REVISED

CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION

Meeting Date: 02/13/2024
Agenda Item: 3

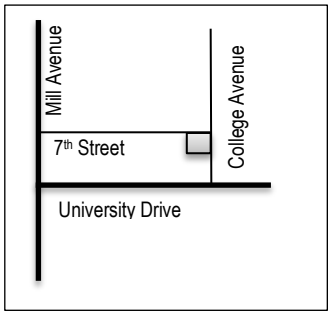
ACTION: Request for a Planned Area Development Overlay to establish development standards and a Development Plan Review for a new 13-story mixed-use development with 208 dwelling units on .49 acres for **College and 7th Mixed-Use**, located at the southwest corner of College Avenue and 7th Street. The applicant is Gammage and Burnham, PLC.

FISCAL IMPACT: While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: COLLEGE AND 7TH MIXED-USE (PL230076) is a proposed mixed-use development consisting of 208 dwelling units and 8,381 square feet of commercial space on approximately 0.49 acres across two parcels. The request includes the following:

PAD23008	Planned Area Development Overlay to establish development standards for density, building height, lot coverage, landscape coverage, and parking.
DPR230042	Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	FH Tempe, LLC; College Street, LLC
Applicant	Manjula Vaz, Gammage and Burnham, PLC
Zoning District (current/proposed)	CC TOD (Corridor) / CC PAD TOD (Corridor)
Gross / Net site area	0.49 acres
Density / Number of Units	425 du/ac / 208 units
Unit Types	44 studio 35 one-bedroom 86 two-bedroom 43 three-bedroom
Total Bedrooms	380 bedrooms
Total Building Area	245,086 gross s.f.
Lot Coverage	100% (No standard for CC)
Building Height	163 feet (50 feet maximum allowed)
Building Setbacks	0‘ front, 0’ west side, 0’ east side, 0’ rear (0, 0, 0’, 10’ min.)
Landscape area	44.5% (No standard for CC)
Vehicle Parking	46 spaces (171 required per CC zoning district)
Bicycle Parking	239 spaces (226 required per CC zoning district)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Jacob Payne, Senior Planner (480) 350-8652

Department Director: Jeff Tamulevich, Community Development Director
Legal review by: N/A
Prepared by: Chris Jasper, Senior Planner
Reviewed by: Mailen Pankiewicz, Principal Planner

COMMENTS:

This site consists of two (2) parcels located at the southwest corner of College Avenue and 7th Street, and is currently occupied by a vacant building that was previously utilized as a Subway restaurant and a student book store. To the north of the site is 7th Street, across which is College Avenue Commons, a mixed-use building that includes retail and office uses within the Mixed-Use Educational (MU-ED) zoning district. Retail uses are located to the east, and the All Saints Catholic Newman Center is located to the south. To the west is a surface parking area that was recently entitled for a future mixed-use development known as Trinitas.

The subject site is also located within the Transportation Overlay District and the Downtown Tempe/Rio Salado/ASU/Northwest Neighborhoods Character Area (#3). The site is designated as High Density Urban Core (65+ du/ac) on the 2040 General Plan, and no change is proposed to the General Plan land use designation or to the residential density. The site is also designated as Mixed-Use Urban Core (more than 65 du/ac) on the 2050 General Plan, which has not been adopted by voters as of the publication of this staff report.

This request includes the following:

1. Planned Area Development Overlay
2. Development Plan Review which includes: a 13-story building with proposed uses that include residential apartments and restaurant uses with below-grade parking within 245,086 s.f. of building area on 0.49 net acres.

The applicant is requesting the Development Review Commission take action on item two and provide recommendations to City Council for item one.

The applicant will need approval for a Subdivision Plat to combine the individual lots into one. A Minor Development Plan Review will be required to establish improvements associated with the outdoor dining space.

SITE PLAN REVIEW

This project has been submitted for staff review four (4) times, including one (1) Preliminary Site Plan Review and three (3) formal reviews. Most comments related to this project were requests for more detailed plans, corrections to errors, formatting revisions, requests for additional details, and site design recommendations, many of which were incorporated into the project. Such recommendations included identifying specific improvements along the College Avenue and 7th Street frontages, modifying the parking layout for improved functionality, adding materials and articulation along the building's western façade, elements within the second-story courtyard area, and other related comments to the elevations.

The applicant made several modifications to the proposal throughout the review process, both in response to staff's comments and due to changes in surrounding conditions, resulting in the following:

- Wrapping brick materials around the northwest corner of the building, stepping the building back from the western property line on the north side, and adding windows to the western elevations.
- Adding a useable, landscaped courtyard area on the second story that is accessible from adjoining units.
- Adding colors and materials to elevations facing the courtyard, including metal panel accents
- Increasing the overall height of the building from eight (8) stories to 13 stories.
- Removing parallel parking along College Avenue in favor of loading-only spaces
- Utilizing angled parking within the 7th Street right of way

Staff identified concerns with the quantity of parking spaces provided for residential use in the fourth submittal, which reduced the amount of proposed parking within the below-grade parking area from two levels to one level, or from 84 spaces within the garage to 37 spaces. The resultant parking ratio, which equals 0.094 parking spaces per bedroom with zero (0) spaces for guest parking, represents the lowest such parking ratio in the downtown corridor. A more detailed analysis of the proposed parking quantity and configuration is provided later in this report.

PUBLIC INPUT

- A neighborhood meeting was required
- The neighborhood meeting was held on August 28, 2023, from 6:00 p.m. to 7:00 p.m. at Hatton Hall, located at 34 E 7th Street in Tempe.
- The applicant has provided a summary of the meeting.
- Community Development staff attended the neighborhood meeting.
- One (1) member of the public attended the meeting. They asked questions about the project location, uses, amenities, parking, and access to and improvements for transit. The applicant team answered most questions, and City staff providing clarification regarding City processes and procedures. The resident indicated support for the project.

PROJECT ANALYSIS

CHARACTER AREA PLAN

The project is located within Character Area 3, also known as the Downtown Tempe/Rio Salado/ASU/NW Neighborhoods Design Guidelines and Placemaking Principles. Specifically, it is located in the Downtown Tempe subsection of the Character Area Plan. The Design Guidelines and Placemaking Principles emphasize quality design from the ground up to both engagement ground floor level and extend walkability. To that end, the project demonstrates compliance with the Character Area Plan by providing human-scale architecture on the ground floor, minimizing the visibility of parking and vehicular-oriented activities by undergrounding the parking garage, utilizing a variety of high-quality construction materials, and providing a continuous shade canopy in the Transportation Overlay District.

The two-tone brick cladding, which makes up a majority of the street-facing elevations, is both consistent with surrounding buildings and representative of the desired materiality of downtown Tempe. The subject site is also governed by the Mill + Lake District Streetscape Principles and Guidelines, which established standards and specific material palettes to be incorporated and preserved in the downtown area. The project incorporates hardscape materials, tree and shrub varieties, tree grates, refuse receptacles, benches, and lighting fixtures that are consistent with the Streetscape Principles and Guidelines.

ZONING

The subject site is located within the City Center (CC) zoning district, and no change in zoning is proposed as part of the development proposal. The CC zoning district is intended to foster employment and livability in Tempe's city center, which is generally bounded by the Town Lake to the north, the railroad tracks to the west, University Drive to the south, and Rural Road to the east) by providing retail, offices, moderate- and high- density residential uses, entertainment, civic uses, and cultural exchange in a mixed-use environment that supports the public investment in transit and other public facilities and services. The CC zoning district may be considered mixed-use when the design provides a mix of uses for the purposes of implementing the General Plan Land Use map. The site is also located in the Transportation Overlay District (TOD) and is subject to the additional development standards contained therein, which primarily relate to the pedestrian environment and street-facing building facades.

PLANNED AREA DEVELOPMENT

The proposed Planned Area Development Overlay would increase the building height from 50 feet to 165 feet to allow for the construction of a 13-story building. The baseline City Center development standards allow density, lot coverage, and landscape area to be established as part of the Development Plan Review process. The proposed setbacks are consistent with those allowed by the CC zoning district, though the PAD Overlay would remove the requirement for a building stepback when adjacent to a multi-family residential zoning district, though the project has incorporated design considerations for light and air into its building layout, which will be detailed later in this report. The applicant is proposing to substantially reduce the minimum quantity of vehicle provided on-site, as detailed in the subsequent table.

COLLEGE & 7th MIXED-USE – PAD Overlay				
Standard	**CC TOD**	**PROPOSED CC TOD (PAD)**		**Change**
Residential Density (du/ac)	NS	425		-
Building Height (feet) [Exceptions, see Section 4-205(A)]				
Building Height Maximum	50 ft.	165		Increase
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	No		
Maximum Lot Coverage (% of net site area)	NS	100%		-
Minimum Landscape Area (% of net site area)	NS	44.5%		-
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]				
Front Parking	0 ft 20 ft	0 ft In garage		-
Side	0 ft	0 ft	0	
Rear	0 ft	0 ft	0	
Street Side Parking	25 ft 20 ft	0 ft In garage	25 ft 20 ft	
Vehicle Parking	172	42		Decrease
Bicycle Parking	227	227		-

The table below summarizes the required and proposed vehicle parking for the project.

Unit Type	Unit Quantity / SF	Ratio	Parking Required per ZDC	Proposed Ratio per PAD	Parking required per PAD
Studio	44	0.5 space per bedroom	22.0	.094 spaces per bedroom	4.14
1 bedroom	35	0.5 space per bedroom	17.5	.094 spaces per bedroom	3.29
2 bedroom	86	0.5 spaces per bedroom	86.0	.094 spaces per bedroom	16.17
3 bedroom	43	0.3 spaces per bedroom	38.7	.094 spaces per bedroom	12.13
Guest	208	0 with commercial	0	0 with commercial	0
Restaurant (indoor)	8,145 s.f.	1/500 s.f., 1st 5,000 s.f. waived	6.3	1/500 s.f., 1st 5,000 s.f. waived	6.3
Restaurant (outdoor)	2,208	None	0	None	0
TOTAL			**172**		**42**

Public parking will be available in the form of nine (9) metered, angled parking stalls located within the 7th Street right of way. One (1) existing parallel parking within the College Street right of way will be converted to a loading zone, and three (3) existing loading zones along College Street will continue to serve the development. No guest parking is proposed, and none is required in the downtown area when commercial uses are present.

The proposed vehicle parking quantity represents a reduction of more than 74% compared to the Zoning and Development Code standards. The secured garage will include 37 parking stalls for residents, of which two (2) spaces will be dedicated to car share vehicles. Six (6) spaces are classified as “EV Ready” and will be constructed with wall-mounted electric charging

equipment. Due to the extremity of the proposed reduction in parking, staff has requested that additional parking be provided within the below-grade parking garage, but this request has not been incorporated into the planset.

Below is a summary of entitlements within and beyond the downtown core that details the density, building height, unit count, and quantity of parking stalls provided in for comparable developments. While entitlements have been approved for reductions in parking for multi-family residential and mixed-use projects, the reduction proposed for this project represents a uniquely substantial deviation from the Code and is inconsistent with comparable projects in the downtown area. In individual circumstances where parking was proposed to be provided at a rate lower than this project – such as the Eastline Village development, also known as Culdesac – the City and the Developer have entered into a Development Agreement to establish the revised parking ratio and identified performance criteria to ensure that the project functions and to ameliorate any spillover effects associated with the reduced parking quantity.

Of the recently approved mixed-use projects in the downtown core area, the most comparable is the Hilo development, located at 701 S. Mill Avenue, which requested and received City Council approval for a reduction in parking that equaled approximately 0.44 parking spaces per dwelling unit and 0.22 parking spaces per bedroom, in addition to parking required to serve a commercial component of the development. Hilo represents a particularly apt point of comparison due to its similarities with this project - Hilo was entitled as an 11-story, mixed-use development with below-grade parking within the downtown area.

Applying that same rate to the College and 7th Mixed-Use project would result in a minimum parking requirement of 90 cumulative spaces, 84 of which would serve residents of the development. Moreover, as detailed in the applicant's Parking Analysis, the average recommended parking ratio for such a mid-rise development located in central city core environment, per the Institute of Transportation Engineers' *Parking Generation Manual,* is equal to .22 parking spaces per bedroom. As such, staff has included a condition of approval that would require the provision of vehicle parking at that rate.

Project Name	Location	Entitlement Year	Density (du/ac)	Building Height (feet)	Dwelling Units	Total Parking Provided
7th Street Mixed Use	113 E 7th St.	2015	124 - 140	140 - 224	407 units/200 keys	671 required; 787 provided
Eastline Village	2001 E. Apache Blvd.	2016	41	55	636	142 (0 for residential)
100 Mill	100 S. Mill Ave.	2020	0	20-229	237 keys	819
Hanover	101 W. 5th St.	2012	124	85	341 units	736
707 South Forest	707 S. Forest Ave.	2019	492	212-235	252 units	203
The Foundry	204 W. University Dr.	2016	157	117	260-300	557
Hilo	701 S. Mill Ave.	2019	339	136	122	59 required; 66 provided
The Collective	704 S. Myrtle	2018	670	252	268	164
The Hayden	580 S. College Ave.	2017	150	271	60	144
The Marshall	1057 E. Apache Blvd.	2023	138	92	189	168
Trinitas	211 E 7th St.	2023	623	305	380	271
955 E University Mixed-Use	955 E. University Dr.	2023	147	212	539	720
College and 7th Mixed Use (Proposed)	705 S College Ave.	N/A	425	165	208	42

Section 6-305 D. Approval criteria for P.A.D. (*in italics*):

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.* The development fulfills goals and

objectives in the General Plan, including those related to the provision of diverse housing opportunities for current and future residents and the location of new development on infill sites, and is consistent with the pattern of development contemplated by the General Plan. The conditions of approval contained in this staff report address performance considerations associated with the proposed parking quantities, as detailed above.

2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed.* The standards established by the PAD are considerate of the site location and surrounding built environment, and are contextually appropriate.

3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* The development is appropriate for the site and its immediate surroundings, and includes improvements to the adjoining right of way areas.

DEVELOPMENT PLAN REVIEW

Site Plan

The subject site consists of two parcels, to be combined through a separate process, that are a combined half-acre in size and are located at the southwest corner of College Avenue and 7th Street. The south side of the southernmost lot is bound by a public alley measuring 20 feet in width with access to College Avenue. Solid waste and internal mechanical equipment shall be serviced through the alley, and utility services will have a dedicated parking space within the underground parking garage, which is also accessed from the alley. Loading areas will be provided in the right of way on College Avenue, and public parking will be provided with angled stalls in the 7th Street right of way. Future outdoor patio spaces are planned for the north and east sides of the building, outside of which a sidewalk with 8 feet of free and clear space shall be available. The leasing office entry will be located on the north side of the building, facing 7th Street, and the restaurant points of entry will be located facing College Avenue on the west side of the building.

Building Elevations

The building design is contemporary and is driven by the proposed density, which resulted in 0-foot setbacks on all sides, and a rectangular layout with limited façade articulation. The ground-floor level features a masonry column grid with recessed storefront entries and shade canopies, which will require license agreements with the City Engineering Department. Levels 2-12 carry a grid of two-tone red brick and evenly distributed fenestration along the north, east, and south elevations, while the northwest side is stepped back to provide light and air into the central courtyard and courtyard-facing residential units. The red brick wraps around the northwest building corner, and the reminder of the west façade is adorned with fiber cement panel. Windows are limited along this elevation in response to the Trinitas project to the west. Rust-colored metal paneling breaks up the courtyard-facing elevations by adding additional coloring and projections that cast shadows across the building face. The top floors are stepped back from the building face and make up the amenity area, which is bound by a clear glass guard railing. As noted earlier in this staff report, the building color and materials are consistent with the Downtown Character Area, and are compatible with surrounding buildings, including the All Saints Catholic Newman Center to the south and the Fulton Center to the southeast.

Landscape Plan

The total quantity of landscaping provided equals approximately 44% of the site area, including amenity areas delineated with hardscape and landscape materials. The proposed street trees are Evergreen Elm (along 7th Street) and Pistache (along College Avenue), both of which are consistent with the downtown street frontage landscaping palette. Two palm trees located in a detached planter area within the College Avenue right of way are to be preserved in place, and the planter area is to be expanded to accommodate two additional palm trees to be relocated from the sidewalk. Additional vegetation is provided in planter beds and landscape strips in the second-story courtyard and the 13th-story amenity deck area.

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;* The building form is broken up into base, middle, and roof-level components and is both compatible with and complementary of surrounding buildings, and the streetscape area provides both active and passive improvements.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* Building canopies and proposed landscaping improvements will cast shade onto adjoining walkways, and the building design will allow for airflow around the building.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* The materials, which includes brick, fiber-cement panels, painted metal, and masonry block, and their respective coloring are both high-quality and complementary of surrounding uses.

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* Projects within the downtown area have received entitlements for building heights ranging from 84 feet (Hanover) to 343 feet (Centerpoint). The two adjoining projects to the west, 707 South Forest and Trinitas, were approved for maximum heights of 235 feet and 305 feet, respectively. At 165 feet in height, this project is somewhat smaller in scale, but creates a diversity in the downtown skyline while providing a level of density that is consistent with the General Plan and the established zoning district. Additional improvements such as the street frontage hardscaping and landscaping are also appropriate for the surrounding area.

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 building provides a well-defined base, middle, and top, and provides enhancements along both College Avenue and 7th Street that create a more inviting and active pedestrian realm.

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;* The building façade is geometric and features an even distribution of brick and windows. Shade is provided with canopies on the north and east building sides, and windows are limited along the western façade both as a measure to protect residents' privacy and to limit the western exposure.

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* The site is located in the Transportation Overlay District and features convenient access to light rail, micromobility options, and bus transit. Building canopies and street frontage landscaping provide shade over a minimum 8-foot walkway that also includes pedestrian improvements such as benches, with no proposed driveways interrupting the on-site pedestrian circulation pattern.

8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* All proposed vehicular circulation is directed to and from the existing alley to the south, and pedestrian traffic will be located on the north and east, along 7th Street and College Avenue, respectively. As such, interactions and conflicts between pedestrians and vehicles will be minimized.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* The site is activated with ground level uses on two streets and back of house activities facing the alley. Residential uses are restricted from public access, and a large number of windows ensures that there are no blind spots throughout the site.

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* Landscaping delineates the street frontage areas, which identify usable pedestrian areas and pathways.

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;* Signs have been considered in the architectural form and will be addressed by a separate permit process *and*

12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting will conform to the requirements of the Zoning and Development Code and is not anticipated to create nuisance glare to surrounding 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.
3. The PAD overlay process was specifically created to allow for greater flexibility, to allow for increased height and densities and provides for modification of development standards appropriate for the project design.
4. 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 Planned Area Development and Development Plan Review. This request meets the required criteria and will conform to the conditions.

~~ZONING AMENDMENT AND~~ PLANNED AREA DEVELOPMENT
CONDITIONS OF APPROVAL:

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

1. A building permit application shall be made within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.

2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the Planned Area Development Overlay approval shall be null and void.

3. The Planned Area Development Overlay for COLLEGE & 7TH MIXED USE shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval and prior to issuance of building permits.

4. **The developer shall provide ~~parking in accordance with a minimum of 0.22 parking spaces per bedroom for~~ a total of no less than 80~~84~~ on-site parking spaces ~~for residents of the development~~, resulting in one additional below grade parking level.**

5. **The applicant shall provide an annual parking report to Community Development Planning Division on the last week of September for the first four (4) years of operation after issuance of certificate of occupancy. Data to be included:**
   - **Number of employee parking permits (if any)**
   - **Number of on-site permitted vehicles per unit**
   - ~~**Number of guest or customers parked per year (September to September) and number of guest parking availability**~~
   - **Cost of parking permit for residents**
   - **Total Occupancy of units**
   - **Number of tenants identified on questionnaire or survey ~~the lease application~~ who own a vehicle but park off-site or have an ASU parking permit.**

6. **Commercial deliveries and residential moving trucks shall be staged within designated loading areas in the College Avenue right of way and shall not impede traffic flow in the alley, College Avenue, or 7th Street.**

7. **An encroachment easement for all canopies extending into the right of way shall be recorded prior to issuance of building permits. Canopies within right of way shall be designed as removable structures in conformance with engineering requirements.**

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, landscape plan, and building elevations dated 1/08/2024. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

2. The developer must receive approval of the final Traffic Impact Study from the Transportation Division prior to issuance of a building permit or as otherwise determined by the Engineering and Transportation Department, Transportation Division.

3. An amended 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 plat must be recorded prior to issuance of the first Certificate of Occupancy.

4. The development shall prepare, 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.

5. **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. This process requires consultation and sign off from the Historic Preservation Officer.**

6. **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 to the Community Development Department, Historic Preservation Officer. Obligation of this condition shall be noted on the permitted set of plans.**

7. **The developer shall ensure that a representation is included in the Residential Lease Owner's Property Disclosure Statement, or if no Disclosure Statement is provided to the tenant, that prospective tenant is notified in writing of the proximity of the site to the numerous live entertainment venues in the vicinity of the downtown, in order to disclose the existence and operational characteristics of such businesses.**

8. 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

9. **The loading zones located within the College Avenue right of way, as shown the site plan, shall be reconstructed with concrete.**

10. **The existing electrical and communication lines along 7th Street and College Avenue shall be relocated to tie into new dry utility locations.**

11. **Benches located along College Avenue shall match type BE-3 or equivalent in the Selection Guide of the Mill + Lake District Streetscape Principles + Guidelines**

12. **Bicycle racks along 7th Street and College Avenue shall match types BR-2B and BR-2A in the Selection Guide of the Mill + Lake District Streetscape Principles + Guidelines, respectively.**

13. **Tree grates along 7th Street and College Avenue shall match GR-1B in the Selection Guide of the Mill + Lake District Streetscape Principles + Guidelines.**

14. **The waste receptacle along College Avenue shall match type WR-2 in the Selection Guide of the Mill + Lake District Streetscape Principles + Guidelines.**

15. Interior bedroom ~~building~~ walls~~, ceilings, and floors~~ for the residential units directly facing corridors shall provide a minimum sound transmission class of (55) or more. Exterior building walls for the residential units shall provide a minimum sound transmission class of (39) or more. Exterior windows for the residential units shall provide a minimum sound transmission class of (28) or more using insulated double paned windows ~~with ¼" pane thickness or more~~.

16. 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.

17. 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.

18. 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.

~~19. 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.~~

20. The above grade amenity deck adjacent to 7th Street and College Avenue shall be designed with a minimum 6'-0" high wall, measured from floor grade, with the top 2'-0" designed with glazing. Landscape planters shall be located on either the exterior or interior of the wall to act as a buffer from the building edge.

Floor Plans

21. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.

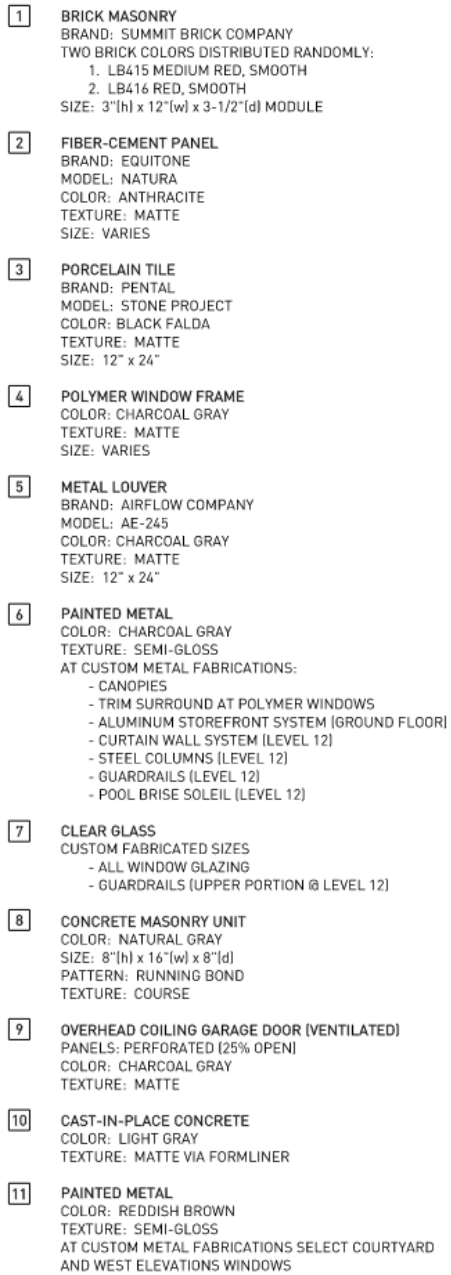
22. Public Restroom Security:
    a. Single user restroom door hardware:
        1) Provide a key bypass on the exterior side

23. 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.

24. 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.
    d. On the exterior side of the garage exit provide, audial and visual warning device to alert pedestrians of oncoming vehicle traffic exiting the garage.

Building Elevations

25. The materials and colors are approved as presented below. Modifications to suppliers, specifications, colors and/or materials may be reviewed through the plan check process of construction documents. Major modifications will require a submittal for a Development Plan Review:



Provide primary building colors and materials with a light reflectance value of 75 percent or less.

~~26. A minimum of the first three (3) feet of each parking structure level (ground floor and above grade) must be screened with a 100% opaque material, which shall be finished to complement the building design.~~

27. If provided, roof access shall be from the interior of the building. Do not expose roof access to public view.

28. Conceal roof drainage system within the interior of the building.

29. Exterior vents shall be architecturally integrated with the adjacent materials and matching colors specified on each elevation.

30. 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.

31. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

~~32. To improve the security of the building, individual balcony heights shall be raised from the standard 3'-6" height to a minimum of 4'-4" in height to the top of the railing.~~

33. To improve the surveillance of the building, CCTV cameras shall be provided at the exterior of the building prior to issuance of building permits, subject to review through the Police Department's security plan process.

Lighting

34. **Provide new LED fixtures on historic streetlight poles to be relocated.**

35. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.

36. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

37. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.

38. **Trees shall be planted a minimum of 8 feet from a public utility line, as measured from the center of the tree trunk to the center of the utility line. Trees planted within 16 feet of a utility line shall be installed with a root barrier. Final approval is subject to determination by the Municipal Utilities Department, Water Utilities Division.**

39. **The two (2) existing palm trees located within the detached landscape bed in the College Avenue right of way shall be preserved in place in an expanded landscape bed, and one (1) of the two (2) existing palm trees located within tree grates in the College Avenue right of way shall be relocated into the expanded landscape bed.**

40. 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 ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". 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.

41. 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.

42. 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

43. 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.

44. Provide address numbers on the north and east elevations facing the street to which the property is identified.
    a. Conform to the following for building address signs:
        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. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
    c. Provide one address number on the roof of the building. 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.

- If the development includes a use listed in City Code Section 26-70(c), the Owner is required to prepare a security plan with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
- 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.
- Incorporate brick sidewalks for all off-site pedestrian paving. Follow City of Tempe Public Works Department Detail T-353, when designing all sidewalk areas in the Right-of-Way. Alternative paver materials may be considered subject to review, and approval, by the Engineering and Planning Departments. Any alternative patterns should be used in small amounts to create accent areas at entrances, or to demarcate architectural features of the building. Do not propose a wholesale change of material. These materials shall be compatible with the Americans with Disabilities Act, ADA, and the Building Code.
- 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.

- If residential cans are staged in the right-of-way and off-street, a maintenance agreement is required for the paving used to demarcate can location for individual units.
- Refuse containers are not to be stored in the alley.
- Property maintenance is responsible for staging containers and putting containers away after service.
- Develop strategy for recycling collection and pick-up from site. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- 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 street lights to the development. Street lights 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:

June 7, 1893	The Map of Tempe, a subdivision prepared for the Tempe Land and Improvement Company was recorded. The subject site is composed of Lots 1, 2, and 3 of Block 13 of the subdivision. No information is available regarding future subdivisions or combinations that resulted in the current lot configuration.
1930s	Aerial imagery shows residential properties on the subject site.
January 25, 1966	Certificate of Occupancy issued for a bookstore located at 704 S. College Avenue.
September 24, 1980	The Board of Adjustment (A-80-9.8) approved a Use Permit to operate a restaurant and a Variance to reduce the required number of parking spaces from 46 to 26 in the Central Commercial District at the site located at 706 South College Avenue.
September 19, 1996	The City Council approved the requests for a Use Permit to allow an existing restaurant to expand by 667 s.f. for outside dining in the CCD District and Variances to 1) reduce the minimum required parking from 49 to 25 spaces the entire site and 2) allow non-conforming conditions of parking area to remain intact for by College Street Deli (SIP-96.75) located at 706 South College Avenue.
February 19, 2002	The Hearing Officer approved a Use Permit to allow the retail sale of clothing and accessories located at 714 South College Avenue.
January 21, 2016	The Historic Preservation Commission approved a certificate of appropriateness for THE MAXWELL (HP121015A / PL150419), located at 712 S. College Avenue.
June 23, 2016	The City Council denied the Planned Area Development Overlay and Development Plan Review for NEWMAN CENTER / THE MAXWELL ON COLLEGE consisting of a new mixed-use development containing 295 dwelling units, restaurant, retail, office, classroom, and church uses, located at 712 South College Avenue.
March 16, 2023	Staff approved a Minor Development Plan Review (PL230058) for an approximately 1,000 mural on the north elevation of the existing structure.
August 28, 2023	Applicant hosted a neighborhood meeting regarding these requests.
February 13, 2024	These requests are scheduled for to be heard by the Development Review Commission.
March 7, 2024	These requests are scheduled for introduction and first hearing at City Council
March 21, 2024	These requests are scheduled for a second hearing at City Council

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-305, Planned Area Development (PAD) Overlay districts
Section 6-306, Development Plan Review

DEVELOPMENT PROJECT FILE

for

COLLEGE & 7TH MIXED-USE

(PL230076)

ATTACHMENTS:

1-8. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)

9-27. Applicant's Letter of Explanation

28-30. Proposed Planned Area Development Overlay

31-37. Site Design (Site Plan, Landscape Plan, Underground Utility and Lighting Plan, and Preliminary Grading and Drainage Plan)

38-68. Building Design (Blackline/Color Elevations, Street Elevations, Sections, Renderings, Material Samples, Floor Plans)

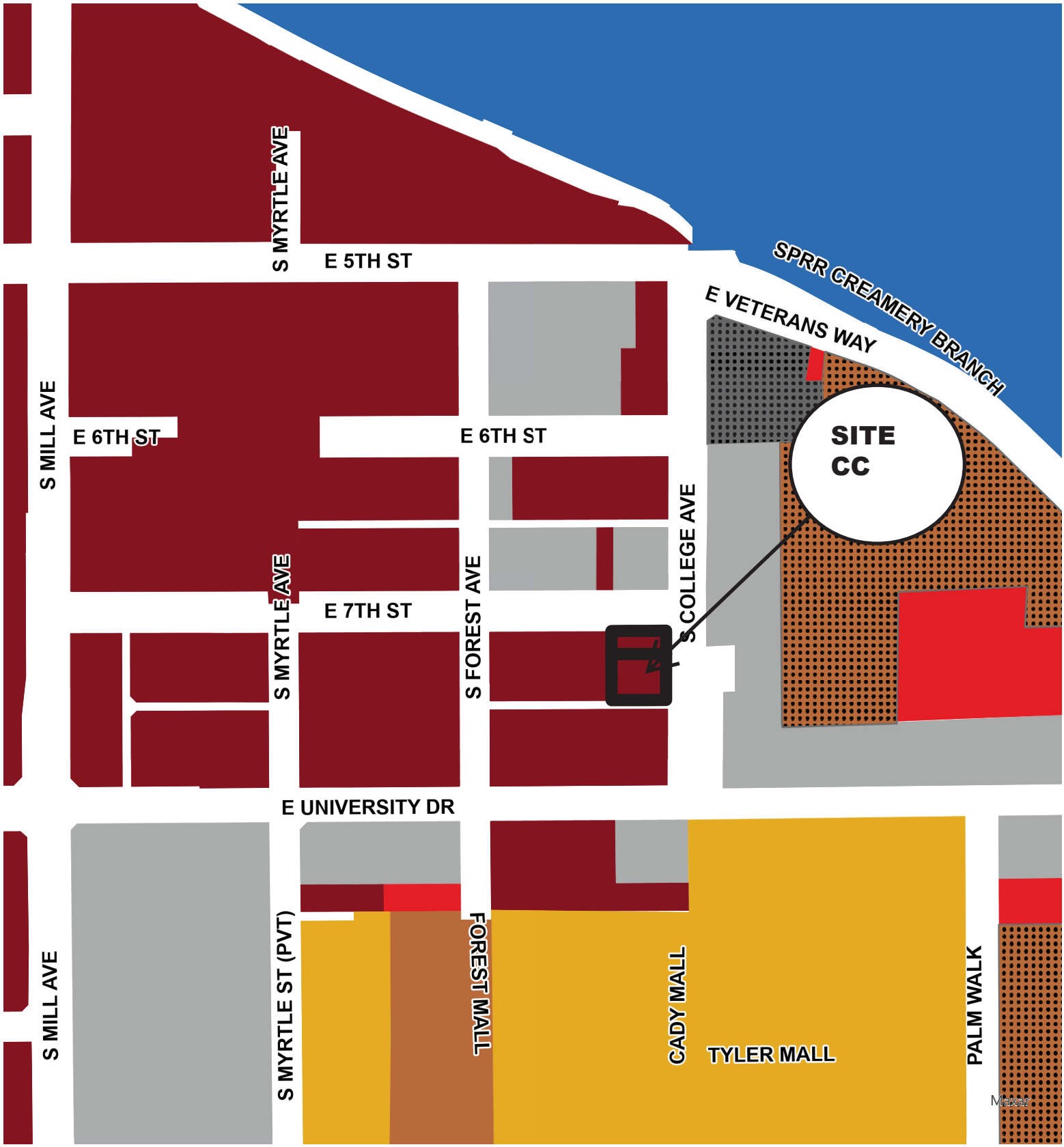
69-72. Neighborhood Meeting Summary

73-96. Supplemental Information

- Refuse Plan
- Parking Analysis
- Traffic Impact Study Executive Summary
- Affordable Housing Impact Statement
- Waiver of Rights and Remedies

COLLEGE & 7TH

PL230076



- General Industrial District (GID)
- City Center (CC)
- Mixed Use High (MU-4)
- Mixed Use Educational (MU-ED)
- Commercial Shopping and Services (CSS)
- Single-Family Residential (R1-6)
- Multi-Family Residential (R-2)
- Multi-Family Residential Limited (R-3)

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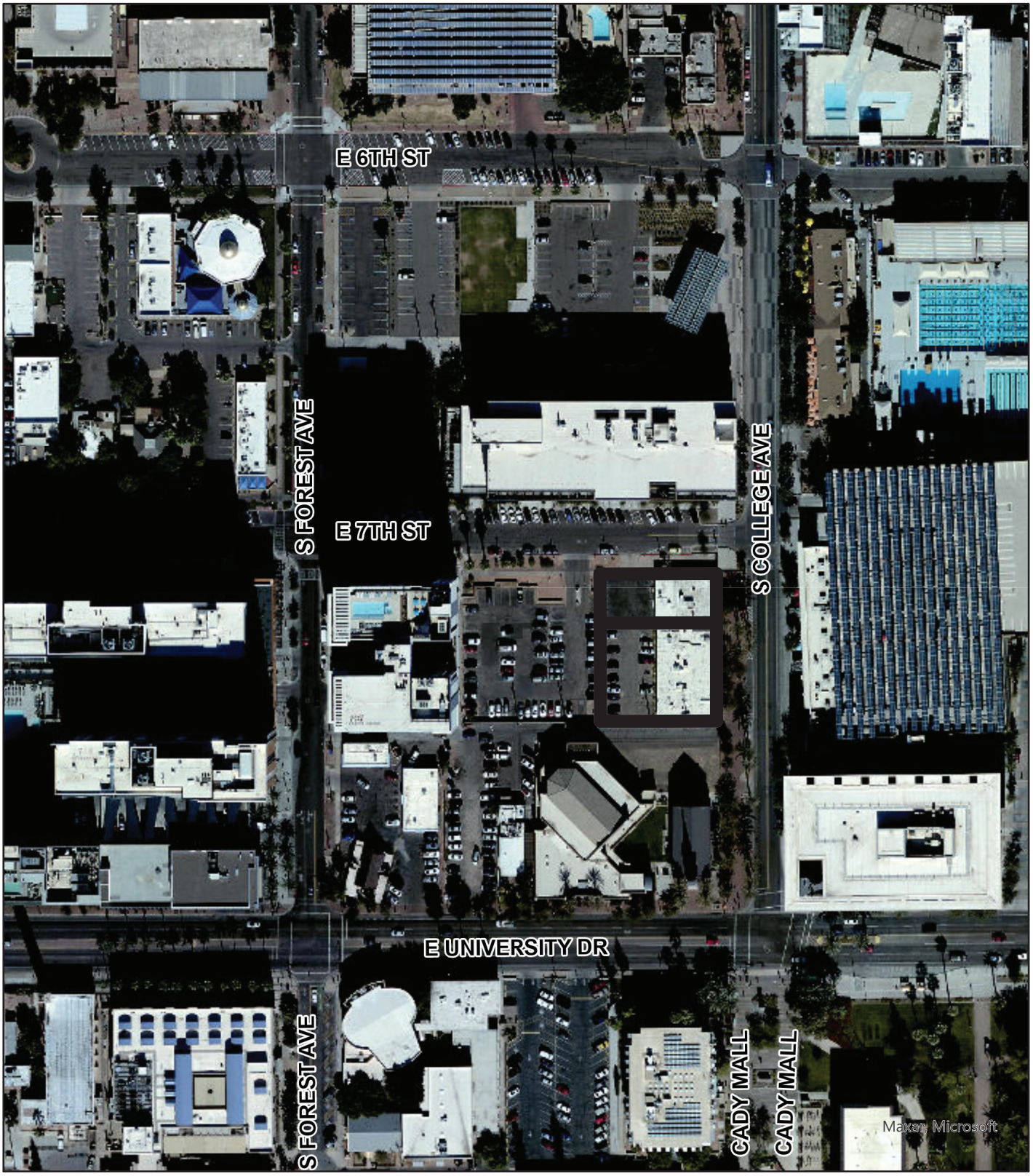
COLLEGE & 7TH MIXED-USE

PL230076



Aerial Map

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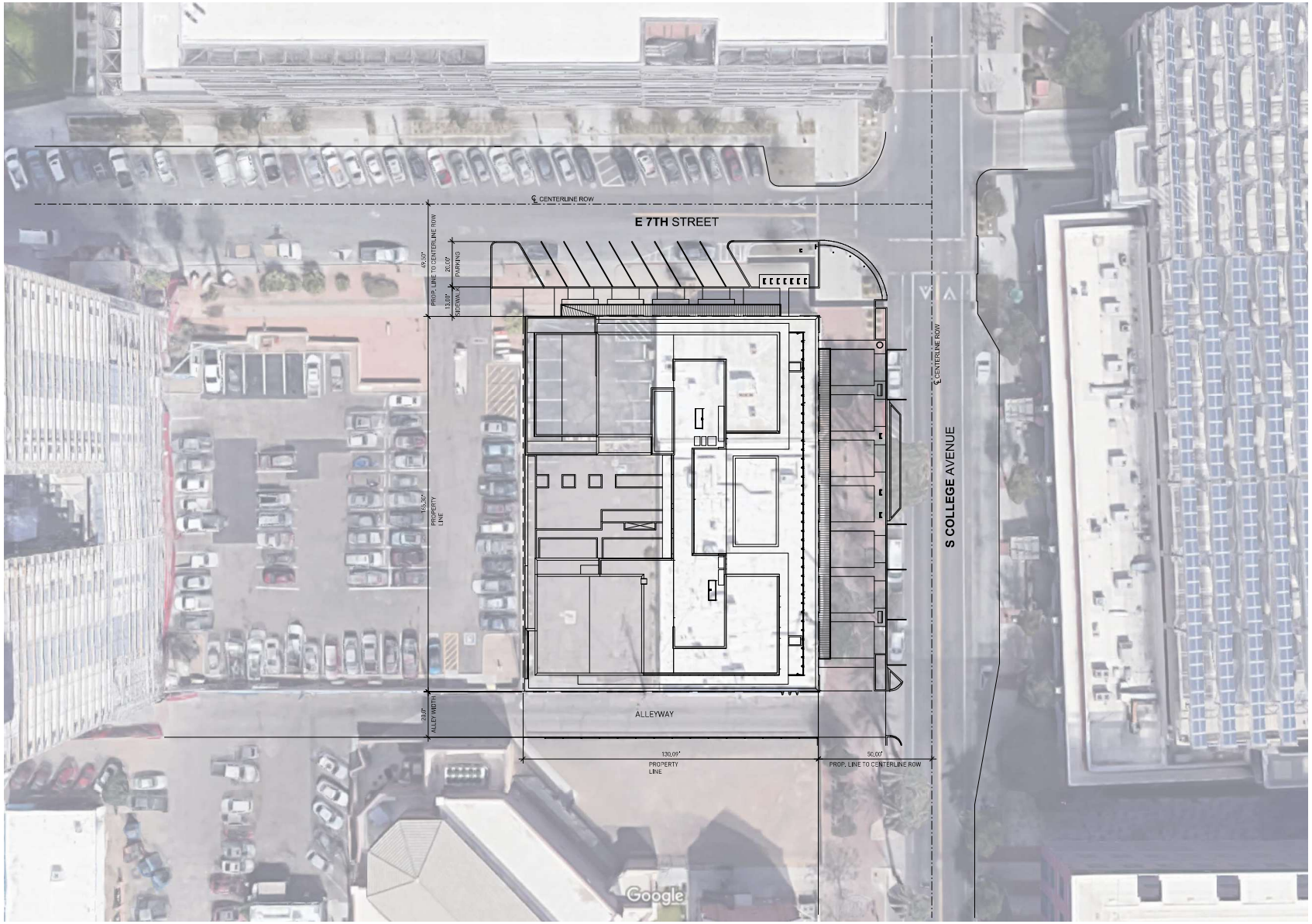

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phone: 503 220 0668 | www.tvaarchitects.com

REGISTERED ARCHITECT
CERTIFICATE NO. 47837
ROBERT L. THOMPSON
ARIZONA, U.S.A.

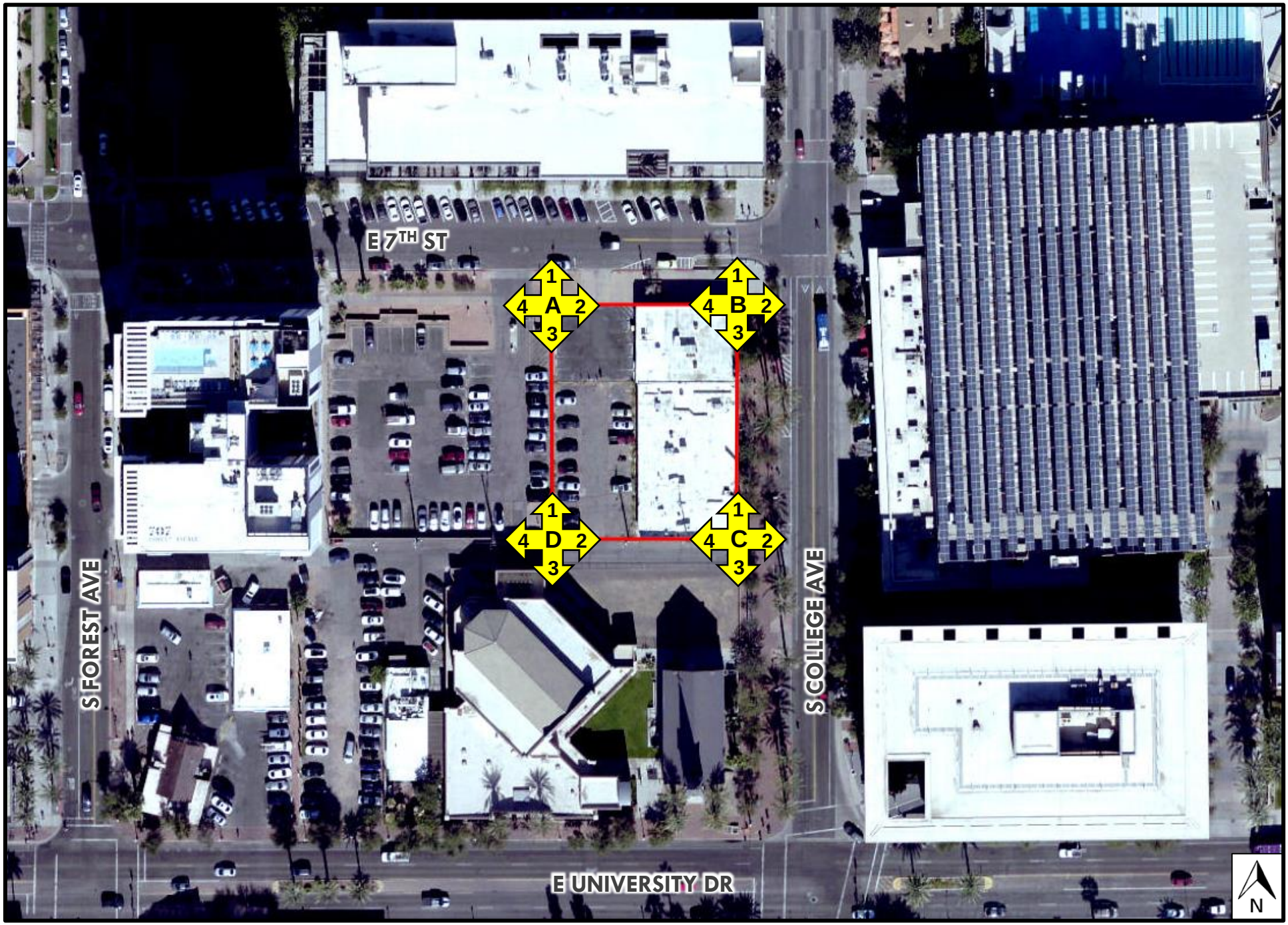
AD-053
CONTEXTUAL AERIAL MAP

AT 24"x36"
1" = 20'-0"

1/8/2024

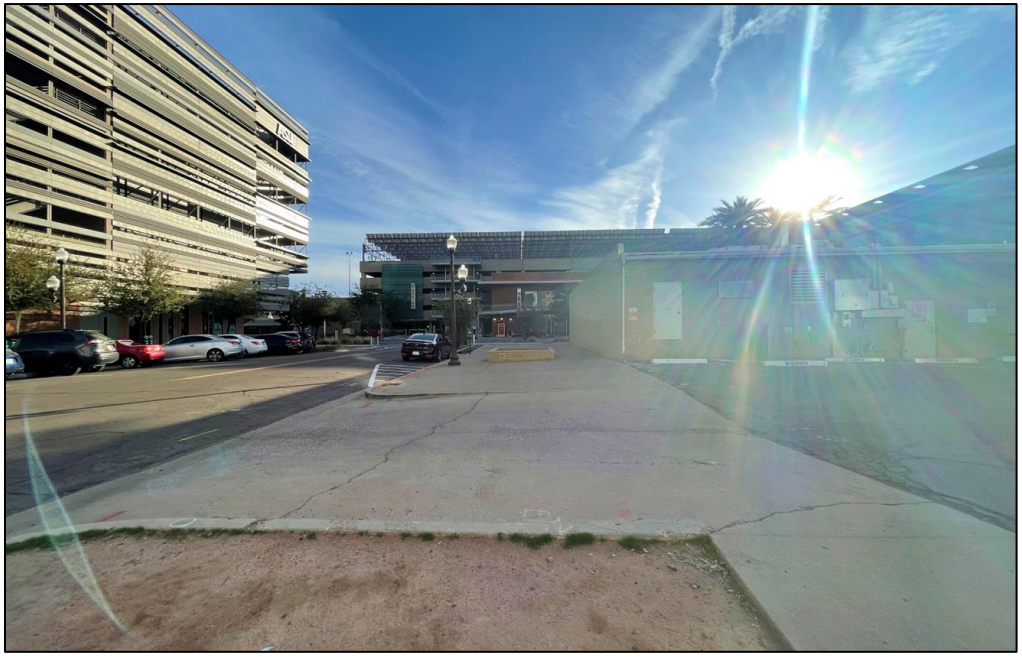
COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA

SITE CONTEXT PHOTOGRAPHS EXHIBIT



7TH & COLLEGE MIXED-USE PROJECT SITE

Location A, View 1 looking north



Location A, View 2 looking east

Location A, View 3 looking south

Location A, View 4 looking west

Location B, View 1 looking north

Location B, View 2 looking east

Location B, View 3 looking south

Location B, View 4 looking west

Location C, View 1 looking north

Location C, View 2 looking east

Location C, View 3 looking south

Location C, View 4 looking west

Location D, View 1 looking north

Location D, View 2 looking east

Location D, View 3 looking south

Location D, View 4 looking west

College & 7th Mixed-Use

Tempe Planning Case No. PL230076
712 South College Avenue

Applicant's Letter of Explanation for:
Planned Area Development Overlay &
Development Plan Review Applications

Prepared by:

GAMMAGE & BURNHAM
Attorneys at Law
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&

TVA ARCHITECTS
920 SW Sixth Avenue, Suite 1500 | Portland, OR 97204

Contact:

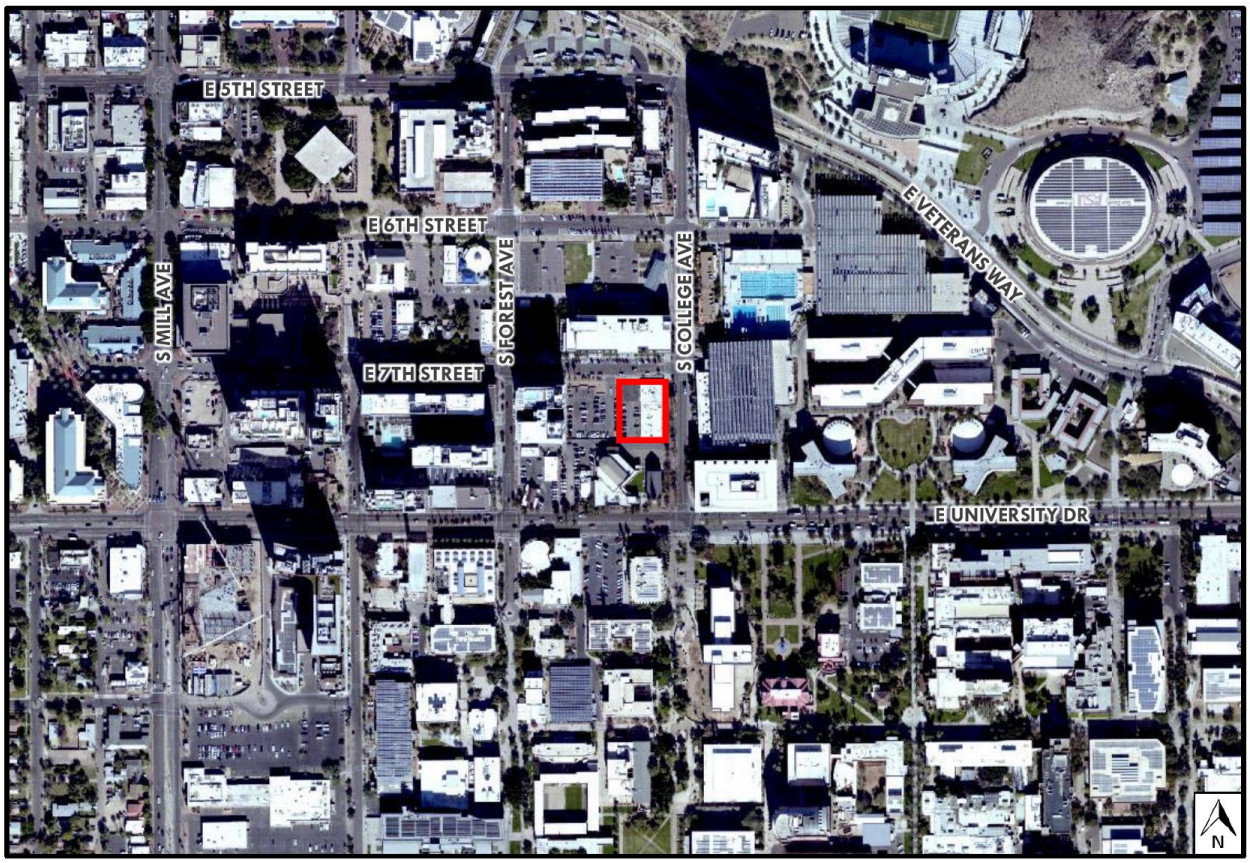
Gammage & Burnham PLC
Attn: Manjula M. Vaz
(602) 256-4461
mvaz@gblaw.com

January 8, 2023

Applicant

FH Tempe, LLC ("FH" or the "Applicant") is proposing to redevelop approximately 0.49 acres of property located at the southwest corner of E. 7th Street and S. College Avenue in downtown Tempe (the "Site"). The Site, which is bounded by 7th Street to the north, College Avenue to the east, a public alley to the south, and a surface parking lot to the west approved to be redeveloped with 27-story mixed-use building. See **Figure A** below for an aerial photograph of the Site.

FIGURE A: 2022 AERIAL PHOTOGRAPH



COLLEGE & 7th MIXED-USE PROJECT SITE

Applications

To accommodate the redevelopment of the Site with a high-quality, 13-story mixed-use building comprised of 208 multifamily residences, approximately 8,381 gross square feet of street-level retail / restaurant space, approximately 2,208 square feet of outdoor dining space, resident amenity spaces, one (1) level of below-grade structured parking, and substantial landscape enhancements, the Applicant is submitting the following (collectively, the "Application"):

- A Planned Area Development ("PAD") Overlay to establish site specific development standards; and,

- A Development Plan Review ("DPR") for site and landscape plans and building elevations.

More specifically, the purpose of the Application is to accommodate the redevelopment of the Site with high quality, mixed-use development consisting of the following (collectively, the "Project"):

- A 13-story mixed-use building fronting onto College Avenue and 7th Street with the 13th floor setback approximately 10 feet from the College Avenue frontage to provide a 12-story (approximately 135 feet) height along College Avenue;
- 208 multifamily residential units (44 studio, 35 one-bedroom, 86 two-bedroom and 43 three-bedroom units);
- Approximately 8,381 gross square feet of street-level retail / restaurant space along the Site's 7th Street and College Avenue frontages;
- Approximately 2,208 square feet of outdoor dining space along College Avenue;
- Numerous resident amenities, including a courtyard on the 2nd floor, a rooftop pool and pool deck, rooftop amenity deck, indoor basketball court, fitness center, yoga studio, lounges, and work rooms;
- Substantial landscape enhancements;
- 38 on-site vehicle parking spaces (includes six (6) spaces ready for electric vehicle charging stations, two (2) carshare vehicles for resident use, and one (1) compact space) within one (1) level of below-grade parking;
- Nine (9) on-street vehicle parking spaces along 7th Street;
- Four (4) on-street loading/delivery spaces along College Avenue; and,
- 239 bicycle parking spaces

The goals of the Project and Application are to add to the options that allow persons to live, work and play in downtown Tempe, add needed diversity to the housing and commercial stock within downtown Tempe, and to enhance pedestrian street activity along both College Avenue and 7th Street. Consistent with the vision of College Avenue, the proposed building height is also compatible with the height and scale of the College Avenue Commons and ASU Foundation buildings, as well as the Arizona State University ("ASU") campus. The Project will further diversify the mix of uses within downtown Tempe and advance the objectives of the Transportation Overlay District ("TOD") by adding high-density multifamily residential and commercial uses to the area as envisioned by the General Plan. FH anticipates strong and sustainable demand for high-quality residences and commercial space at this location. While the Project is a market-rate multifamily product, FH intends to participate in Hometown for All.

The Site is currently vacant. The Site contains two (2) single-story vacant buildings that previously accommodated four (4) retail stores and surface parking. The Site is a prime opportunity for redevelopment given its location within downtown Tempe, its location along College Avenue, and its proximity to the ASU campus, Tempe Transportation Center, and Mill Avenue. The Site's location also provides an opportunity to make a significant statement along College Avenue with

the introduction of a high quality, mixed-use project with an active pedestrian presence and of an appropriate scale.

Site Area

The Site is comprised of two (2) parcels that, collectively, are approximately 0.49 acres in size. The Site is located at the southwest corner of 7th Street and College Avenue in downtown Tempe. A legal description and graphic depiction for the Site is provided as part of the Application submittal package.

Area Context

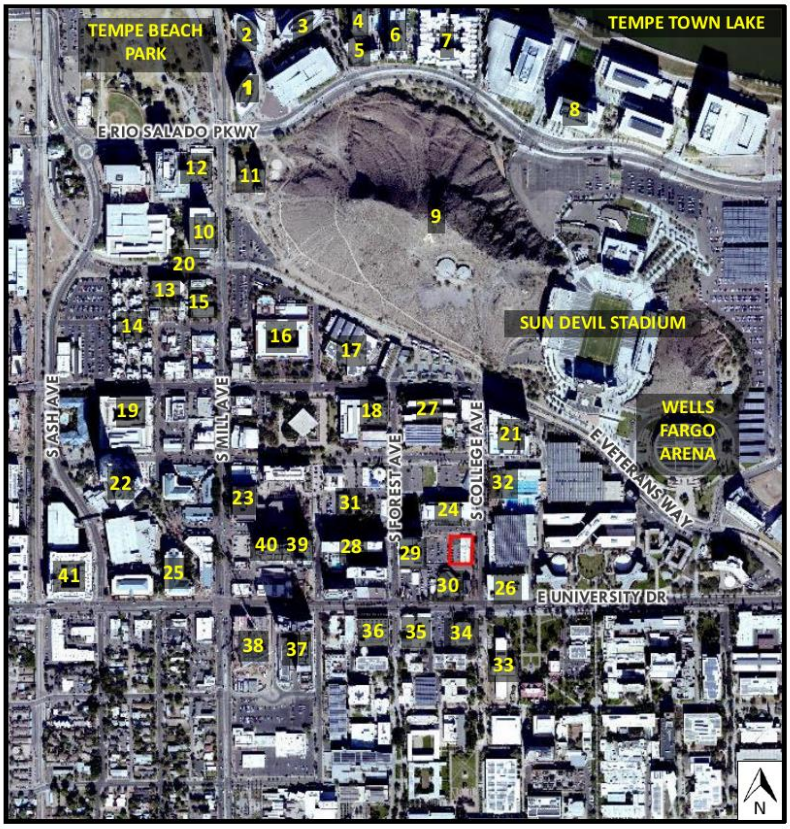
As discussed above, the Site is located at the southwest corner of 7th Street and College Avenue in downtown Tempe and is comprised of two (2) parcels that accommodate two (2) vacant one-story buildings that previously accommodated four (4) retail stores and a surface parking lot. The Site is underutilized given its location within downtown Tempe and the TOD, its proximity to the ASU campus and Novus Innovation Corridor, and its general proximity to multiple freeways (Loop 101 / Price and Loop 202 / Red Mountain). As expected for an urban downtown environment, the area surrounding the Site consists of a mix of existing and planned uses. Surrounding uses include:

- ASU's 137,000 square-foot, five-story mixed-use building known as College Avenue Commons at the northwest corner of 7th Street and College Avenue;
- The 20-story Atmosphere Tempe mixed-use tower at the southeast corner of 7th Street and Forest Avenue;
- The Union Tempe mixed-use development at the southwest corner of 7th Street and Forest Avenue consisting of hospitality, commercial and residential uses and building heights up to 20 stories;
- The 19-story University House mixed-use development located at the northeast corner of 6th Street and College;
- The Postino Annex and Snooze Eatery restaurants building at the southeast corner 6th Street and College Avenue;
- The six-story ASU Foundation Center building at the northeast corner of University Drive and College Avenue;
- The All Saints Catholic Newman Center located immediately south of the Site across the adjoining public alley;
- ōLiv Tempe, a 22-story multi-family residential and retail/restaurant tower at the southeast corner of 7th Street and Myrtle Avenue; and,
- The 18-story Westin Tempe hotel on the south side of 7th Street between Mill and Myrtle Avenues.

See **Figure B** below for an aerial photograph depicting the location of existing uses and heights in the surrounding area. FH envisions that the Project will enhance the area's urban and mixed-use environment and serve as a catalyst for future redevelopment opportunities in this area of Tempe

while providing an appropriate height transition between the taller buildings to the west along 7th Street and the ASU campus generally located to the east and south.

FIGURE B: SURROUNDING USES AND BUILDING HEIGHTS



Surrounding Uses and Building Heights

1. Hayden Ferry Phase III (10-stories)
2. Hayden Ferry Phase II (12-stories)
3. Hayden Ferry Phase I (8-stories)
4. Hayden Ferry Edgewater (8-stories)
5. AC Hotel (6-stories)
6. State Farm at Marina Heights (253')
7. Salt Apartments (5-stories)
8. Hayden Ferry Bridgeview (12-stories)
9. Tempe Hayden Butte (333')
10. Tempe Gateway Mixed-Use (132')
11. Hayden Flour Mill (58'-161')
12. 100 Mill (15-stories)
13. Hayden Station (83')
14. Hayden Square Condominiums (3-stories above podium garage)
15. Casa Loma Offices (48')
16. Mission Palm Hotel (52')
17. Tempe Transportation Center
18. Residence Inn (146')
19. Emerson Mill Avenue (85')
20. Light Rail Station at 3rd Street and Mill Avenue
21. University House (195')
22. West Sixth (258'-343')
23. Brickyard (75'-96')
24. College Avenue Commons (5-stories)
25. CenterPoint Chase (81'-109')
26. ASU Foundation Center (72')
27. University Towers (8-stories)
28. Union Tempe (20-stories)
29. Atmosphere Tempe (20-stories)
30. All Saints Catholic Newman Center
31. Former House of Tricks Site
32. Postino Annex & Snooze A.M. Eatery (1-story)
33. ASU Durham Language Building (6-stories)
34. ASU Global Institute of Sustainability (4-stories)
35. First United Methodist Church
36. ASU College of Design (4-stories)
37. Mirabella at ASU (20-stories)
38. Omni Tempe Hotel at ASU (15 Stories - Under Const.)
39. ōLiv Tempe (22-stories)
40. Westin Tempe (18-stories)
41. The Local (10-stories)

Planning Context

General Plan

As shown by the maps provided in **Figures C** and **D** below, the land use and residential density projected for the Site by General Plan 2040 is mixed-use and high density-urban core (greater than 65 units per acre). It is also noteworthy that the proposed update to the General Plan (General Plan 2050), projects the Site for mixed-use urban core development with a residential density exceeding 65 units per acre. According to the General Plan, the mixed-use land use category is designed to accommodate a mix of residential and commercial uses. The mixed-use category encourages creatively designed developments that create a living environment which reflect a "village" concept where there is opportunity to live, work and play within one development or area. The Project, in combination with the existing and planned residential, commercial, hospitality, office, and entertainment uses located throughout the downtown area, will provide opportunities to live, play, shop, and/or dine within one area. The Project will also add to

the mix of uses envisioned for the area by the General Plan. FH is proposing a high-quality residential building with accompanying street-level commercial and lobby spaces located along street frontages that will energize both College Avenue and 7th Street.

FIGURE C: GENERAL PLAN 2040 PROJECTED LAND USE MAP

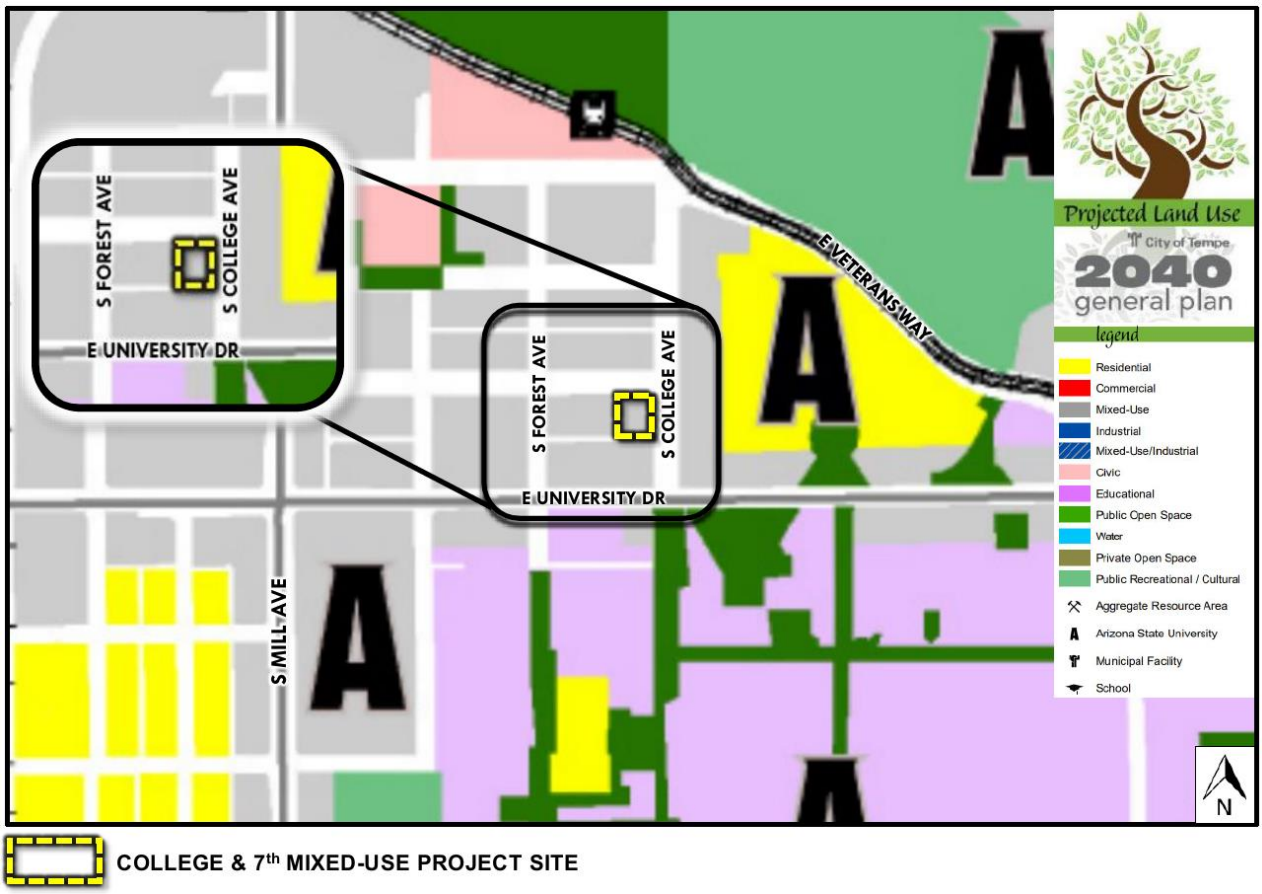


FIGURE D: GENERAL PLAN 2040 PROJECTED RESIDENTIAL DENSITY MAP

Character Area 3 - Downtown Tempe, Rio Salado, ASU and NW Neighborhoods Character Area Plan

In order to further the goals and implement the General Plan, the City of Tempe adopted a character area plan for the Downtown Tempe, Rio Salado, ASU and Northwest Neighborhoods areas (the "Character Plan"). The Site is located within the Character Plan's boundaries. The general vision of the Character Plan is to create a seamless patchwork of destinations that meld Downtown Tempe, the Rio Salado corridor / Town Lake, Arizona State University / Novus Innovation Corridor, and Tempe's Northwest Neighborhoods by connecting people to places through active, walkable, and transit-oriented environments. The Project has been designed within the context of the Character Plan's design guidelines and place-making principles. Specifically, the project will further the following performance measures associated with the Character Plan's design guidelines and place-making principles:

- Increase the residential population and number of employees in downtown Tempe;
- Connect people to places for living, employment, education, transportation, open space, cultural and recreation, and commercial uses through well-designed streetscapes, shade, and active ground floors;

- Support human health, economic development, and livability through the creation of a walkable, bikeable and transit-oriented environment;
- Foster economic development throughout the area through an engaging pedestrian realm; and,
- Improve the quality, accessibility, and connectivity of redevelopment and infill projects.

Downtown / Mill Avenue District and Vicinity Community Design Principles

The Site is located in the Downtown / Mill Avenue District (the "District") planning area. In April 2006, design principles were accepted for the District with the intent of encouraging the ongoing redevelopment of this portion of the community toward the achievement of a high-quality built environment with a special sense of place. The foundation of the design principles include encouraging mixed-use designs, pedestrian movement and architecture that will withstand changes in style and economy, responding to climatic factors and human comfort, and the provision of opportunities for interaction and observation. The Project represents a substantial reinvestment in the District with a viable mixed-use project consisting of multifamily residential and commercial uses that will further foster an enjoyable and vibrant environment within the District. The Project is designed to fit well into the physical environment, create visual interest and provide a secure environment that will stand the test of time. The Project's design also encourages pedestrian movement by providing commercial, lobby and outdoor seating spaces at street-level along with appropriate streetscape landscaping that will establish a comfortable year-round environment. Furthermore, limiting vehicle access to the Site from the existing alley adjoining the Site to the south will further encourage pedestrian movements along the street frontages by limiting conflicts between pedestrians and vehicles to the extent possible. The Project is the exact type of product and design envisioned for the District.

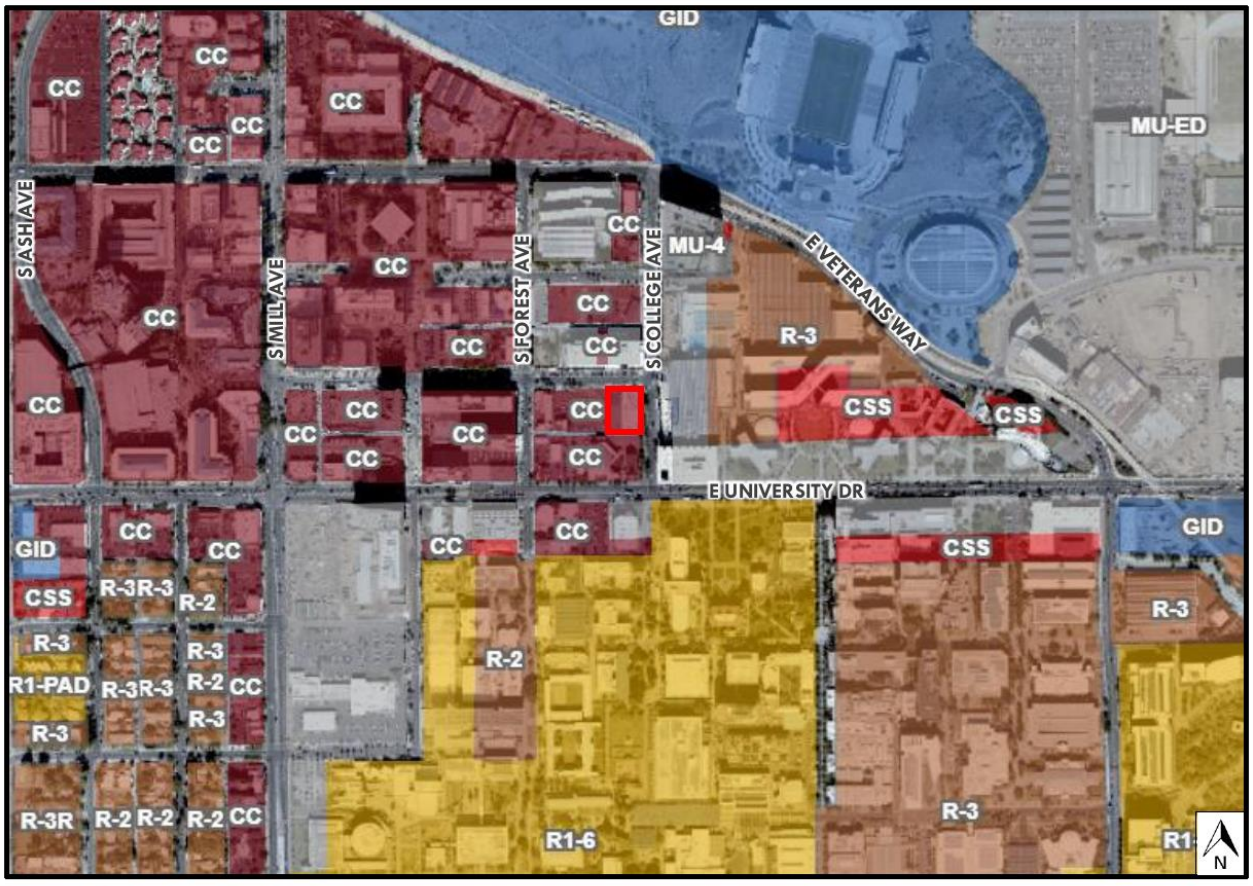
Mill & Lake District Streetscape Principles and Guidelines

The Site is also located in the Mill & Lake District (the "M&L District"). Streetscape principles and guidelines were adopted by the City for the M&L District in 2011. The purpose of these guidelines and principles is to guide future redevelopment and ongoing maintenance within the public right-of-way in downtown Tempe. Objectives of the M&L District include promoting a safe and walkable environment with street-level activity, maintaining a comfortable year-round outdoor environment, and reinforcing a strong identity and threshold recognition (celebrate edges) by achieving consistency in high quality plant and hardscape materials along streets. The Project will further the noted objectives through the provision of active commercial and lobby uses at the street-level. The proposed landscape improvements along College Avenue and 7th Street will also establish a pedestrian friendly environment along street frontages, as the selected tree species will provide ample shade for pedestrians and appropriate landscape and hardscape materials for creating an aesthetically pleasing and comfortable environment will be provided along walkways.

Zoning

The Site is zoned for City Center ("CC") District uses and is located within the TOD's Corridor Area. As discussed above, the Applicant is requesting a PAD Overlay to accommodate the development of a 13-story mixed-use building with 208 residences, approximately 8,381gross square feet of street-level commercial space, approximately 2,208 square feet of outdoor dining space, street-level lobby space, resident amenity spaces and one (1) level of below-grade structured parking. See **Figure E** below for a current zoning map illustrating the respective locations of zoning classifications for the area.

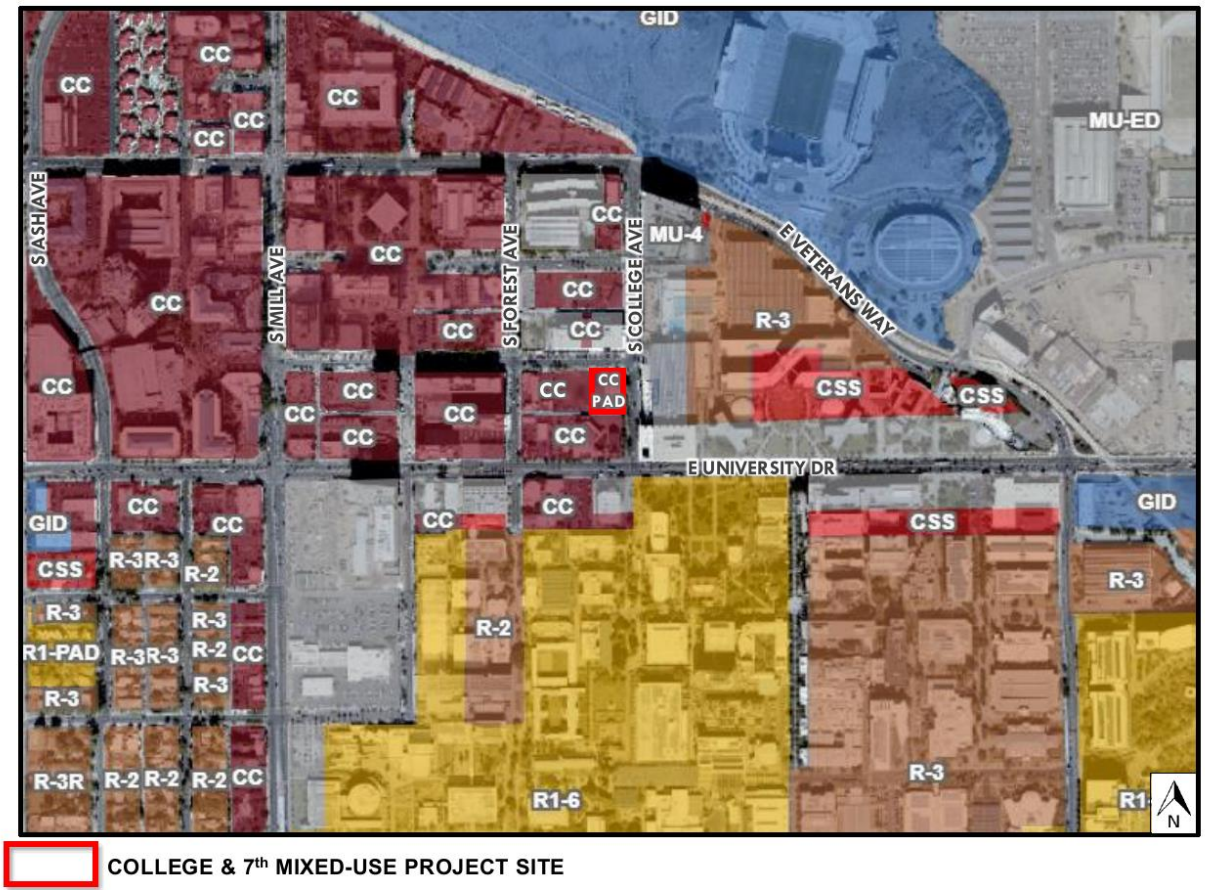
FIGURE E: CURRENT ZONING MAP



The Applicant is not rezoning the Site. Rather, the Applicant is requesting a PAD Overlay to establish development standards for the Site to accommodate a design and scale appropriate mixed-use development that will provide high-quality residences with active commercial and lobby use spaces along two (2) street frontages in downtown Tempe. The CC District permits a wide variety of uses, including residences, restaurants, general retail, and parking structures. The Applicant is requesting a PAD Overlay that allows the Project to establish its own unique standards

based on the development proposal. See **Figure F** below for a zoning map reflecting the proposed PAD Overlay for the Site.

FIGURE F: PROPOSED ZONING MAP



According to the Zoning and Development Code, the CC District "fosters employment and livability in Tempe's city center by providing retail, office, moderate- and high-density residential uses, entertainment, civic uses, and cultural exchange in a mixed-use environment that supports the public investment in public transit and other public facilities and services". The Applications proposal of a high-quality multifamily residential and commercial development on the Site within the context of the mixed-use downtown Tempe area is consistent with the CC District.

Project Description and Overview

The Site's location along College Avenue and between Mill Avenue to the west and the ASU campus generally to the east and south will allow the Project to make a significant statement along College Avenue. The purpose of the Applications is to further energize downtown Tempe, add needed diversity to the housing and commercial stock within downtown Tempe, activate two (2) street frontages with active use spaces and substantial hardscape and landscape enhancements. The Project is designed to primarily appeal to persons desiring to live, work, dine and play within

a vibrant downtown environment.

The Site's location at the intersection of College Avenue and 7th Street provides a unique opportunity to activate two (2) street frontages, enhance pedestrian connections between the Site, the Mill Avenue corridor and the ASU campus, and to add to the residential and commercial mix within downtown Tempe. To provide the desired active and urban presence and to enhance pedestrian activity at the street-level, the Project's design orients restaurant / retail use spaces towards the Site's College Avenue and 7th Street frontages. The Project's residential lobby has also been oriented towards the Site's 7th Street frontage. Due to the Site's proximity to the ASU campus, employment uses within and around downtown Tempe, public transportation, and the entertainment uses of Mill Avenue, the Applicant strongly believes that the Project will have a strong and sustainable appeal to those seeking high-quality and modern housing options within a vibrant mixed-use downtown setting.

Specifically, FH is proposing a 13-story (12-stories (approximately 135 feet) along College Avenue with a 13th floor (approximately 160 feet to top of parapet) setback approximately 10 feet from the College Avenue frontage) mixed-use building fronting onto College Avenue and 7th Street comprised of rental residences, street-level commercial use space, outdoor seating and lobby space, resident amenity spaces, and one (1) level of below-grade structured parking. More specifically, the Project will provide approximately:

- 208 multifamily residential units (44 studio, 35 one-bedroom, 86 two-bedroom and 43 three-bedroom units);
- Approximately 8,381 gross square feet of street-level retail / restaurant space along the Site's 7th Street and College Avenue frontages;
- Approximately 2,208 square feet of outdoor dining space along College Avenue;
- Numerous resident amenities, including a courtyard on the 2nd floor, rooftop pool and pool deck, rooftop amenity deck, indoor basketball court, fitness center, yoga studio, lounges, and work rooms;
- Substantial landscape enhancements;
- 38 on-site vehicle parking spaces (includes six (6) spaces ready for electric vehicle charging stations, two (2) carshare vehicles for resident us, and one (1) compact space) within one (1) level of below-grade parking;
- Nine (9) on-street vehicle parking spaces along 7th Street ;
- Four (4) on-street loading/delivery spaces along College Avenue and,
- 239 bicycle parking spaces

The Project's ground floor includes active commercial and residential lobby use spaces along street frontages. To further activate the Site's street frontages, the Project's street-level includes outdoor dining / seating areas along College Avenue. One (1) level of below-grade structured parking will accommodate the parking needs of residents. Residential units are provided on the 2nd through 12th floors. Outdoor and indoor residential amenity spaces are provided on the 2nd and 13th floors, including a courtyard on the 2nd floor, rooftop pool and pool deck, rooftop amenity deck, indoor basketball court, fitness center, yoga studio, lounges and work rooms. The

garage's 38 vehicle parking spaces (includes six (6) spaces ready for electric vehicle charging stations, two (2) carshare spaces, and one (1) compact space) will be accessible from the alley adjoining the Site to the south. By limiting access to the garage to only the adjoining alley, conflict areas between pedestrian and vehicle movements along the Site's street frontages have been limited to the extent possible. In addition, 239 bicycle spaces will be provided.

FH strongly believes in the street-level experience. The street-level of the Site will further energize and enhance the pedestrian environment, as both College Avenue and 7th Street are anticipated to continue to see significant increases in pedestrian traffic with the continuing redevelopment of infill properties within downtown. The Project will provide a continuous frontage along College Avenue comprised of commercial use space and outdoor seating at street-level. To activate the 7th Street frontage, the commercial use space will wrap around the northeast corner of the building and a street-level residential lobby will be provided. These uses, combined with the Project's timeless architecture, oversized walkways, and substantial landscaping will successfully activate the Site's College Avenue and 7th Street frontages.

The design of the Project is an attractive, timeless, and pedestrian friendly design that thoughtfully engages and respects the surrounding area. As reflected by the elevations and renderings for the building provided as part of the Application submittal package, the overall architectural character of the proposed building is a clean and contemporary design featuring a substantial amount of masonry that will ensure the establishment of a recognizable and usable place within the context of the College Avenue experience. The design also provides elements that cater to the pedestrian through building character, connectivity, landscaping, hardscape, and lighting. The Project's design is addressed in greater detail in the below section pertaining to the approval criteria for the DPR application.

Landscape Design

As reflected by the landscape plan included in the Application submittal package, the Project will provide a substantial amount of landscaping for an urban development. The proposed landscape palette along College Avenue and 7th Street will establish a pedestrian friendly environment along street frontages. The selected tree species for the street frontages will provide ample shade for pedestrians. Appropriate landscape and hardscape materials for creating an aesthetically pleasing and comfortable environment will also be provided along pedestrian walkways. The soft-scape and hardscape improvements proposed for the 2nd floor courtyard and rooftop terrace will ensure the provision of accommodating and user-friendly outdoor amenity spaces for residents.

Site Circulation and Parking

The Project's 38 vehicle parking spaces (includes six (6) spaces ready for electric vehicle charging stations, two (2) carshare spaces, and one (1) compact space) within the below-grade structured parking garage will be accessible from the alley adjoining the Site to the south. The noted alley will provide access to the below-grade parking and the loading and refuse area. By

restricting vehicular access to and from the Site to the alley, the Project's vehicular circulation is designed to minimize conflicts between pedestrian and vehicle movements along street frontages to the extent possible. The parking garage will entirely serve the parking needs of the Project's residents. To serve the parking needs of patrons, nine (9) on-street parking spaces will be provided along the Site's 7th Street frontage. In addition, four (4) loading/delivery spaces will be provided along the Site's College Avenue frontage.

In consideration of the multitude of public transit options available in vicinity of the Site, the provided parking will be more than sufficient for the Project's parking needs. The Site is located within approximately 900 feet of the Tempe Transportation Center ("TTC") at 5th Street and College Avenue. TTC circulates the Valley Metro light rail, Valley Metro bus routes, and Orbit routes. In addition, the Site is located within approximately 1,300 feet of the Tempe Streetcar line within Mill Avenue to the west, there are multiple bus stops (including a stop located just one (1) block south of the Site) in both directions along University Drive, and Orbit routes travel along University Drive.

The following documents further addressing the Project's parking and circulation are included as part of the Application submittal package:

- A parking analysis prepared by CivTech;
- A parking management plan prepared by CivTech; and,
- A traffic impact analysis with a trip reduction plan prepared by CivTech.

Planned Area Development Overlay Approval Criteria

Pursuant to Zoning and Development Code ("ZDC") Section 6-305, the Applicant is requesting a PAD Overlay to establish site specific development standards to accommodate the development of the Project.

As discussed above, the Project is the exact type of mixed-use, high-density, and high-quality development envisioned by General Plan 2040 for the Site and is consistent with the City's vision for development within the Downtown / Mill Avenue District. Furthermore, the Project's proposed building height and area are of an appropriate scale in the context of the mixed-use and high-density urban core development projected for the Site by General Plan 2040, recently constructed and approved mixed-use developments within downtown Tempe, and the existing employment, commercial, residential, hospitality and educational uses in proximity to the Site.

As discussed below, the Project satisfies the formal PAD overlay approval criteria specified by ZDC Section 6-305.D:

1. *The development fulfills certain goals and objectives in the General Plan, and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.*

As discussed in detail within the above planning context section, the Project is the exact type of mixed-use, high-density, and high-quality project envisioned by the General Plan for the Site.

2. *Standards requested through the PAD Overlay District shall take into consideration the location and context for the site for which the project is proposed.*

The Project's building and landscape elements and associated standards have taken into consideration the context of the area. The Project is of an appropriate scale in the context of:

- The mixed-use and high-density urban core development projected for the Site by the General Plan;
- The 20-story Atmosphere Tempe mixed-use tower at the southeast corner of 7th Street and Forest Avenue;
- ASU's 137,000 square-foot, five-story mixed-use building known as College Avenue Commons at the northwest corner of 7th Street and College Avenue;
- The Union Tempe mixed-use development at the southwest corner of 7th Street and Forest Avenue consisting of hospitality, commercial and residential uses and building heights up to 20 stories;
- The 19-story University House mixed-use development located at the northeast corner of 6th Street and College;
- The six-story ASU Foundation Center building at the northeast corner of University Drive and College Avenue;
- ōLiv Tempe, a 22-story multi-family residential and retail/restaurant tower at the southwest corner of 7th Street and Myrtle Avenue;
- The 18-story Westin Tempe hotel on the south side of 7th Street between Mill and Myrtle Avenues; and,
- The existing employment, commercial, residential, hospitality and educational uses in proximity to the Site.

3. *The development appropriately mitigates transitional impacts on the immediate surroundings.*

The Project's design appropriately mitigates transitional impacts on immediate surroundings, as:

- The Project's building and landscape elements have been designed in the context of the five-story (+/- 90'-0") College Avenue Commons building to the

north across 7th Street, the six-story ASU Foundation Center building at the northeast corner of University Drive and College Avenue, and the buildings of varying heights on the ASU campus generally located east of College Avenue and south of University Drive.

- The proposed building is consistent with the vision for College Avenue to have buildings that are compatible with the height and scale of the College Avenue Commons and ASU Foundation buildings, as well as the ASU campus;
- The Project's lighting will be compatible with adjoining and nearby buildings and uses;
- By restricting vehicular access to and from the Project to the alley adjoining the Site to the south, vehicular circulation has been designed to minimize conflicts between pedestrian and vehicle movements to the extent possible; and,
- The Project's provision of a below-grade parking garage will minimize the asphalt area on-site, which in return will significantly reduce the typical heat-island effect that could otherwise occur on surrounding properties.

Development Plan Review Approval Criteria

Pursuant to Zoning and Development Code 6-306, the Applicant is requesting Development Plan Review approval for the project's architectural drawings, including site and landscape plans and building elevations. As discussed below, the Project is an appropriately scaled and aesthetically pleasing design that will encourage, protect, and enhance the functional and attractive appearance of the Site and the surrounding area.

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

The building massing speaks to a strong expression of simplistic, understated timeless elegance that strives to reflect the character and scale of adjacent buildings that define the context. The building is broken into three (3) strong elements consisting of a base, midsection and top. The base of the building is comprised of restaurant / retail space, a lobby, leasing offices and general services. The 18-foot floor to floor building base consists of a highly articulated masonry column grid with recessed storefront entries and canopies that define the restaurant/retail space, anchor the building by creating shadows and depth, and help to energize the pedestrian realm by providing sun protection and opportunities for covered outdoor dining.

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

Several features have been incorporated into the building design in effort to mitigate heat gain and to enhance energy conservation and human comfort. At the street-level along both street frontages, large trees will provide shade for comfort and

reduce the heat gain that contributes to the "urban heat island" effect. The building design consists of punch openings with high-performance energy efficient glazing that will provide comfort and energy efficiency year around. The west elevation of the building will be clad in Ecotone, a high-performance cladding system providing a natural ventilation heat stack to aid in energy conservation.

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

As a direct response to the building context and to reinforce the rich heritage of the nearby ASU campus buildings, the elevations feature a high-quality blend of red brick as the primary cladding material. The intent of the design and materials selected is to complement the character of the surrounding area and to reinforce the architectural language of existing buildings along College Avenue. The building's architecture speaks to an understated simplistic elegance that reinforces the urban context that the Site is located within.

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

The Project's building and landscape elements have taken into consideration the context of the area. The proposed building form and landscape enhancements are of an appropriate scale in the context of:

- The mixed-use and high-density urban core development projected for the Site by the General Plan;
- The 20-story Atmosphere Tempe mixed-use tower at the southeast corner of 7th Street and Forest Avenue;
- ASU's 137,000 square-foot, five-story mixed-use building known as College Avenue Commons at the northwest corner of 7th Street and College Avenue;
- The Union Tempe mixed-use development at the southwest corner of 7th Street and Forest Avenue consisting of hospitality, commercial and residential uses and building heights up to 20 stories;
- The 19-story University House mixed-use development located at the northeast corner of 6th Street and College;
- The six-story ASU Foundation Center building at the northeast corner of University Drive and College Avenue;
- ōLiv Tempe, a 22-story multifamily residential and retail/restaurant tower at the southeast corner of 7th Street and Myrtle Avenue; and,
- The 18-story Westin Tempe hotel on the south side of 7th Street between Mill and Myrtle Avenues.

Consistent with the vision of College Avenue, the proposed building height is compatible with the height and scale of the College Avenue Commons and ASU

Foundation buildings, as well as the ASU campus.

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 proposed 12-story building, which is mid-size in scale, is defined by a very strong base, midsection, and top. The body of the building is highly articulated by a woven pattern of materials consisting of a rich warm red brick used to form the grid and infilled with efficient glazing and composite metal panel spandrels. The glass and metal infill bays are framed in projecting 12' metal shrouds that will reinforce the geometry of the grid pattern, as well as cast strong shadow patterns across the façade of the building that will be changing throughout the day as the sun moves around the building. The top of the building, which houses the amenity floor, is clad in a composite metal panel matching the metal spandrel panels in the body of the building to form a strong articulated top to the building. The base of the building is defined by a strong column grid comprised of recessed restaurant / retail and office entries and deep metal canopies enhancing the pedestrian experience at the street-level.

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.*

As noted above, the façade of the building will be a rich woven geometric pattern of highly articulated materials beautifully detailed. The massing and scale of this midrise building speaks to proportion and scale where the breakup of the façade pattern creates a dramatic simple elegant rhythm and balance to the overall facade composition. The restaurant / retail and lobby entries will be recessed between brick columns, which will reinforce a strong rhythm to the building's base at the pedestrian level. The base of the brick columns will be clad in a dark porcelain tile anchoring the columns to the ground and adding detail and richness at the building entries.

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

The goals of the Project are to promote a sustainable concept of living, working, and playing in one (1) area, to add needed diversity to the housing and commercial stock within downtown Tempe, and to enhance pedestrian street activity.

Considering the Site's location between the Mill Avenue corridor and the ASU campus, as well as the proximity of TTC and the Valley Metro light rail and Tempe Streetcar lines, both College Avenue and 7th Street will continue to see increases in pedestrian traffic. To enhance the pedestrian environment and multi-modal

transportation usage, the Project will energize the street-level of the Site through the provision of:

1) A continuous frontage along College Avenue and 7th Street comprised of street-level commercial and residential lobby spaces oriented toward an oversized walkways along street frontages;
2) Seating/dining patios along College Avenue designed to engage and further energize College Avenue;
3) A clean and contemporary architectural design featuring a substantial amount of masonry that will ensure the establishment of a recognizable and usable place within the context of the College Avenue experience;
4) Hard and soft-scape improvements that will significantly enhance the walkability of the College Avenue and 7th Street pedestrian corridors; and,
5) 239 bicycle spaces.

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

The Project's vehicular circulation has been designed to minimize conflicts between pedestrian and vehicle movements to the extent possible. The movement of pedestrians is a major element of the Project. As reflected by the site and landscape plans included in the Applications package, the Project's loading area and garage will both be accessed via the adjoining alley to the south. By limiting vehicle access to the existing alley, the need for driveways and curb cuts along the Site's frontages has been eliminated and vehicular and pedestrian movements have been segregated to the extent possible. The Project will also provide oversized walkways distinguished from vehicle maneuvering areas along the College Avenue and 7th Street frontages. To further ensure that conflicts between vehicles and pedestrians do not occur, the entrance and exit to the parking garage has been strategically placed away from active use areas on the Project's ground level.

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

The development plan is organized to have strong visibility and natural surveillance from the uses at and above street-level. Ten floors of residences will provide many new "eyes on the street" and on the perimeter of the Project. Furthermore, the activated functions of the commercial and lobby spaces will create transparency from within the building to outdoor spaces along the street frontages.

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

    The proposed landscape and hardscape improvements along College Avenue and 7th Street will delineate walkways and driveways from the adjoining streets, as well as the Project's building. Appropriate trees and enhanced landscaping and hardscape materials will be provided along the Site's frontages to further distinguish pedestrian areas from vehicular maneuvering areas. The selected landscape and hardscape materials will also create an aesthetically pleasing and comfortable environment for pedestrians passing by the Site.

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*

    The Project's sign package is not included as part of the Application submittal. A sign package will be prepared and processed for the Project at later date. The sign package will ensure that the design, scale, proportions, location and color of signage to be provided on the Site is compatible with the Project's design and uses, as well as adjoining and nearby uses.

12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects*

    As detailed by the lighting plan included as part of the Application submittal, the Project's lighting will be compatible with the proposed mixed-use building, as well as adjoining and nearby buildings and uses. The lighting will not adversely impact uses within the Project nor adjoining and nearby uses.

Conclusion

The Applicant is proposing to build a high-quality mixed-use development of an appropriate scale that will: 1) add needed diversity to the housing stock within downtown Tempe with the introduction of high-quality residences, 2) provide commercial uses along both College Avenue and 7th Street and residential lobby space along 7th Street that will activate street frontages, and 3) establish appropriate relationships with both the urban street environment and adjoining and nearby properties. The Project is consistent with the vision for College Avenue both in terms of height and design and is also consistent with the uses and residential density envisioned for the Site and downtown area by the General Plan. The Project will contribute to and/or further establish the residential and commercial use mix envisioned for downtown Tempe, as well serve as a catalyst for future development opportunities that will continue to enhance the urban development environment and experience envisioned by the City for the Downtown / Mill Avenue District, the Mill & Lake District and Character Area 3. We look forward to discussing the requests with you in the near future and respectfully request your approval.

PLANNED AREA DEVELOPMENT OVERLAY
COLLEGE & 7TH MIXED USE

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

OWNER AUTHORIZATION

FH TEMPE, LLC

BY: _____ _____
SIGNATURE DATE

IT'S: _____
SIGNATURE

ACKNOWLEDGEMENT

ON THE _____ DAY OF _____, 20___ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____(OWNER), WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY:_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

OWNER AUTHORIZATION

COLLEGE STREET, LLC

BY: _____ _____
SIGNATURE DATE

IT'S: _____
SIGNATURE

ACKNOWLEDGEMENT

ON THE _____ DAY OF _____, 20___ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____(OWNER), WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY:_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION

SEE SHEET SD-051

APPROVAL

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

OWNERS

FH TEMPE, LLC
2251 LINDA FLORA DRIVE
LOS ANGELES, CA 90077-1410

COLLEGE STREET, LLC
6681 FLINTWOOD ROAD
PARKER, CO 80138

DEVELOPER

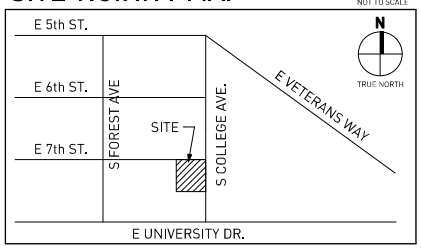
FH TEMPE, LLC
2251 LINDA FLORA DRIVE
LOS ANGELES, CA 90077-1410

PROJECT DATA

DEVELOPMENT STANDARDS	CC PAD TOD PROVIDED
GENERAL PLAN PROPOSED LAND USE	MIXED USE
GENERAL PLAN PROJECTED DENSITY	HIGH DENSITY URBAN CORE (> 65 DU/AC)
SITE AREA	
GROSS	21,499 sf, .49 ac
NET	21,499 sf, .49 ac
DENSITY	425 DU/AC
DWELLING UNIT QUANTITY	208
BEDROOMS	380
BUILDING HEIGHT	165'-0"
BUILDING LOT COVERAGE	100%
LANDSCAPE AREA	44.5% (9,565 SF)
GROUND FLOOR (ON-SITE)	1.6% (343 SF)
2nd FLOOR:	14.5% (3,117 SF)
13th FLOOR:	28.4% (6,105 SF)
+ GROUND FLOOR (ROW):	8,945 SF
BUILDING SETBACKS	
FRONT (E 7TH ST.)	0'-0" MIN. / 0'-0" MAX [1]
STREET SIDE (S. COLLEGE AVE.)	0'-0" MIN.
SIDE (WEST)	0'-0" MIN.
REAR (SOUTH)	0'-0" MIN.
VEHICULAR PARKING QUANTITY	42
GUEST	0 (NONE REQUIRED WITH COMMERCIAL)
STUDIO (44)	4.14 (.094 / BEDROOM)
1-BED UNIT (35)	3.29 (.094 / BEDROOM)
2-BED UNIT (86)	16.17 (.094 / BEDROOM)
3-BED UNIT (43)	12.13 (.094 / BEDROOM)
RESIDENTIAL TOTAL	35.73 (INCLUDES 2 CARSHARE SPACES)
COMM. (RESTAURANT/RETAIL) - INDOOR (8,145 sf)	6.29 (1 / 500 sf, 1st 5,000 sf WAIVED)
COMM. (RESTAURANT/RETAIL) - OUTDOOR (2,208 sf)	0 (NONE IN CC)
+ CARSHARE SPACE	2
BICYCLE PARKING QUANTITY	226
GUEST (208)	41.60 (.2 / UNIT)
STUDIO (44)	33.00 (.75 / UNIT)
1-BED UNIT (35)	26.25 (.75 / UNIT)
2-BED UNIT (86)	64.50 (.75 / UNIT)
3-BED UNIT (43)	43.00 (1 / UNIT)
RESIDENTIAL TOTAL	208.35
COMM. (RESTAURANT/RETAIL) - INDOOR (8,145 sf)	16.29 (1 / 500 sf)
COMM. (RESTAURANT/RETAIL) - OUTDOOR (2,208 sf)	.95 (1 / 2,000 sf, 1st 300 sf WAIVED)
USES	
RESIDENTIAL	208,842 NSF / 236,391 GSF
COMMERCIAL (RESTAURANT/RETAIL)	8,145 NSF / 8,381 GSF
TOTAL SQUARE FOOTAGE	216,987 NSF / 244,772 GSF

[1] MAX SETBACK APPLICABLE TO 50% OF GROUND FLOOR STREET FACING FACADE PURSUANT TO ZDC SECTION 5-612.D.1

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD230008

GENERAL NOTES:

1. PARKING ANALYSIS DATED _____, 2024 USED TO JUSTIFY VEHICLE PARKING RATIOS.

REC23053
PAD230008
DS221456

tva architects inc.
920 sw sixth avenue | suite 1500
portland, oregon 97204
phone: 503 220 0668
www.tvaarchitects.com

REGISTERED ARCHITECT CERTIFICATE NO. 47837 ROBERT L. THOMPSON STATE OF ARIZONA U.S.A.

COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA

Revisions

PROGRESS SET

PAD OVERLAY COVER SHEET

Project # 22015

AD-050

Date: 1/8/2024

PLANNED AREA DEVELOPMENT OVERLAY
COLLEGE & 7TH MIXED USE

REC23053

PAD230008

DS221456

LEGAL DESCRIPTION

A PARCEL IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, AND 3 OF BLOCK 13 OF TEMPE, ACCORDING TO THE MAP ON FILE IN BOOK 2 OF MAPS, PAGE 26, IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, ARIZONA.

SAID PARCEL CONTAINS 21,499 SQUARE FEET OR 0.494 ACRES, MORE OR LESS.

DS221456 PAD230008 REC23053

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REGISTERED ARCHITECT
CERTIFICATE NO.
47837
ROBERT L
THOMPSON
ARIZONA, U.S.A.

COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA

△ Revisions

PROGRESS SET

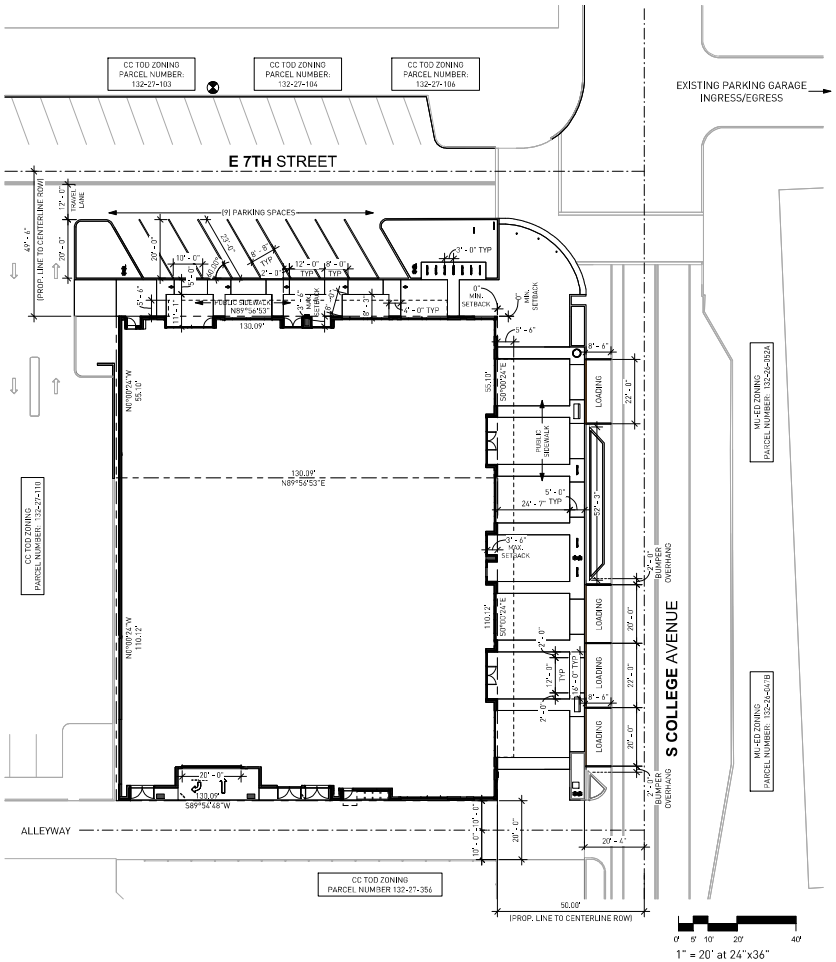
PAD OVERLAY LEGAL DESCRIPTION

Project # 22015

AD-051

Date: 1/8/2024

PLANNED AREA DEVELOPMENT OVERLAY
COLLEGE & 7TH MIXED USE
SITE PLAN



PROJECT DATA

DEVELOPMENT STANDARDS	EXISTING CC TOD TABLE 5-611A	PROPOSED CC PAD TOD
GENERAL PLAN PROPOSED LAND USE	MIXED USE	MIXED USE
GENERAL PLAN PROJECTED DENSITY	HIGH DENSITY URBAN CORE (> 65 DU/AC)	HIGH DENSITY URBAN CORE (> 65 DU/AC)
SITE AREA		
GROSS	21,499 sf, .49 ac	21,499 sf, .49 ac
NET	21,499 sf, .49 ac	21,499 sf, .49 ac
DENSITY	NO STANDARD	425 DU/AC
DWELLING UNIT QUANTITY		208
BEDROOMS		380
BUILDING HEIGHT	50'-0"	165'-0"
BUILDING LOT COVERAGE	NO STANDARD	100%
LANDSCAPE AREA	NO STANDARD	44.5% (9,565 SF)
GROUND FLOOR (ON-SITE)		1.6% (343 SF)
2nd FLOOR:		14.5% (3,117 SF)
13th FLOOR:		28.4% (6,105 SF)
+ GROUND FLOOR (ROW):		8,945 SF
BUILDING SETBACKS		
FRONT (E 7TH ST.)	0'-0" MIN. / 0'-0" MAX.[1]	0'-0" MIN. / 0'-0" MAX[1]
STREET SIDE (S. COLLEGE AVE.)	0'-0" MIN.	0'-0" MIN.
SIDE (WEST)	0'-0" MIN.	0'-0" MIN.
REAR (SOUTH)	0'-0" MIN.	0'-0" MIN.
VEHICULAR PARKING QUANTITY	171	42
GUEST	0 (NONE REQUIRED WITH COMMERCIAL)	0
STUDIO (44)	22.00 (.5 / BEDROOM)	4.14 (.094 / BEDROOM)
1-BED UNIT (35)	17.50 (.5 / BEDROOM)	3.29 (.094 / BEDROOM)
2-BED UNIT (86)	86.00 (.5 / BEDROOM)	16.17 (.094 / BEDROOM)
3-BED UNIT (43)	38.70 (.3 / BEDROOM)	12.13 (.094 / BEDROOM)
RESIDENTIAL TOTAL	164.2	35.73
COMM. (RESTAURANT/RETAIL) - INDOOR (8,145 sf)	6.29 (1 / 500 sf, 1st 5,000 sf WAIVED)	6.29 (1 / 500 sf, 1st 5,000 sf WAIVED)
COMM. (RESTAURANT/RETAIL) - OUTDOOR (2,208 sf)	NONE REQUIRED IN CC	0
BICYCLE PARKING QUANTITY	226	226
GUEST (208)	41.60 (.2 / UNIT)	41.60 (.2 / UNIT)
STUDIO (44)	33.00 (.75 / UNIT)	33.00 (.75 / UNIT)
1-BED UNIT (35)	26.25 (.75 / UNIT)	26.25 (.75 / UNIT)
2-BED UNIT (86)	64.50 (.75 / UNIT)	64.50 (.75 / UNIT)
3-BED UNIT (43)	43.00 (1 / UNIT)	43.00 (1 / UNIT)
RESIDENTIAL TOTAL	208.35	208.35
COMM. (RESTAURANT/RETAIL) - INDOOR (8,145 sf)	16.29 (1 / 500 sf)	16.29 (1 / 500 sf)
COMM. (RESTAURANT/RETAIL) - OUTDOOR (2,208 sf)	.95 (1 / 2,000 sf, 1st 300 sf WAIVED)	.95 (1 / 2,000 sf, 1st 300 sf WAIVED)
USES		
RESIDENTIAL		208,842 NSF / 236,391 GSF
COMMERCIAL (RESTAURANT/RETAIL)		8,145 NSF / 8,381 GSF
TOTAL SQUARE FOOTAGE		216,987 NSF / 244,772 GSF

[1] MAX SETBACK APPLICABLE TO 50% OF GROUND FLOOR STREET FACING FACADE PURSUANT TO ZDC SECTION 5-612.D.1

DS221456 PAD230008 REC23053

REC23053
PAD230008
DS221456

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920 sw sixth avenue | suite 1500
portland, oregon 97204
phone: 503 220 0668
www.tvaarchitects.com

REGISTERED ARCHITECT CERTIFICATE NO. 47837 ROBERT L. THOMPSON Expires 03/31/2025 ARIZONA, U.S.A.

COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA

△ Revisions

PROGRESS SET

PAD OVERLAY SITE PLAN

Project # 22015

AD-052

Date: 1/8/2024

COLLEGE & 7TH MIXED-USE

JANUARY 8, 2024

FH TEMPE, LLC

PROJECT INFORMATION

13-STORY BUILDING WITH 1 LEVEL OF
PARKING BELOW GRADE. CONSTRUCTION TYPE IS 1-A.

PROJECT NAME
COLLEGE AND 7TH MIXED-USE

PROJECT ADDRESS AND PARCEL NUMBERS
712 S COLLEGE AVE
TEMPE, ARIZONA
132-27-108A / 132-27-107A

APPLICANT:
GAMMAGE & BURNHAM P.L.C.
40 N CENTRAL AVENUE, 20th FLOOR
PHOENIX, AZ 85004
CONTACT: MANJULA M. VAZ
PHONE: 602-256-4461
EMAIL: mvaz@gblaw.com

PARCEL NUMBERS
132271017A
132271018A

ZONING DISTRICT
EXISTING: CC TOD
PROPOSED: CC PAD TOD

GENERAL PLAN PROJECTED LAND USE:
EXISTING: MIXED-USE
PROPOSED: MIXED-USE

GENERAL PLAN PROJECTED DENSITY
EXISTING: HIGH DENSITY URBAN CORE (> 65 DU/AC)
PROPOSED: HIGH DENSITY URBAN CORE (> 65 DU/AC)

LOT AREA

GROSS:	21,499 sf, .49 ac
NET:	21,499 sf, .49 ac

LOT COVERAGE

ALLOWED:	100% (21,499 sf)
PROPOSED:	99% (21,285 sf)

UNIT DENSITY

ALLOWED:	425 DU/AC
PROPOSED:	424.49 DU/AC

UNIT MIX

STUDIO	44
1-BEDROOM	35
2-BEDROOM	86
3-BEDROOM	43
TOTAL UNITS	208
TOTAL BEDROOMS	380

SETBACKS

	REQUIRED	PROVIDED
FRONT (7th St.)	0'-0" MIN. / 0'-0" MAX [1]	0'-0" MIN./ 3'-6" MAX.
SIDE (COLLEGE AVE.)	0'-0" MIN.	0'-0"
SIDE (WEST)	0'-0" MIN.	0'-8"
REAR (SOUTH)	0'-0" MIN.	0'-0"

[1] MAX SETBACK APPLICABLE TO 50% OF GROUND FLOOR STREET FACING FACADE PURSUANT TO ZDC SECTION 5-612.D.1

VEHICLE PARKING

REQUIRED	NO. OF UNITS	REQ. RATIO	REQ. SPACE
GUEST	NONE WITH COMMERCIAL		0
STUDIO	44	.094/BEDROOM	4.14
1-BEDROOM	35	.094/BEDROOM	3.29
2-BEDROOM	86	.094/BEDROOM	16.17
3-BEDROOM	43	.094/BEDROOM	12.13
RESIDENTIAL TOTAL			35.73
COMM. (RESTAURANT/RETAIL) - INDOOR	8,145 sf	1/500 sf (1st 5,000 sf waived)	6.29
COMM. (RESTAURANT/RETAIL) - OUTDOOR	NONE IN CC		0
TOTAL REQUIRED			42

PROVIDED:	
PARKING GARAGE	35 (INCLUDING 6 EV READY SPACES)
CARSHARE W/IN GARAGE	2
ON-STREET PARKING	9
TOTAL PROVIDED	46
	+1 COMPACT

BICYCLE PARKING

REQUIRED	NO. OF UNITS	REQ. RATIO	REQ. SPACE
GUEST	208	.2 / UNIT	41.60
STUDIO	44	.75 / UNIT	33.00
1-BEDROOM	35	.75 / UNIT	26.25
2-BEDROOM	86	.75 / UNIT	64.50
3-BEDROOM	43	1 / UNIT	43.00
RESIDENTIAL TOTAL			208.35
COMM. (RESTAURANT/RETAIL) - INDOOR	8,145 sf	1/500 sf	16.29
COMM. (RESTAURANT/RETAIL) - OUTDOOR	2,208 sf	1/2000 sf	.95
TOTAL REQUIRED			226

PROVIDED:	
BIKE ROOM:	219
SURFACE:	20
TOTAL PROVIDED:	239

CONSTRUCTION TYPE
TYPE 1-A

FIRE SPRINKLERS

BELOW-GRADE PARKING:	NFPA 13
ABOVE-GRADE:	NFPA 13

BUILDING AREA (GROSS)

RESIDENTIAL BUILDING:	210,849 sf
PARKING GARAGE:	25,542 sf
RETAIL / RESTAURANT:	8,381 sf
TOTAL:	244,772 sf

BUILDING HEIGHT

ALLOWED:	165'-0"
PROPOSED:	159'-4"

LANDSCAPE COVERAGE
REQUIRED: 44.5% (9,565 SF)

PROVIDED:		
GROUND FLOOR	1.7%	(375 sf / 21,499 sf)
+ LEVEL 2	14.7%	(3,165 sf / 21,499 sf)
+ LEVEL 13	28.7%	(6,175 sf / 21,499 sf)
TOTAL	45.2%	(9,715 sf / 21,499 sf)
IN ROW	8,945 sf	

PROPOSED USES

RESIDENTIAL	155,477 NSF /	174,797 GSF
LEASING	2,732 NSF /	3,019 GSF
COMM. (RESTAURANT/RETAIL) - INDOOR	8,145 NSF /	8,381 GSF
COMM. (RESTAURANT/RETAIL) - OUTDOOR	2,208 NSF /	2,208 GSF
AMENITIES (LEVEL 2 AND LEVEL 13)	16,495 NSF /	17,578 GSF
MECH / ELEC / STORAGE	9,616 NSF /	13,247 GSF
PARKING	23,314 NSF /	25,542 GSF
TOTAL	**216,987 NSF** /	**244,772 GSF**

FIRE EXTINGUISHING SYSTEM

BELOW-GRADE PARKING:	NFPA 13 SPRINKLER SYSTEM PROV'D
RESIDENTIAL:	NFPA 13 SPRINKLER SYSTEM PROV'D
RETAIL:	NFPA 13 SPRINKLER SYSTEM PROV'D

LEGAL DESCRIPTION:
A PARCEL IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, AND 3 OF BLOCK 13 OF TEMPE, ACCORDING TO THE MAP ON FILE IN BOOK 2 OF MAPS, PAGE 26, IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, ARIZONA.

SAID PARCEL CONTAINS 21,499 SQUARE FEET OR 0.494 ACRES, MORE OR LESS.

LEGEND

PROPERTY LINE
(E) FIRE HYDRANT
PARKING METER

GENERAL NOTE: FUTURE PATIO USE WILL REQUIRE A SEPARATE DEVELOPMENT PLAN REVIEW. 9'-0" MIN. UNOBSTRUCTED SIDEWALK WIDTH SHALL BE PROVIDED WITH RIGHT-OF-WAY IMPROVEMENTS.

KEYNOTES

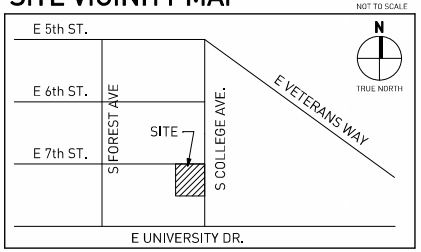
SHOWN THUS ⟨ ⟩

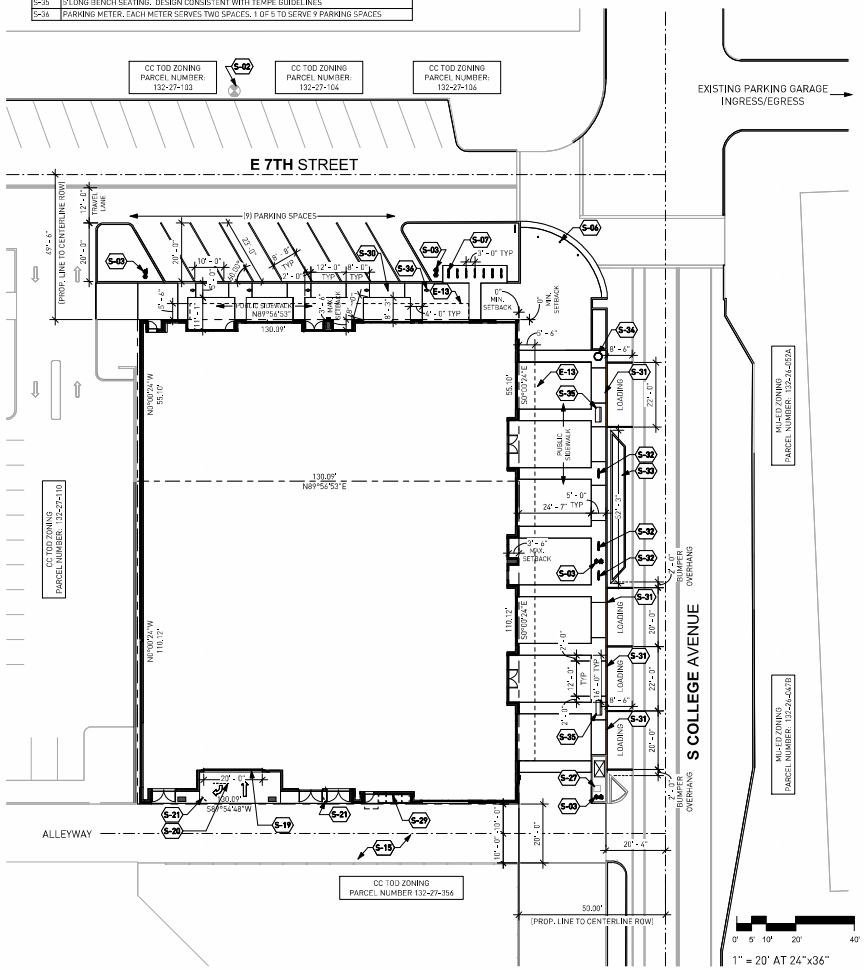
NOTE: ONLY KEYNOTES APPROPRIATE TO THIS SHEET ARE SHOWN IN THIS KEYNOTE LEGEND.

E-13	CANOPY ABOVE
S-02	EXISTING FIRE HYDRANT TO REMAIN
S-03	RELOCATED HISTORIC STREET LIGHT(E)
S-06	EXISTING BOLLARD LIGHT, TYP. OF (3)
S-07	(7) BIKE PARKING RACKS (14 TOTAL BIKES) AT THIS LOCATION
S-15	EXISTING ALLEYWAY ASPHALT TO BE REMOVED PRIOR TO RE-PAVING
S-19	OVERHEAD COILING DOOR AT PARKING GARAGE ENTRANCE. TENANT ACCESS VIA FOB.
S-20	"RIGHT TURN ONLY" SIGN SUSPENDED ABOVE
S-21	ONCOMING TRAFFIC MIRROR SUSPENDED ABOVE
S-27	(E) US POSTAL SERVICE MAIL BOX TO REMAIN
S-29	GAS METERS
S-30	5'x12' TREE GRATE, TYPICAL ALONG E.7TH STREET AND S. COLLEGE AVE.
S-31	TEMPE-APPROVED SIGNAGE AND CURB PAINTING SHALL BE PROVIDED AT LOADING SPACES
S-32	BIKE PARKING RACK, (2) BIKES TOTAL, AT THIS LOCATION
S-33	LENGTHENED LANDSCAPED DETACHED CURB AREA
S-34	SIDEWALK TRASH CAN. DESIGN CONSISTENT WITH TEMPE GUIDELINES
S-35	9'LONG BENCH SEATING. DESIGN CONSISTENT WITH TEMPE GUIDELINES
S-36	PARKING METER. EACH METER SERVES TWO SPACES, 1 OF 5 TO SERVE 9 PARKING SPACES

SITE VICINITY MAP

NOT TO SCALE





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REGISTERED ARCHITECT
CERTIFICATE NO. 47837
ROBERT L. THOMPSON
STATE OF ARIZONA, U.S.A.

COLLEGE & 7TH MIXED-USE

712 S COLLEGE AVE
TEMPE, ARIZONA

△ Revisions

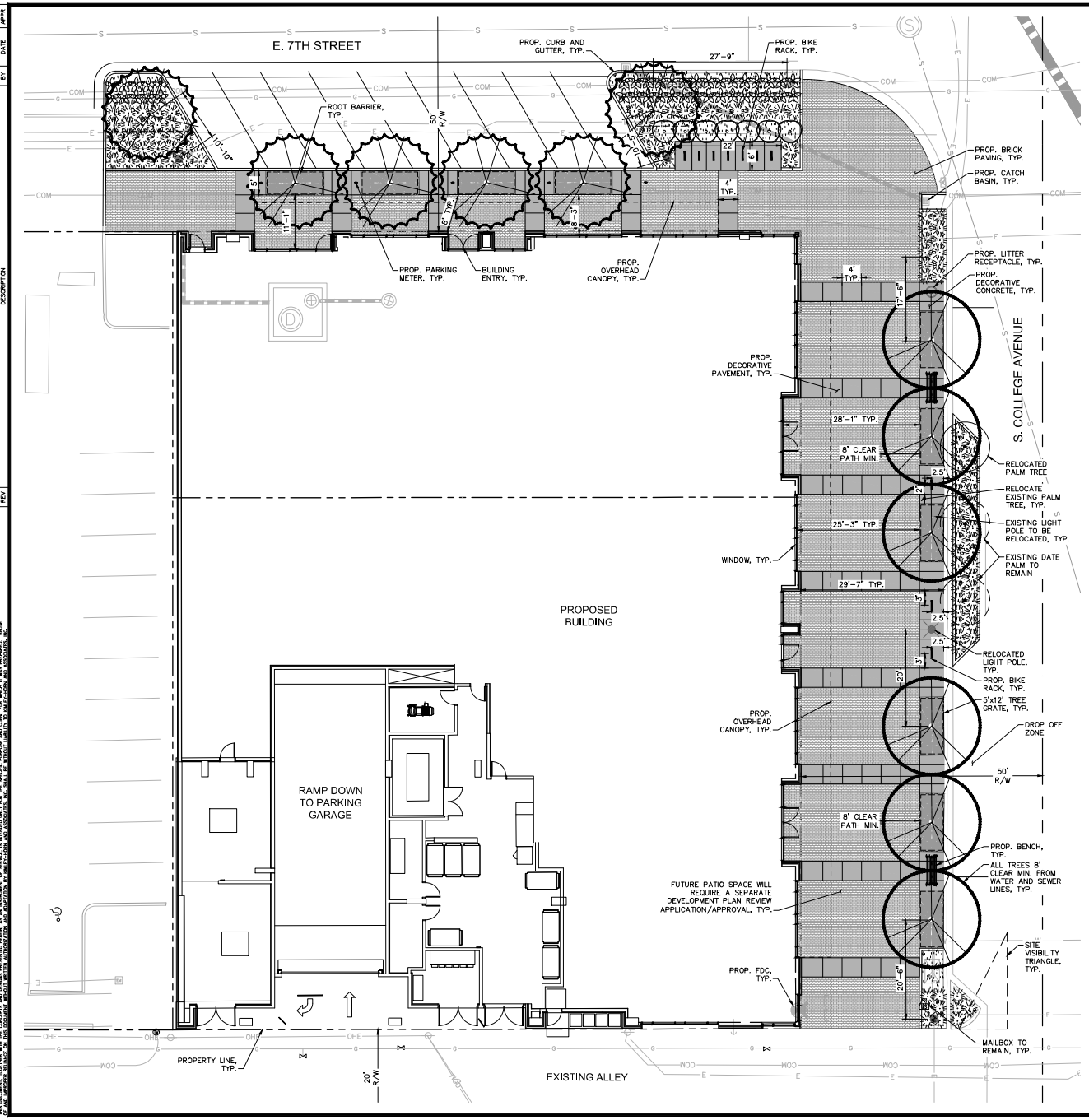
PROGRESS SET

DPR SITE PLAN

Project # 22015

AD-054

Date: 1/8/2024



GROUND FLOOR LANDSCAPE LEGEND

TREES (All Trees to include root barrier)

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Pistacia chinesis Pistache	2" Cal. Min., 36" Box Min. 9' Ht. x 3' W. Min.	6
Ulmus parviflora Evergreen Elm	2" Cal. Min., 36" Box Min. 12' Ht. x 4' W. Min.	6

SHRUBS & GROUNDCOVERS

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Aloe barbadensis Aloe Vera	5 Gal.	40
Muhlenbergia capillaris 'Regal Mist' Regal Mist Muhly	5 Gal.	103
Tecoma 'Gold Star' Gold Star Tecoma	5 Gal.	7

INERT MATERIALS / PAVING MATERIALS

DESCRIPTION / SPECIFICATION	QTY
Decomposed Granite ¾" Screened, 2" Depth Min., Color: Rusty Nickel	1,265 SF
Brick Paving - 'Tempe Antigua Blend' by Phoenix Brick Yard; Install per City of Tempe Standards Details with 4" Concrete Curbs at Edges	5,535 SF
Decorative Concrete - Integral Colored Concrete Davis Colors: 160 Canyon, Light Salt Finish	1,630 SF

SITE AMENITIES / FEATURES

DESCRIPTION / SPECIFICATION	QTY
Bike Rack Landscape Forms: Emerson Bike Rack, Powdercoat Color: Bronze (2 Bikes per rack max.)	10 (Racks) 20 (Spaces)
Litter Receptacle Landscape Forms: Chase Park, Powdercoat Color: Bronze	1
Bench Landscape Forms: Austin, Backed Arms, 72", Powdercoat Color: Bronze	2
Relocated Light Pole Relocate Existing	6
Tree Grate by Ironsmith, Inc Starburst Series 2, 5'x12', STRB-M14418-2	10
Install Root Barrier for all Streetscape Trees, 36" Depth Min., 0.08" Thick per City of Tempe Standard Specifications	

CITY OF TEMPE REQUIREMENTS

CODE SEC	REQUIRED	PROVIDED
4-702	Min. 1¼" Caliper Trees	Provided
4-703	(1) Street Tree per 30 LF of Street Frontage 7th Street: 144 LF = 5 Trees College Avenue: 166 LF = 6 Trees	 6 Trees 6 Trees
TEMPE STREETSCAPE PRINCIPLES AND GUIDELINES		
	REQUIRED	PROVIDED
	7th Street - Minimum 70% Brick Paving College Avenue - Minimum 70% Brick Paving	76.7% Provided 77.5% Provided
LANDSCAPE COVERAGE		
	Site Area (Net): 21,500 SF Ground Floor Landscape (On-Site): 1.7% (375 SF) Ground Floor Landscape (ROW): 8,345 SF 2nd Floor Landscape: 14.7% (3,165 SF) 13th Floor/Rooftop Landscape: 28.7% (6,175 SF) Total Landscape Coverage (On-Site): 45.2% (9,715 SF)	

LANDSCAPE MAINTENANCE NOTE:

STREET TREES LOCATED ALONG BUS ROUTES WHERE THERE IS LESS THAN 5 FEET FROM THE FACE OF CURB TO THE TREE TRUNK SHALL BE SINGLE TRUNK TREES WITH THE CANOPY PRUNED TO PROVIDE 12' OF CLEAR SPACE FROM THE TOP OF THE CURB TO THE BOTTOM OF THE CANOPY. AT ALL TIMES, 12' OF CLEAR SPACE BETWEEN THE TOP OF CURB AND BOTTOM OF TREE CANOPY MUST BE MAINTAINED TO NOT INTERFERE WITH BUS OPERATIONS ON COLLEGE AVENUE.

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

Contact Arizona 811 at least two full working days before you begin excavation
Arizona811
Call 811 or click Arizona811.com

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

COLLEGE & 7TH MIXED USE
LANDSCAPE PLAN GROUND FLOOR
712 S COLLEGE AVENUE TEMPE, ARIZONA 85281

PROJECT No. 291381000
SCALE (H): 1"=10'
SCALE (V): NONE
DRAWN BY: JAJ
DESIGN BY: JAJ
CHECK BY: AAV
DATE: 01/08/2024

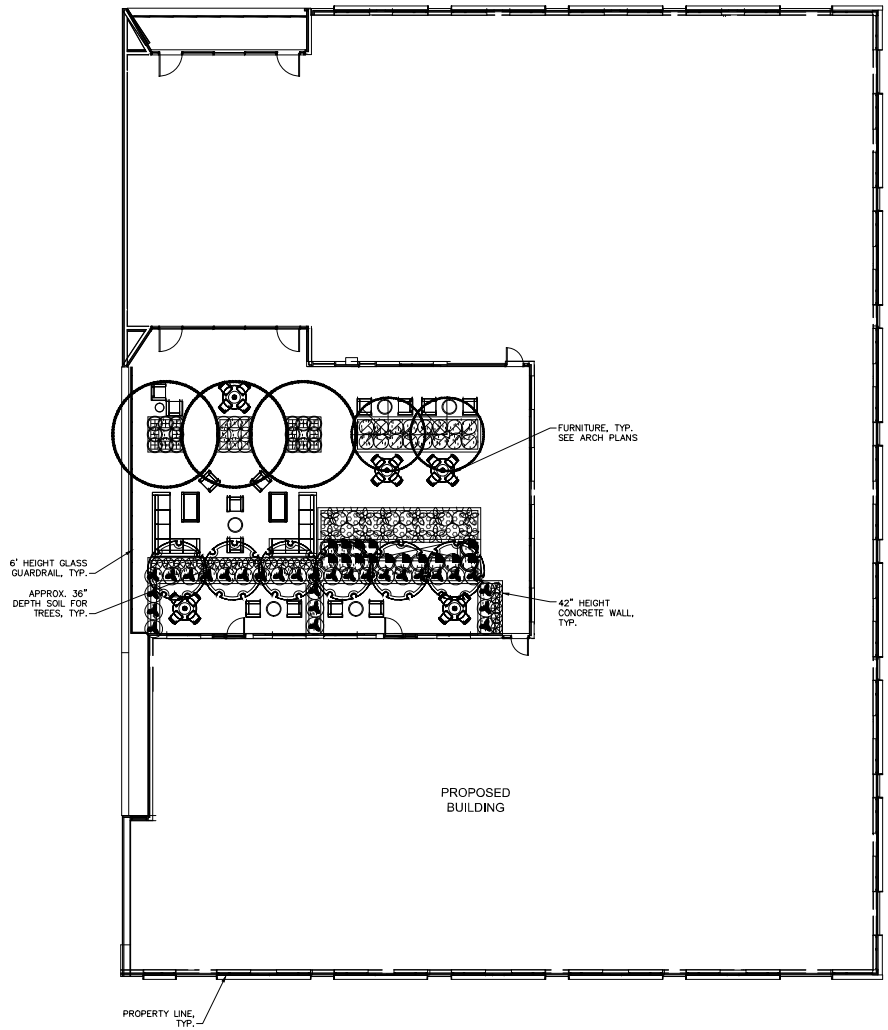
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
60494
ANDREW A. VALESTIN
ARIZONA U.S.A.

Prelim LS.dwg

L1
1 OF 3 SHEETS

XC:\Proj...\civil\CONSTRUCTION\...7th and college\CADD\Improvement Plans\Preliminary\Prelim LS.dwg, Layout:LS1 Jan 04, 2024 - 5:52pm Jacob.Jurgens

REV	DESCRIPTION	BY	DATE	APPR



2ND FLOOR LANDSCAPE LEGEND

TREES

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Prunus cerasifera 'Krauter Vesuvius' Purple Leaf Plum	3" Cal. Min., 36" Box Min. 10' Ht. x 7' W. Min.	2
Quercus virginiana 'Cathedral' Cathedral Live Oak	2½" Cal. Min., 36" Box Min. 12' Ht. x 7' W. Min.	3
Sophora secundiflora Texas Mountain Laurel	3" Cal. Min., 48" Box Min. 8' Ht. x 6' W. Min.	6

SHRUBS & GROUNDCOVERS

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Aloe barbadensis Aloe Vera	5 Gal.	10
Asparagus densiflorus Asparagus fern	5 Gal.	20
Pedilanthus macrocarpa Lady Slipper	15 Gal.	4
Rhaphiolepis indica Indian Hawthorn	5 Gal.	28
Ruellia brittoniana Common Ruellia	5 Gal.	17
Tradescantia pallida Purple Heart	5 Gal.	16
Wedelia trilobata Yellow Dot	5 Gal.	24
Yucca gloriosa Spanish Dagger	24" Box Min. Specimen 4' Ht. Min., 3 Heads Min.	4

INERT MATERIALS

DESCRIPTION / SPECIFICATION	QTY
Decomposed Granite ¾" Screened, 2" Depth Min., Color: Rusty Nickel	465 SF
Rip Rap 1-3", 3" Depth Min., Color: Rusty Nickel	130 SF

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

REV	DESCRIPTION	BY	DATE	APPR

Kimley»Horn
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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

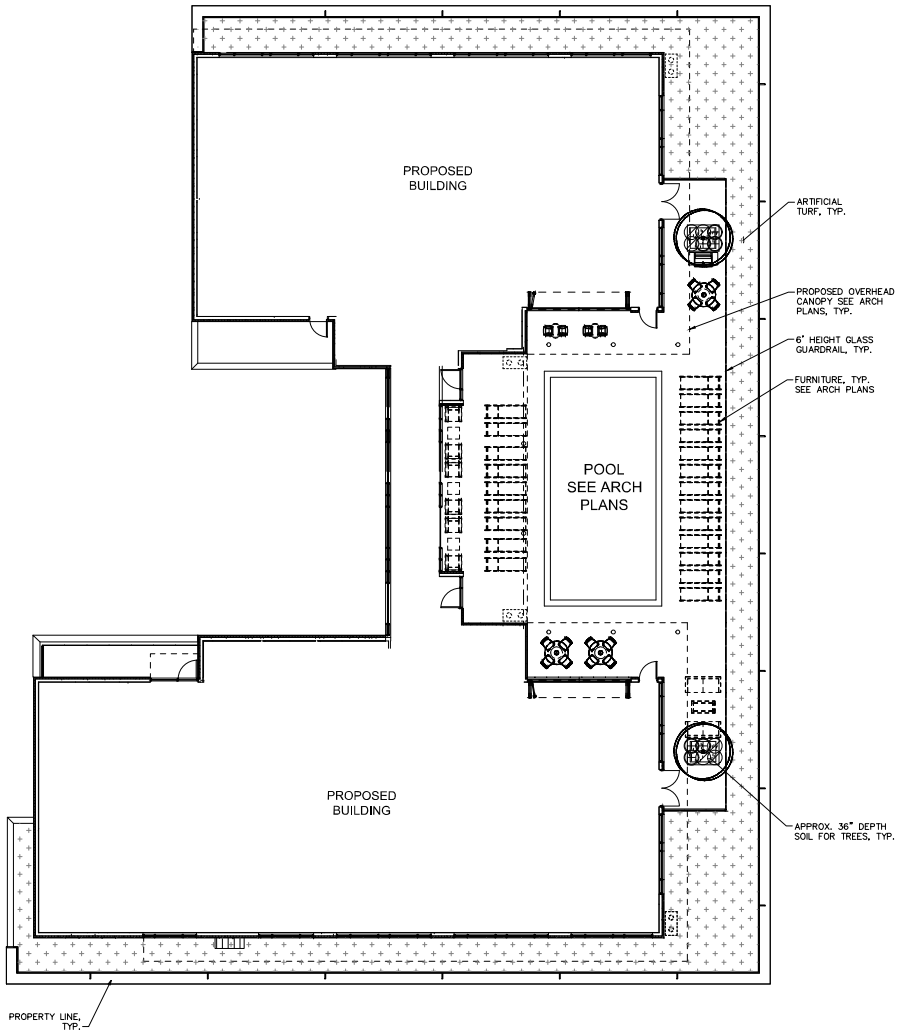
COLLEGE & 7TH MIXED USE
LANDSCAPE PLAN 2ND FLOOR
712 S COLLEGE AVENUE TEMPE, ARIZONA 85281

PROJECT No.	291381000
SCALE (H):	1"=10'
SCALE (V):	NONE
DRAWN BY:	JAJ
DESIGN BY:	JAJ
CHECK BY:	AAV
DATE:	01/08/2024

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
60494
ANDREW A. VALESTIN
ARIZONA U.S.A.

Prelim LS-2F.dwg

L2
2 OF 3 SHEETS



13TH FLOOR LANDSCAPE LEGEND

TREES

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
⊙	Thevetia peruviana Thevetia	2" Cal. Min., 36" Box Min. 6' Ht. x 4' W. Min.	2

SHRUBS & GROUNDCOVERS

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
⊕	Asparagus densiflorus Asparagus fern	5 Gal.	12
⊘	Wedelia trilobata Yellow Dot	5 Gal.	12

INERT MATERIALS

	DESCRIPTION / SPECIFICATION	QTY
	Decomposed Granite ¾" Screened, 2" Depth Min., Color: Rusty Nickel	35 SF
	Artificial Turf Pioneer Synthetic Turf: Softlawn® Bermuda Blend	2,620 SF

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

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Arizona811
Call 811 or click Arizona811.com

REV	DESCRIPTION	BY	DATE	APPR

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Phoenix, Arizona 85020 (602) 944-5500

COLLEGE & 7TH MIXED USE
LANDSCAPE PLAN 13TH FLOOR
712 S COLLEGE AVENUE TEMPE, ARIZONA 85281

PROJECT No.	291381000
SCALE (H):	1"=10'
SCALE (V):	NONE
DRAWN BY:	JAJ
DESIGN BY:	JAJ
CHECK BY:	AAV
DATE:	01/08/2024

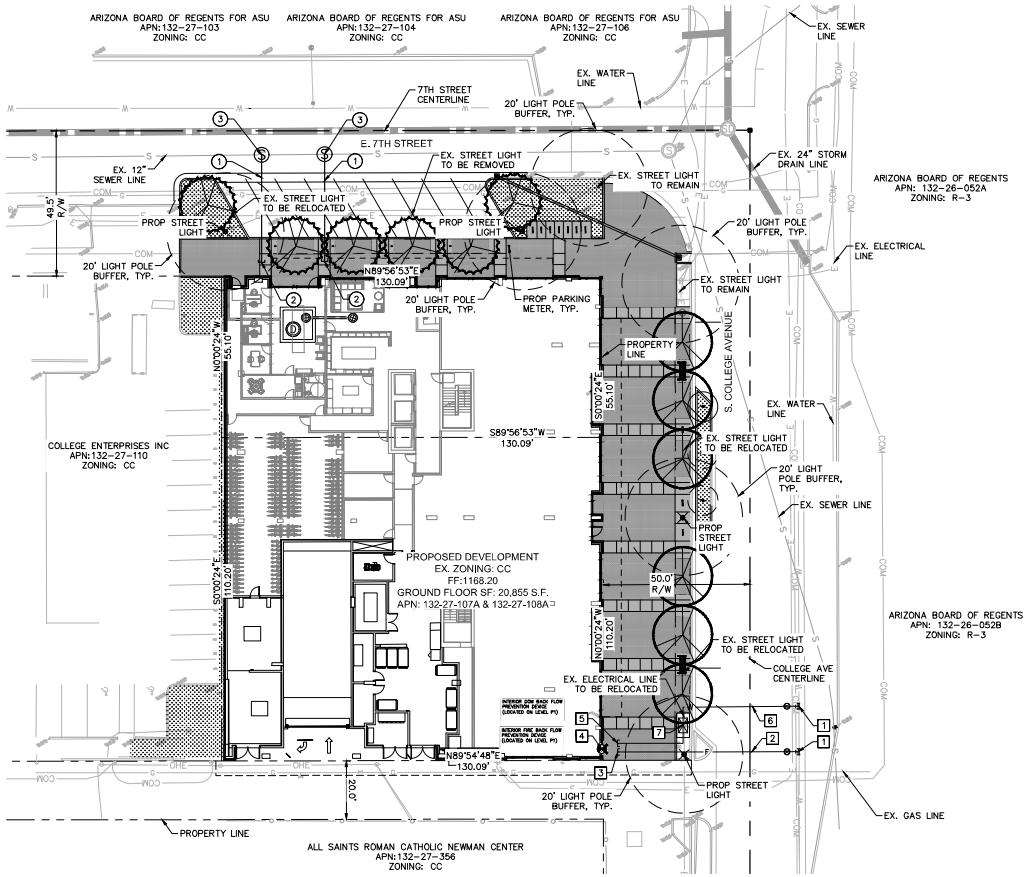
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
60494
ANDREW A. VALESTIN
ARIZONA U.S.A.

Prelim LS-9F.dwg

L3
3 OF 3 SHEETS

PRELIMINARY UNDERGROUND UTILITY & LIGHTING PLAN

COLLEGE & 7TH MIXED USE



LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- STREET CENTERLINE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED BUILDING FIRELINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD POWER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED CONTOUR
- EXISTING CONTOURS
- PROPOSED PAVEMENT SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED CATCH BASIN
- SURFACE FLOW DIRECTION
- EXISTING STORM DRAIN MANHOLE
- PROPOSED LANDSCAPE AREA; SEE LANDSCAPE PLANS FOR DESIGN
- RELOCATED EXISTING LIGHT POLE
- EXISTING LIGHT POLE

GENERAL NOTES

1. ADD 0.5 TO PAVEMENT ELEVATIONS FOR TOP OF CURB ELEVATION, UNLESS OTHERWISE NOTED.
2. ALL SPOT ELEVATIONS ARE FINISHED GRADE PAVEMENT (P), GUTTER/GRADE (G), OR SIDEWALK (SW) ELEVATIONS UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES IN PLACE UNLESS NOTED OTHERWISE.
4. CONTRACTOR TO PROTECT ALL EXISTING LANDSCAPE NOT LOCATED WITHIN PROPOSED IMPROVEMENTS.
5. CONTRACTOR TO COORDINATE LANDSCAPE SLEEVE LOCATIONS, TYPE, ETC. WITH LANDSCAPE ARCHITECT PRIOR TO PAVEMENT/CONCRETE CONSTRUCTION.
6. CONTRACTOR TO COORDINATE LIGHTING CONDUIT LOCATIONS, TYPE, ETC. WITH LANDSCAPE ARCHITECT/ELECTRICIAN PRIOR TO SITE GRADING AND PAVEMENT/CONCRETE CONSTRUCTION.

ON-SITE WATER NOTES

1. PROPOSED TAPPING SLEEVE AND VALVE.
2. PROPOSED 8" FIRE LINE.
3. PROPOSED FIRE CONNECTION TO BUILDING.
4. PROPOSED FDC.
5. PROPOSED DOMESTIC CONNECTION TO BUILDING.
6. PROPOSED 8" DOMESTIC WATER LINE.
7. PROPOSED DOMESTIC 3" WATER METER.

ON-SITE SEWER NOTES

1. PROPOSED 8" SEWER LINE.
2. PROPOSED SEWER CONNECTION TO BUILDING.
3. PROPOSED 4' DIAMETER SEWER MANHOLE.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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COLLEGE & 7TH MIXED USE
PRELIMINARY UNDERGROUND UTILITY & LIGHTING PLAN
712 S COLLEGE AVENUE TEMPE, ARIZONA 85281

PROJECT No.	291381000
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	MKC
DESIGN BY:	AJR
CHECK BY:	AJR
DATE:	01/08/2023

Registered Professional Engineer
Mary K. Clark
30886
MICHAEL DELMARTER
Civil
ARIZONA, U.S.A.

EXP: 12/31/2026

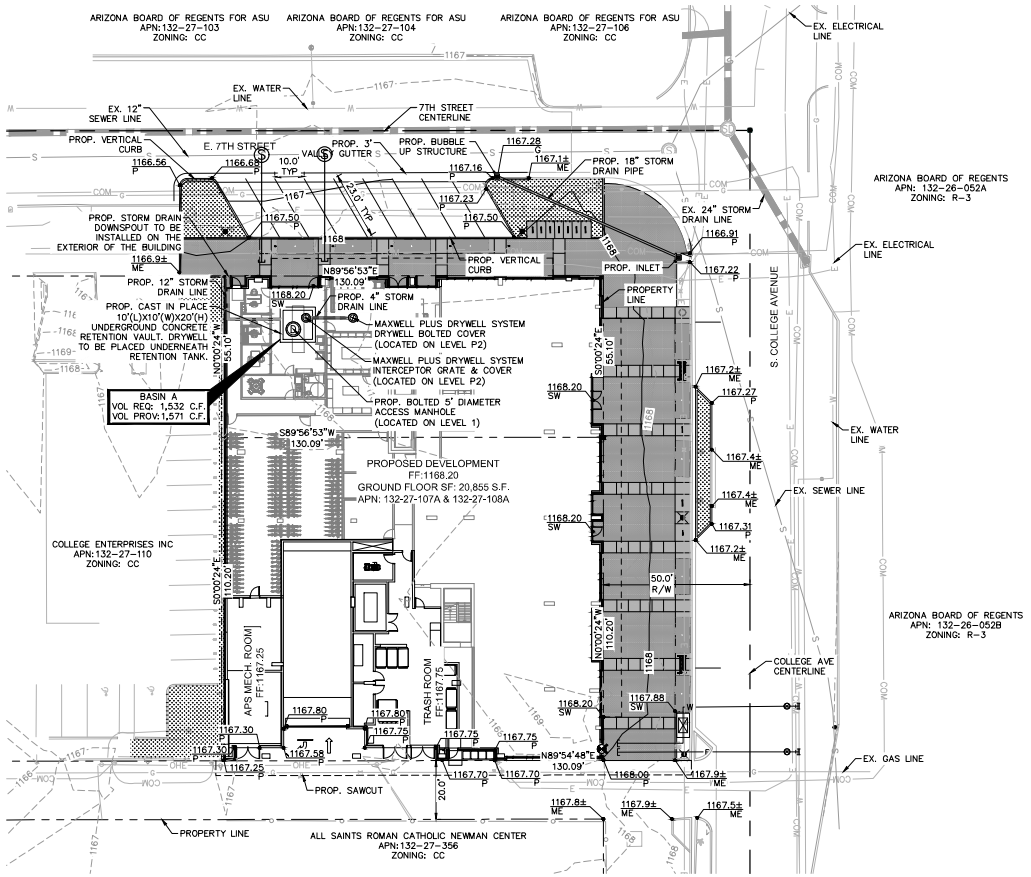
Prelim UT.dwg

1 OF 1 SHEETS

REV	DESCRIPTION	BY	DATE	APPR

PRELIMINARY GRADING AND DRAINAGE PLAN

COLLEGE & 7TH MIXED USE



LEGEND

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- PROPOSED EASEMENT
- EXISTING EASEMENT
- STREET CENTERLINE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
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- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED CONTOUR
- EXISTING CONTOURS
- PROPOSED PAVEMENT SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED CATCH BASIN
- SURFACE FLOW DIRECTION
- EXISTING STORM DRAIN MANHOLE
- PROPOSED LANDSCAPE AREA

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, AZ 85020
PH: (602) 944-5500
CONTACT: MIKE DELMARTER, PE

ARCHITECT
TVA ARCHITECTS
920 SW SIXTH AVE #1500
PORTLAND, OREGON 97204
PH: (503) 220-0668
WWW.TVAARCHITECTS.COM

LAND SURVEYOR
SURVEY INNOVATION GROUP

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, AZ 85020
PH: (602) 944-5500
CONTACT: ADAM PERILLO, PLA

GENERAL NOTES
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6. CONTRACTOR TO COORDINATE LIGHTING CONDUIT LOCATIONS, TYPE, ETC. WITH LANDSCAPE ARCHITECT/ELECTRICIAN PRIOR TO SITE GRADING AND PAVEMENT/CONCRETE CONSTRUCTION.

LEGAL DESCRIPTION
LOTS 1, 2, AND 3 OF BLOCK 13 OF TEMPE, ACCORDING TO THE MAP ON FILE IN BOOK 2 OF MAPS, PAGE 26, IN THE OFFICE OF MARICOPA COUNTY RECORDER, EXCEPT THE NORTH 55.1 FEET THEREOF.
APN: 132-27-107A

THE NORTH 55.1 FEET OF LOTS 1, 2 AND 3 OF BLOCK 13, OF TEMPE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY, RECORDER IN BOOK 2 OF MAPS, PAGE 26;
EXCEPT ALL GOLD, SILVER, CINNABAR, OR COPPER AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED IN BOOK 15 OF DEEDS, PAGE 634, RECORDS OF MARICOPA COUNTY, ARIZONA.
APN: 132-27-108A

BENCHMARK
INSERT BENCHMARK ONCE KNOWN

FLOOD INFORMATION
ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2245L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X":

AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

FLOOD MAP INFORMATION:

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
040054	04013C2245 OCTOBER 16, 2013	L	JANUARY 13, 2023	X	NONE

RETENTION CALCULATIONS
VOLUME REQUIRED = C*(P/12)*A
C=0.95 FOR BUILDING/PAVEMENT, 0.50 FOR LANDSCAPING
P=0.9" PER COT ARCA DESIGN CRITERIA (2-YEAR, 1-HOUR EVENT)
A=AREA IN SQUARE FEET

PAVEMENT/BUILDING VOLUME REQUIRED = 0.95*(0.90/12)*21,500 = 1,532 C.F.
LANDSCAPING VOLUME REQUIRED = 0.50*(0.90/12)*0 = 0 C.F.

RETENTION SUMMARY

Overall Retention Summary - 7th and College - 100-YR 1-HR Storm Event							
Drainage Area	Land Use	Area [A]		Runoff Coefficient	Precipitation Depth [P]	Required Storage (V_{REQ} = CPA/12)	
		sf	ac		in	cf	ac-ft
5	Mixed Use	21,500	0.49	0.95	0.90	1,532	0.04
Total	Residential	21,500	0.49	1	0.50	1,532	0.04

Retention Summary						
Drainage Area	Retention Basin	Required Volume	Diameter	Required Length	Provided Length	Provided Storage
5	CMP Tank	1,532	10	20	20	1,571
Total	CMP Tank	1,532	10	20	20	1,571

DISPOSAL CALCULATION

			Drywell Summary		
Drainage Area	Retention Basin	Volume	Disposal Rate	Drywells Required	Drain Time
5	CMP Tank	1,532	0.10	1	5
Total	CMP Tank	1,532	0.10	1	5

DRAINAGE STATEMENT
THE SITE HAS ONE UNDERGROUND RETENTION TANK TO RETAIN THE 100-YR 1-HR ON-SITE GENERATED STORM RUNOFF ACCORDING TO THE CITY OF TEMPE ALTERNATIVE RETENTION CRITERIA AREA POLICY. THE BASIN WILL DISCHARGE INTO AN ON-SITE DRYWELL AND DRAIN WITHIN 36 HOURS.

NO OFF-SITE FLOWS ARE ANTICIPATED TO IMPACT THE SITE.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Contact Arizona 811 at least two full working days before you begin excavation
Arizona811
Call 811 or click Arizona811.com

COLLEGE & 7TH MIXED USE
PRELIMINARY GRADING AND DRAINAGE PLAN
712 S COLLEGE AVENUE TEMPE, ARIZONA 85281

PROJECT No.
291381000

SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	MKC
DESIGN BY:	AJR
CHECK BY:	AJR
DATE:	01/08/2023

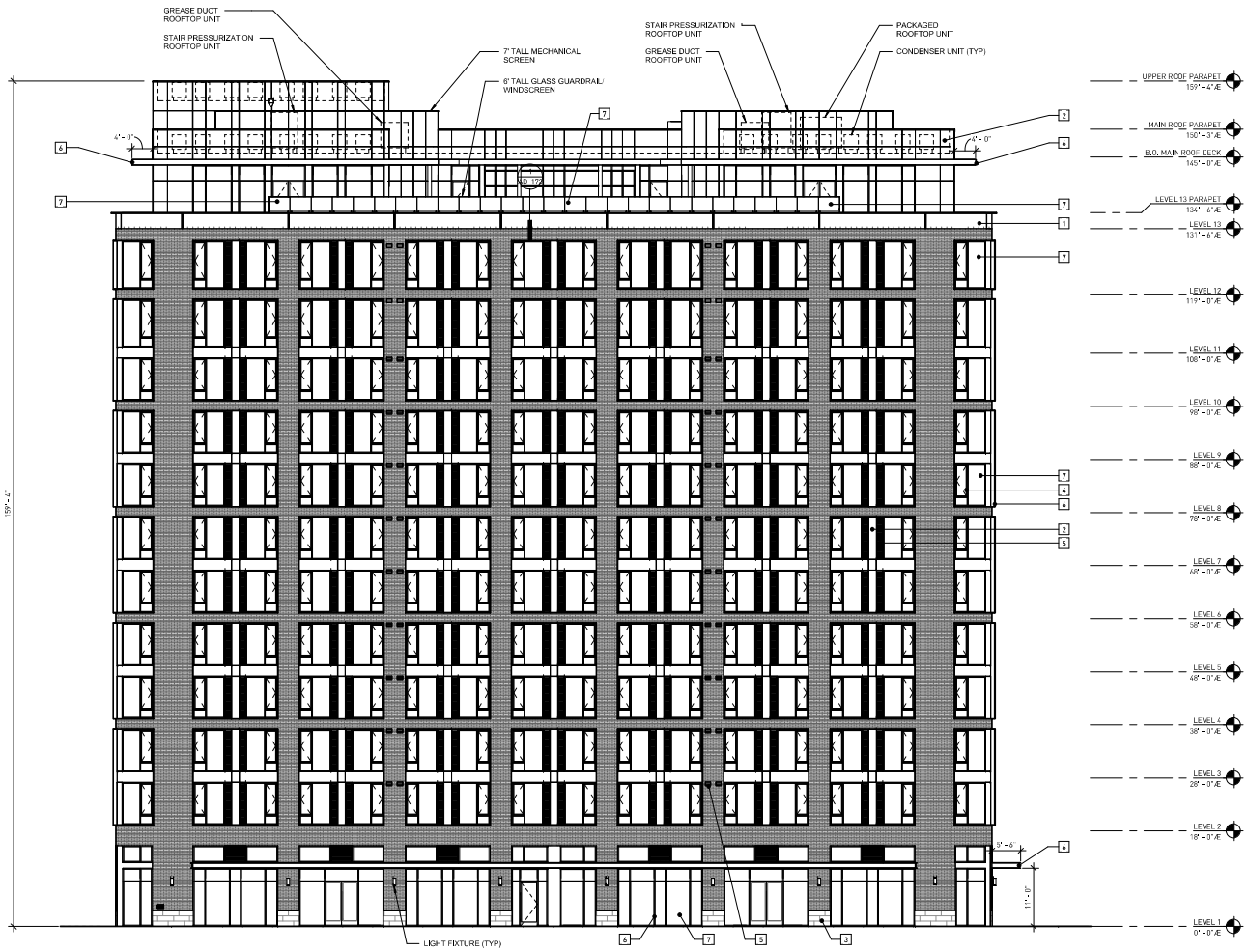
Registered Professional Engineer
30886
MICHAEL DELMARTER
12/31/2026
ARIZONA, U.S.A.

EXP: 12/31/2026

Prelim GD.dwg

1 OF 1 SHEETS

REV	DESCRIPTION	DATE	BY	APPR



2 EAST ELEVATION

3/32" = 1'-0" AT 24" x 36"

EXTERIOR FINISH LEGEND AND MATERIALS

SHOWN THUS ☐

1 **BRICK MASONRY**
BRAND: SUMMIT BRICK COMPANY
TWO BRICK COLORS DISTRIBUTED RANDOMLY:
1. LB415 MEDIUM RED, SMOOTH
2. LB416 RED, SMOOTH
SIZE: 3"(h) x 12"(w) x 3-1/2"(d) MODULE

2 **FIBER-CEMENT PANEL**
BRAND: EQUITONE
MODEL: NATURA
COLOR: ANTHRACITE
TEXTURE: MATTE
SIZE: VARIES

3 **PORCELAIN TILE**
BRAND: PENTAL
MODEL: STONE PROJECT
COLOR: BLACK FALDA
TEXTURE: MATTE
SIZE: 12" x 24"

4 **POLYMER WINDOW FRAME**
COLOR: CHARCOAL GRAY
TEXTURE: MATTE
SIZE: VARIES

5 **METAL LOUVER**
BRAND: AIRFLOW COMPANY
MODEL: AE-245
COLOR: CHARCOAL GRAY
TEXTURE: MATTE
SIZE: 12" x 24"

6 **PAINTED METAL**
COLOR: CHARCOAL GRAY
TEXTURE: SEMI-GLOSS
AT CUSTOM METAL FABRICATIONS:
- CANOPIES
- TRIM SURROUND AT POLYMER WINDOWS
- ALUMINUM STOREFRONT SYSTEM (GROUND FLOOR)
- CURTAIN WALL SYSTEM (LEVEL 12)
- STEEL COLUMNS (LEVEL 12)
- GUARDRAILS (LEVEL 12)
- POOL BRISE SOLEIL (LEVEL 12)

7 **CLEAR GLASS**
CUSTOM FABRICATED SIZES
- ALL WINDOW GLAZING
- GUARDRAILS (UPPER PORTION @ LEVEL 12)

8 **CONCRETE MASONRY UNIT**
COLOR: NATURAL GRAY
SIZE: 8"(h) x 16"(w) x 8"(d)
PATTERN: RUNNING BOND
TEXTURE: COURSE

9 **OVERHEAD COILING GARAGE DOOR (VENTILATED)**
PANELS: PERFORATED (25% OPEN)
COLOR: CHARCOAL GRAY
TEXTURE: MATTE

10 **CAST-IN-PLACE CONCRETE**
COLOR: LIGHT GRAY
TEXTURE: MATTE VIA FORMLINER

11 **PAINTED METAL**
COLOR: REDDISH BROWN
TEXTURE: SEMI-GLOSS
AT CUSTOM METAL FABRICATIONS SELECT COURTYARD AND WEST ELEVATIONS WINDOWS

0' 4' 16' 32'

tva architects inc.
920 sw sixth avenue | suite 1500 | portland, oregon 97204
phone: 503 220 0668 | www.tvaarchitects.com

REGISTERED ARCHITECT CERTIFICATE NO. 47837 ROBERT L. THOMPSON ARIZONA, U.S.A.

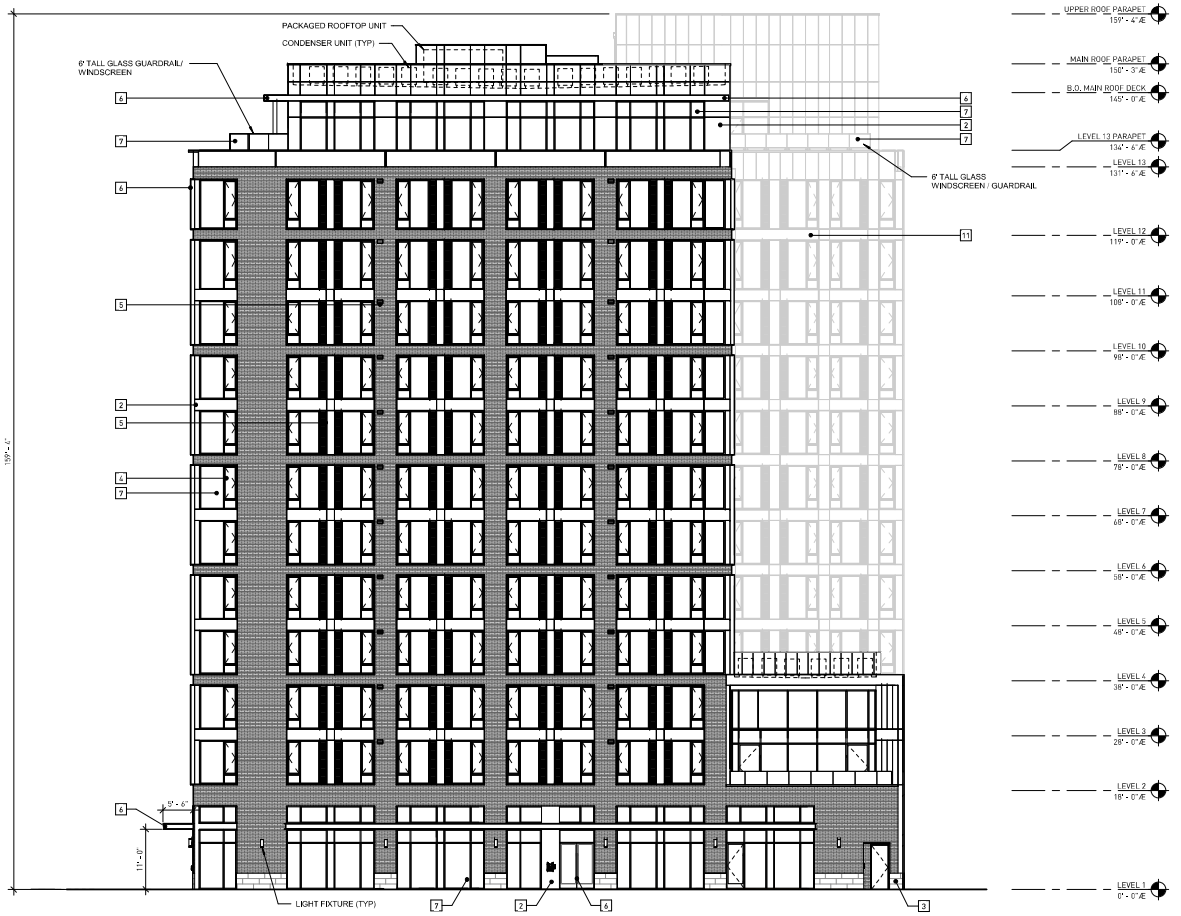
AD-130

EAST ELEVATION - BLACKLINE

1/8/2024

COLLEGE & 7TH MIXED-USE

712 S COLLEGE AVE
TEMPE, ARIZONA



1 NORTH ELEVATION

3/32" = 1'-0" AT 24" x 36"

EXTERIOR FINISH LEGEND AND MATERIALS

SHOWN THUS ☐

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2 **FIBER-CEMENT PANEL**
BRAND: EQUITONE
MODEL: NATURA
COLOR: ANTHRACITE
TEXTURE: MATTE
SIZE: VARIES

3 **PORCELAIN TILE**
BRAND: PENTAL
MODEL: STONE PROJECT
COLOR: BLACK FALDA
TEXTURE: MATTE
SIZE: 12" x 24"

4 **POLYMER WINDOW FRAME**
COLOR: CHARCOAL GRAY
TEXTURE: MATTE
SIZE: VARIES

5 **METAL LOUVER**
BRAND: AIRFLOW COMPANY
MODEL: AE-245
COLOR: CHARCOAL GRAY
TEXTURE: MATTE
SIZE: 12" x 24"

6 **PAINTED METAL**
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- POOL BRISE SOLEIL (LEVEL 12)

7 **CLEAR GLASS**
CUSTOM FABRICATED SIZES
- ALL WINDOW GLAZING
- GUARDRAILS (UPPER PORTION @ LEVEL 12)

8 **CONCRETE MASONRY UNIT**
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0' 4' 16' 32'

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phone: 503 220 0668 | www.tvaarchitects.com

REGISTERED ARCHITECT CERTIFICATE NO. 47837 ROBERT L. THOMPSON STATE OF ARIZONA U.S.A.

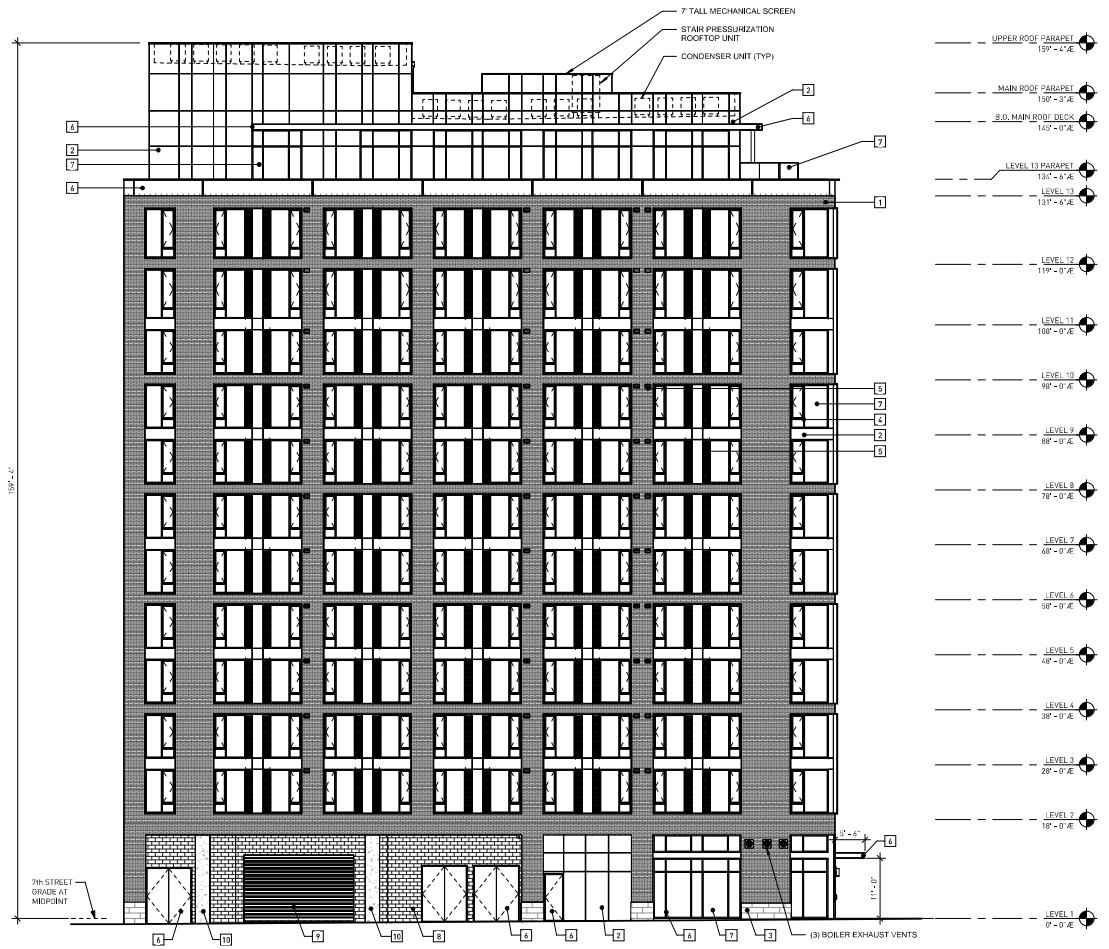
AD-131

NORTH ELEVATION - BLACKLINE

1/8/2024

COLLEGE & 7TH MIXED-USE

712 S COLLEGE AVE
TEMPE, ARIZONA



1 SOUTH ELEVATION
3/32" = 1'-0" AT 24" x 36"

EXTERIOR FINISH LEGEND AND MATERIALS

SHOWN THUS ☐

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2 **FIBER-CEMENT PANEL**
BRAND: EQUITONE
MODEL: NATURA
COLOR: ANTHRACITE
TEXTURE: MATTE
SIZE: VARIES

3 **PORCELAIN TILE**
BRAND: PENTAL
MODEL: STONE PROJECT
COLOR: BLACK FALDA
TEXTURE: MATTE
SIZE: 12" x 24"

4 **POLYMER WINDOW FRAME**
COLOR: CHARCOAL GRAY
TEXTURE: MATTE
SIZE: VARIES

5 **METAL LOUVER**
BRAND: AIRFLOW COMPANY
MODEL: AE-245
COLOR: CHARCOAL GRAY
TEXTURE: MATTE
SIZE: 12" x 24"

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TEXTURE: SEMI-GLOSS
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0' 4' 16' 32'

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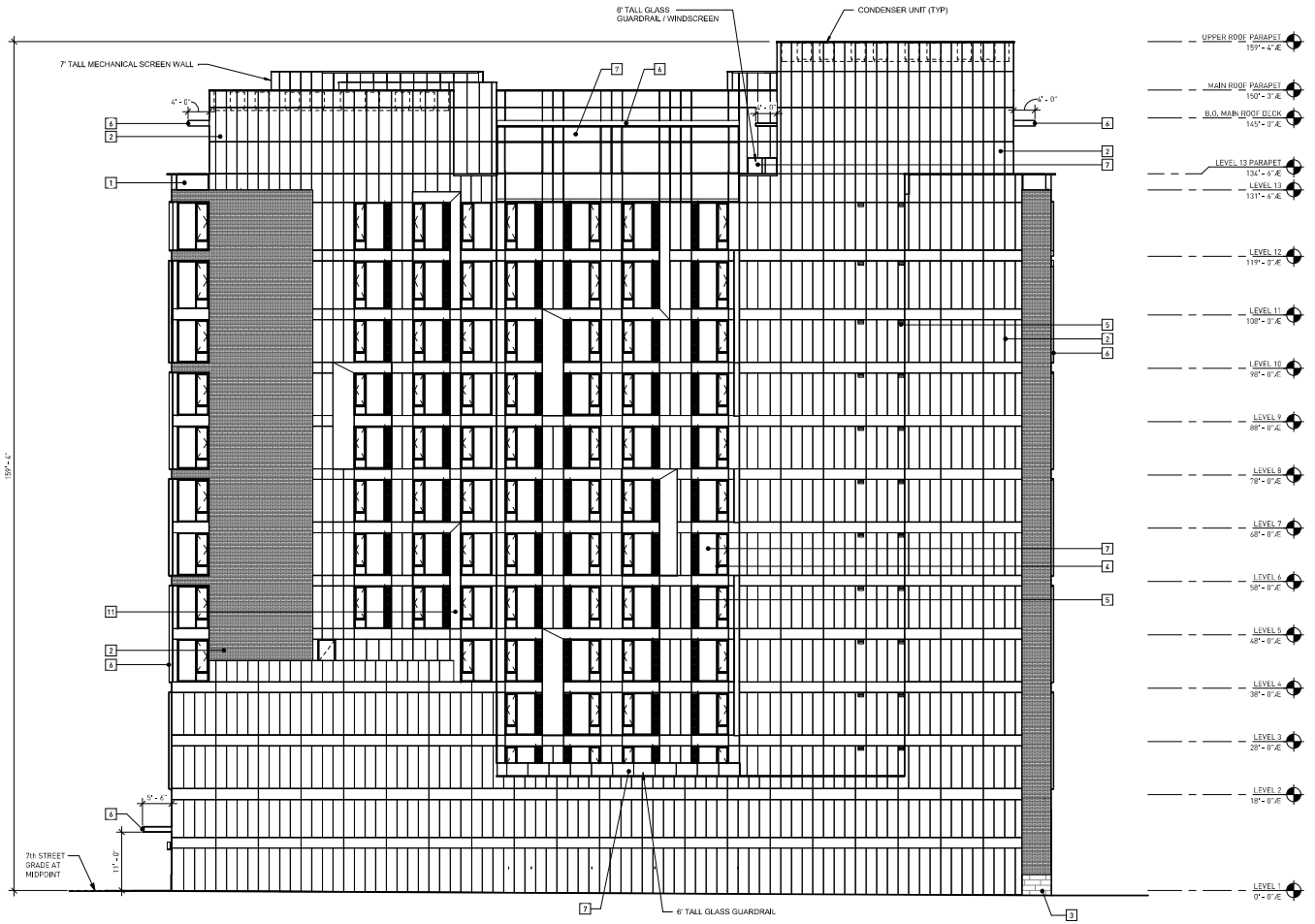
REGISTERED ARCHITECT CERTIFICATE NO. 47837 ROBERT L. THOMPSON STATE OF ARIZONA U.S.A.

AD-132
SOUTH ELEVATION - BLACKLINE

1/8/2024

COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA



2 WEST ELEVATION
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TEXTURE: MATTE
SIZE: VARIES

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BRAND: PENTAL
MODEL: STONE PROJECT
COLOR: BLACK FALDA
TEXTURE: MATTE
SIZE: 12" x 24"

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COLOR: CHARCOAL GRAY
TEXTURE: MATTE
SIZE: VARIES

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- CURTAIN WALL SYSTEM (LEVEL 12)
- STEEL COLUMNS (LEVEL 12)
- GUARDRAILS (LEVEL 12)
- POOL BRISE SOLEIL (LEVEL 12)

7 **CLEAR GLASS**
CUSTOM FABRICATED SIZES
- ALL WINDOW GLAZING
- GUARDRAILS (UPPER PORTION @ LEVEL 12)

8 **CONCRETE MASONRY UNIT**
COLOR: NATURAL GRAY
SIZE: 8"(h) x 16"(w) x 8"(d)
PATTERN: RUNNING BOND
TEXTURE: COURSE

9 **OVERHEAD COILING GARAGE DOOR (VENTILATED)**
PANELS: PERFORATED (25% OPEN)
COLOR: CHARCOAL GRAY
TEXTURE: MATTE

10 **CAST-IN-PLACE CONCRETE**
COLOR: LIGHT GRAY
TEXTURE: MATTE VIA FORMLINER

11 **PAINTED METAL**
COLOR: REDDISH BROWN
TEXTURE: SEMI-GLOSS
AT CUSTOM METAL FABRICATIONS SELECT COURTYARD AND WEST ELEVATIONS WINDOWS

0' 4' 16' 32'

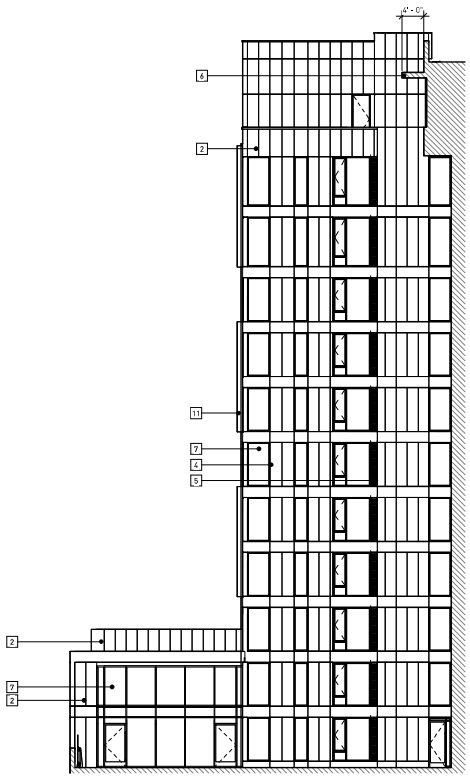
tva architects inc.
920 sw sixth avenue | suite 1500 | portland, oregon 97204
phone: 503 220 0668 | www.tvaarchitects.com

REGISTERED ARCHITECT CERTIFICATE NO. 47837 ROBERT L. THOMPSON ARIZONA, U.S.A.

AD-133
WEST ELEVATION - BLACKLINE

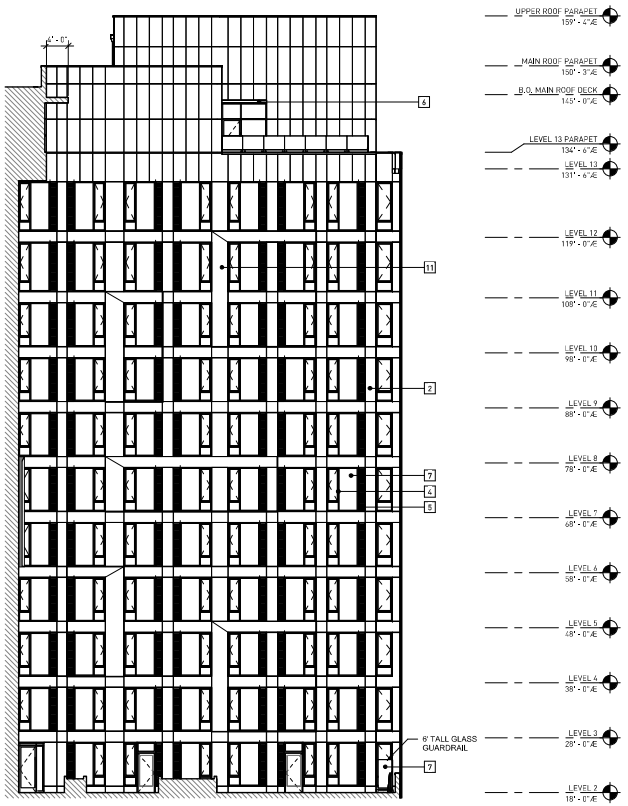
1/8/2024

COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA



1 COURTYARD NORTH ELEVATION

3/32" = 1'-0" AT 24" x 36"



2 COURTYARD SOUTH ELEVATION

3/32" = 1'-0" AT 24" x 36"

EXTERIOR FINISH LEGEND AND MATERIALS

SHOWN THUS ☐

1 **BRICK MASONRY**
BRAND: SUMMIT BRICK COMPANY
TWO BRICK COLORS DISTRIBUTED RANDOMLY:
1. LB415 MEDIUM RED, SMOOTH
2. LB416 RED, SMOOTH
SIZE: 3"(h) x 12"(w) x 3-1/2"(d) MODULE

2 **FIBER-CEMENT PANEL**
BRAND: EQUITONE
MODEL: NATURA
COLOR: ANTHRACITE
TEXTURE: MATTE
SIZE: VARIES

3 **PORCELAIN TILE**
BRAND: PENTAL
MODEL: STONE PROJECT
COLOR: BLACK FALDA
TEXTURE: MATTE
SIZE: 12" x 24"

4 **POLYMER WINDOW FRAME**
COLOR: CHARCOAL GRAY
TEXTURE: MATTE
SIZE: VARIES

5 **METAL LOUVER**
BRAND: AIRFLOW COMPANY
MODEL: AE-245
COLOR: CHARCOAL GRAY
TEXTURE: MATTE
SIZE: 12" x 24"

6 **PAINTED METAL**
COLOR: CHARCOAL GRAY
TEXTURE: SEMI-GLOSS
AT CUSTOM METAL FABRICATIONS:
- CANOPIES
- TRIM SURROUND AT POLYMER WINDOWS
- ALUMINUM STOREFRONT SYSTEM (GROUND FLOOR)
- CURTAIN WALL SYSTEM (LEVEL 12)
- STEEL COLUMNS (LEVEL 12)
- GUARDRAILS (LEVEL 12)
- POOL BRISE SOLEIL (LEVEL 12)

7 **CLEAR GLASS**
CUSTOM FABRICATED SIZES
- ALL WINDOW GLAZING
- GUARDRAILS (UPPER PORTION @ LEVEL 12)

8 **CONCRETE MASONRY UNIT**
COLOR: NATURAL GRAY
SIZE: 8"(h) x 16"(w) x 8"(d)
PATTERN: RUNNING BOND
TEXTURE: COURSE

9 **OVERHEAD COILING GARAGE DOOR (VENTILATED)**
PANELS: PERFORATED (25% OPEN)
COLOR: CHARCOAL GRAY
TEXTURE: MATTE

10 **CAST-IN-PLACE CONCRETE**
COLOR: LIGHT GRAY
TEXTURE: MATTE VIA FORMLINER

11 **PAINTED METAL**
COLOR: REDDISH BROWN
TEXTURE: SEMI-GLOSS
AT CUSTOM METAL FABRICATIONS SELECT COURTYARD AND WEST ELEVATIONS WINDOWS

0' 4' 16' 32'

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REGISTERED ARCHITECT CERTIFICATE NO. 47837 ROBERT L. THOMPSON ARIZONA, U.S.A.

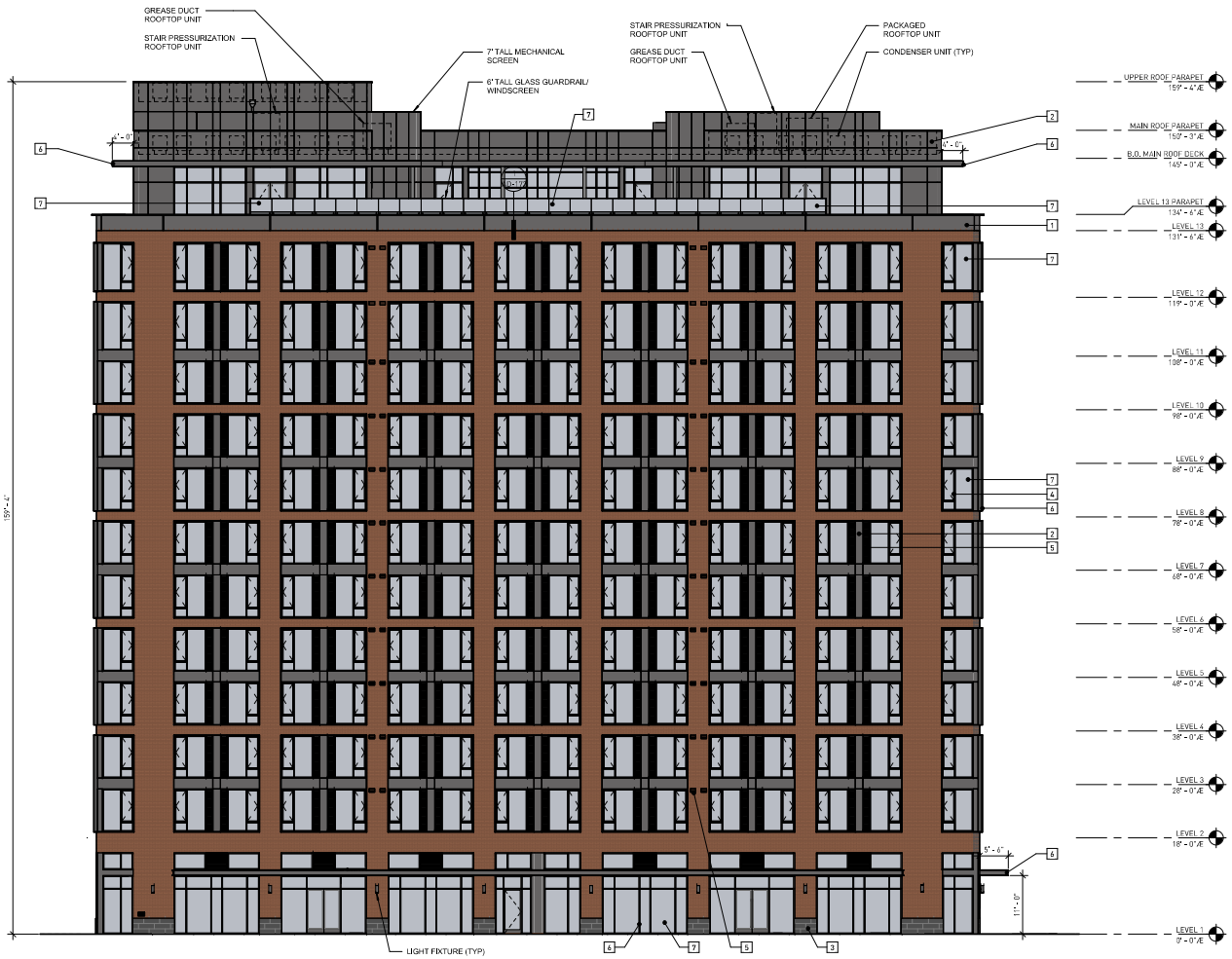
AD-134

COURTYARD NORTH & SOUTH ELEVATIONS - BLACKLINE

1/8/2024

COLLEGE & 7TH MIXED-USE

712 S COLLEGE AVE
TEMPE, ARIZONA



2 EAST ELEVATION
3/32" = 1'-0" AT 24" x 36"

EXTERIOR FINISH LEGEND AND MATERIALS

SHOWN THUS ☐

1 **BRICK MASONRY**
BRAND: SUMMIT BRICK COMPANY
TWO BRICK COLORS DISTRIBUTED RANDOMLY:
1. LB415 MEDIUM RED, SMOOTH
2. LB416 RED, SMOOTH
SIZE: 3"(h) x 12"(w) x 3-1/2"(d) MODULE

2 **FIBER-CEMENT PANEL**
BRAND: EQUITONE
MODEL: NATURA
COLOR: ANTHRACITE
TEXTURE: MATTE
SIZE: VARIES

3 **PORCELAIN TILE**
BRAND: PENTAL
MODEL: STONE PROJECT
COLOR: BLACK FALDA
TEXTURE: MATTE
SIZE: 12" x 24"

4 **POLYMER WINDOW FRAME**
COLOR: CHARCOAL GRAY
TEXTURE: MATTE
SIZE: VARIES

5 **METAL LOUVER**
BRAND: AIRFLOW COMPANY
MODEL: AE-245
COLOR: CHARCOAL GRAY
TEXTURE: MATTE
SIZE: 12" x 24"

6 **PAINTED METAL**
COLOR: CHARCOAL GRAY
TEXTURE: SEMI-GLOSS
AT CUSTOM METAL FABRICATIONS:
- CANOPIES
- TRIM SURROUND AT POLYMER WINDOWS
- ALUMINUM STOREFRONT SYSTEM (GROUND FLOOR)
- CURTAIN WALL SYSTEM (LEVEL 12)
- STEEL COLUMNS (LEVEL 12)
- GUARDRAILS (LEVEL 12)
- POOL BRISE SOLEIL (LEVEL 12)

7 **CLEAR GLASS**
CUSTOM FABRICATED SIZES
- ALL WINDOW GLAZING
- GUARDRAILS (UPPER PORTION @ LEVEL 12)

8 **CONCRETE MASONRY UNIT**
COLOR: NATURAL GRAY
SIZE: 8"(h) x 16"(w) x 8"(d)
PATTERN: RUNNING BOND
TEXTURE: COURSE

9 **OVERHEAD COILING GARAGE DOOR (VENTILATED)**
PANELS: PERFORATED (25% OPEN)
COLOR: CHARCOAL GRAY
TEXTURE: MATTE

10 **CAST-IN-PLACE CONCRETE**
COLOR: LIGHT GRAY
TEXTURE: MATTE VIA FORMLINER

11 **PAINTED METAL**
COLOR: REDDISH BROWN
TEXTURE: SEMI-GLOSS
AT CUSTOM METAL FABRICATIONS SELECT COURTYARD AND WEST ELEVATIONS WINDOWS

0' 4' 16' 32'

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REGISTERED ARCHITECT CERTIFICATE NO. 47837 ROBERT L. THOMPSON STATE OF ARIZONA, U.S.A.

AD-135
EAST ELEVATION - COLOR

1/8/2024

COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA

1 NORTH ELEVATION
3/32" = 1'-0" AT 24" x 36"

EXTERIOR FINISH LEGEND AND MATERIALS

SHOWN THUS ☐

1 **BRICK MASONRY**
BRAND: SUMMIT BRICK COMPANY
TWO BRICK COLORS DISTRIBUTED RANDOMLY:
1. LB415 MEDIUM RED, SMOOTH
2. LB416 RED, SMOOTH
SIZE: 3"(h) x 12"(w) x 3-1/2"(d) MODULE

2 **FIBER-CEMENT PANEL**
BRAND: EQUITONE
MODEL: NATURA
COLOR: ANTHRACITE
TEXTURE: MATTE
SIZE: VARIES

3 **PORCELAIN TILE**
BRAND: PENTAL
MODEL: STONE PROJECT
COLOR: BLACK FALDA
TEXTURE: MATTE
SIZE: 12" x 24"

4 **POLYMER WINDOW FRAME**
COLOR: CHARCOAL GRAY
TEXTURE: MATTE
SIZE: VARIES

5 **METAL LOUVER**
BRAND: AIRFLOW COMPANY
MODEL: AE-245
COLOR: CHARCOAL GRAY
TEXTURE: MATTE
SIZE: 12" x 24"

6 **PAINTED METAL**
COLOR: CHARCOAL GRAY
TEXTURE: SEMI-GLOSS
AT CUSTOM METAL FABRICATIONS:
- CANOPIES
- TRIM SURROUND AT POLYMER WINDOWS
- ALUMINUM STOREFRONT SYSTEM (GROUND FLOOR)
- CURTAIN WALL SYSTEM (LEVEL 12)
- STEEL COLUMNS (LEVEL 12)
- GUARDRAILS (LEVEL 12)
- POOL BRISE SOLEIL (LEVEL 12)

7 **CLEAR GLASS**
CUSTOM FABRICATED SIZES
- ALL WINDOW GLAZING
- GUARDRAILS (UPPER PORTION @ LEVEL 12)

8 **CONCRETE MASONRY UNIT**
COLOR: NATURAL GRAY
SIZE: 8"(h) x 16"(w) x 8"(d)
PATTERN: RUNNING BOND
TEXTURE: COURSE

9 **OVERHEAD COILING GARAGE DOOR (VENTILATED)**
PANELS: PERFORATED (25% OPEN)
COLOR: CHARCOAL GRAY
TEXTURE: MATTE

10 **CAST-IN-PLACE CONCRETE**
COLOR: LIGHT GRAY
TEXTURE: MATTE VIA FORMLINER

11 **PAINTED METAL**
COLOR: REDDISH BROWN
TEXTURE: SEMI-GLOSS
AT CUSTOM METAL FABRICATIONS SELECT COURTYARD AND WEST ELEVATIONS WINDOWS

0' 4' 16' 32'

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REGISTERED ARCHITECT CERTIFICATE NO. 47837 ROBERT L. THOMPSON ARIZONA, U.S.A.

AD-136
NORTH ELEVATION - COLOR

1/8/2024

COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA

1 SOUTH ELEVATION
3/32" = 1'-0" AT 24" x 36"

EXTERIOR FINISH LEGEND AND MATERIALS

SHOWN THUS ☐

1 **BRICK MASONRY**
BRAND: SUMMIT BRICK COMPANY
TWO BRICK COLORS DISTRIBUTED RANDOMLY:
1. LB415 MEDIUM RED, SMOOTH
2. LB416 RED, SMOOTH
SIZE: 3"(h) x 12"(w) x 3-1/2"(d) MODULE

2 **FIBER-CEMENT PANEL**
BRAND: EQUITONE
MODEL: NATURA
COLOR: ANTHRACITE
TEXTURE: MATTE
SIZE: VARIES

3 **PORCELAIN TILE**
BRAND: PENTAL
MODEL: STONE PROJECT
COLOR: BLACK FALDA
TEXTURE: MATTE
SIZE: 12" x 24"

4 **POLYMER WINDOW FRAME**
COLOR: CHARCOAL GRAY
TEXTURE: MATTE
SIZE: VARIES

5 **METAL LOUVER**
BRAND: AIRFLOW COMPANY
MODEL: AE-245
COLOR: CHARCOAL GRAY
TEXTURE: MATTE
SIZE: 12" x 24"

6 **PAINTED METAL**
COLOR: CHARCOAL GRAY
TEXTURE: SEMI-GLOSS
AT CUSTOM METAL FABRICATIONS:
- CANOPIES
- TRIM SURROUND AT POLYMER WINDOWS
- ALUMINUM STOREFRONT SYSTEM (GROUND FLOOR)
- CURTAIN WALL SYSTEM (LEVEL 12)
- STEEL COLUMNS (LEVEL 12)
- GUARDRAILS (LEVEL 12)
- POOL BRISE SOLEIL (LEVEL 12)

7 **CLEAR GLASS**
CUSTOM FABRICATED SIZES
- ALL WINDOW GLAZING
- GUARDRAILS (UPPER PORTION @ LEVEL 12)

8 **CONCRETE MASONRY UNIT**
COLOR: NATURAL GRAY
SIZE: 8"(h) x 16"(w) x 8"(d)
PATTERN: RUNNING BOND
TEXTURE: COURSE

9 **OVERHEAD COILING GARAGE DOOR (VENTILATED)**
PANELS: PERFORATED (25% OPEN)
COLOR: CHARCOAL GRAY
TEXTURE: MATTE

10 **CAST-IN-PLACE CONCRETE**
COLOR: LIGHT GRAY
TEXTURE: MATTE VIA FORMLINER

11 **PAINTED METAL**
COLOR: REDDISH BROWN
TEXTURE: SEMI-GLOSS
AT CUSTOM METAL FABRICATIONS SELECT COURTYARD AND WEST ELEVATIONS WINDOWS

0' 4' 16' 32'

tva architects inc.
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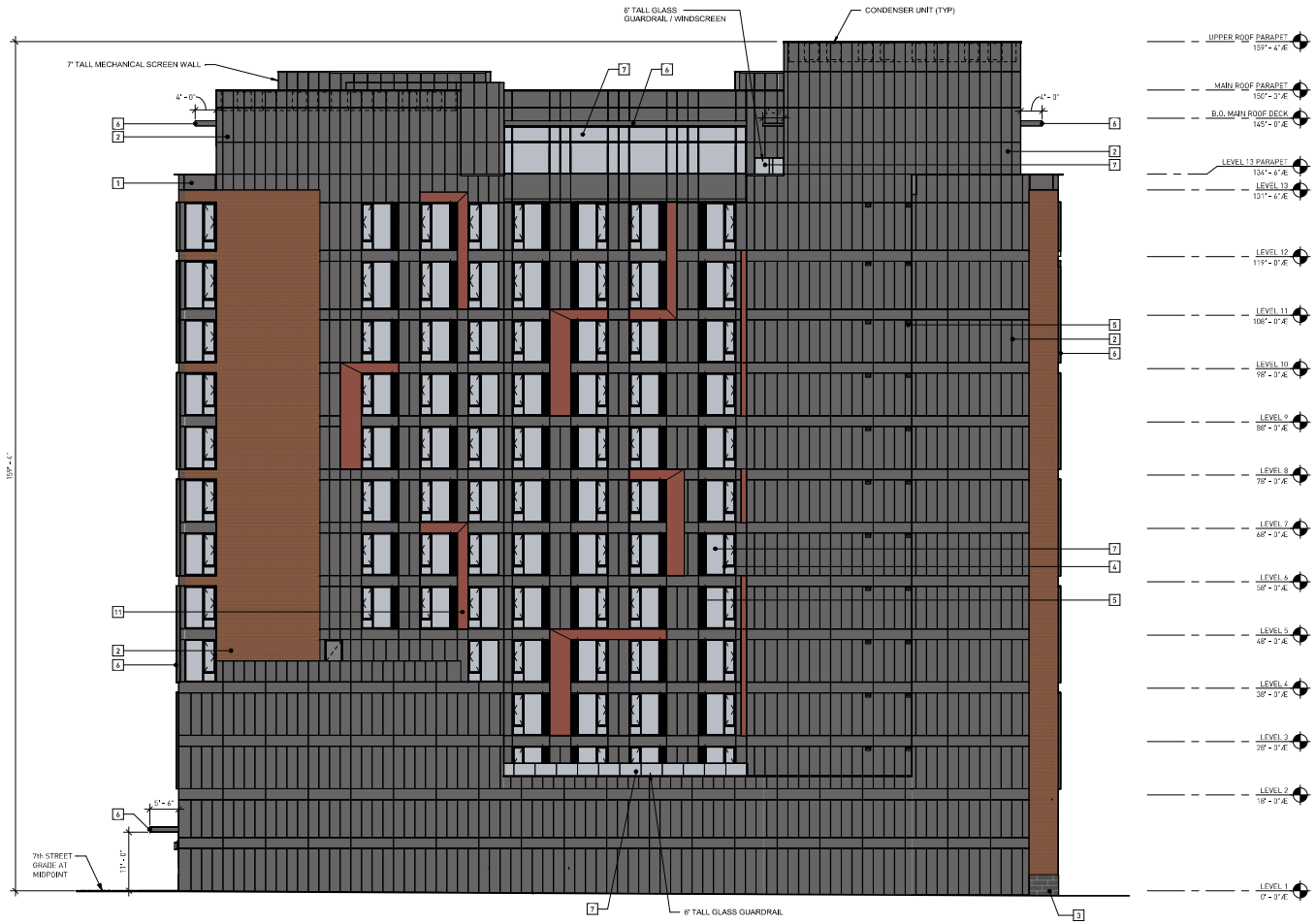
phone: 503 220 0668 | www.tvaarchitects.com

REGISTERED ARCHITECT CERTIFICATE NO. 47837 ROBERT L. THOMPSON STATE OF ARIZONA, U.S.A.

AD-137
SOUTH ELEVATION - COLOR

1/8/2024

COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA



1 WEST ELEVATION
3/32" = 1'-0" AT 24" x 36"

EXTERIOR FINISH LEGEND AND MATERIALS

SHOWN THUS ☐

1 **BRICK MASONRY**
BRAND: SUMMIT BRICK COMPANY
TWO BRICK COLORS DISTRIBUTED RANDOMLY:
1. LB415 MEDIUM RED, SMOOTH
2. LB416 RED, SMOOTH
SIZE: 3"(h) x 12"(w) x 3-1/2"(d) MODULE

2 **FIBER-CEMENT PANEL**
BRAND: EQUITONE
MODEL: NATURA
COLOR: ANTHRACITE
TEXTURE: MATTE
SIZE: VARIES

3 **PORCELAIN TILE**
BRAND: PENTAL
MODEL: STONE PROJECT
COLOR: BLACK FALDA
TEXTURE: MATTE
SIZE: 12" x 24"

4 **POLYMER WINDOW FRAME**
COLOR: CHARCOAL GRAY
TEXTURE: MATTE
SIZE: VARIES

5 **METAL LOUVER**
BRAND: AIRFLOW COMPANY
MODEL: AE-245
COLOR: CHARCOAL GRAY
TEXTURE: MATTE
SIZE: 12" x 24"

6 **PAINTED METAL**
COLOR: CHARCOAL GRAY
TEXTURE: SEMI-GLOSS
AT CUSTOM METAL FABRICATIONS:
- CANOPIES
- TRIM SURROUND AT POLYMER WINDOWS
- ALUMINUM STOREFRONT SYSTEM (GROUND FLOOR)
- CURTAIN WALL SYSTEM (LEVEL 12)
- STEEL COLUMNS (LEVEL 12)
- GUARDRAILS (LEVEL 12)
- POOL BRISE SOLEIL (LEVEL 12)

7 **CLEAR GLASS**
CUSTOM FABRICATED SIZES
- ALL WINDOW GLAZING
- GUARDRAILS (UPPER PORTION @ LEVEL 12)

8 **CONCRETE MASONRY UNIT**
COLOR: NATURAL GRAY
SIZE: 8"(h) x 16"(w) x 8"(d)
PATTERN: RUNNING BOND
TEXTURE: COURSE

9 **OVERHEAD COILING GARAGE DOOR (VENTILATED)**
PANELS: PERFORATED (25% OPEN)
COLOR: CHARCOAL GRAY
TEXTURE: MATTE

10 **CAST-IN-PLACE CONCRETE**
COLOR: LIGHT GRAY
TEXTURE: MATTE VIA FORMLINER

11 **PAINTED METAL**
COLOR: REDDISH BROWN
TEXTURE: SEMI-GLOSS
AT CUSTOM METAL FABRICATIONS SELECT COURTYARD AND WEST ELEVATIONS WINDOWS

0' 4' 16' 32'

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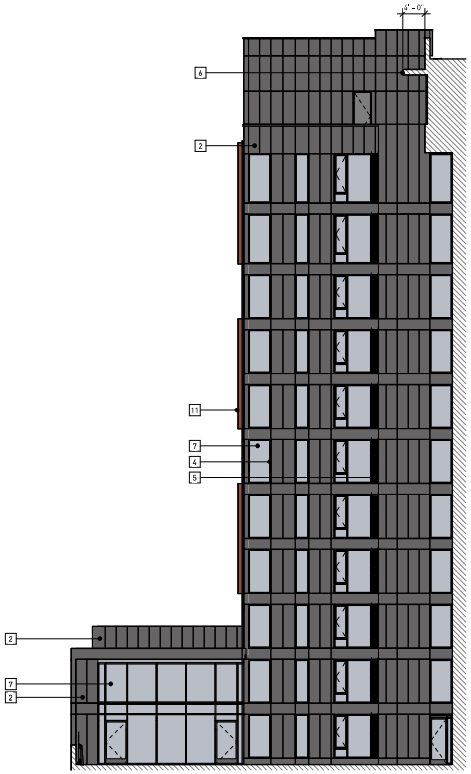
REGISTERED ARCHITECT CERTIFICATE NO. 47837 ROBERT L. THOMPSON ARIZONA, U.S.A.

AD-138
WEST ELEVATION - COLOR

1/8/2024

COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA



1 COURTYARD NORTH ELEVATION

3/32" = 1'-0" AT 24" x 36"

2 COURTYARD SOUTH ELEVATION

3/32" = 1'-0" AT 24" x 36"

EXTERIOR FINISH LEGEND AND MATERIALS

SHOWN THUS ☐

1 **BRICK MASONRY**
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2. LB416 RED, SMOOTH
SIZE: 3"(h) x 12"(w) x 3-1/2"(d) MODULE

2 **FIBER-CEMENT PANEL**
BRAND: EQUITONE
MODEL: NATURA
COLOR: ANTHRACITE
TEXTURE: MATTE
SIZE: VARIES

3 **PORCELAIN TILE**
BRAND: PENTAL
MODEL: STONE PROJECT
COLOR: BLACK FALDA
TEXTURE: MATTE
SIZE: 12" x 24"

4 **POLYMER WINDOW FRAME**
COLOR: CHARCOAL GRAY
TEXTURE: MATTE
SIZE: VARIES

5 **METAL LOUVER**
BRAND: AIRFLOW COMPANY
MODEL: AE-245
COLOR: CHARCOAL GRAY
TEXTURE: MATTE
SIZE: 12" x 24"

6 **PAINTED METAL**
COLOR: CHARCOAL GRAY
TEXTURE: SEMI-GLOSS
AT CUSTOM METAL FABRICATIONS:
- CANOPIES
- TRIM SURROUND AT POLYMER WINDOWS
- ALUMINUM STOREFRONT SYSTEM (GROUND FLOOR)
- CURTAIN WALL SYSTEM (LEVEL 12)
- STEEL COLUMNS (LEVEL 12)
- GUARDRAILS (LEVEL 12)
- POOL BRISE SOLEIL (LEVEL 12)

7 **CLEAR GLASS**
CUSTOM FABRICATED SIZES
- ALL WINDOW GLAZING
- GUARDRAILS (UPPER PORTION @ LEVEL 12)

8 **CONCRETE MASONRY UNIT**
COLOR: NATURAL GRAY
SIZE: 8"(h) x 16"(w) x 8"(d)
PATTERN: RUNNING BOND
TEXTURE: COURSE

9 **OVERHEAD COILING GARAGE DOOR (VENTILATED)**
PANELS: PERFORATED (25% OPEN)
COLOR: CHARCOAL GRAY
TEXTURE: MATTE

10 **CAST-IN-PLACE CONCRETE**
COLOR: LIGHT GRAY
TEXTURE: MATTE VIA FORMLINER

11 **PAINTED METAL**
COLOR: REDDISH BROWN
TEXTURE: SEMI-GLOSS
AT CUSTOM METAL FABRICATIONS SELECT COURTYARD AND WEST ELEVATIONS WINDOWS

0' 4' 16' 32'

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REGISTERED ARCHITECT CERTIFICATE NO. 47837 ROBERT L. THOMPSON ARIZONA, U.S.A.

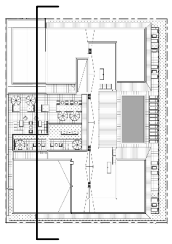
AD-139

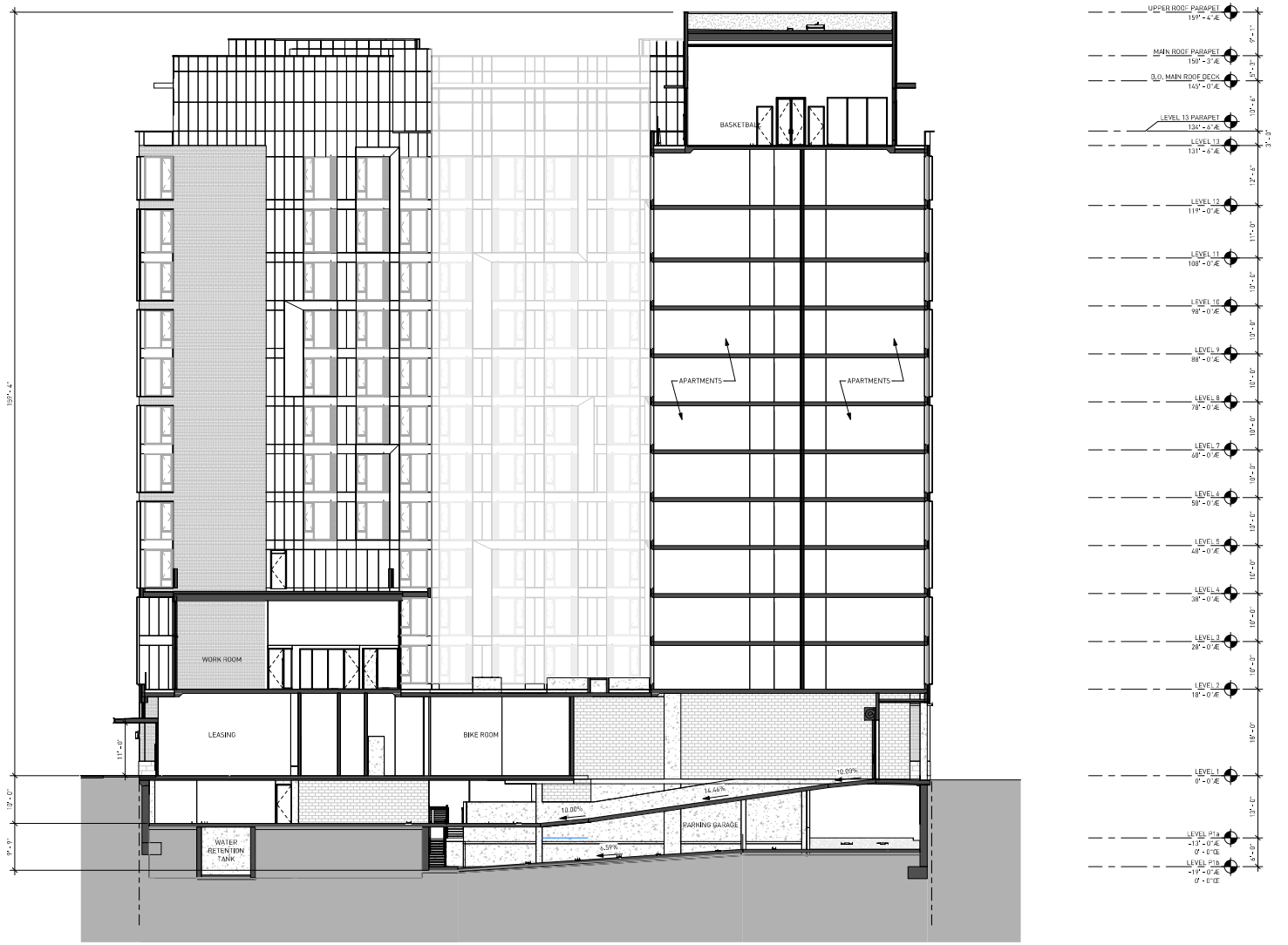
COURTYARD NORTH & SOUTH ELEVATIONS - COLOR

1/8/2024

COLLEGE & 7TH MIXED-USE

712 S COLLEGE AVE
TEMPE, ARIZONA





1 **BUILDING SECTION - NORTH / SOUTH**
3/32" = 1'-0" AT 24" x 36"

0' 4' 16' 32'

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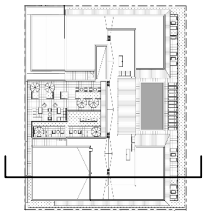
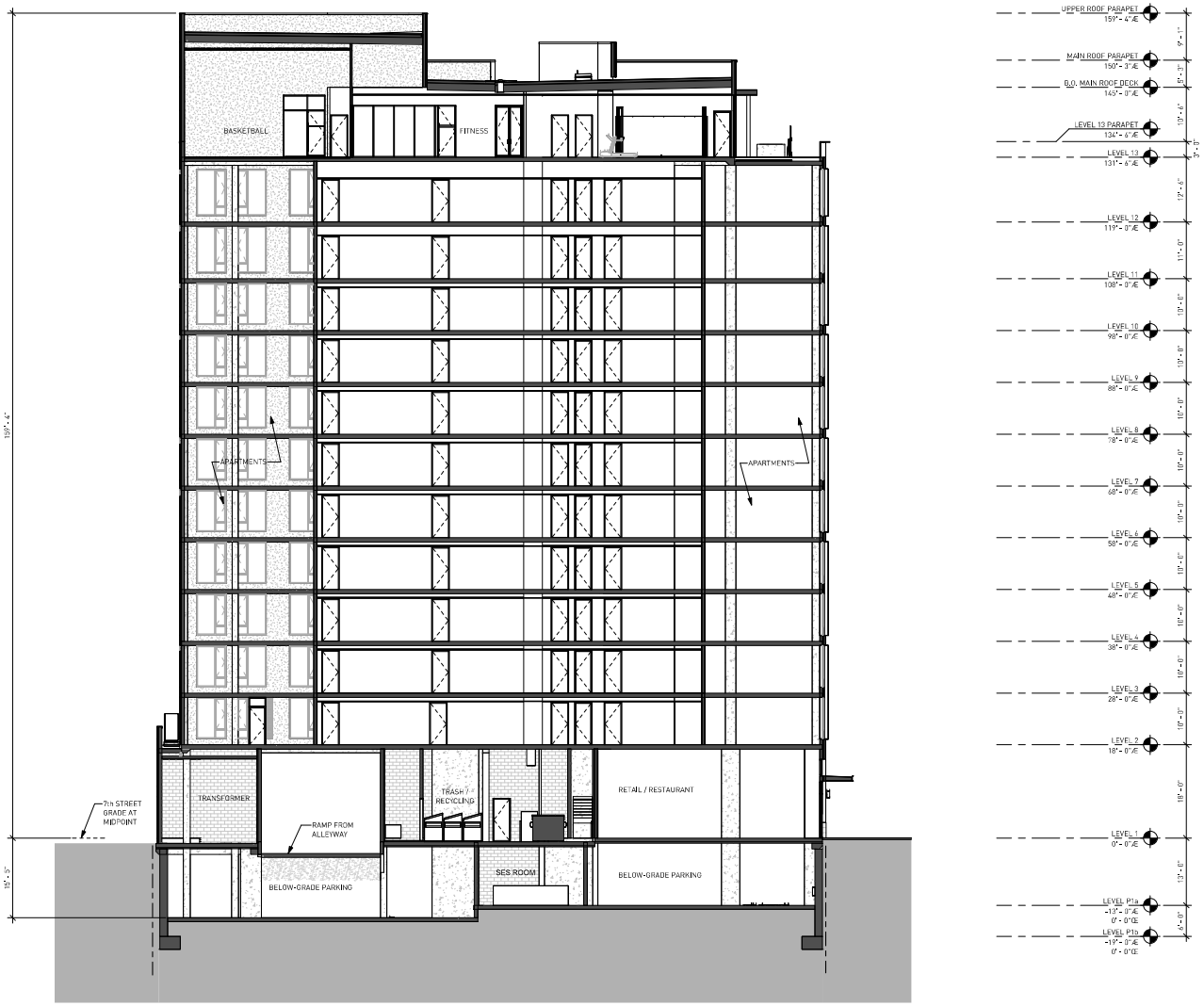
REGISTERED ARCHITECT CERTIFICATE NO. 47837 ROBERT L. THOMPSON STATE OF ARIZONA, U.S.A.

AD-140
BUILDING SECTION

1/8/2024

COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA





1 **BUILDING SECTION - EAST / WEST**
3/32" = 1'-0" AT 24" x 36"

0' 4' 16' 32'

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REGISTERED ARCHITECT CERTIFICATE NO. 47837 ROBERT L. THOMPSON STATE OF ARIZONA, U.S.A.

AD-141
BUILDING SECTION

1/8/2024

COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA

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phone: 503 220 0668 | www.tvaarchitects.com

REGISTERED ARCHITECT
CERTIFICATE NO.
47837
ROBERT L.
THOMPSON
ARIZONA U.S.A.

AD-160
RENDERING

1/8/2024

COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA

tva architects inc.
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phone: 503 220 0668 | www.tvaarchitects.com

REGISTERED ARCHITECT
47837
ROBERT L
THOMPSON
ARIZONA U.S.A.

AD-161
RENDERING

1/8/2024

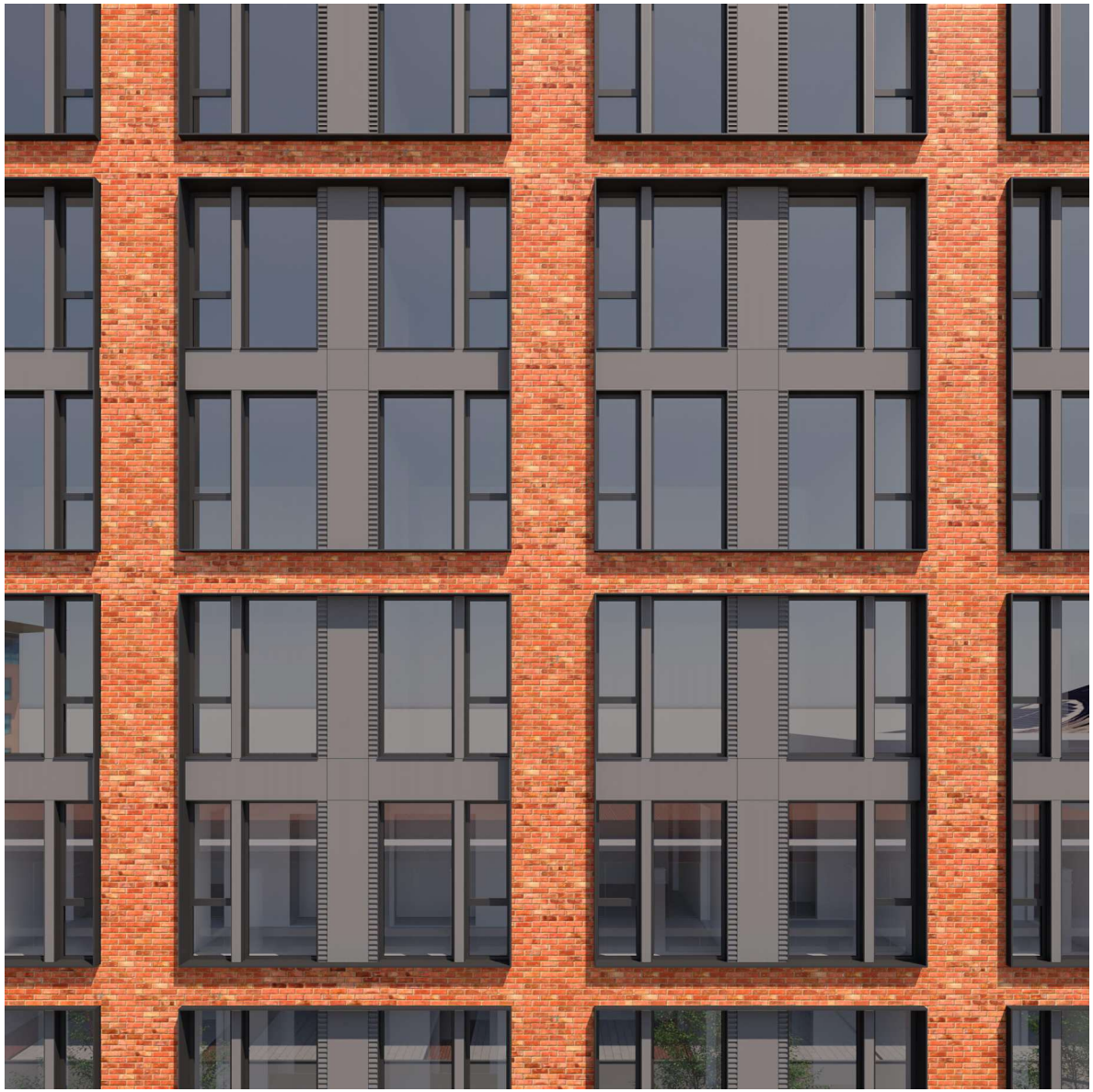
COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA

tva architects inc.
920 sw sixth avenue | suite 1500 | portland, oregon 97204
phone: 503 220 0668 | www.tvaarchitects.com

AD-162
RENDERING

1/8/2024

COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA



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phone: 503 220 0668 | www.tvaarchitects.com

REGISTERED ARCHITECT
47837
ROBERT L
THOMPSON
ARIZONA U.S.A.

AD-163
RENDERING

1/8/2024

COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA

tva architects inc.
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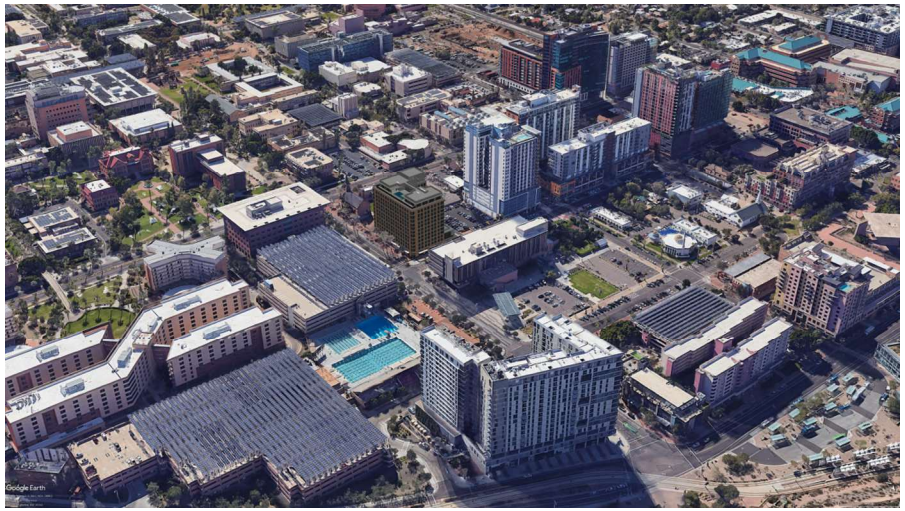
phone: 503 220 0668 | www.tvaarchitects.com

REGISTERED ARCHITECT
47837
ROBERT L. THOMPSON
ARIZONA U.S.A.

AD-164
RENDERING

1/8/2024

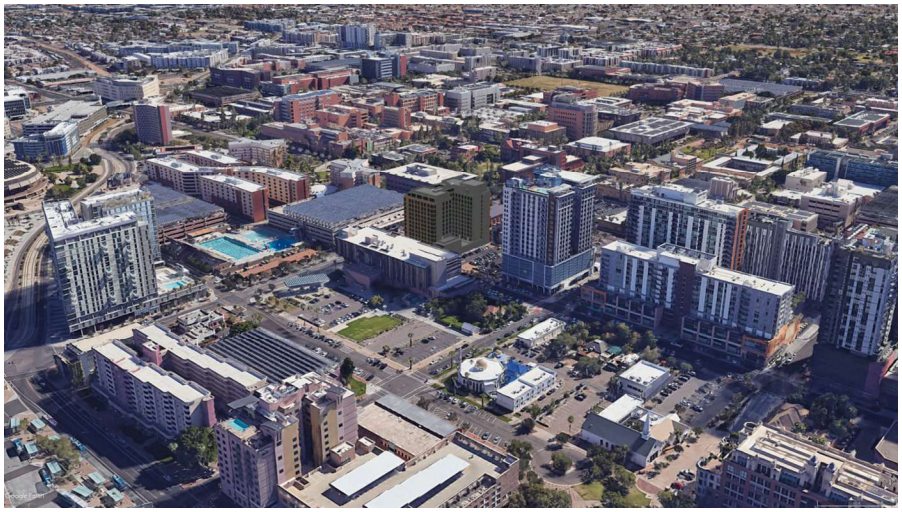
COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA



LOOKING FROM NE

LOOKING FROM SE

LOOKING FROM SW



LOOKING FROM NW

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phone: 503 220 0668 | www.tvaarchitects.com

REGISTERED ARCHITECT
47837
ROBERT L
THOMPSON
ARIZONA U.S.A.

AD-190
3D MODEL VIEWS

1/8/2024

COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA

NE AXO

SE AXO

NW AXO

SW AXO

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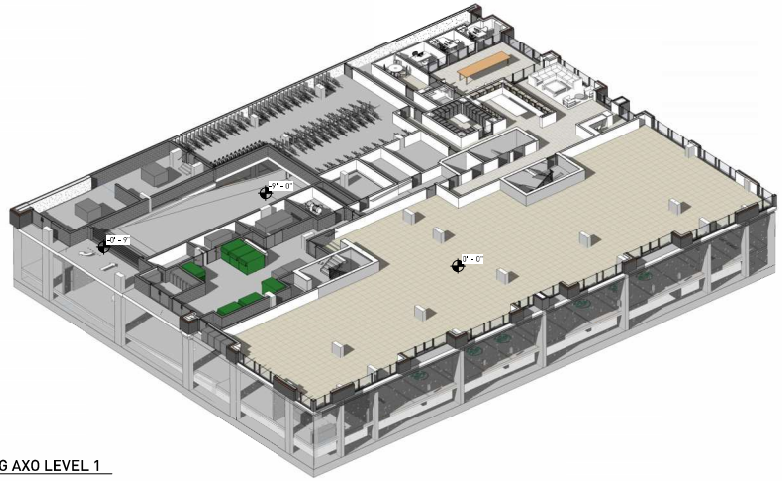
REGISTERED ARCHITECT
CERTIFICATE NO
47837
ROBERT L
THOMPSON
ARIZONA U.S.A.

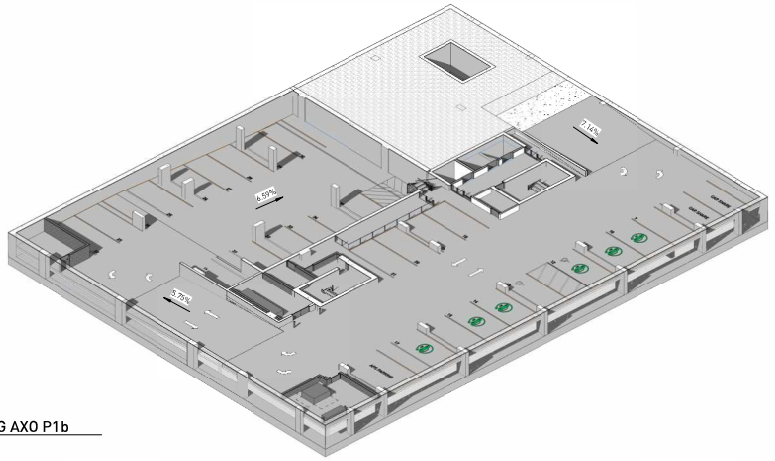
AD-191
AXONOMETRIC

1/8/2024

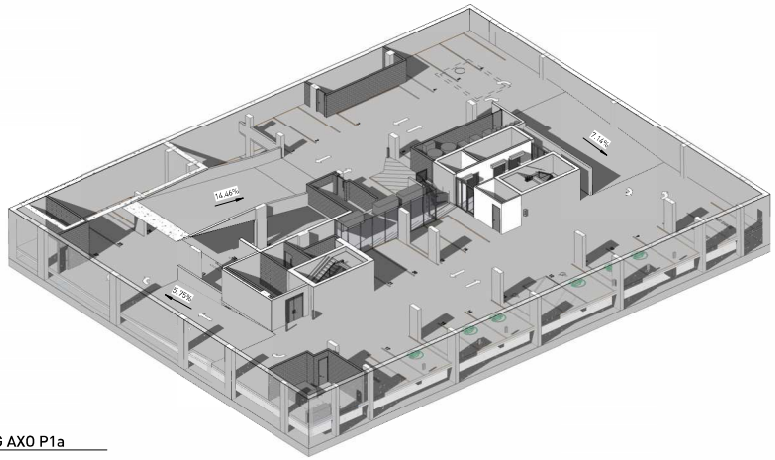
COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA



PARKING AXO LEVEL 1



PARKING AXO P1b



PARKING AXO P1a

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REGISTERED ARCHITECT
CERTIFICATE NO
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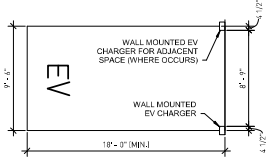
ROBERT L
THOMPSON
ARIZONA U.S.A.

AD-192
PARKING AXONOMETICS

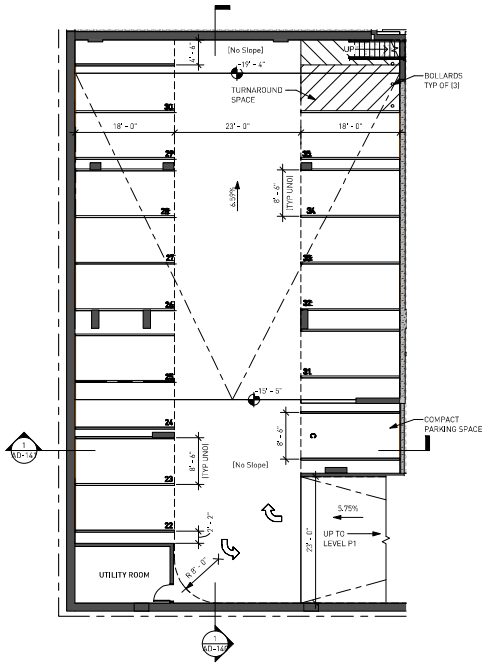
1/8/2024

COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA

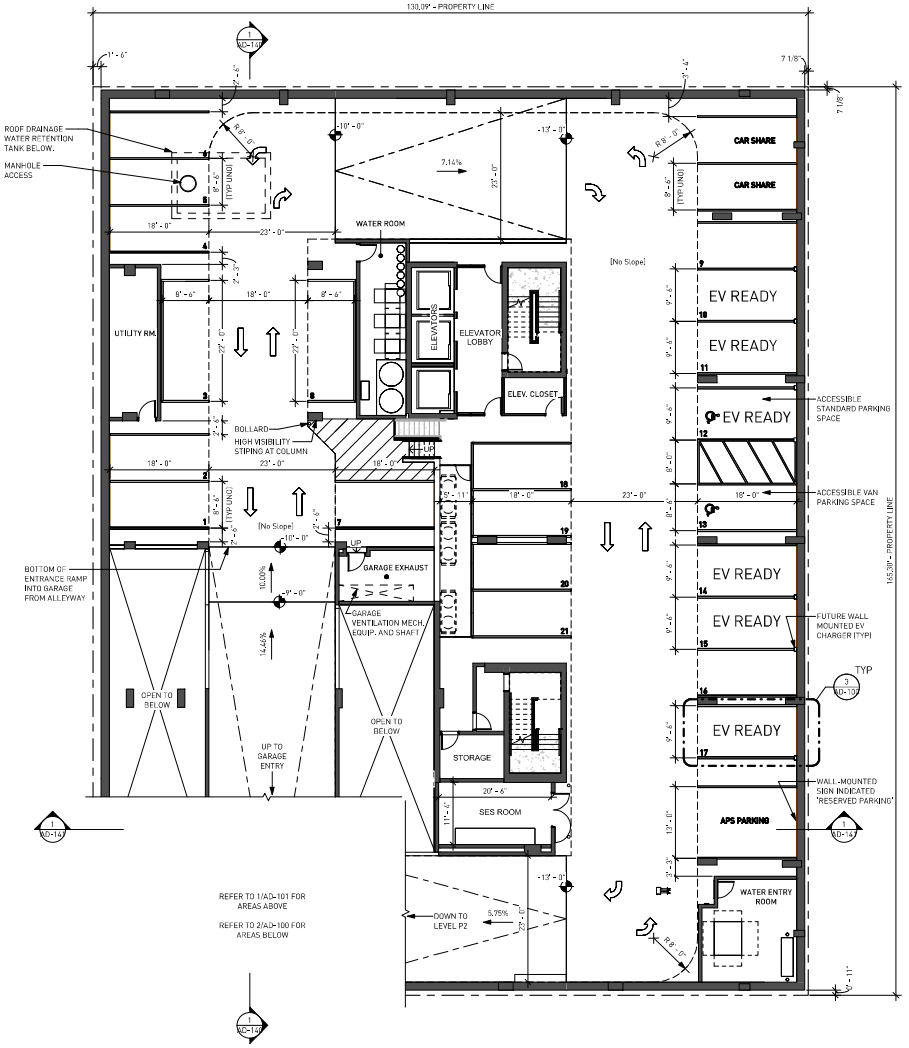
GENERAL NOTE: INTERIOR GARAGE WALL SURFACES SHALL BE PAINTED WHITE WITH AN L.R.V. GREATER THAN 75%



3 EV PARKING SPACE DETAIL
3/16" = 1'-0"



2 LEVEL P1b FLOOR PLAN
3/32" = 1'-0" AT 24" x 36"



1 LEVEL P1a FLOOR PLAN
3/32" = 1'-0"

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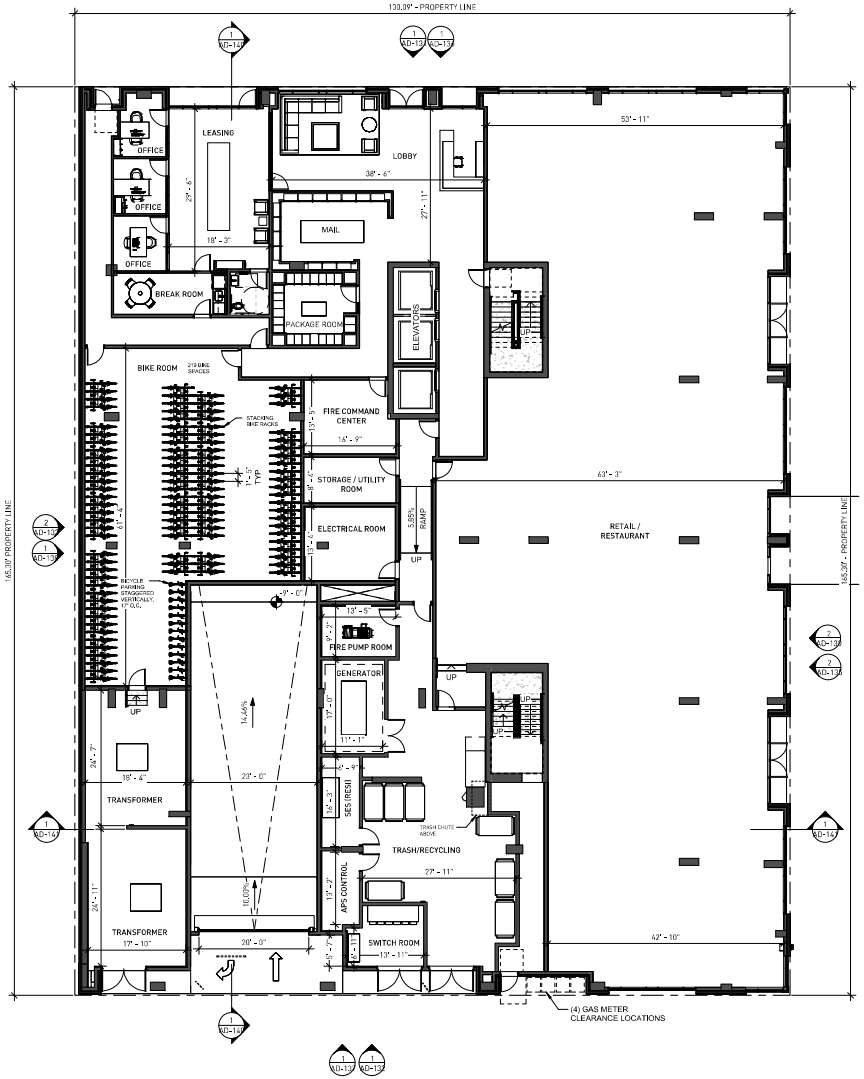
AD-100
PARKING GARAGE PLANS

1/8/2024

COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA

GENERAL NOTE: INTERIOR GARAGE WALL SURFACES SHALL BE PAINTED WHITE WITH AN L.R.V. GREATER THAN 75%



1 LEVEL 1
3/32" = 1'-0" AT 24" x 36"

0' 4' 16' 32'

N

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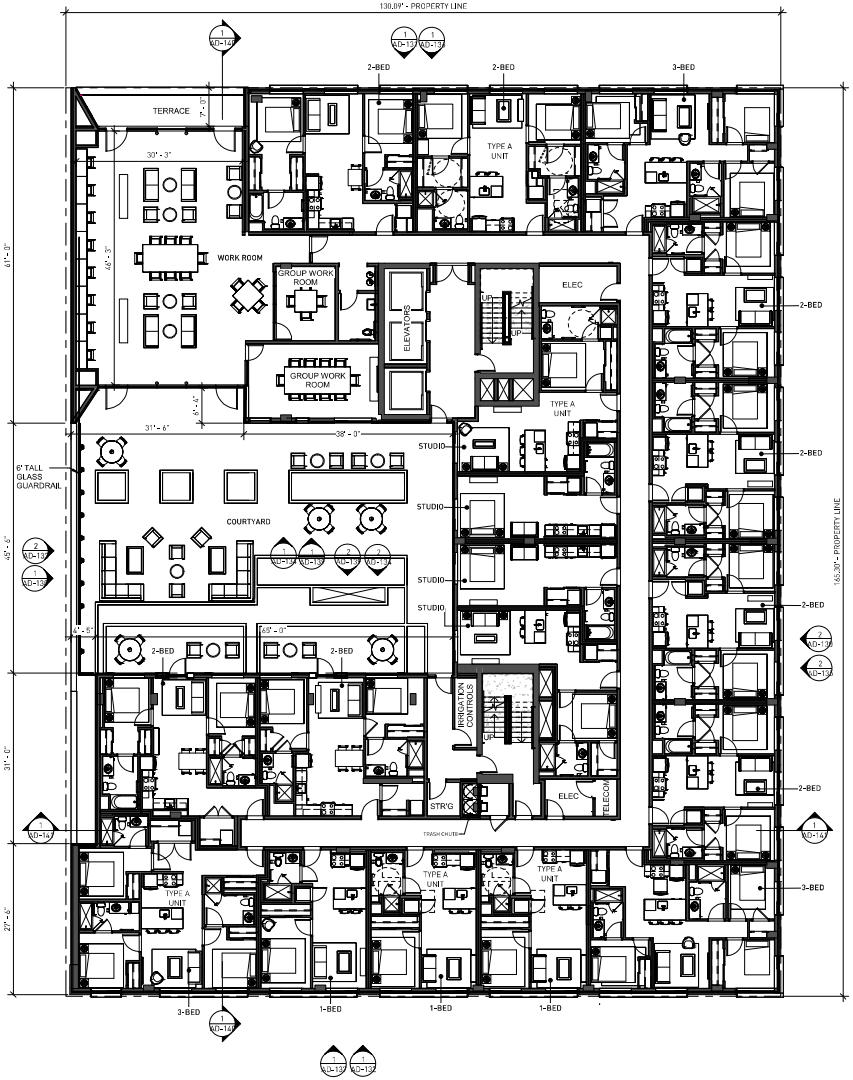
AD-101
LEVEL 1 PLAN

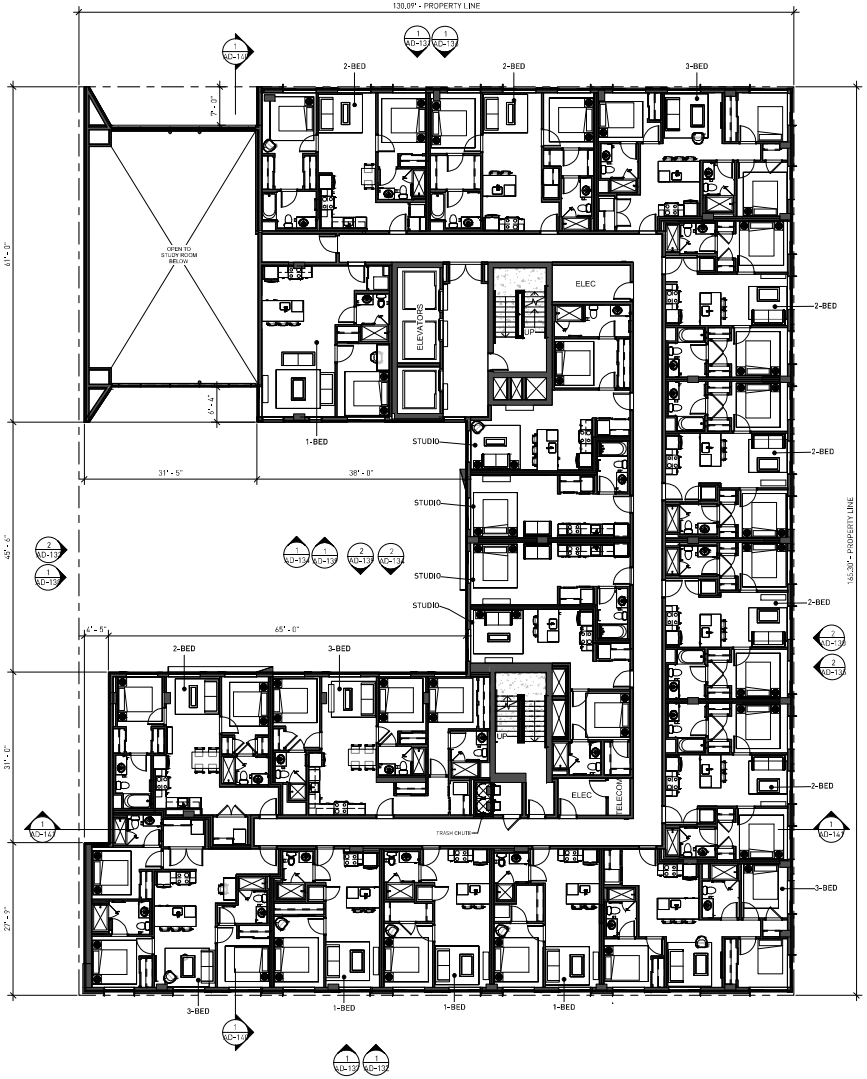
1/8/2024

COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA



1 LEVEL 2

3/32" = 1'-0" AT 24" x 36"



2 LEVEL 3

3/32" = 1'-0" AT 24" x 36"

0' 4' 16' 32'

N

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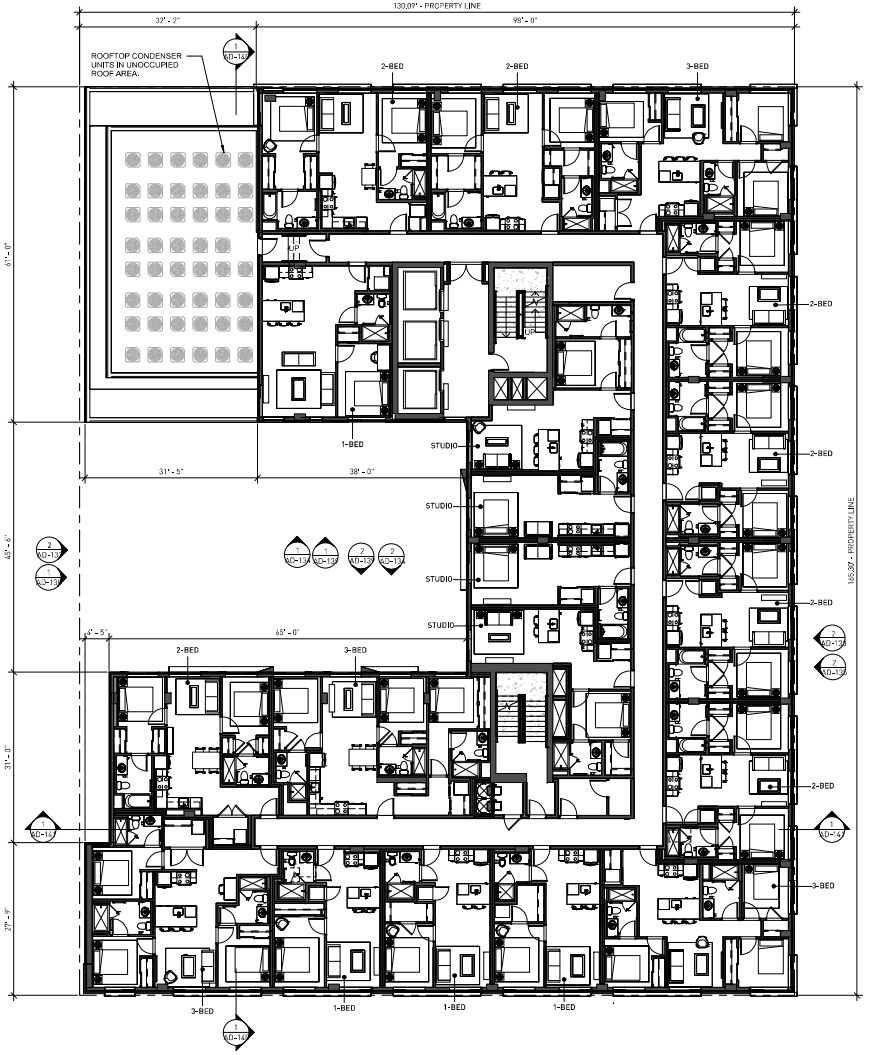
AD-102

LEVELS 2 & 3

1/8/2024

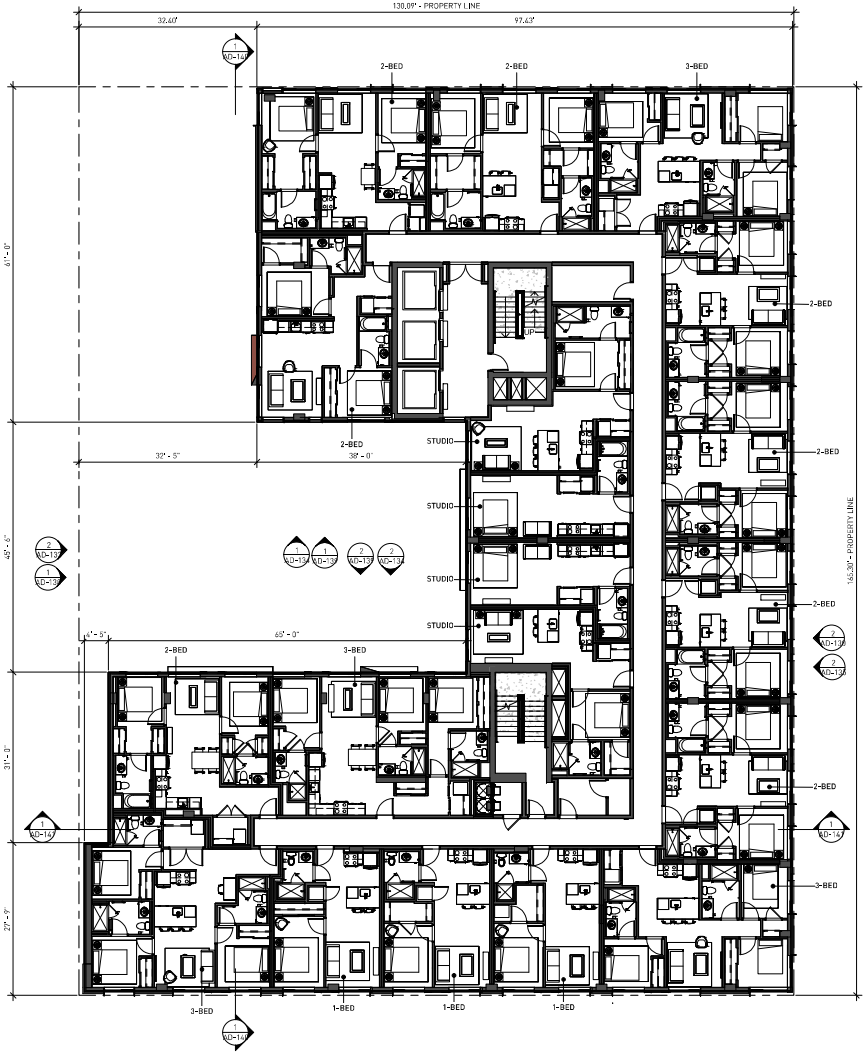
COLLEGE & 7TH MIXED-USE

712 S COLLEGE AVE
TEMPE, ARIZONA



1 LEVEL 4

3/32" = 1'-0" AT 24" x 36"



2 LEVEL 5-12

3/32" = 1'-0" AT 24" x 36"

0' 4' 16' 32'

N

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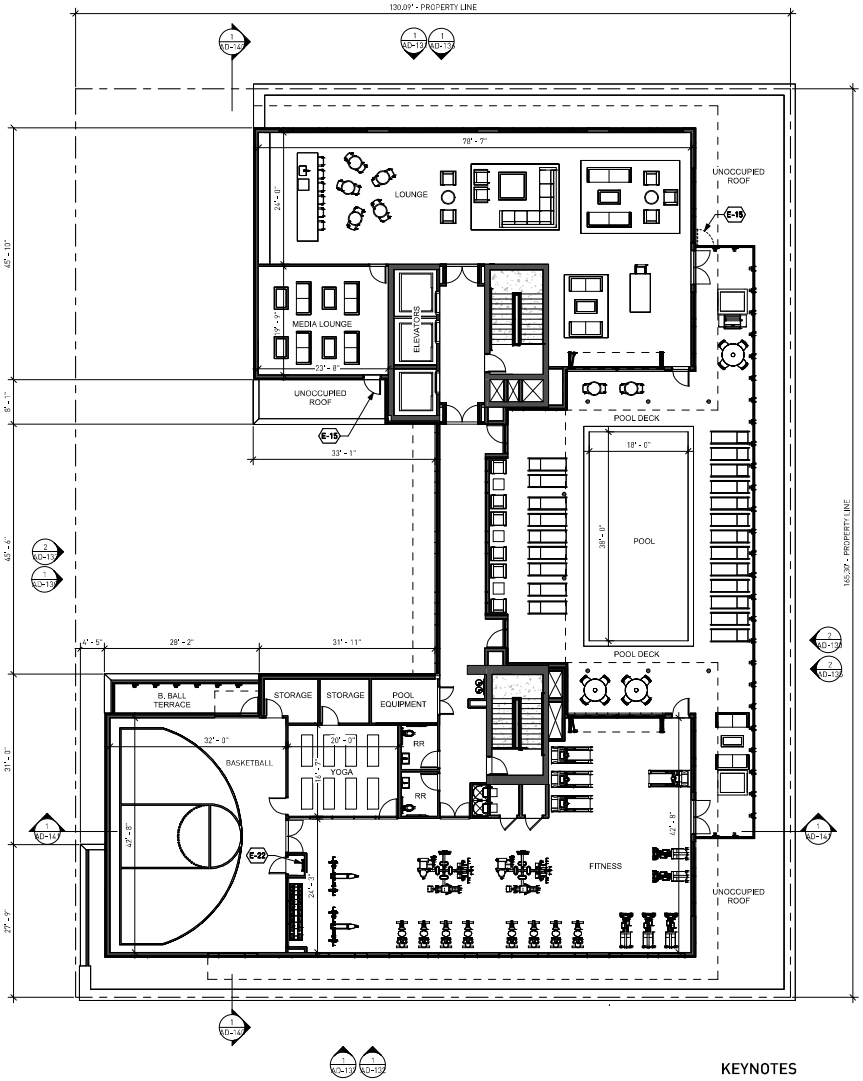
AD-103

LEVELS 4 & 5-12

1/8/2024

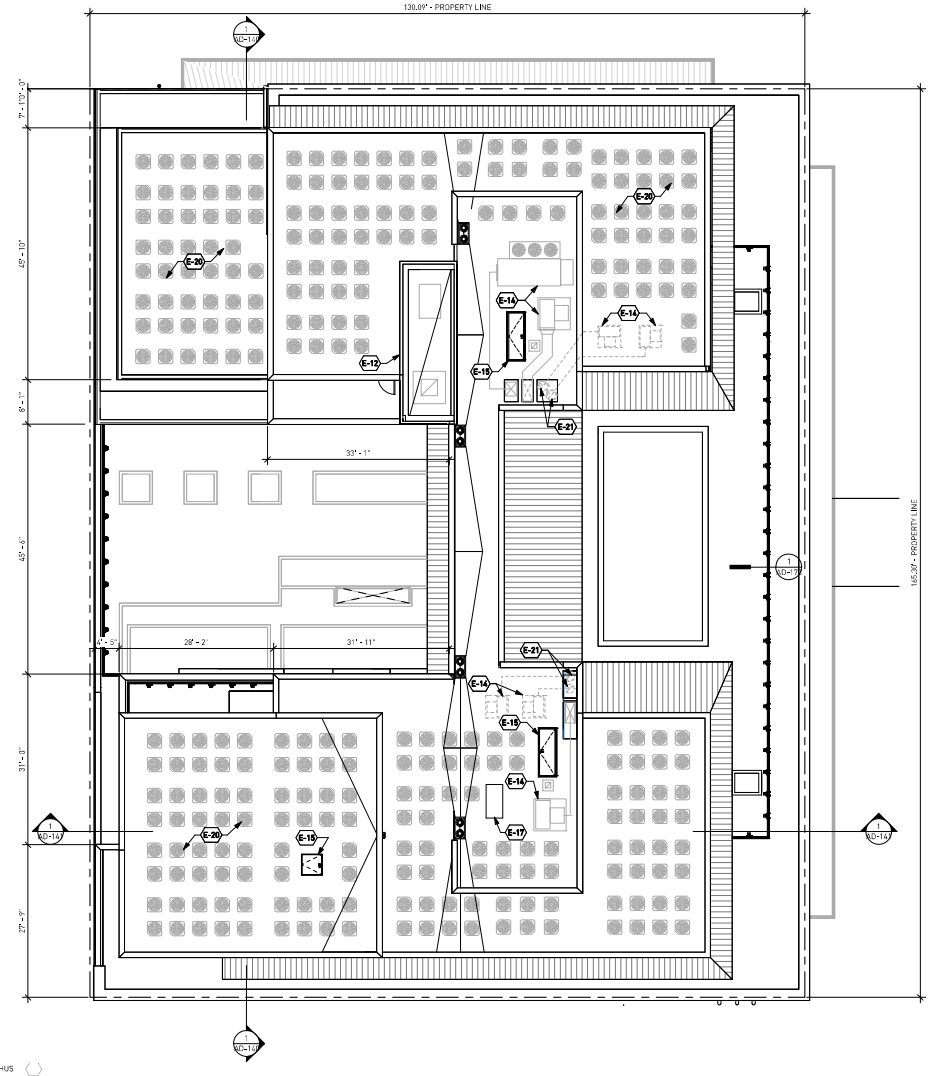
COLLEGE & 7TH MIXED-USE

712 S COLLEGE AVE
TEMPE, ARIZONA



2 LEVEL 13

3/32" = 1'-0" AT 24" x 36"



1 ROOF PLAN

3/32" = 1'-0" AT 24" x 36"

KEYNOTES

SHOWN THUS ⟨⟩

NOTE: ONLY KEYNOTES APPROPRIATE TO THIS SHEET ARE SHOWN IN THIS KEYNOTE LEGEND.

E-12	ELEVATOR OVERRUN
E-14	MECHANICAL ROOFTOP UNIT
E-15	ROOF ACCESS DOOR FOR MAINTENANCE ONLY. ROOF NOT ACCESSIBLE TO TENANTS
E-17	TRASH CHUTE LID
E-20	CONDENSOR UNITS (TYP)
E-21	GREASE DUCT TERMINUS. (4) SEPARATE GREASE DUCTS SUPPORT THE GROUND FLOOR RETAIL/RESTAURANT SPACE
E-22	LADDER TO 36"X36" ROOF HATCH

0' 4' 16' 32'

N

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AD-104

LEVEL 13 AND ROOF PLAN

1/8/2024

COLLEGE & 7TH MIXED-USE

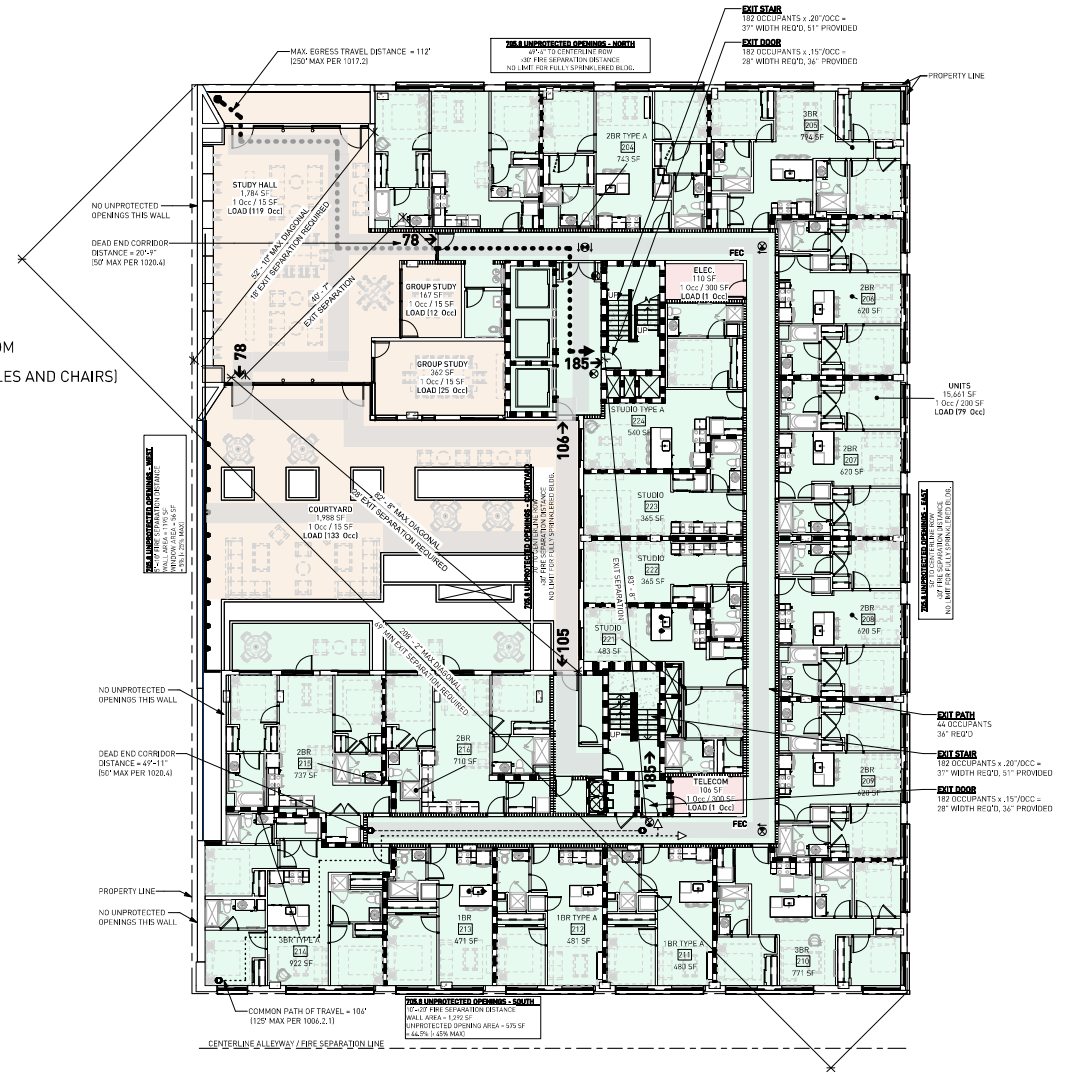
712 S COLLEGE AVE
TEMPE, ARIZONA

OCCUPANCY GROUPS

- ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
- ASSEMBLY WITHOUT FIXED SEATS (UNCONCENTRATED (TABLES AND CHAIRS)
- RESIDENTIAL

 # OCCUPANCY LOAD CALCS L2

NAME	# Group Type (2015C 2014)	AREA	AREA PER OCCUPANT (SF)	CALCULATED LOAD
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM				
ELEC.	S-1	110 SF	300 SF	1
TELECOM	S-1	106 SF	300 SF	1
ASSEMBLY WITHOUT FIXED SEATS (UNCONCENTRATED (TABLES AND CHAIRS)				
GROUP STUDY	A-3	362 SF	15 SF	25
GROUP STUDY	A-3	167 SF	15 SF	12
STUDY HALL	A-3	1,784 SF	15 SF	119
COURTYARD	S-2	1,988 SF	15 SF	133
RESIDENTIAL				
UNITS	R-2	15,661 SF	200 SF	79
				370



1 LEVEL 2 OCCUPANCY AND EXITING PLAN
3/32" = 1'-0" AT 24" x 36"

0' 4' 16' 32'

N

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REGISTERED ARCHITECT CERTIFICATE NO. 47837 ROBERT L. THOMPSON ARIZONA, U.S.A.

AD-105

LEVEL 2 OCCUPANCY AND EXITING PLAN

1/8/2024

COLLEGE & 7TH MIXED-USE

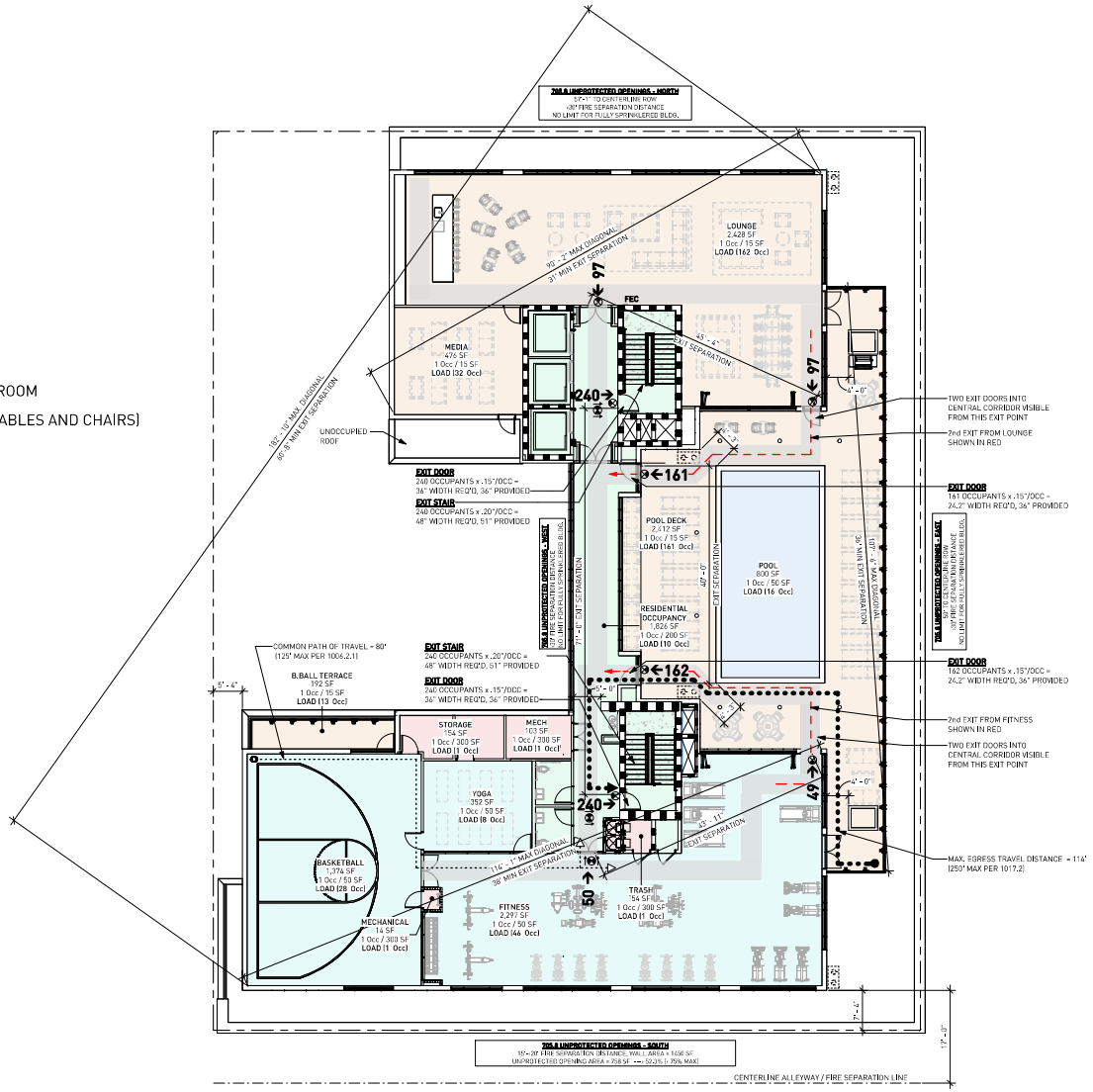
712 S COLLEGE AVE
TEMPE, ARIZONA

OCCUPANCY GROUPS

- ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
- ASSEMBLY WITHOUT FIXED SEATS (UNCONCENTRATED (TABLES AND CHAIRS)
- EXERCISE ROOMS
- RESIDENTIAL
- SKATING RINKS, SWIMMING POOLS (RINK AND POOL)

 # OCCUPANCY LOAD CALCS L13

NAME	# Group Type (OSSC 2014)	AREA	AREA PER OCCUPANT (SF)	CALCULATED LOAD
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM				
STORAGE	A-3	154 SF	300 SF	1
MECH	S-1	103 SF	300 SF	1
MECHANICAL	S-1	14 SF	300 SF	1
TRASH	S-1	54 SF	300 SF	1
ASSEMBLY WITHOUT FIXED SEATS (UNCONCENTRATED (TABLES AND CHAIRS)				
B.BALL TERRACE	A-3	192 SF	15 SF	13
LOUNGE	A-3	2,428 SF	15 SF	162
MEDIA	A-3	476 SF	15 SF	32
POOL DECK	A-4	2,412 SF	15 SF	161
EXERCISE ROOMS				
BASKETBALL	A-3	1,374 SF	50 SF	28
FITNESS	A-3	2,297 SF	50 SF	46
YOGA	A-3	352 SF	50 SF	8
RESIDENTIAL				
RESIDENTIAL OCCUPANCY	A-3	1,826 SF	200 SF	10
SKATING RINKS, SWIMMING POOLS (RINK AND POOL)				
POOL	A-3	800 SF	50 SF	16
		12,482 SF		480



1 LEVEL 13 OCCUPANCY AND EXITING PLAN
3/32" = 1'-0" AT 24" x 36"

0' 4' 16' 32'

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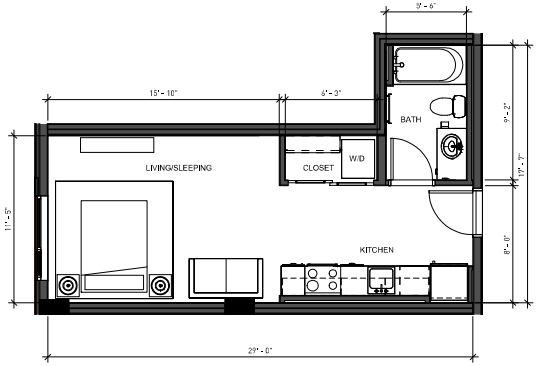
AD-106

LEVEL 13 OCCUPANCY AND EXITING PLAN

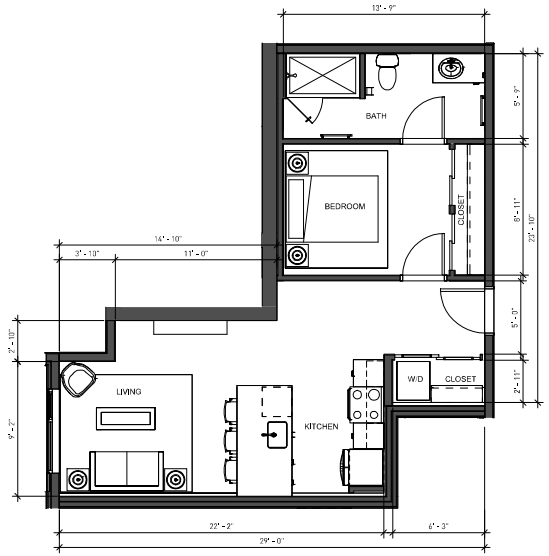
1/8/2024

COLLEGE & 7TH MIXED-USE

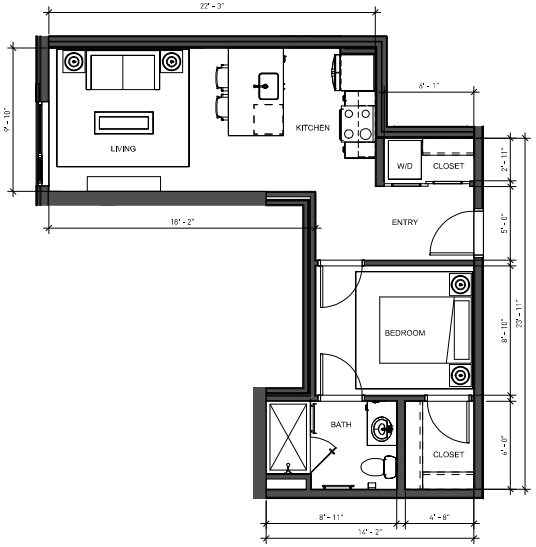
712 S COLLEGE AVE
TEMPE, ARIZONA



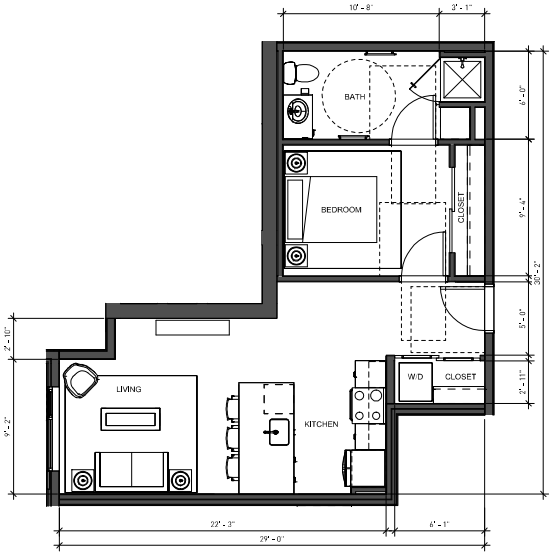
1 UNIT - A1 STUDIO
1/4" = 1'-0" AT 24" x 36"
UNIT AREA: 365 sf
UNIT COUNT: 22



2 UNIT - A3 STUDIO
1/4" = 1'-0"
UNIT AREA: 543 sf
UNIT COUNT: 11



3 UNIT - A2 STUDIO
1/4" = 1'-0" AT 24" x 36"
UNIT AREA: 483 sf
UNIT COUNT: 11



4 UNIT - A3 STUDIO - TYPE A
1/4" = 1'-0"
UNIT AREA: 540 sf
UNIT COUNT: 1

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REGISTERED ARCHITECT
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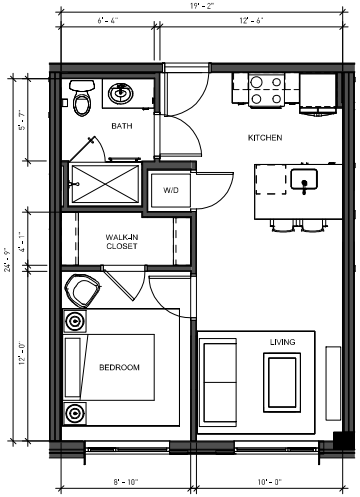
ROBERT L. THOMPSON
ARIZONA, U.S.A.

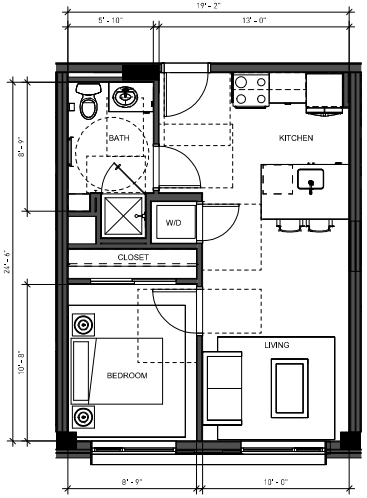
AD-120
UNIT PLANS

1/8/2024

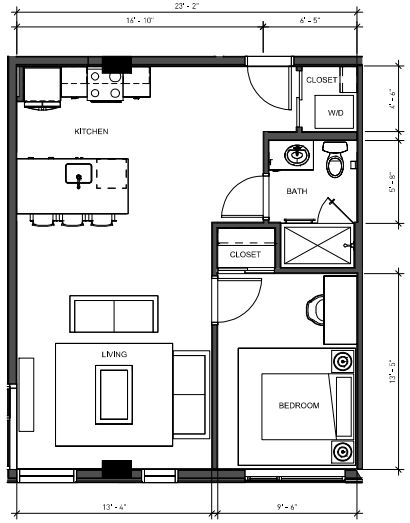
COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA



1 UNIT - B1 1-BEDROOM
1/4" = 1'-0" AT 24" x 36"
UNIT AREA: 485 sf
UNIT COUNT: 21



2 UNIT - B1 1-BEDROOM TYPE A
1/4" = 1'-0" AT 24" x 36"
UNIT AREA: 585 sf
UNIT COUNT: 2



3 UNIT - B3 1-BEDROOM
1/4" = 1'-0"
UNIT AREA: 635 sf
UNIT COUNT: 2

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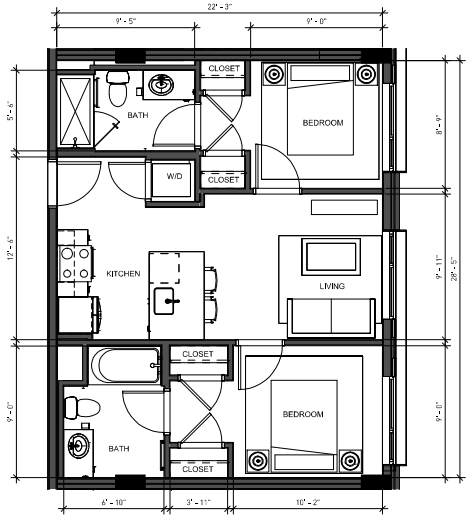
REGISTERED ARCHITECT
CERTIFICATE NO. 47837
ROBERT L. THOMPSON
ARIZONA, U.S.A.

0 4 8 12

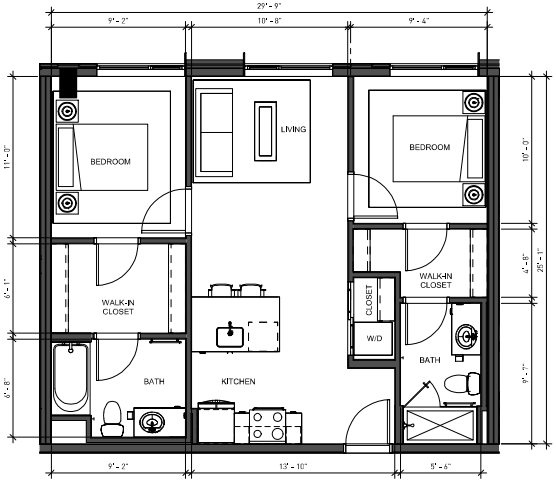
AD-121
UNIT PLANS

1/8/2024

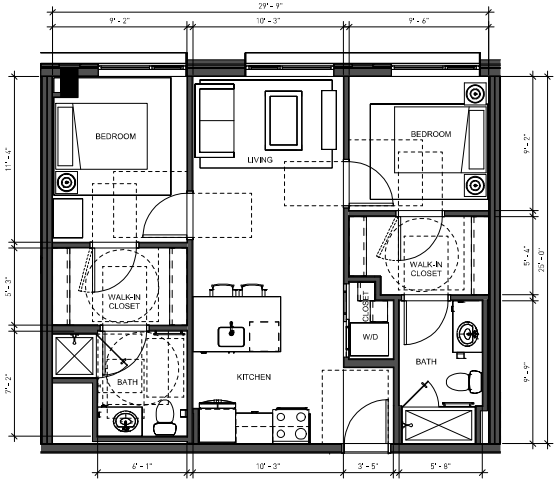
COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA



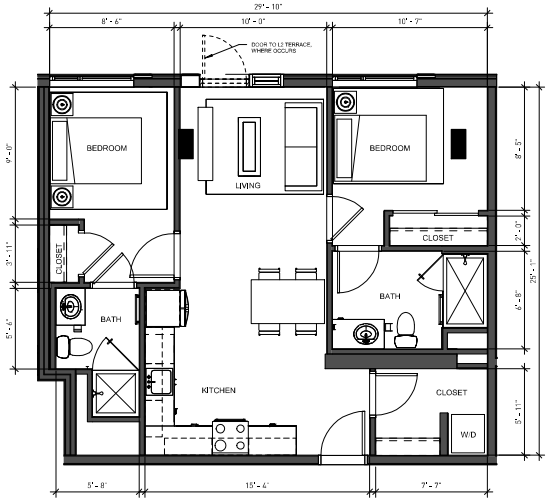
1 UNIT - C1 2-BEDROOM
1/4" = 1'-0" AT 24" x 36"
UNIT AREA: 620 sf
UNIT COUNT: 44



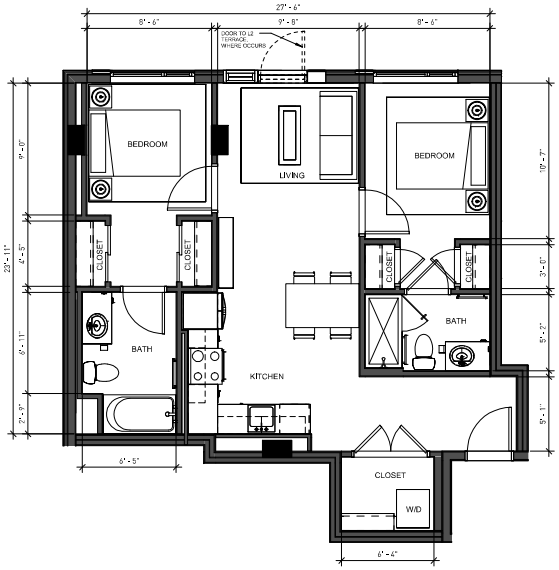
3 UNIT - C2 2-BEDROOM
1/4" = 1'-0"
UNIT AREA: 750 sf
UNIT COUNT: 10



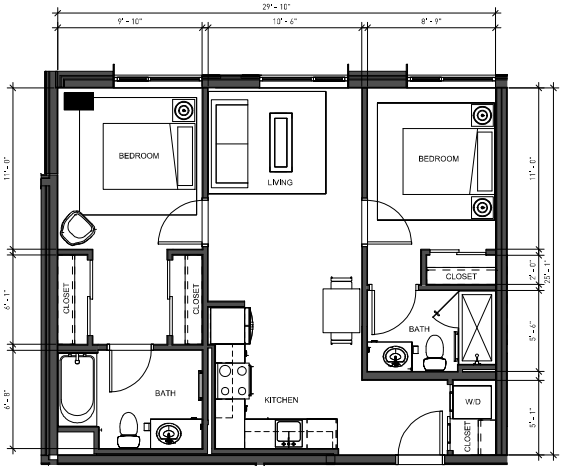
2 UNIT - C2 - 2-BEDROOM - TYPE A
1/4" = 1'-0" AT 24" x 36"
UNIT AREA: 750 sf
UNIT COUNT: 1



4 UNIT - C3 2-BEDROOM
1/4" = 1'-0"
UNIT AREA: 710 sf
UNIT COUNT: 1



5 UNIT - C4 2-BEDROOM
1/4" = 1'-0" AT 24" x 36"
UNIT AREA: 737 sf
UNIT COUNT: 11



6 UNIT - C5 2-BEDROOM
1/4" = 1'-0" AT 24" x 36"
UNIT AREA: 735 sf
UNIT COUNT: 11

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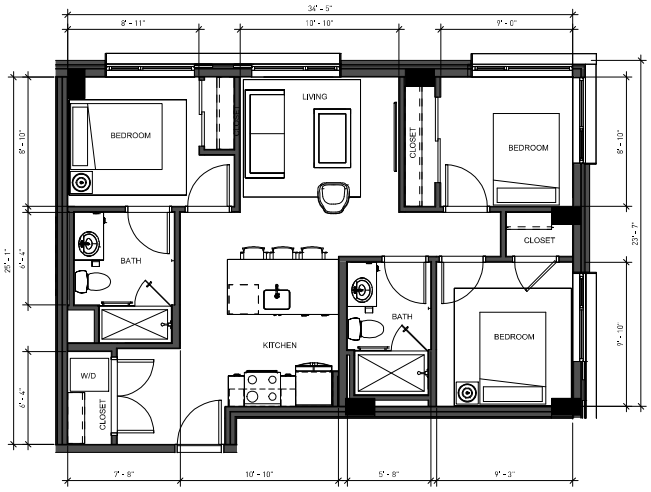
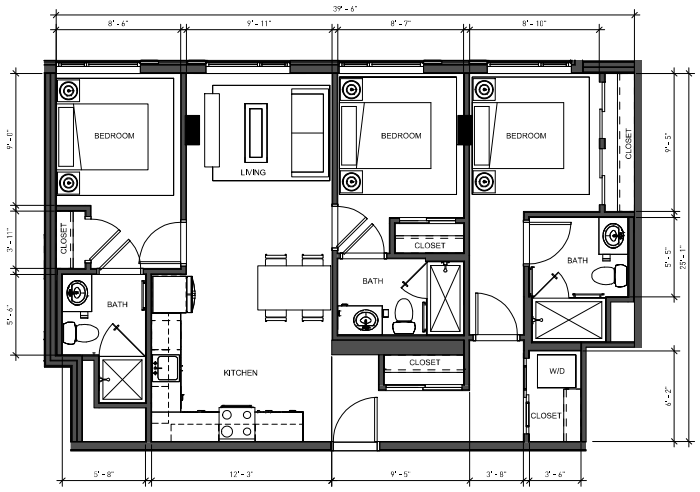
AD-122
UNIT PLANS

1/8/2024

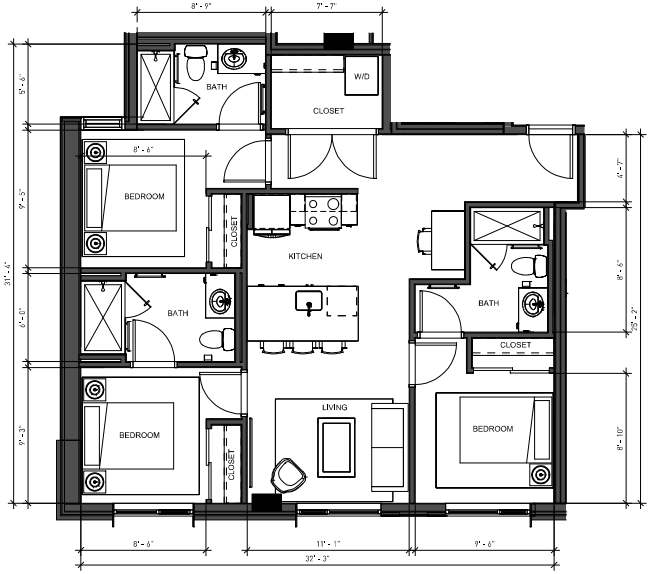
COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA



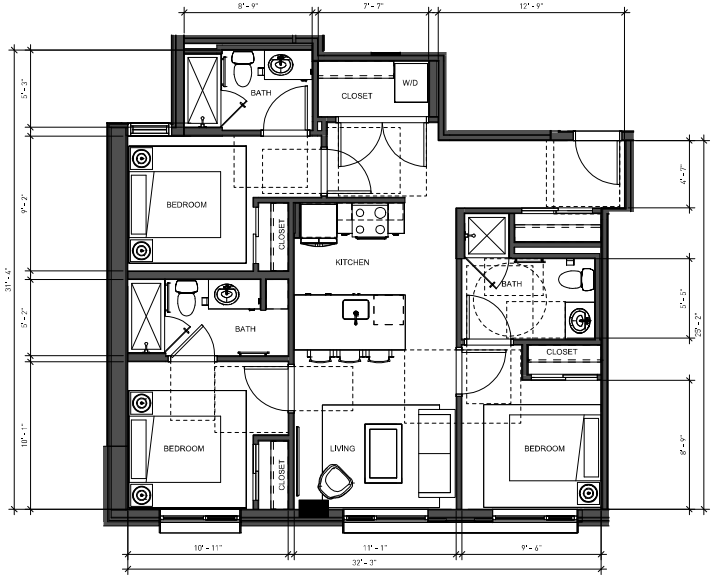
1 UNIT - D1 3-BEDROOM
1/4" = 1'-0" AT 24" x 36"
UNIT AREA: 794 sf
UNIT COUNT: 22



2 UNIT - D2 3-BEDROOM
1/4" = 1'-0"
UNIT AREA: 907 sf
UNIT COUNT: 10



3 UNIT - D3 3-BEDROOM
1/4" = 1'-0" AT 24" x 36"
UNIT AREA: 916 sf
UNIT COUNT: 10



4 UNIT - D3 3-BEDROOM - TYPE A
1/4" = 1'-0" AT 24" x 36"
UNIT AREA: 916 sf
UNIT COUNT: 1

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ARIZONA, U.S.A.

AD-123
UNIT PLANS

1/8/2024

COLLEGE & 7TH MIXED-USE
712 S COLLEGE AVE
TEMPE, ARIZONA

Public Involvement Final Report

for

College & 7th Mixed-Use
Tempe Planning Case No. PL230076

712 South College Avenue

SWC of East 7th Street and South College Avenue

September 5, 2023

GAMMAGE & BURNHAM
A PROFESSIONAL LIMITED LIABILITY COMPANY
ATTORNEYS AT LAW
FORTY NORTH CENTRAL AVENUE
20TH FLOOR
PHOENIX, ARIZONA 85004

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September 5, 2023

VIA ELECTRONIC DELIVERY

Chris Jasper, AICP
Senior Planner
Tempe City Hall Municipal Complex
Community Development Department
Lower Level, East Side
31 East Fifth Street
Tempe, AZ 85281
(480) 350-8096
chris_jasper@tempe.gov

RE: College & 7th Mixed-Use (Tempe Planning Case No. PL230076)
Public Involvement Final Report

Dear Chris:

This firm represents FH Tempe, LLC ("FH" or the "Applicant"). FH is proposing to redevelop approximately 0.49 acres of property located at the southwest corner of 7th Street and College Avenue in downtown Tempe (the "Site"). The Applicant has submitted planned area development overlay and development plan review applications (collectively, the "Application") to facilitate the redevelopment of the Site with a high quality, mixed-use development comprised of (collectively, the "Project"):

- A 12-story mixed-use building fronting onto the Site's College Avenue and 7th Street frontages;
- 230 multifamily residential units (50 studio, 70 one-bedroom, 60 two-bedroom and 50 three-bedroom units);
- Approximately 8,396 square feet of street-level retail / restaurant space along the Site's 7th Street and College Avenue frontages;
- Approximately 2,208 square feet of outdoor dining space along College Avenue;
- Numerous resident amenities, including a rooftop pool and pool deck, rooftop amenity deck, indoor basketball court, fitness center, yoga studio and work rooms;
- Substantial landscape enhancements;
- 84 on-site vehicle parking spaces (includes 11 spaces ready for electric vehicle charging stations) within two (2) levels of below-grade parking;
- A carshare vehicle for resident use within the parking garage;
- 11 on-street vehicle parking spaces; and,
- 258 bicycle parking spaces

The purpose of this report is to summarize the Project team's discussion with the community regarding the Application and associated development proposal to date. The team has made a concerted effort to reach out to the community. To date, the team has completed a site posting, completed mailing and electronic notices, held a neighborhood meeting, and met with representatives of Arizona State University ("ASU") on ongoing basis.

Site Postings and Mailing Notification Dates and Persons and Associations Notified:

On August 9, 2023, Dynamite Signs posted two (2) signs on the Site advising of the Project, the Application, and the Project's official neighborhood meeting scheduled for August 28, 2023. The affidavit of sign posting and associated photographs of the posted signs are enclosed with this report.

On August 11, 2023, the Applicant's legal representative mailed and/or emailed the enclosed notification package advising of the Project, the Application, and the Project's official neighborhood meeting scheduled for August 28, 2023 to recipients listed on the enclosed notification lists, including property owners within 600 feet of the Site, registered associations in the area, representatives of ASU, and other interested parties. The affidavit of notification, associated notification map and lists, notification package, and email notification are enclosed with this report.

August 28, 2023 Neighborhood Meeting:

On August 28, 2023, the project team held the official neighborhood meeting for the Project at Hatton Hall. The meeting began at approximately 6:00 p.m. and ended at approximately 6:55 p.m. Representatives for the Applicant, the Applicant's legal representative, and the Tempe Community Development Department were present. As reflected by the enclosed sign-in sheet, one (1) member of the public attended the meeting.

The Applicant's legal representative provided a formal presentation of the Project. The presentation consisted of an introduction of project team members, an overview of the Site's location and existing condition, an overview of the requests associated with the Application, and an overview of the development proposal and associated site, landscape, and architectural designs. A copy of the PowerPoint presented during the meeting is enclosed with this report. An opportunity for the member of the public in attendance to ask questions and/or provide comments was provided during and after the presentation. The member of the public in attendance at the meeting asked questions pertaining to the Project's uses, amenities, parking (vehicle and bicycle), anticipated rental rates, architectural design, landscape enhancements, anticipated public hearings schedule, and features encouraging multimodal transportation. The Applicant's legal representative addressed all questions pertaining to the Project.

Summary of Correspondence with Neighbors and Interested Parties:

The Applicant's legal representative has not received any inquiries from the general public regarding the Project nor the Application to date. In the event any inquiries are

received, the Applicant's legal representative will be responsive moving forward.

Meeting and Correspondence with Representatives of ASU:

In consideration of the Site's proximity to the ASU campus, the Applicant's representative and the Applicant's legal representative have been meeting and corresponding with representatives of ASU on an ongoing basis since before the Application was submitted to the City. The Project's design (height, street-level uses, unit mix and architecture) is reflective of the discussions with ASU representatives. As a direct response to the building context and to reinforce the rich heritage of the nearby ASU campus buildings, the Project's elevations feature a high-quality blend of red brick as the primary cladding material.

Total Number of Persons Notified and/or Participating:

As reflected by the enclosed notification lists and the enclosed sign-in sheet from the neighborhood meeting conducted on August 28, 2023, approximately 36 persons and/or organizations have been notified in the public review process for the Project and Application to date.

Continued Outreach:

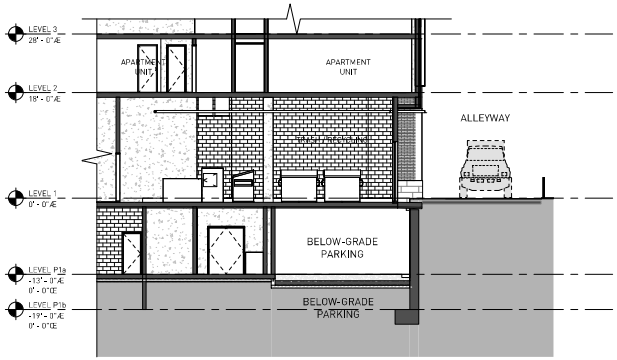
The Applicant and the Applicant's legal representative intend to continue to correspond and meet with community members and stakeholders who express an interest in the Project. If necessary, an update to this this report will be provided as we get closer to public hearings to account for any additional meetings and/or correspondence with community members.

Please let us know if you require any additional information regarding this public involvement report.

Sincerely,
GAMMAGE & BURNHAM PLC

By
Rob Lane
Senior Land Use Planner

Enclosures



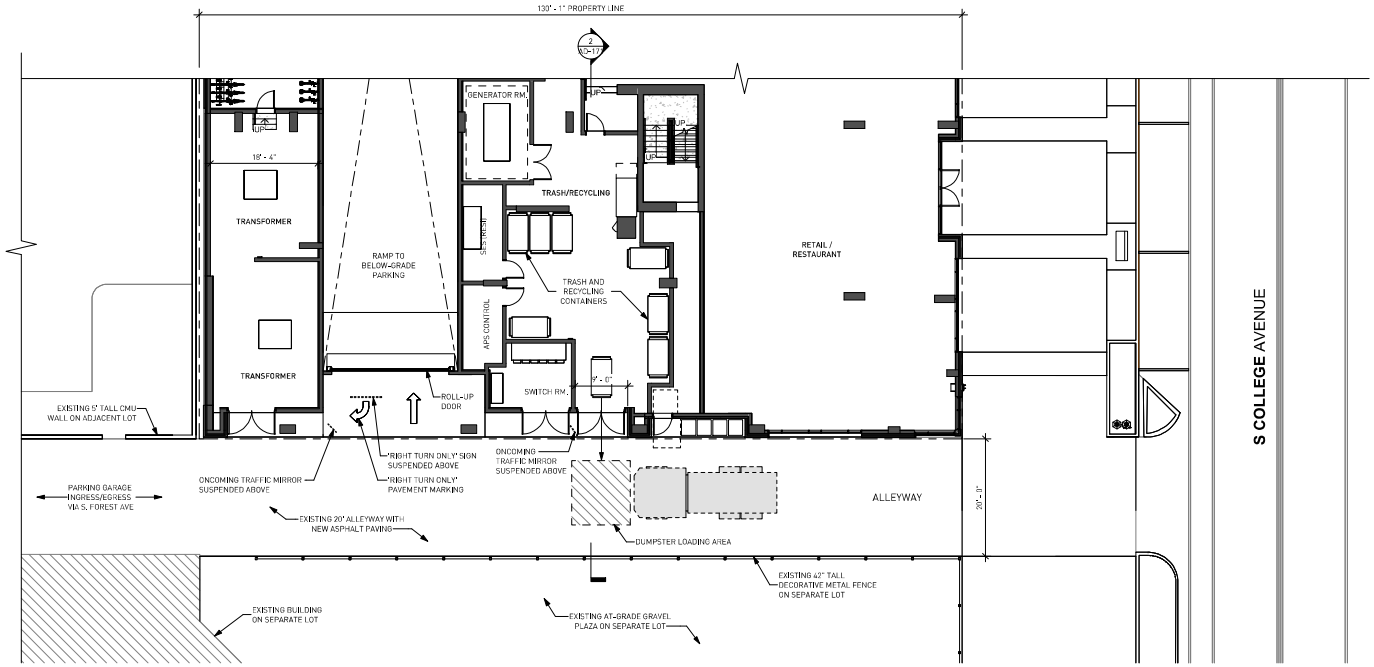
2 PARTIAL SECTION AT TRASH / RECYCLING AREA

1" = 10'-0" AT 24" x 36"

SOLID WASTE GENERAL NOTES:

1. PROPERTY MANAGEMENT SHALL BE RESPONSIBLE FOR MOVING THE SOLID WASTE AND RECYCLING CONTAINERS INTO THE ALLEY FOR SERVICE, AND SHALL RETURN THE CONTAINERS TO THE BUILDING INTERIOR PROMPTLY AFTER SERVICE.

2. SOLID WASTE AND RECYCLING CONTAINERS SHALL NOT BE LEFT IN THE ALLEY DURING OFF-COLLECTION DAYS.



1 PARTIAL GROUND LEVEL FLOOR PLAN

1" = 10'-0" AT 24" x 36"

0' 5' 10' 20'

N

tva architects inc.
920 sw sixth avenue | suite 1500 | portland, oregon 97204
phone: 503 220 0668 | www.tvaarchitects.com

REGISTERED ARCHITECT 47837 CERTIFICATE NO. ROBERT L. THOMPSON ARIZONA, U.S.A.

AD-171

SOLID WASTE PLAN

1/8/2024

COLLEGE & 7TH MIXED-USE

712 S COLLEGE AVE
TEMPE, ARIZONA

January 8, 2024

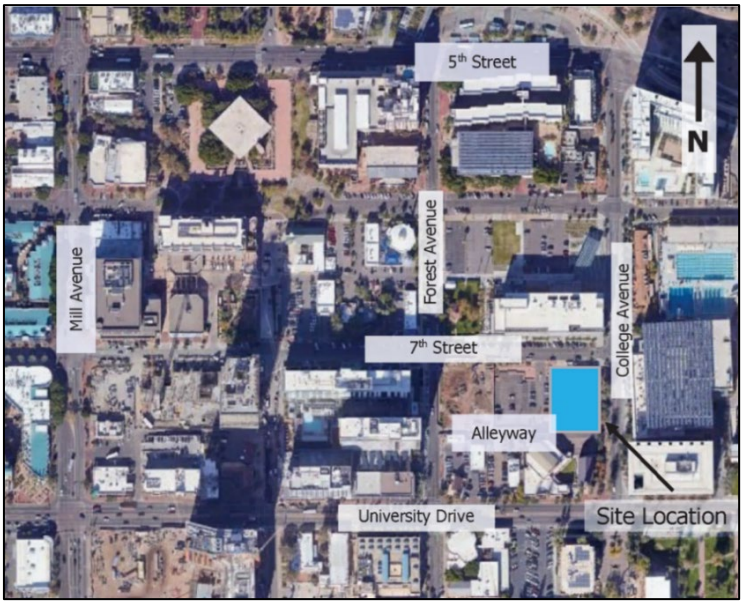
Mr. Eran Fields
FH Tempe, LLC
2251 Linda Flora Drive
Los Angeles, California 90077-1410

RE: PARKING ANALYSIS FOR COLLEGE & 7TH MIXED-USE (PL230076)
712 SOUTH COLLEGE AVENUE (SWC OF COLLEGE AVENUE AND 7TH STREET); TEMPE, ARIZONA

Dear Mr. Fields:

Thank you for retaining CivTech to provide a Parking Analysis for FH Tempe, LLC's (the "Client") College & 7th Mixed-Use development (the "Project") proposed for the southwest corner of College Avenue and 7th Street in the City of Tempe, Arizona. This Project is expected to consist of a 13-story apartment building with ground floor commercial space and a single level subterranean parking garage that provides 37 vehicle spaces, including six (6) spaces ready for electric vehicle (EV) charging stations and two (2) carshare spaces, and one (1) compact car space. In addition to the vehicle parking provided within the garage, the Project will provide nine (9) on-street metered spaces along 7th Street and four (4) loading spaces along College Avenue. **Figure 1** identifies the site and shows the development surrounding the site. The site is within Tempe's City Center (CC) zoning district. The site is also located within Tempe's Bicycle Commute Area as defined in Section 4-603 of the Tempe *Zoning and Development Code* (ZDC), under Subsection D.4, Bicycle Parking. The proposed site plan is included as **Attachment A**. This version of the Parking Analysis represents a 4th Submittal revised per City comments on original and subsequent versions sealed by CivTech on March 15, June 26, and November 17, 2023, respectively. The City's review comments and CivTech's responses can be found as **Attachment D**.

FIGURE 1 – VICINITY MAP



BACKGROUND AND PURPOSE

The proposed development will redevelop two (2) existing parcels, each of which currently has a vacant retail building on it. This Parking Analysis has been prepared to document the minimum number of parking spaces required by the Project. This Parking Analysis and a companion Parking Management Plan have been prepared for submittal to the City of Tempe in accordance with Part 4 of the Tempe Zoning and Development Code (the "Code" or ZDC) for the proposed mixed-use Project. Parking ratios for the City Center (CC) district are found in Table 4-607A of the ZDC. Subparagraph B.3 of Section 3-201 defines the boundaries of the City Center as being "generally bounded by Town Lake to the north, the railroad tracks to the west, University Drive to the south and Rural Road to the east." Relevant excerpts from the Code are included as **Attachment B**.

PROPOSED DEVELOPMENT

The development is proposed to consist of a 13-story (i.e., mid-rise) multifamily residential building with ground floor commercial with a gross floor area (GFA) of less than 25,000 square feet (SF, or 25 KSF) and resident amenities on the 2nd and 13th floors. The project will provide 208 (44 studios, 35 one-bedrooms, 86 two-bedrooms, and 43 three-bedrooms) multifamily dwelling units (DUs) with a total of 380 bedrooms (BRs), 8,145 NSF (net square feet) of indoor restaurant/retail space, and 2,208 SF of outdoor dining space. **Table 1** provides a breakdown of the land uses.

TABLE 1 – TOTAL LAND USE BREAKDOWN

Land Use	Quantity	Bedrooms
Studio	44 DUs	44 BRs
1 BR	35 DUs	35 BRs
2 BR	86 DUs	172 BRs
3 BR	43 DUs	129 BRs
Apartments	208 DUs	380 BRs
Commercial (Restaurant/Retail – Indoor)	8,145 NSF	
Commercial (Restaurant/Retail – Outdoor)	2,208 SF	

Site Access. Access to the site will be provided by a single entrance to the garage on the existing alleyway located between College and Forest Avenue.

Surrounding Land Use. Surrounding the site is a mix of multifamily/student housing, retail, restaurant, and hospitality uses, the Newman Center, commercial offices, and Arizona State University classrooms and offices.

Transit. The proposed Project will be within just five (5) to seven (7) minutes walking time to and from the Tempe Transportation Center (TTC) to the north along College Avenue. TTC, is a transit hub with a Valley Metro light-rail station and through which five (5) different local bus (48, 62, 65, 66, and 72) routes pass. There are bus stops in both directions along University Drive (local route 30) and along Mill Avenue (local routes 65 and 66, both of which originate at the TTC); these stops are just a one (1) to two (2) block walk from the Project site. In addition, three (3) of Tempe's Orbit neighborhood circulators (Earth, Mars, and Jupiter) originate at the TTC and two (2) others (Mercury and Venus) travel along Mill Avenue and University Drive, using the same transit stops as the local

bus routes. Finally, Tempe's Streetcar runs northbound along Mill Avenue with a stop at 6th Street, four (4) blocks from the site. **Figure 2** shows the numerous transit stops in Tempe's downtown area, including the light rail stop at the TTC.

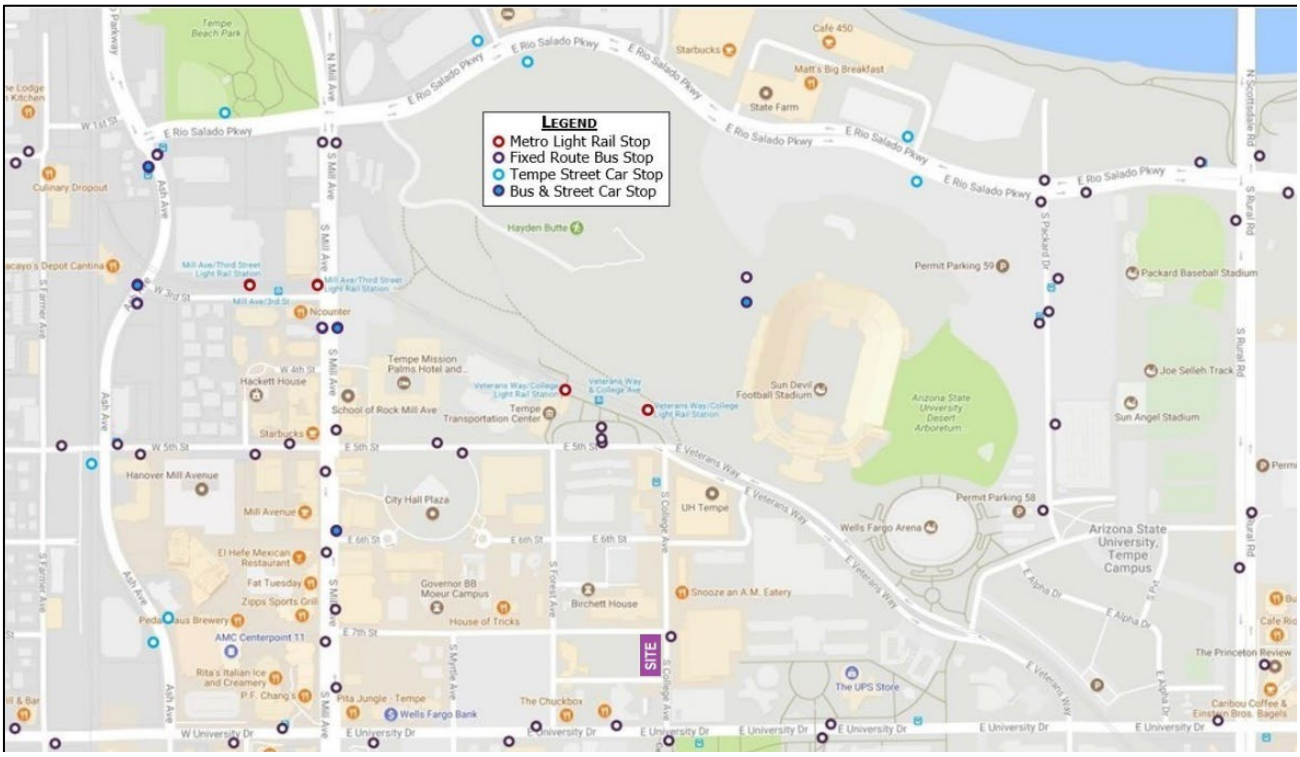


FIGURE 2 – VICINITY MAP SHOWING SITE, TRANSIT STOPS, AND ATTRACTIONS

Bicycle and Pedestrian Facilities. As noted, the proposed Project is within Tempe's designated Bicycle Commute Area. Tempe has both bicycle lanes and multi-use paths in the vicinity of the site. A bicycle lane is defined by the City as a "portion of a roadway designated for preferential or exclusive use of bicycles and defined by pavement markings, curbs, signs or other traffic-control devices." Bicycle lanes are a minimum of four (4) feet in width. Multi-use paths are defined as a "paved facility completely separate from the roadway and motorized traffic designated for non-motorized, mixed use." Multi-use paths are a minimum of 10 feet in width and can be used by pedestrians. Pedestrians also have access to Tempe's extensive network on sidewalks along its streets. **Figure 3** at the top of the next page depicts the bicycle lanes and multi-use paths in the vicinity of the Project.

Other Modes of Transportation. In addition to the above traditional alternative modes of travel, a scooter may be rented on an hourly basis at any of several locations. And as ride-hailing services, such as Uber and Lyft, become more popular as an alternative to renting a vehicle that would stay parked for a good portion of a visit, the need for parking spaces is lessened. To accommodate these services and traditional taxi services, the City has (already) provided a passenger pick-up/drop-off zone along College Avenue alongside the development. The area is indicated with a green curb and signs for two (2) specific uses: as a commercial loading zone with a 30-minute limit from 5:00 AM to midnight and as a taxi stand from midnight to 5:00 AM.

FIGURE 3 – BICYCLE LANES AND MULTI USE PATHS NEAR PROPOSED DEVELOPMENT

Additionally, CivTech referred to Table B08301, Means of Transportation to Work, as compiled from the decennial census most recently conducted by the United States Census Bureau (USCB) in 2020, regarding the means of transportation by which residents living in the vicinity of the project commute to work, data most relevant to the subject of this section of the parking analysis. The latest estimates for all of Tempe and ZIP Code 85281, which consists of all of Tempe north of (and excluding) the Broadway Road corridor. **Table 2** presents the data as reported by the USCB for the City of Tempe and ZIP Code 85281.

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TABLE 2 – MEANS OF TRANSPORTATION TO WORK

Label	85281		Tempe city, Arizona	
	Estimate	Margin of Error (±)	Estimate	Margin of Error (±)
Total:	38,027	1,758	100,522	1,870
Car, truck, or van:	25,433	1,630	74,119	2,054
Drove alone	22,648	1,476	65,690	1,751
Carpooled:	2,785	628	8,429	1,081
In 2-person carpool	2,025	548	6,467	960
In 3-person carpool	554	329	1,114	374
In 4-person carpool	97	92	486	348
In 5- or 6-person carpool	29	47	199	156
In 7-or-more-person carpool	80	77	163	108
Public transportation (excluding taxicab):	1,622	370	3,520	695
Bus	1,126	302	2,866	677
Subway or elevated rail	95	74	109	75
Long-distance train or commuter rail	0	31	18	26
Light rail, streetcar, or trolley	401	189	527	204
Ferryboat	0	31	0	31
Taxicab	157	106	297	148
Motorcycle	150	114	426	162
Bicycle	1,907	464	2,961	561
Walked	3,133	606	4,284	664
Other means	434	191	1,505	445
Worked from home	5,191	597	13,410	1,044

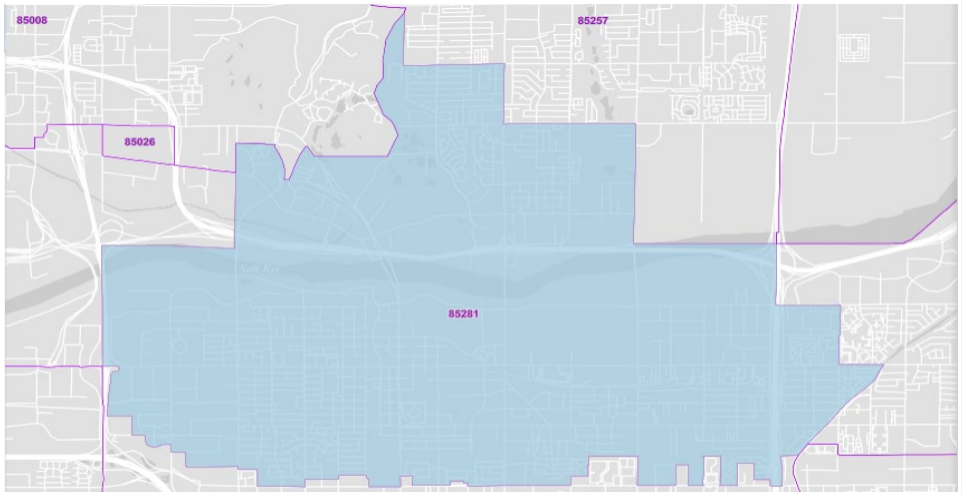
Sources: https://data.census.gov/table?q=tempe,+arizona+b08301&tid=ACSDT5Y2021.B08301
https://data.census.gov/table?q=85281+b08301&tid=ACSDT5Y2021.B08301

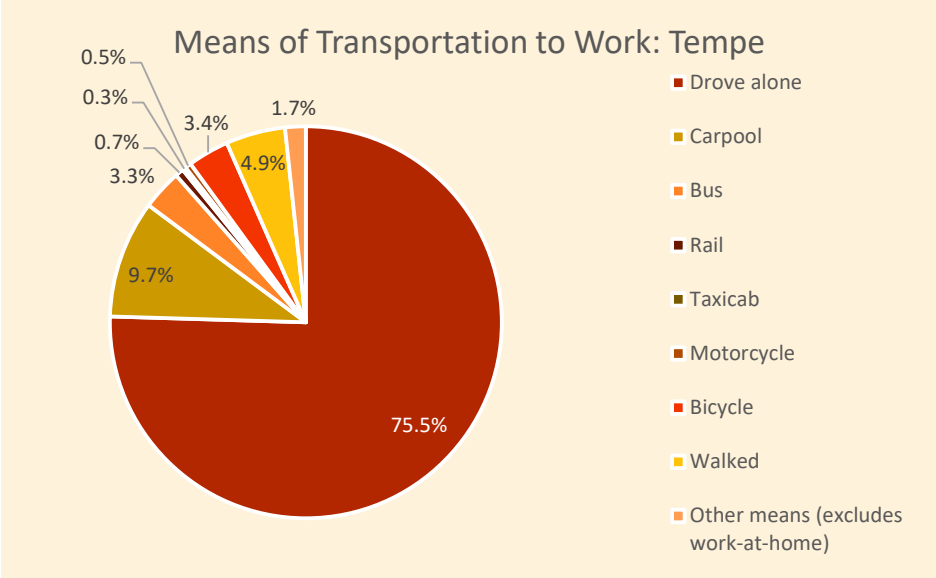
Figure 4 presents an illustrated summary of the data CivTech estimated for 2021 (the latest year available) from the census that is relevant to local mode split for the City and ZIP Code 85281, omitting from the calculations those who choose to work at home, as requested by the City reviewer. *(Please note that, whereas CivTech had previously reported data for a "Census Block Group," the smallest unit for which data is reported by the United States Census Bureau and a much smaller area than a ZIP Code, CivTech's search for the Census Block Group in which the site is located yielded no results.)*

A review of the various data found in **Figure 4** reveals that, for 2021, it was estimated that 69% of residents in ZIP Code 85281 commuted to work alone, 9.5% walked to work, 8.5% carpooled, 5.8% bicycled, and 4.9% took public transit, such as buses (3.4%) and rail (1.5%), which did not include any ridership on the Tempe Street Car, since it was not in operation in 2021, having opened May 20, 2022.

Means of Transportation to Work: 85281	85281		Tempe city	
	Estimate	%	Estimate	%
Total	38,027		100,522	
Drove alone	22,648	69.0%	65,690	75.5%
Carpool	2,785	8.5%	8,429	9.7%
Bus	1,126	3.4%	2,866	3.3%
Rail	496	1.5%	636	0.7%
Taxicab	157	0.5%	297	0.3%
Motorcycle	150	0.5%	426	0.5%
Bicycle	1,907	5.8%	2,961	3.4%
Walked	3,133	9.5%	4,284	4.9%
Other means (excludes work-at-home)	434	1.3%	1,505	1.7%
Total without Work-at-home	32,836	100.0%	87,094	100.0%
Worked from home	5,191		13,410	
Total	38,027		100,504	

Sources:
https://data.census.gov/table?q=tempe,+arizona+b08301&tid=ACSDT5Y2021.B08301
https://data.census.gov/table?q=85281+b08301&tid=ACSDT5Y2021.B08301





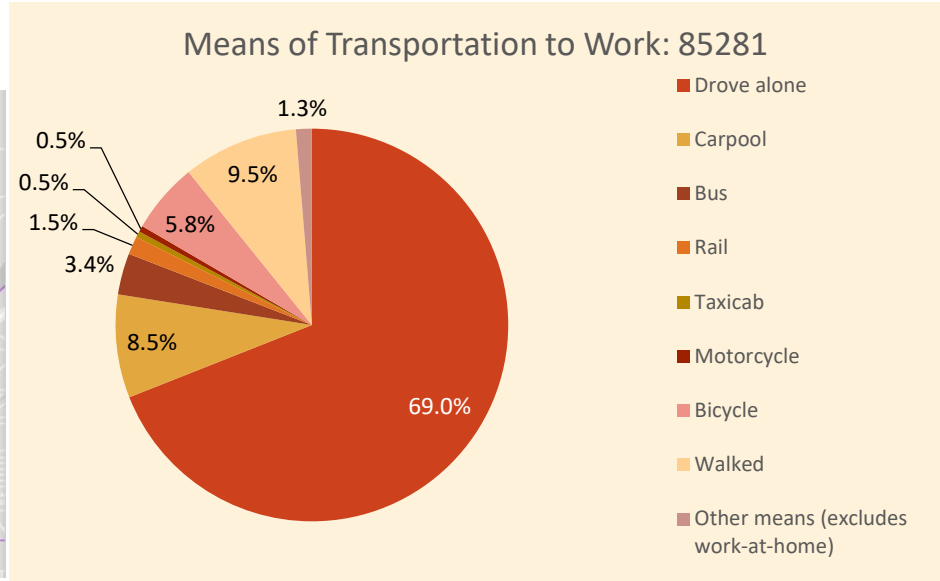


Figure 4: Data.Census.gov: Means of Transportation to Work

CITY OF TEMPE VEHICULAR PARKING REQUIREMENTS

This Parking Analysis for the Project was prepared in accordance with the applicable portions of Parts four (4) and five (5) of the ZDC. The City's published motor vehicle parking ratios for a development within Tempe's City Center (CC) district can be found in Table 4-607A of the ZDC. Bicycle parking ratios are found in Table 4-603E; for the indoor commercial use, CivTech chose the more conservative restaurant use in lieu of the retail use. Columns (4) and (5) of **Table 3** summarize the minimum motor vehicle parking requirements for the proposed development; Columns (10) and (11) summarize the City's bicycle space requirements.

Note that there will be two (2) additional parking spaces for exclusive use by an onsite car sharing program that was not included in the total number of parking spaces. This supports residents' need for car access, without the desire for ownership.

TABLE 3 – PARKING SPACES PER TEMPE ZDC, PER ITE, AND AS PROPOSED

	Dwellings	Bed Rooms	Motor Vehicle Spaces Required per CC in ZDC		Spaces per ITE Monday-Friday				Bicycle Spaces Per Table 4-603E	
Land Use	Quantity Units*	Quantity Units*	Ratio per Table 4-607A	Spaces	Average Rate	Spaces	85th %-ile Rate	Spaces	Ratios in Bicycle Commute Area	Spaces Required
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
Residential Parking(ITE Land Use Code = 221)										
Studio	44 DUs	44 BRs	0.5 per BR	22.0					0.75 per DU	33.00
1 Bedroom	35 DUs	35 BRs	0.5 per BR	17.5					0.75 per DU	26.25
2 Bedroom	86 DUs	172 BRs	0.5 per BR	86.0					0.75 per DU	64.50
3 Bedroom	43 DUs	129 BRs	0.3 per BR	38.7					1.00 per DU	43.00
Guest	208 DUs	n/a	0.1 per DU	0.0†	Included‡		Included‡		0.20 per DU	41.60
Subtotals	**208 DUs**	**380 BRs**		**164.2**	0.22/BR§	**84**	0.32/BR§	**122**		**208.35**
Restaurant Parking (ITE Land Use Code = 932)										
Indoor	8,145 NSF	n/a	1 per 500 SF	**6.29****	1.13/1 KSF*	**10**	1.93/1 KSF	**16**	1 per 500 SF	**16.29**
Outdoor‡‡	2,208 SF			**0**		**0**		**0**	1/2,000 sf	**0.95**‡‡
Required Totals				**171**		**94**		**138**		**226**
Spaces Provided				**46**		**46**		**46**		**239**
Excess (Shortage)				**(125)**		**(48)**		**(92)**		**13**
Parking using published equation (X=380)			P = 0.16X + 14.75		P=75.55, rounded up to 76 spaces					

* DUs = dwelling units; BRs = bedrooms; SF = square feet, KSF = 1,000 SF, NSF = Net SF.
† In the City Center (CC) district, no guest spaces are required for multifamily development with a commercial component.
‡ The *Parking Generation Manual* does *not* distinguish between residential spaces and guest spaces.
§ Use of ITE per-bedroom rates resulted in higher number of spaces than per-dwelling unit rates of 0.22 (average) and 0.37 (85th percentile).
** In the City Center (CC) district, parking is waived for first 5,000 SF of indoor floor area with 1 space per 500 SF thereafter; thus, calculation is based on a net applicable floor area of 3,500 SF (= 8,145 - 5,000; 3,145 × 1/500 = 6.29). A similar calculation is performed for bicycle spaces for the outdoor area.
†† All totals are rounded up to nearest whole number of spaces.
‡‡ In the City Center (CC) district, motor vehicle parking is waived entirely for outdoor commercial uses; for bicycles, the first 300 SF is waived.

A review of the parking requirements for the development summarized in **Table 3** based on the City Center district parking ratios reveals that 171 motor vehicle spaces and 226 bicycle spaces are required. As can be seen in the table, the Project's site plan shows that 239 bicycle spaces will be provided, 219 in a bicycle room and 20 at the sidewalk, which exceeds the City requirement by 13 spaces.

MOTOR VEHICLE PARKING PROVIDED

Per the PAD and as summarized in **Table 4**, the development will provide 46 total parking spaces, 35 garage spaces, two (2) carshare spaces in the garage, and nine (9) on-street spaces. The nine (9) on-

street spaces are nine (9) new angled spaces along 7th Street that will be provided when two (2) existing parallel spaces are replaced. Four (4) parallel spaces along College Avenue will be designated for loading and unloading. The nine (9) angled on-street spaces were considered in the site-related parking calculations as being counted toward the required spaces. The 46 total on-site and on-street spaces are, therefore, 126 fewer spaces than the minimum of 172 according to the CC district requirements. As will be discussed below, a substantial portion of this code requirement shortage will be offset by the availability of the two (2) shared vehicle spaces. The garage will also provide one (1) compact car space.

TABLE 4 – REQUIRED PARKING SPACES PER PROPOSED PAD PARKING RATIO

	Dwellings	Bed Rooms	Motor Vehicle Spaces Required per PAD	
Land Use	**Quantity Units***	**Quantity Units**	**Ratio per PAD**	**Spaces**
(1)	**(2)**	**(3)**	**(4)**	**(5)**
Residential Parking				
Studio	44 DUs	44 BRs	0.094 per BR	4.14
1 Bedroom	35 DUs	35 BRs	0.094 per BR	3.29
2 Bedroom	86 DUs	172 BRs	0.094 per BR	16.17
3 Bedroom	43 DUs	129 BRs	0.094 per BR	12.13
Guest	208 DUs	380 BRs	None w/ Commercial	0.00
Subtotals	**208 DUs**	**380 BRs**		**35.73**
Restaurant Parking (per ZDC)				
- Indoor	8,145 NSF	n/a	1 per 500 SF	**6.29****
- Outdoor	2,208 SF			**0**
Required Totals				**42**
Spaces Provided	**Garage (includes 6 EV-Ready and 2 Carshare spaces)**			**37**
			On-Street Parking	**9**
			Total Provided	**46**
Excess (Shortage)				**4**
Other Space Provided			**Compact**	**1**

* DUs = dwelling units; BRs = bedrooms; SF = square feet, KSF = 1,000 SF, NSF = Net SF.
† In the City Center (CC) district, no guest spaces are required for multifamily development with a commercial component.
‡ The *Parking Generation Manual* does *not* distinguish between residential spaces and guest spaces.
§ Use of ITE per-bedroom rates resulted in higher number of spaces than per-dwelling unit rates of 0.22 (average) and 0.37 (85th percentile).
** In the City Center (CC) district, parking is waived for first 5,000 SF of indoor floor area with 1 space per 500 SF thereafter; thus, calculation is based on a net applicable floor area of 3,145 SF (= 8,145 - 5,000; 3,145 × 1/500 = 6.29). A similar calculation is performed for bicycle spaces for the outdoor area.
†† All totals are rounded up to nearest whole number of spaces.
‡‡ In the City Center (CC) district, motor vehicle parking is waived entirely for outdoor commercial uses; for bicycles, the first 300 SF is waived.

INSTITUTE OF TRANSPORTATION ENGINEERS

The latest (5th) edition of the Institute of Transportation Engineers' (ITE) *Parking Generation Manual,* provides recommendations for the number of spaces required for the types of land use in this development based on either the number of units or the number of bedrooms. Average and 85th percentile rates are provided for each land use for weekdays (Monday through Friday) and for Saturdays and Sundays for mid-rise multifamily developments in various settings/locations. **Attachment C** is the page excerpted from that manual that CivTech will use here. For the subject development, CivTech chose a mid-rise multifamily development with ground floor retail situated near rail transit (defined by ITE as being located less than ½-mile from a rail line) and in a Center City Core setting.

Column (3) shows the number of bedrooms for each type of unit and columns (6)/(7) and (8)/(9), respectively, show average and 85th percentile rates and spaces required calculated by using those rates. Columns (10) and (11) of **Table 3** provide the bicycle parking ratios proposed for the PAD, the bicycle parking spaces needed, and the number to be provided, which is 12 more than required.

A review of the parking space calculations summarized in **Table 3** reveals that the proposed mid-rise multifamily development with ground floor retail situated near rail transit and in a Center City Core setting would require 94 spaces [= 84 spaces for residents plus 10 spaces for the commercial use] based on per-bedroom average (i.e., the arithmetic mean) ITE parking generation rates and 138 spaces (= 122 residential + 16 retail) based on the 85th percentile rate. When comparing to the ITE average rate, the total of 46 spaces provided by the development is 48 spaces short of providing the number required. When comparing to the 85th percentile rate, the development is providing 92 fewer spaces than required.

A review of column (4) of **Table 4** reveals that the developer will be providing parking at a rate of 0.094 spaces per bedroom along with two (2) carshare spaces, resulting in 37 total spaces being provided within the Project's garage for residents. A survey was conducted and an article published reporting the results in the March 15, 2010 issue of the *Transportation Research Record: Journal of the Transportation Research Board*. The following title of the article also describes its contents "Carsharing's Impact on Household Vehicle Holdings: Results from a North American Shared-Use Vehicle Survey." CivTech will highlight the following survey/study conclusions:

- In 20 major metropolitan areas in the U.S. and Canada and in the 6,281 carsharing member households, "The average vehicles per household of the sample drops from 0.47 to 0.24 [with] most…one-car households becoming carless."
- "Carsharing has taken between 90,000 to 130,000 vehicles off the road…equat[ing] to nine (9) to 13 vehicles for each carsharing vehicle."

Therefore, it can be expected that the Project's proposed carshare spaces will likely serve up to 24 residents in addition to the two (2) provided spaces accounted for in the provided parking amount and reduce the need for up to 24 vehicle spaces. In consideration of the carshare vehicles to be provided for use by the Project's residents, the four (4) loading spaces to be provided along the site's College Avenue frontage, the vast array of transportation alternatives available within the Project's vicinity noted above, CivTech concludes that the proposed residential parking ratio of 0.094 spaces per bedroom is an appropriate supply given the propensity for transit in the immediate area and the City's desire to create a more multi-modal environment in the downtown.

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Additionally, in response to a City comment on CivTech's June version of this analysis, CivTech offers in **Table 5** a summary of similar projects in similar conditions that have been approved in Tempe over the past 10 or so years and show the City's willingness to consider developments providing fewer parking spaces, with the first development being Tempe's first carless residential community. Additional projects specific to the experience of this developer in other areas, and their solution to manage parking is provided in the attachments.

TABLE 5 – COMPARISON OF PARKING PROVIDED AT OTHER TEMPE DEVELOPMENTS

Development Name (T) Traditional Apartments† (S) Student Housing	Studio/ 1-BR/ Live-Work	2-BR/ Live-Work	3-BR	4-BR	5-BR	Total DUs	Total BRs	Residents+Guests Spaces Provided ‡	Residents+Guests Spaces Req'd per ZDC	Ratios Per DU (Per BR)
Culdesac (T)	494	134	8			636	786	0	717	0.00(0.00)
211 E 7th St/Trinitas (T)	191	58	131			380	700	272	272	0.72(0.39)
16 E University Dr (T)	199	254				453	707	366	354	0.81(0.52)
Aspirant, 965 E University Dr (T)	375	136	28			539	731	721	657	1.34(0.99)
1043 E Curry Road (T)	262	76	5			343	429	404	619	1.18(0.94)
Southbank, 1122 E Vista del Lago (T)	214	133	3	2		352	497	577	663	1.64(1.16)
First + Farmer Ave/Wexford (T)	160	40				200	240	141	220	0.71(0.59)
The Collective on 7th & Myrtle (T)	106	131	32			269	464	153	215	0.57(0.33)
Apache & Terrace Mixed Use (T)	49	15				64	79	64	77	1.00(0.81)
Tempe Lakeside Apts./Transwestern (T)	211	79				290	369	406	513	1.40(1.10)
University/Forest Mixed Use (T)	178	150	22			350	544	469	478	1.34(0.86)
1031 E Apache [The Marshall] (T)	32	83	15	59		189	479	469	185	2.48(0.98)
Traditional Totals / Average Ratio				*12 Sites*		***4,065***	***6,025***	***4,042***		0.99(0.67)
College and 7th Mixed-Use	79	86	43			208	380	37	171	0.17(0.094)

†"Traditional apartments" includes all levels, from workforce to luxury.
‡Provided spaces are full-size, 1-vehicle spaces and exclude tandem, compact, and on-street spaces and office spaces associated with live-work units.

ALTERNATIVE MODES

Tempe is a community with many transportation choices (Light Rail, Streetcar, Valley Metro fixed-route buses, Orbit, and multi-use path systems) and this trend is expected to continue. As residents of its downtown area become less reliant on the personal vehicle, developers of multifamily projects have been continuing to propose lower parking ratios for their multifamily projects; to respond to the market and attract prospective residents that concur. Residents that wish to keep their vehicles will choose to pay for the privilege of a parking space or live elsewhere. Therefore, the likelihood of the proposed development requiring the maximum number of parking spaces is reduced by the location of the site being near these alternative methods of travel and by being the type of community in which the residents want to live. The use of these alternate modes of travel substantially reduces the need for developers to provide vehicular parking at ratios published in the ZDC, as well as the number of vehicle trips on the roadway.

CONCLUSIONS

From the above, the following can be concluded:

- The proposed Project is planned to consist of a single 13-story building providing 208 multifamily dwelling units (DUs) (44 studios, 35 one-bedrooms, 86 two-bedrooms, and 43 three-bedrooms) with a total of 380 bedrooms, 8,145 net square feet of indoor restaurant/retail space, and 2,208 square feet of outdoor dining space on the ground floor, and amenities on the 2nd and 13th floors.

- The site is located in Tempe's City Center district and is also within the City's Bicycle Commute Area.

- Using City of Tempe City Center district parking ratios, a total of 171 parking spaces are required, 164.2 spaces for residents and another 6.29 spaces for the expected ground floor restaurant/retail use; no spaces are required for guests. With 46 parking spaces provided [35 residential spaces in the parking garage, two (2) carshare spaces in the garage, and nine (9) new angled on-street parking spaces along 7th Street], the Project provides 125 fewer parking spaces than required by the ZDC.

- Based on bicycle parking ratios for development in the City's Bicycle Commute Area, 226 bicycle spaces are required. The Project's site plan shows that 239 bicycle spaces will be provided, 219 in a bicycle room and 20 at the sidewalk. The provided bicycle parking exceeds the City requirement by 13 spaces.

- Nine (9) new angled on-street parking spaces will replace two (2) existing parallel spaces along 7th Street] matching the nine (9) spaces required by the ITE average rates and exceeding the seven (7) spaces required by the Tempe City Center district parking ratios for the expected restaurant/retail floor area. Therefore, CivTech concludes that the on-street spaces are adequate to accommodate the parking demand of the future restaurant/retail tenant(s) and their patrons.

- Based on average ITE parking generation rates, the proposed development would require 94 spaces: 84 resident and 10 retail spaces. When comparing to the ITE average rate, the total of 46 spaces provided by the development is 48 spaces short of providing the number required.

- In addition to the two (2) spaces accounted for in the provided parking amount, the two (2) proposed carshare spaces will likely serve up to 24 residents and reduce the need for up to 24 vehicle parking spaces. In consideration of the carshare vehicles to be provided for resident use, the four (4) loading spaces to be provide along the site's College Avenue frontage, and the availability of the vast array of transportation alternatives within the Project's vicinity, CivTech concludes that the proposed residential parking ratio of 0.094 spaces per bedroom is appropriate at this location.

- Tempe has invested in a variety of transportation options and infrastructure that will significantly reduce the need for personal vehicles. Given the number and variety of available alternative modes of travel, CivTech expects that a sufficient number of residents of the proposed development will choose to not own a personal vehicle and that providing parking spaces at 0.094 spaces per bedroom would be sufficient for the proposed development. Tempe's downtown has been fashioned over time in such a way that makes it unlikely that any new development needs to provide parking in the higher end of the parking spectrum. Moreover, Tempe has approved similar parking reductions at other recent developments in the area.

Thank you for allowing CivTech to assist you on this Project. Please contact me with any questions you may have on this analysis.

Sincerely,

CivTech

Joseph F. Spadafino, P.E., PTOE, PTP
Senior Project Manager/Traffic Engineer

Attachments (5)

College and 7th Mixed Use

Traffic Impact Study
4th Submittal

Soth of 7th Street and
East of College Avenue
in Tempe, Arizona

November 8, 2023
Project No. 22-1770

Prepared For:
Fields Holding Tempe, LLC
2251 Linda Flora Drive
Los Angeles, CA 90077

For Submittal to:
City of Tempe

Prepared By:

CivTech

10605 North Hayden Road
Suite 140
Scottsdale, Arizona 85260
480-659-4250

COLLEGE & 7TH MIXED-USE
TRANSPORTATION IMPACT STUDY
4TH SUBMITTAL

Southwest Corner of
College Avenue and 7th Street
Tempe, Arizona

Prepared for:

FH Tempe, LLC
2251 Linda Flora Drive
Los Angeles, CA 90077

For Submittal to:

City of Tempe

Prepared by:

CivTech Inc.
10605 North Hayden Road, Suite 140
Scottsdale, Arizona 85260

Office: 480-659-4250
Fax: 480-659-0566
info@civtech.com

November 2023
CIVTECH PROJECT NO. 22-1770

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EXECUTIVE SUMMARY

FH Tempe, LLC proposes the development of a 12-story mixed-use building located on the southwest corner of College Avenue and 7th Street. The site consists of two (2) Maricopa County Assessor parcels in the City of Tempe, Arizona. Formerly retail space, the buildings on the site are currently vacant. The proposed mixed-use development will provide 220 multi-family dwelling units (DUs) on floors two (2) through eleven (11), amenities on floor 12, and indoor and outdoor retail/restaurant uses not to exceed totals of 8,396 gross square feet (gsf) and 2,208 sf, respectively, on the ground floor. Access to a two-level underground parking garage with 81 stalls, including 11 spaces ready for electric vehicle (EV) charging stations, and a stall for a carshare vehicle for resident use will be via an existing public alley that extends west from College Avenue along the southern site border. Nine (9) new angled, on-street parking stalls along 7th Street will be created when improvements are made to the project's 7th Street frontage: a driveway will be closed and two (2) existing parallel spaces will be eliminated, replaced by the nine (9) new angled spaces, yielding a total of 90 parking spaces provided by the development. Four (4) parallel spaces along College Avenue will be designated for loading and unloading.

It should be noted that the analysis and text herein is based on the June 2023 site plan proposing to provide a total of 220 multi-family dwelling units (DU), compared to the updated current November 2023 site plan of only 208 DU, the June 2023 site plan is more conservative. Therefore, the following traffic impact analysis was completed using the June 2023 proposed site plan.

The following conclusions and recommendations are based on the June 2023 proposed site plan and documented within this study:

GENERAL

- The proposed development is anticipated to generate 950 weekday daily trips, with 71 trips (23 in/ 48 out) generated during the AM peak hour and 48 trips (27 in/21 out) generated during the PM peak hour.

EXISTING (2022)

- The results of the Synchro analysis indicate that all study intersections operate with overall acceptable levels of service (LOS D or better), with the exception of **College Avenue and Alley**.
  - In the 2022 existing scenario, the unsignalized intersection of **College Avenue and Alley** operates with a delay of 40.8 sec/veh (LOS E) in the eastbound shared movement during the PM peak hour.

OPENING YEAR (2026)

- In the 2026 No Build scenario, the unsignalized intersection of **College Avenue and Alley** operates with a delay of 42.3 sec/veh (LOS E) in the eastbound shared movement during the PM peak hour.

- In the 2026 Build scenario, the unsignalized intersection of **College Avenue and Alley** operates with a delay of 45.2 sec/veh (LOS E) in the eastbound shared movement during the PM peak hour.
  - The stop-controlled intersection of **College Avenue and Alley** is expected to operate with higher delays, both with and without the addition of the site-generated traffic. It is not uncommon for low-volume stop-controlled driveways onto higher-volume major roads (College Avenue) to experience higher delays for brief periods during peak hours. No mitigation is recommended.
- In the 2026 No Build scenario, the signalized intersection of **College Avenue and University Drive** operates with a delay in both the AM and PM peak hours. The southbound approach is expected to operate with delays of 63.8 sec/veh (LOS E) and 55.0 sec/veh (LOS E) during the AM and PM peak hours, respectively.
- In the 2026 Build scenario, the signalized intersection of **College Avenue and University Drive** operates with a delay in the southbound approach of 64.0 sec/veh (LOS E) and 55.0 sec/veh (LOS E) during the AM and PM peak hours, respectively.
  - The intersection of **College Avenue and University Drive** is expected to operate with a delay in the southbound shared movement during both the AM and PM peak hours, with or without the proposed project. It is recommended that signal timing be optimized with added green time to the southbound approach. With the optimized signal timing in place, the intersection is expected to operate with acceptable levels of service by opening year 2026.

HORIZON YEAR (2031)

- In the 2031 No Build scenario, the unsignalized intersection of **College Avenue and Alley** operates with a delay of 42.4 sec/veh (LOS E) in the eastbound shared movement during the PM peak hour.
- In the 2031 build scenario, the intersection of **College Avenue and Alley** operates with a delay of 44.4 sec/veh (LOS E) in the eastbound shared movement during the PM peak hour.
  - The stop-controlled intersection of **College Avenue and Alley** is expected to operate with higher delays, both with and without the addition of the site-generated traffic. It is not uncommon for low-volume stop-controlled driveways onto higher-volume major roads (College Avenue) to experience higher delays for brief periods during peak hours. No mitigation is recommended.
- In the 2031 No Build scenario, the signalized intersection of **College Avenue and University Drive** operates with a delay of 62.8 sec/veh (LOS E) in the AM peak hour.

TRIP REDUCTION PLAN

- Although generating fewer than 75 peak hour trips, a TRP is warranted since the developer is proposing fewer parking spaces than the minimum required by Tempe's Zoning and Development Code (ZDC). Specifically, a Level 1 TRP is required. The developer expects to satisfy the City's requirements of a minimum total of 10 points for a Level 1 Trip Reduction Plan by implementing

two (2) alternative mode use strategies of five (5) points each by carsharing an electric vehicle and providing wayfinding signage and offering bicycle safety classes for residents and employees.

ANTICIPATED TRANSIT RIDERSHIP

- If future residents used public transit at the same rate as residents of Tempe ZIP Code 85281 overall, 4.9% (20) of the estimated 406 residents would use public transit, representing 3.4% (14) using the bus and 1.5% (7) using rail.

BIKE SYSTEM LINKAGES

- The travel lanes on 7th Street are shared between motorists and bicyclists. A resident will have access to the bicycle lanes provided along College Avenue, from where the resident is linked to the City's extensive network of bicycle routes.

SIGHT DISTANCE

- Sight distances of 195 feet to the left of Access A and 125 feet to the right should be provided. These minimum sight distances should be maintained at the intersection to allow safe left and right turning movements from the development. Additionally, landscaping should be trimmed to maintain sight distances while meeting current Tempe landscape requirements. Shrubs and bushes are to be trimmed to be at a maximum of two (2) feet in height and tree branches trimmed to be not lower than eight (8) feet from the ground.

City of Tempe
Community Development Department
31 E. 5th Street, Garden Level, Tempe, AZ 85281
Ph. (480) 350-4311, Fax: (480) 350-8677
Fax: (480) 350-8872, www.tempe.gov

AFFORDABLE HOUSING IMPACT STATEMENT (AHIS): PROJECT REVIEW

Date: March 17, 2023

Project Name, Address and Brief Description

Project Name: College & 7th Mixed-Use

Project Address: 712 South College Avenue

Brief Project Description: New mixed-use (multifamily residential and ground floor restaurant / retail) development

Project Contact Name: Gammage & Burnham, PLC / Manjula M. Vaz
Phone: (602) 256-4461
E-mail: mvaz@gblaw.com

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)	0	N/A	N/A	0	0	N/A	N/A
Single-Family Attached (b)	0	N/A	N/A	0	0	N/A	N/A
Multifamily (c)	0	Studio	N/A	0	0	N/A	N/A
Multifamily (c)	0	One	N/A	0	0	N/A	N/A
Multifamily (c)	0	Two	N/A	0	0	N/A	N/A
Multifamily (c)	0	Three	N/A	0	0	N/A	N/A
Multifamily (c)	0	Four+	N/A	0	0	N/A	N/A

(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)	0	N/A	N/A	N/A	N/A	N/A	N/A
Single-Family Attached (b)	0	N/A	N/A	N/A	N/A	N/A	N/A
Multifamily (c)	49	Studio	$1,695	0	0	N/A	N/A
Multifamily (c)	42	One	$1,895	0	0	N/A	N/A
Multifamily (c)	42	Two	$2,995	0	0	N/A	N/A
Multifamily (c)	35	Three	$3,995	0	0	N/A	N/A
Multifamily (c)	0	Four+	N/A	0	0	N/A	N/A

(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: **LeVon Lamy**. Ph. 480-858-2264, E-mail: Levon_Lamy@Tempe.Gov

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Updated on 11-6-19

WHEN RECORDED RETURN TO:
City of Tempe
Community Development Department
31 E. 5th Street
Tempe, AZ. 85281

WAIVER OF RIGHTS AND REMEDIES UNDER A.R.S. §12-1134

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by Name of Entity (Owner).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. PL00000 **– PROJECT NAME,** to the City requesting that the City approve the following:

_____ GENERAL PLAN AMENDMENT
_____ ZONING MAP AMENDMENT
_____ PAD OVERLAY
_____ HISTORIC PRESERVATION DESIGNATION/OVERLAY
_____ USE PERMIT
_____ VARIANCE
_____ DEVELOPMENT PLAN REVIEW
_____ SUBDIVISION PLAT/CONDOMINIUM PLAT
_____ OTHER _____
(Identify Action Requested))

for development of the following real property (Property):

Insert Property Address:

Parcel No. or legal description:

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist as a result of the City's approval of the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this _____ day of _____, 20___.

OWNER: **INSERT OWNER NAME**

By Its Duly
Authorized Signatory: _____
(Printed Name)

_____
(Signed Name)

Its: _____
(Title, if applicable)

State of _____)
) ss.
County of _____)

This instrument was acknowledged before me this _____ day of _____,

20___ by _____.

Notary Public
My Commission Expires:

_____
(Signature of Notary)