

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 04/23/2013
Agenda Item: 2**

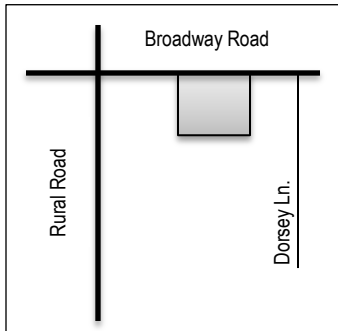
ACTION: Request for a Development Plan Review and a Use Permit to allow residential in the PCC-2 District, for a 194 unit new multi-family development for THE STANDARD ON BROADWAY, located at 1245 East Broadway Road. The applicant is Gammage & Burnham, PLC.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: THE STANDARD ON BROADWAY (PL120409) consists of removing an existing office complex and vacant pad sites for a new 194 unit multi-family development with two and three-story buildings. The request includes the following:

- ZUP13039 Use Permit to allow Residential in the PCC-2 District (up to 25 du/ac).
- DPR13034 Development Plan Review including site plan, building elevations, and landscape plan.



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|---------------------|--|
| Property Owner | Maricopa County; Wallace L. Darling and Marilyn J. Darling Revocable Trust |
| Applicant | Manjula M. Vaz, Gammage & Burnham P.L.C. |
| Zoning District | PCC-2, Planned Commercial Center General District and a portion within a PAD |
| Density | 24.9 du/ac (Max. 25 du/ac subject to a Use Permit) |
| Gross/Net Site Area | 7.8 acres |
| Building Area | 227,619 sf. |
| Lot Coverage | 37% (50% max. allowed) |
| Landscape Area | 33% (15% min. required) |
| Building Height | 38 feet (Max. 40 feet) |
| Building Setbacks | 15' front, 10' sides, 10' rear (min. 0 front, 30' side/rear) |
| Parking Setback | 20' street side (min. 20' street side) |
| Vehicle Parking | 350 spaces (397 min. required) |
| Bike Parking | 221 spaces (197 min. required) |

ATTACHMENTS: Development Project File

STAFF CONTACT: Ryan Levesque, Senior Planner (480) 858-2393

Department Director: Lisa Collins, Interim Community Development Director
 Legal review by: N/A
 Prepared by: Ryan Levesque, Senior Planner



COMMENTS

The site is located within the Dorsey Crossing Center, near the southwest corner of Broadway Road and Dorsey Lane. The proposed site consists of primarily vacant land originally planned for office pad sites and an existing two-story office building. The proposed development consists of 194 multi-family units, consisting of two to three-story buildings. Within the rest of the existing commercial complex there is the Arizona National Bank at the northeast corner of the site, and the Dani Dental two-story office building at the southeast corner of the site, adjacent to Dorsey Lane. The remaining vacant land in the center was entitled in 2006 for a 45 unit live-work townhome development consisting of three-story units, called Dorsey Crossing Live-Work Townhomes. That development received approval of a Planned Area Development Overlay for modified setbacks and height. The previous approved use permit to allow residential live-work and the development plan review has since expired. There is still interest with that entitlement, by a new developer, to introduce a project at that location.

PUBLIC INPUT

The applicant in February of 2013, held an unofficial neighborhood meeting, which did not meet the technical requirements of the code, but reached out to the neighboring community residents, via mailed notice, to view the proposal. Approximately 30 residents from the area were in attendance, including City staff. The primary inquiries on the project were about traffic exiting on to Broadway Road and access at the Dorsey and Broadway intersection light. No specific opposition to the project was noticed at the time. Subsequently, another neighborhood meeting, in compliance with the Zoning and Development Code, was held on March 13, 2013. Five members of the public were in attendance at this meeting. Please refer to the attachments regarding the applicant's summary of public outreach. The perspective developers of the Dorsey Crossing Live-Work Townhomes site have been in on-going communication with both staff and the applicant for The Standard on Broadway, to ensure that their project could harmoniously work within the context of the proposed development. The Dorsey Crossing Live-Work project had proposed units facing the west, which were planned to share the existing office driveway and parking configuration off-site. The Standard on Broadway's design has a variation of a driveway with parking, but has gated access. The project has identified a potential for cross-access with the project, if the development warrants the need for emergency access. Those access changes ultimately would be determined through private party agreements. Staff has received a couple other inquiries on the development proposal to find out what specifically was planned. The most recent communication comes from Robert Potts, residential property owner located 1150 East Palmcroft Drive. He welcomes the project, but has echoed concerns for privacy from the building to his back yard, initially suggesting the need for a 10' perimeter wall. He also mentioned that the garage building provides an additional buffer from the three-story element than other elements on the site (wall and tree buffer). A condition is proposed to address this request that would provide the area closer to the residence and the portion of the building with the three-story element, to block potential views with the repositioned 15' garage building.

PROJECT ANALYSIS

USE PERMIT

The applicant is requesting a use permit to allow residential (194 multi-family units) in the PCC-2, Planned Commercial Center General District. The use permit was specifically created, back in 2005 through the adoption of the Zoning and Development Code, stating, "Residential uses may be allowed subject to a use permit for the purpose of revitalizing an existing commercial center". The Code defines revitalize as giving new life in an area with existing development, not on vacant land, for the purpose of restoring economic vitality to the center. The PCC-2 district, through the use permit, allows a density of up to 25 dwelling units per acre. The project site, with a gross site area of 7.8 acres, would allow up to 195 units. This request includes a proposed 194 units.

For the past 30+ years, this site was planned through a General Plan of Development for a pad office site. Only until the early 2000's a recent addition to the center was constructed for Dani Dental, a two-story medical office building. Past projects have attempted to incorporate residential at the center, with the approval of a use permit for residential (first one allowed by the new Code) for Dorsey Crossing Live-Work Townhomes. But portions of the project expired due to the recent market downturn. Currently the existing office building on the west side sits primarily vacant in a portion of the site that is in need of revitalization. This project should help to revitalize the center, as well as, add to the apartment family population that will service the nearby businesses and other existing office developments to the north. The use permit is also evaluated by the general approval criteria found in the Code below.

Section 6-308 E Approval criteria for Use Permit:

1. The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code. *The proposed residential land use should complement the surroundings and the existing commercial complex with the use of the existing circulation. Properties to the west of the site are multi-family use. The project is cognizant of the single-story single family homes to the south, across the alley, and minimized the number of 3-story units along the south portion of the project and removed the 2-story carriage buildings. Other measures will be provide to ensure an appropriate land use buffer on the southern edge.*
2. In arriving at the above determination, the following factors shall be considered, but not limited to:
 - a. Any significant increase in vehicular or pedestrian traffic. *Traffic will increase as a result of the development, but is significantly less than the proposed office traffic that would be generated during the peak commute times. As a result the City's Traffic Engineering staff did not request a traffic impact analysis. At this time, no changes are proposed of the right-of-way configuration. The Broadway access contains a median break, allowing a left turn lane into the center from westbound traffic. The site also has cross access on to Dorsey Lane, leading to Broadway at a signalized intersection.*
 - b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions. *No apparent nuisances will arise from this land use that would exceed ambient conditions.*
 - c. Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan. *The project will not contribute to deterioration of the neighborhood or downgrading of property values. The General Plan's goals and object are supported by the reinvestment of development within the vacant portion of the commercial center. The General Plan Projected Residential Density Map identifies this area with a projected Medium Density of up to 15 dwelling units per acre. According to the applicant's explanation, the overall center's area is a density of 12.74 units, while calculating Dorsey Crossing Live-Work project and this site at just over 15 dwelling units per acre. The adjoining multi-family development to the west has a projected density of 25 dwelling units per acre.*
 - d. Compatibility with existing surrounding structures and uses. *The proposed development is compatible with existing surrounding structures and uses. The project will complement the remaining centers area, utilizing the existing circulation entry along Broadway as a connectivity point within Dorsey Crossings, and contributing supporting the neighboring commercial land uses.*
 - e. Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public. *The residential use will not be disruptive and complement the neighboring properties and fit in well with the context of the existing center. The commercial offices primary use period is weekdays between 8 to 5, while the residential uses peak activity is in the opposite time periods.*

DEVELOPMENT PLAN REVIEW

As previously described, the project shares a central entrance with the properties at Dorsey Crossings. Just west of the entrance is the proposed location for the 194 unit, 2 and 3 story apartment complex, with a one story amenity building. The site contains three 3-story buildings, six 2/3-story buildings, and one 2-story carriage building. Other buildings on the site include three garage-only buildings, mail room building, ramadas and shaded canopy areas near the recreational spaces.

Site Plan

The site is a secured apartment complex with gated entry. There are two entrances into the complex that circulate around to the opposite entrance. Each building is strategically located to provide the following: a visual presence along the street front with variation in architecture and height, a focal point of entry with the amenity area when arriving on-site, and then a

transitional zone from the south from the single-family homes with the landscape buffer, single level garage buildings, and a majority of the 2/3-story buildings orienting the three-story component the furthest possible from the neighboring properties. The development will include residential amenities such as an expansive lounge pool deck with shade elements, BBQ with ramadas, designated dog run area and playground equipment.

Building Elevations

The building elevations reflect a contemporary building design and provide both symmetry and asymmetry architectural elements, with a play of hip and gable roofs, and color design. The flat tile roof material consists of a multi-color tone. The roof color palette is then emulated throughout the building wall colors. The variation in colors and architectural elements provide appropriate scale and depth from all sides.

Landscape Plan

The landscape plan has a variety of tree and plant species throughout the project site. The street frontage is set with intermittent tree spacing with a large pot, filled with palms, as a decorative piece between each grouping. The perimeter fence design also follows the rhythmic pattern of the landscape. Within the development the landscape has a well-defined base around all buildings, parking islands, and areas with turf or designated for a dog area. The south perimeter, adjacent to single-family homes from a public alley, by Code requires a single row of trees spaced 20'-0" on center. Staff is recommending a 10' landscape buffer for adequate growth of the trees as a visual screen in this area. In addition the Code requires the perimeter wall to be a minimum 8'-0" in high masonry wall. Currently the wall is 5-6 feet in height.

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 building provides a variety of forms and articulation that are present on all sides of the building. The repositioning of the buildings along the street front and throughout the site provides varying perspectives of the development.*
2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; *The project provides double the amount of required landscape (33%). The expansive landscape between the buildings provides a pedestrian friendly environment. Shaded areas are provided in the form of ramadas and decorative features along the pool patio area and over other designated park areas. Some of the surface parking spaces also contain parking canopies to reflect the solar heat gain.*
3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; *The materials used are of a high quality. The project is using a flat tile roof design, several accent elements in and around the project. The perimeter street fence also provides a unique backdrop.*
4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; *Although there are not three-story structures in the immediate surroundings, there are other three story apartments found along the Broadway Road frontage. The project has taken into consideration the context of the single-family homes to the south by scaling back the height at the south end of the project.*
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; *All three building types take into consideration scale and movement in the building elevations. Careful articulation of the buildings is even evident in the three-story designs.*
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 architecture of the building provides a pleasant street level appearance and is appropriate to the climate and context of the areas.*

7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; *Pedestrian access is provided to a public street and bike parking is dispersed throughout the complex.*
8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; *Vehicle circulation has been minimized, and most of the pedestrian corridors are located in the interior portions of the property, away from the vehicles.*
9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; *CPTED principles are implemented throughout the project with open visual surveillance through the fenced property. A security plan will be required through the Police Department for the amenity pool area.*
10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; *The landscape accents provide a well-defined delineation from the perimeter of the property, parking island rows, and a large landscape zone for amenity space between buildings.*

Conclusion

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

REASONS FOR APPROVAL:

1. The project and residential land use will help revitalize an existing commercial center.
2. The site plan and orientation of the building provides a complementary transition from the nearby properties, taking into consideration the single-family to the south, and opportunities for future development within the center.
3. The project provides an enhanced design to all building elevations, providing variety in scale, architectural interest, and a complementary mixture of colors.
4. The proposed project meets the approval criteria for the Use Permit and Development Plan Review.

DPR13034**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. An Amended Subdivision Plat is required for this development, combining existing lots into one, which shall be recorded prior to issuance of building permits.
2. A security plan is required for the amenity building and pool area. Finalize plan with the Police Department, Crime Prevention Unit prior to submittal of building permits.

Site Plan

3. Shift the western garage building, located along the south perimeter, to be more in line with the residential property behind alley at 1150 East Palmcroft Drive.
4. Locate front yard fence a minimum 10'-0" setback to provide adequate landscape along the street front.
5. 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.
6. 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.
7. Remove existing curb cuts not in use and replace with standard sidewalk curb.
8. 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 buildings.
 - d. Conceal lighting conduit in the folds of the canopy structure and finish conduit to match.

Floor Plans

9. Public Restroom Security for Amenity Building:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by automatic sensors, key or remote control mechanism
 - b. Single user restroom door hardware:
 - 3) Provide a key bypass on the exterior side

Building Elevations

10. The materials and colors are approved as presented:
 - Stucco – Dunn Edwards – DE6199 – “Pale Beach”
 - Stucco – Dunn Edwards – DE6117 – “Colorado Trail”
 - Stucco – Dunn Edwards – DE6228 – “Play on Gray”
 - Stucco – Dunn Edwards – DE5153 – “Iron Ore”
 - Stucco Trim – Dunn Edwards – DEW311 – “French White”
 - Roof – Flat Tile – Eagle Roof – Bel Air Concord Blend + Brown Range
 - Coronado Stone Veneer – Belgian Castle – Alaskan Sunset
 - Doors & Metal – Dunn Edwards – DE6390 – “Chocolate Pudding”

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.

11. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
12. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
13. 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.
14. Locate the electrical service entrance section (S.E.S.) as a part of the architectural design of the building.

Lighting

15. Illuminate residential building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.
16. Provide activation of dusk to dawn required lighting by means of a photo cell relay.

Landscape

17. The plant palette is approved as proposed and specified on the landscape plan, unless otherwise conditioned. Any additions or modifications may be submitted for review during building plan check process.
18. Landscape modifications beyond property, near entry roundabout, requires property owner's consent before submitting building permit plans.
19. Provide a minimum 10'-0" landscape buffer along the south property perimeter, adjacent to building walls only, consisting of the required trees.
20. Locate bike loops closer to building entrances.
21. Irrigation notes:
 - a. 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.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
22. 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.
23. 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.
24. 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.
25. 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

26. Provide address sign(s) on the freestanding sign (both sides) and along amenity building elevation facing the entry drive. Each apartment building shall identify a building letter assignment (12" in height) and ranges of unit numbers for each building. Provide along each side of buildings pedestrian entrance located along the second story.
 - a. Conform to the following for apartment address signs:
 - 1) Compose letters of 12" high, 50% or greater contrast, with smaller unit ranges below.
 - 2) Provide a dedicated light source above.
 - 3) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

27. Provide a directory map for the complex near the entry area.

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.
- 20'-0" on center tree spacing required along south perimeter landscape buffer, with a minimum masonry of 8'-0" height or greater.
- **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. Provide elevation height on building plans.
- **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** (refer to Public Safety and Security Considerations report, dated **(insert date)** and included in the Site Plan Review markup packet):
 - 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 Knox box) to controlled access areas including pool, clubhouse or other gated common areas.
 - The Owner is required to prepare a security plan for the amenity 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 a building permit submittal is made.
 - In conjunction with the security plan, Crime Free Multi-Housing status for this property may be required.
- **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.
 - Demonstrate clearance for required turning radius route, with a dimension inside radius of 25'-0" and exterior radius

of 45'-0".

- ENGINEERING:
 - Underground utilities, except high-voltage transmission lines, 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.
 - Demonstrate clearance for required turning radius route, with a dimensioned inside radius of 25'-0" and exterior radius of 45'-0".
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for 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 and maintain a 20' separation from light pole to center point of tree.

- 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:

- February 19, 2013 Invitation to neighborhood (unofficial meeting) held by the applicant on the proposal.
- March 13, 2013 Official neighborhood meeting (per Code) held by the applicant pertaining to this request.
- April 2, 2013 Hearing Officer approved a Variance to reduce the minimum required vehicle parking from 387 to 350 spaces; a Variance to reduce the minimum side yard setbacks from 30 to 10 feet; and a Variance to reduce the minimum required rear yard setback from 30 to 10 feet for THE STANDARD ON BROADWAY (PL120409) located at 1245 East Broadway Road.
- April 23, 2013 Scheduled hearing with the Development Review Commission consisting of a Use Permit to allow residential in the PCC-2 District, and a Development Plan Review for a new 194 unit development, for this request.

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Section 6-306, Development Plan Review
Section 6-308, Use Permit



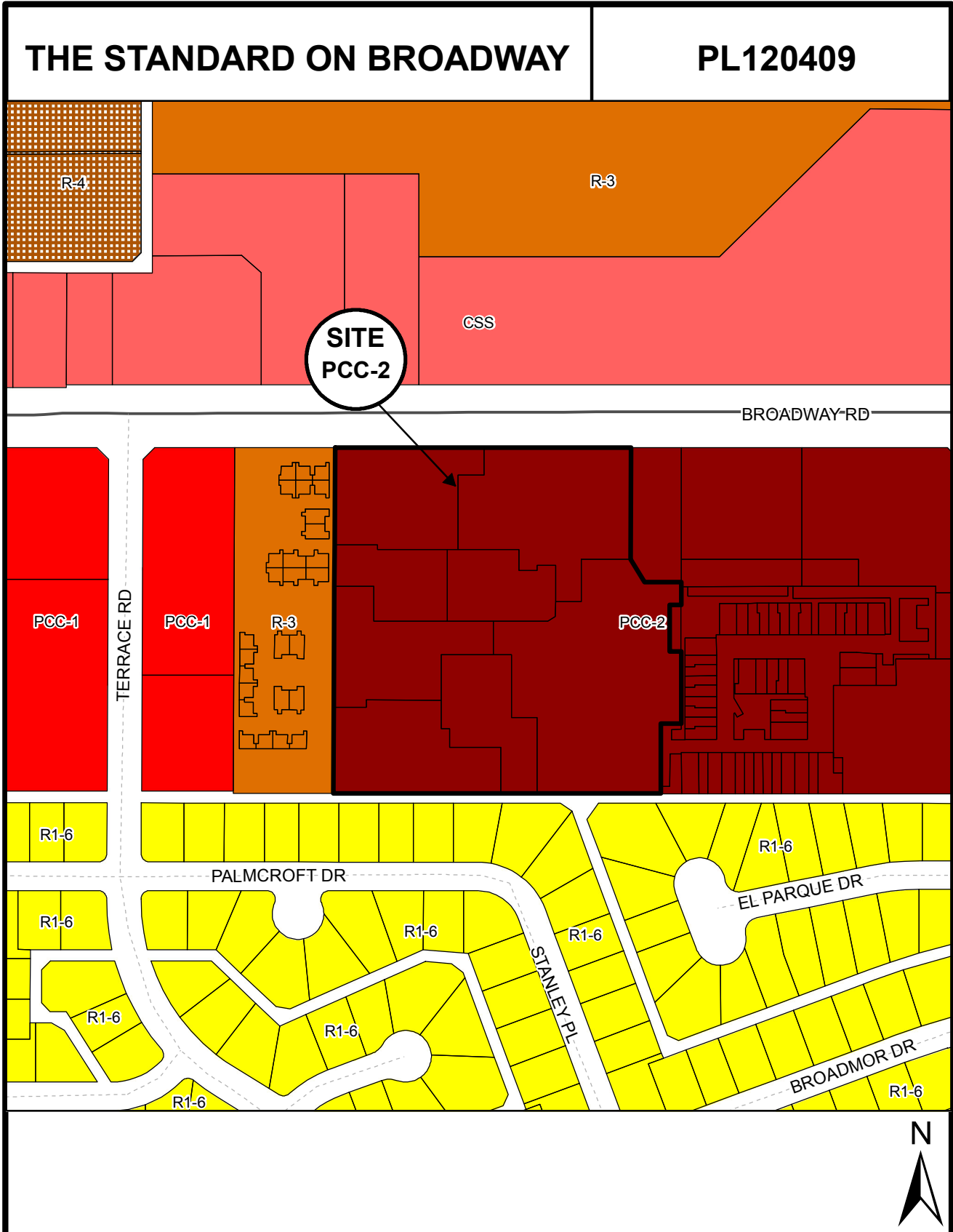
DEVELOPMENT PROJECT FILE

for

THE STANDARD ON BROADWAY

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-8. Applicant's Summary of Public Outreach
- 9-16. Letter of Explanation/Justification
- 17-19. Context and Site Plan
20. Color Material Samples
- 21-22. Unit Types
- 23-26. Building Type 1 (2&3 Stories) – Floor/Roof Plans and Elevations
- 27-30. Building Type 2 (2&3 Stories) – Floor/Roof Plans and Elevations
- 31-34. Building Type 3 (3 Stories) – Floor/Roof Plans and Elevations
- 35-37. Building Type 4 (2 Story Carriage Bldg) – Floor/Roof Plans and Elevations
38. View Perspective from South (Line of Sight)
- 39-40. Building Sections
- 41-43. Amenity Building / Ramada / Mailbox – Floor Plans and Elevations
- 44-45. Garage Building Floor/Roof Plans and Elevations
- 46-49. Landscape Plans
50. Preliminary Grading and Drainage



THE STANDARD ON BROADWAY

PL120409

Location Map



THE STANDARD ON BROADWAY (PL120409)

MEMORANDUM
GAMMAGE & BURNHAM
A Professional Limited Liability Company

TO: Ryan Levesque, Senior Planner
City of Tempe Community Development Department

FROM: Rob Lane, Land Use Planner
Gammage & Burnham P.L.C.

DATE: March 25, 2013

RE: The Standard on Broadway (PL120409) - Summary of Public Outreach

The project team has made a concentrated effort to reach out to the community. The team has had two neighborhood meetings and individual meetings with the chairs of the adjoining neighborhood associations. The project team has and will continue to address any questions and/or comments that may arise throughout the application process.

Meeting with Chair of Hughes Acres:

On January 29, 2013, the applicant met with Vince Murray, chair of the Hughes Acres neighborhood association at the project site. At that meeting, the applicant reviewed the site plan and the project with Vince. During the course of the meeting, Vince suggested that he would like to have an informal meeting for his neighbors. Mr. Murray was supportive of the proposed development, and he did not raise any issues or concerns that the applicant was not able to address.

Meeting with Chair of Meyer Park:

On January 30, 2013, the applicant and the applicant's representative met with Jaime Arredondo, the chair of the Meyer Park Neighborhood Association. We reviewed the plans and went over the intent of the project. Jaime did not have any questions or issues that we were unable to address.

February 19, 2013 Neighborhood Meeting:

Our first "unofficial" neighborhood meeting was held in the existing office building located on the project site on February 19, 2013. Prior to our submittal, at the request of the chair of the Hughes Acres Neighborhood, the team held an informal neighborhood meeting. The City of Tempe neighborhood services department sent out meeting notices to all of the residents in Hughes Acres. The chair of Meyer Park was also invited. About 30 people attended the meeting. The main concerns/comments were about whether the complex would be for student or affordable housing. The Applicant explained that this project is designed to appeal to young professionals and young families.

The neighborhood also expressed some concerns about the traffic on Broadway and Dorsey. The Applicant explained that the project site is entitled for 10 office buildings. Consequently, both Broadway and Dorsey have been built to deal with the projected traffic impact for an office complex use. The proposed multi-family residential use will have less impact on the roads than the commercial/office uses allowed by right today. The large roundabout in the center of the site was designed to accommodate the 10 office complexes. The roundabout will remain and is capable of handling the traffic.

The meeting lasted about one hour. The Applicant explained that this was an informal meeting held at the request of Hughes Acres. The Applicant then invited everyone to our formal neighborhood for a larger presentation if they had further questions.

Posting & Notification:

Pursuant to applicable City requirements, on February 25, 2013, the requests and respective dates, locations, and times for the official neighborhood meeting and scheduled public hearings, as well as contact information for the applicant's representative, were posted on the project site. Pursuant to applicable City requirements, on February 26, 2013, the applicant's representative sent first class letters to all property owners within 300 feet of the project site, chairpersons of registered neighborhood associations and home owners associations within the vicinity of the project site and tenants on the project site, notifying interested parties of the proposed development and the neighborhood meeting scheduled for March 13, 2013. On February 28, 2013, the applicant's representative sent first class letters to all owners of property within the Hughes Acres Neighborhood Association located more than 300 feet from the project site to notify interested parties of the proposed development and the neighborhood meeting scheduled for March 13, 2013. Copies of the mailing notices and notification lists, as well as photos of the public hearing notice sign posted on the site, are enclosed with this summary.

March 13, 2013 Neighborhood Meeting:

Our official neighborhood meeting was held in the existing office building on the project site on March 13, 2013. The meeting began at approximately 6:00 p.m. Representatives from The P.B. Bell Companies, Gammage & Burnham P.L.C. and ORB Architecture were present. Five members of the public also attended the meeting. Four members of the public in attendance at the meeting reside in homes in the Hughes Acres neighborhood located immediately south of the alley adjoining the project site. The other member of the public in attendance at the meeting was the owner of the property adjoining the site to the east approved for a development consisting of townhomes and live-work units.

The applicant, the applicant's representative, and the applicant's architect respectively provided an overview of the development proposal, discussed the purpose of the use permit and variance requests filed with the City and discussed the project's design concept and features.

Questions asked by members of the public in attendance at the meeting pertained to: 1) the distance between proposed residential buildings and the Hughes Acres neighborhood to the south, as well as the orientation of proposed buildings in relation to the Hughes Acres neighborhood; 2) on-site management practices and on-site security measures to be implemented after the project has been constructed; 3) practices to be implemented to control dust while the project is under construction; 4) similar residential products already built in Tempe; and, 5) the design of the project's perimeter walls. All questions presented by members of the public during the meeting were addressed by the applicant, the applicant's representative and/or the applicant's architect.

All members of the public from the Hughes Acres neighborhood in attendance at the meeting were generally supportive of the development proposal.

The meeting adjourned at approximately 7:00 p.m. Contact information for persons in attendance at the meeting is provided on the enclosed sign-in sheet.

Correspondence:

The applicant's representative received phone calls from a few property owners included in the expanded mailing notification provided on February 28, 2013. This correspondence was limited to mailing recipients requesting the provision of plans and elevations for the development proposal. All requests for the provision of plans and elevations were accommodated by the applicant's representative either via mail or e-mail. The applicant's representative also received an e-mail from Rebecca Davis, owner of property located in the Hughes Acres neighborhood, inquiring about the project's anticipated traffic impact. As shown by the enclosed e-mail correspondence, the applicant's representative responded to and addressed the inquiry from Ms. Davis. The applicant has also corresponded with the owner of the adjoining property to the east planned for residential development in regard to the development proposal.

- Encl.: February 25, 2013 affidavit of signs posting and photo of posted sign
February, 26 2013 mailing notice
February 26, 2013 mailing notification list
Map of properties located with 300 feet of the project site
February, 28 2013 mailing notice
February 28, 2013 mailing notification list
Map of Hughes Acres NA properties located more than 300 feet from the project site
March 8 and 11, 2013 e-mail correspondence with Rebecca Davis
March 13, 2013 neighborhood meeting sign-in sheet
Affidavit of public hearing notification

Robert Lane

From: Robert Lane
Sent: Monday, March 11, 2013 9:08 AM
To: 'Rebecca Davis'
Subject: RE: The Standard on Broadway - Mailing Notification Enclosures Attached

Rebecca,

That is correct. The project site does not include the credit union and dental studio.

In regard to traffic, we believe that the proposed residential use will have a less than planned for impact on Broadway Road. The traffic resulting from the development of the project is also anticipated to be less than the traffic impact that would result from the development of commercial (restaurants, retail shops, fitness centers etc.), office and/or assembly (convention center) uses allowed by right on the site. While there will be additional traffic from the site, we have made Broadway Road the primary point of egress and ingress. We are working with the City of Tempe on the traffic impact and potential options. As we work through the process, we will keep you informed.

Thank you for your interest. Please let me know if you have additional questions.

Thanks,
Rob

Robert Lane
Land Use Planner
(602) 256-4439
rlane@gblaw.com

Gammage & Burnham
Two North Central Avenue, 15th Floor
Phoenix, Arizona 85004
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From: Rebecca Davis [<mailto:rebecca.davis@asu.edu>]
Sent: Friday, March 08, 2013 2:51 PM
To: Robert Lane
Subject: RE: The Standard on Broadway - Mailing Notification Enclosures Attached

Dear Mr. Lane: Thanks for sending the aerial view of the project site. It looks like it will take out a few buildings but leave the credit union and the dental studio...correct? I'm a bit worried, as a resident in the area, that the project will create a lot of traffic at the Broadway and Dorsey intersection. Is that being addressed? Otherwise, I do like to see in-fill for large vacant lots.

Rebecca

From: Robert Lane [<mailto:rlane@gblaw.com>]
Sent: Friday, March 08, 2013 2:47 PM
To: Rebecca Davis
Subject: The Standard on Broadway - Mailing Notification Enclosures Attached

Ms. Davis:

Please find the mailing notification enclosures for The Standard on Broadway project attached to this e-mail. Let me know if you have any questions.

Thanks,
Rob

Robert Lane
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NEIGHBORHOOD MEETING

The Standard on Broadway (Planning Case No. PL120409)

Meeting Room 130
 1223-1225 East Broadway (Existing Office Building on Project Site)
 Tempe, AZ 85282
 On Wednesday, March 13, 2013 at 6:00 p.m.

PLEASE PRINT

| NAME | ADDRESS | TELEPHONE | EMAIL |
|-----------------|---------------------|------------------|-------------------|
| Robert Potts | 1150 E. Palmcroft | 85282 | |
| Robert Potts | 11 | 9664029 | |
| Steve Pritalsky | Newleaf - Dorsey | 6028030268 | stev@swgrowth.com |
| Steve Beguhl | 1154 East Palmcroft | | begbunch@cox.net |
| Holly Beguhl | " | " | " |
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THE STANDARD ON BROADWAY

Applicant's Letter of Explanation Development Plan Review and Use Permit Applications

The P.B. Bell Companies ("P.B. Bell" or the "Applicant") respectfully submit this application to develop approximately 7.8 acres located approximately 340 feet east of the southeast corner of the intersection of Terrace and Broadway Roads in Tempe, Arizona (the "Site"). See **Exhibit A** for an aerial photograph of the Site and surrounding uses. P.B. Bell, founded in 1976, is an Arizona-owned and operated real estate management and development institution that has had a consistent presence in Arizona for over 35 years. Since the completion of its first development project in 1979, P.B. Bell has developed over 2,500 apartment units in 15 communities in the greater Phoenix area. P.B. Bell communities (Gila Springs, High Desert Village, Desert Parks Vista at DC Ranch and Ashton Pointe) have won Arizona multi-housing awards. In addition, the High Desert Village community won the prestigious NAA Paragon award for the best garden style community developed in the nation in 2001 and P.B. Bell's Chuparasos Luxury Apartments development received the City of Chandler's architectural award in 2007.

Applications

As part of the overall Application, the Applicant is submitting development plan review ("DPR"), use permit, and variance applications as part of its application for the development of the Site (the "Application"). The purpose of the Application is to accommodate the development of a 194 unit multi-family residential community to be branded as The Standard on Broadway (the "Project"). Specifically, the purpose of the respective requests is as follows:

- DPR for design approval, including site plan, building elevations and landscape plan;
- Use permit to allow residential use within the Planned Commercial Center (PCC-2) zoning district;
- Variance to reduce the Tempe standard parking requirement applicable to the Project from 387 to 350 spaces, representing a 9.6 percent reduction;
- Variance to reduce side building wall setbacks from 30 to 10 feet for one of the Project's residential buildings and the Project's carriage units building located along Broadway Road; and,
- Variance to reduce side and/or rear building wall setbacks from 30 to 10 feet for the Project's garages located along the west, south and east perimeters of the Site.

The variance requests to be considered by the Hearing Officer are addressed in detail in a separate letter of explanation.

The Site, which will be developed in a single phase, is zoned PCC-2 (approx. 5.63 acres) and PCC-2 PAD (approx. 2.17 acres) and is part of the Dorsey Crossing Owners Association (the "Association"). The Association includes several parcels comprising a commercial center development ("Dorsey Crossing") located at the southwest corner of Dorsey Lane and Broadway Road. Dorsey Crossing accommodates a mix of existing and planned uses, including a financial institution (Desert Schools Federal Credit Union), a dental clinic (Dani Dental Studio), a planned residential development (Dorsey Crossing Live/Work Townhomes) and general office space. According to historical aerial

photographs, Dorsey Crossing has remained partially developed since at least 1993. Likewise, the Site has remained partially developed since at least 1993. See **Exhibit B** for a 1993 aerial photograph of Dorsey Crossing. Today, improvements on approximately 5.63 acres of the Site are limited to deteriorated pavement and rock surfacing for dust proofing purposes. Two office buildings and associated surface parking currently exist on the remaining 2.17 acres of the Site. These buildings, which are about 20% occupied, will be removed to accommodate the development of the Project.

The Applicant is utilizing the Site's PCC-2 zoning and underlying PCC-2 zoning to accommodate the multi-family residential development proposal. The intent of the Application is to revitalize the Dorsey Crossing center and surrounding area by adding residential uses to the commercial center, as envisioned by General Plan 2030. In addition, the development of a multi-family residential product will provide residents of Tempe and the surrounding area with exciting new housing options in proximity to employment and commercial uses. The Application represents an opportunity to improve a mostly unimproved and underutilized Site in need of significant revitalization and investment with a high-profile development. The introduction of a high-quality, modern multi-family residential community in Dorsey Crossing is representative of the ongoing private and public investment occurring throughout Tempe.

Considering its location within Dorsey Crossing and along the Broadway Road corridor, the Site has been underutilized for decades. The Applicant proposes to improve the Site by developing a multi-family residential community consisting of 11 residential buildings ranging in height from two (25 feet) and three (36 to 38 feet) stories providing 194 apartment units, a one-story (21 feet) club house and top-tier amenities for apartment resident use and three, one-story (15 feet) buildings providing 31 garage units for resident use. The goal of the Project is to provide high-quality and modern housing units in proximity to the multitude of employment, commercial and recreational uses located along Broadway Road corridor, as well as to significantly assist efforts to revitalize the Dorsey Crossing commercial center. Based on prior experience, the Applicant anticipates a strong and sustainable demand for high-quality, modern housing units at this location.

Market Demand

The primary driving forces behind the present volume of new apartment projects in Tempe are pent-up demand, vacancy rates and housing choice shifts. As a result of more numerous and less flexible lending regulations, the prospect of home ownership has become far less attainable for first time and repeat home buyers. At the same time, apartment properties offer a lifestyle of independence and freedom from the responsibilities of home ownership at a reasonable level of financial commitment. Apartment properties also provide residents with an opportunity to reside in urban locations which are close to work and entertainment and recreation opportunities. Apartments also provide an appealing introductory housing option for families and/or individuals that may become permanent residents. High-quality, modern multi-family complexes provide prospective homeowners with an opportunity to experience new neighborhoods in an attractive setting without the financial commitment of home ownership.

Site Area

The Site consists of seven parcels currently platted as Lots 1, 4, 10, 11, 16, 17 and 18 of Dorsey Crossing 2nd Amended and an additional parcel generally platted as Lot 12 of Dorsey Crossing 2nd Amended. The Site is located approximately 340 feet east of the southeast corner of the intersection of Terrace and Broadway Roads in Tempe. The Site is approximately 7.8 acres in size. To combine the

Site into one development parcel, the Applicant will process a re-plat application in the future. A full legal description is included in this application submittal.

Area Context

The Site comprises approximately the west half of the Dorsey Crossing commercial center. Dorsey Crossing, located at the southwest corner of Dorsey Lane and Broadway Road, is an approximate 15.23 acre mixed-use development which currently consists of:

- three office buildings ranging in height from one to two stories and totaling approximately 58,600 square feet in building area;
- Desert Schools Federal Credit Union;
- a 2.55 acre vacant development site planned for 45, three-story townhomes, including 14 live-work units, with a maximum building height of 40 feet; and,
- surface parking lots

The area surrounding the Site includes a mix of office, commercial and residential (multi-family and single-family) uses. The Broadway Plaza office complex, which includes three, two-story office buildings, is located immediately north of the Site across Broadway Road. The Site is within walking distance of a multitude of commercial uses located along Broadway Road, including:

- Native New Yorker at the southeast corner of Dorsey Lane and Broadway Road
- A commercial center, including 7Eleven, at the northeast corner of Dorsey Lane and Broadway Road
- Sonic immediately north of the Site across Broadway Road; and,
- QuikTrip located immediately northwest of the Site across Broadway Road

The Site is also respectively located within approximately 800 and 1,000 feet of the Broadway Marketplace, includes Office Max and Applebees, and Safeway commercial centers located at the southeast and northeast corners of Broadway and Rural Roads. The Rialto at Tempe Condominiums, including seven, two-story buildings, adjoins the Site to the west. The Hughes Acres single-family residential neighborhood is located south of the Site across a 16-foot alley. The Meyer Park single family residential neighborhood is located south and east of the Site, across Dorsey Lane.

The Applicant envisions that the Project will revitalize Dorsey Crossing and significantly enhance the area's urban environment by providing high-quality, modern residential apartment opportunities within walking distance of the employment uses located throughout Dorsey Crossing and in central Tempe. The Applicant also envisions the Project serving as a catalyst for future development opportunities in the area.

Planning Context

General Plan 2030

The land use and residential density projected by General Plan 2030 for the Dorsey Crossing commercial center, including the Site, are Mixed-Use and Medium Density. The development of the Project will result in an overall residential density of 12.74 units within the mixed-use Dorsey Crossing commercial center. The development of the Project and the planned Dorsey Crossing Live/Work

Townhomes project would result in an overall density just above 15 dwelling units per acre within Dorsey Crossing. As shown by **Exhibit C**, the respective land use and residential density projected by General Plan 2030 for all other properties with frontage along Broadway Road between Rural and McClintock Roads, including the Rialto at Tempe Condominiums adjoining the Site to the west and the Broadway Plaza office complex and Sonic sites located directly north of the Site across by Broadway Road, are Mixed-Use and Medium to High Density (up to 25 dwelling units per acre).

According to General Plan 2030, the Mixed-Use category is designed to accommodate land uses with a mixture of residential and commercial uses. This category also encourages developments that create a living environment which reflect a “village concept” where there is opportunity to live, work and recreate within one development or area. As part of the Dorsey Crossing commercial center and the mixed-use Broadway Road corridor development area, the Project will provide high-quality, modern residential opportunities in proximity to employment, shopping, dining and recreational opportunities. In the context of Dorsey Crossing and the surrounding area, the Project is exactly the type of development envisioned for the Site by General Plan 2030. The Applicant is proposing the development of a multi-family residential community with accompanying top-tier amenities that will bring needed energy to the Site, Dorsey Crossing and Broadway Road corridor.

Zoning

As mentioned above, the Site is zoned PCC-2 (approx. 5.63 acres) and PCC-2 PAD (approx. 2.17 acres). A zoning map illustrating the respective locations of the zoning districts for the Site and surrounding area is enclosed as part of this Application (see **Exhibit D**). In general, the PCC-2 zoning district accommodates general retailing, services and entertainment uses oriented to serve the needs of the neighborhood, community or metropolitan region. Subject to use permit approval, residential uses are allowed in the PCC-2 zoning district *for the purpose of revitalizing an existing commercial center*. The Applicant is requesting a use permit to allow a residential use in the PCC-2 district. The use permit request is addressed in detail below. The purpose of the Application is to accommodate the development of high-quality, modern apartment units on the Site that will serve the Tempe community, significantly assist ongoing efforts to revitalize Dorsey Crossing, an existing commercial center that has remained largely unimproved and underutilized for decades, and to bring additional energy to the Broadway Road corridor. The Application itself represents an opportunity to improve a mostly unimproved and underutilized Site located within an existing commercial center in need of significant revitalization and investment with a high-profile development.

Project Description

The Project presents an extraordinary opportunity to energize Dorsey Crossing with residential uses that will complement the commercial center’s existing mix of uses and establish an environment which truly offers an opportunity to live, work and play in one area. Considering the Site’s desirable location along the Broadway Road Corridor and access to the I-10, U.S. 60 and Loop 101 freeways, as well as the Site’s proximity to downtown Tempe and Arizona State University (approx. two miles to the northwest), the Applicant believes that the Project will strongly appeal to young professionals and families seeking high-quality, modern housing opportunities within a desirable mixed-use development setting.

The purpose of the Application is to revitalize an existing commercial center and to further energize the Broadway Road corridor development area in central Tempe by providing needed additional high-quality, modern housing opportunities in proximity to employment, restaurant, retail

and entertainment uses. The Project is designed to primarily appeal to young professionals and families. The Site's location within an existing commercial center located along the Broadway Road corridor provides a unique opportunity to further encourage the needed rejuvenation of Dorsey Crossing, to enhance pedestrian connections between the Site and the larger Dorsey Crossing development and the Broadway Road street frontage, and to add to the residential mix along the Broadway Road corridor envisioned by General Plan 2030. To provide the desired active and urban presence and to enhance pedestrian activity at the street level and within Dorsey Crossing, the Project's apartment units along Broadway Road are oriented toward the street frontage and the Project's 5,157 square foot clubhouse is oriented towards the main entry driveway into the Dorsey Crossing commercial center.

Specifically, P.B. Bell is proposing a high-quality, modern multi-family residential community development for the Site, of which approximately 180,536 square feet is residential living space, approximately 11,638 square feet is patio space, 7,581 is garage space and 4,296 square feet is storage space. The Project's residential community includes:

- two residential buildings ranging in height from two to three stories along the Site's Broadway Road frontage;
- a two-story residential building at the northwest corner of the Site providing two carriage units and eight garage spaces;
- three, three-story residential buildings located near the center of the Site;
- four residential buildings ranging in height from two to three-stories located near the center of the Site;
- a one-story clubhouse, including a 1,600 square foot fitness center, located near Dorsey Crossing's main entry driveway off of Broadway Road;
- a community pool centrally located within the development;
- three, one-story garages providing a combined total of 23 parking spaces along the Site's south and west property lines; and,
- 322 surface parking spaces.

The Project's three residential buildings located closest to the Site's south property line are all located a minimum of 85 feet from the north property line of the single-family residential properties located across the alley adjoining the Site. The Project's 10 residential buildings will provide a combined total of 194 high-quality, modern apartment units on the Site. The apartments will include a mix of studio, one, two and three bedroom units accounting for 350 total bedrooms. The residential community will include top-tier amenities, including but not limited to, a clubhouse, pool, a conference room, a fitness center, barbeque areas and patios. In addition, the residential buildings are clustered around landscape courtyards and designed to maximize residents' views of open space and common areas.

Project Design

The project is designed by ORB Architecture, which has extensive experience in designing multi-family projects around the region. The overall architectural character of the proposed multi-family residential community is a contemporary design allowing for a timeless and modern look that will also ensure the establishment of a recognizable and usable place. The design will reflect the modern aesthetic of other buildings in the area.

The Project's building massing expresses the verticality of the structures without losing the desired pedestrian and neighborhood feel and scale. The proposed locations, forms, heights and orientations of the Project's respective buildings will provide a significant presence along Broadway Road and within Dorsey Crossing, while minimizing the presence of the Project on the neighborhood to the south at the same time. The use of multiple buildings and varying heights, rooflines and building materials for the residential community will create visual interest for residents and guests, as well as employees, tenants and residents on adjoining and nearby properties.

The façade design includes a combination of building materials (stucco, concrete roof tile, painted metal trim etc.) that will accomplish the desired contemporary look and that are consistent with dominant building materials in the surrounding area. The Project will use a color scheme that minimizes the impact of the sun and complements surrounding buildings. Large window areas are contained in recessed balconies that will minimize solar gain and create contrast with the building elements.

The Project will utilize green building strategies, including building orientation, passive solar design, natural daylighting, and passive cooling techniques. The Project will also promote the use of energy efficient systems and construction methods.

Landscape Design

The overall landscape coverage percentage for the proposed multi-family residential community is approximately 33 percent, a significant amount for an urban development. The intent of the landscaping design is to create garden-like environments that are segregated from vehicular traffic and create a "park feel" for residents and guests that will also serve as an integral part of the overall landscape design for Dorsey Crossing. The proposed landscape materials for the Site's perimeter will add to the desired garden-like environment. The development will include open spaces for family gathering and children's recreation. The selected tree species will provide ample shade for both pedestrians passing by the Site and residents lounging in outdoor amenity areas. The selected tree species, at maturity, will effectively screen the Project from the existing residences located south of the alley adjoining the Site. Appropriate landscape materials for creating an aesthetically pleasing and comfortable environment will also be provided within the Project's amenity areas. A conceptual landscape plan is included as part of the Application.

Site Circulation and Parking

The proposed multi-family residential community includes a total of 353 parking spaces, including 31 garage spaces and 322 surface parking spaces. The provided parking represents 1.8 spaces per dwelling unit and 1.01 spaces per bedroom. The Applicant is requesting a variance to reduce the standard parking requirement (387 spaces) applicable to the Project. The Project will be accessed from two access controlled entries extending into the Site from Dorsey Crossing's main driveway on Broadway Road. Dorsey Crossing's main driveway includes an existing roundabout that will remain as part of the development for traffic calming. Six parking spaces for prospective resident and guest use will be accessible from Dorsey Crossing's main driveway. Parking courtyards, generally located around the perimeter of the Site, will accommodate parking needs of both residents and guests. Monument signage is proposed as part of the Project to assist with vehicular way-finding from Broadway Road and Dorsey Crossing's main driveway.

EPS Group, Inc. prepared a parking analysis for the Project. The parking analysis is included in the submittal package for the Application. The parking analysis determined that the provision of 387 spaces, as required by the Tempe Zoning and Development Code, would be inappropriately excessive for the Project. The parking analysis recommends that a minimum of 312 vehicle parking spaces, a 19.4 percent reduction from the standard parking requirement, be provided for the Project. This Project will provide 353 parking spaces. As described in the parking analysis, the proposed parking spaces are more than sufficient to meet the Project's anticipated vehicular parking demand. The spaces provided represent a nine percent reduction from the Zoning Code's standard parking requirement.

Use Permit Request

The Applicant is requesting a use permit as part of the Application to allow a residential use in the PCC-2 zoning district. See above description of the Project for information regarding the planned residential use. Subject to use permit approval, residential uses are allowed in the PCC-2 zoning district for the purpose of revitalizing an existing commercial center. The Site is located within an existing commercial center, Dorsey Crossing, which has remained largely unimproved and underutilized for decades. This use permit request represents an opportunity to improve a mostly unimproved and underutilized Site located within an existing commercial center in need of significant revitalization and investment. The Project will complement and inject needed vitality into the Dorsey Crossing commercial center. In addition, the Project will restore commercial center land that has remained largely unimproved for decades and will provide additional residents to utilize Tempe's existing commercial base, including Dorsey Crossing.

Use Permit Approval Criteria

Any significant increase in vehicular or pedestrian traffic

The Project will not cause a significant amount of vehicular traffic. The Project will be accessed from Broadway Road, an improved major arterial roadway with three west-bound and three east-bound lanes of traffic. The existing bus stop located along the Site's Broadway Road frontage and the proximity of the Dorsey Lane/Apache Boulevard light rail station located approximately one-half mile north of the Site in combination with the Project's provision of an abundance of bike parking will serve to reduce the number of vehicle trips generated by the Project. The Project will provide top-tier community amenities, including a community pool, fitness center, barbeque area and open space. Additional pedestrian traffic resulting from the Project is anticipated to generally be limited to residents using the existing sidewalks along Broadway Road to walk to the multitude of existing commercial uses located along the Broadway. It is not anticipated that such pedestrian traffic will have a significant impact on adjacent areas, if any impact at all.

Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions

The proposed high-quality, modern multi-family residential community will not result in any nuisance exceeding that of ambient conditions. In fact, the development of the proposed multi-family residential community will be less intense than the commercial uses allowed by right on the Site. A multi-family residential community is considered to be less intensive than commercial use. The Site is located within an existing commercial center, Dorsey Crossing, and along a major arterial roadway, Broadway Road, that already accommodates employment, commercial and multi-family residential

uses. The Project has been designed to ensure that all residential buildings are setback a minimum of 85 feet from single-family residential properties.

Contribution to the deterioration of the neighborhood or to the downgrading of property values which, is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan

As detailed above, the Project is consistent with the City's plans, goals, objectives and policies. The Project represents a significant investment in the Dorsey Crossing commercial center, the Broadway Road corridor, the surrounding neighborhood and the City that will both improve and encourage additional investment in the area. The investment in this largely unimproved property is fully expected to energize the existing Dorsey Crossing commercial center and to positively affect property values in the area.

Compatibility with existing surrounding structures and uses

The Project will provide high-quality, modern residential buildings that will complement the multitude of employment, commercial and multi-family residential uses located along the Broadway Road corridor. The Project will also employ architectural and landscape themes throughout the Site that are consistent and compatible with the Dorsey Crossing commercial center. As discussed above, the Project includes multiple design features (e.g. all residential buildings being setback a minimum of 85 feet from the single-family residences to the south and the inclusion of tree species that, at maturity, will effectively screen the Project from adjoining and nearby residences) to ensure compatibility with all surrounding structures.

Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public

The Project will not result in any disruptive behavior inside or outside the premises. The Applicant strongly believes in being a good neighbor and it is not in the economic interest of the Project to allow any behavior that disrupts neighbors and/or residents.

Conclusion

P.B. Bell is very excited about the Project and the continuing development of the Dorsey Crossing commercial center. The Standard on Broadway is a high-quality, modern multi-family residential community design that will provide additional desired housing opportunities in immediate proximity to employment and commercial uses, offer superior amenities to future residents, and maintain appropriate relationships with the street environment and adjoining properties. The Project, in the context of the Dorsey Crossing commercial center and the Broadway Road corridor, is the exact type of development envisioned for the Site by General Plan 2030. The Project will contribute to the mix of residential, employment and commercial uses envisioned for Dorsey Crossing, as well serve as a catalyst for future development opportunities that will continue to enhance the urban development environment and experience envisioned by the City for the Broadway Road corridor. We look forward to discussing the Project and requests with you in the near future and respectfully request your support.



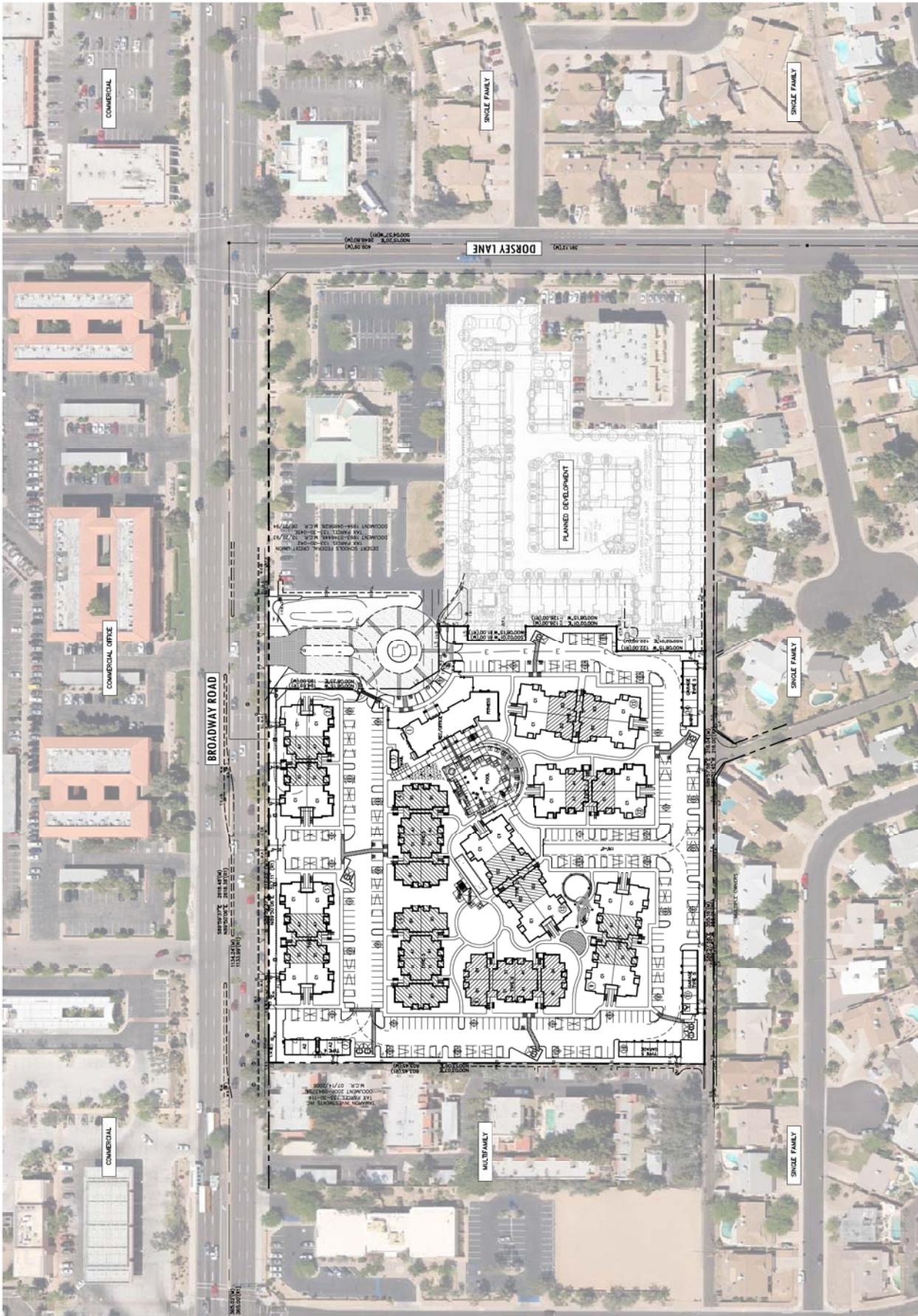
**PRELIMINARY
NOT FOR
CONSTRUCTION**

DEVELOPMENT TEAM

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Tel: 480.221.0000
Contact: Rich Barber
rbarber@orbarc.com

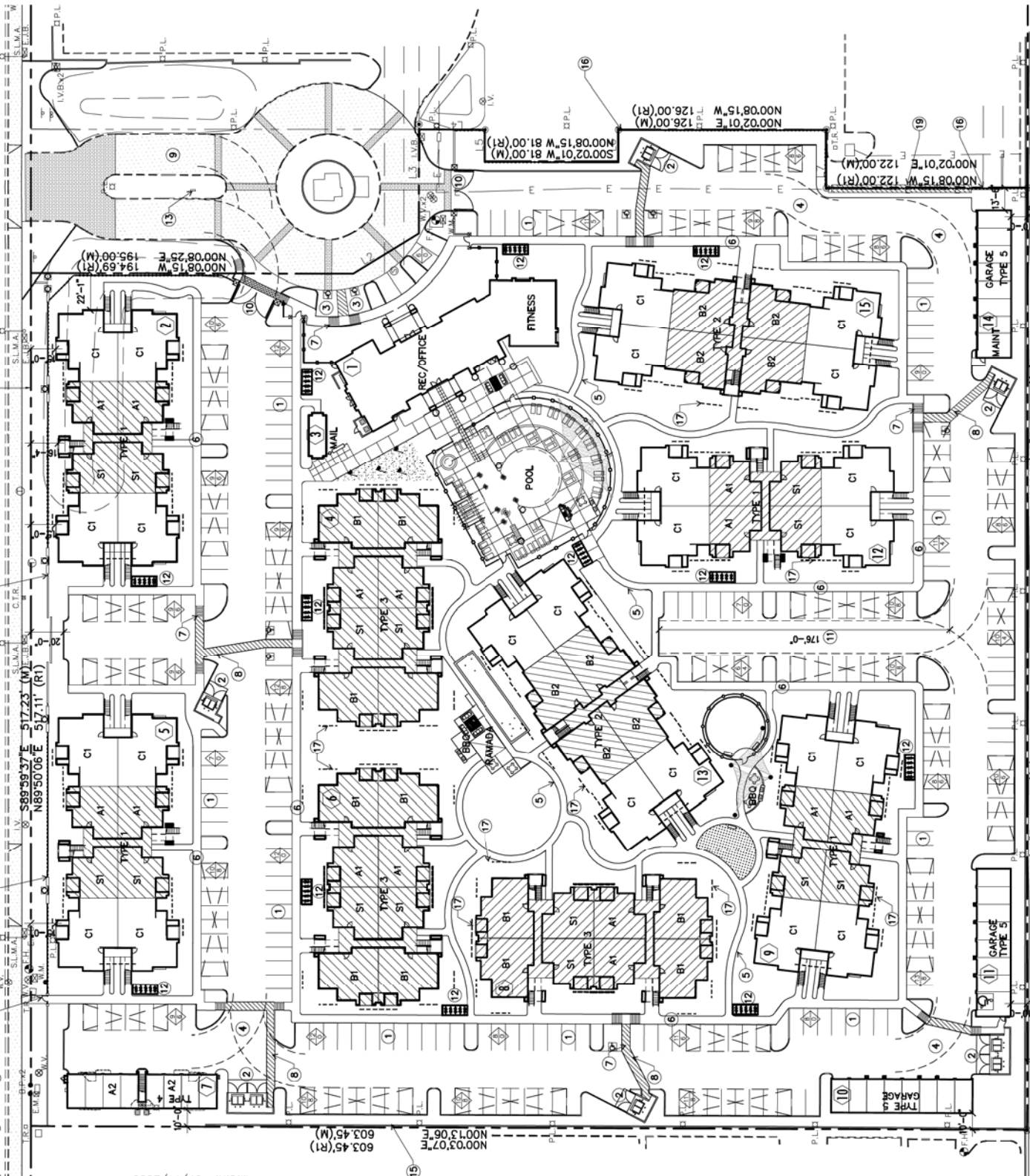


ATTACHMENT 17

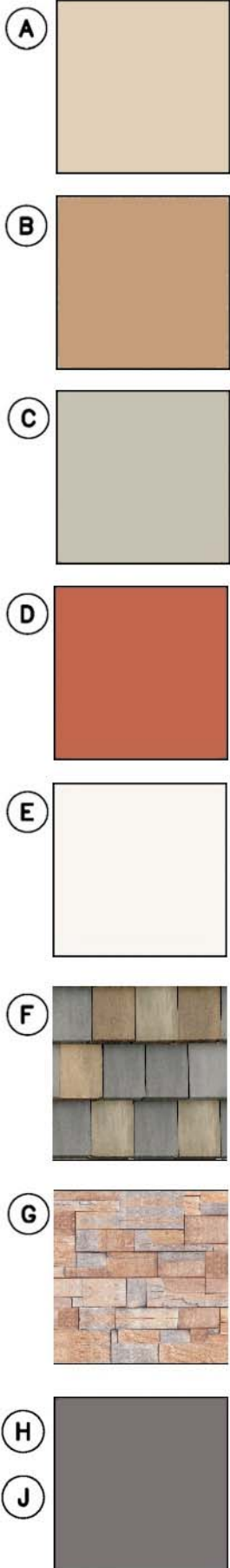
BROADWAY ROAD

S89°59'37"E 2618.48'(M)
N89°50'06"E 2618.38'(R1)

1134.24'(M)
1133.99'(R1)



TAMARON INVESTMENTS INC.
TAX PARCEL 133-30-114
DOCUMENT 2006-0943754
M.C.R. 07/14/2006



PARTIAL FRONT ELEVATION

BUILDING TYPE 2

MATERIAL/COLOR KEY NOTES

- (A) STUCCO WALL
DUNN EDWARDS
DE6199 - "PALE BEACH"

- (B) STUCCO WALL
DUNN EDWARDS
DE6117 - "COLORADO TRAIL"

- (C) STUCCO WALL
DUNN EDWARDS
DE6228 - "PLAY ON GRAY"

- (D) STUCCO WALL
DUNN EDWARDS
DE5153 - "IRON ORE"

- (E) STUCCO WALL (TRIM)
DUNN EDWARDS
DEW311 "FRENCH WHITE"

- (F) ROOF - FLAT TILE
EAGLE ROOF
BEL AIR CONCORD BLEND + BROWN RANGE

- (G) CORONADO STONE VENEER
BELGIAN CASTLE - ALASKAN SUNSET

- (H) METAL
DUNN EDWARDS
DE6390 - "CHOCOLATE PUDDING"

- (J) DOORS
DUNN EDWARDS
DE6390 - "CHOCOLATE PUDDING"

NOTE:
ALL EXTERIOR MOUNTED ELECTRICAL
OR MECHANICAL PANELS/BOXES TO
BE PAINTED TO MATCH THE BUILDING
ATTACHMENT 20

**THE STANDARD
ON BROADWAY**

SWC OF BROADWAY ROAD AND DORSEY LANE
TEMPE, ARIZONA



WorldHQ@ORBArch.com



**PRELIMINARY
NOT FOR
CONSTRUCTION**

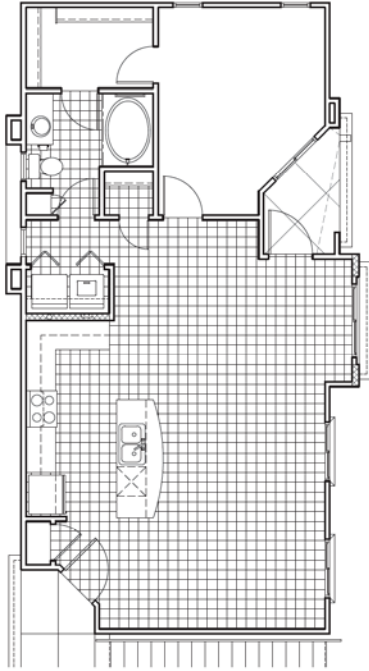
**THE STANDARD
ON BROADWAY**
516 OF BROADWAY ROAD AND DORSET LANE
TEMPE, ARIZONA

Office of **Rich Barber Architecture, LLC**
WorldHQ@RBArch.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**

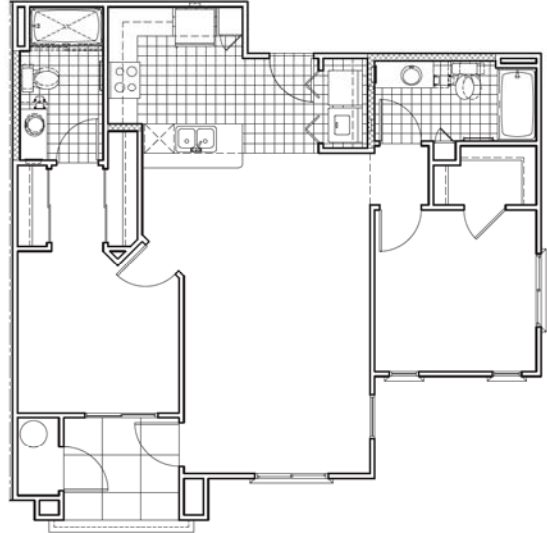
DATE: APRIL 01, 2013

A2.10
UNIT PLANS
PRELIMINARY



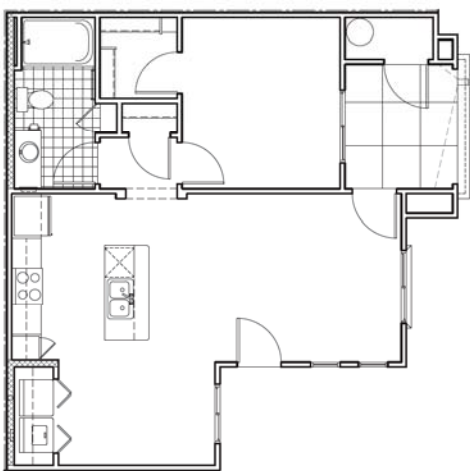
UNIT PLAN A2
SCALE: 1/4" = 1'-0"

874 S.F. LIVABLE
35 S.F. PATIO/BALCONY
909 S.F. GRAND TOTAL



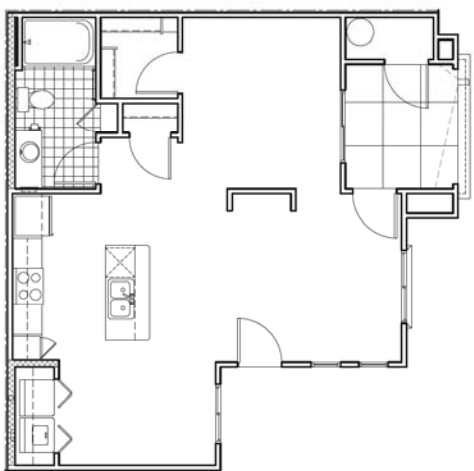
UNIT PLAN B1
SCALE: 1/4" = 1'-0"

978 S.F. LIVABLE
21 S.F. STORAGE
1,000 S.F. GRAND TOTAL



UNIT PLAN A1
SCALE: 1/4" = 1'-0"

717 S.F. LIVABLE
23 S.F. STORAGE
740 S.F. GRAND TOTAL



UNIT PLAN S1
SCALE: 1/4" = 1'-0"

717 S.F. LIVABLE
23 S.F. STORAGE
740 S.F. GRAND TOTAL

**THE STANDARD
ON BROADWAY**
516 OF BROADWAY ROAD AND DORSET LANE
TEMPE, ARIZONA



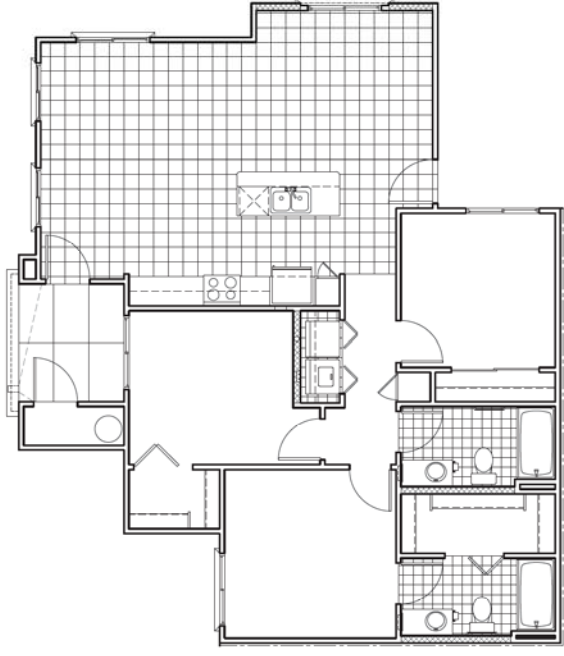
WorldHQ@ORBArch.com

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NOT FOR
CONSTRUCTION**

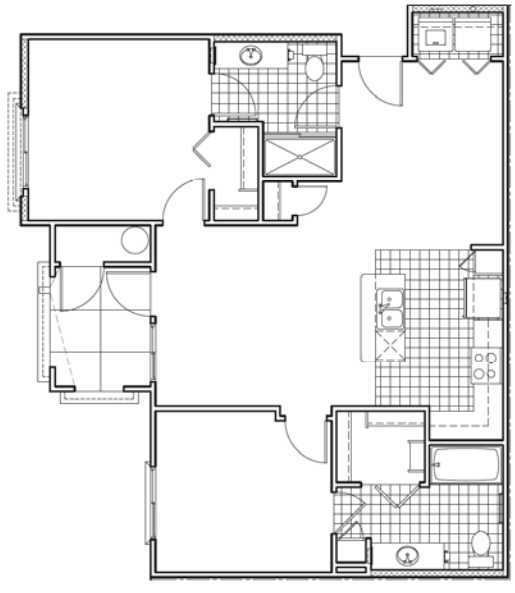
DATE: APRIL 01, 2013 ORB# 10278

A2.11

UNIT PLANS
PRELIMINARY



UNIT PLAN C1
ANSI TYPE 'B' OPTION 'A'
SCALE: 1/8" = 1'-0"
1,220 S.F. LIVABLE
24 S.F. STORAGE
5 S.F. BALCONY
1,301 S.F. GRAND TOTAL



UNIT PLAN B2
ANSI TYPE 'B' OPTION 'B'
SCALE: 1/8" = 1'-0"
1,033 S.F. LIVABLE
19 S.F. STORAGE
5 S.F. BALCONY
1,110 S.F. GRAND TOTAL

**THE STANDARD
ON BROADWAY**
516 OF BROADWAY ROAD AND DOBBS LANE
TEMPE, ARIZONA

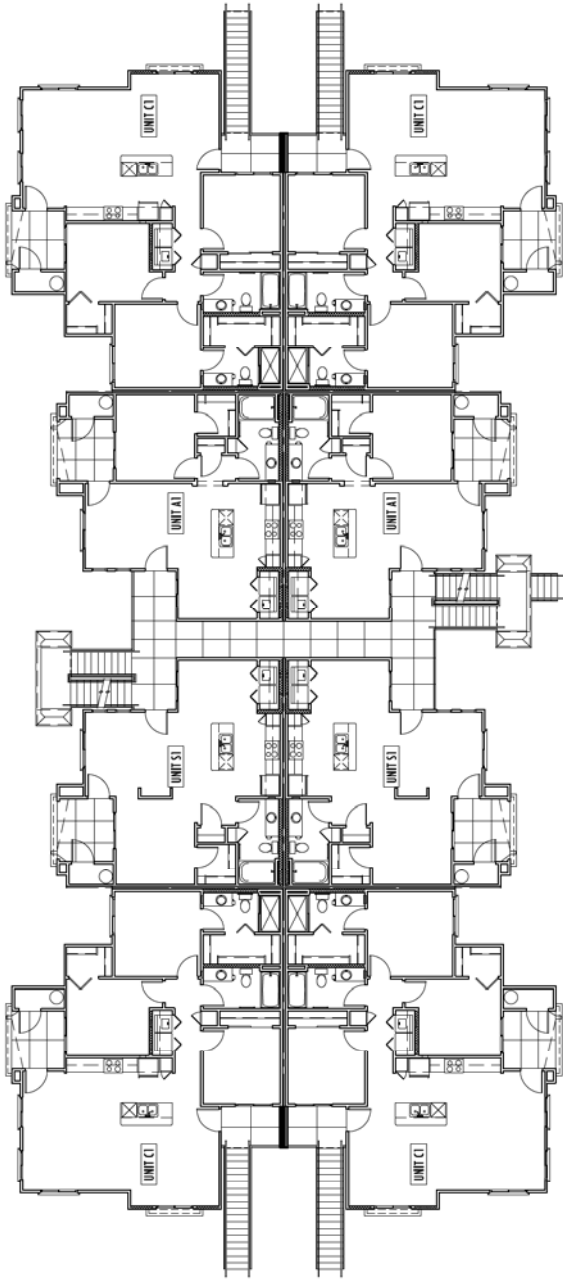
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**PRELIMINARY
NOT FOR
CONSTRUCTION**

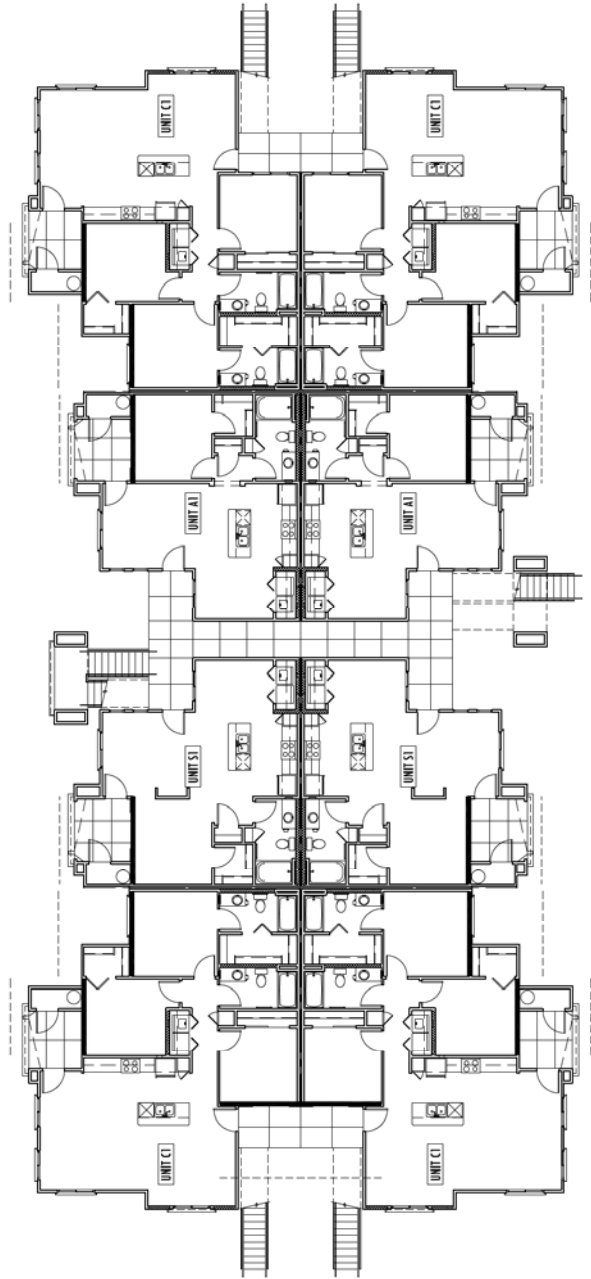
DATE: APRIL 01, 2013 OR# 13274

A3.11

**BUILDING TYPE 1
1ST AND 2ND FLOOR PLAN**



BUILDING TYPE 1 - 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



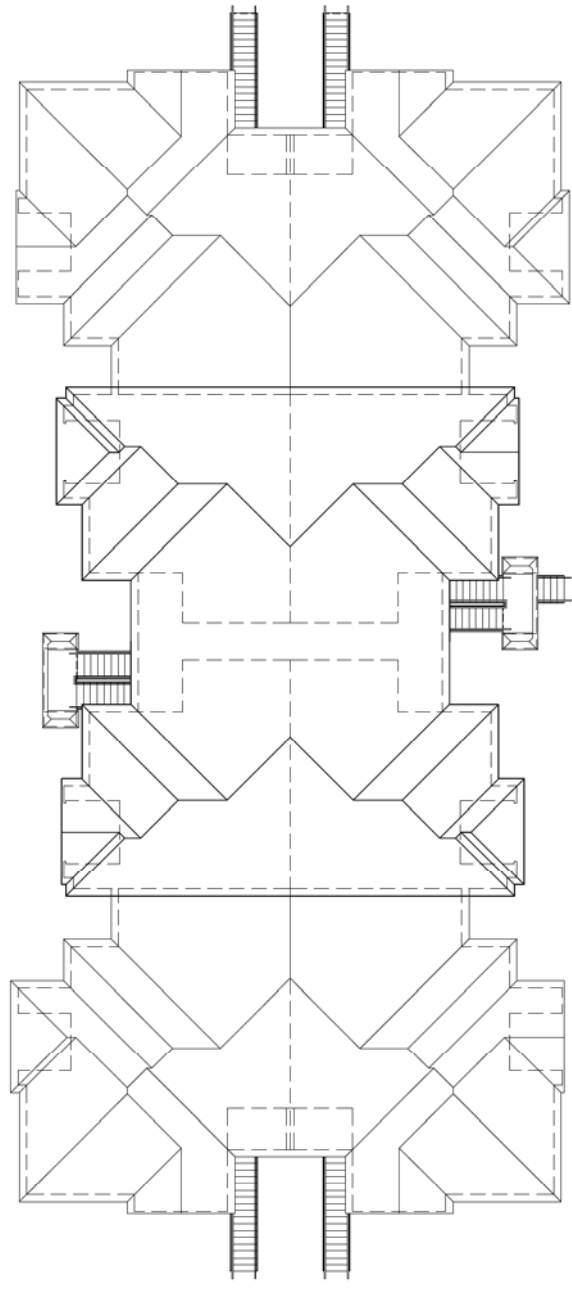
BUILDING TYPE 1 - 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

**THE STANDARD
ON BROADWAY**
516 OF BROADWAY ROAD AND DOBBS LANE
TEMPE, ARIZONA

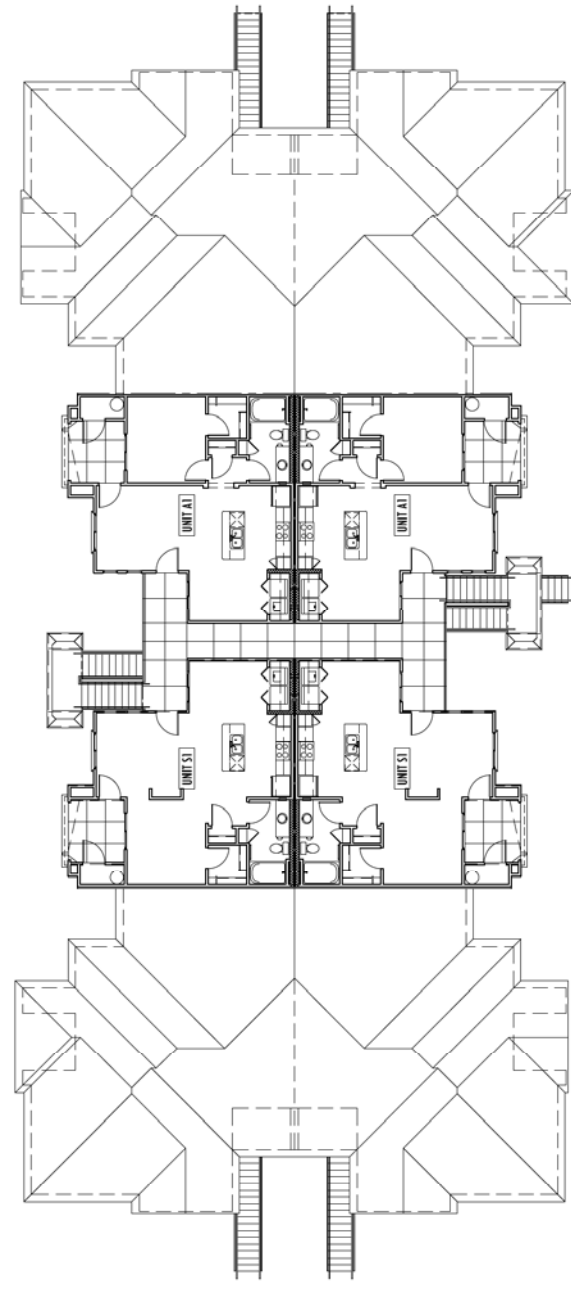


PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: APRIL 01, 2013 OR# 13218
A3.12
BUILDING TYPE I
3RD FLOOR AND ROOF PLAN



BUILDING TYPE I - ROOF PLAN
SCALE: 1/8" = 1'-0"



BUILDING TYPE I - 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

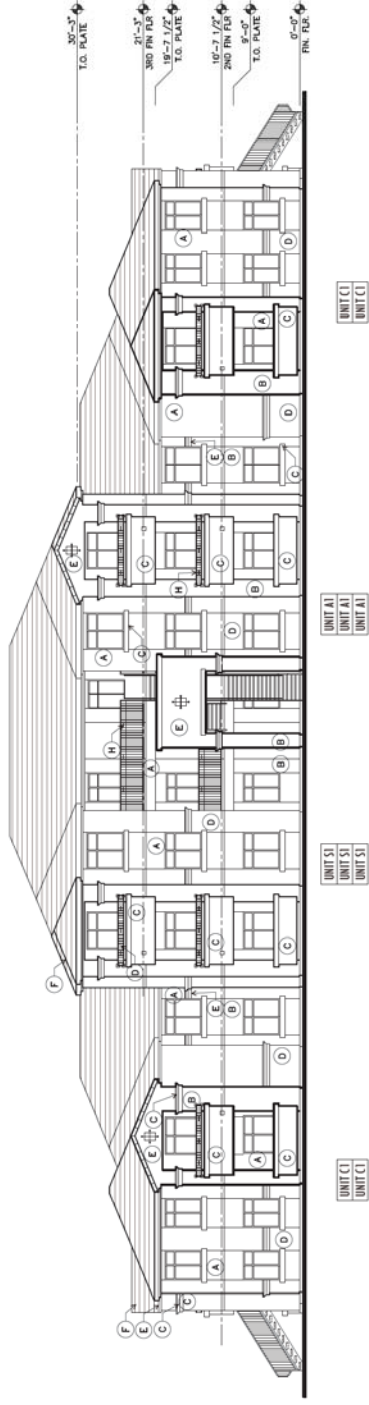


FRONT ELEVATION
BUILDING TYPE I
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
BUILDING TYPE I
SCALE: 1/8" = 1'-0"

- MATERIAL/COLOR KEY NOTES**
- A STUCCO WALL
 - B DANF EDWARDS
 - C STUCCO WALL
 - D DANF EDWARDS
 - E STUCCO WALL
 - F DANF EDWARDS
 - G STUCCO WALL
 - H DANF EDWARDS
 - I STUCCO WALL
 - J DANF EDWARDS
 - K STUCCO WALL
 - L DANF EDWARDS
 - M STUCCO WALL
 - N DANF EDWARDS
 - O STUCCO WALL
 - P DANF EDWARDS
 - Q STUCCO WALL
 - R DANF EDWARDS
 - S STUCCO WALL
 - T DANF EDWARDS
 - U STUCCO WALL
 - V DANF EDWARDS
 - W STUCCO WALL
 - X DANF EDWARDS
 - Y STUCCO WALL
 - Z DANF EDWARDS
- NOTE:
ALL EXTERIOR MOUNTED ELECTRICAL
FIXTURES SHALL BE FINISHED TO
BE PAINTED TO MATCH THE BUILDING



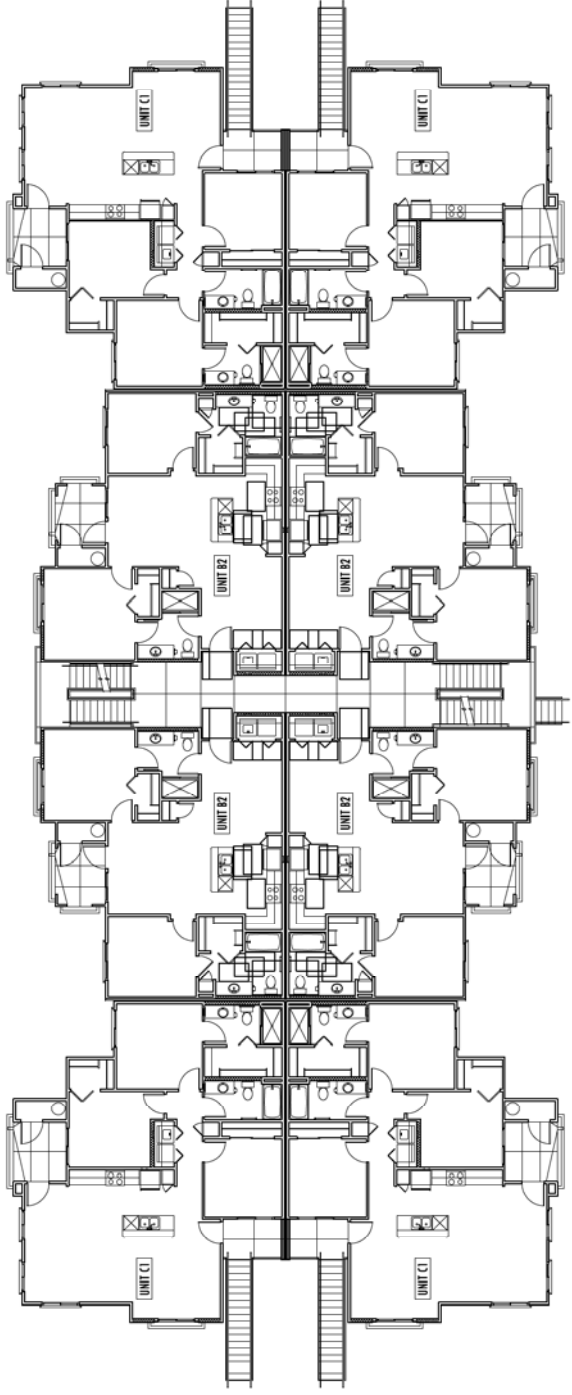
FRONT ELEVATION
BUILDING TYPE I



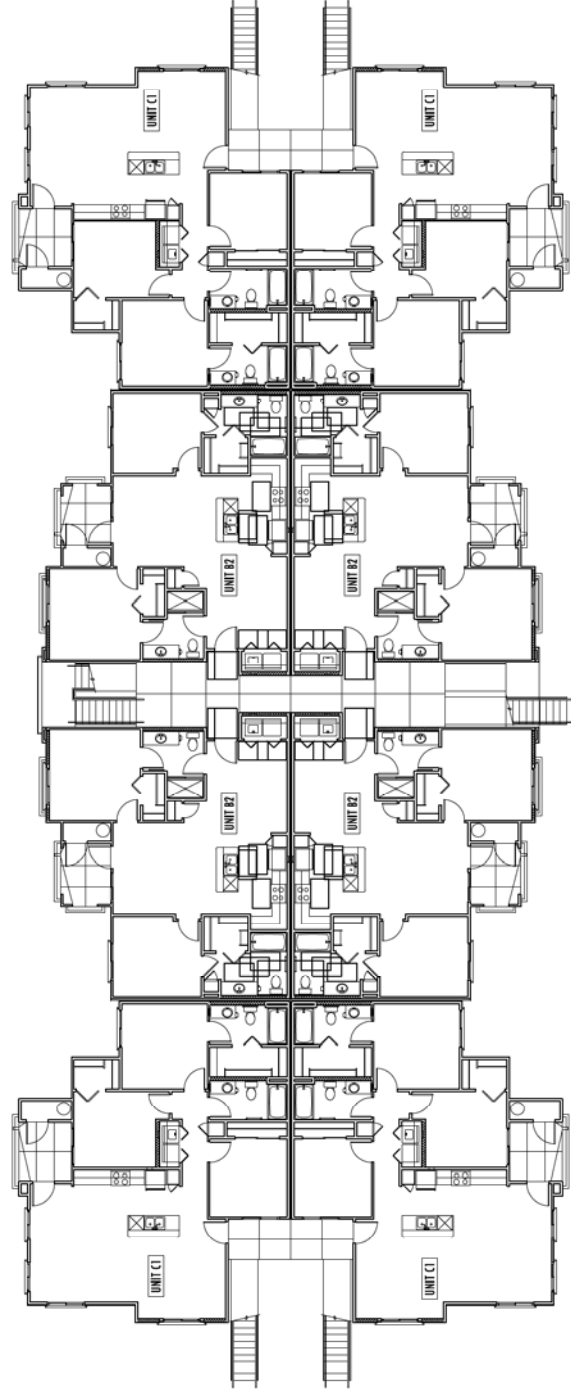
RIGHT ELEVATION
BUILDING TYPE I

- MATERIAL / COLOR KEY NOTES**
- A STUCCO WALL
 - B STUCCO WALL - "PALE BEACH"
 - C STUCCO WALL - "COLORADO TRAIL"
 - D STUCCO WALL - "FLAT ON GRAY"
 - E STUCCO WALL (TRIM)
 - F STUCCO WALL - "WOOD GRAY"
 - G STUCCO WALL - "TRUSSEL WHITE"
 - H STUCCO WALL - "WOOD GRAY"
 - I STUCCO WALL - "WOOD GRAY"
 - J STUCCO WALL - "WOOD GRAY"
 - K STUCCO WALL - "WOOD GRAY"
 - L STUCCO WALL - "WOOD GRAY"
 - M STUCCO WALL - "WOOD GRAY"
 - N STUCCO WALL - "WOOD GRAY"
 - O STUCCO WALL - "WOOD GRAY"
 - P STUCCO WALL - "WOOD GRAY"
 - Q STUCCO WALL - "WOOD GRAY"
 - R STUCCO WALL - "WOOD GRAY"
 - S STUCCO WALL - "WOOD GRAY"

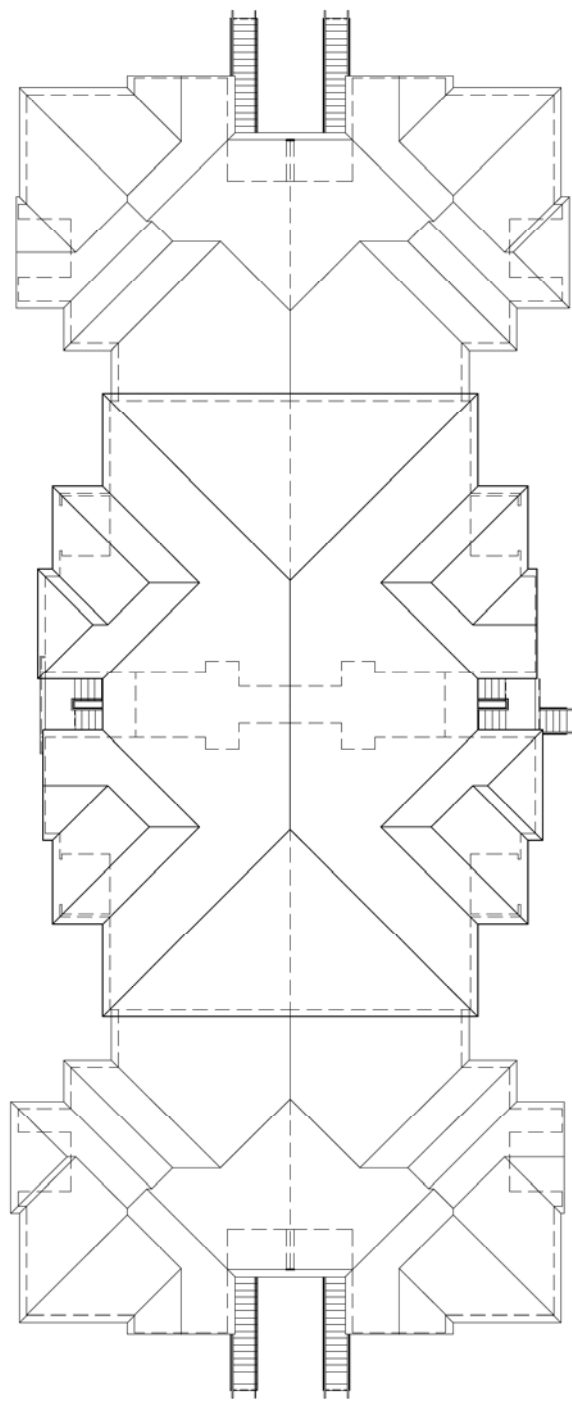
NOTE: ALL WINDOWS AND DOORS TO BE PAINTED TO MATCH THE BUILDING EXTERIOR. ALL ELECTRICAL AND MECHANICAL PANELS/BOXES TO BE PAINTED TO MATCH THE BUILDING EXTERIOR.



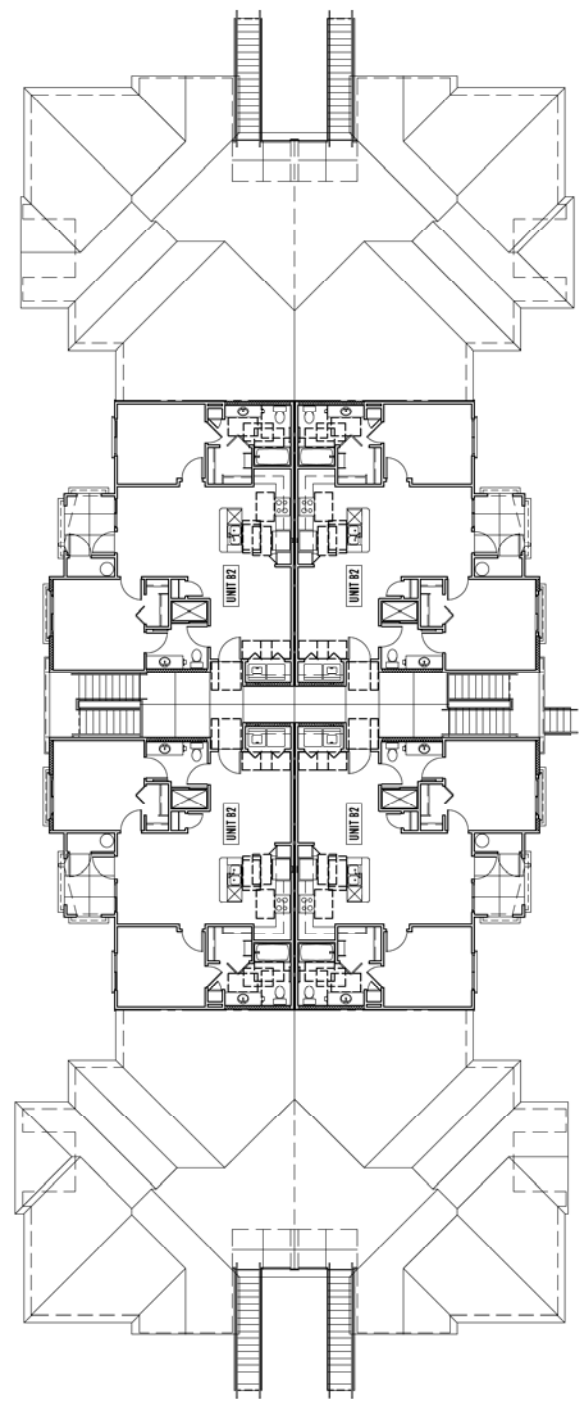
BUILDING TYPE 2 - 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



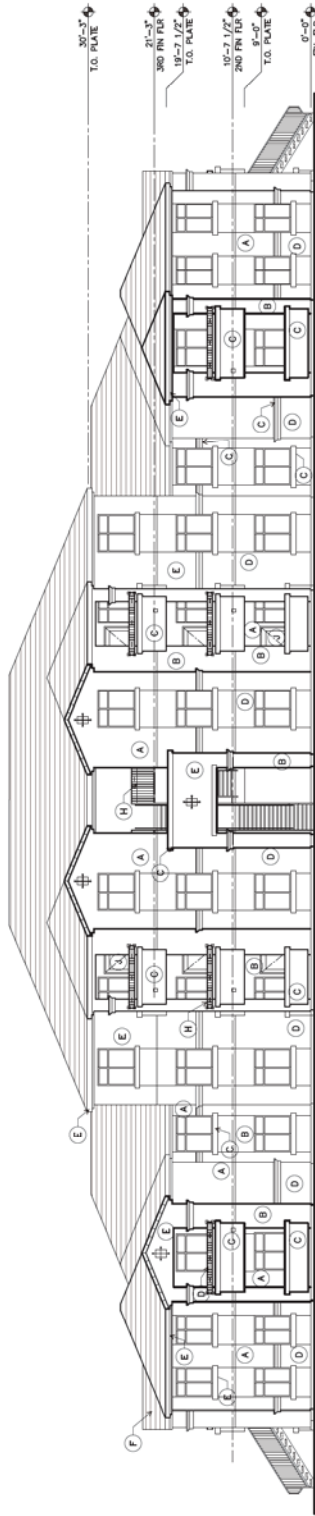
BUILDING TYPE 2 - 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



BUILDING TYPE 2 - ROOF PLAN
SCALE: 1/8" = 1'-0"

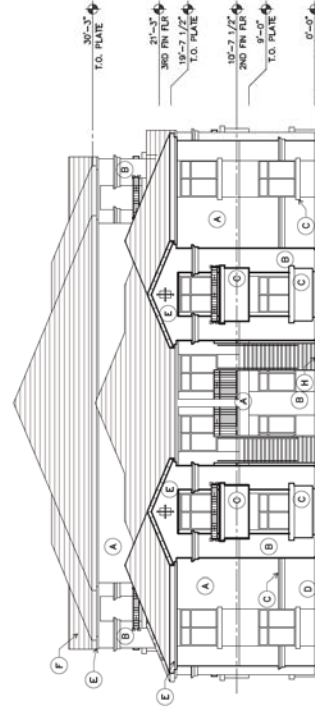


BUILDING TYPE 2 - 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
BUILDING TYPE 2

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



RIGHT ELEVATION
BUILDING TYPE 2

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

MATERIAL/COLOR KEY NOTES

- A STUCCO WALL - "SAND" FINISH
- B STUCCO WALL - "SAND" FINISH - "PALE BEIGE"
- C STUCCO WALL - "SAND" FINISH - "SANDSTONE"
- D STUCCO WALL - "SAND" FINISH - "SANDSTONE"
- E STUCCO WALL - "SAND" FINISH - "SANDSTONE"
- F ROOF - "FLAT TILE"
- G CONCRETE STONE VENT - "SANDSTONE"
- H METAL FINISHES - "ALUMINUM SHIMET"
- I STUCCO WALL - "SAND" FINISH - "SANDSTONE"
- J STUCCO WALL - "SAND" FINISH - "SANDSTONE"

NOTE: ALL EXTERIOR MOUNTED ELECTRICAL AND MECHANICAL PANELS SHOULD BE PAINTED TO MATCH THE BUILDING

**THE STANDARD
ON BROADWAY**
516 OF BROADWAY ROAD AND DOBBY LANE
TEMPE, ARIZONA

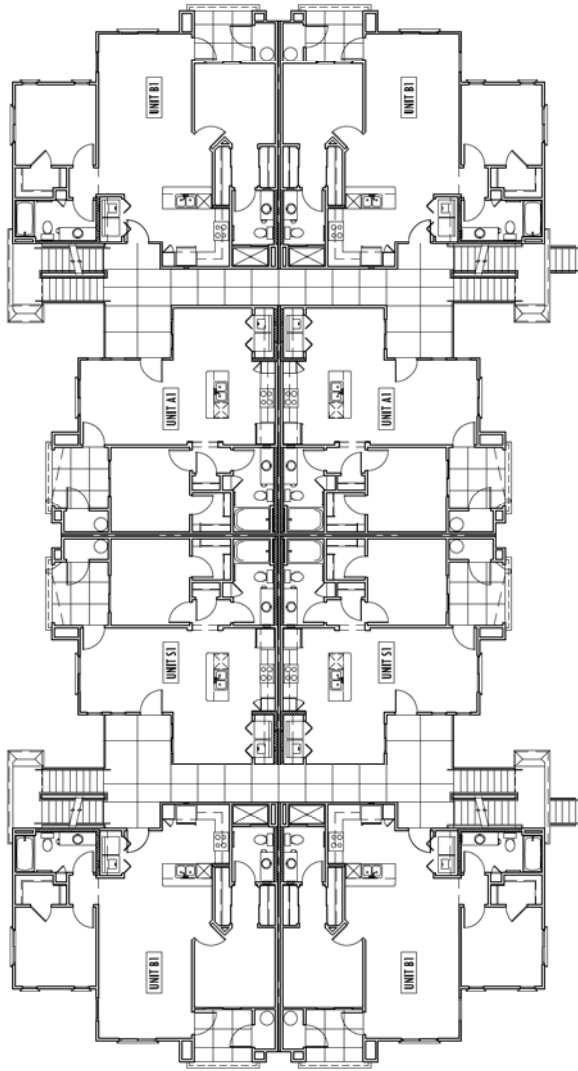
Office of Rich Barber Architecture, LLC
World60@DBArch.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**

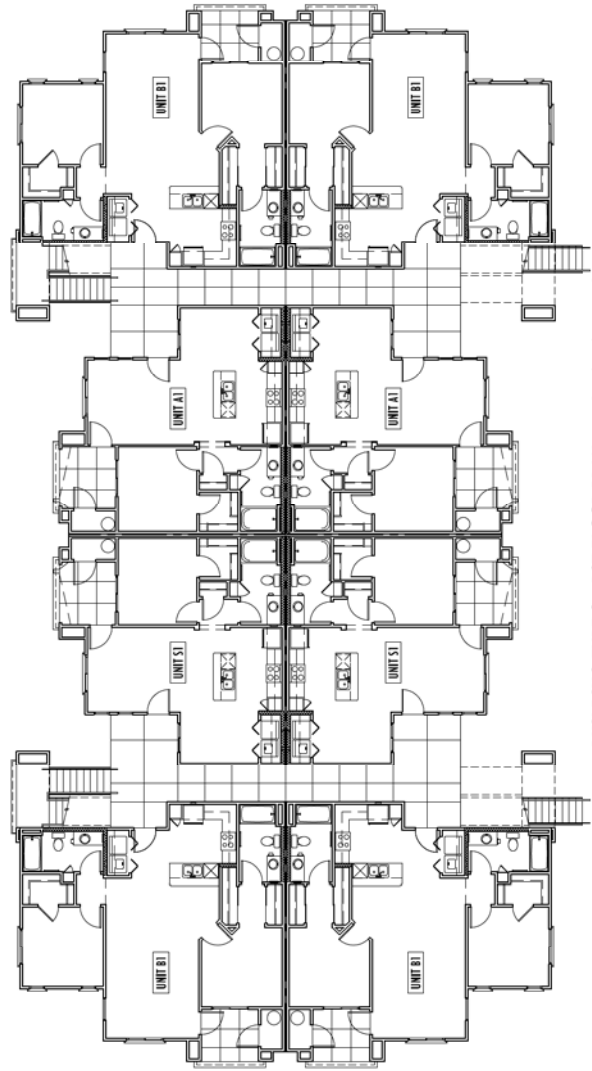
DATE: APRIL 01, 2013 OR# 13274

A3.31

**BUILDING TYPE 3
1ST AND 2ND FLOOR PLAN**



BUILDING TYPE 3 - 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



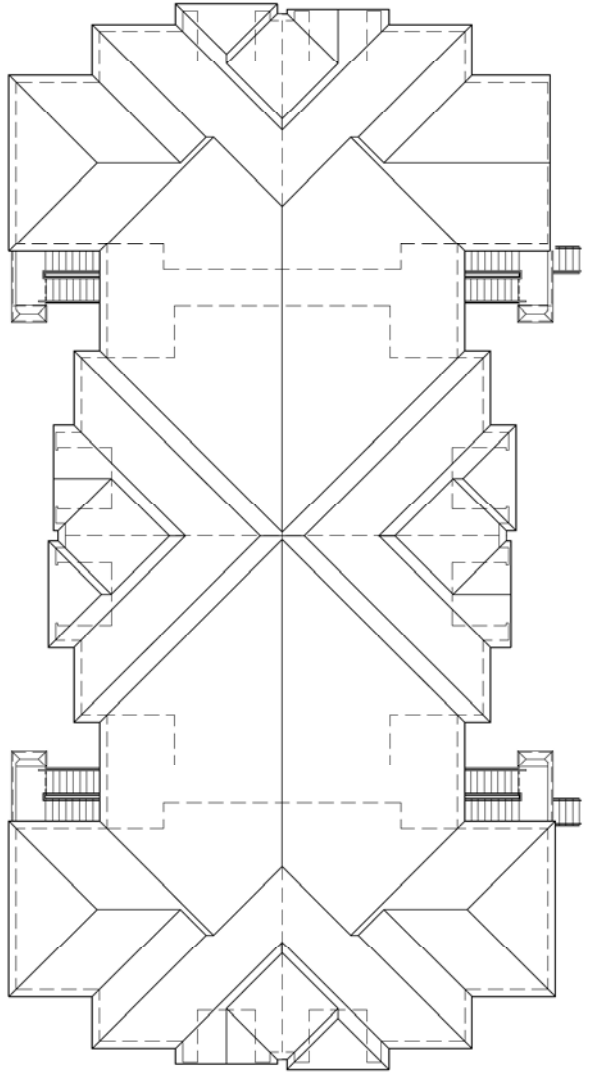
BUILDING TYPE 3 - 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

**THE STANDARD
ON BROADWAY**
516C OF BROADWAY ROAD AND BOBBET LANE
TEMPE, ARIZONA

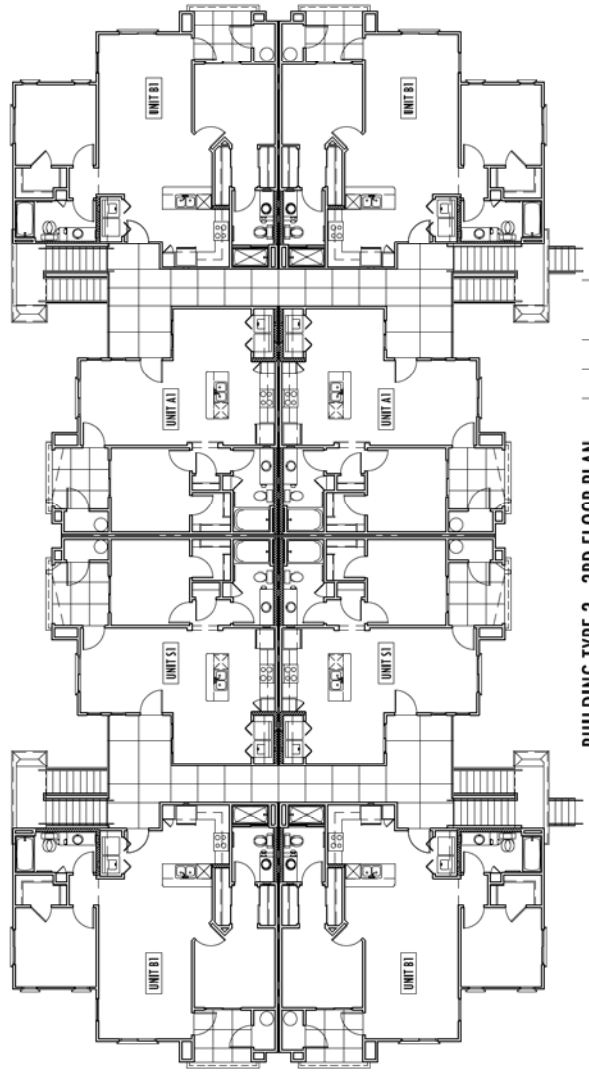


**PRELIMINARY
NOT FOR
CONSTRUCTION**

DATE: APRIL 01, 2013
JOB # 13214
A3.32
BUILDING TYPE 3
3RD FLOOR AND ROOF PLAN



BUILDING TYPE 3 - ROOF PLAN
SCALE: 1/8" = 1'-0"



BUILDING TYPE 3 - 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
BUILDING TYPE 3



RIGHT ELEVATION
BUILDING TYPE 3

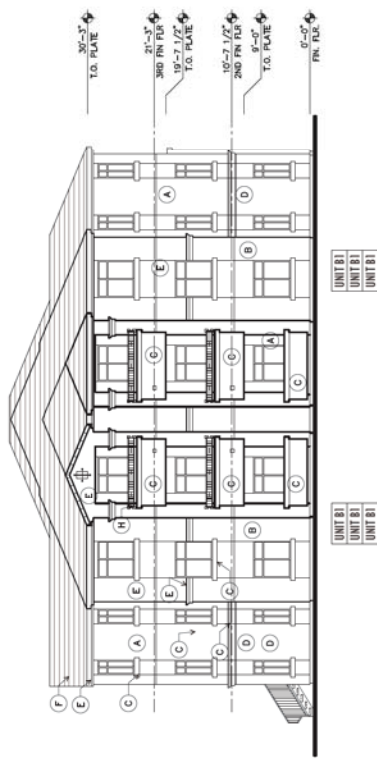
MATERIAL/COLOR KEY NOTES

- A STUCCO WALL
- B STUCCO WALL - "PALE BEACH"
- C STUCCO WALL
- D STUCCO WALL - "COLORADO TRAIL"
- E STUCCO WALL
- F STUCCO WALL - "PLAT DE GRAY"
- G STUCCO WALL
- H STUCCO WALL (TRM)
- I STUCCO WALL (TRM)
- J STUCCO WALL (TRM)
- K STUCCO WALL (TRM)
- L STUCCO WALL (TRM)
- M STUCCO WALL (TRM)
- N STUCCO WALL (TRM)
- O STUCCO WALL (TRM)
- P STUCCO WALL (TRM)
- Q STUCCO WALL (TRM)
- R STUCCO WALL (TRM)
- S STUCCO WALL (TRM)
- T STUCCO WALL (TRM)
- U STUCCO WALL (TRM)
- V STUCCO WALL (TRM)
- W STUCCO WALL (TRM)
- X STUCCO WALL (TRM)
- Y STUCCO WALL (TRM)
- Z STUCCO WALL (TRM)

NOTE: ALL WINDOWS MOUNTED ELECTRICAL OR MECHANICAL PANELS/BOXES TO BE PAINTED TO MATCH THE BUILDING



FRONT ELEVATION
BUILDING TYPE 3

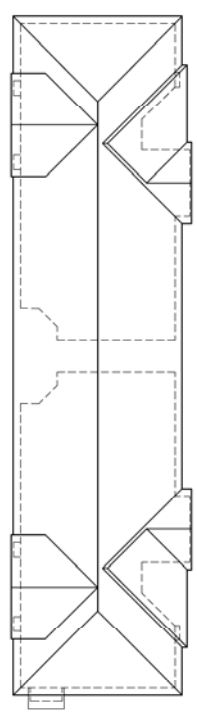


RIGHT ELEVATION
BUILDING TYPE 3

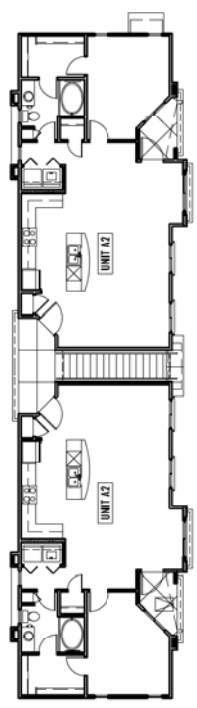
MATERIAL/COLOR KEY NOTES

- A STUCCO WALL
DOWN EXTERIOR WALL "BEAD"
- B STUCCO WALL
DOWN EXTERIOR WALL "CORNER TRIM"
- C STUCCO WALL
DOWN EXTERIOR WALL "CORNER TRIM"
- D STUCCO WALL
DOWN EXTERIOR WALL "CORNER TRIM"
- E STUCCO WALL (FIN)
DOWN EXTERIOR WALL "CORNER TRIM"
- F ROOF - FLAT TILE
DOWN EXTERIOR WALL "CORNER TRIM"
- G BEL AIR CONCORD BLEND # BROWN RANGE
BEL AIR CASTLE - ALASKA SHIRT
- H METAL
DOWN EXTERIOR WALL "CORNER TRIM"
- I DOORS
DOWN EXTERIOR WALL "CORNER TRIM"
- J DOORS
DOWN EXTERIOR WALL "CORNER TRIM"

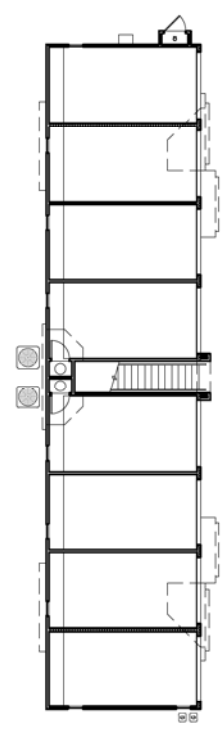
NOTE:
ALL EXTERIOR MOUNTED ELECTRICAL
FIXTURES SHALL BE PAINTED TO MATCH THE BUILDING
FINISH.



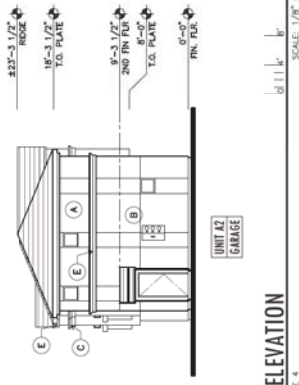
BUILDING TYPE 4 - ROOF PLAN
SCALE: 1/8" = 1'-0"



BUILDING TYPE 4 - 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



BUILDING TYPE 4 - 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

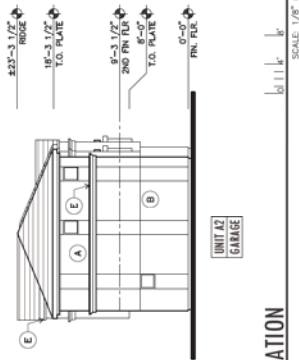


RIGHT ELEVATION
BUILDING TYPE 4

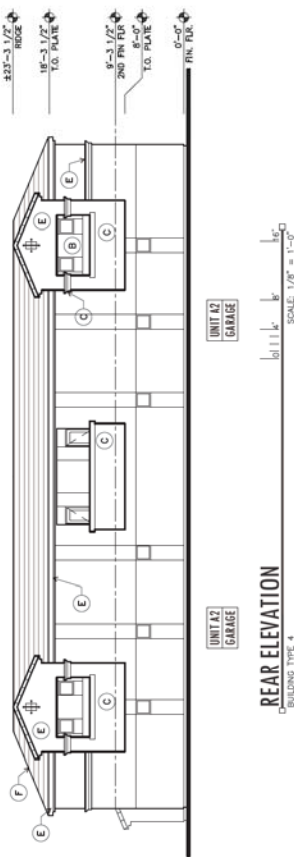
MATERIAL/COLOR KEY NOTES

| | |
|---|---|
| A | STUCCO WALL |
| B | DOWN EXTERIOR WALL - "EARTH" |
| C | DOWN EXTERIOR WALL - "BRAND TANK" |
| D | DOWN EXTERIOR WALL - "ON GRAY" |
| E | DOWN EXTERIOR WALL - "OC" |
| F | DOWN EXTERIOR WALL - "FLAT TILE" |
| G | DOWN EXTERIOR WALL - "CONCRETE BOND + BROWN SAND" |
| H | DOWN EXTERIOR WALL - "ALUMINUM SUNSET" |
| I | DOWN EXTERIOR WALL - "CHOCOLATE FLOORING" |
| J | DOWN EXTERIOR WALL - "CHOCOLATE FLOORING" |

NOTE:
ALL EXTERIOR MOUNTED ELECTRICAL
FIXTURES AND LIGHTS SHALL
BE PAINTED TO MATCH THE BUILDING



LEFT ELEVATION
BUILDING TYPE 4



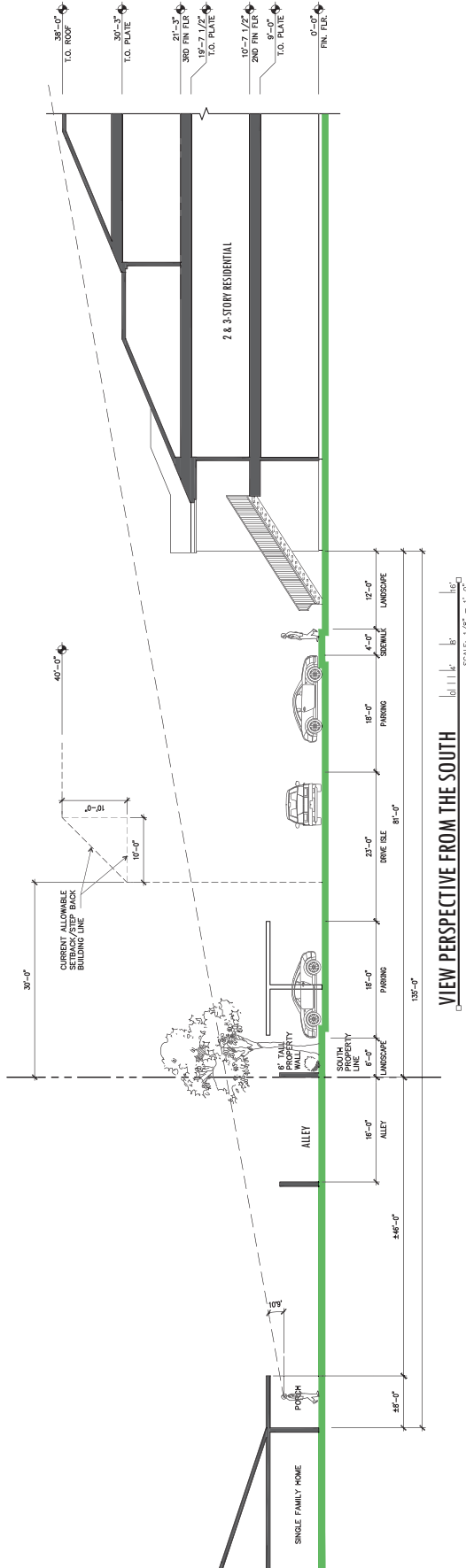
REAR ELEVATION
BUILDING TYPE 4



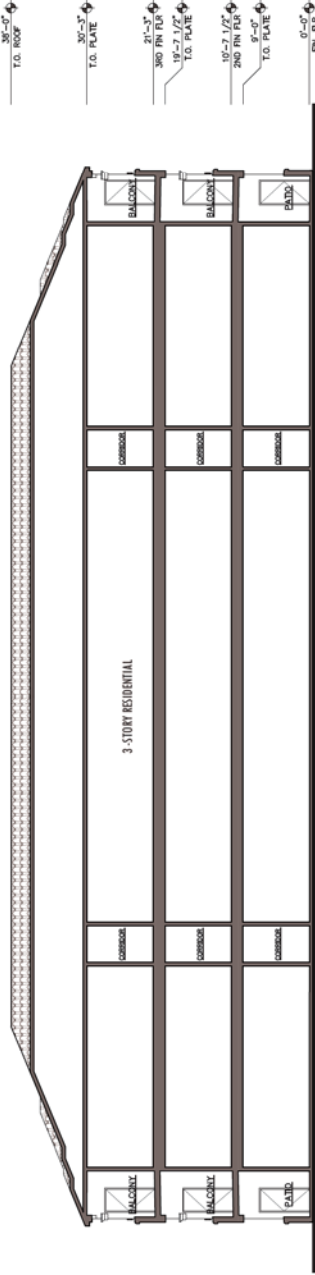
FRONT ELEVATION
BUILDING TYPE 4



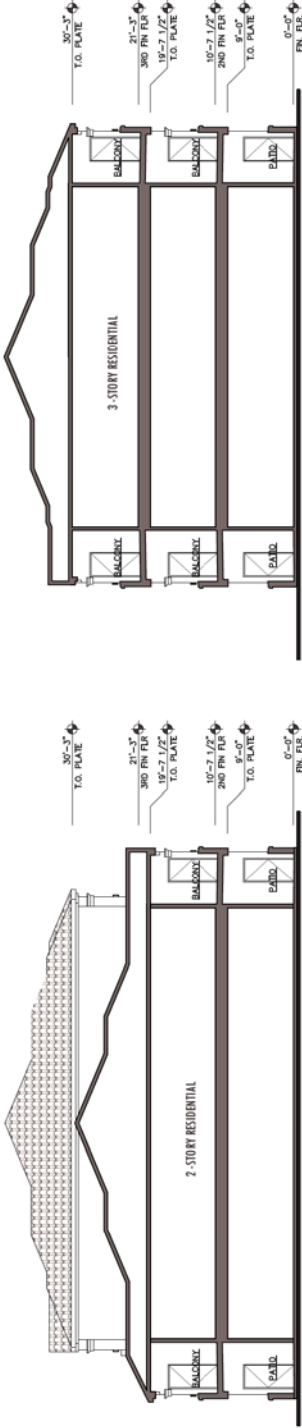
**PRELIMINARY
NOT FOR
CONSTRUCTION**



ATTACHMENT 38

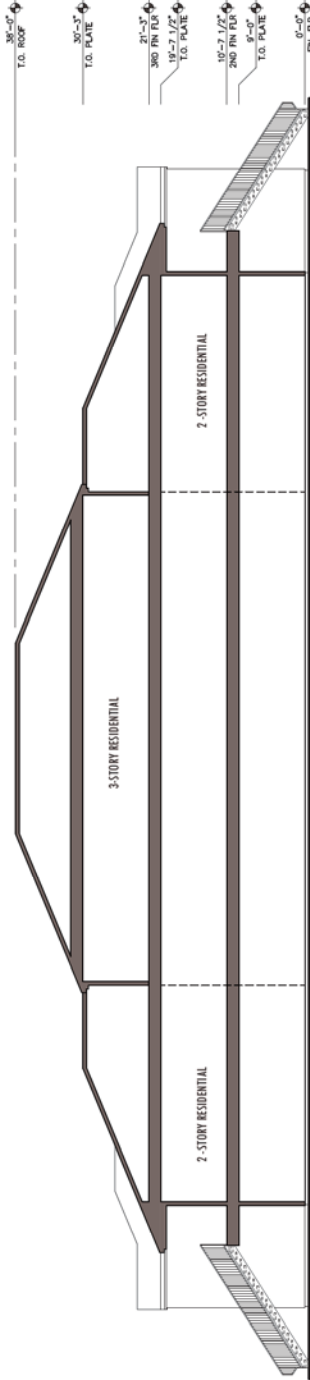


SECTION THRU 3-STORY
BUILDING TYPE 3
SCALE: 1/8" = 1'-0"

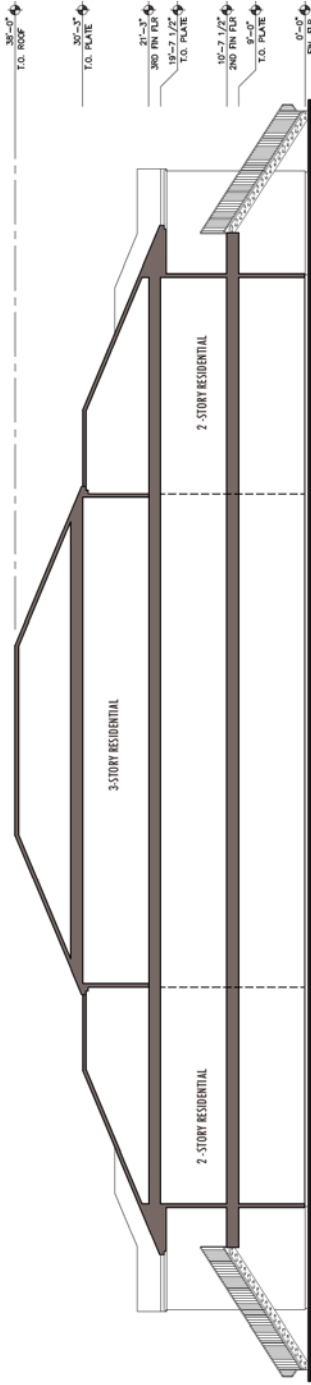


SECTION THRU 2-STORY
BUILDING TYPE 1
SCALE: 1/8" = 1'-0"

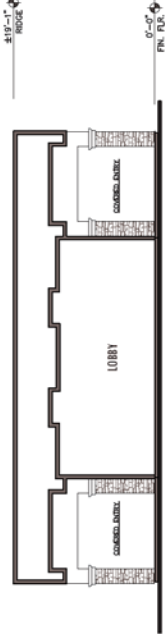
SECTION THRU 3-STORY
BUILDING TYPE 1
SCALE: 1/8" = 1'-0"



SECTION THRU 2 AND 3 STORY
BUILDING TYPE 1
SCALE: 1/8" = 1'-0"



SECTION THRU 2 AND 3 STORY
BUILDING TYPE 1
SCALE: 1/8" = 1'-0"



SECTION THRU 1-STORY
REC/OFFICE BUILDING
SCALE: 1/8" = 1'-0"

**THE STANDARD
ON BROADWAY**
516 C OF BROADWAY ROAD AND DOBBSY LANE
TENAPE, ARIZONA



WorldID@ORBAArch.com



**PRELIMINARY
NOT FOR
CONSTRUCTION**

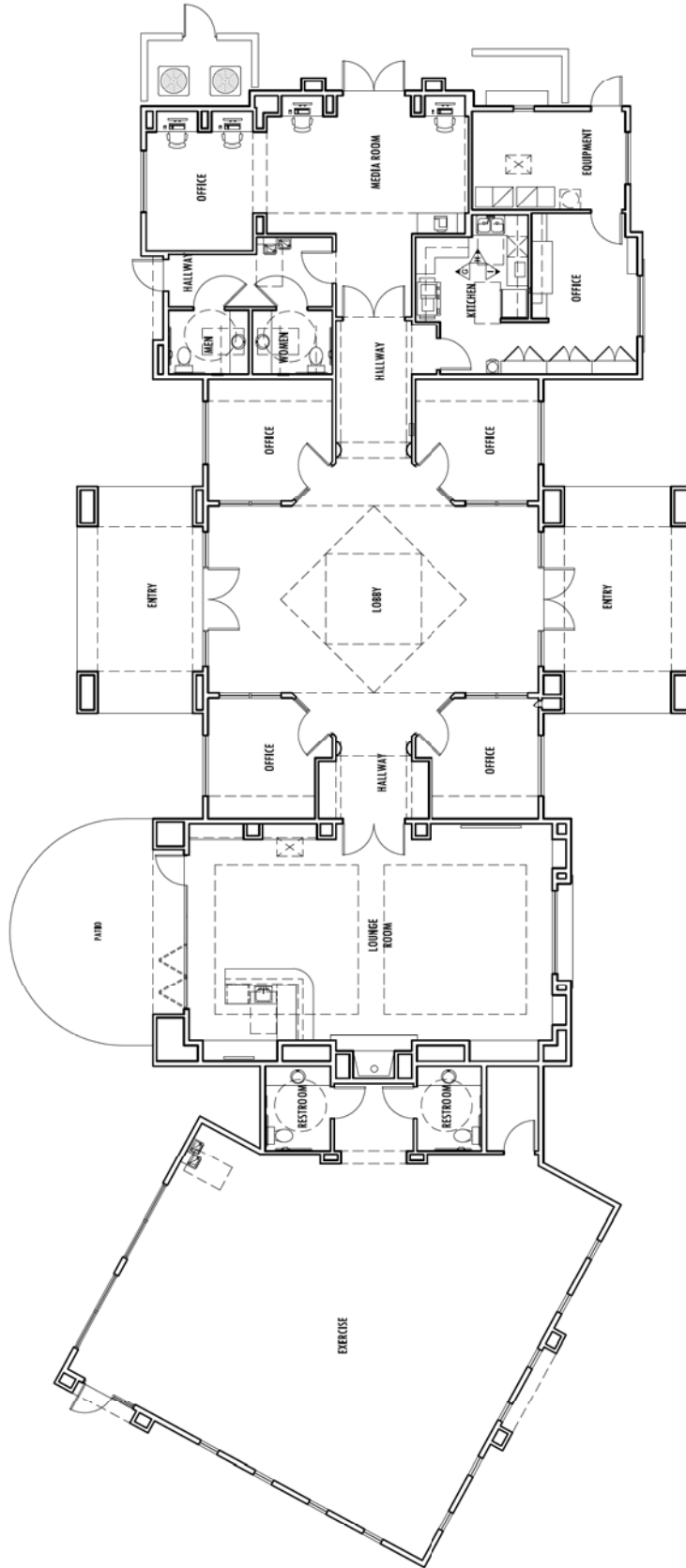
REVISIONS

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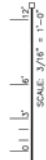
DATE: APRIL 01, 2013 ORB# 12378

A5.10

REC/LEASING/FITNESS BLDG
FLOOR PLAN



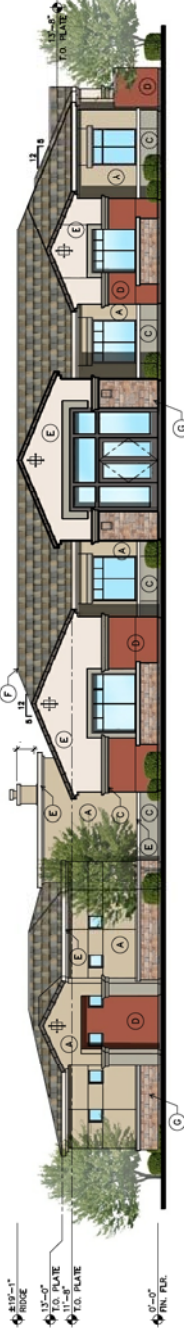
FLOOR PLAN
REC/LEASING/FITNESS



MATERIAL / COLOR KEY NOTES

- (A) STUCCO WALL
- (B) STUCCO WALL
- (C) STUCCO WALL
- (D) STUCCO WALL
- (E) STUCCO WALL (FRM)
- (F) STUCCO WALL (FRM)
- (G) STUCCO WALL (FRM)
- (H) STUCCO WALL (FRM)
- (I) STUCCO WALL (FRM)
- (J) STUCCO WALL (FRM)
- (K) STUCCO WALL (FRM)
- (L) STUCCO WALL (FRM)
- (M) STUCCO WALL (FRM)
- (N) STUCCO WALL (FRM)
- (O) STUCCO WALL (FRM)
- (P) STUCCO WALL (FRM)
- (Q) STUCCO WALL (FRM)
- (R) STUCCO WALL (FRM)
- (S) STUCCO WALL (FRM)
- (T) STUCCO WALL (FRM)
- (U) STUCCO WALL (FRM)
- (V) STUCCO WALL (FRM)
- (W) STUCCO WALL (FRM)
- (X) STUCCO WALL (FRM)
- (Y) STUCCO WALL (FRM)
- (Z) STUCCO WALL (FRM)

NOTE: ALL EXTERIOR MOUNTED ELECTRICAL DEVICES SHALL BE PAINTED TO MATCH THE BUILDING EXTERIOR FINISH.



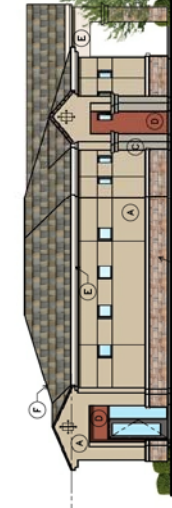
FRONT ELEVATION
REC./LEASING OFFICE

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



LEFT ELEVATION
REC./LEASING OFFICE

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



RIGHT ELEVATION
REC./LEASING OFFICE

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



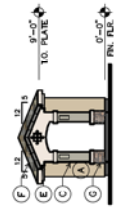
REAR ELEVATION
REC./LEASING OFFICE

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



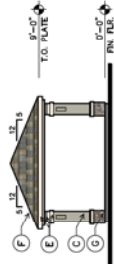
RIGHT ELEVATION
LEFT ELEVATION SM.

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



FRONT ELEVATION
REAR ELEVATION SM.

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



EXT. ELEVATION TYP.
RAMADA POOL

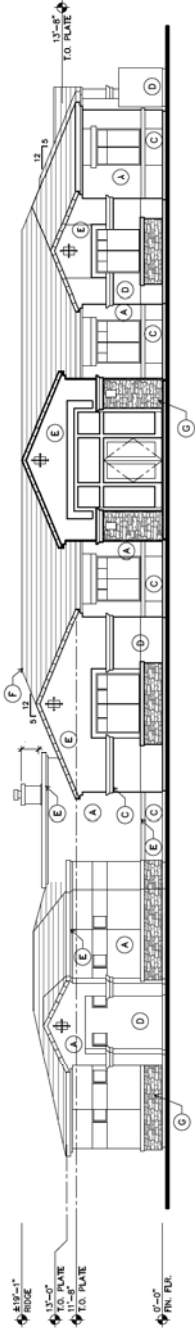
SCALE: 1/8" = 1'-0"



MATERIAL/COLOR KEY NOTES

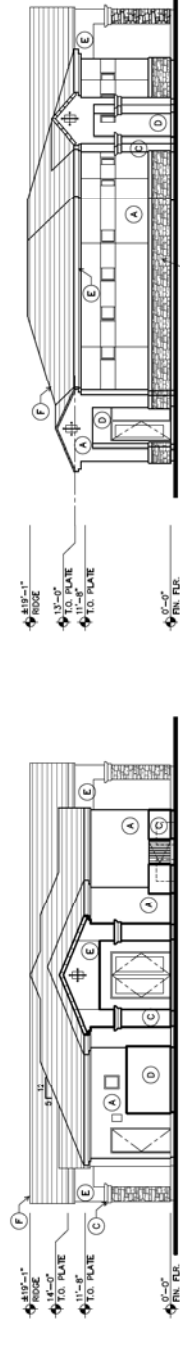
- A STUCCO WALL
- B DEEPER - "PALE BEIGE"
- C STUCCO WALL
- D DEEPER - "TERRAZZO TRIM"
- E DEEPER - "TAN ON GRAY"
- F DEEPER - "TRIM ONE"
- G STUCCO WALL (FIN)
- H DEEPER - "TRIM ONE"
- I DEEPER - "TRIM ONE"
- J DEEPER - "TRIM ONE"
- K STUCCO WALL (FIN)
- L DEEPER - "TRIM ONE"
- M DEEPER - "TRIM ONE"
- N DEEPER - "TRIM ONE"
- O STUCCO WALL (FIN)
- P DEEPER - "TRIM ONE"
- Q DEEPER - "TRIM ONE"
- R DEEPER - "TRIM ONE"
- S DEEPER - "TRIM ONE"
- T DEEPER - "TRIM ONE"
- U DEEPER - "TRIM ONE"
- V DEEPER - "TRIM ONE"
- W DEEPER - "TRIM ONE"
- X DEEPER - "TRIM ONE"
- Y DEEPER - "TRIM ONE"
- Z DEEPER - "TRIM ONE"

NOTE: EXTERIOR MOUNTED ELECTRICAL AND MECHANICAL PANELS/BOXES TO BE PAINTED TO MATCH THE BUILDING



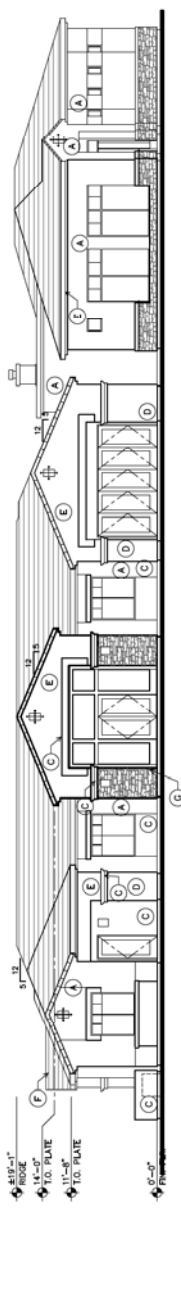
FRONT ELEVATION
REC./LEASING OFFICE

FRONT ELEVATION TYP.
RAMADA @ POOL



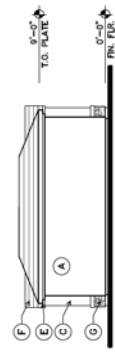
LEFT ELEVATION
REC./LEASING OFFICE

RIGHT ELEVATION
REC./LEASING OFFICE



REAR ELEVATION
REC./LEASING OFFICE

REAR ELEVATION TYP.
RAMADA @ POOL



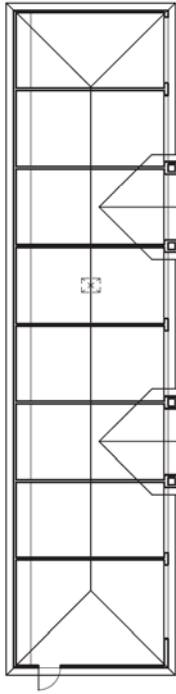
RIGHT ELEVATION
LEFT ELEVATION SIM.

FRONT ELEVATION
REAR ELEVATION SIM.

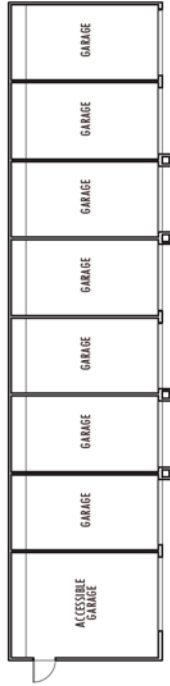
EXTERIOR ELEVATIONS
MAIL KIOSK

FRONT ELEVATION
REAR ELEVATION SIM.

EXT. ELEVATION TYP.
RAMADA @ POOL



GARAGE BUILDING ROOF PLAN
SCALE: 1/8" = 1'-0"



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



GARAGE LEFT ELEVATION

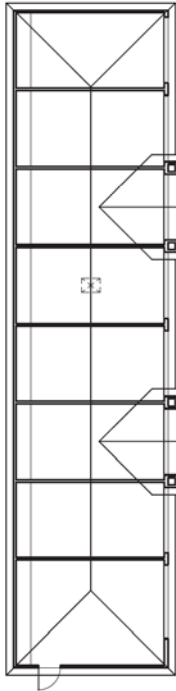


GARAGE BLDG FRONT ELEVATION

MATERIAL/COLOR KEY NOTES

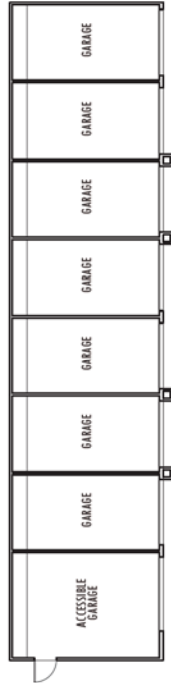
- A. 2" X 4" BRICK
- B. 2" X 4" BRICK
- C. 2" X 4" BRICK
- D. 2" X 4" BRICK
- E. 2" X 4" BRICK
- F. 2" X 4" BRICK
- G. 2" X 4" BRICK
- H. 2" X 4" BRICK
- I. 2" X 4" BRICK
- J. 2" X 4" BRICK

NOTE: EXTERIOR MOUNTED ELECTRICAL OR MECHANICAL PANELS/BOWES TO BE PAINTED TO MATCH THE BUILDING



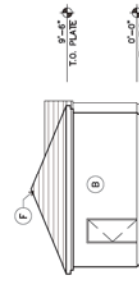
GARAGE BUILDING ROOF PLAN

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

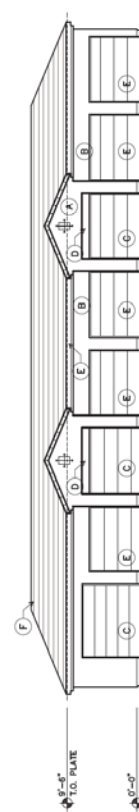


GARAGE BUILDING FLOOR PLAN

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



GARAGE LEFT ELEVATION



GARAGE BLDG FRONT ELEVATION

MATERIAL/COLOR KEY NOTES

- A STUCCO WALL
- B DOOR FINISHES
- C STUCCO WALL
- D STUCCO WALL
- E STUCCO WALL (TRIM)
- F ROOF - FLAT TILE
- G CORONAID STAIN WOOD
- H METAL FINISHES
- I DOORS
- J DOORS

NOTE:
ALL EXTERIOR MOUNTED ELECTRICAL
FIXTURES SHALL BE PAINTED TO MATCH THE BUILDING
FINISHES.

SITE PLANT LEGEND

| TREES | NAME | SIZE/QUANTITY |
|-------|---------------------------------|-----------------------|
| | WASHINGTONIA ROBUSTA | 18-20' /22 |
| | MEXICAN FAN PALM | 36" BOX / , 2' CAL/32 |
| | CERCIDIUM F. 'DESERT MUSEUM' | 18-20' /11 |
| | DESERT MUSEUM PALO BREA | 36" BOX/ , 2" CAL/21 |
| | PHOENIX DACTYLIFERA | 36" BOX/ , 2" CAL/32 |
| | DATE PALM | 36" BOX/ , 2" CAL/22 |
| | PROSOPIS THORNLESS HYBRID 'AZT' | 2" CAL/43 |
| | AZT THORNLESS HYBRID MESQUITE | 1" CAL/9 |
| | GLEDITSIA TRIACANTHOS | 2" CAL/28 |
| | HONEY LOCUST | 25 GAL-/7 |
| | QUERCUS VIRGINIANA | 1" CAL/41 |
| | LIVE OAK | 2" CAL/29 |
| | CAESALPINIA CACALACO | |
| | CASCALOTE TREE | |
| | YINUS | |
| | ELDERICA PINE | |
| | FRAXINUS VELUTINA 'FAN TEX' | |
| | FAN TEX ASH | |
| | CHAMAEROPS HUMILIS | |
| | MEDITARRANEAN FAN PALM | |
| | ACACIA WILLARDIANA | |
| | PALO BLANCO | |
| | PALBERGIA SISSOO | |
| | SISSOO TREE | |

| SHRUBS | NAME | SIZE/QUANTITY |
|--------|-----------------------------|---------------|
| | BOUGAINVILLE- TORCH GLOW | 5 GAL./11 |
| | TORCH GLOW BOUGAINVILLEA | 5 GAL./83 |
| | CAESALPINIA MEXICANA | 5 GAL./67 |
| | MEXICAN BIRD OF PARADISE | 5 GAL./92 |
| | DODONEA VISCOSA | 5 GAL./85 |
| | HOP BUSH | 5 GAL./28 |
| | TECOMA STANS | 5 GAL./48 |
| | AZ-YELLOW BELLS | 15 GAL./6 |
| | RUJELLIA PENINSULARIS | 5 GAL./45 |
| | BAJA RUELLIA | 5 GAL./97 |
| | CALLIANDRA CALIFORNICA | 15 GAL./4 |
| | BAJA RED FAIRY DUSTER | |
| | EROMPHILA M. 'VALENTINE' | |
| | VALENTINE BUSH | |
| | PHOENIX ROBELENI | |
| | PIGMY DATE PALM-POTS | |
| | ALYGYNE HUEGELII | |
| | BLUE HIBISCUS | |
| | TECOMA HYBRID CRIMSON FLARE | |
| | CRIMSON FLARE ESPERANZA | |
| | AGAVE DESMETTIANA | |
| | SMOOTH AGAVE | |

| TEMPE 2' PLANT LIST | SIZE/QUANTITY | NAME |
|---------------------|---------------|---------------------------------|
| | 5 GAL./11 | CARISSA MACROCARPA 'NATAL PLUM' |
| | 5 GAL./83 | GREEN CARPET NATAL PLUM |
| | 5 GAL./67 | RHAPHIOLEPIS INDICA 'BALLERINA' |
| | 5 GAL./92 | INDIAN HAWTHORN BALLERINA |
| | 5 GAL./85 | ROSMARINUS OFFICINALIS |
| | 5 GAL./28 | HUNTINGTON BLUE CARPET |
| | 5 GAL./48 | RUJELLIA BRITTONIANA 'KATIE' |
| | 15 GAL./6 | KATY RUELLIA |
| | 5 GAL./45 | LANTANA 'NEW GOLD' |
| | 5 GAL./97 | NEW GOLD LANTANA |
| | 15 GAL./4 | WEDELIA TRILOBATA |
| | | YELLOW DOT |
| | | LANTANA M |
| | | PURPLE TRAILING LANTANA |
| | | ACACIA REDOLENS |
| | | DESERT CARPET |
| | | MYOPORUM PARVIFOLIUM |
| | | TRAILING MYOPORIUM |
| | | AGAVE PALMERI |
| | | PALMER AGAVE |
| | | BULBINE FRUTESCENS |
| | | TINY TANGERINE BULBINE |
| | | CONVOLVULUS CNEORUM |
| | | BUSH MORNING GLORY |
| | | BERBERIS THUNBERGII |
| | | CRIMSON PYGMY BARBERRY |

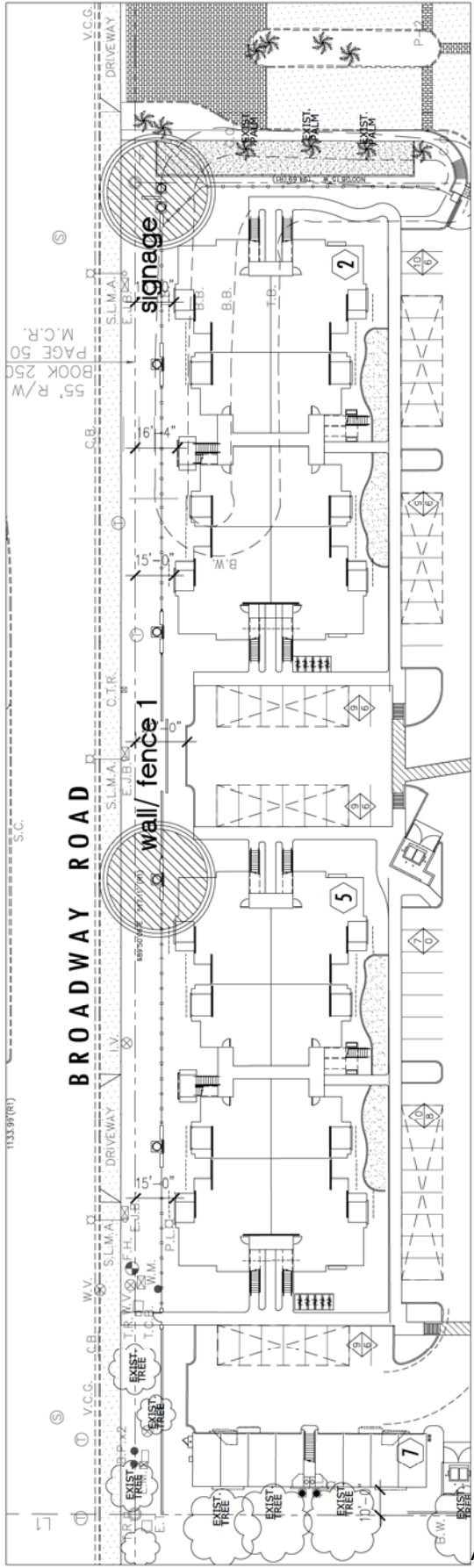
| TEMPE 3' PLANT LIST | SIZE/QUANTITY | NAME |
|---------------------|---------------|--------------------------|
| | 5 GAL./87 | MUHLENBERGIA RIGIDA |
| | 5 GAL./81 | PURPLE MUHLY |
| | 5 GAL./176 | MUHLENBERGIA CAPILLARIS |
| | 5 GAL./175 | 'REGAL MIST' |
| | 1 GAL./123 | HESPERALOE PARVIFLORA |
| | 1 GAL./135 | RED YUCCA |
| | 1 GAL./191 | PEDILANTHUS MACROCARUS |
| | 1 GAL./75 | LADY SLIPPER |
| | 1 GAL./199 | DIETES VEGETA |
| | 15 GAL./40 | LOTHUS DOMESTICA 'LILLY' |
| | 1 GAL./107 | NANA DOMESTICA 'NANA' |
| | 1 GAL./51 | DWARF MANDINA |
| | 5 GAL./103 | TURF- BERMUDA SOD |

MATERIALS

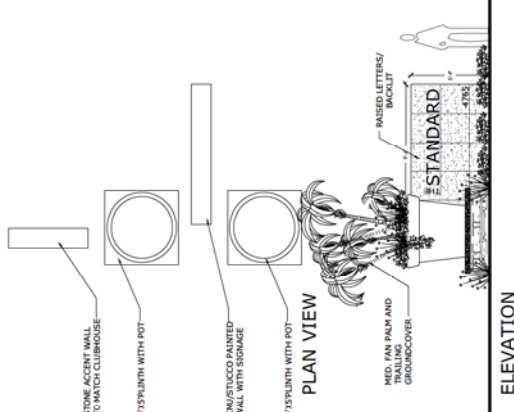


2" THICK 5/8" MINUS DECOMPOSED GRANITE IN ALL NON-TURF AREAS "DESERT GOLD".

NOTE:
ALL TREES SHALL COMPLY WITH THE LATEST AMENDED ADDITION OF THE ARIZONA NURSERY ASSOCIATION- RECOMMENDED TREE SPECIFICATIONS.
SEE ZONING 1903(6)(A), ZONING CODE

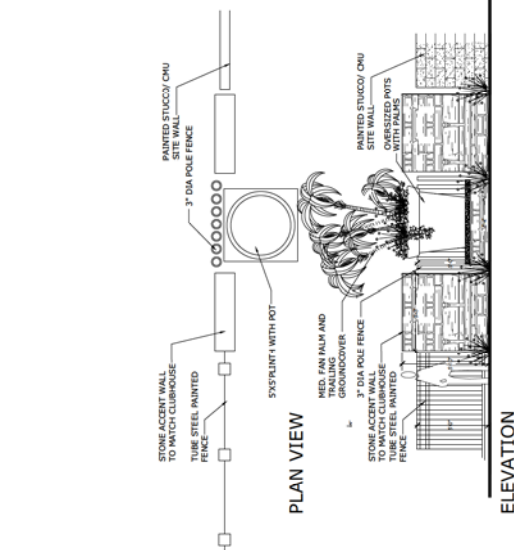


site plan
SCALE: 1" = 20'



ELEVATION

signage on Broadway
SCALE: 1/4" = 1'-0"



ELEVATION

typical site wall/fence on Broadway
SCALE: 1/4" = 1'-0"

