

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 11/13/2112

Agenda Item:

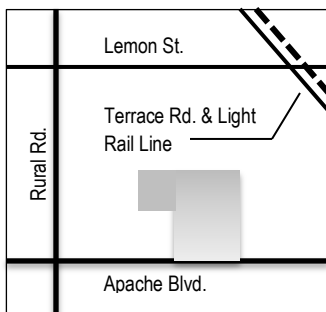
ACTION: Request is an Amended Planned Area Development Overlay and Development Plan Review consisting of a proposed mixed-use development including 326 dwelling units all within a fourteen (14) story building for THE GROVE AT 1000 EAST APACHE (PL120130), located at 1000 East Apache Boulevard. The applicant is Snell & Wilmer LLP.

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: Staff recommends approval

BACKGROUND INFORMATION: THE GROVE AT 1000 EAST APACHE (PL120130) consists of a proposed mixed use development on +/-1.80 net acres including 326 dwelling units, +/-3,538 sf. leasing/reception offices, +/-6,250 sf. retail and +/-290,197 sf. parking garage all within a fourteen (14) story building of +/-726,348 sf. total interior building area. The Grove is located at 1000 East Apache Boulevard in the MU-4 (PAD, TOD), Mixed-Use, High Density District with a Planned Area Development Overlay and within the Transportation Overlay District (Corridor). The request includes the following:

- PAD12009 2nd Amended Planned Area Development Overlay to establish new development standards including an increase in density from 70 du/ac for 124 dwelling units to 182 du/ac for 326 dwelling units, an increase in building height from 67'-0" to 160'-0", an increase in building lot coverage from 64 percent to 73 percent, a reduction in landscape lot coverage from 19 percent to 14 percent, and a reduction in rear yard setback from 6'-4" to 6'-0".
- DPR12151 Development Plan Review including site plan, building elevations, and landscape plan.



Property Owner	Campus Crest at Tempe, LLC
Applicant	Nick Wood, Esq., Snell & Wilmer, LLP
Current Zoning District	MU-4 (PAD, TOD) Mixed-Use, High Density with a Planned Area Development Overlay and within the Transportation Overlay District (Corridor)
Gross/Net site area	+/-1.801 acres
Max. Density	182 d.u./ac. (326 dwellings proposed)
Total Building Area	+/-726,348 sf. interior & +/-30,293 outdoor amenity
Max. Building Cover	73 % of site area
Max. Building Height	160.0 ft. (170.0 ft. allowed top of stair and elevator cores)
Min. Building Setbacks	0.0 ft. south-front, 13.0 ft. side-east, 6.33 ft. side-west (south part), 0.0 ft. side-south (at garage elevation facing Apache) 7.0 side west (north part), 6.0 ft. rear
Min. Landscape Cover	14 % of site area
Min. Vehicle Parking	715 spaces required (TOD), 774 spaces provided
Min. Bicycle Parking	365 spaces required, 365 spaces provided

ATTACHMENTS: Development Project File

STAFF CONTACT: Kevin O'Melia, Senior Planner (480-350-8432)



COMMENTS:

The +/-1.80 acre site of the Grove at 1000 East Apache is located on the north of Apache Boulevard and is the third property east of Rural Road. Lemon Street is one block north and Terrace Road and the light rail line is one block northeast.

On behalf of a previous, un-built development (The Retreat), the site was re-zoned in 2008 and was re-platted in 2009. The zoning map amendment and recorded subdivision plat are entitlements that remain in effect and will be utilized by the Grove. The previous zoning district for the site was Commercial Shopping and Service. The current zoning identification for the site is Mixed-Use, High Density with a Planned Area Development Overlay and within the Transportation Overlay District (Corridor). The site previously included several parcels and a short segment of public alley indented the site on the north property line. As part of the subdivision plat, the short alley indentation was abandoned by the City and purchased for the site, a strip of land along Apache Boulevard was dedicated to public right of way and the site is currently one lot. The Retreat was cancelled at the conclusion of its building and engineering plan check process. There were two development plan review approvals for the Retreat (in 2008 and 2011): these have expired.

Prior to The Retreat, LandSource Holdings proposed a 221'-0" tall, nineteen story mixed-use condominium tower on the site in 2006. This proposal was cancelled prior to public hearings.

The site is vacant. A suburban-scale office building was constructed on the eastern portion of the site in 1963. After a fire damaged the building, the building was demolished and the site was cleared in 2008. In the recent past the site has been used as a construction staging area for The VUE, a mixed-use student housing project located immediately to the west.

This request for the Grove includes the following:

1. A 2nd Amended Planned Area Development Overlay is proposed to increase the building height from the standards established for the Retreat as follows.
 - Increase density for a +/-1.80 acre site from 70 du/ac for 124 dwelling units to 182 du/ac for 326 dwelling units
 - Increase building height from 67'-0" to 160'-0".
 - Increase building lot coverage from 64 percent to 73 percent.
 - Decrease ground level landscape area from 19 percent to 14 percent.
 - Decrease rear (north) property line building setback from 6'-4" to 6'-0".
2. A Development Plan Review is proposed for a project which includes apartments marketed for student housing over ground-level street-front retail and restaurant spaces, all with supporting on-site parking.
 - 326 apartments with a total of 833 beds are proposed.
 - +/-6,250 sf. retail/restaurant, +/-3,538 sf. leasing/reception, and +/-290,197 sf. structured parking are proposed within a +/-726,348 sf. building with an additional +/-30,293 of upper level, outdoor amenity space.
 - The building is fourteen stories above street level plus an upper roof deck.
 - 774 on-site parking spaces are proposed and are principally located in an eight level garage within the building.

Applicant requests Development Review Commission approve item 2 and provide recommendation for item 1 to City Council.

PUBLIC INPUT

- The site is posted. Advertisement and notification for neighborhood meeting was made to surrounding property owners and neighborhood associations. A neighborhood meeting was held at the Four Points by Sheraton Hotel at 1333 South Rural Road (southwest of the site) on October 24, 2012 from 6:00 to 7:00pm. Attendees included the Applicant, Development Team, Tempe Community Development staff and five members of the public including the Super 8 Motel owners to the east, Owners of the Apache Palms R.V. Park to the southeast, and a Sheraton Hotel representative. The project was received favorably. Questions included developer experience with this type of project, site and parking security, projected construction and opening schedule, and location of construction staging. See attached summary of neighborhood meeting provided by the applicant.
- The Grove was granted a 10 minute Applicant presentation to the Development Review Commission during the Commission's pre-session on October 23, 2012.
- The Grove was presented by the Development Team to the Tempe Apache Boulevard Association (TABA) at the Tempe Apache Boulevard Police Substation on October 11, 2012. Tempe Community Development Staff attended

the meeting. Questions from TABA included operation and security (Campus Crest will own, construct and manage the property), type of retail (Campus Crest will choose retail that is an amenity not only to the surroundings but principally will fit and serve the users of the building) and schedule (Campus Crest intends to begin construction in February-March 2013 and open in Fall 2014). The project was received favorably by TABA and was given a recommending vote of approval.

- The applicant has solicited input from the City of Phoenix Aviation Department regarding building height and potential for hazard to air navigation. C.O.P. Aviation Department response recommends a maximum height of 170'-0" to avoid conflict with air navigation and requires Federal Aviation Administration input prior to their approval. See the C.O.P. Aviation Department Recommended Maximum Height Memorandum included in the report attachments.
- As of publication of this report, Tempe Community Development staff has not received communication of any kind regarding the proposed development.

PROJECT ANALYSIS

PLANNED AREA DEVELOPMENT

The proposed 2nd Amended Planned Area Development Overlay seeks to establish new standards for maximum residential density, maximum building height, maximum building lot coverage, minimum landscape lot coverage and minimum building rear yard setback. Density is increased in conformance with the General Plan 2030 Projected Residential Density and reflects the developer's observation that market demand for student housing in this area has not been satisfied. The increase in building footprint from 64 to 73 percent and corresponding increase in building size is mitigated by significant ground level on-site landscape areas on the east and west site edges. The building setback and corresponding ground level landscape area on the east property line is increased from 7'-0" to 13'-0". Although on-site ground level landscape area is reduced from 19 to 14 percent overall, Apache Boulevard (off-site) landscape is enhanced and ninth level and rooftop level landscape areas including proposed tree installation has been added. The above-grade landscape areas are not included in the ground level landscape percentage. Rear building setback has been slightly modified. No other setbacks are reduced. East setback is increased. Vehicular parking quantity exceeds the minimum required by the Transportation Overlay District Corridor.

Building & Site Standard	1 st Amended P.A.D. (RETREAT)	2 nd Amended P.A.D. (GROVE)
MAXIMUM DENSITY (for +/-1.80 acre site)	70 d./ac (124 units)	182 d./ac. (326 units)
MAXIMUM BUILDING HEIGHT	67.0 FT (highest portion of roof or parapet)	160.0 FT (w/ additional 10.0 FT allowance)
MINIMUM BUILDING SETBACKS		
.....Front (facing Apache Boulevard)	0 FT	0 FT
.....East Side	7.0 FT	13.0 FT
.....West Side (south of garage)	6.33 FT	6.33 FT
.....West Side (garage)	7.0 FT	7.0 FT
.....South side (garage)	0.0 FT	0.0 FT
.....North Rear	6.33 FT	6.0 FT
MAXIMUM BUILDING LOT COVERAGE: Building area as percent of net site area	64.0 %	73.0 %
MINIMUM LANDSCAPE LOT COVERAGE: Landscape area as percent of net site area	19.0 %	14.0 %

Section 6-305 D. Approval criteria for P.A.D. Overlay:

1. *The proposed mixed-use land use consisting of residential over commercial retail and restaurant are allowable in Zoning and Development Code Part 3 Chapter 2 (mixed-use).*
2. *The development standards listed above, as established as part of the Planned Area Development Overlay, plus the standards described in the Zoning and Development Code for minimum vehicle and bike parking ratios as allowed by the Transportation Overlay District shall be the standards of development for this site.*
3. *The proposed PAD is in conformance with the provisions of the Zoning and Development Code Part 5 Chapter 4 including the provision that the P.A.D. Overlay assists in the fulfillment of the goals, objectives and policies of the General Plan.*
4. *The P.A.D. Overlay conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.*

DEVELOPMENT PLAN REVIEW

Site Plan

The site layout conforms to three important design criteria. 1) One vehicular access is allowed on Apache Boulevard. This access is fixed on the existing median break in Apache Boulevard. Accordingly, a true porte-cochere (a vehicular opening) is established in the front façade of the Grove which opens to the central building courtyard and the parking garage entrance beyond. 2) One fire exit is allowed to Lemon Street through the adjacent property via an emergency vehicle easement system. This north exit allows emergency vehicle access under the building by providing a rear, gated exit. This exit is strictly for use of emergency vehicles and is not for use by the public. 3) The interlocking site configuration between the Grove and The VUE immediately west allows for an interesting interplay between the existing building volume of the VUE and the proposed building volume of the Grove. The interlock in the common property line between these two developments prevents the buildings from crowding each other.

Building Elevations

The building adheres to the International Style and compliments the architecture of the VUE. For the Grove, the concrete and steel structure of the fourteen story block is sheathed in a clear anodized aluminum frame curtain wall with two tinted glass panel colors (green and blue) and features two contrasting aluminum opaque spandrel panel colors (dark gray and off-white). The concrete structure is exposed at the base of the fourteen story block. The eight-level parking garage that protrudes from the northwest corner of the fourteen story curtain wall is exposed concrete with a steel wire lattice at the garage apertures.

Landscape Plan

Tree and palm buffers are established on the west and east property lines to soften the edge of the Grove with respect to its neighbors and provide space for emergency pedestrian egress walkways from remote exits around the building to the public right of way. Street trees are supplemented with palms also along Apache Boulevard. The purpose of the tree/palm combination is to provide a two layer foliage effect where palm foliage provides skyline relief for the building and the tree canopy provides a human-scale cover. Two upper landscape levels are provided on the building 1) at the amenity decks atop the garage and in the courtyard on the ninth level and 2) around the running track on the roof of the building. The landscape of the upper levels and in the public right of way on Apache supplements the on-site, ground level landscape area that is quantified in the P.A.D. Overlay.

Section 6-306 D Approval criteria for Development Plan Review

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* The project follows the curbside landscape zone, pedestrian through zone and building entrance and gathering zone established for the “complete pedestrian environment” on streets within the Transportation Overlay District. Recesses and small landscape pockets adjacent to storefronts on Apache Boulevard encourage public pedestrians with opportunities to pause, look and enter the commercial and residential entrances of the Grove. The Grove courtyard is visible from the street. The central fountain of the vehicular turnaround in the courtyard, connected visually to the street through the porte-cochere, is a strong visual and auditory entrance feature.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* The tall outdoor volume of the courtyard with water feature and shade-loving canopy trees at ground level, rising vertically to the ninth building level where the outdoor volume expands to include the recreational deck, provides the central, sheltering element of the Grove. This volume allows penetration of natural light and air to the inward parts of the building. The courtyard volume allows street and apartment noise to be tempered by the soothing noise of the water feature.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* The Grove makes bold use of simple, strong materials: exposed concrete, steel and concrete frame and a membrane of aluminum and glass curtain wall—all softened with a wreath of perimeter landscape including a higher foliage ring of palms and a lower foliage ring of canopy trees. There are no applied veneers of building materials. The colors are integral to the material used but the variety and geometric composition of materials lend interest to the whole.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* The Grove aligns thematically with W6, Hayden Ferry Lakeside, the Hub and the architecture of the light rail transportation system including station platforms, trains and overhead electric conveyors. The Grove meshes well with the festive colors of The VUE and the remodeled Four Points by Sheraton. Modern design statements including The Grove can fit comfortably into the larger fabric of an emerging urban core that includes historic and retroactive as well as modern elements.
5. *The large building volume is sufficiently articulated to relieve monotony and is skillfully composed, resulting in a well-defined base and top, and in conjunction with the landscape design features an enhanced pedestrian experience at street level;* The courtyard at the center of this building volume is linked to the street and an invitation is extended to come and enjoy this space. Commercial uses that face the street are advised to face the courtyard as well.
6. *Building facades provide architectural detail and interest overall particularly with respect to architectural treatment at street level;* Exterior room at the commercial storefronts for patios combine with the variation of placement of walls, structure, low seat walls, and planting beds all on-site along the Apache Boulevard frontage to maximize the potential for street life at this frontage.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and supports the potential for transit patronage;* the project is within walking distance of the ASU Tempe campus and light rail stations at Terrace/Rural and Apache/Dorsey, the Valley Metro bus route 72 on Rural and the Orbit Mars bus route on Terrace and Spence.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* Pedestrian resident and guest traffic is handled through the lobby entrance at the leasing office in the western part of the site frontage on Apache. Pedestrian visitors to the ground floor commercial uses enter through separate Apache or courtyard entrances. Pedestrian walkways connect the stair exits around the perimeter of the site with the public right of way on Apache. Vehicles for guests and customers utilizing ground floor commercial uses or visiting residents may be parked in adjacent on-street parallel parking, courtyard parking or in the unsecured ground level of the garage. Resident vehicle parking is secured behind a gate in the upper garage levels. Emergency and refuse vehicles also enter through the porte-cochere. Refuse/recycling vehicles utilize the circular turnaround in the courtyard and exit onto Apache. Emergency vehicles may also utilize the circular turnaround or the hammerhead turnaround on the north side of the garage and exit onto Apache. Emergency vehicles also have option to enter or exit the site through a normally closed emergency gate on the north property line. This gate connects the site to Lemon Street through an established 20'-0" wide public emergency access easement on the property to the north of the Grove.

9. *Plans appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*; The porte-cochere, courtyard, the circular and hammerhead turnarounds and the gated north exit are accessible for emergency fire and law enforcement use. The garage features pedestrian and vehicle access control for resident parking. Exterior group amenity spaces are internalized and access controlled on the ninth level recreational and swimming pool courts and on the roof top track. The southeast and southwest exits at the perimeter yards are access controlled. The public and garage entrances to the residential areas are access controlled. Security remote surveillance is employed throughout the perimeter, the garage, and in commercial and residential areas.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways*; Thorn-less Palo Verde canopy trees are included in quantity at the Apache Boulevard frontage in accordance with the street tree rule of the ZDC and the minimum sidewalk shading requirement of the TOD. The lower foliage of the canopy trees are supplemented with higher foliage of Phoenix Date Palms. This two tier tree/palm foliage effect is replicated above the resident pedestrian exit linkages on the east and west property lines. Trees are present in the upper levels of this site, on the ninth level amenity decks and (by condition of approval) along the rooftop running track.
11. *Signs for the project will be reviewed as a separate submittal package.*
12. *By condition of approval and in accordance with the Zoning and Development Code, lighting is compatible with the proposed building and adjoining buildings and uses, and does not create negative effects.*

CONCLUSION

Based on the information provided by the applicant and the analysis provided above, staff recommends approval of the requested Planned Area Development Overlay and Development Plan Review for the Grove on +/-1.80 acres. This request meets the required criteria and will conform to the conditions of approval.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use (mixed-use) and Projected Residential Density (greater than 25 d./ac.) for this site. The density established with this proposal is in keeping with the high density residential edge that is forming on the east side of Rural Road adjacent to Arizona State University.
2. The project will meet the development standards established under the Zoning and Development Code including as modified by the Transportation Overlay District Corridor except as established for this site under the Planned Area Development Overlay.
3. The Planned Area Development Overlay process was specifically created to allow for greater design flexibility in exchange for a design of quality that is also respectful of its surroundings. The project establishes a more intense density for the MU-4 District than was previously established (70 d./ac. to 182 d./ac.) in reflection of market demand for student housing. The project also adjusts building setbacks, landscape lot coverage and building lot coverage. Building setback adjustment from the previously established standard includes a small reduction in the north setback (6'-4" to 6'-0") and an increase in the east setback (7'-0" to 13'-0"). Building lot coverage is more comprehensive (64% to 73%) than previously established in that the Grove is one building whereas the Retreat was three. On-site ground level landscape lot coverage is correspondingly reduced (19% to 14%) but the Grove features compensating upper level landscape that is not counted in this percentage whereas the Retreat had none. The 14% ground level landscape area still allows meaningful landscaped perimeter yards on the east and west of the development.
4. The proposed project meets the approval criteria for a Planned Area Development Overlay and a Development Plan Review.

CONDITIONS OF APPROVAL

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

PAD12009

CONDITIONS OF APPROVAL

1. A building permit application shall be made on or before January 10, 2015 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 shall sign a waiver of rights and remedies form. By signing the form, the Owner voluntarily waives 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 February 11, 2013 or the Planned Area Development Overlay approval shall be null and void.
3. Prior to issuance of building permits, the Second Amended Planned Area Development Overlay document for the Grove at 1000 East Apache shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe Community Development Department.
4. The maximum residential density shall be one-hundred eighty-two dwelling units per acre (182 d./ac.).
5. The maximum building height of the main building volume to top of parapet including mechanical equipment except solar collectors shall be one-hundred sixty feet (160'-0"). The maximum building height including top of wind screens, solar collectors and all rooftop appurtenances, lightning arresting devices, obstruction light poles and uninhabited penthouses shall be one-hundred seventy feet (170'-0").
6. The minimum north side yard building setback including overhangs shall be six feet (6'-0").
7. The minimum east side yard building setback including overhangs shall be thirteen feet (13'-0"). The ground level fire riser room and overhead building projections shall conform to this building setback. The main building volume shall be setback minimum 16'-0" from east property line.
8. The minimum side yard west setback of minimum six foot four inches (6'-4") is unchanged. The southwest stair tower and overhead building projections shall conform to this building setback.
9. The minimum four foot (4'-0") building west side and rear setback for the exclusive use of retaining walls for below grade vents for the garage is unchanged. The minimum zero (0'-0") building south side setback at the garage remains unchanged. The minimum seven foot (7'-0") building west side setback at the garage remains unchanged.
10. The maximum building lot coverage shall be seventy-three percent (73%).
11. The minimum ground level landscape lot coverage shall be fourteen percent (14%). In addition, maintain minimum 12,800 sf. of upper level landscape area consisting of pavement, pool and foliage areas.
12. Prior to issuance of building permit, contact adjacent property owner to north. Inform owner of existing emergency vehicle easement agreement and the intention of the Grove to provide access to this easement from 1000 East Apache via a gate for emergency access only.
13. Prior to issuance of building permit, by separate instrument, establish and record a 20'-0" wide public fire/emergency access easement through the site at 1000 East Apache from the north gate to Apache Boulevard. Design access control for the resident portion of the garage so it does not impede this access.

14. No Hazard to Air Navigation: submit building volume and height coordinates to the Federal Aviation Administration prior to first plan check submittal and receive approval of the finished building height and height of the construction tower crane from the Federal Aviation Administration prior to issuance of building permit.
15. Security Plan: provide a security plan for commercial and residential components of the site. Follow guidelines indicated in Security Section of Code-Ordinance requirements below. As part of the security plan, develop a comprehensive remote visual surveillance system that monitors the perimeter exit yards in the north, east and west sides of the building, in the ground level of the courtyard, in the leasing office and main lobby entrance including the elevator lobby, in the commercial space courtyard and Apache Boulevard entrances, in every garage level including the stair and elevator entrances, in the ninth level recreational and swimming pool level and the rooftop running track and basketball court, and in each residential level elevator lobby and within each elevator. Additionally, provide a management team to govern the housing portion of the property. Include the management team in the security plan meetings with the Police Department. Complete draft of Security Plan prior to issuance of building permit. Complete final Security Plan prior to issuance of Certificate of Occupancy.
16. Traffic Impact Study: submit revision prior to first plan check submittal and receive approval of the final Traffic Impact Study from Transit Studies Division prior to issuance of a building permit.
17. Site clearing and excavation: prior to clearing and excavation, develop a site monitoring process with the Salt River, Pima and Maricopa Indian Community. Provide a monitoring process during site excavation for prompt identification, protection and proper removal of archeological remains.

DPR12151

CONDITIONS OF APPROVAL

General

18. Submit construction documents to the Community Development Building Safety Division for building permit by November 13, 2013 or the Development Plan approval will expire. Subsequently, an expiration of the plan check period or issued building permit will result in expiration of the Development Plan Review approval.

Site Plan

19. Replace existing sidewalk on Apache with uncolored concrete paving that coordinates Engineering standards for public sidewalk with the minimum dimensional requirements of landscape, pedestrian through way and building entrance zones of the Complete Pedestrian Environment (Transportation Overlay District standard). Provide construction joint design that relates to features of the building elevations.
20. Provide upgraded paving at on-site portion of driveway consisting of concrete unit pavers. Do not install pattern-stamped concrete. At a minimum, extend unit pavers in the on-site portion of driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. In the public right-of-way portion of driveway extend back side of sidewalk bypass to the beginning of the unit pavers at the right-of-way line.
21. 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. Finish wall to match masonry perimeter walls.
22. Provide masonry screen walls at east, north and west property lines of minimum 8'-0" height. Finish walls with a smooth exterior plaster surface to replicate the exposed skim-coat concrete of the building. The emergency vehicle access gate at the north perimeter may be a tight steel wire mesh (not suitable for climbing) or may be constructed of opaque steel panels.

23. Provide access control fence at southern fronts of east and west perimeter landscape yards facing Apache. Provide access control fence of steel, 8'-0" high, with tight wire mesh construction. Provide gates in fence that allow exit to public right of way.
24. Provide gates in access control fence of similar construction as fence. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required with the design of the gate. For gates provided on site interior that may have a screen function, design vision portals for visual surveillance.
25. Finish freestanding utility equipment boxes to complement the exposed skim coat concrete and curtain wall of the building. Do not paint over warning decals or identifiers. 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, cage may be deleted and replaced with a masonry or concrete screen wall following the requirements of standard detail T-214.

Floor Plans

26. Locate electrical service entrance section (S.E.S.) and meter bank cabinets inside the building. Alternatively, locate cabinets so fronts are flush with surface of exterior building walls. Coordinate placement of meter banks and S.E.S. cabinets with the architectural expression of the building. Exposed conduit, piping, or related materials on the building exterior is not permitted.
27. Maintain access control to residential areas of building including residential amenity levels, accessible portion of rooftop and resident parking in garage. Provide Police and Fire Department override access for access control areas.
28. Do not modify design to add individual unit balconies to the building exterior facing adjacent property or public right of way. Do not modify design to consider balconies that connect more than one residence or access an elevated semi-public area for use by residents, guest or any other group.
29. Provide 6'-0" high wind screen around the ninth level pool court, on the south side of the ninth level recreational court and around the exterior and interior sides of the roof top running track perimeter. Design the top of the wind screen so it cannot be straddled or sat upon.
30. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers and elevator lobbies into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit in residential, commercial or garage portions of building is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.
31. Garage Security:
 - a. Maintain complete access control (vehicle and pedestrian) for portion of garage that is reserved for residents. Incorporate adequate vehicle turnaround in front of gate into layout of garage.
 - b. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
 - c. Paint enclosed garage interior columns, walls and overhead structure of each interior level—whether secured or not—bright white with minimum light reflectance value of seventy-five (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.
32. Parking Garage layout:
 - a. Keep minimum required parking dimensions clear of columns or other 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. Clearly demarcate turnaround so it is not used as a parking space.
 - c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall or screen.

Building Elevations

33. Provide clear glass at windows and doors of ground floor retail, restaurant and leasing office store fronts facing Apache Boulevard and facing the interior of the site.
34. The materials and colors are outlined as follows:
 - a) Exposed concrete, skim coat, gray
 - b) Aluminum Panel # 1, off-white
 - c) Aluminum Panel # 2, very dark gray
 - d) Glazing Color # 1, light blue tint
 - e) Glazing Color # 2, light green tint
 - f) Glazing color # 3 (at ground floor storefronts), clear
 - g) Storefront Frame System, clear anodized aluminum
 - h) Welded Wire steel screen panel at garage openings, medium gray, no rustProvide main colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.
35. Provide basketball court fence that is similar to the welded wire fabric used on the garage openings. Do not use chain link fence.
36. Conceal roof access from adjacent properties. Conceal roof crane window washing equipment. Design canopies that carry solar collectors to conceal side and back of collector panels. Fully conceal other roof-mount equipment including unit condensers on all four sides. If cellular communication antenna are anticipated, design roof and parapet to allow incorporation of equipment and antenna within the building architecture so future installations may be concealed with minor or no modification.
37. Conceal roof drainage system within interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building. Provide concrete splash blocks in perimeter yards below outflow drains and coordinate these with the landscape and pavement design.
38. 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 on the building exterior for address signs, security cameras, or other exterior building mount items is not permitted.
39. Upper/lower commercial divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, are permitted only if laminated glazing at lower panels is provided.

Lighting

40. For MU-4 District, conform to illumination requirements of Zoning and Development Code Section 4-801 through 4-805 and follow the guidelines listed under ZDC Appendix E "Photometric Plan".
41. Limit freestanding lights on upper level and rooftop amenity levels that are visible off-site to maximum 12'-0" height. Tall field lights are not allowed at the basketball court due to the overall building height restriction. Provide house side shields to screen light from adjacent properties.
42. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

43. For MU-4 District, conform to landscape requirements of Zoning and Development Code Section 4-701 through 4-706.
44. Provide a minimum of eight (8) potted trees on the rooftop along the running track, either thornless palo verde or mastic trees that can withstand wind loads due to their canopy structure and are able to survive on roof in a potted environment.

45. Provide landscape and irrigation construction documents for the project. Indicate placement of individual shrubs, accents, and groundcovers on landscape plan. Additions or modifications may be submitted for review during building plan check process.
46. Irrigation Notes:
 - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Provide schedule 40 PVC mainline. Provide minimum class 200 PVC feeder line except provide minimum class 315 PVC feeder line for 1/2" diameter size. Conform to building safety requirements for irrigation system in upper building levels. Provide details of water distribution system. Fully isolate water distribution system from domestic water supply.
 - b. Locate valve controller in a vandal resistant housing or inside the building. Hardwire power source to controller. A receptacle connection is not allowed. Detail controller installation so power and valve wire conduits are concealed.
 - c. Repair existing through irrigation system in the adjacent public right of way where damaged by work of this project. Provide temporary irrigation to existing landscape on frontage for period of time that irrigation system is out of repair. Design irrigation so plants on site and in frontages are irrigated by the project system.
47. Remove planting soil compaction on site and in public right of way. Remove construction debris prior to plant installation.
48. Top dress planting areas with a rock or decomposed granite application. Provide rock top dressing of 2" uniform thickness. Provide pre-emergence weed control application. Do not underlay rock or decomposed granite application with plastic.

Signage

49. Provide address signs of 12" height, individual mount, metal reverse pan channel numbers. Provide street number only (1000), not the street name. Self (halo) illuminate signs. Locate at a uniform height at second or third floor level and provide two per perimeter elevation except provide three per south elevation facing Apache.
50. Provide one horizontal Police identification address sign on roof of building where indicated in Site Plan Review mark-up, dated 8/29/2012. Orient sign to be read from south. Include address number in 6'-0" high characters on one line and street name in 3'-0" high characters on second line immediately below the address number. Provide high contrast sign with black characters on a light surface or white characters on a black field. Coordinate sign with roof membrane so membrane is not compromised. Do not illuminate roof address

CODE/ORDINANCE REQUIREMENTS:

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

- Specific requirements of the Zoning and Development Code (ZDC) are not listed as a condition of approval, but will apply to any application. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- SITE PLAN REVIEW: Verify comments by the Public Works, Community Development and Fire Departments given on the 2012 Preliminary Site Plan Reviews dated 05/09, 08/29 and 10/17. Direct questions regarding comments to the appropriate department. Coordinate modifications with concerned parties.
- TIME LIMIT: Development Plan Review approval is valid for one year time limit unless modified by condition of approval. See ZDC Section 6-306(E). Development Plan Review approval will continue to be valid during the building plan review period (period includes time extension, if utilized). If plan review period is allowed to expire without building permit issuance, Development Plan Review approval expires with the plan review period. After building permit issuance, Development Plan Review will remain in effect as long as the building permit itself is valid. If the building permit is allowed to expire, the Development Plan Review approval will also expire.
- STANDARD DETAILS:
 - Access standard engineering details at this link: www.tempe.gov/modules/showdocument.aspx?documentid=5352 or purchase book from the Public Works Engineering Division.
 - Access standard refuse enclosures at this link: www.tempe.gov/modules/showdocument.aspx?documentid=5307.
- BASIS OF BUILDING HEIGHT: Measure height from top of curb on Apache adjacent to the center of front of property in accordance with ZDC Sec. 7-108. For maximum building height exceptions such as stair or elevator penthouses refer to ZDC Sec. 4-205 but do not exceed the 170'-0" top of the top height required by the condition of approval. There is no building height step back requirement adjacent to a residential district --refer to ZDC Sec. 4-404--since the districts to west and north are MU-4 and the district to east is CSS. For mechanical screen on four sides refer to ZDC Sec. 4-405.
- COMMUNICATIONS: Provide emergency radio amplification for building in excess of 50,000 sf. in accordance with ZDC Sec. 4-402. Amplification allows Police and Fire personnel to communicate in the building during a catastrophe. Refer to this link www.tempe.gov/itd/Signal_booster.htm. Contact the Information Technology Department to discuss building size and materials and extent of amplification requirement.
- WATER CONSERVATION: In accordance with agreement between City of Tempe and State of Arizona, landscape and domestic use Water Conservation Reports are required for project. Have landscape architect and the mechanical engineer submit reports during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to the following link: www.tempe.gov/bsafety/Applications_Forms/HandoutsFAQs/Water_Conservation.pdf. Contact Public Works Water Department Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- ENGINEERING:
 - Indicate dimensional relation of the building to the property lines. Indicate property dimensions including half street right of way of Apache.
 - Locate utilities underground including existing overhead utilities adjacent to site. Coordinate site layout with Utility providers to provide adequate access easements. Utility lines that cross exclusive public utility easements require an encroachment permit.
 - Verify location of easements or other property restrictions and ensure no conflict exists between buried utilities that remain and site, landscape or foundation layout. Refer to Engineering criteria established for proximity of tree and building foundation installation with respect to public water and sewer lines, including at the northwest corner of the garage.

- 100 year onsite retention required for project. Provide maintenance agreement with Public Works Division for subsurface retention system. Provide route for service vehicle to access retention system.
- WATER UTILITIES:
 - Indicate water and sewer lines around the property including on adjacent properties and public right of way.
 - Maintain minimum 16'-0" separation between public wet utility line and building foundation.
 - Maintain 20'-0" separation between tree installation and public wet utility lines. Reduction of minimum separation distance with use of root barriers is subject to approval of Water Utilities Division. Start with minimum 20'-0" separation on site and in public right of way. If root barriers are utilized, finalization of detail is subject to Water Utilities Division approval.
- PUBLIC RIGHT OF WAY:
 - Construct driveway in public right of way in conformance with Standard Detail T-320.
 - Protect in place, relocate or replace street lights and traffic signage on Apache in front of project site as required by Engineering Design Criteria.
- HISTORIC PRESERVATION: The northeastern portion of the site has an Archaeologically Sensitive designation. State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, notify the Arizona State Historical Museum for removal and repatriation of the items and contact Tempe Historic Preservation Office (joseph_nucci@tempe.gov) with questions.
- SECURITY REQUIREMENTS:
 - For safety of residents, guests, retail patrons and employees, follow design guidelines related to the location of pedestrian environments and places of concealment as outlined in the ZDC Appendix A-II (C). Design building, garage and site to maximize visual surveillance of vicinity. Limit height of walls and landscape materials. Design columns or corners to reduce ambush opportunity. Maintain minimum distance of 20'-0" between pedestrian path of travel and any hidden area to allow increased reaction time and safety. Provide closed circuit T.V. system for remote surveillance of public areas.
 - Provide method of override access for Police Department (punch pad or similar) to controlled access areas including garage.
 - As indicated by condition of approval, Owner and/or managing agent shall prepare a Security Plan for the Grove with the Police Department. Include aspects of residential and commercial components in the security plan. Involve the design team in security plan discussion to verify modifications that require design revisions. To avoid revisions to permitted construction documents, complete security plan with the Police Department before building permits are issued.
 - 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, in accordance with ZDC Sec. 4-406.
- FIRE:
 - Indicate the fire lane on site plan in accordance with ZDC Sec. and Fig. 4-502(G). Ensure minimum 20'-0" horizontal width and 14'-0" vertical clearance from fire lane surface to underside of mature tree canopies or overhead structures. Layout and details of fire lane is subject to Fire Department approval. Indicate complete fire lane layout serving the Grove on site plan including layout through public easement on adjacent property to Lemon Street.
 - Verify Fire Department access distance requirement to all portions of ground floor of building and courtyard.
 - Provide fire command room on ground floor of building.
 - Provide emergency ingress to all building and garage levels including site access through north gate to emergency vehicle easement.
 - Provide live hydrants on site prior to construction including delivery and storage of combustible materials on site.
- REFUSE:
 - Indicate the on-site refuse lane and circular turnaround on site plan in accordance with ZDC Sec. and Fig. 4-502(G).

Ensure minimum 20'-0" horizontal width and 14'-0" vertical clearance from fire lane surface to underside of mature tree canopies or overhead structures.

- Contact Solid Waste Division. Verify the proposed system of solid waste removal from site is acceptable or make adjustments. Maintain vehicle maneuvering and access to solid waste containers.
 - Develop strategy for recycling collection and pick-up from site with Solid Waste Division. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Where used, construct walls, pad and bollards per standard details DS-118 (refuse compactor) and DS-116 (container enclosure).
 - Gates for refuse enclosures are not required. If gates are provided, the managing agent must arrange for gates to be open in accordance with refuse collection schedule.
- **SIDEWALKS AND DRIVEWAY:**
 - Maintain design of public sidewalk and adjacent on-site pavement as already indicated to meet or exceed criteria of ZDC Sec. and Fig. 5-612 (F), the complete pedestrian environment. Incorporate grade change if needed into sidewalks to reconcile curb height and finish floor height.
 - Provide design similar to standard detail T-353 (delete brick pavers) for tree grate in the right of way. Provide 12'-0" long by 4'-0" wide grate as indicated in detail.
 - Position tree grates or planters, racks for 2'-0" wide by 6'-0" long bike parking, traffic signs and curbside site furnishings within the minimum 6'-0" wide curbside landscape zone so a minimum 8'-0" clear, continuous pedestrian through zone is maintained in the public right of way. See ZDC Sec. 5-612 M. Provide reasonable access from sidewalk to on-street parallel parking.
 - Design driveway entrance in public right of way in accordance with standard detail T-320.
 - Provide paving surface that is compatible with accessibility provisions of the Americans with Disabilities Act and the Building Code.
 - For replacement or relocated street lights, use Special District Street Light in accordance with standard detail T-645. Indicate street lights on site plan. Follow engineering guidelines for positioning of lights. Place street lights with minimum 2'-0" clearance between back of curb and light. Place street lights with minimum 5'-0" clearance between pole and encroaching building canopy. Coordinate street lights with street trees. Center lights between adjacent street tree canopies.
 - **TRAFFIC:** Transit Studies Division has reviewed the Traffic Impact Study (TIS) North of Apache Boulevard and East of Rural Road prepared by CivTech for Campus Crest Communities and seal dated by Dawn Cartier on 10/04/2012. Comments were returned to CivTech by Transit Studies Division (Cathy Hollow) in a Memorandum dated 10/29/12. Revise the Traffic Impact Study. Contact Transit Studies Division (catherine_hollow@tempe.gov) if questions.
 - **PARKING SPACES:**
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to standard detail T-360 for parking layout and accessible parking signs. Demonstrate how parking adjacent to retail provides disabled accessibility to these businesses.
 - Provide exterior bike parking loop/rack per standard detail T-578. Indicate method of interior bike parking and storage. For exterior parking, provide 2'-0" by 6'-0" individual bike parking spaces. Allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
 - Segregate parking for commercial and resident guest use in the unsecured garage ground level or in surface parking in the courtyard.
 - Provide minimum parking space size and maneuvering areas in courtyard and in garage. See ZDC Sec. 4-606.
 - Indicate parallel vehicle parking spaces on streets adjacent to project site frontages, subject to Engineering Division Criteria. These spaces may be counted as parking available for uses of the site. See ZDC Sec. 5-612 L.
 - **FLOOR PLAN:** Provide ground floor windows facing Apache of area and transparency in accordance with ZDC Sec. 5-612 F.

- LIGHTING:
 - Indicate locations of 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:
 - Planning Division has reviewed and accepted the Apache sidewalk minimum 33% shade study prepared by the McGough Group and seal dated by Timothy McGough on 10/15/12.
 - Do not install river run rock or similar pieces unless this material is secured into a concrete substrate. See ZDC Sec. 4-702 E.
 - Indicate clear vision triangles at driveway on landscape plan. Identify speed limit for Apache at the site frontage. Begin sight triangles in driveway at point 15'-0" in back of face of curb. Consult Transit Studies Division Corner Sight Distance memorandum available at www.tempe.gov/modules/showdocument.aspx?documentid=6815 . 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.
 - Maintain separation between tree installation and public wet utility lines as indicated in Water Utilities Section above.
 - Shrub and groundcover height restriction: select specimens as follows. See ZDC Sec. 4-702 G.
 - Locate shrubs and g.c. of maximum natural height at maturity of 2'-0" within 6'-0" of pedestrian path.
 - Locate shrubs and g.c. of maximum natural height at maturity of 3'-0" within 12'-0" of pedestrian path.

- RESIDENTIAL UNIT & COMMERCIAL SUITE NUMBERS: Process assignment of residential unit and commercial suite numbers through the Building Safety Division prior to issuance of building permit. Refer to Building Safety Division Suite/Unit Number Procedures. Submit a separate site plan and floor plan package to Building Safety Division for Suite/Unit number assignment.

- SIGNS:
 - Obtain sign permits for building identification, apartment advertising and commercial signs. Commercial and residential site directory signs where provided require a permit. Directional signs without a dedicated light source don't require a permit, depending on size and height--refer to ZDC Section 4-903 F.
 - Address signs do not require a sign permit—refer to ZDC Section 4-903 A for requirements including sign illumination and minimum fifty (50) percent sign contrast with background. Coordinate address signs with trees, vines, or other landscaping to avoid any potential visual obstruction. Do not affix number or letter to elevation that might be mistaken for the address sign. If freestanding identification sign is provided, install address signs on the masonry base beneath the identification sign. Refer to conditions of approval for additional requirements.

HISTORY & FACTS:

Mid Century Office Building

September 19, 1962: Building Permit issued for two-story office building located at 1000 East Apache Boulevard in the C-2, General Commercial District. Final inspection made for the construction on April 19, 1963. Building (demolition) Permit issued on March 17, 2008 to remove the existing fire damaged building at 1000 East Apache Boulevard.

LandSource Proposal

May 8, 2006: LandSource Tempe, an eighteen (18) story mixed-use project featuring street front retail and including 104 residential and four live/work condominiums at 948 and 1000 East Apache Boulevard in the CSS District, was presented to the Apache Boulevard Project Area Committee. The proposal was favorably received. The project subsequently grew to nineteen (19) stories before being shelved by LandSource Holdings LLC in late 2006.

The Retreat (Zoning change and PAD)

July 29, 2008: The Development Review Commission approved the request by the Retreat @ 1000 Apache for a Development Plan Review and recommended approval to City Council for a Zoning Map Amendment and Planned Area Development Overlay for two five-story mixed use buildings, 67'-0" high, including support spaces and 124 student housing units of 162,629 sf. and retail/restaurant area of 4,352 sf. and for one five level parking garage, 52'-0" high, with an area of 96,665 sf. including one subterranean level, located at 1000 East Apache Boulevard in the CSS, Commercial Shopping and Service District. The Retreat previously had been reviewed on March 10, 2008 by the Apache Boulevard Project Area Committee, on March 12 and May 14, 2008 by the Tempe Apache Boulevard Association and was presented in a neighborhood meeting on June 23, 2008. The request included the following:

DPR08093 – Development Plan Review including site plan, building elevations and landscape plan (this approval has expired).

Note: during this hearing the Commission modified two ZON/PAD conditions of approval (#7 and #8). These conditions concerned building setbacks and were expanded to state that garage ventilation retaining walls for shafts to the subterranean level are allowed within the building setback but are to be no less than 4'-0" from the adjacent north and west property lines. These modified conditions are now part of the Amended PAD (PAD09003).

ZON08003 – (Ordinance No. 2008.30) Zoning Map Amendment from CSS, Commercial Shopping and Service District to MU-4 (PAD, TOD), Mixed-Use, High Density District with a Planned Area Development Overlay and within the Transportation Overlay District.

PAD08008 – Planned Area Development Overlay to establish development standards to allow a maximum density of 70 dwelling units per acre, maximum building height of 67'-0", minimum building setbacks of 0'-0" at front and side yards, minimum 7'-0" building setback at rear yard, maximum building lot coverage of sixty-four (64) percent, and minimum landscape lot coverage of nineteen (19) percent.

September 11, 2008: The City Council approved the request for The Retreat @ 1000 Apache located at 1000 East Apache Boulevard. The request included a Zoning Map Amendment and a Planned Area Development Overlay, as detailed in the July 29, 2008 entry above.

- April 6, 2009: Development Services (Community Development) staff administratively approved the minor modification request for the Planned Area Development Overlay (PAD) for The Retreat @ 1000 Apache. The (1st) Amended PAD (PAD09003) consists of an adjustment to the amount of vehicular parking provided (the required amount of parking was not reduced), an eight inch reduction of Building 1 side yard and Building 3 rear yard setbacks (from 7'-0" to 6'-4") and an exemption of first floor bedroom window separation from adjacent on-site pedestrian walkways.
- March 22, 2011: The Development Review Commission approved the request by the Retreat @ 1000 Apache for a Development Plan Review (DPR11038). This Development Plan Review replaced DPR08093, which expired when the building safety plan check period for the Retreat expired. DPR11038 has also expired.
- 1 Lot Subdivision Plat
- September 9, 2008: The Development Review Commission approved the Preliminary Subdivision Plat for the Retreat @ 1000 Apache. The project is located at 1000 East Apache Boulevard in the MU-4 (PAD) (TOD) District.
- September 18, 2008: The City Council approved an abandonment of an 8'-0" wide by 60'-0" long appendage of public alley at 1000 East Apache Boulevard (Ordinance 2008.44). The purpose of the abandonment is to allow the appendage to be purchased by the developer and incorporated into the site for the Retreat.
- October 15, 2008: Quit Claim Deed per Ordinance 2008.44. Quit Claim Deed conveys the 8'-0" wide by 60'-0" long alley parcel north and adjacent to parcel 132-73-116A from City of Tempe to 1000 EAST, L.L.C.
- October 28, 2008: Special Warranty Deed per Escrow No. CT2720700. The Special Warranty Deed conveys property from the Leonard J. Erie and Susan M. Erie Living Trust to 1000 EAST L.L.C. This property is described as follows: "The North 130 feet of the West 105 feet of the East 165 feet of the West 594 feet of the South 343 feet of the Southwest quarter of the Northwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian of Maricopa County, Arizona." This property is the westernmost "panhandle" of the site. Note: With this conveyance, unification of all parcels that make up the site under the ownership of 1000 EAST, LLC is completed.
- January 22, 2009: The City Council approved the request for The Retreat @ 1000 Apache for a Final Subdivision Plat on +/-1.80 acres located at 1000 East Apache Boulevard. The Final Subdivision Plat combined the parcels and former alley into one lot and made public right of way dedication on Apache Boulevard.
- February 05, 2009: The Final Subdivision Plat for "The Retreat @ 1000 Apache" was recorded in the official records of the Maricopa County Recorder's Office (MCR # 2009-0097428).
- The Grove
- October 11, 2012: The Grove was presented at a regular session of the Tempe Apache Boulevard Association. The presentation was favorably received by members of the association.
- October 23, 2012: The Grove was presented at the Development Review Commission pre-session.
- October 24, 2012: A neighborhood meeting was conducted for The Grove at the Four Points by Sheraton Hotel. The presentation was favorably received by the five members of the public in attendance.

ZONING AND DEVELOPMENT CODE REFERENCE:

Sections 6-305 and 5-401 through 5-403, Planned Area Development Overlay District
Sections 5-601 through 5-612, Transportation Overlay District
Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE
for
THE GROVE AT 1000 E APACHE

ATTACHMENTS:

- 1-2. Waiver of Rights and Remedies form
3. Location Map
4. Aerial Photo
- 5-9. Letter of Explanation
10. Neighborhood Meeting Summary
- 11-12. Traffic Impact Analysis -- Executive Summary
- 13-14. C.O.P. Aviation Dept. Recommended Maximum Height Memorandum
15. Cover Sheet
- 16-18. Planned Area Development Overlay – Site Plan
- 19-23. Project Data Tables
- 24-34. Building Three-Dimensional Color Renderings and Elevations
- 35-37. Landscape Plans and Public Sidewalk Shade Study
- 38-49. Building Floor Plans & Roof Plan
- 50-52. Building Elevations & Sections
- 53-68. Building Shade Study (not available online-please contact staff member for copy)
- 69-70. Grading & Drainage Plan & North Fire Access Diagram
- 71-73. Site Photos

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 Campus Crest at Tempe LLC, a Delaware Limited Liability Company (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. **PL120130** 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)

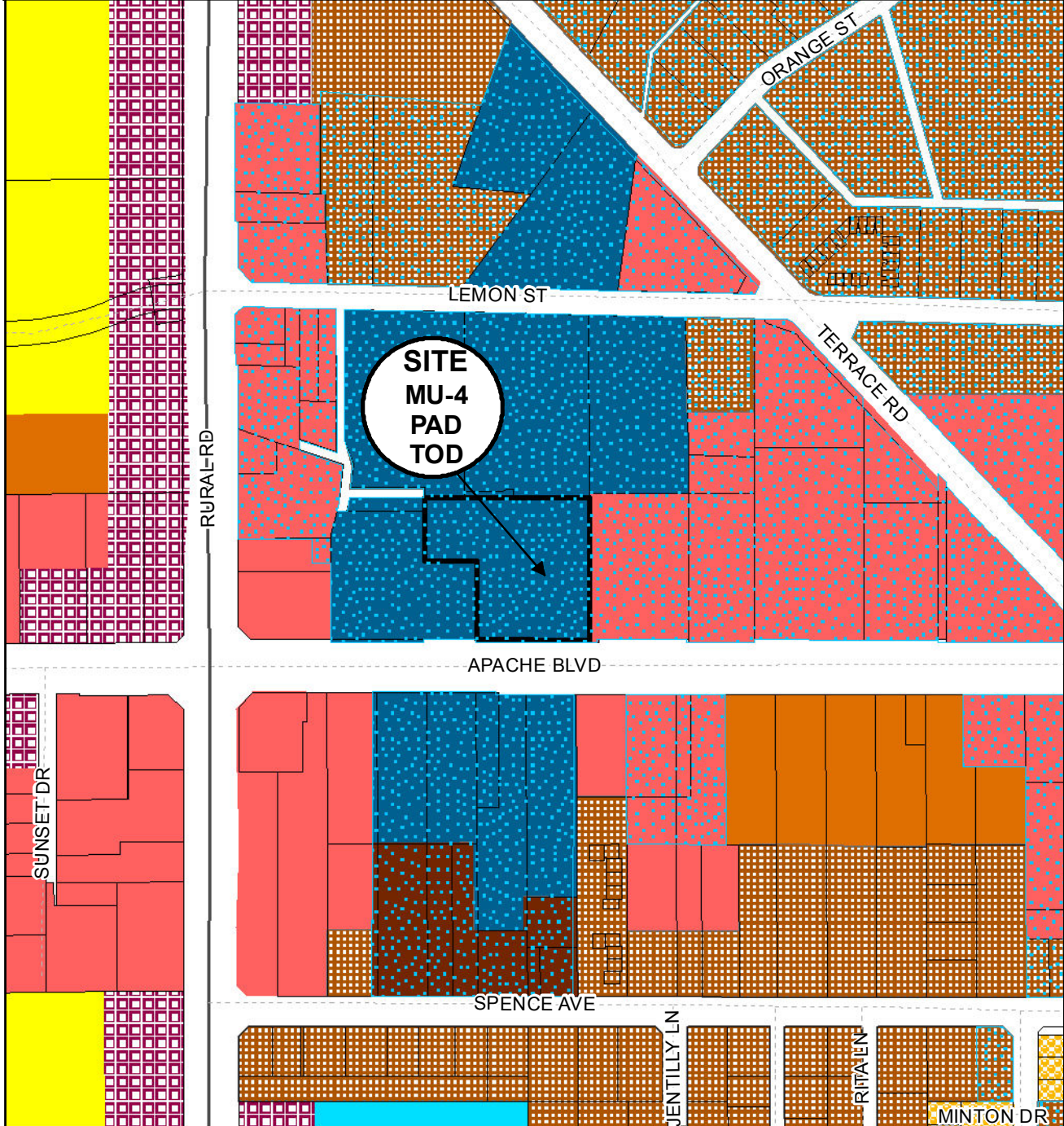
for development of the following real property (Property):

Parcel No. : 132-73-538

Address: 1000 East Apache Boulevard, Tempe, Arizona.

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

THE GROVE AT 1000 EAST APACHE	PL120130
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<p>Transportation Overlay District</p> <ul style="list-style-type: none"> Corridor Station 	<p>N</p>
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Location Map



THE GROVE AT 1000 EAST APACHE (PL120130)



The Grove – Tempe, Arizona

Date: October 31, 2012

Subject: Project Data

Project Location: 1000 East Apache Boulevard
Tempe, Arizona 85281

Project Data:

Gross Site Area:	1.81 AC. / 78,843 S.F.
Net Site Area	1.79 AC. / 77,970 S.F.
Existing Zoning:	MU-4 / PAD / TOD
Proposed Zoning:	MU-4 / PAD / TOD
Total Building Area:	
Student Apart. / Amenities	456,656 S.F.
Leasing / Reception	3,538 S.F.
Commercial / Restaurant	6,250 S.F.
Parking Garage	290,197 S.F.
Total	756,641 S.F.
Building Footprint:	57,306 S.F.
Lot coverage:	73%
Dwelling Unit Quantity:	326
One Bedroom Units	25
Two Bedroom Units	107
Three Bedroom Units	182
Four Bedroom Units	12
Bedroom Quantity:	833
Density:	182.68 DU/Acre
Building Height:	14-Stories, 160 feet
Building Setbacks:	Front – 1'-7" (South on Apache)
	East – 16'-0" (to include fire access route)
	West – 8'-6" Min. 10'-0" Max.
	North – 6'-0" Min. 22'-0" Max. (to include fire access route)

Parking Provided:

Residential	.81 spaces per bed x 833 beds = 671 spaces
Accessible	671 SPACES x 2% = 14 required spaces
Van Stalls	1 space for every 6 required accessible spaces = 3 Van Stalls

Visitor	.20 spaces per unit x 326 units = 66 spaces
Commercial Retail	1 space / 300 S.F. x 5,040 S.F. = 17 spaces
Restaurant	1 space / 75 S.F. x 1,210 S.F. = 16 spaces
Street Parking	equals 4 spaces
Accessible	equals 2 required spaces
Van Stalls	equals 1 required space

Total Spaces Provided: 744 spaces

Bicycle Parking Provided:

Guest	.20 spaces per unit = 66 spaces
One Bedroom Units	.75 spaces per unit = 19 spaces
Two Bedroom Units	.75 spaces per unit = 80 spaces
Three Bedroom Units	1 spaces per unit = 182 spaces
Four Bedroom Units	1 spaces per unit = 12 spaces
Total	359 spaces

The Grove at 1000 East Apache

Applicant's Letter of Explanation:

Campus Crest Communities (the "Applicant") is proposing to develop 1.79 acres located approximately 475 feet east of the northeast corner of Apache Boulevard and Rural Road (the "Site"). Campus Crest Communities ("Campus Crest") is a nationally recognized company that specializes in the development and management of student housing. More information regarding Campus Crest is available at <http://www.campuscrest.com/>.

Application:

The Applicant is submitting a planned area development (PAD) overlay amendment and a development plan review (DPR) application for development of the site. The Applicant wishes to maintain the Site's existing zoning of Mixed-Use High Density (MU-4), Transportation Overlay District (TOD) but this application is intended to amend the existing PAD by submitting a site plan and building concept that will create a vibrant mixed-use development that will add to the residential mix of Tempe and enhance the street activity along E. Apache Boulevard.

The Site is a prime opportunity for development given its close proximity to Arizona State University as well as Tempe's light rail. This location provides an opportunity to make a significant architectural statement on E. Apache Boulevard leading to the light rail station to the East. Also, by introducing a high-quality mixed-use project in this location Tempe's ongoing private and public investment along E. Apache Boulevard will be reinforced.

The Site is currently vacant. The applicant proposes to develop a fourteen-story (160 feet) mixed-use project consisting of 327 total modern student housing apartment units, 6,610 square feet of retail space, and an eight-level above grade parking garage with an additional ½ level below grade (the "Project"). The goal of the project, which will be branded as "The Grove at 1000 Apache", is to provide a customer-focused, service-enriched, first class student housing community as well as creating a working street presence that will serve as an asset to the surrounding neighborhood.

Site Context:

The Site is comprised of one (1) parcel located approximately 475 feet east of the northeast corner of E. Apache Boulevard and Rural Road in Tempe, Arizona. The Site consists of approximately 1.79 net acres. The formal address is 1000 East Apache Boulevard, Tempe, Arizona and is also known as Maricopa County Assessor Parcel Number ("APN") 132-73-538. A full legal description is included in the Application submittal.

To the west is the Vue, an eleven (11) story, 116 foot tall 132 unit student housing development. To the east is a "Super 8" hotel. To the north are several apartment buildings constructed in the 1960's, currently approved for a PAD allowing up to 180 feet in total height. To the south is Apache Boulevard, a 110 foot wide public right of way. Beyond that is the District, a seven (7) story, 279 unit student housing development currently under construction.

The neighborhood characteristics are of a campus supporting nature, with student housing (of various types/configurations), fast-food and hotel services being the predominate immediate land uses. As noted, the site is currently vacant and was approved for an identical land use in 2008. This requested PAD amendment is consistent with prior approved land use and will provide a student housing option close to light rail and campus.

PAD Development Standards:

The current PAD standards permit a maximum residential density of 70 units per acre and a maximum building height of 67 feet. This Application requests a maximum building height of 160 feet and a maximum residential density of 183 units per acre. This represents an increase of 93 additional feet of building height and 113 additional units per acre from the current standards for the Site. The increase in height and density will permit a high-quality residential and retail design that will provide much needed viable housing and commercial retail opportunities along E. Apache Boulevard.

The property's current PAD was approved in 2008 and envisioned a shorter building of only 124 total units (see Case PAD09003. In 2009, the parcel directly north was proposed for a PAD supporting up to 180 feet in project height for the "Lemon Mixed-Use Development" (see staff report for Case PAD09001). More recently, the seven (7) story "District" project was approved on the south side of Apache Boulevard. These changes in the surrounding sites make a taller structure more appropriate at this location.

Parking will be abundantly provided, with 787 spaces supporting 832 "bedrooms" and a small quantity of supporting retail uses (uses anticipated to be primarily utilized by residents and the site's adjacent neighbors).

Project Description:

The Site, which is currently under utilized and vacant, is strategically located to make a significant statement along East Apache Boulevard leading up to the nearby light rail and station. The intent of this Application is to energize the street frontage and to provide much needed high-quality student housing opportunities. The expansion of Arizona State University has placed continuous pressure on Tempe's residential market with the population nearly tripling in size during peak enrollment. This transient nature of the student population is taxing on both residential and commercial markets. Due to the Site's proximity to the ASU Campus and public transit routes, the Applicant believes that the Project will appeal strongly to students.

The Application proposes the construction of a fourteen-story (160 feet) building that will encompass 327 residential units (representing a density of 182.68 units per acre), 6,610 square feet of commercial retail space and an eight-story parking garage. The mix of residential units includes one, two, three and four bedroom flat style apartment units. The proposed building form maintains a significant urban presence along Apache Boulevard with active uses lining the entire street frontage.

Residential units will be located above street level commercial space along Apache. A ground level lobby and reception area is located at the property's southwest corner and will be accentuated with full height glazing to allow street and building activity to be seen from both the interior and exterior. These street level uses, combined with the Project's dynamic contemporary architecture and the provision of ample landscaping, will successfully activate the Site's street frontage. The parking garage and at-grade entry court will serve as parking for the entire site. The courtyard will be visible from the street frontage through the building's entry drive opening and will incorporate landscape and hard scape features to enhance this space. Both the parking garage and courtyard will be accessed from Apache Boulevard through an entry drive located approximately 50 feet east of the Site's west property line. Bicycle parking will be provided on site within the entry courtyard in the form of multi-tiered bike racks and will be available to building residents as well as visitors.

Project Design:

The project is a contemporary design that will fit well into the physical environment, complimenting the surrounding architecture but with strong design features that will allow this to still make a significant statement of its own. The primary building materials; exposed concrete, storefront and curtain wall glazing, and aluminum panelized cladding will accomplish the desired contemporary look along with the attention to simple and clean detailing. Vertical towers flanked by aluminum clad fins will emphasize the building's height and accentuate the retail areas as they meet grade. Each floor line will be expressed through to the exterior skin and will be used as the start and stop to the field of glazing that allows for each resident to enjoy natural light and views. Aluminum cladding will wrap vertical elements and create a layer of solid banding that helps to break down the building's overall scale. This aluminum material also provides visual interest by introducing textural contrast and color variation. Along E. Apache Boulevard blade like awnings will hang above the commercial space, providing shade to the pedestrian and creating that human scale at ground level. Each commercial space will face the street with a full height glass wall offering high-visibility along the street frontage and provide residents, patrons and visitors with a secure environment. Another feature that will be used to reduce the significant scale of the building is the four-story "blade-wall" surround which is used to frame the drive entrance and the lobby / reception space. All of these elements combine to not only break up the building's massing but accentuate the inherent features of the interior space.

The Project is also designed to provide well lit, accessible walkways that have minimal conflict with vehicular circulation on the Site. The parking garage, the connections between the garage and the building and connections between the Project and public right-of-way will all be well lit to increase visibility.

Site Circulation and Parking:

The Project will be accessed by a single driveway aligned with the existing median break in E. Apache Boulevard. Main fire and service access to the site will be via the main driveway off of E. Apache Boulevard. A drive lane with a minimum 20 foot clear width and a 14 foot vertical clearance to the underside of any overhead structure will run under the building and through to the rear of the site. An approved maneuvering area will be provided along the northern property line. All vehicular circulation will be designed to minimize conflicts with pedestrian access and circulation. The single driveway minimizes traffic impact on surrounding development in conformance with the City of Tempe transportation policies and design criteria.

Summary:

The Grove at 1000 Apache is a high-quality student housing and retail design that will provide much needed viable long-term housing and commercial retail opportunities along Apache Boulevard. The proposed development will serve as a catalyst for future development opportunities and will enhance the urban development environment and experience envisioned by the City for this area, as reflected in the City of Tempe General Plan and in the prior development approvals in the immediate area.

One Arizona Center
400 East Van Buren Street
Suite 1900
Phoenix, Arizona 85004-2202
602.382.6000
602.382.6070 (Fax)
www.swlaw.com

Noel J. Griemsmann, AICP
602.382.6824
ngriemsmann@swlaw.com

October 25, 2012

Kevin O'Melia
Senior Planner
City of Tempe
Planning Division
31 East 5th Street
Tempe, Arizona 85281

Re: The Grove – Neighborhood Meeting Summary

Dear Kevin,

On October 24th, 2012, the project team held a neighborhood meeting as required pursuant to Section 6-402 of the City of Tempe Zoning and Development Code. The purpose of this letter is to provide a summary of that meeting as required by Section 6-402.F.

The meeting was held at the Four Points Sheraton, located just south of the subject property at 1333 Rural Road in Tempe. In addition to representatives of the project team, attendees included a representative of the Four Points Sheraton, a couple that own a nearby RV park as well as the owners of the hotel directly east of the project. None of the attendees provided any written comments; however, their contact information is included on the attached sign-in sheet.

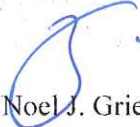
The discussions were mostly about the overall project (what, how many units, etc), the site plan and building heights. Comments were positive. There were no objections or suggestions regarding the project raised by those in attendance.

The meeting was from 6:00pm to 7:00pm. Contact information was provided to those to those that may have follow-up questions or comments.

Please advise if you have any questions or require additional information.

Respectfully submitted,

Snell & Wilmer


Noel J. Griemsmann, AICP

Enclosure

DENVER
LAS VEGAS
LOS ANGELES
LOS CABOS
ORANGE COUNTY
PHOENIX
SALT LAKE CITY
TUCSON

OCT 30 2012

EXECUTIVE SUMMARY

This report documents a traffic impact study performed for The Grove development. The site is located on the north side of Apache Boulevard east of Rural Road, within the City of Tempe, Arizona. The proposed 1.8 gross acre site will consist of 327 apartments and approximately 6,610 square feet (SF) of commercial use. The apartments will be distributed throughout a fourteen (14) story building with a footprint of approximately 57,300 SF. The proposed development will provide one (1) access point on Apache Boulevard which aligns with The District on Apache's main entrance.

CivTech Inc. has been retained by Campus Crest Communities, Inc. to perform the traffic impact analysis for The Grove. The purpose of this assessment is to address traffic and transportation impacts of the proposed development on the surrounding streets and intersections. This traffic impact study was prepared to criteria set forth by the City of Tempe. The specific objectives of the study are as follows.

1. To compare the traffic impacts of the proposed development on the existing intersections.
2. To evaluate lane requirements on all existing roadways and at all existing intersections within the study area.
3. To determine future level of service for all proposed major intersections within the study area and recommend any capacity related improvements.
4. To evaluate the need for future traffic control changes within the proposed study area.

This study compares the impact of the existing conditions at the site with those anticipated after construction of the proposed development. Due to the unique nature of this development as dedicated housing for Arizona State University students, a significant reduction in the peak hour trips could be taken but was not for the purposes of this evaluation.

The following conclusions and recommendations have been documented in this study:

- ◆ All existing study intersection approaches operate at an overall passing level of service (LOS D or better) except for the westbound approach at Rural Road and Apache Boulevard during the PM peak hour.
- ◆ The westbound approach at Rural Road and Apache Boulevard is predicted to operate a poor LOS. This is due to the high volume of westbound left-turning vehicles at the intersection. Insufficient right-of-way exists to construct additional lanes for capacity related improvements. Consideration should be made to extend the westbound turn-lane by partially removing the raised median to the east of the intersection. The intersection is anticipated to operate at acceptable levels of service during the AM peak hour and off-peak hours.
- ◆ The Grove is anticipated to generate 1,666 daily external trips with 113 trips occurring during the AM peak hour and 133 trips occurring during the PM peak hour.

- ◆ In the future horizon year, the north-, south-, and westbound approaches of the intersection of Rural Road and Apache Boulevard are anticipated to operate at poor levels of service during the PM peak hour without mitigation. The eastbound approach is anticipated to operate at an overall passing level of service (LOS D or better) during peak hours. This analysis considered the operation of the east- and westbound right-turning traffic based on the striped lanes, not the actual utilization of the pavement in the field condition.
- ◆ Additional analyses were performed for the intersection of Rural Road and Apache Boulevard considering the actual operations at the intersection. Drivers currently use the existing pavement shoulder as a dedicated right turn lane in the east- and westbound directions.
 - With east- and westbound right turn lanes, only the westbound left turn is anticipated to operate poorly during the peak hour.
 - An additional adjustment to the signals' phase timings allows the westbound left-turn movement to be improved, although the movement is still anticipated to operate poorly.
- ◆ The existing queue storage length requirements utilizing the AASHTO methodology are summarized in **Table 10**. Although not required by the development, extension of the westbound left-turn at Rural Road and Apache Boulevard to provide 250-feet of storage by removing the median is recommended. Modification of all other queue storage lengths within the study is not recommended.
- ◆ The existing eastbound left-turn queue storage length on Apache Boulevard at The Grove Access is less than what is recommended utilizing the AASHTO methodology. Approximately half of the storage demand is due to U-turning movements. If sufficient storage is unavailable during the peak hours, drivers performing U-turns will likely reroute to the next median break, approximately 700 feet to the east. Mitigation could include the installation of a no u-turn sign in the median.
- ◆ Additional storage length calculations should be completed prior to a change in traffic signal phase timing or a change in intersection stop control.
- ◆ The contractor should ensure that adequate sight distance is provided at the site driveway to allow safe left and right turning movements from the development. Landscaping should be maintained at a maximum of three feet in height. Tree branches lower than seven feet should be trimmed to meet current acceptable landscape requirements while maintaining sight distance. Recommended distances for these movements can be found in **Table 11**.



City of Phoenix
AVIATION DEPARTMENT

September 26, 2012

Noel Griemsmann, Senior Urban Planner
Snell & Wilmer
One Arizona Center
400 E. Van Buren St., Ste 1900
Phoenix, AZ 85004

Dear Mr. Griemsmann:

Thank you for the opportunity to comment on the proposed development, The Grove, to be located east of Phoenix Sky Harbor International Airport, at 1000 E Apache Boulevard in Tempe, Arizona.

As you have indicated, your client is requesting approval from the City of Tempe for additional height than is currently zoned for the project area. As you know, any height that could potentially interfere with flight operations or established safety procedures will not be supported by the Airport. We appreciate your willingness to coordinate with the Airport to determine acceptable maximum building heights. Following discussions with our Airport planning staff, your team provided additional site plan and height information for the project.

When a final design is determined, a Federal Aviation Administration (FAA) 7460 Obstruction Evaluation form must be submitted for structures and any temporary equipment, such as cranes that exceed any proposed structure heights, and receive a FAA 'No Hazard' determination. The City of Phoenix Aviation Department will not object to the proposed conceptual development conditions upon a FAA No Hazard determination and maximum development heights not exceeding 170 feet.

As a reminder, the City of Phoenix Aviation Department defines maximum building height to include all rooftop appurtenances, obstructions lights, lighting arresting devices, and buildings mechanical equipment. This information is illustrated in Attachment 1.

Thank you for coordinating with us early in the development process. If you have any questions regarding the FAA process or the Airport, please contact me at 602-273-4072 or you may also contact Randy Payne, Project Manager, at 602-273-2058.

Sincerely,

Judy M. Ross
Deputy Aviation Director

ke\G:\PLN\PLANNING\Admin\FINAL\URoss
Attachments

cc: Mr. Jeff Kulaga, City of Tempe Assistant City Manager
Mr. Ryan Levesque, City of Tempe Community Development Department
Ms. Tamie Fisher, City of Phoenix Assistant Aviation Director

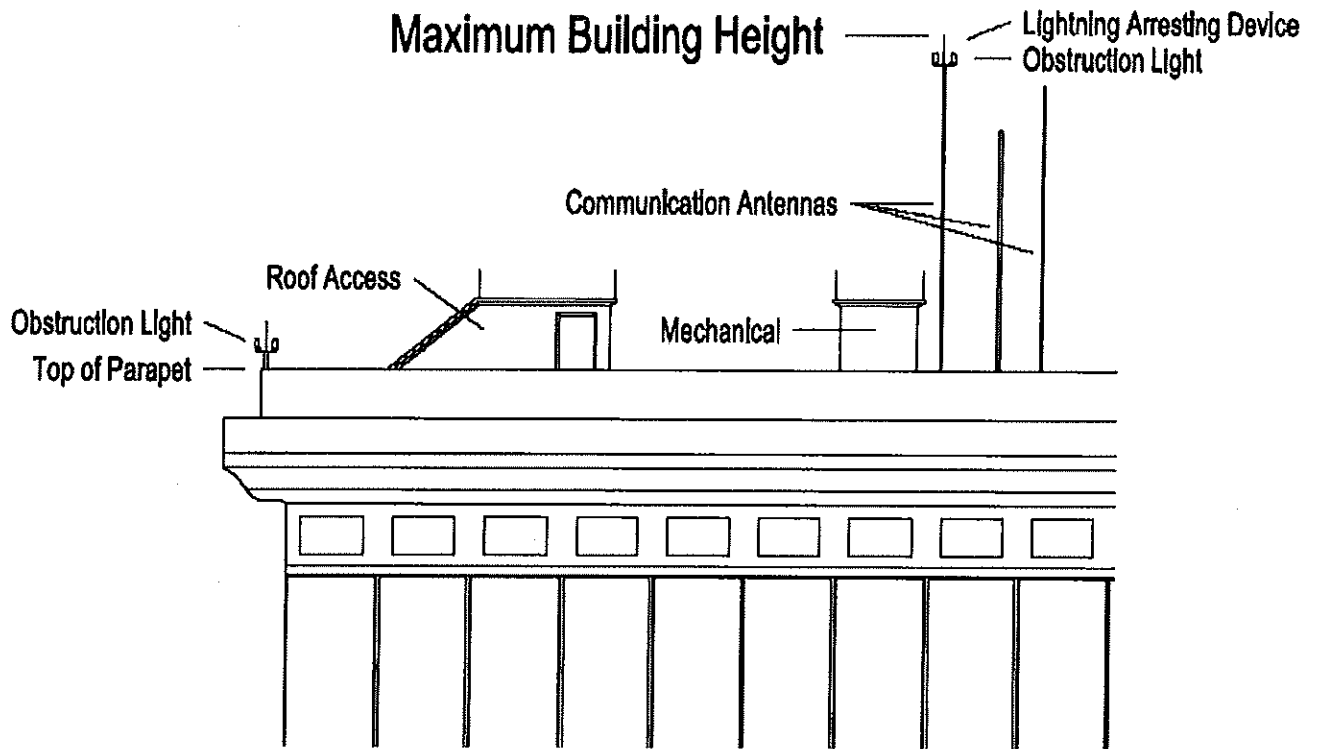
PHX DVT BYR
CITY OF PHOENIX AVIATION DEPARTMENT

3400 East Sky Harbor Boulevard, Suite 3300 • Phoenix, Arizona 85034-4405 • Phone 602-273-3321 • FAX 602-273-2100 • TTY 1-800-781-1010 skyharbor.com
Recycled Paper

SEP 28 2012

Maximum Building Height

Maximum building height includes all rooftop appurtenances, obstruction lights, lightning arresting devices, etc. as shown below. All elevations are above Mean Sea Level (NAVD 88).





ISSUE	DATE	DESCRIPTION
1	08-20-12	CITY OF TEMPE RESUBMITTAL
2	10-15-12	CITY OF TEMPE RESUBMITTAL

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DATE: April 19, 2012
 COMMISSION # 2012-01
 DRAWN BY: A. ELBERTH
 CHECKED BY: G. COURSEY

THE GROVE
 1000 E. APACHE BOULEVARD
 TEMPE, ARIZONA 85281
 MARICOPA COUNTY

COVER SHEET
 SHEET A0.0

OWNER / DEVELOPER:

CAMPUS CREST DEVELOPMENT
 2100 REXFORD ROAD, SUITE 414
 CHARLOTTE, NORTH CAROLINA 28211
 OWNER'S REPRESENTATIVE: MR. CHRIS RUSS
 chris.russ@campuscrest.com
 (704) 496-2528

ARCHITECT:

GARY B. COURSEY & ASSOCIATES, ARCHITECTS
 2619 ACES DRIVE, SUITE 220
 MARIETTA, GEORGIA 30067
 CONTACT: ANGELA ELDRETH
 (770) 432-2727

CONDITIONS OF APPROVAL:

CURRENT APPROVED DEVELOPMENT STANDARDS
 ZONING: MU-4 / PAD / TOD
 DWELLING UNIT QUANTITY: 124 TOTAL UNITS
 DENSITY: 70 DU / ACRE
 BUILDING HEIGHT: 67 FEET
 BUILDING LOT COVERAGE: 64% MAXIMUM

PROPOSED AMENDED DEVELOPMENT STANDARDS
 ZONING: MU-4 / PAD / TOD
 DWELLING UNIT QUANTITY: 326 TOTAL UNITS
 DENSITY: 183 DU / ACRE
 BUILDING HEIGHT: 160 FEET
 BUILDING LOT COVERAGE: 73% MAXIMUM

PROJECT DATA:

ZONING: MU-4 / PAD / TOD
 DWELLING UNIT QUANTITY: 326 TOTAL UNITS
 ONE BEDROOM UNITS - 25
 TWO BEDROOM UNITS - 107
 THREE BEDROOM UNITS - 182
 FOUR BEDROOM UNITS - 12
 TOTAL BEDROOMS - 833

DENSITY: 182.68 DU / ACRE
 BUILDING HEIGHT: 160 FEET, 14-STORIES
 BUILDING FOOTPRINT: 57,306 S.F.
 BUILDING LOT COVERAGE: 73% MAXIMUM

LANDSCAPE PERCENTAGE ON SITE:
 11,038 S.F. = 14% AT GRADE
 12,886 S.F. = 16% AT ROOF (INCLUDES RUNNING TRACK AND TERRACES)

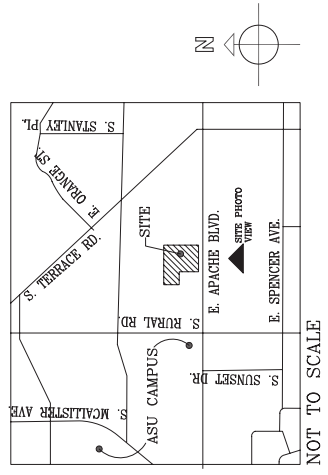
BUILDING SETBACKS:
 Front - 16'-0"
 West - 8'-6" Min, 10'-0" Max.
 North - 6'-0" Min, 22'-0" Max. (to include fire access route)

VEHICLE PARKING QUANTITY:
 RESIDENTIAL .81 SPACES PER BED x 833 BEDROOMS = 671 SPACES
 VISITOR .20 SPACES PER UNIT x 326 UNITS = 66 SPACES
 COMMERCIAL 1 SPACE / 300 S.F. x 5,040 S.F. RETAIL = 17 SPACES
 RESTAURANT 1 SPACE / 75 S.F. x 1,210 S.F. RESTAURANT = 16 SPACES
 TOTAL SPACES 770 SPACES

(16 ACCESSIBLE STALLS PROVIDED + 3 VAN ACCESSIBLE STALLS)

BICYCLE PARKING QUANTITY:
 GUEST .20 SPACES PER UNIT = 66 SPACES
 1 BEDROOM UNITS .75 SPACES PER UNIT = 19 SPACES
 2 BEDROOM UNITS .75 SPACES PER UNIT = 80 SPACES
 3 BEDROOM UNITS 1 SPACE PER UNIT = 182 SPACES
 4 BEDROOM UNITS 1 SPACES PER UNIT = 12 SPACES
 TOTAL SPACES 359 SPACES

SITE VICINITY MAP:



SITE PHOTO

SECOND AMENDED PLANNED AREA DEVELOPMENT
 OVERLAY FOR THE GROVE AT
 1000 EAST APACHE BOULEVARD



A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE GROVE AT 1000 EAST APACHE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT:

ON THIS 20TH DAY OF AUGUST, 2012, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED CAMPUS CREST COMMUNITIES, 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.

ON WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES _____

CAMPUS CREST AT TEMPE, LLC
BY: CAMPUS CREST PROPERTIES, LLC
ITS: MANAGER
BY: _____ DATE _____

NAME: MICHAEL S. HARTNETT
TITLE: MANAGER

LEGAL DESCRIPTION:

LOT 1, THE RETREAT @ 1000 EAST APACHE, AS RECORDED IN BOOK 1020, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA

APPROVAL:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS _____ DAY OF _____, 2012.

OWNER / DEVELOPER:

CAMPUS CREST DEVELOPMENT
2100 RENFORD ROAD, SUITE 414
CHARLOTTE, NORTH CAROLINA 28211
OWNER'S REPRESENTATIVE: MR. CHRIS RUSS
chris.russ@campuscrest.com
(704) 496-2528

PROJECT DATA:

ZONING: MU-4 / PAD / TOD
DWELLING UNIT QUANTITY:
326 TOTAL UNITS
ONE BEDROOM UNITS - 25
TWO BEDROOM UNITS - 107
THREE BEDROOM UNITS - 182
FOUR BEDROOM UNITS - 12
TOTAL BEDROOMS - 833

DENSITY: 182.68 DU / ACRE
BUILDING HEIGHT: 160 FEET, 14-STORIES
BUILDING FOOTPRINT: 57,306 SF.

BUILDING LOT COVERAGE: 73% MAXIMUM

LANDSCAPE PERCENTAGE ON SITE:
11,886 SF. = 14% AT GRADE
12,866 SF. = 16% AT ROOF (INCLUDES RUNNING TRACK AND TERRACES)

BUILDING SETBACKS:
Front - 1'-7" (South on Apache)
East - 16'-0"
West - 8'-6" Min. 10'-0" Max.
North - 6'-0" Min. 22'-0" Max. (to include fire access route)

VEHICLE PARKING QUANTITY:

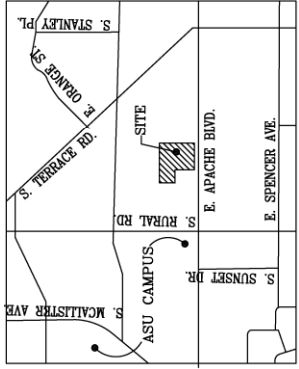
RESIDENTIAL 81 SPACES PER BED x 833 BEDROOMS = 671 SECURED SPACES
ACCESSIBLE 671 SPACES x 2% = 14 REQUIRED ACCESSIBLE STALLS
VAN STALLS 14 REQUIRED STALLS / 6 = 3 VAN PARKING STALLS (VAN SPACES LOCATED AT PKG LEVEL 5)
VISITOR 20 SPACES PER UNIT x 326 UNITS = 66 SPACES
COMMERCIAL 1 SPACE / 300 S.F. x 5,040 S.F. RESTAURANT = 17 SPACES
RESTAURANT 1 SPACE / 75 S.F. x 1,210 S.F. RESTAURANT = 16 SPACES
STREET PKG = 4 SPACES
ACCESSIBLE = 2 SPACES REQUIRED
VAN STALLS = 1 REQUIRED

TOTAL PARKING SPACES 774 SPACES
(16 ACCESSIBLE STALLS PROVIDED + 4 VAN ACCESSIBLE STALLS)

BICYCLE PARKING QUANTITY:

1 BEDROOM UNITS 20 SPACES PER UNIT = 66 SPACES
2 BEDROOM UNITS 25 SPACES PER UNIT = 19 SPACES
3 BEDROOM UNITS 25 SPACES PER UNIT = 80 SPACES
4 BEDROOM UNITS 1 SPACE PER UNIT = 182 SPACES
TOTAL SPACES 359 SPACES

SITE VICINITY MAP:



NOT TO SCALE

CONDITIONS OF APPROVAL:

CURRENT APPROVED DEVELOPMENT STANDARDS	PROPOSED AMENDED DEVELOPMENT STANDARDS
ZONING: MU-4 / PAD / TOD	ZONING: MU-4 / PAD / TOD
DWELLING UNIT QUANTITY: 124 TOTAL UNITS	DWELLING UNIT QUANTITY: 326 TOTAL UNITS
DENSITY: 70 DU / ACRE	DENSITY: 183 DU / ACRE
BUILDING HEIGHT: 67 FEET	BUILDING HEIGHT: 160 FEET
BUILDING LOT COVERAGE: 64% MAXIMUM	BUILDING LOT COVERAGE: 73% MAXIMUM

A0.1
SHEET

TITLE SHEET
PAD SUBMITTAL

THE GROVE
1000 E. APACHE BOULEVARD
TEMPE, ARIZONA 85281
MARCOPA COUNTY

CAMPUS CREST COMMUNITIES

gary b. coursey architects - inc - aia

date: April 19, 2012
commission # 2012-01
drawn by: A. LIMEITH
checked by: G. COURSEY

NOTE: All drawings, specifications and notes are the property of Gary B. Coursey & Associates Architects Inc. and shall remain the property of Gary B. Coursey & Associates Architects Inc. until the project is completed or otherwise. Copyright as of date of drawing.

DATE	DESCRIPTION
08-20-12	CITY OF TEMPE SUBMISSION
10-15-12	CITY OF TEMPE RESUBMITTAL
10-31-12	CITY OF TEMPE RESUBMITTAL

architects
2448 pacific highway road
overlook l, suite 220
770.422.2773 fax
www.courseyarchitect.com

checked by: g. coursey
drawn by: a. eldredth
commission # 2012-01
date: april 19, 2012

THE GROVE
1000 E. APACHE BOULEVARD
TEMPE, ARIZONA 85281
MARICOPA COUNTY

JOB / SITE DATA
PAD SUBMITTAL
SHEET A0.2

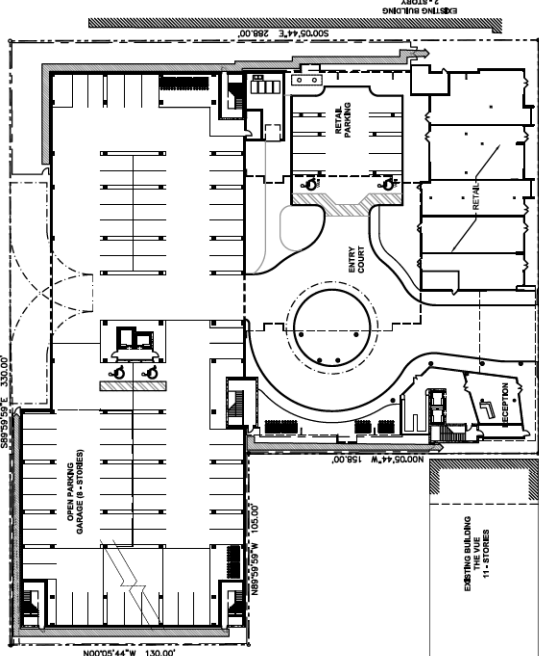
DEVELOPMENT INFORMATION:

APPLICANT:
SNELL & WILMER, LLP
ONE ARIZONA CENTER, 19TH FLOOR
PHOENIX, ARIZONA 85004
CONTACT - NICK WOOD, ESQ. (602) 382-6000

ARCHITECT:
GARY B. COURSEY & ASSOCIATES, ARCHITECTS
2849 PACES FERRY ROAD, SUITE 220
ATLANTA, GEORGIA 30339
CONTACT - ANGELA ELDRETH (770) 432-2727

PROJECT ADDRESS:
1000 EAST APACHE BOULEVARD
TEMPE, ARIZONA 85281

PROJECT DESCRIPTION:
MULTI-STORY, MULTI-USE PROJECT WITH 326 RESIDENTIAL DWELLING UNITS
(1000' x 1000' x 4.5' HIGH), 11-STORY COMMERCIAL FLOOR COMMERCIAL,
AND AN 8-STORY PARKING GARAGE (4-10' SUB-GRADE LEVEL).
STRUCTURAL FRAME WILL BE ENTIRELY CONCRETE.



The Grove - Tempe, Arizona
Unit Mix Summary

UNIT TYPES	# UNITS	AREA (SQ. FT.)	UNIT MIX	UNIT 'C'	UNIT 'D'	UNIT 'E'	UNIT 'F'	TOTAL UNITS	TOTAL BICOB
TYPE 1*	2	750		0	0	0	0	0	0
TYPE 2*	2	750		0	0	0	0	0	0
TYPE 3*	3	1,050		1	2	0	0	3	48
TYPE 4*	3	1,050	UNIT 21 MAIN ENTRY CORRELAVANT	2	0	0	0	2	48
TYPE 5*	3	1,050		2	0	0	0	2	48
TYPE 6*	4	1,334		2	0	0	0	2	48
TYPE 7*	7	2,625		0	2	0	0	2	68
TYPE 8*	7	2,625		0	2	0	0	2	68
TYPE 9*	7	2,625		0	2	0	0	2	68
TYPE 10*	7	2,625		0	2	0	0	2	68
TYPE 11*	12	4,500		0	2	0	0	2	82
TYPE 12*	10	3,750		0	2	0	0	2	68
TYPE 13*	4	1,500		0	2	0	0	2	30
TYPE 14*	4	1,500		0	2	0	0	2	30
TOTAL	25	10,714		5	26	0	0	31	326
%	7.67%	46.32%		1.55%	7.98%	0.00%	0.00%	3.68%	100%

Building Area Summary

FLOOR	RETAIL/COMMERCIAL	LEASING/RESIDENTIAL	SERVICE AREA	PARKING	AMENITY	OUTDOOR AMENITY	TOTAL
LEVEL 0 - SUB-PKG	6,250	2,315	1,335	34,000	0	0	43,900
LEVEL 1	0	21,954	487	34,000	0	0	56,441
LEVEL 2	0	21,954	487	34,000	0	0	56,441
LEVEL 3	0	21,954	487	34,000	0	0	56,441
LEVEL 4	0	21,954	487	34,000	0	0	56,441
LEVEL 5	0	21,954	487	34,000	0	0	56,441
LEVEL 6	0	21,954	487	34,000	0	0	56,441
LEVEL 7	0	21,954	487	34,000	0	0	56,441
LEVEL 8	0	21,954	487	34,000	0	0	56,441
LEVEL 9	0	21,954	487	34,000	0	0	56,441
LEVEL 10	0	21,954	487	34,000	0	0	56,441
LEVEL 11	0	3,972	1,003	0	0	0	4,975
LEVEL 12	0	3,972	1,003	0	0	0	4,975
LEVEL 13	0	3,972	1,003	0	0	0	4,975
LEVEL 14	0	3,972	1,003	0	0	0	4,975
GROUP	0	0	0	0	0	0	0
TOTAL AREA	6,250	374,717	37,259	143,251	260,197	51,291	796,611

CODE & ZONING INFORMATION:

PROJECTED LAND USE: RESIDENTIAL / COMMERCIAL - MIXED USE
PROJECTED DENSITY: HIGH DENSITY (>25 DU / ACRE)
 (ACTUAL PROPOSED DENSITY: 183 DU / ACRE)

ZONING: MU-4
OVERLAY DISTRICT: PAD & TOD

CONSTRUCTION TYPE (PER 2009 IBC):
 - OPEN PARKING GARAGE: TYPE 1A
 - (NON-SPRINKLERED)
 - RESIDENTIAL/COMMERCIAL: TYPE 1A
 - (SPRINKLERED)

GROSS SITE AREA: 1.81 ACRES - INCLUDES R/W NOT DEDICATED
NET SITE AREA: 1.79 ACRES - EXCLUDES R/W TO BE DEDICATED
 (SEE TABLE THIS SHEET)
BUILDING SQUARE FOOTAGE: 57,306 S.F.
BUILDING FOOTPRINT AREA: 160'-0"
BUILDING HEIGHT: 14
NUMBER OF STORIES: 14% @ GRADE
LANDSCAPE COVERAGE: 73%
LOT COVERAGE:



**FLOOR PLAN
LEVEL 1
PAD SUBMITTAL**

THE GROVE
1000 E. APACHE BOULEVARD
TEMPE, ARIZONA 85281
MARICOPA COUNTY

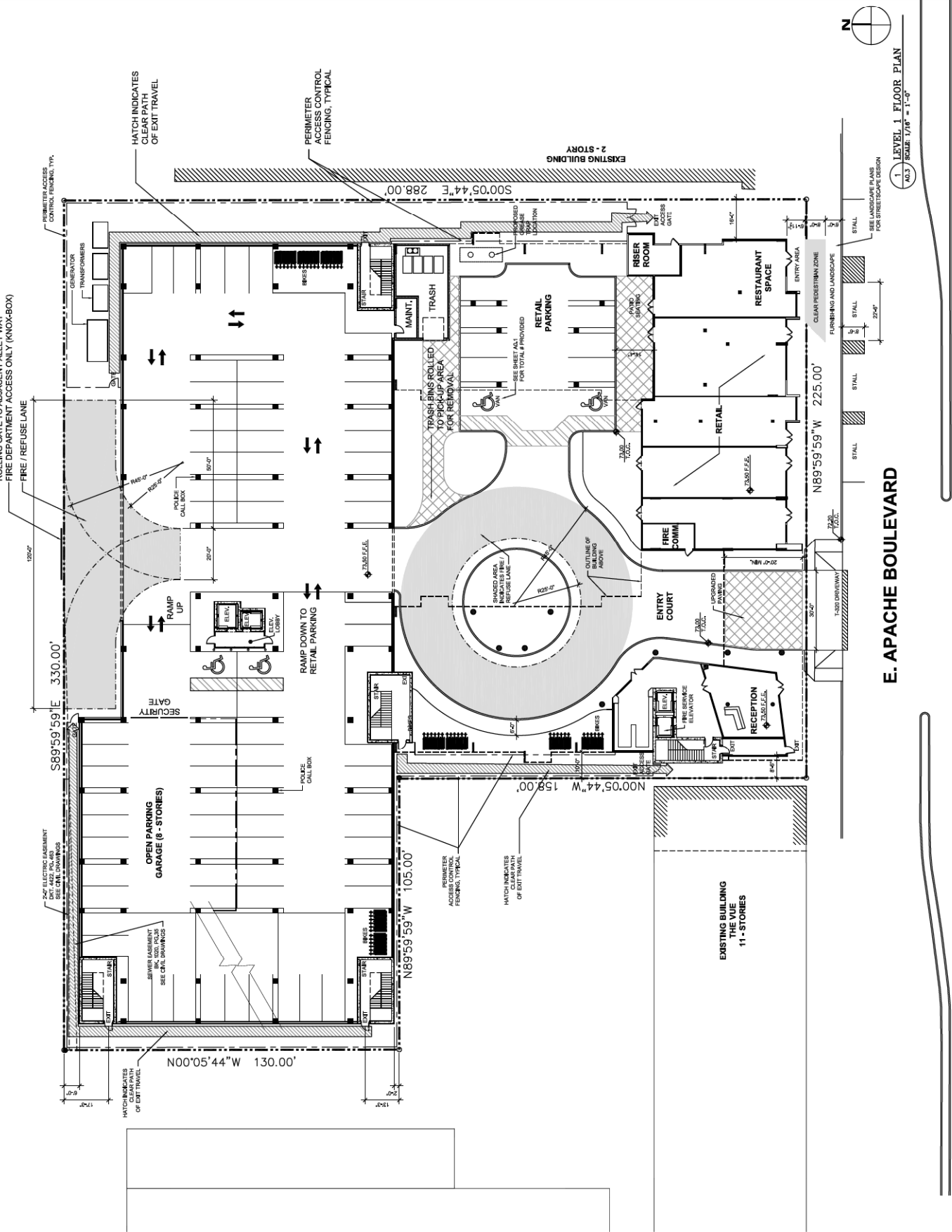
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ISSUE	DATE	DESCRIPTION
1	08-20-12	CITY OF TEMPE SUBMISSION
2	10-15-12	CITY OF TEMPE RESUBMITTAL
3	10-31-12	CITY OF TEMPE RESUBMITTAL

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1 LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

E. APACHE BOULEVARD

1000 E. Apache Boulevard - The Grove - Tempe, Arizona
Campus Crest
Unit Mix Summary

UNIT TYPES				
UNIT:	# BEDS	# BATHS	AREA (SQ FT)	
TYPE "A"	1 BR	1 BA	500	
TYPE "B"	2 BR	2 BA	750	
TYPE "C"	3 BR	3 BA	1,036	
TYPE "C-2"	3 BR	3 BA	1,160	UNITS AT MAIN ENTRY
TYPE "D"	3 BR	3 BA	1,289	CORNER UNIT
TYPE "E"	4 BR	4 BA	1,334	

UNIT MIX								
	UNIT "A"	UNIT "B"	UNIT "C"	UNIT "C-2"	UNIT "D"	UNIT "E"	TOTAL UNITS	TOTAL BEDS
SURFACE PKG								
LOWER PKG								
FLOOR 1	0	0	0	0	0	0	0	0
FLOOR 2	2	7	7	1	2	0	19	46
FLOOR 3	2	7	7	2	2	0	20	49
FLOOR 4	2	7	7	2	2	0	20	49
FLOOR 5	2	7	9	0	2	0	20	49
FLOOR 6	2	7	9	0	2	0	20	49
FLOOR 7	1	7	9	0	2	0	19	48
FLOOR 8	1	7	9	0	2	0	19	48
FLOOR 9	3	6	13	0	2	2	26	68
FLOOR 10	2	12	15	0	2	2	33	85
FLOOR 11	1	12	15	0	2	2	32	84
FLOOR 12	1	10	17	0	2	2	32	86
FLOOR 13	2	10	17	0	2	2	33	87
FLOOR 14	4	8	17	0	2	2	33	85
TOTAL	25	107	151	5	26	12	326	833
%	7.67%	32.82%	46.32%	1.53%	7.98%	3.68%	100%	

1000 E. Apache boulevard - The Grove - Tempe, Arizona
Campus Crest
Building Area Summary

BUILDING AREAS										
FLOOR	RETAIL / COMMERCIAL	LEASING / RECEPTION	RESIDENTIAL AREA	SERVICE AREAS	AMENITY AREA	PARKING GARAGE	OUTDOOR AMENITY	TOTAL AREA		
LEVEL 0 - SUB PKG	0	0	0	0	0	18,197	0	18,197		
LEVEL 1	6,250	2,315	0	1,326	0	34,000	0	43,891		
LEVEL 2	0	0	20,828	487	472	34,000	0	55,787		
LEVEL 3	0	0	21,954	487	472	34,000	0	56,913		
LEVEL 4	0	0	21,954	487	472	34,000	0	56,913		
LEVEL 5	0	0	21,716	487	472	34,000	0	56,675		
LEVEL 6	0	0	21,716	487	472	34,000	0	56,675		
LEVEL 7	0	0	21,203	487	1,067	34,000	0	56,757		
LEVEL 8	0	0	21,203	487	1,067	34,000	0	56,757		
LEVEL 9	0	1,223	33,304	719	5,117	0	16,812	57,175		
LEVEL 10	0	0	38,135	1,020	1,067	0	0	40,222		
LEVEL 11	0	0	37,622	1,020	1,662	0	0	40,304		
LEVEL 12	0	0	38,217	1,020	1,067	0	0	40,304		
LEVEL 13	0	0	38,730	1,020	472	0	0	40,222		
LEVEL 14	0	0	38,135	1,020	472	0	595	40,222		
ROOF	0	0	0	26,741	0	0	12,886	39,627		
TOTAL AREA	6,250	3,538	374,717	37,295	14,351	290,197	30,293	756,641		

1000 E. Apache Boulevard - The Grove - Tempe, Arizona
Campus Crest
Building Code and Zoning Information

PROJECTED LAND USE:
RESIDENTIAL / COMMERCIAL

PROJECTED DENSITY:
HIGH DENSITY (>25 DU PER ACRE)
ACTUAL PROPOSED DENSITY = 183 DU PER ACRE

ZONING:
MU-4

OVERLAY DISTRICT:
PAD & TOD

CONSTRUCTION TYPE (PER 2009 IBC):
- OPEN PARKING GARAGE TYPE 1A (NON-SPRINKLERED)
- RESIDENTIAL / COMMERCIAL TYPE 1A (SPRINKLERED)

GROSS SITE AREA:
1.81 ACRES - INCLUDES R/W NOT DEDICATED

NET SITE AREA:
1.79 ACRES - EXCLUDES R/W TO BE DEDICATED

GROSS BUILDING AREA:
756,641 SQUARE FEET

BUILDING FOOTPRINT AREA:
57,306 SQUARE FEET

BUILDING HEIGHT:
160 FEET

NUMBER OF STORIES:
14 STORIES

LANDSCAPE COVERAGE:
14% AT GRADE

LOT COVERAGE: 73%

1000 E. Apache Boulevard - The Grove - Tempe, Arizona
Campus Crest
Project Data

PROJECTED LAND USE:
RESIDENTIAL / COMMERCIAL

ZONING:
MU-4 / PAD / TOD

CONSTRUCTION TYPE (PER 2009 IBC):
- OPEN PARKING GARAGE TYPE 1A (NON-SPRINKLERED)
- RESIDENTIAL / COMMERCIAL TYPE 1A (SPRINKLERED)

DWELLING UNIT QUANTITY:
326 TOTAL UNITS
ONE BEDROOM UNITS - 25
TWO BEDROOM UNITS - 107
THREE BEDROOM UNITS - 182
FOUR BEDROOM UNITS - 12
TOTAL BEDROOMS - 833

DENSITY:
182.68 DU / ACRE

BUILDING HEIGHT:
160 FEET, 14 STORIES

BUILDING FOOTPRINT:
57,306 SQUARE FEET

BUILDING LOT COVERAGE:
73% MAXIMUM

LANDSCAPE PERCENTAGE ON SITE:
11,038 SQUARE FEET = 14% AT GRADE
12,886 SQUARE FEET = 16% AT ROOF (INCLUDES RUNNING TRACK AND TERRACES)

BUILDING SETBACKS:
FRONT - 1'-7" (SOUTH ON APACHE)
EAST - 16'-0"
WEST - 8'-6" MIN. 10'-0" MAX.
NORTH - 6'-0" MIN. 22'-0" MAX. (TO INCLUDE FIRE ACCESS ROUTE)

1000 E. Apache Boulevard - The Grove - Tempe, Arizona
Campus Crest
Parking Summary

VEHICLE PARKING QUANTITY:

RESIDENTIAL ACCESSIBLE VAN STALLS .81 SPACES PER BED x 833 BEDROOMS = 671 SECURED PARKING SPACES
671 SPACES x 2% = 14 REQUIRED ACCESSIBLE STALLS (2 SPACES PER GARAGE LEVEL)
1 SPACE FOR EVERY 6 REQUIRED ACCESSIBLE SPACES = 3 VAN PARKING STALLS
*VAN SPACES LOCATED AT PARKING LEVEL 8

VISITOR COMMERCIAL RESTAURANT STREET PARKING ACCESSIBLE VAN STALLS
.20 SPACES PER UNIT x 326 UNITS = 66 SPACES
1 SPACE / 300 S.F. x 5,040 S.F. RETAIL = 17 SPACES
1 SPACE / 75 S.F. x 1,210 S.F. RESTAURANT = 16 SPACES
= 4 SPACES
= 2 SPACES REQUIRED
= 1 REQUIRED

TOTAL VEHICLE PARKING SPACES = 744

(16 ACCESSIBLE PARKING SPACES PROVIDED + 4 VAN STALLS)

BICYCLE PARKING QUANTITY:

GUEST 1 BEDROOM UNITS 2 BEDROOM UNITS 3 BEDROOM UNITS 4 BEDROOM UNITS
.20 SPACES PER UNIT = 66 SPACES
.75 SPACES PER UNIT = 19 SPACES
.75 SPACES PER UNIT = 80 SPACES
1 SPACE PER UNIT = 182 SPACES
1 SPACE PER UNIT = 12 SPACES

TOTAL BICYCLE PARKING SPACES = 359

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