

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 02/26/2013
Agenda Item: 2**

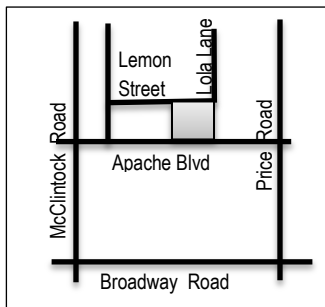
ACTION: Approval for a Development Plan Review for APACHE VILLAS, located at 2148 E Apache Boulevard on 2.147 acres. The applicant is George Swarstad, Bowman Consulting.

FISCAL IMPACT: While this request 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 – Approval, subject to conditions

BACKGROUND INFORMATION: APACHE VILLAS (PL120395) is located on the north side of Apache Boulevard on six lots that would be combined into one through-lot bounded by Lemon Street and Lola Lane to the north and Apache Boulevard on the south. The properties are currently zoned for commercial uses on Apache and multi-family residences along Lemon Street up to 25 dwelling units per acre. At the February 12th Development Review Commission meeting, the applicant received a Commission recommendation to Council for a General Plan Density Map Amendment to High Density, to allow greater than 25 units per acre and a Zoning Map Amendment to MU-4 Mixed Use with a Planned Area Development to define development standards. The Commission continued the Development Plan Review with direction to modify the façade of the building, specifically the colors and materials. The applicant is seeking approval of a revised design, based on input received from the Commission at the earlier hearing. The project consists of 76 affordable senior housing apartments in a four-story L-shaped building and a free-standing office/retail building. The request includes the following:

DPR12242 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	JWS Development, LLC, Troy Spencer
Applicant	George Swarstad, Bowman Consulting
Current Zoning District	CSS Commercial Shopping and Service and R-4 Multi-Family Residential
Gross/Net site area	2.147 acres
Density / Units	35 du/ac / 76 units
Total Building area	19,818 s.f.
Lot Coverage	21 %
Building Height	60 ft
Building Setbacks	0' front, 10' west side, 2' east side, 10' rear
Parking Setback	18' north parking setback (Lemon) 15' south parking setback (Apache)
Landscape area	25%
Vehicle Parking	99 spaces (99 min. required, 124 max allowed)
Bicycle Parking	57 spaces (76 required by ASU commute area)

ATTACHMENTS: Development Project File

STAFF CONTACT: Diana Kaminski, Senior Planner (480) 858-2391
 Department Director: Lisa Collins, Interim Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner

COMMENTS:

This site is located between is located on the north side of Apache Boulevard on six lots that would be combined into one through-lot bounded by Lemon Street and Lola Lane to the north, Apache Boulevard on the south, east of River Drive and west of Price Road and the 101 freeway. The site is located within the Apache Boulevard Redevelopment Area, the Bicycle Commute Area and the Transportation Overlay District Corridor.

The site currently has a combination of vacant lots, a boat storage area, a restaurant and an old roadside motel.

This request includes the following:

1. Development Plan Review which includes: a site plan, elevations and landscape plan for a four-story 60-foot tall residential affordable senior apartment building and a free-standing commercial office with surface parking on 2.147 net acres.

The applicant is requesting the Development Review Commission take action on the requested item above. For further processing, the applicant is scheduled for an introduction and first hearing at Council on March 7th, and is seeking approval of the General Plan density map and Zoning map amendments, the Planned Area Development. A Subdivision Plat, to combine the individual lots into one will be required prior to building permits.

PUBLIC INPUT

- Neighborhood meeting is required
- Neighborhood meeting held: January 23, 2013 from 6:00 p.m. to 7:00 p.m. at the Escalante Community Center, 2150 E Orange Street.
- Community Development staff attended the meeting. Two neighbors, one business owner, and the non-profit Tempe Community Action Agency representative attended. The applicant and developer provided a project overview and opened the meeting for discussion. General attitude of the project was highly favorable to the use, the design and the integration of TCAA on site.
- See attached summary of meeting provided by the applicant.
- At the Development Review Commission meeting on February 12, 2013, one resident of Mesa, an employee across the street from this site, spoke in favor of the project and the design.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The proposed site plan provides one driveway curb cut on Apache, reducing the pedestrian/vehicle conflicts from the existing three lots. The building layout provides public pedestrian access from Apache and from Lemon through the site to the commercial building and the residences, integrating the two buildings into the commercial and residential communities surrounding the site. Residents also have access to walk or bike north to the Multi-Generational Center. The site is heavily shaded both with parking canopies for vehicles, and trees for aesthetics. The circulation was challenged by requirements for fire and refuse access, the building and parking space locations are designed to accommodate on site turn-around for weekly refuse collection, and emergency vehicle access to all sides of the building. The parking area for residents is secured behind a gate while the public guest and customer parking, shared by the commercial tenant, is outside the gated area. A grass-concrete product is provided along Lemon, to provide emergency egress if necessary, and at the north east corner, within the landscape buffer, to comply with circulation requirements for a fire truck to access the back and east side of the building. Pedestrian amenities along Apache Boulevard and on the west side of the apartments provide opportunities for residents to people watch and interact with the larger community. The taller building is pushed to the east side, adjacent to two-story homes to the north, the smaller commercial building is pushed to the west side, very close to the Apache street front. The view from the north will be heavily screened with landscaping in the parking area and along Lemon Street. The site design balances the need for security and safety, without appearing as a walled compound or gated community, it is welcoming and open. A Commissioner expressed concern regarding the site proximity to a station area; the site is located within the overlay district and has access to multiple modes of transportation. A Commissioner did not like the separated commercial pad;

however, there are no requirements within the mixed-use zoning code that require a specific ratio of uses or the location of uses on the site. The interpretation of mixed use has been applied on a site specific basis. This model has been done in other applications throughout Tempe, where the commercial and residential elements are separate. In the case of the Baer's den, a very similar scaled commercial project had a different architectural style to the rest of the student housing development. The separated commercial use meets the mixed-use intent, is appropriate in scale and design to the area, and conforms to the architectural characteristics of the larger building, using the same materials and colors. The scale of the commercial building is also similar to other established businesses along the Boulevard.

Building Elevations

The Commission expressed concerns regarding the colors, materials and details of the building designs for the two buildings on site. Specific issues were the combined use of tile, stacked stone and red brick, and the combination and application of colors in a seemingly random pattern that did not architecturally relate to the building elements. The applicant has revised the elevations based on the input provided at the hearing. The four-story apartment community has a maximum height of 60 feet to the top of the pitched roof elements. The roof is a light mottled terra-cotta colored cement tile on a pitched gable and hip constructed truss system. The predominant roof material in this area is asphalt shingles on pitched roofs, or flat roofs with parapets on some commercial buildings. The proposed material is superior in quality to the surrounding environment, and enhances the aesthetics of the area. The elevations demonstrate four-sided architecture, with a strong defined base of stacked stone. This material provides a strong textural contrast to the smooth stucco. The applicant considered the visual abilities of the residents in selecting materials, and felt that a product with greater variation in relief would provide more interest. The wainscot wraps the building, changing elevation where the patio walls on the first floor are located, and then extending higher up to define the lower floor of the structure. The stone application ties into the architectural features; per Commission direction, the stacked stone was removed from the upper floor elements and the decorative architectural elements at the top of the gables were removed to simplify the façade. The units have large windows with recessed patios and balconies on all four elevations. This project incorporates elements that are both residential and commercial in appearance, and have been simplified in materials, colors. The vertical pop-outs and recesses provide more play with sunlight and shadows, articulating the design throughout the day. The colors were modified to be more muted and neutral, but still within the warm earth tones common in residences within the area. The overall effect of the changes updates the building to a more simplified contemporary look.

The second building is the commercial office/retail building located in the south west corner of the site. The employee entrance is on the north side, facing the parking lot. The primary entrance faces the south east corner, providing access to those visiting the site from Apache Boulevard (customers coming by light rail or bus), to residents living to the north or coming from Orbit from the Multi-generational Center, walking through the site, as well to as the residents of the development. There are windows facing north and south. The west side has glass block windows added for visual interest, natural light, energy efficiency and compliance with building safety requirements for building separation from the property line. This element is found on another similarly scaled building further west on Apache Boulevard, the Tempe Tavern. The drain spouts were removed and will be integrated internal to the architecture of the building. The same colors and materials and building form are proposed for the commercial office/retail building. The proposed tenant of this building is the Tempe Community Action Agency. A condition of approval has been added to assure construction of this building, so that the pad site does not remain vacant. The scale of this building is in keeping with other single story small commercial uses along the Boulevard, providing a transition from existing older established uses and the taller new developments. The scale of the building enables residents to the north to maintain a clear site line to the south. The elevations are appropriate to the context of the area.

Landscape Plan

The landscape plan balances water conservation with a shady park-like oasis of plants that enhance the living environment for residents as well as for pedestrians and guests of the site. Trees include Willow Acacia, Mexican Bird of Paradise, Sissoo, Mesquite, Swan Hill Olive, Nerium Oleandar, Date Palm, Southern Live Oak. This combination provides shade, seasonal color and bio-diversity on site. The shrubs include Valentine Bush, Cape Plumbago, Sage, Ruellia, Tecoma Stans varieties. Accents include Giant Hesperaloe, Red Yucca, Muhlenbergia, Yucca Pendula, African Iris. Groundcovers include Bush Morning Glory, Mexican Honeysuckle, Lantana varieties, Rosemary and turf. Apache Boulevard is required to have street trees and a minimum of 33% shade. The challenge at this specific location is that sewer utilities run under the existing sidewalk, not in the street. There is a separation requirement from water utilities to any trees planted, which would require

either an expensive relocation of the utilities, or relocation of the trees. Being on the north side of the street, shade trees would need to be planted on the south side of the sidewalk, in a landscape strip separated from the street. Due to the utility constraints, staff is working with the applicant to address the shade requirements of the Transportation Overlay District. Trees and landscape along the building front provides a buffer to residents in the first floor units, creating a more residential character. The sidewalk has been moved away from the street edge, and height appropriate plants are proposed over the utilities in this area. The parking lot is largely shaded by the shade canopies, and trees planted along the perimeter and within landscape islands. The parking lot is minimized by the use of a landscape median in the middle. Grass-crete is used in a portion of the frontage along Lemon to allow emergency vehicle access if necessary. The overall landscape design is more heavily landscaped than most sites along Apache Boulevard, creating a comfortable pedestrian environment with shade, color, texture and seasonal change.

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

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the combination of a single-story commercial building and a 4-story residential building both with pitched hip and gable truss roofs, provides variation along the street front. The open driveway and heavily landscaped parking area creates more visual open space than many of the massive newer projects along the Boulevard. Breaks in the building façade with recessed patios and landscaped niches provides more articulation and interest for pedestrians.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the building is darker and has heavier materials at the base, where landscape material will largely shade the structure. The upper levels are lighter in color to provide greater heat reflectance. The building will be designed to meet building code and provide human comfort.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the surrounding area is largely asphalt shingle roof or flat roof, the proposed project uses concrete tiles for a more durable and aesthetically enhanced image for the area. The building materials are similar to most 4-story products of wood construction with stucco systems, faux stone and brick veneer. The products are superior quality to anything within the immediate commercial block of the site. The detail within the combined use of materials and forms exceeds the surrounding architectural context, setting a new standard in design for this block of Apache Boulevard.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the proposed building is appropriately scaled and designed for an infill development along Apache Boulevard. It provides landscape that buffers the site from residences to the north, and uses materials and colors that blend between the residential and commercial buildings on site.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; the residential building has windows, balconies, architectural recesses and projections accented by different sized openings, colors and materials to provide variety, articulation and a sense of rhythm. The commercial building is smaller in scale, but carries similar rooflines and materials and massing to tie the two buildings together and provide street continuity between the two uses.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions*; the building elevations are broken up into sections by color and material with a heavier grounded base of stone and brick veneer and darker colors. Balconies and windows break up the facades and offer visual interaction with the surrounding area.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; the site provides a pedestrian connection from Lemon (and residences to the north) to Apache for access to light rail, Orbit and bus services.

8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; there is only one driveway entering the site, to minimize pedestrian conflicts. The parking is broken up by landscape medians and creates smaller pockets of paving in between the landscape. There is no vehicular access to the residential area to the north, with the exception of emergency vehicle egress over a grass-crete surface.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; landscape materials and general site design were reviewed for safety and security considerations. The design of the buildings and site provides adequate access control for residents, activity support through the combined uses and natural surveillance with views of the property from the windows of the residents.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; the proposed landscape shades the pedestrian pathways, shades the building entrances, shades the parking areas, and provides aesthetic enhancements and a buffer to the residences along Apache Boulevard. The overall design is low-water use with a residential park-like environment.*
11. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects; as an MU-4 PAD, the project is exempted from lighting requirements, and has been conditioned to assure appropriate lighting levels for pedestrian and vehicle safety and to minimize glare impacts to residents north of the site.*

Conclusion

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

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility in design.
4. The proposed project meets the approval criteria for a General Plan Amendment, Zoning Amendment, and Development Plan Review.

CONDITIONS OF APPROVAL:

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

General

1. A building permit application shall be made on or before March 21, 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(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than April 21, 2013, or the PAD, Zone Map Amendment and General Plan Map Amendment approval shall be null and void.
3. An Encroachment Permit must be obtained from the Engineering Department prior to submittal of construction documents for building permit. The limitations of this encroachment include;
 - a. a maximum projection of eight (8) feet for any upper level balconies or decorative architectural features of the building,

- b. a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure, and
 - c. any other requirements described by the encroachment permit or the building code.
4. The Planned Area Development for APACHE VILLAS shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
 5. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
 6. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Community Development Department on or before March 21, 2014. Failure to record the plat on or before March 21, 2014, within one year of City Council approval, shall make the plat null and void.
 7. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.
 8. The construction of the commercial office pad shall commence within one year of issuance of building permits for the residential apartment community.

Site Plan

9. Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
10. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
11. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
12. Provide upgraded paving at each driveway consisting of unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
13. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
14. 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.
15. Shade canopies for parking areas:
 - a. Provide an 8" fascia for the canopy structure.
 - b. Maximum 75% light reflectance value shall also apply to the top of the canopy.
 - c. Relate canopy in color and architectural detailing to the building.
 - d. Conceal lighting conduit in the canopy structure and finish conduit to match.

Floor Plans

16. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit 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.

Building Elevations

17. The materials and colors are approved as presented:
 - Concrete Tile – Eagle Cement Co. – Malibu SCM 8806 *Terracotta blend*
 - Primary building: Stucco painted Sherwin Williams SW6137 *Burlap* (light tan)
 - Primary building: Stucco painted Sherwin Williams SW7033 *Sole* (light yellow)
 - Fascia & Trim: Dunn-Edwards DE6091 *Red Hook* (rust brown)
 - Wainscot: Coronado Stone Old World LedgeStone *Burnt Oak*Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.
18. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
19. Conceal roof drainage system within the interior of the building.
20. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
21. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
22. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

23. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
 - a. Driveways shall be illuminated to a minimum of 1 foot candle
 - b. Parking spaces shall be illuminated to a minimum of 2 foot candles, and fixtures shall be fully shielded
 - c. Pedestrian pathways shall be illuminated to 1 foot candle
 - d. There shall be no light trespass at the north portion of the site adjacent to residences
24. Illuminate building entrances from dusk to dawn with a photocell to assist with visual surveillance at these locations

Landscape

25. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
26. Provide ground cover plants along Lemon Street to the north of the property wall, along the sidewalk.
27. Comply with Section 5-612N Landscape Standards within the TOD.
28. Comply with Section 5-612R Shade standards –33% shade along public sidewalks at 3pm on summer solstice per TOD.

29. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
30. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
31. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
32. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.
33. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Signage

34. Provide address sign(s) on the building elevation facing the street to which the property is identified (Apache Boulevard) and the elevations facing west and east.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to the north elevation, which might be mistaken for a different address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
 - c. Provide one address sign on the roof of the building. Orient sign to be read from the south.
 - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
 - 2) Provide high contrast sign, either black characters on a light surface or white characters on a black field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not compromised.
 - 3) Do not illuminate roof address.

CODE/ORDINANCE REQUIREMENTS:

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

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: www.tempe.gov/index.aspx?page=2147 or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Building Safety forms at this link: www.tempe.gov/index.aspx?page=1033. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS:**
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
 - The Owner may be required to prepare a security plan for the townhouses, live/work and commercial components of the project with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to verify the security plan process approximately eight weeks prior to receipt of certificate of occupancy.

- Crime Free Multi-Housing status for this property may be required.
- 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.
- FIRE:
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
 - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.
- ENGINEERING:
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . 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.
- 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.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E

(Photometric Plan).

- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- LANDSCAPE:
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and “protected” trees and other plants on site. Move, preserve in place, or demolish native or “protected” trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to “applications to move a native plant” to “notice of intent to clear land”.
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

Below is a summary of records for Lots 6, 7 and 8 proposed for redevelopment. The proposed project would not retain any of the current uses within the new development.

1930-1949	Aerial images indicate agricultural uses until early development appeared along Apache Boulevard.
March 17, 1945	Maricopa County approved a Subdivision Plat for Lola Vista, including lots 1 through 12 on the north side of Apache Boulevard, and tracts B and A south of Howe Avenue, between River and Tempe drives. Lots 6, 7 & 8 were later split on the north third.
1959	Single family residences and school constructed to the north of Lemon street within Lola Subdivision.
1960	Breezy Palms Motel received building permits for modifications to the existing buildings.
1964	Area east of McClintock along Apache Boulevard is annexed into the City of Tempe with existing structures built within Maricopa County jurisdiction.
1968	Interstate 60 is built south of Southern Avenue, abandoning Apache Boulevard/Mill Avenue as the inter-state highway connection from Mesa to Phoenix. This transportation change led to changes in demand for uses along the Boulevard.
1972	One of the lots appeared to remain vacant through aerial images until sometime after 1972, aerial images in 1992 indicate structure on all lots within proposed development.
1982	Building Permits were issued for an interior remodel of an existing building for Norma Guerrero at 2148 E Apache Blvd.
March 23, 1988	Board of Adjustment approved request for variances and use permits to allow expansion of nonconforming use for Altherr’s Car Wash and Guerrero’s Restaurant at 2150 E Apache Blvd.
April 20, 1988	Design Review Board approved request for elevations, site and landscape plans for Altherr’s Carwash and Guerrero’s Restaurant at 2150 E Apache Blvd.

December 11, 1997	Apache Boulevard Redevelopment Plan is adopted by Resolution by Tempe City Council.
2000	The westernmost lot (2132 E Apache) of the proposed development is cleared of development and has remained vacant since 2000, with the exception of illegal parking.
2008	Light Rail service begins along Apache Boulevard, market demand for housing along the transit corridor increases.
February 12, 2013	Development Review Commission recommended approval of the General Plan density map amendment for greater than 25 du/ac, a Zoning map amendment from R-4 and CSS to MU-4, and a Planned Area Development for development standards. The Commission continued the requested Development Plan Review until February 26, 2013 to address Commission concerns regarding the design of the development.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

DEVELOPMENT PROJECT FILE

for

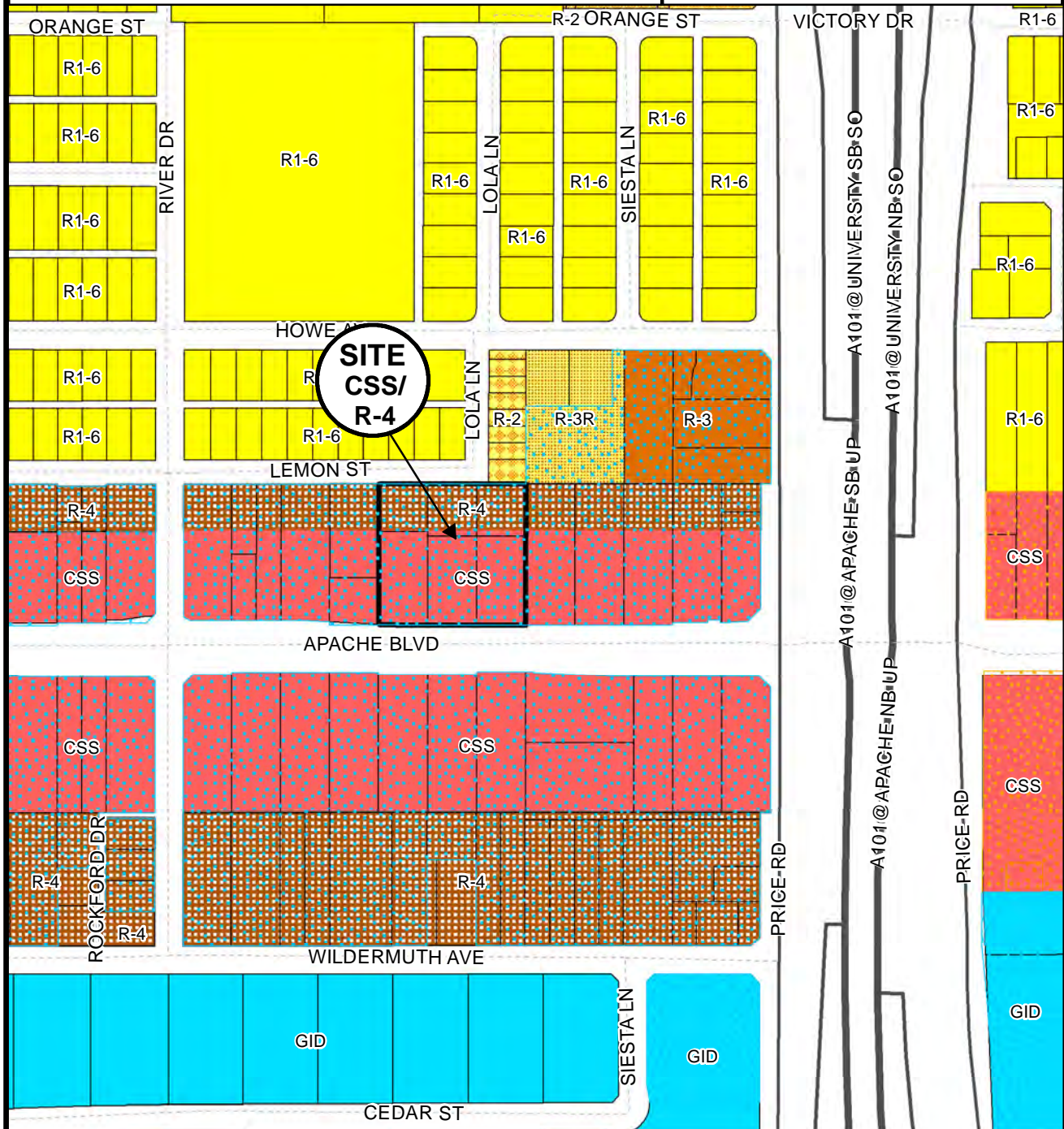
APACHE VILLAS

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-8. Letter of Explanation for Development Plan Review
9. PAD Cover Sheet
10. Site Plan SP-1
- 11-17. Floor Plans (units, public areas & office building)
Sheets A-1, A-2, A-3, A-4, A-8, A-9, A-10
18. Site Cross-Section (relationship of building height to existing residences)
- 19-20. Site Perspective from Lemon (at one and five years of tree growth, building not colored)
- 21-28. Color Elevations (2/12/13 Former design)
- 29-36. Color Elevations (2/26/13 New design)
37. Color Landscape Plan
38. Grading and Drainage
39. Site Context Photos
40. Neighborhood Meeting Summary
- 41-42. Letters of Support

APACHE VILLAS

PL120395



Transportation Overlay District

- Corridor
- Station



Location Map



APACHE VILLAS (PL120395)



**DEVELOPMENT PLAN REVIEW
FOR
*APACHE VILLAS***

**LETTER OF INTENT
2148 E APACHE BOULEVARD, TEMPE, AZ 85281**

Submitted to
City of Tempe
Planning Division
31 E Fifth St, Tempe, AZ 85281 / 480-358-3003

Submitted: February 2013

Prepared for:
JWS DEVELOPMENT, LLC
3010 S Colonial St, Gilbert AZ 85295 / 480-202-8730
Contact: Troy Spencer / troys@cox.net
Prepared by:

Bowman Consulting Group, Ltd.
3010 South Priest Drive, Suite 103
Tempe, Arizona 85282
480-629-8830
BOWMAN Project No. 9716

INTRODUCTION

Apache Villas is designed with the surrounding community and future users and residents in mind. Warm, inviting colors, elevations and materials have been selected to blend with the surrounding developments while being visually pleasing. The placement of the proposed buildings reinforces the desired character of the Transportation Overlay District and the Apache Boulevard Growth area by providing variety in the street scene and visual interest with a development that provides pedestrian circulation and activity at the site. Landscaping and open spaces provide for an enhanced residential experience and pedestrian activity as well as providing ample shade to the residents and building. Through comments and direction from the Planning Commission, Staff and property owners, Apache Villas has evolved in its design to the proposed project which offers a pleasant curb and onsite visual appeal.

The residential and commercial component differ, but they are compatible in their use of materials and architecture similar to a Spanish style. The architecture is characterized by the use of colorful materials, and many different architectural elements and motifs, the most prominent of which include: arches, tile roofs, colorful patterns, textures and paint. The dominant buildings materials include vertical stone, stucco, wrought iron, tile shingles and glass block. The buildings are multi-colored and have varied materials. This design theme is often used in the southwest on residential and commercial buildings due to the amount of shade relief it provides as well as how visually appealing it is without being too much.

The residential building will integrate stucco with stone accents at the base for grounding and to enhance visual texture to the residents of Apache Villas. Building pop outs, arched and recessed balconies, stairways and alcoves provide protection from the sun and elements for the residents and visitors. Varying roof elevations add to the buildings appeal and further add to the theme.

The roof consists of tile shingles with vertical towers which break the main roof line, include both gables and hip roofs. Arches and deep recesses in the thick tower walls provide light and ventilation. Outdoor decks open off of the kitchens. Both closed and open railings provide variety and interest to the building elevations.

The building mass is broken into two parts; a base and a top. The base is primarily stacked stone providing a solid foundation for the building top. The wainscot elevation varies between the height of patio walls, and the top of the first floor window elevations. The wainscot previously varied in heights to add architectural interest between planes of the building, similar to the architecture that inspired the building design. Based on Commission input these height changes were removed to simplify the design and create a more contemporary look to the structure.

The building top uses two primary stucco colors, a light yellow and light taupe alternatively to provide relief and interest to the main building elevation. A red-brown accent color is used to provide interest and contrast at the balcony railings, window headers, and roof eaves. Roof tiles are concrete flat tile in a blended terra cotta shade that contains hints of the light yellow and taupe and is complimented with the red-brown accents above the windows that create a simplified and cohesive palette of warm colors. The colors are similar to other projects along Apache Boulevard, picking up the yellows and taupes used in newer construction in the area.

The commercial building integrates many of the same aspects of the residential building on a single-story level. In addition to the use of stucco mixed with stone around the base of the building, glass block is used on the east and west elevations to reduce the heat impact on the building during the day with added privacy and security. The glass block is a nice accent that provides a contemporary look while reflecting the historic character of the Tempe Tavern, an historic commercial building of similar scale down the street.

a. Shade for energy conservation and comfort as an integral part of the design;

Shade from landscaping material and building features will be provided as an integral part of the project design. Apache Villas provides areas of visual relief by integrating numerous pop outs, balconies, alcoves and recessed wall plains into the elevation design where shade may provide heat relief to the residents.

The site will further provide landscaping which will include a grouping of shade trees and seating and a turfed area with trees on the west to provide relief from the sun.

b. Materials shall be of superior quality and compatible with the surroundings;

Building and hardscape materials have been selected based on quality, durability in the desert environment and compatibility with adjacent projects. Stone accents have also been chosen to provide grounding of the site around the lower level on the building elevations to contrast against the natural colors and provide greater texture and visual interest for the older residents.

The building has an overall theme using varied roof lines and flat concrete roof tiles. The theme is warm and paint colors have been chosen to reflect that with light taupe, light yellow and at red accent color around the eaves and windows for visual interest.

c. *Buildings and landscape* elements have proper scale with the site and surroundings;

The proposed maximum height is 60' to the top of highest architectural element on the four-story senior apartment housing building. This development will provide the area with the needed senior housing opportunities and achieve the

desired density for this area as shown on the Projected Residential Densities Map in the General Plan.

Being that the site is located within the designated Transportation Overlay District and is within the Apache Boulevard Growth Area, this development is directly in line with the General Plan direction for this area.

- d. Large *building* masses are divided into smaller components that create a human scale as viewed from the sidewalk;

Building undulations and architectural features are utilized to create a human scale as viewed from the adjacent sidewalk. Balcony pop outs and stairwells breakup the visual massing of the building and are further broken out visually through the use of accent materials.

Stone accents at the base of the residential building ground the site and tie it into the surrounding landscaping and draw the eye downward.

- e. *Buildings* have a clear base and top, as identified by ground floor elements, *roof* forms, and detailing;

Creative use of architectural features, building forms and landscape materials provide for a pleasing and diverse building which prevents a box-like appearance and instead demonstrates appealing design elements.

The stone accents at the base ground the site and provide mass while the red accents on the windows and roof eaves further define the roof form and design.

- f. *Building* facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility;

Windows and patio areas have been provided at the ground level to increase security and maximize visibility as well as provide elements for congregating in the outdoor environment further providing eyes on spaces.

- g. Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contributes to attractive public spaces;

Architectural diversity has been incorporated into doors, windows and walkways to contribute to attractive public spaces. Landscaping along Apache Boulevard will include a pedestrian seating area integrated into the overall landscape design of the project and provide shaded seating opportunities.

- h. On-site utilities are placed underground;

All on-site utilities and connections will be placed underground.

i. Clear and well lighted walkways connect *building* entrances to one another and to adjacent sidewalks;

Building lighting will be provided to allow for well lighted walkways to sidewalks and entrances to direct residents and guests.

j. *Accessibility* is provided in conformance with the Americans with Disabilities Act;

The site will be designed and built in conformance with the Americans with Disabilities Act and to better serve the older residents.

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

The project is located within the Transportation Overlay District and the Apache Boulevard Growth area, therefore convenient access is provided for personal and public transportation options through bus and proposed light rail stations within close proximity.

l. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized, in conformance with city transportation policies, plans, and design criteria;

Vehicular circulation has been designed to minimize conflicts with pedestrian access and circulation by providing sufficient separation from existing driveways and pedestrian connections as well as limiting vehicle access. Emergency access will be achieved through access onto Lemon Street.

m. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic. Projects should be consistent with the Tempe Pedestrian and Bicycle Facility Guidelines, contained the Comprehensive Transportation Plan;

On-site pedestrian access to the public streets and sidewalks will be through driveways and access gates onto Apache Boulevard and Lemon Street. Only a single automotive driveway entrance has been provided while several pedestrian connections have been provided for increased pedestrian and bicycle circulation. The project has been designed to be consistent with the Tempe Pedestrian and Bicycle Facility Guidelines.

n. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and *maintenance*;

Crime prevention features include site lighting for visibility at entrances and open areas along with fences and gates for access control.

o. Landscaping accents and separates *parking, buildings, driveways* and pedestrian walkways;

Landscape elements are provided in parking islands to break up the parking lot and soften the hardscape of the project. The western landscape area between the proposed office/ retail building and the senior housing building further softens the site by providing seating areas with shade trees and a turfed area.

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

Lighting is designed to be compatible with the adjoining buildings and will be directed to reduce any negative effects on adjacent properties while maintaining a safe environment. Lighting shall meet the provisions set forth in Chapter 8 – Lighting, of the Tempe Zoning Development Code.

SIGNS

Building signage will consider the following criteria:

- a. *Sign* copy shall provide contrast with its background;
- b. *Sign* area and copy shall be proportional to the size of the *building* element on which it is located;
- c. *Signs* for complexes or centers shall utilize materials which are complementary to the *building* and to the other *signs* on the premises.

CONCLUSION

Apache Villas provides an opportunity to encourage private re-investment and re-development into an area along the growth area of Apache Boulevard. The project maintains the goals and objectives of the 2030 General Plan and intent of the Transit Overlay District and Apache Boulevard growth area while providing community development and design that encourages re-investment and enhances the adjacent properties and surrounding neighborhood. Apache Villas is a positive project to the surrounding community and the City of Tempe while adding a compatible design element and architecture that will be appealing to the future residents and users of the site.

PLANNED AREA DEVELOPMENT OVERLAY FOR APACHE VILLAS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT:

ON THIS DAY OF 2013 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED
OWNER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHO PREPARED THE INSTRUMENT
WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES _____
JMS DEVELOPMENT, LLC
BY: OWNER DATE: _____
ITS MANAGER/OWNER/PRESIDENT

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS
DESCRIBED AS FOLLOWS:

1. APACHE VILLAS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF
MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK ____ OF MAPS, PAGE ____.

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA
ON THIS DAY OF _____, 2013.

BY: _____ MAYOR _____ DATE _____
ATTEST: _____ CITY CLERK _____ DATE _____
BY: _____ CITY ENGINEER _____ DATE _____

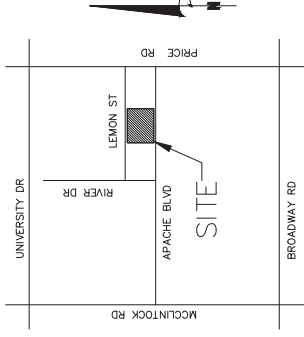
OWNER/DEVELOPER:

JMS DEVELOPMENT, LLC
AN AFFILIATE LIABILITY COMPANY
3010 SOUTH COLONIAL STREET
GILBERT, AZ 85295-9730
PH: (480) 228-9730
CONTACT: TROY SPENGLER

PROJECT DATA:

ZONING DISTRICT(S) AND OVERLAY(S):
TRANSPORTATION OVERLAY DISTRICT CORRIDOR
DWELLING QUANTITY: 76 UNITS
DENSITY (DU/AC): 35 DU/AC
MAXIMUM BUILDING HEIGHT: 60 FEET
MAXIMUM LOT COVERAGE(% OF NET): 22%
MINIMUM LANDSCAPE AREA(% OF NET): 23,019 S.F. (25%)
MINIMUM BUILDING SETBACKS:
FRONT - 0 FEET
SIDE - 2 FEET
REAR - 10 FEET
MINIMUM PARKING SETBACKS: 18 FEET NORTH PARKING, LEMON STREET
15 FEET SOUTH PARKING, APACHE BOULEVARD
VEHICLE PARKING SPACES PROVIDED: 99
BIKE PARKING SPACES PROVIDED: 57

SITE VICINITY MAP:



CONDITIONS OF APPROVAL : PADI2017

GENERAL NOTES:

DS121157

PADI2017

REC12057

PROJECT NUMBER	2148 EAST APACHE BOULEVARD APACHE VILLAS PLANNED AREA DEVELOPMENT OVERLAY MARICOPA COUNTY TEMPE, ARIZONA
PLAN STATUS	DATE DESCRIPTION DESIGN DRAWN CHD SCALE H V JOB No. 2716-001 DATE : 02/2013
SHEET 1 of 1	



Bowman Consulting Group, LLC
3010 South Phoenix Drive Ste 103
Tempe, Arizona 85282
Phone: (480) 839-8033
www.bowmanconsulting.com

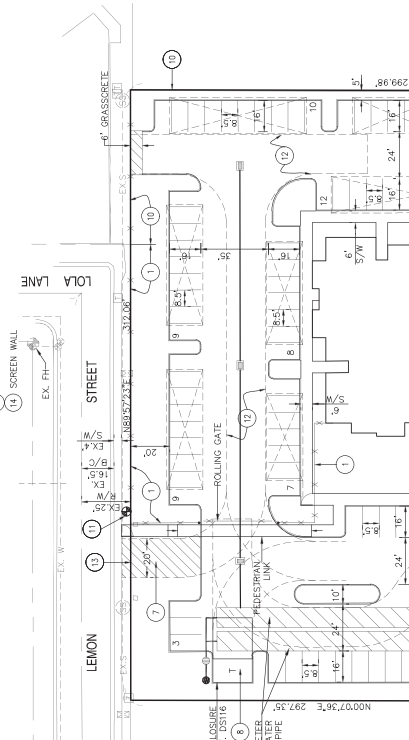
RETENTION CALCULATIONS

VR=(8) AC
P=2.4 INCHES (100%-FART-HOUR STORM)
C=0.35 (AREA COEFFICIENT)
VR=(13)(15.147)(0.85)
VR=17.712 C.F.T.
VR=15.855 C.F.T.
*VOLUME PROVIDED IN
10" DIAMETER PIPE
(79.502 /1.7)

KEY

- 1 6" HIGH FENCE
- 2 WATER SERVICE
- 3 FIRE SPRINKLER SERVICE
- 4 SANITARY SEWER SERVICE
- 5 REMOTE FIRE DEPARTMENT CONNECTION
- 6 DRIVEWAY ENTRANCE
- 7 EMERGENCY ACCESS (GRASSCRETED)
- 8 REFUSE ENCLOSURES (RETAIL)
- 9 6" HIGH DUAL WALL
- 10 NEW FIRE HYDRANT
- 11 FIRE & REFUSE VEHICLE MANEUVERING LANE
- 12 FIRE ACCESS SWING GATE
- 13 SCREEN WALL
- 14 EX. FH

**FIRE & REFUSE VEHICLE
MANEUVERING DIAGRAM**



LEGEND

- UTILITY POLE
- DOWNPOY
- TELEPHONE RISER
- ELECTRIC JUNCTION BOX
- LIGHT POLE
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- SS
- SIGN
- SEWER
- COVERED PARKING
- RIGHT-OF-WAY
- BACK OF CURB
- SIDEWALK
- R/W
- B/C
- S/W

PROJECT NARRATIVE

FMS-APACHE APARTMENTS WILL CONSIST OF 76 SENIOR APARTMENTS, A COMMUNITY CENTER, A GOLF COURSE CLUBHOUSE, AND FITNESS CENTER. OTHER AMENITIES INCLUDE: A SEPARATE 5000 SQUARE FOOT BUILDING PAD HAS BEEN CREATED FOR A FUTURE COMMERCIAL PROJECT.

LEGAL DESCRIPTION

LOT 6, OF LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 100.00 FEET THEREOF, AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE BY DEED RECORDED IN 2005 0270943, A PART OF LOT 6, LOLA VISTA SUBDIVISION, ACCORDING TO BOOK 20, MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE LOLA AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF APACHE BOULEVARD AND RIVER DRIVE; THENCE NORTH 89 DEGREES 56 MINUTES 15 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 06 MINUTES 14 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 14 SECONDS EAST, A DISTANCE OF 245.00 FEET; THENCE SOUTH 87 DEGREES 12 MINUTES 30 SECONDS EAST, A DISTANCE OF 27.60 FEET; THENCE SOUTH 87 DEGREES 12 MINUTES 30 SECONDS EAST, A DISTANCE OF 103.98 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 45 SECONDS EAST, A DISTANCE OF 37.95 FEET TO THE POINT OF BEGINNING.

PARCEL MAP

LOT 6, OF LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 190.00 FEET THEREIN.

LOT 7, OF LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 190.00 FEET THEREIN.

Bowman CONSULTING

13033A
10000 N. 19TH AVE.
PHOENIX, AZ 85024

Phone: (480) 853-8000
www.bowmanconsulting.com

APACHE VILLAS
PRELIMINARY SITE PLAN
2148 East Apache Boulevard
Tempe, Arizona

PROJECT NUMBER
PLAN STATUS
DATE: 03/31/21

PROJECT DATA

ADDRESS: 2148 EAST APACHE BOULEVARD
PARCEL SIZE: 93,547 S.F. / 3.427 ACRES (GROSS)
GENERAL PLAN 2030
PROJECTED DENSITY: MEDIUM TO HIGH DENSITY
EXISTING ZONING: CSS/R-4
PROPOSED ZONING: MLI-4

BUILDING AREA: 19,818 S.F.
PERCENTAGE OF LOT COVERAGE: 22%
HEIGHT OF BUILDING: 60 FEET
NUMBER OF STORES: FOUR (4)
COMPLETION OF THIS PROJECT: TENTATIVE
FEASIBILITY STUDY: YES
NUMBER OF BEDROOMS: 94
STUDIOS: 6
ONE BEDROOM: 18
TWO BEDROOM: 86

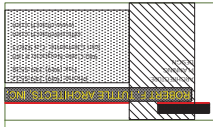
LANDSCAPE AREA: 23,019 S.F.
PERCENTAGE OF SITE AREA: 25%

REQUIRED PARKING: 99 SPACES
TOTAL PARKING PROVIDED: 99 SPACES

DEVELOPER:
JWS DEVELOPMENT, LLC
3010 SOUTH COLONIAL STREET
PHOENIX, AZ 85028
PHONE: (480) 202-8720
CONTACT: TROY SPENCER

CIVIL ENGINEER:
BOWMAN CONSULTING
3010 SOUTH COLONIAL STREET
SUITE 101
PHOENIX, AZ 85028
PHONE: (480) 853-8000
CONTACT: GEORGE SWARSDAD

DEVELOPMENT STANDARDS	EXISTING CSS ZONING	EXISTING R4 ZONING	PROPOSED MLI4 PAD ZONING
DENSITY, MAXIMUM DWELLING UNIT PER ACRE	20 DU/AC (W/ASE PERMIT TO ADD TO ZONING COMMERCIAL ON SITE)	25 DU/AC	35 DU/AC
LOT AREA PER DWELLING UNIT, MINIMUM	N/A	40'	1,740 S.F.
BUILDING HEIGHT, MAXIMUM	35'	40'	60 FEET (4 STORES)
BUILDING HEIGHT STEP-BACK	YES	40' 1" PER FOOT ABOVE 30'	30' FOR 60' BUILDING HEIGHT ABOVE 30'; BUILDING SET BACK FROM PROPERTY LINE
LANDSCAPE AREA (% OF NET), MINIMUM	15%	22%	22%
LANDSCAPE AREA (% OF NET), MAXIMUM	25%	22%	25%
BUILDING SETBACKS, MINIMUM	0'	20'	0'
FRONT YARD (SOUTH SIDE, FACING APACHE BOULEVARD)	0'	10'	27'10"
REAR YARD (NORTH SIDE FACING LEMON STREET)	10'	10'	10'
PARKING SETBACK FROM APACHE BOULEVARD	20'	20'	15'
PARKING SETBACK FROM LEMON STREET	20'	20'	18'



ALL DRAWINGS AND NOTATIONS APPEARING HEREIN ARE UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT AND SHALL BE USED IN ACCORDANCE WITH THE STANDARD CONTRACT DOCUMENTS OF THE ARCHITECT.

Apache Apartments
 2148 East Apache Boulevard, Tempe, Arizona
 Wasatch Advantag Group, LLC
 175 East 400 South, Suite 160, Salt Lake City, Utah 84111

JWS Apache
 FLOOR PLAN

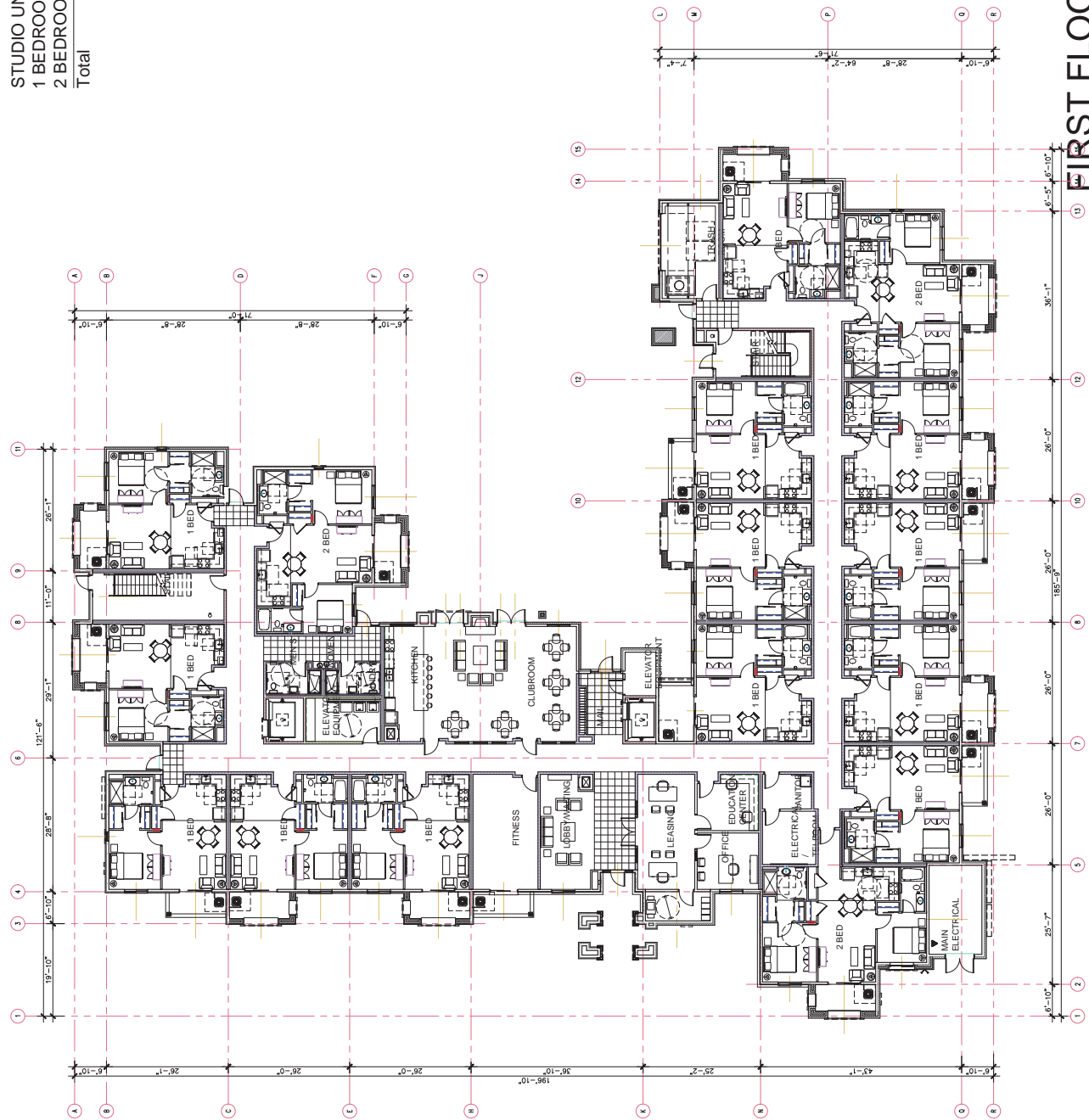
DATE LAST EDITED:
 December 17, 2012

REVISIONS:

SHEET NUMBER
 JANUARY 31, 2013

A-1
 OF SHEETS IN THIS SERIES

STUDIO UNITS: 0
 1 BEDROOM UNITS: 13
 2 BEDROOM UNITS: 3
 Total 16



FIRST FLOOR PLAN
 3/32" = 1'-0"

STUDIO UNITS: 2
 1 BEDROOM UNITS: 13
 2 BEDROOM UNITS: 5
 TOTAL: 20



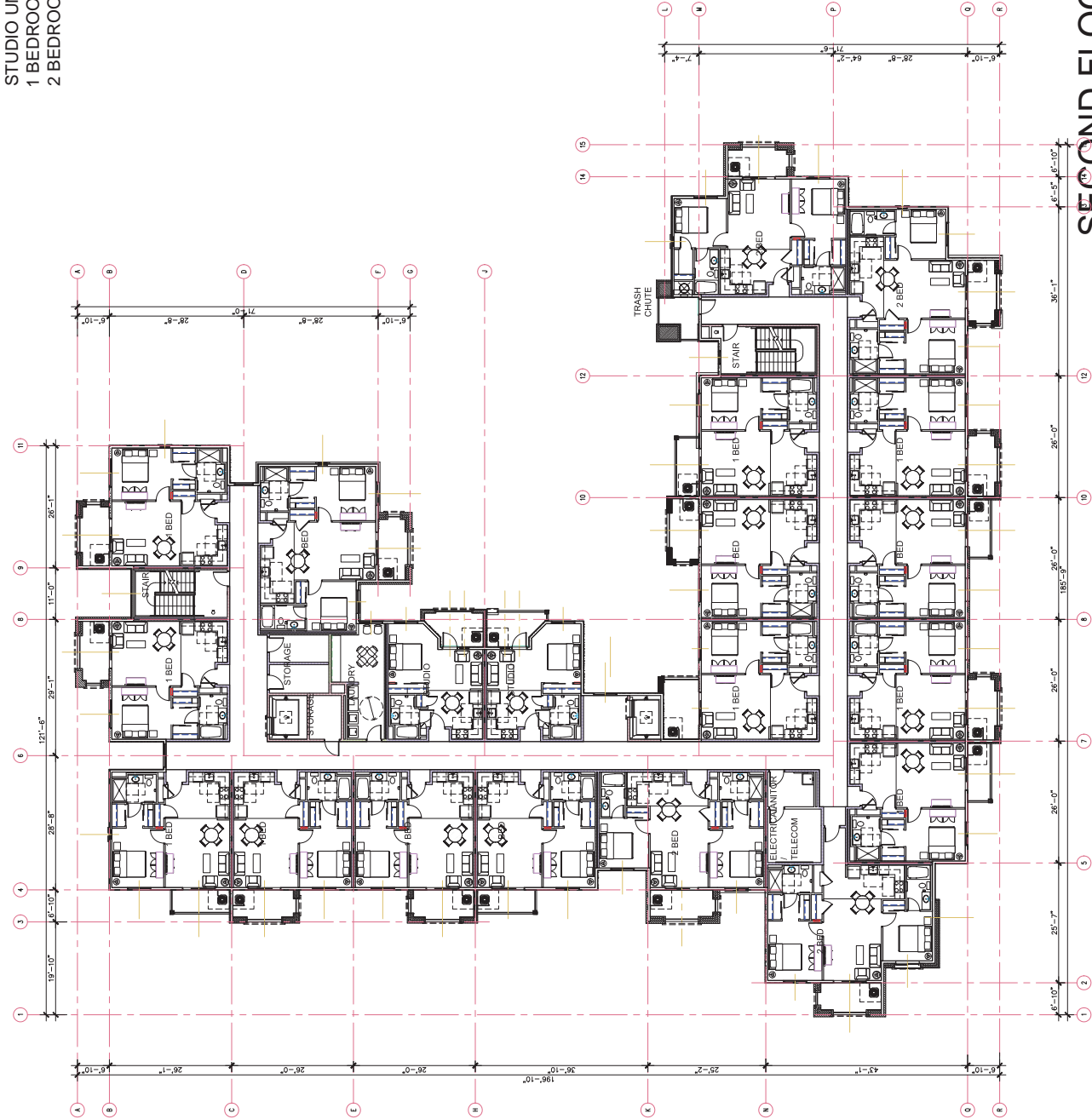
ALL DRAWINGS AND
 NOTATIONS SHALL
 APPEAR AS SHOWN
 AND UNLESS NOTED
 OTHERWISE. THE
 ARCHITECT AND
 ENGINEER SHALL
 BE RESPONSIBLE FOR
 THE ACCURACY AND
 CONSISTENCY OF
 ALL INFORMATION
 AND DATA PROVIDED
 TO THEM BY THE
 CLIENT.

Apache Apartments
 2148 East Apache Boulevard, Tempe, Arizona
 Wasatch Advantag Group, LLC
 175 East 400 South, Suite 160, Salt Lake City, Utah 84111

JWS Apache
 SECOND FLOOR
 PLAN
 DATE LAST EDITED:
 December 17, 2012
 REVISIONS:

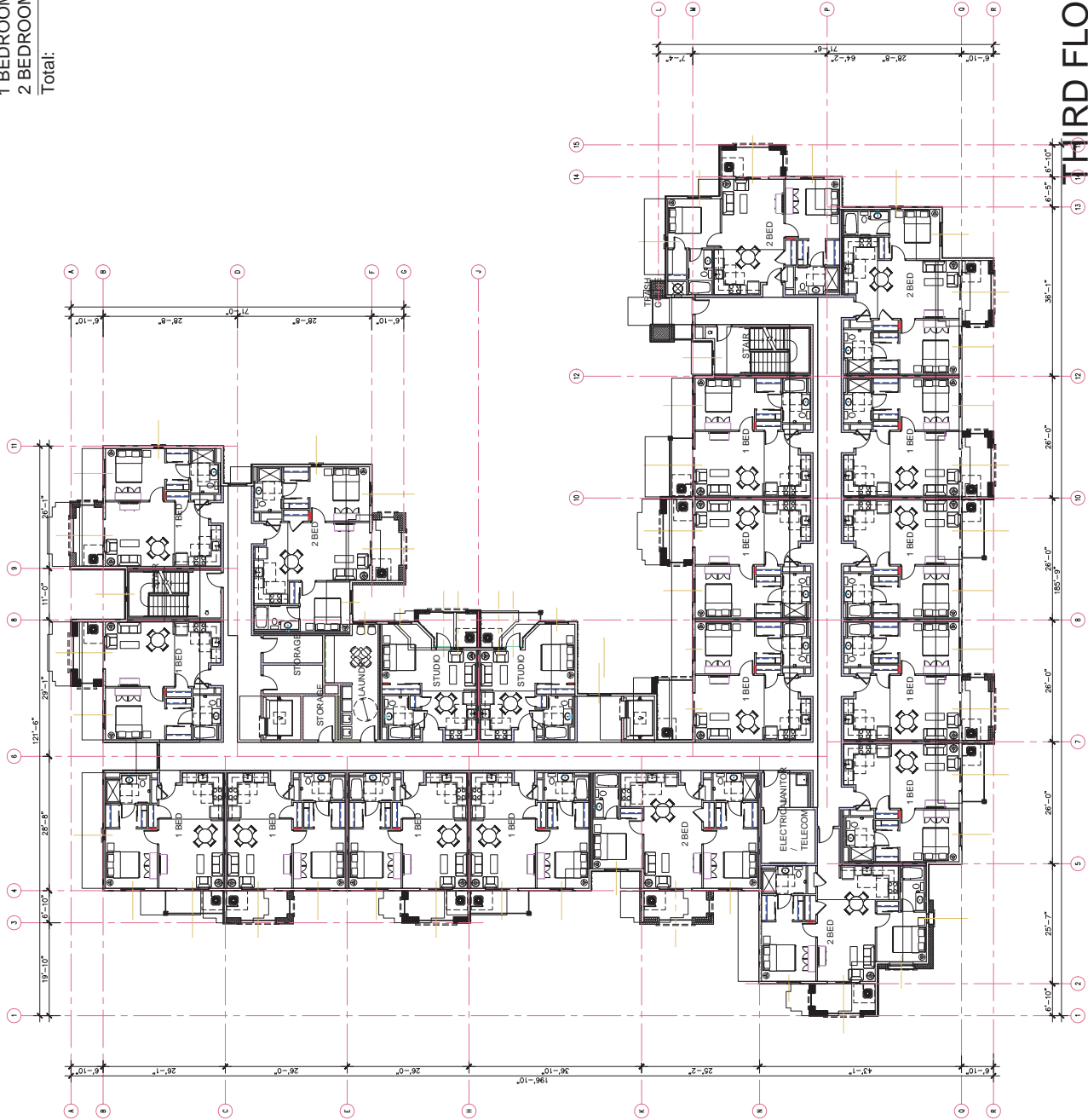
SHEET NUMBER
 JANUARY 31, 2013

A-2
 OF SHEETS IN SERIES



SECOND FLOOR PLAN 1
 3/32" = 1'-0"

STUDIO UNITS: 2
 1 BEDROOM UNITS: 13
 2 BEDROOM UNITS: 5
 Total: 20



ATTACHMENT 13

THIRD FLOOR PLAN 1
 3/32" = 1'-0"

Apache Apartments
 2148 East Apache Boulevard, Tempe, Arizona
 Wasatch Advantag Group, LLC
 175 East 400 South, Suite 160, Salt Lake City, Utah 84111

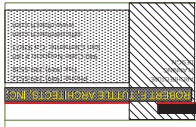
JWS Apache
 THIRD FLOOR

DATE LAST EDITED:
 December 17, 2012

REVISIONS:

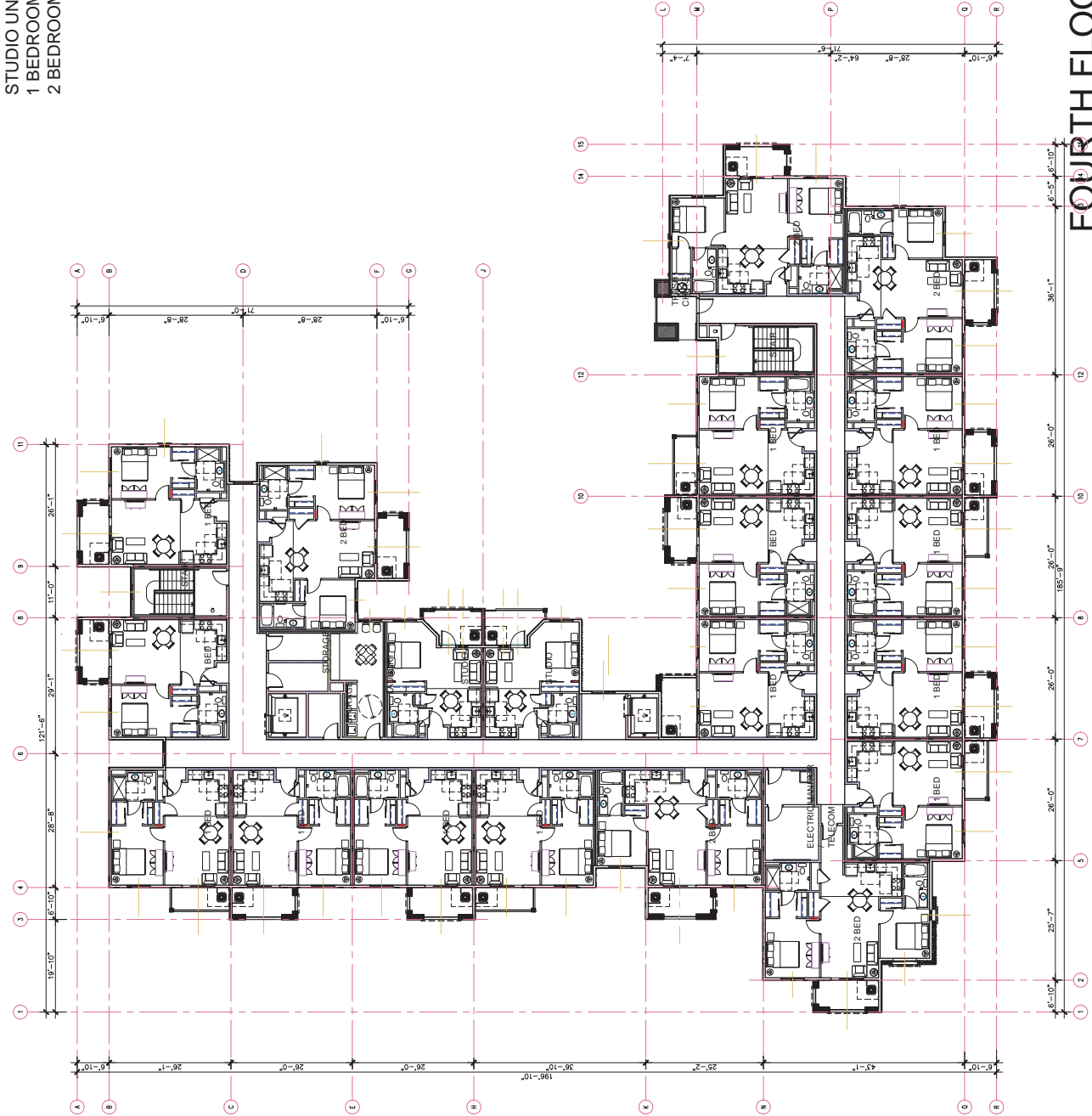
SHEET NUMBER
 JANUARY 31, 2013

A-3
 OF 3 SHEETS IN THIS SERIES

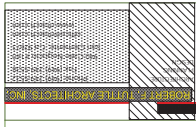


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STUDIO UNITS: 2
 1 BEDROOM UNITS: 13
 2 BEDROOM UNITS: 5
 TOTAL: 20



FOURTH FLOOR PLAN
 3/32" = 1'-0"



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Apache Apartments
 2148 East Apache Boulevard, Tempe, Arizona
 Wasatch Advantag Group, LLC
 175 East 400 South, Suite 160, Salt Lake City, Utah 84111

JWS Apache
 FOURTH FLOOR

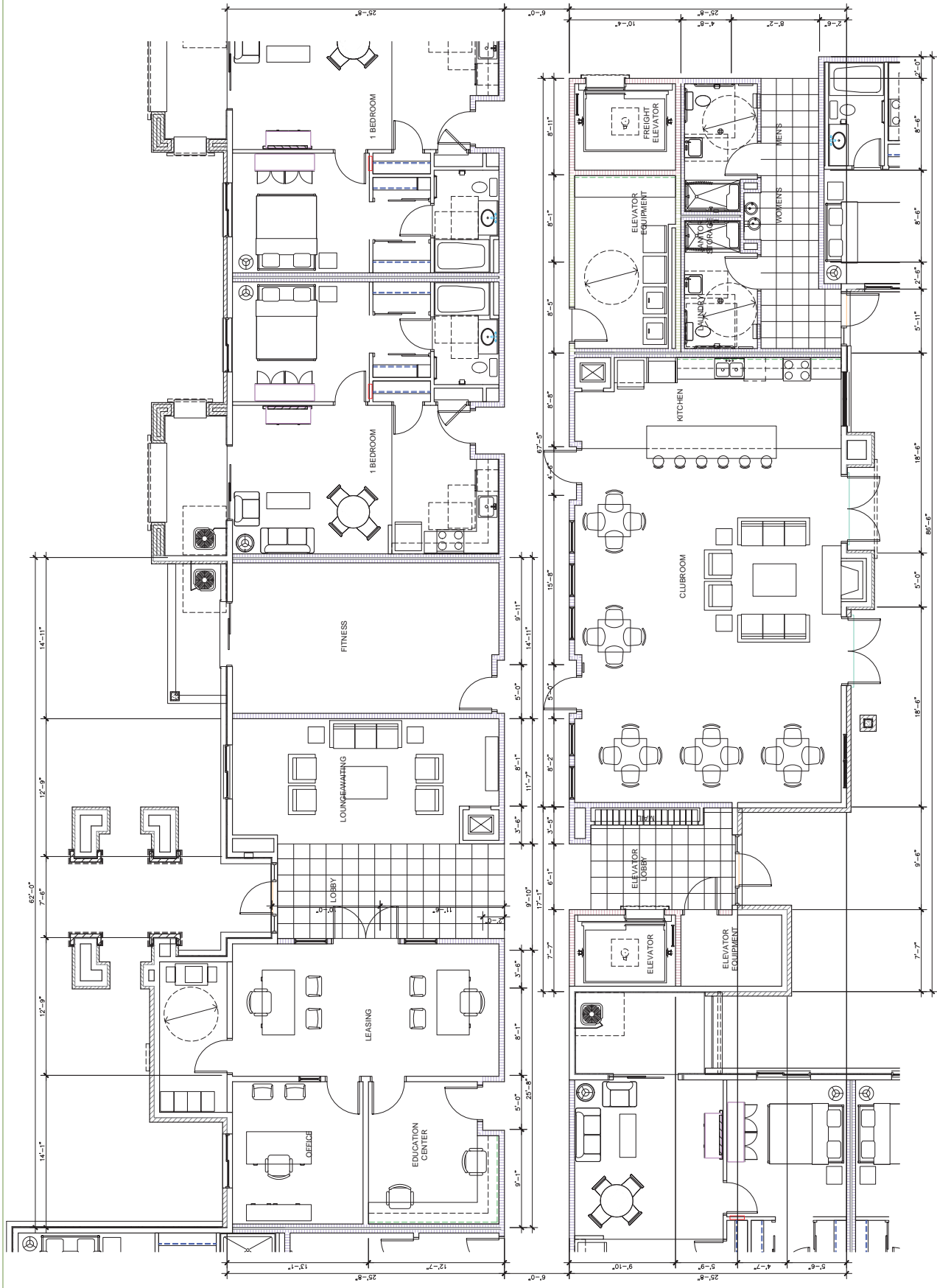
DATE LAST EDITED:
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REVISIONS

SHEET NO. 11
 JANUARY 31, 2013

SHEET NUMBER
 A-4

OF SHEETS IN SET



PUBLIC AREAS 1
 1/4" = 1'-0"

SHEET NUMBER
A-8
 OF SHEETS IN SERIES

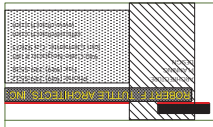
DATE LAST EDITED:
 December 17, 2012

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JWS Apache
PUBLIC AREA
PLAN
 DATE LAST EDITED:
 December 17, 2012

Apache Apartments
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 Wasatch Advantag Group, LLC
 175 East 400 South, Suite 160, Salt Lake City, Utah 84111

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ATTACHMENT 15



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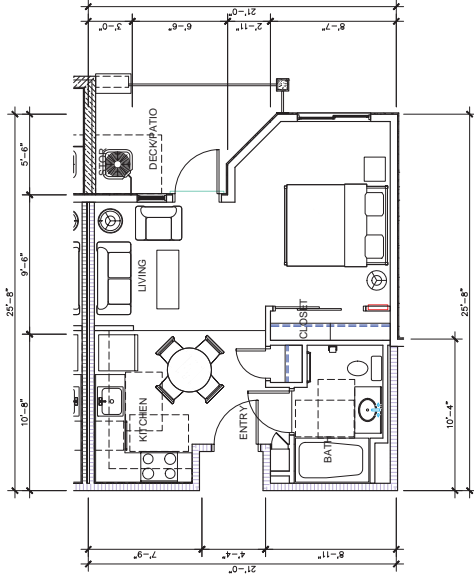
JWS Apache
UNIT PLANS

DATE LAST EDITED:
December 17, 2012

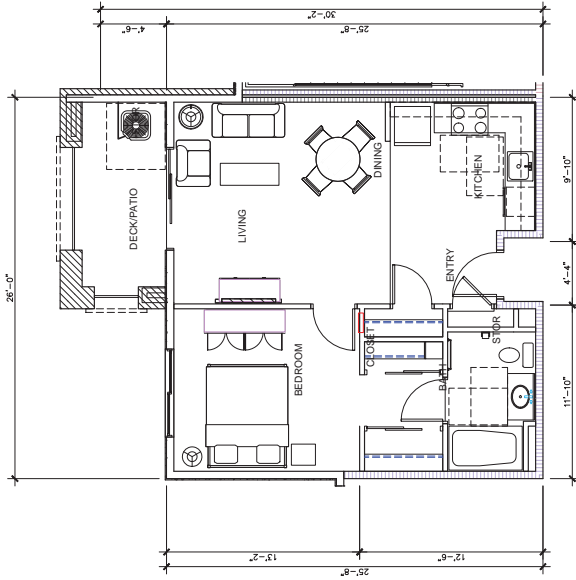
REVISIONS

SHEET NUMBER
A-9

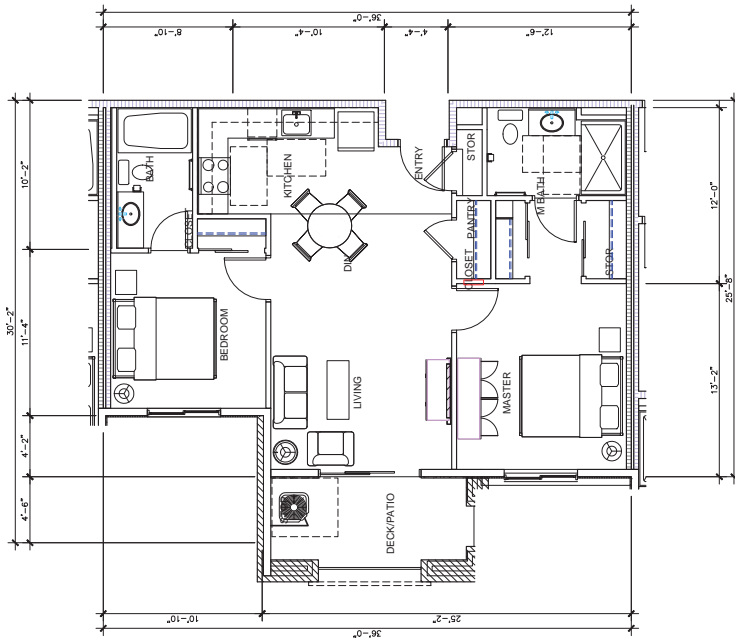
OF SHEETS IN SERIES



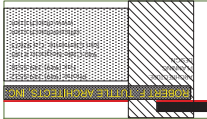
UNIT 1
1/256" = 1'-0"



UNIT 2
1/4" = 1'-0"



UNIT 3
3/8" = 1'-0"



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 2148 East Apache Boulevard, Tempe, Arizona
 Wasatch Advantag Group, LLC
 175 East 400 South, Suite 160, Salt Lake City, Utah 84111

JWS Apache
 RETAIL PLAN

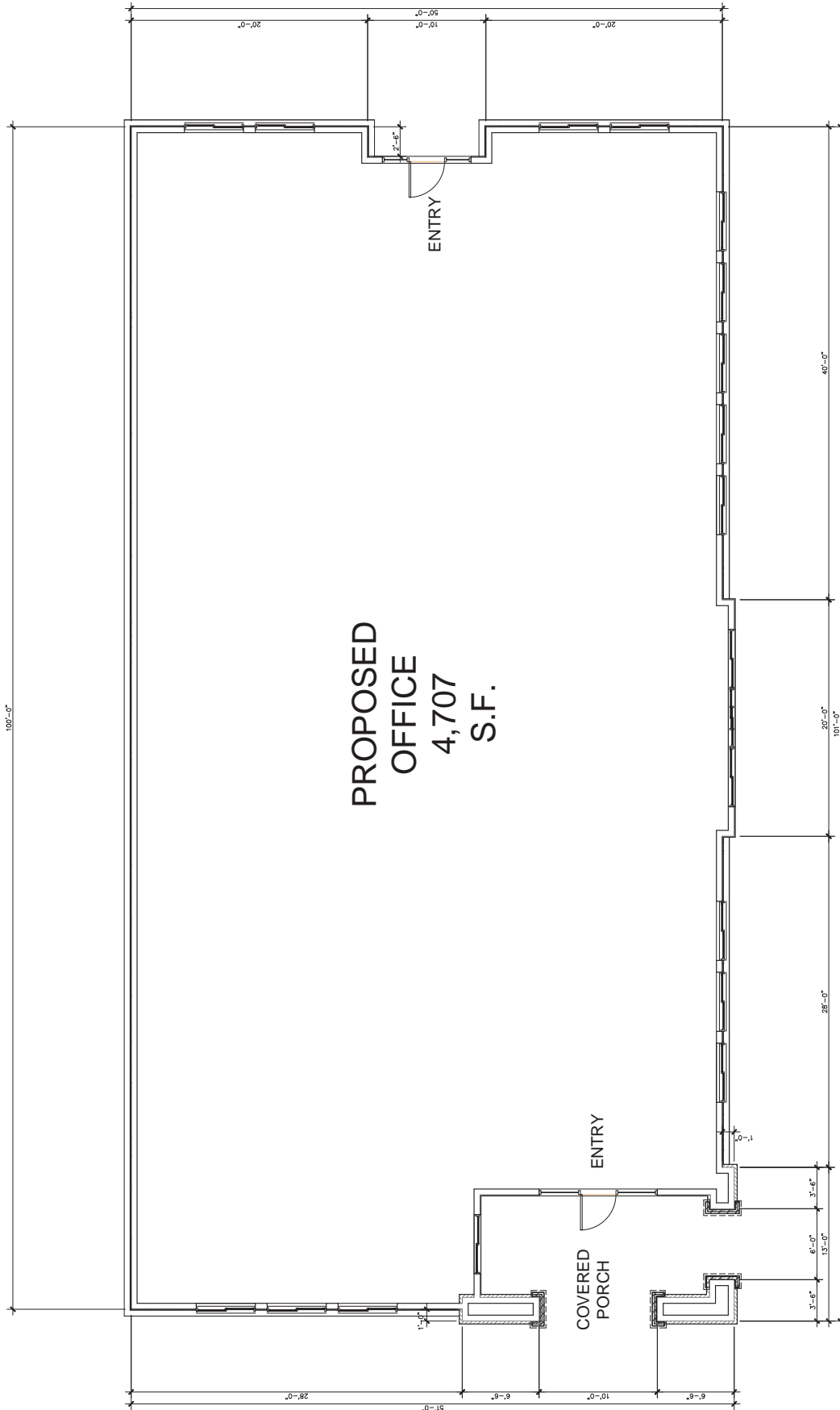
DATE LAST EDITED:
 JANUARY 31, 2013

REVISIONS

SHEET NAME
 JANUARY 31, 2013

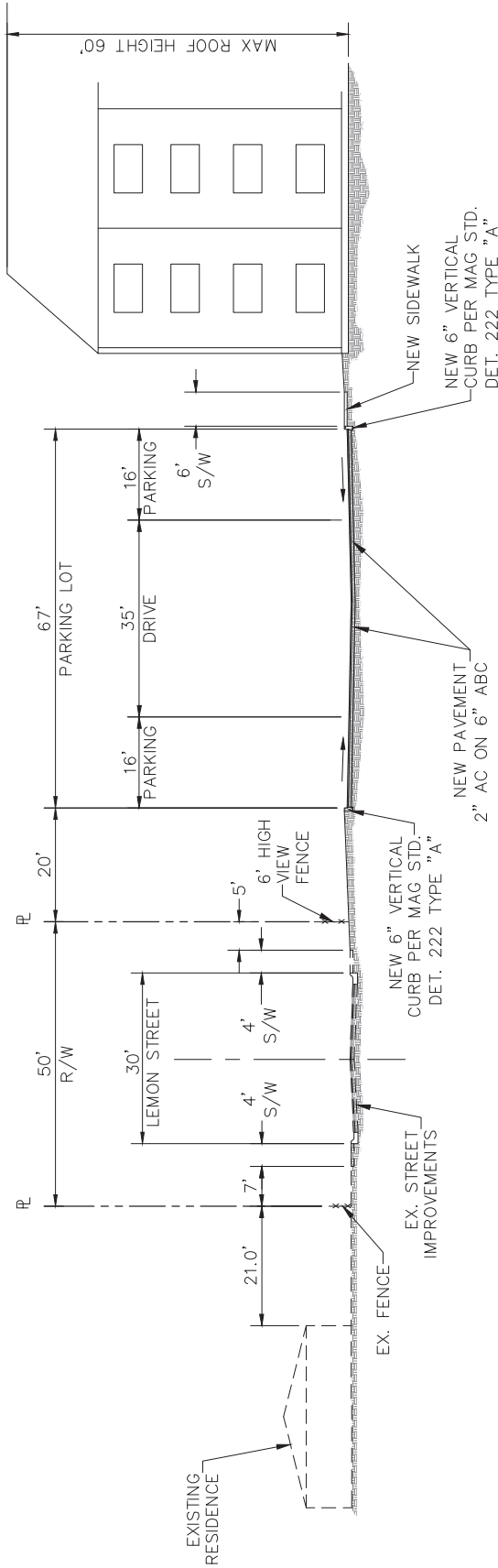
SHEET NUMBER
 A-10

OF SHEETS IN SERIES



ATTACHMENT 17

OFFICE PLAN 1
 1/4" = 1'-0"



SITE CROSS-SECTION

LOOKING EAST



Perspective View - From Lemon Street

APACHE VILLAS

Prepared For: JWS Development, LLC

Preliminary - Not For Construction

Bowman
CONSULTING



2.1.19
Tempe, Arizona

F2GROUP
4801 W. WILSON AVENUE
4801 WILSON AVENUE
4801 WILSON AVENUE



ATTACHMENT 20

Perspective View - From Lemon Street

APACHE VILLAS

Prepared For: JWS Development, LLC

Preliminary - Not For Construction



2.1.13
Tempe, Arizona



4801 BIRD BODINE BL.
SCOTTSDALE, AZ 85253



Apache Apartments
south elevation



Apache Apartments

west elevation



Apache Apartments
north elevation

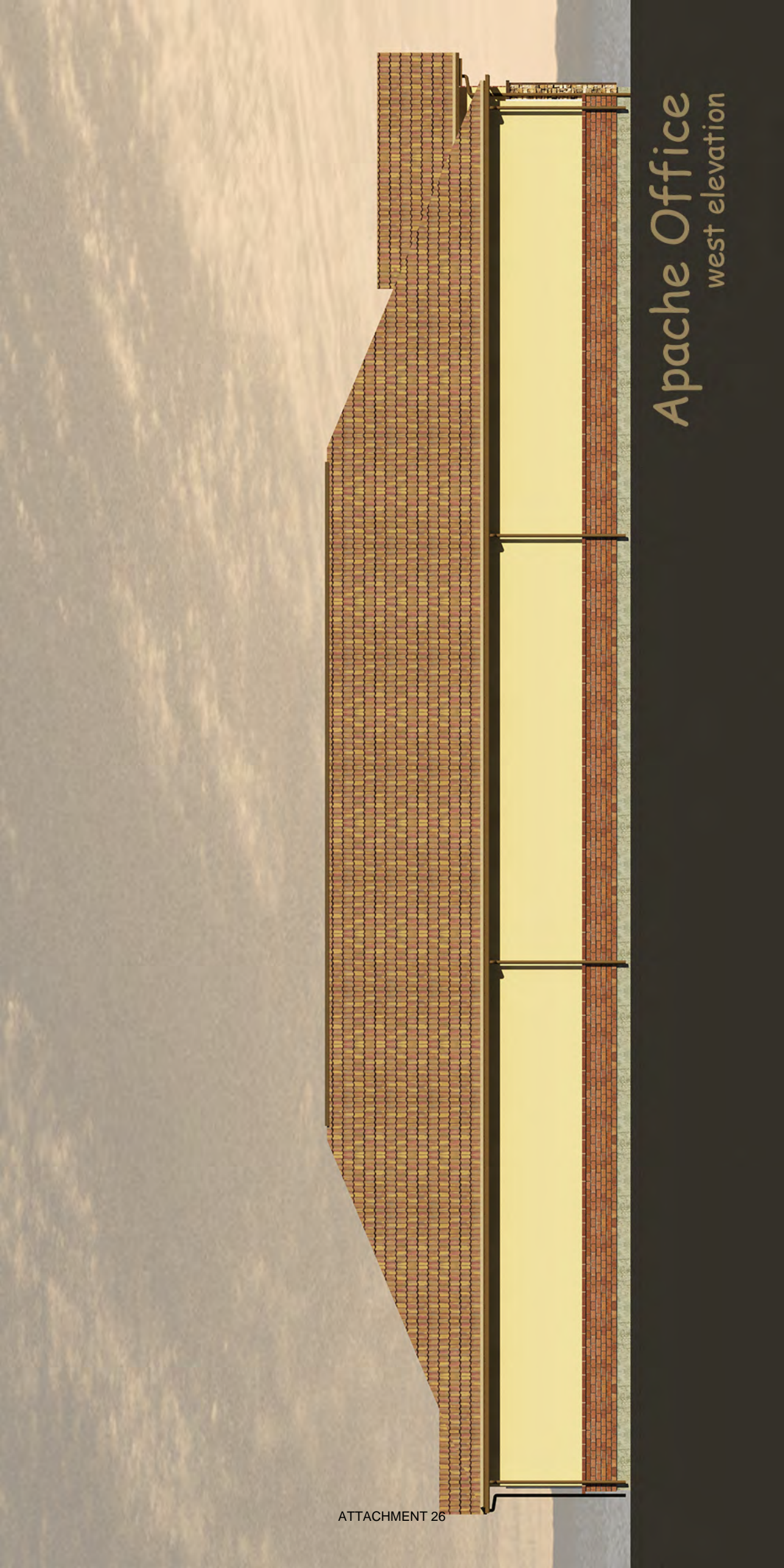


Apache Apartments
east elevation



Apache Office

south elevation



Apache Office
west elevation



Apache Office
north elevation



Apache Office
east elevation



Apache Apartments

south elevation



Apache Apartments

west elevation



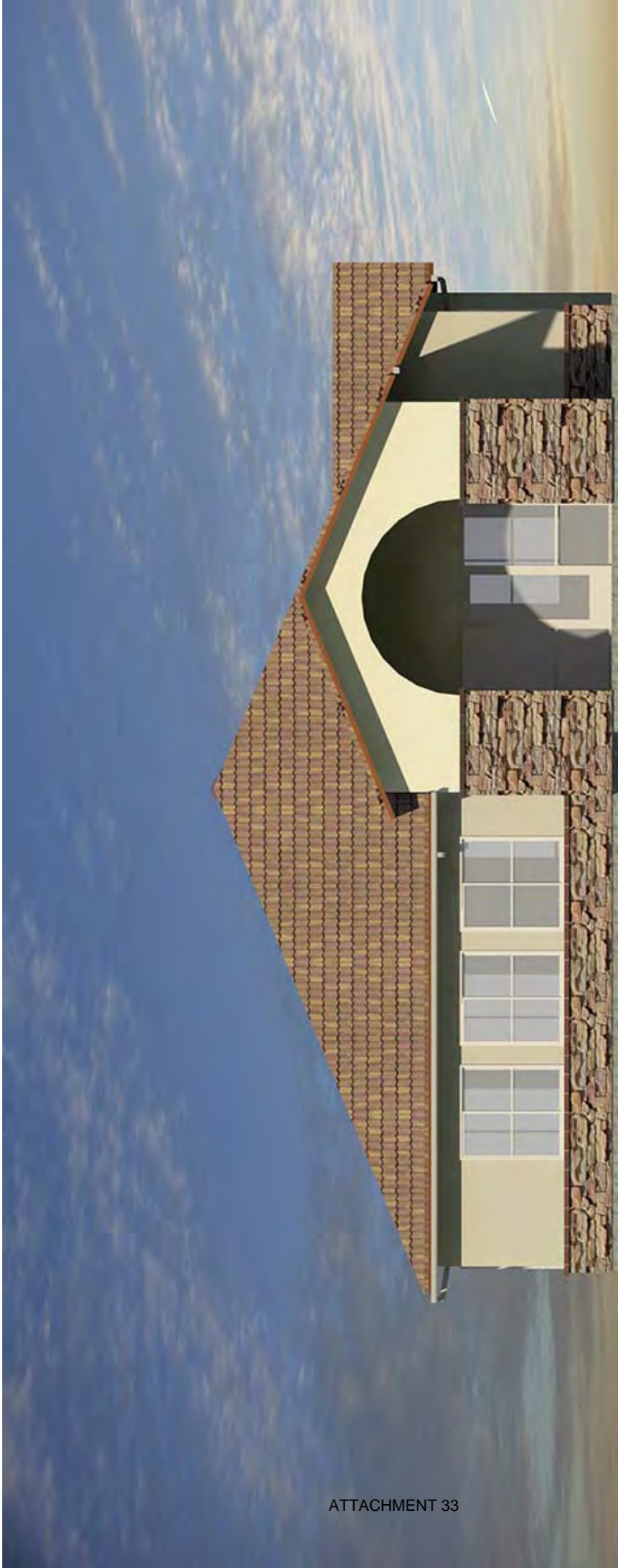
Apache Apartments

north elevation



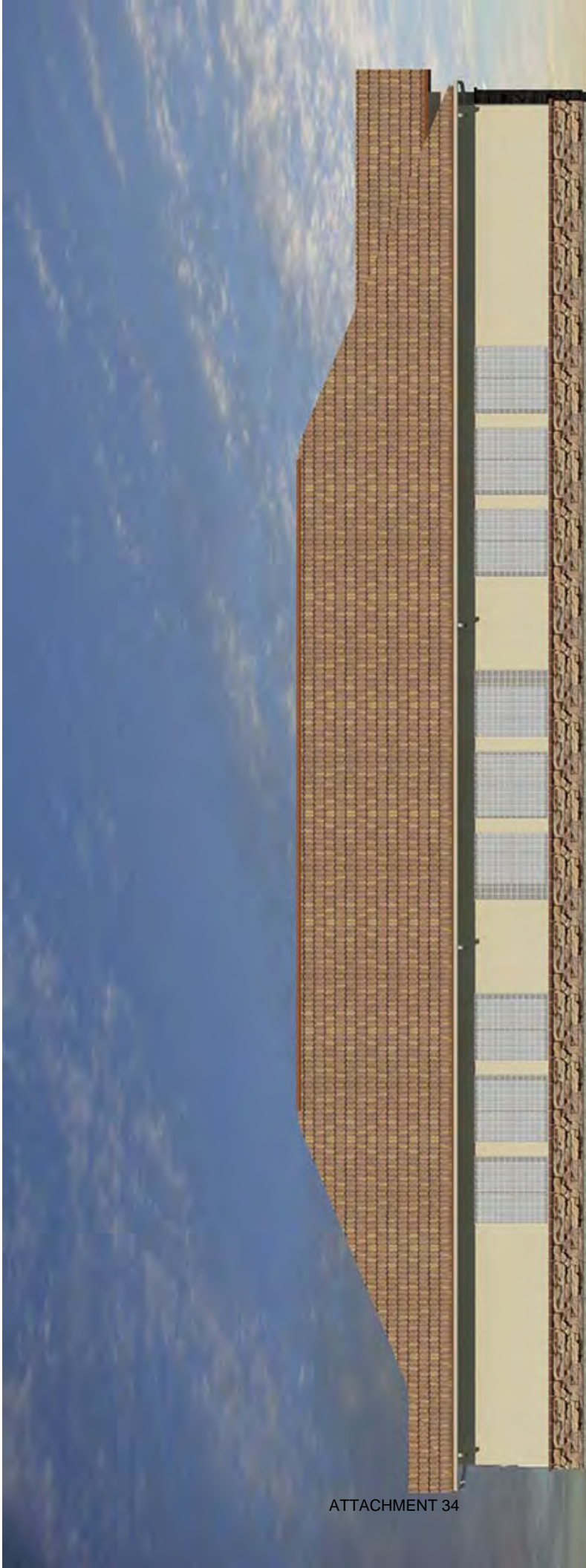
Apache Apartments

east elevation



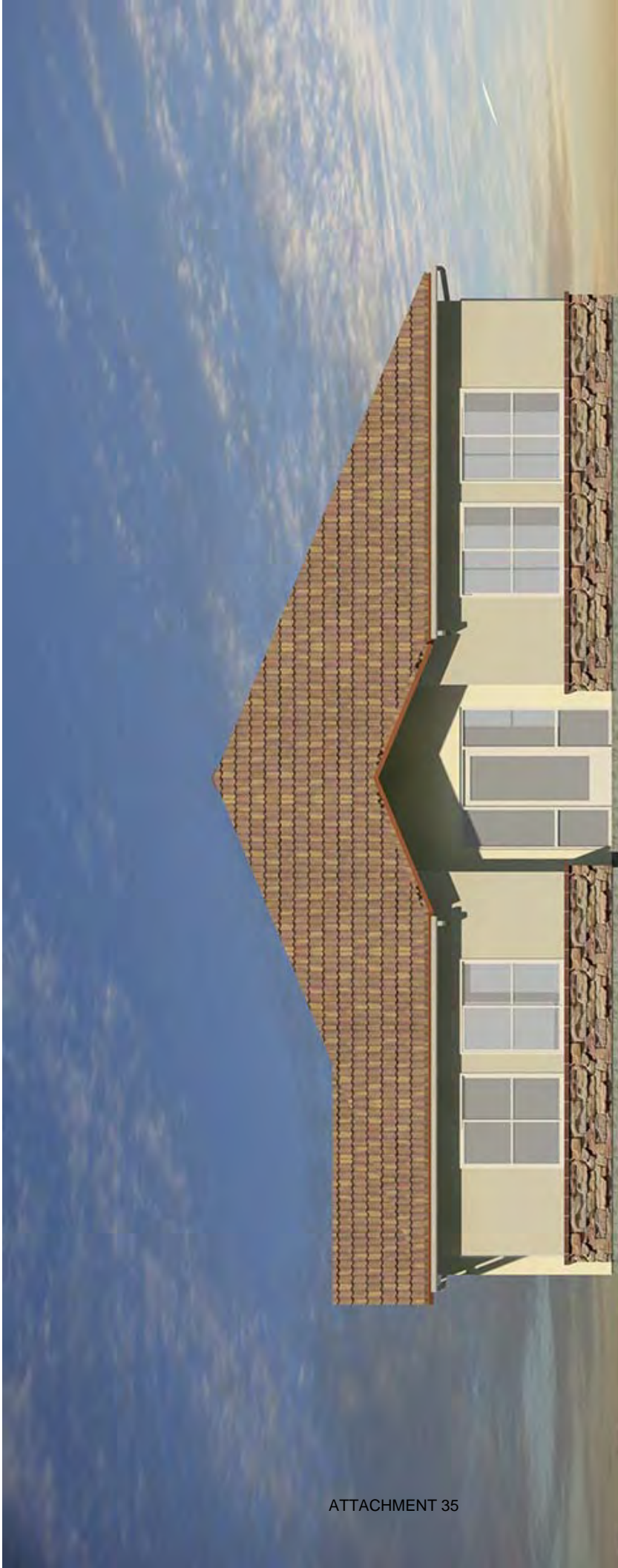
Apache Apartments

south elevation



Apache Apartments

west elevation



Apache Apartments north elevation



Apache Apartments

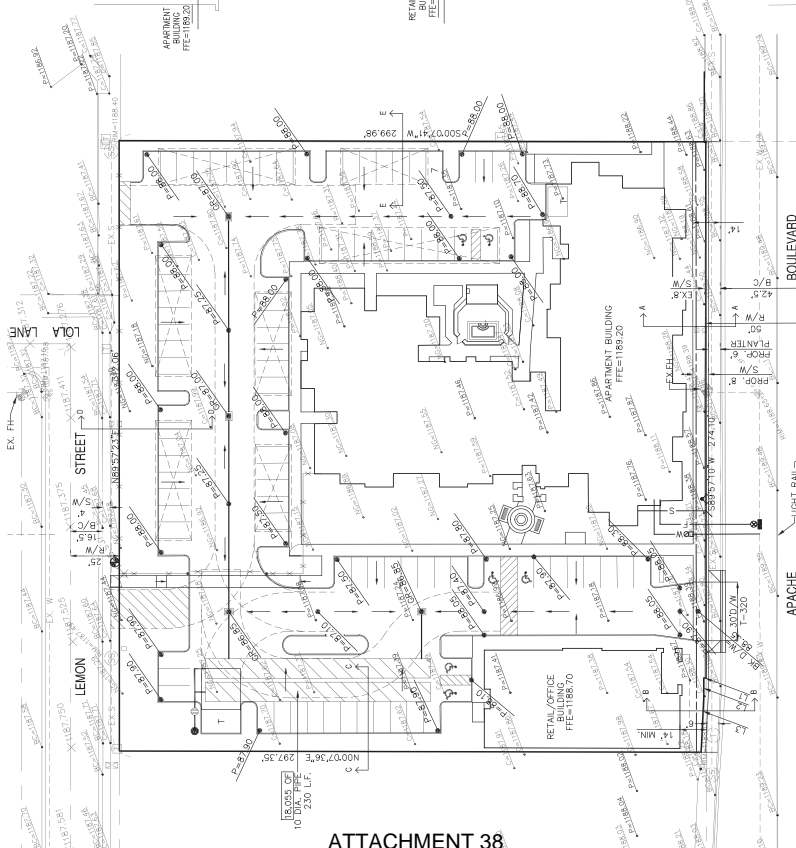
east elevation

APACHE VILLAS 2148 EAST APACHE BOULEVARD TEMPE, ARIZONA PRELIMINARY GRADING AND DRAINAGE PLAN

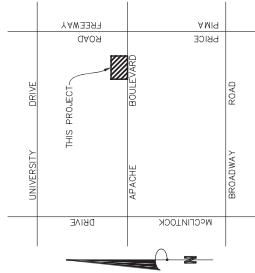
RETENTION CALCULATIONS

$WR = (P) AC$
 $P = 2.4$ INCHES (100-YEAR-1-HOUR STORM)
 $A = 1000$ SQ. FT. (AREA (SQUARE FEET))
 $C = 0.95$
 $WR = (2.4)(1000)(0.95)$
 $WR = 2280$ LBS.
 $VP = 177.1$ LBS./L.F.
 $VP = 16.655$ G.P.F.
 $W = 138.5$ LBS./L.F.
 $W = 12.67$ G.P.F.

*VOLUME PROVIDED IN
 10" DIA. PIPE
 (78.507 / L.F.)



LINE #	LINE BEARING	DISTANCE
L1	N02°02'50"W	11.9
L2	N89°33'07"W	10.38
L3	N87°11'39"W	27.60



VICINITY MAP

N.T.S.

- LEGEND**
- 18.6.3 EXISTING ELEVATION
 - TC= FINISH TOP OF CURB ELEVATION
 - P= FINISH PAVEMENT ELEVATION
 - SW= FINISH SIDEWALK ELEVATION
 - GR= TOP OF GRATE ELEVATION
 - RETENTION VOLUME PROVIDED
 - FF= FINISH FLOOR ELEVATION
 - 2.0% DIRECTION & SLOPE OF DRAINAGE
 - EXISTING WATER
 - EXISTING SEWER
 - EXISTING FIRE LINE
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER & BACKFLOW DEVICE
 - SEWER MANHOLE
 - SEWER CLEANOUT
 - CATCH BASIN
 - STORM DRAIN PIPE
 - COVERED PARKING

BASIS OF BEARING

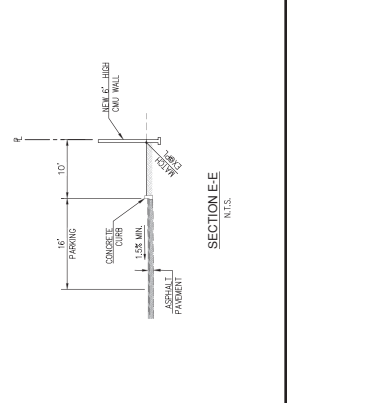
THE CENTERLINE OF THE SOUTHEAST QUARTER OF THE
 G1A AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, IS
 THE BASIS OF BEARING.

BENCHMARK

ABOUT BRASS CAP IN HANDHOLE AT THE INTERSECTION OF
 UNIVERSITY DRIVE AND PRICE ROAD, THE NORTHEAST CORNER OF
 DALLAM-CITY OF TEMPE / NO1029
 ELEVATION=1186.39

LEGAL DESCRIPTION

PORTIONS OF LOTS 6,9 AND 8, OF LOLA VISTA, ACCORDING TO BOOK 30 OF
 MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.



Bowman Consulting Group, LLC
 9010 South Phoenix Drive, Suite 103
 Tempe, Arizona 85282
 Phone: (480) 835-8000
 www.bowmanconsulting.com

MARICOPA COUNTY
 2148 EAST APACHE BOULEVARD
 APACHE VILLAS
 PRELIMINARY GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 132334
 DATE: 02/28/13
 DESIGN: AC, TP, CMO
 SCALE: 1" = 30'
 JOB No. 07169-001
 DATE: 02/28/13

DEVELOPER:
 JMS DEVELOPMENT, LLC
 4910 SOUTH CENTRAL STREET
 GILBERT, AZ 85095
 PHONE: (480) 202-8730
 CONTACT: ROY SPENCER

CIVIL ENGINEER
 BOWMAN CONSULTING
 9010 SOUTH PRIEST DRIVE
 SUITE 103
 TEMPE, AZ 85282
 PHONE: (480) 829-8830
 ENGINEER: JACOB PETERSON, AZ REG NO. 32334
 CONTACT: GEORGE SWARDSHAW



PLAN STATUS

DATE	DESCRIPTION



PHOTO #08



PHOTO #07



PHOTO #06



PHOTO #05



PHOTO #09

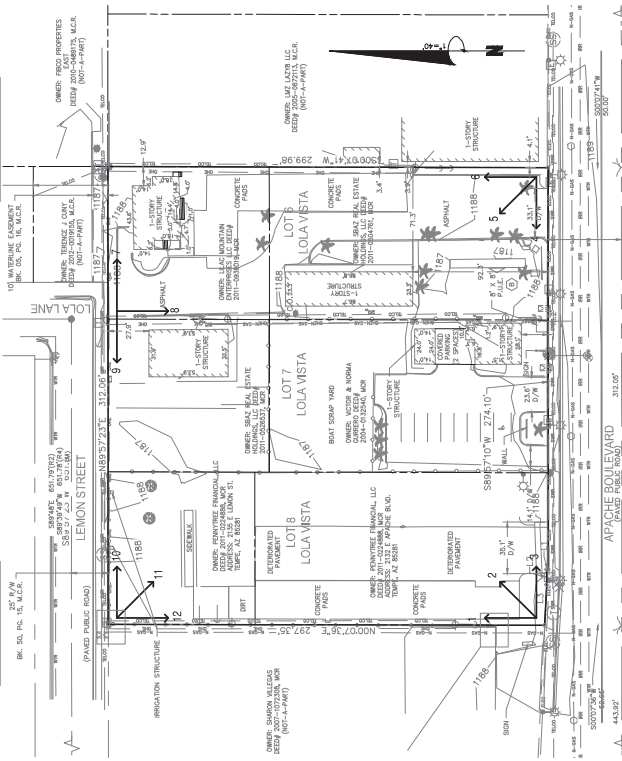


PHOTO #10



PHOTO #04



PHOTO #11

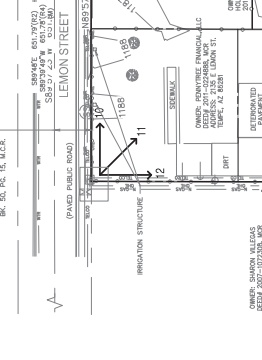


PHOTO #12

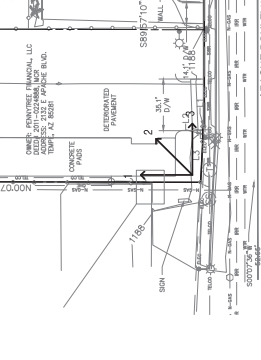


PHOTO #01



PHOTO #02

**APACHE VILLAS
NEIGHBORHOOD MEETING MINUTES**

DATE: January 23, 2013 @ 6:00 p.m.

LOCATION: Escalante Senior Center

2150 East Orange Street, Tempe, AZ 85281

ATTENDEES: Troy Spencer – JWS, Development, LLC (Developer)

George Swarstad – Bowman Consulting (Consultant)

5 Others

Troy Spencer introduced the project team and then gave a project narrative describing the proposed buildings and site improvements. An 8.5"x11" handout with the landscape plan on one side and building elevations on the other was available with the sign-in sheet.

Troy Spencer then opened up the meeting for discussion and questions.

Attendee Questions	Answers Given
1. What are the age restrictions for this project?	Lease holder must be at least 62 years old. Grandchildren are allowed to visit.
2. What changes to zoning, etc. are being requested?	Approval for a General Plan Density Map Amendment, a Zoning Map Amendment, a Planned Area Development and a Development Plan Review are being requested.
3. Are there additional meetings for this project?	DRC on 2/12/13 @ 6:00pm City Council #1 on 3/7/13 @ 7:30pm City Council #2 on 3/21/13@7:30pm
4. When will construction begin?	Early 2014
5. How long will construction last?	6 to 8 months
6. How many units will this project provide?	76 units – 6 studio, 52 1-bedroom & 18 2-bedroom
7. Will there be public walkways through this site to Apache Boulevard?	Yes. Walkway was identified on the landscape plan.
8. Can the public walkway be relocated east to align with the Lola Way sidewalk?	No, because walkway needs to be in the public section of the site, not within the resident's area.
9. Will there be new shading along Apache Boulevard?	Maybe, but an existing public sewer line behind the curb will prevent the planting of trees. Alternative shading methods are being explored.
Also: Beth Fiorenza of the Tempe Community Action Agency spoke regarding the need for Senior housing and also her agency's need for office space.	
There was general support of this project from the attendees of this meeting.	



Tempe Apache Blvd Association
1836 E Apache Blvd
Tempe AZ 85281

December 7, 2012

Tempe City Council
31 E. 5th Street
Tempe AZ 85281

Dear Tempe City Council,

On Thursday October 11, 2012 Troy Spencer with JWS Development presented to our association plans for development at the site of Guerrero's Mexican food and the surrounding 5 parcels (2150, 2148, 2132 East Apache Blvd). We appreciate Troy's efforts in reaching out to the community and our association. He explained his project and gave time for questions and feedback.

The Apache Blvd Association is in full support of this project. We feel this development will continue to encourage real estate & business growth along the boulevard. We also believe new development will increase walking traffic, use of the light rail and decrease crime.

This particular development will eliminate several old buildings that are currently a target of various crimes, graffiti, vandalism, trespassing etc. These old buildings are a blight to the neighborhood and have been vacant for several years.

We are thrilled for the possibility of a having an old eye sore replaced with a new aesthetically pleasing structure. The Tempe Apache Boulevard strongly recommends that the City Council Approves this project.

Regards,

Tempe Apache Boulevard Association

Eva Zukotynski, President
Don Mortensen, Vice President and Secretary
Sam Hanna, Treasurer
Jim Brewer, Director
Jim Hopper, Director
Nathan Johnson, Director
Irving Kozinets, Director
Mike Mulhem, Director
Bob Stafford, Director
John Toliver, Director

January 24, 2013

Dear Mayor Mark Mitchell and Tempe City Council,

We are currently under contract to sell our property at 2148 East Apache Blvd (Guerrero's Mexican Food). As you are aware we have been here many years and have decided that this is now our time to sell. We approve of this new development and we hope that it will close escrow as scheduled. We also hope that the city leaders will provide their support and help see this project to its completion.

Sincerely,

José Víctor Guerrero
Norma Elena Guerrero

Victor and Norma Guerrero