

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 07/22/2014
Agenda Item: 4**

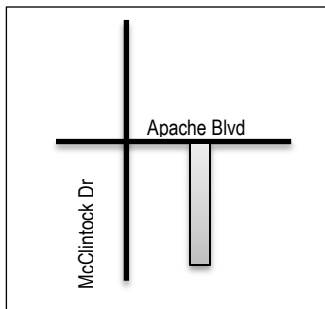
ACTION: Request for a Zoning Map Amendment and Planned Area Development for PONY ACRES, located at 1847 E Apache Blvd. The applicant is Gammage & Burnham, PLC.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: PONY ACRES (PL130191) is an existing trailer park located within the Transportation Overlay District Station Area. The lot is approximately 174 feet wide east to west, along the street front and 1,265 feet deep from north to south. The proposed multi-family development is seeking to change the zoning from CSS Commercial Shopping and Service, to MU-4 (Mixed Use, High Density) with a Planned Area Development Overlay. The request includes the following:

ZON14003 Zoning Map Amendment from CSS Commercial Shopping and Service, to MU-4 (Mixed Use, High Density)
 PAD14006 Planned Area Development Overlay for development standards for density, building height, setbacks and parking.



Property Owner	McClintock Station LLC
Applicant	Manjula Vaz, Gammage & Burnham PLC
Current/Proposed Zoning	CSS / MU-4 PAD
Gross/Net site area	5.2 acres / 5.09 acres
Density/Units/Bedrooms	40 du/ac / 204 units / 297 bedrooms
Total Building area	237,108 s.f.
Lot Coverage	30% (50% maximum allowed in CSS)
Building Height	75 ft. (35 ft maximum allowed in CSS)
Building Setbacks	5' front, 0' east side, 54' west side, 54' rear (0' front, 0' side, 10' rear minimum in CSS)
Landscape area	18% (15% minimum required in CSS)
Vehicle Parking	282 spaces (279 min. required, 349 maximum allowed)
Bicycle Parking	152 spaces (148 minimum required)

ATTACHMENTS: Ordinance, Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Diana Kaminski, Senior Planner/Dave Nakagawara, Community Development Director

COMMENTS:

This site is located on the south side of Apache Boulevard within the Transportation Overlay District Station Area, and extends south to the Union Pacific Railroad corridor, Broadway Road is further south. The site is east of McClintock Drive, and adjacent to and west of the Tempe Police Sub Station.

The site is approximately 174 feet wide east to west, along the street front and 1,265 feet deep from north to south, making redevelopment as an individual lot challenging. Due to the narrow dimension of the lot, and the lack of access to another street or alley, the property is required to circulate for fire and refuse within the existing lot, with two exit drives onto Apache Boulevard.

Traffic Engineering Input: Having two driveways within such a short street frontage is not an ideal scenario for pedestrian oriented design, but this has been mitigated by restricting one of the drives to emergency access only, limiting traffic to and from the site to one driveway for primary use. The second drive is gated, for use by emergency services only. The primary access drive is a right in and right out movement only, limiting traffic conflicts at the project entry. A traffic study was received by staff and reviewed. The executive summary has been provided in the attachments of this report.

The height of the buildings and circulation requirements for fire also dictated a wider drive aisle, for access to all buildings in the event of a large fire. The resulting site configuration is that 94 feet of the 174 foot width is pavement divided between the east side and west side, the full depth of the lot. A narrow 4-5' landscape strip as the buffer on the long sides, and the remaining 72 feet of site width is used for building area and limited landscape. Staff had initially recommended the site be combined with other lots to make a larger development with better street front access and circulation. The applicant chose to move forward with the original development plan, in conformance with the General Plan, and request a Planned Area Development to address the narrow and deep lot configuration.

The applicant is requesting a Zoning Map Amendment and Planned Area Development indicating a high-quality mixed-use project; however a Development Plan Review was not submitted with this request to evaluate the project details. The Zoning Code does not require the design portion to be forwarded with the zoning request; however, the PAD is required for the Mixed Use zoning categories to define the standards. The PAD intent is to provide changes to development standards to accommodate an innovatively designed development that exceeds what would be possible by the standards within the code. The applicant intends to return later when the market supports development, which would allow the design to be dictated by future market trends. The mixed-use component includes the leasing office and clubhouse with second floor office space. There is limited street frontage to accommodate commercial uses, staff had recommended a ground floor restaurant use with a patio, and office space and clubhouse uses above. The proposed configuration will have glass storefront. The applicant has requested a Zoning Administrator's opinion that the general intent of the Transportation Overlay District code has been met by the proposed leasing office and club house space, with incubator office space on the second floor, overlooking the street front as the commercial portion to meet the mixed use intent. This request has been approved by the Community Development Manager.

The project has gone through three preliminary site plan reviews and multiple meetings with staff. There were no comments specific to the requested Zoning Amendment or Planned Area Development. Most of the comments from other departments centered on design details to be resolved when a Development Plan Review application is made.

Police Input: The Tempe Police Department expressed concern over the location of vehicles or shade canopies on the east side, creating a potential for people to climb over the security wall and into the police compound. A suggestion was made to relocate the drive aisle, so that the drive lane was closest to the east side, however, this interfered with parking requirements. A suggestion was made to add curved picket to the top of existing wall, however the wall would require additional structural calculations to determine the integrity of the foundation for an additional load. Lastly, a recommendation was made to use natural vegetation as a deterrent, with a combination of ocotillo, bougainvillea, cholla, agave, optunia or other plants that would discourage climbing and access. This level of detail would be required at the point of a Development Plan Review for the landscape plan.

The lot configuration makes many uses impractical for the depth and width of the lot. As a commercial lot, it might function for a self-storage facility; however, this use and many other commercial uses are restricted within the Transportation Overlay District. As a 5 acre commercial site, it could be used for office uses, but would be limiting to retail uses due to the lack of street frontage. The requested development doubles the density of the site, providing a market-rate for-rent apartment community. The scale and intensification of the development dictates the fire and refuse access and amount of paving of the site. This property is not unique in this configuration; there are 25-35 sites along Apache Boulevard with very narrow street frontage and very deep lots. Each lot has either CSS or Multi-family zoning in effect.

This request includes the following:

1. Zoning Map Amendment to change the zoning from CSS Commercial Shopping and Service to MU-4 (Mixed Use, High Density).
2. Planned Area Development to define the density, building heights, setbacks, parking and general building envelope for the development.

The applicant is requesting the Development Review Commission provide a recommendation to City Council on the items listed above. For further processing, the applicant will need approval for a Development Plan Review.

PUBLIC INPUT

- A Neighborhood meeting was required for the zoning request.
- A Neighborhood meeting held: June 25, 2014 from 6:00 p.m. to 7:00 p.m. at the Tempe Police Substation at 1855 E Apache Boulevard.
- See attached summary of meeting provided by the applicant.
- Community Development staff attended the meeting. Although the meeting was to discuss the zoning of the property from CSS to MU-4, in conformance with the General Plan designation, the applicant also presented general design concepts as they applied to the site layout, uses and circulation. There were approximately 60 people in attendance, a few representatives of the Tempe Apache Boulevard Business Association (TABBA) and nearby property owners; the majority were residents of Pony Acres. A translator was available to discuss resident questions. The primary concerns were the timing of the entitlements, when construction might commence, and what plans were proposed for relocation of tenants residing in the trailer park. The applicant indicated that the timeline for redeveloping the site was not known at this time, reassuring tenants that the applications was only a rezoning request and that additional entitlements would be required before development could occur. Staff provided a tentative outline on the wipe board to show what the entitlement process and minimum notification process may be using state requirements:
 - July 22nd Development Review Commission
 - August 14th City Council
 - September 4th City Council
 - January 2015 Design entitlement (at earliest)
 - 6 month required notification for relocation
 - July 2015 Construction commencement (at earliest)

The applicant had a follow up community meeting with tenants, specifically to discuss the process and available assistance in regard to future relocation. This meeting was held at 6pm on July 17th, at the Tempe Police Substation on Apache Boulevard.

At the completion of this report, there was one inquiry of concern regarding this request. The resident was concerned about relocation plans for residents and displacement of families from the trailer park into rental homes within the neighborhood, and potential overcrowding of extended families within single family residences that would not be in violation of consanguinity rules. The concern was that homes would become boarding houses for larger numbers of people than the existing houses are designed to accommodate.

PROJECT ANALYSIS

ZONING

The site is currently zoned CSS Commercial Shopping and Service, and is located within the Transportation Overlay District Station Area. The General Plan 2040 identifies this site as a mixed-use high density site allowing up to 65 dwelling units per acre. The request to change the zoning from CSS to MU-4 (Mixed Use, High Density) brings the site into compliance with the projected land use and density within the General Plan. New commercial uses are limited within the Transportation Overlay District, a copy of the Zoning Code use restrictions are provided in the attachments for reference. The site is a long established trailer park community, with outdated infrastructure and many homes that would not be able to be relocated due to their structural conditions. The redevelopment of the site from the existing 80 trailer homes to 204 market-rate apartments increases the number of residents within the area and improves a site in need of redevelopment. The proposed zoning is appropriate to the surrounding sites, in relation to the defined zoning district uses and standards.

Section 6-304 C.2. Approval criteria for Zoning amendment (*in italics*):

1. *The proposed zoning amendment is in the public interest by providing new site infrastructure and amenities to residents, increasing activity support at the east end of Apache Boulevard and facilitating revitalization of private properties along the transportation corridor.*
2. *The proposed zoning amendment conforms with and facilitates implementation of the General Plan by redevelopment of an underutilized parcel for an increased density supportive of transit oriented lifestyles.*

PLANNED AREA DEVELOPMENT

The property is within the Apache Boulevard Redevelopment Area, which identified a desire for balanced uses of owner-occupied and rental product, increased green spaces, enhanced recreational areas, provision of specific commercial uses to serve residents, rehabilitation of existing structures and redevelopment of properties unable to be reused. The proposed project is primarily a multi-family development. If the applicant had requested a zoning amendment to multi-family, a General Plan Amendment would have been necessary. The Zoning Code currently precludes any developments greater than 30 dwelling units per acre being built as solely a residential product, without mixed use. As a Mixed-Use zoning district, a Planned Area Development is required to determine the development standards, which are negotiated through the PAD process. For comparative purposes, the R-5 Zoning District (the highest density multi-family district), the CSS Zoning District (current standards) and the Proposed PAD are shown on the chart below:

PONY ACRES – PAD Overlay			
Standard	R-5 Multi-family Residential Standards	CSS	PROPOSED MU-4 (PAD)
Residential Density Number of Units Number of Bedrooms	30 du/ac 156 units	20 du/ac 104 units	40 du/ac 204 units 297 bedrooms
Building Height (feet) [Exceptions, see Section 4-205(A)]			

Building Height Maximum	50 ft.	35 ft.	75 ft.
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	No	No
Maximum Lot Coverage (% of net site area)	70%	50%	30%
Minimum Landscape Area (% of net site area)	25%	15%	18%
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]			
Front	20 ft	0 ft	5 ft
Parking		20 ft	20 ft
Side	10 ft	0 ft	0 ft east side 54 ft west side
Rear	10 ft	10 ft	54 ft rear
Street Side	10 ft	0 ft	NA
Parking		20 ft	NA
Parking with TOD reduction			
Residential	Dependent on unit mix	279	264 secured spaces 18 public spaces TOTAL = 282 spaces
Retail		No retail	
Office		14	
Fitness Center		Not open to public	
Restaurant		No restaurant	
Bicycle Parking	Dependent on unit count	148	147 secured spaces 5 public spaces

The proximity of the site to the light rail station and newer developments provide precedence for development form.

Grigio Metro, a mixed-use student housing development to the west of the proposed development site, has a density of 84.6 dwelling units per acre on 4.8 acres, including 407 units and 920 parking spaces (including the park and ride spaces, the project required 462 spaces). The building height is 70 feet, and setbacks were 0 feet on front and sides, and 15 feet on the rear lot line. The project has a 10% landscape area. The commercial requirements were reduced for this development, located on a major arterial corner (requiring ground floor commercial uses on two sides), to require 45% of the ground floor to be commercial uses, and a Zoning Administrator’s opinion that the residential private gym could serve as a part of the total commercial frontage required.

Campus Suites on The Rail (now The Domain) to the north east of this site has a density of 44 dwelling units per acre on 6.8 acres, to include 299 units (964 bedrooms) and 1,084 parking spaces (746 spaces required). The building height is 70 feet, and the setbacks were 0 feet on front, east side and rear, and 10 feet on the west side. The project has a 14% landscape area.

Regarding street front uses: The lot is approximately 174 feet wide, with two driveways of 40 feet and 30 feet widths, leaving approximately 100 linear feet of street frontage, including sidewalks and landscape areas. The proposed street frontage is 85 feet of leasing space and clubhouse for the residents. There is incubator office space located above the ground floor.

Regarding Density: The existing zoning allows 20 du/ac, and R-5 zoning would allow 30 du/ac, the request is for 40 du/ac, which is within the projected “up to 65 du/ac” designation in the General Plan, and within the range of other recent developments within the area.

Regarding Building Height: The existing zoning allows 35 feet, the R-5 zoning would allow 50 feet, and the request is for 75 feet. Sample elevations were provided with the PAD request, however a Development Plan Review was not submitted to fully entitle the elevation design.

Regarding Lot Coverage: The existing CSS would allow up to 50% lot coverage, R-5 would allow 70%, the proposed lot coverage is 30%. Car canopies are not included in lot coverage. The amount of building area is appropriate to the overall site and is less intense than other developments within the area.

Regarding Landscape Area: the existing CSS requires 15% landscape, R-5 would require 25%, the requested is 18%. Other developments in the area range from 10-14% of the total site. Without a design request to discuss potential mitigation of heat

impacts or methods of increasing landscape opportunities, the proposed PAD is providing a 3.5% increase in landscape area from what would currently be required.

Regarding Setbacks: The setbacks are greater than what is required within the existing CSS, R-5, or any of the existing entitled PADs. The setbacks were determined based on drive circulation requirements, which dictated a 26 foot drive aisle on both sides of the buildings, and the addition of parking stalls at the perimeter of the site.

Regarding Vehicle and Bicycle Parking: The proposed project does not modify the parking standards from the Zoning Code within the TOD station area. Reductions are made based on the proximity to light rail, within the station area, and parking is secured for both vehicles and bikes, with sufficient public parking to accommodate business uses at the street front.

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

1. The proposed land uses are allowable in Part 3.
2. The development standards listed above, as established as part of the PAD Overlay District, as well as the standards allowed by use permit in Part 4 will be conformed to for development of this site.
3. The proposed PAD is in general conformance with provisions in Part 5
4. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

Conclusion

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

REASONS FOR APPROVAL:

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

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. The property owner shall notify residents no later than ten business days following the submittal of the Development Review Plan request and no less than twelve months prior to the closure of the park for redevelopment. The notification of the need to relocate due to closure of the trailer park shall be in English and Spanish, provided to both the residents and the City of Tempe.
2. A building permit application shall be made on or before September 4, 2017, or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
3. The site plan, as submitted, is approved as part of the Planned Area Development; the eastern-most driveway shall be gated and signed for emergency access only.
4. A security plan shall be developed as part of the Development Plan Review: site, landscape and architectural modifications may be necessary to comply with police department security requirements.
5. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the

future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than October 6, 2014, or the Zoning Map Amendment and Planned Area Development approval shall be null and void.

6. The Planned Area Development Overlay for PONY ACRES shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.

CODE/ORDINANCE REQUIREMENTS:

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

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: www.tempe.gov/index.aspx?page=2147 or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Building Safety forms at this link: www.tempe.gov/index.aspx?page=1033. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

HISTORY & FACTS:

January 1930	Based on aerial photography from the Flood Control District of Maricopa County, the property was used for agricultural purpose, with the railway line to the south and Apache Boulevard terminating at McClintock at the west.
February 1949	A residence was located at the north end of the lot, facing Apache Boulevard, by 1953, this structure was removed.
February 1959	Development is shown on the north side of Apache Boulevard; however there is no aerial shown on the south side.
January 1969	The Pony Acres Trailer Park is fully developed sometime between 1954 and 1969. The trailer parks to the west of this site were not developed at this time. The beginning of a development was started on the lot to the east.
December 1979	The sites to the west and north are developed, the site to the east appears to have limited use.
October 2006	The site to the east remained vacant for a decade prior to development of the Tempe Police Substation.

There is no other history regarding the Pony Acres Site.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-304, Zoning Map Amendment
Section 6-305, Planned Area Development (PAD) Overlay districts

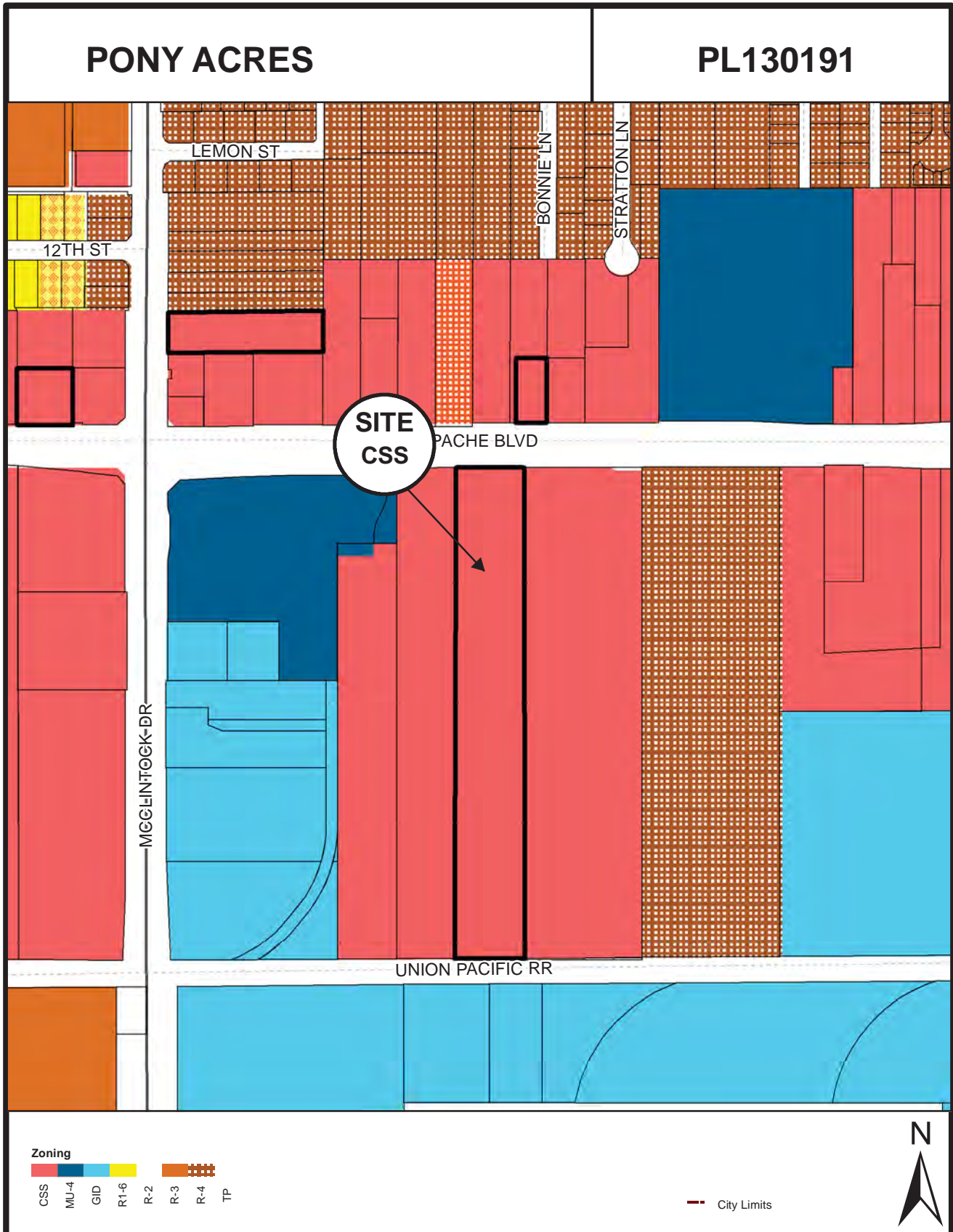


DEVELOPMENT PROJECT FILE

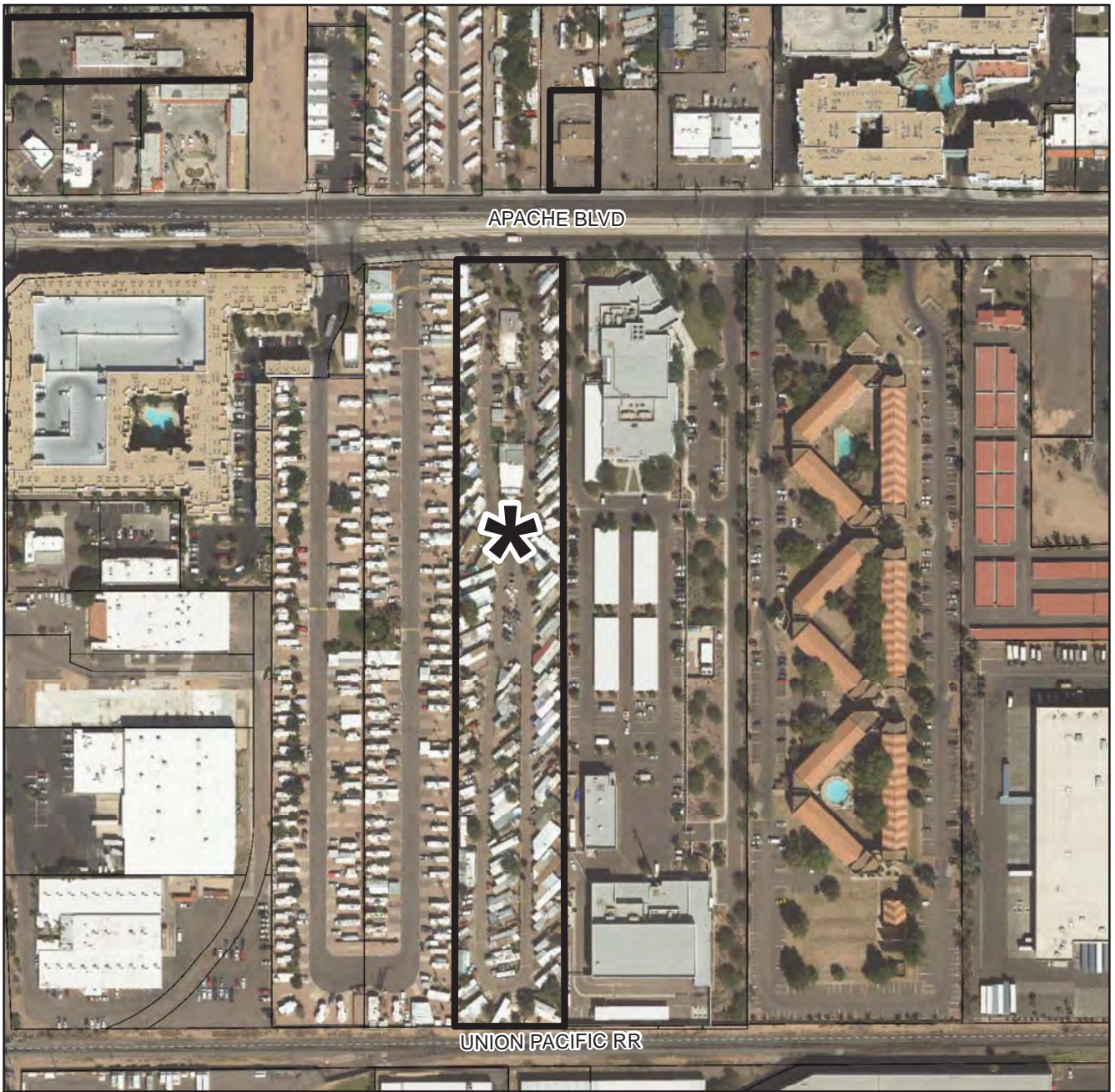
for
PONY ACRES

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-8. Letter of Explanation
- 9-17. Applicant provided Exhibits
18. PAD Cover Sheet PAD 1
19. PAD Additional Data Sheet PAD 2
20. PAD Site Plan Sheet PAD 3
21. Floor Plans Sheet PAD 4
- 22-23. Conceptual Elevations (for PAD entitlements, not design) Sheet PAD 5
- 24-25. Perspectives Sheets PAD6 (for reference, not design)
26. Landscape Plans (for reference, not design)
- 27-39. Site Context Photographs provided by Applicant
- 40-42. Neighborhood Meeting Notes provided by Applicant
- 43-44. Traffic Impact Analysis Executive Summary



Location Map



PONY ACRES- PL130191

PONY ACRES

Applicant's Letter of Explanation

Zoning Map Amendment and Planned Area Development Overlay Applications

McClintock Station L.L.C. (the "Owner" and the "Applicant") respectfully submits this application to redevelop the existing Pony Acres mobile home park located at 1847 East Apache Blvd. in Tempe, Arizona (the "Site"). The Site, which is approximately 5.17 acres in size and is located along the METRO light rail line, is located approximately 750 feet east of the southeast corner of the intersection of Apache Blvd. and McClintock Drive and approximately 240 feet east of the platform of the McClintock Drive / Apache light rail station. See **Exhibit A** for an aerial photograph of the Site and surrounding uses.

Applications

The Applicant is submitting a zoning map amendment application and a planned area development ("PAD") overlay application as part of its applications for the redevelopment of the Site (the "Applications"). The purpose of the Applications is to accommodate the development of a mixed-use development consisting of 204 market rate apartments, a leasing office, a clubhouse and an office to serve as an incubator for new businesses (the "Project").

Specifically, the purpose of the zoning map amendment request is to rezone the Site from Commercial Shopping and Services district ("CSS") to the Mixed-Use, High-Density ("MU-4") district. The Site is and will remain located within the Station Area of the Transportation Overlay District (the "TOD"). The purpose of the PAD is to establish site specific development standards required to accommodate a design appropriate mixed-use development.

A development plan review ("DPR") application for design approval, including site plan, building elevations and landscape plan will be processed for the Project at a later date and as market conditions warrant.

The Project represents an opportunity to improve an underutilized parcel located within a high-profile mixed-use environment along the Apache Blvd. light rail corridor with the introduction of a high-quality and modern mixed-use project. The intent of the Applications is to further diversify the mix of uses along the light rail corridor by adding residential and office uses to the area as envisioned by the General Plan. In addition, the development of the multi-family residential product will provide residents of Tempe and the surrounding area with exciting new housing options within walking distance of the McClintock Drive / Apache light rail station and the various uses, including employment, educational and entertainment uses, that are accessible throughout Tempe and the Valley via the light rail line.

The Site, which currently accommodates a mobile home park, is a prime opportunity for redevelopment given its immediate proximity to the nearby light rail station and general proximity to downtown Tempe and Arizona State University. The Site's location also provides an opportunity to make a significant statement on Apache Blvd. leading up to the nearby McClintock Drive / Apache light rail station to the west with the introduction of a high-quality, mixed-use project representative of the ongoing private and public investment occurring along the Apache Blvd. light rail corridor and throughout Tempe.

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 remains 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, entertainment and recreation opportunities, and alternative modes of transportation, such as light rail and bus service. Apartments are an appealing introductory housing option for families and/or individuals that may become permanent Tempe residents. High-quality, modern multi-family complexes provide prospective homeowners with an opportunity to experience new neighborhoods and lifestyles in an attractive setting without the financial commitment of home ownership.

Site Area

The Site consists of a single parcel approximately 5.17 acres in size. The Site is located along the METRO light rail line approximately 750 feet east of the southeast corner of the intersection of Apache Blvd. and McClintock Drive and approximately 240 feet east of the platform of the McClintock Drive / Apache light rail station. A full legal description is included in the submittal packet for the Applications.

Area Context

The Site currently accommodates the Pony Acres mobile home park. The existing mobile home park contains 87 residential units, of which 75 are currently occupied. As reflected by the aerial photograph provided in **Exhibit A**, the area surrounding the Site includes a mix of commercial, residential, government, transportation and automobile service uses, including but not limited to:

- METRO light rail line within the median of Apache Blvd.;
- McClintock Drive / Apache light rail station just east of the intersection of McClintock Drive and Apache Blvd.;
- Five (5) story Grigio Metro apartments development at the southeast corner of McClintock Drive and Apache Boulevard;
- Tempe Police Apache Substation adjoining the Site to the east;
- Tempe Travel Trailer Villa mobile home park adjoining the Site to the west;
- Union Pacific Railroad line adjoining the Site to the south;
- Apache Palms RV Park located north of the Site across Apache Blvd.;
- Checksmart, Tempe Tavern and Paradise Motel at or just east of the northeast corner McClintock Drive and Apache Blvd.;
- Pride gas station and convenience store and Pep Boys auto parts and service store respectively at the northwest and southwest corners of McClintock Drive and Apache Blvd.;
- India Plaza commercial center along the north side of Apache Blvd. approximately 150 feet east of the Site;
- Five (5) story Domain at Tempe purpose-built student housing development along the north side of Apache Blvd. approximately 350 feet east of the Site;

- Arbour Park apartments along the south side of Apache Blvd. and just east of the Tempe Police Apache Substation; and,
- StorAmerica self-storage along the south side of Apache Blvd. approximately 650 feet east of the Site

The Applicant envisions that the Project will continue to revitalize the Apache Blvd. light rail corridor and significantly enhance the area's urban environment by providing high-quality, modern residential apartment opportunities within walking distance of the McClintock Drive / Apache light rail station and the various uses, including employment, educational and entertainment uses, that are accessible throughout Tempe and the Valley via the light rail line.

Planning Context

General Plan 2040

The Applicant is proposing a high-density multi-family residential development with accompanying office and clubhouse uses located along the street frontage that will further energize Apache Blvd.

As shown by the maps provided in **Exhibit B**, the land use projected for the Site by General Plan 2040 is Mixed-Use. The residential density projected for the Site by General Plan 2040 is High Density (up to 65 units per acre).

According to the General Plan, the Mixed-Use category is designed to accommodate a mixture of residential and commercial uses. This category also encourages creatively designed developments that create a living environment which reflect a "village" concept where there is opportunity to live, work and play within one development or area. The Project will provide opportunities to live, work, and play in the same area. Specifically, the development of the Project will:

- provide a mix of multi-family residential and office uses, as well as on-site amenities for future residents;
- provide new residential and office opportunities along the Apache Blvd. light rail corridor; and,
- result in an overall residential density of approximately 40 units per acre.

The Project is exactly the type of mixed-use, high-density project envisioned by General Plan 2040.

Apache Boulevard Redevelopment Plan

The Site is located in the Apache Boulevard Redevelopment Plan ("ABRP") planning area. The mission of the ABRP is to encourage reinvestment in the Apache Blvd. area in order to build a more desirable neighborhood in which people enjoy living and working within. In specific relation to Apache Blvd., the ABRP's mission is to upgrade existing development by introducing viable long-term businesses and mixed-use projects. The Project, which is located along Apache Blvd., represents a substantial reinvestment in the ABRP planning area. The Project will replace a mobile home park with a viable mixed-use development that will provide additional residential housing and office opportunities along Apache Boulevard that will further foster an enjoyable living and working environment in the ABRP planning area.

Current Zoning

The Site is currently zoned for CSS District uses and is located within the Station Area of the TOD. A zoning map illustrating the respective locations of current zoning classifications for the area is enclosed as part of the submittal packet for the Applications (see **Exhibit C**). Within the TOD's Station Area, the CSS District allows a maximum residential density of just 25 units per acre with a use permit and a maximum building height of just 35 feet (45 feet when residential units are within a building located above commercial use(s)). The residential densities and building heights allowed within the CSS District are not consistent with the residential density projected for the Site by General Plan 2040. The CSS District's allowable height and density are also inconsistent with the mission of the ABRP, as the development standards are not conducive to the development of high-quality mixed-use development which will provide needed viable long-term housing and office opportunities. The purpose of the Applications is to rezone the Site from GID to MU-4 to accommodate the Applicant's development of a vibrant mix of uses on the Site that will further promote the "village concept" of living, working and playing in one location or area along the Apache Blvd. light rail corridor. The Applicant is also requesting a Planned Area Development (PAD) Overlay to establish site specific development standards for the Project based on the development proposal.

Project Description

The Project presents an extraordinary opportunity to further energize the Apache Blvd. light rail corridor with residential and office uses that will complement the corridor's existing mix of uses and further establish an environment which truly offers an opportunity to live, work and play in one area. Considering the Site's desirable location along the Apache Blvd. light rail corridor, its immediate access to the McClintock Drive / Apache light rail station and its proximity to downtown Tempe and Arizona State University to the northwest, the Project will strongly appeal to young professionals and families and individuals seeking high-quality, modern housing opportunities within an urban, mixed-use development setting.

The purpose of the Application is to redevelop a property located along the Apache Blvd. light rail corridor and further energize the ABRP planning area by providing needed additional high-quality, modern housing opportunities in proximity to employment, educational, commercial and entertainment uses. The Project is designed to primarily appeal to young professionals and families. The Site's location along the Apache Blvd. light rail line provides a unique opportunity to further encourage the rejuvenation of the Apache Blvd. development corridor, to further enhance pedestrian activity along Apache Blvd., and to add to the residential and office mix along Apache envisioned by General Plan 2040. In order to provide the desired active and urban presence, as well as to enhance pedestrian activity along Apache, the Project's leasing office, clubhouse and business incubator spaces are all located along and oriented towards the Project's Apache street frontage.

Specifically, the Applicant is proposing a high-quality, modern development consisting of multi-family residential and office uses for the Site, of which approximately 223,000 square feet is residential use space, approximately 8,500 square feet is office space, approximately 4,500 square feet is club house space and approximately 1,000 square feet is leasing office space. The Project's includes:

- one (1), three (3) story building including leasing office, clubhouse and office uses along the Site's Apache Blvd. frontage;

- three (3), five (5) story residential buildings located throughout the center of the Site and containing a combined total of 204 apartment units and 297 bedrooms;
- a community pool centrally located within the development;
- a dog park; and,
- 282 surface parking spaces, of which 227 will be covered parking spaces.

The Project's three (3) residential buildings will provide a combined total of 204 high-quality, modern apartment units on the Site. The apartments will include a mix of one (1), two (2) and three (3) bedroom units accounting for 297 total bedrooms. The Project will include top-tier amenities, including but not limited to a clubhouse, community pool, dog park, patios, fitness center and barbeque areas. In addition, the residential buildings will be clustered around landscape courtyards and open space areas intended to create a park-like feel for residents and guests.

The Project is also designed to be respectful of and compatible with adjoining uses. All buildings will be located a minimum of approximately 55 feet from the adjoining mobile home park to the west and the Project's residential buildings will all be located a minimum of approximately 60 feet from the adjoining Tempe Police Apache Substation to the east.

Project Design

The Project is designed by Ayers Saint Gross Architects, which has extensive experience in designing multi-family projects around the region and nation, including the 1010 Lemon mixed-use development currently under construction at the intersection of Terrace and Lemon in Tempe and the recently constructed Roosevelt Point purpose-built student housing development in downtown Phoenix. The overall architectural character of the proposed development 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 recently constructed buildings in the area.

The general design concept is to locate the Project's housing component, along with its gardens and amenity areas, within a long central core in the middle of the Site. This will help establish a reasonable buffer from the adjacent properties, as well as create a pedestrian friendly environment adjacent to and throughout the residential buildings. The Project's mixed use component will be open to pedestrian and vehicular traffic while the in-board residential portion will be gated for tenant access only. The interior open spaces created by the spacing of the buildings will house tenant amenities, including but not limited to a resort style pool, spa, lush landscaping, gathering areas, barbeque areas, outdoor and grouped seating.

The Project will be wood framed with facades consisting of a blend of masonry, painted metal panels, stucco and storefront and unit windows to accomplish the desired timeless and modern look. The provision of a variety of parapet heights and patios will provide additional visual interest. Further explanation and detail of the Project's exterior design will be submitted as part of the development plan review application to be submitted at a future date.

Landscape Design

The overall landscape coverage percentage for the proposed multi-family residential community is approximately 18 percent, a significant amount for a development in an urban setting.

The intent of the landscaping design is to create garden-like environments that are segregated from vehicular traffic and create a park-like feel for residents and guests that will also serve as an integral part of the overall landscape design for the Project. 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, including a dog park and pool. The selected tree species will provide ample shade for pedestrians passing by 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 submittal packet for the Applications.

Circulation and Parking

The Project, which will be accessed and exited via Apache Boulevard, will provide a total of 282 parking spaces within parking courtyards generally located along the Site's east and west perimeter property lines. The vast majority of spaces within the parking courtyard will be shaded by carports. Of the 282 total parking spaces, 264 spaces are designated for use by the Project's future residents and 18 spaces are designated for use by future tenants of the Project's office space. The provided parking represents 1.3 spaces per dwelling unit and almost 0.9 spaces per bedroom, which is more than an ample amount for an urban, mixed-use development located just 240 feet from a light rail station. In addition, the Project will provide a total of 152 bike spaces. The number of parking spaces provided exceeds code requirements for multi-family residential and office uses located within the TOD Station Area.

A traffic impact study prepared by CivTech is included as part of the submittal packet for the Applications. The study concluded that traffic added to the adjoining roadway network as a result of the development of the Project will not result in any degradation of the study intersections (McClintock Drive / Apache Blvd., Park-N-Ride Lot and Apache Blvd., Tempe Police Substation driveway and Apache Blvd., and Projects' west and east driveways and Apache Blvd.) to unacceptable levels and that a right-turn lane into the Project is not warranted.

Conclusion

McClintock Station is very excited about the Project and the continuing redevelopment of the Apache Blvd. light rail corridor. The Project is a high-quality, modern multi-family residential community and office design that will provide additional desired housing and office opportunities in proximity to employment, commercial, educational and entertainment uses located in the area and/or along the light rail line, offer superior amenities to future residents, and maintain appropriate relationships with the street environment and adjoining properties. The Project is the exact type of development envisioned for the Site by General Plan 2040. The Project will contribute to the mix of residential, employment and commercial uses envisioned for the area, 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 light rail corridor. We look forward to discussing the Project and requests with you in the near future and respectfully request your support.

EXHIBIT A

Aerial Photograph of Project Site & Surrounding Area



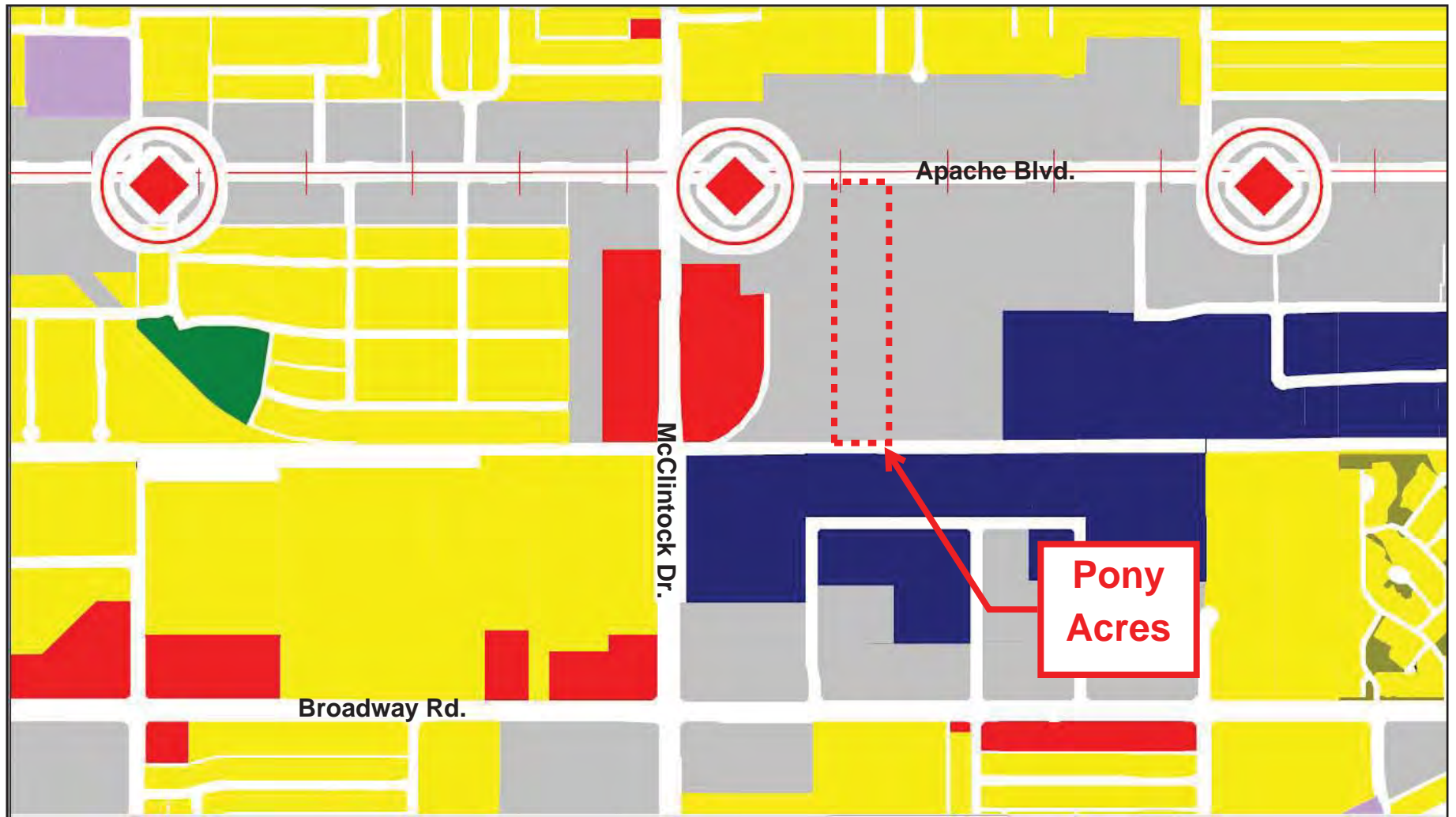
Pony Acres




- | | | |
|---|---|---|
| 1. METRO Light Rail Line | 6. Union Pacific Railroad Line | 12. Pep Boys |
| 2. McClintock Drive / Apache Boulevard Light Rail Station | 7. Apache Palms RV Park | 13. India Plaza |
| 3. Grigio Metro Apts. | 8. Checksmart | 14. Domain At Tempe Student Housing Apts. |
| 4. Tempe Police Apache Substation | 9. Tempe Tavern | 15. Arbour Park Apts. |
| 5. Tempe Travel Trailer Villa | 10. Paradise Motel | 16. StorAmerica Self-Storage |
| | 11. Shell Gas Station And Convenience Store | |



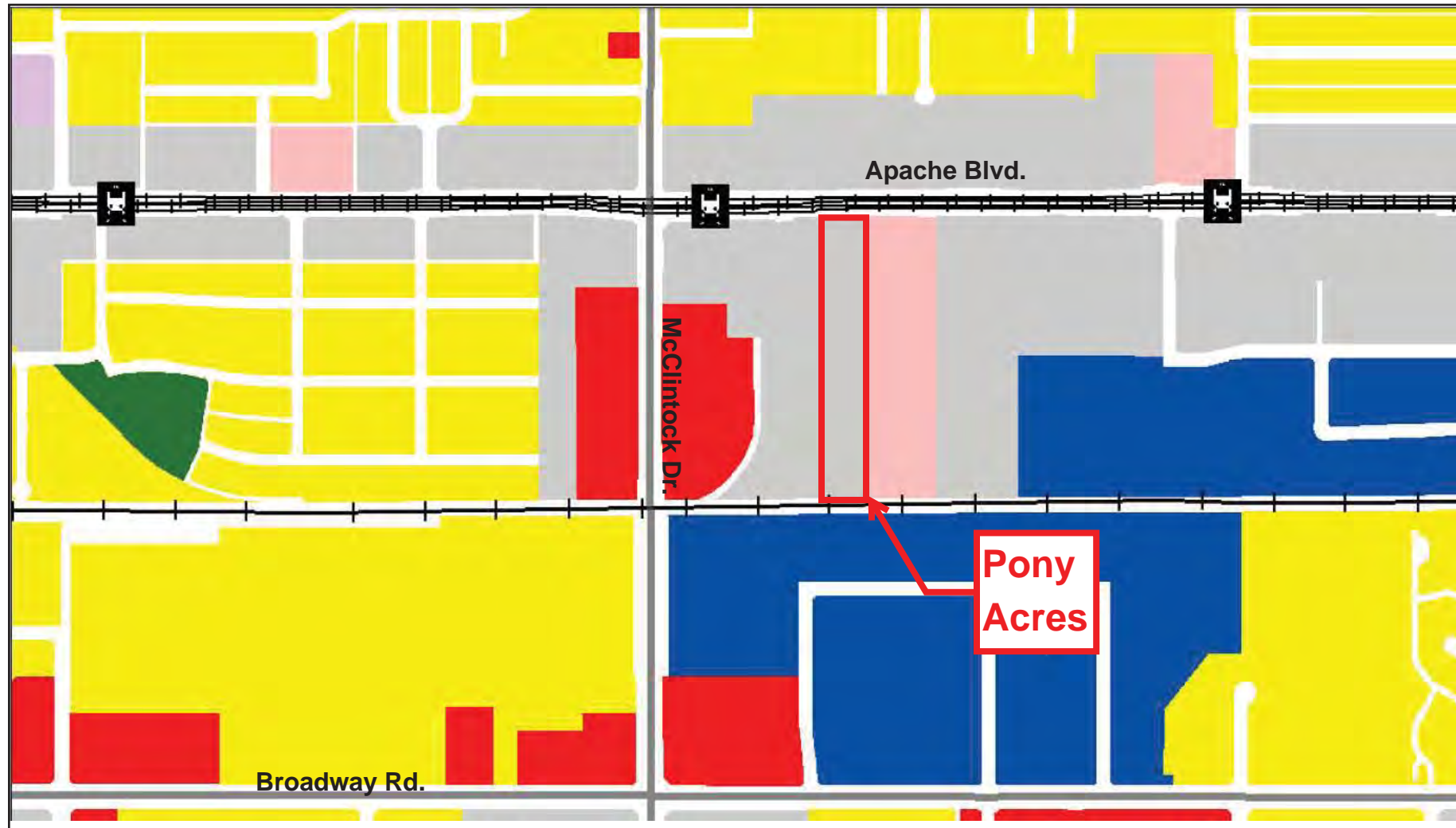
EXHIBIT B

General Plan 2030 Projected Land Use (Existing & Proposed)



- | | | |
|---|--|---|
|  Residential |  Industrial |  Mixed Use |
|  Commercial |  Educational |  Public/Open Space |

General Plan 2040 Projected Land Use (Existing & Proposed)



Residential



Industrial



Mixed Use



Commercial

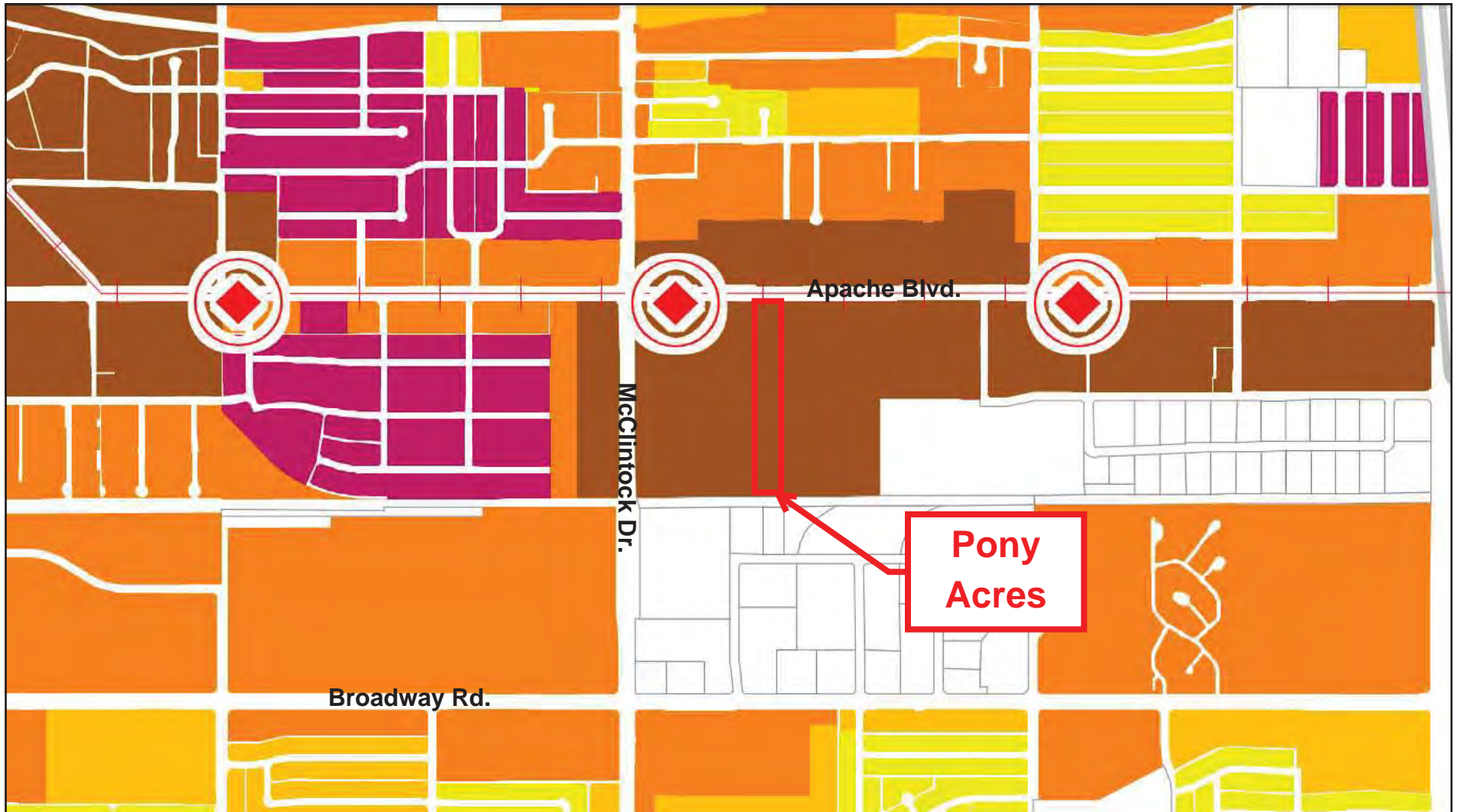


Civic



Public Open Space

General Plan 2030 Projected Residential Density (Existing & Proposed)



**Pony
Acres**

**Low to Moderate
Density
(4-9 dus/ac)**

**Medium
Density
(10 to 15 du/ac)**

**Medium to High
Density
(15 to 25 dus/ac)**

**High Density
(> than 25 dus/ac)**

Cultural Resource Area



General Plan 2040 Projected Residential Density (Existing & Proposed)

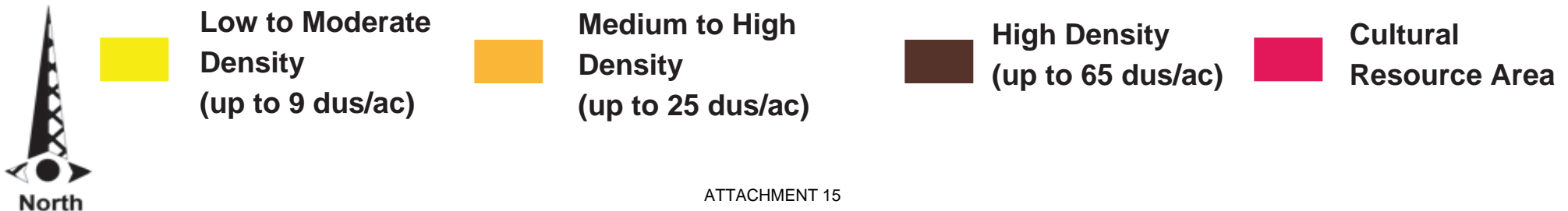
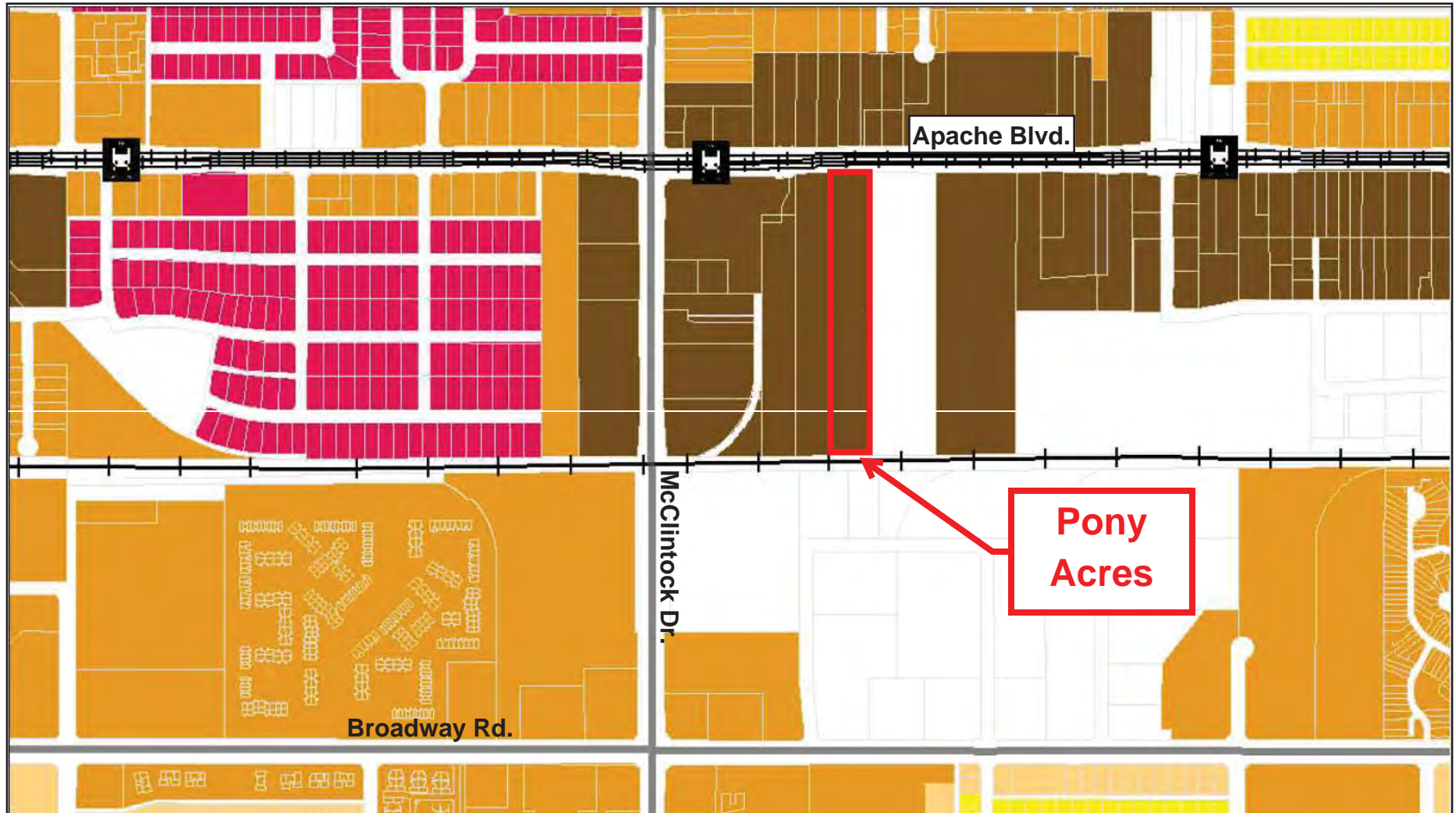
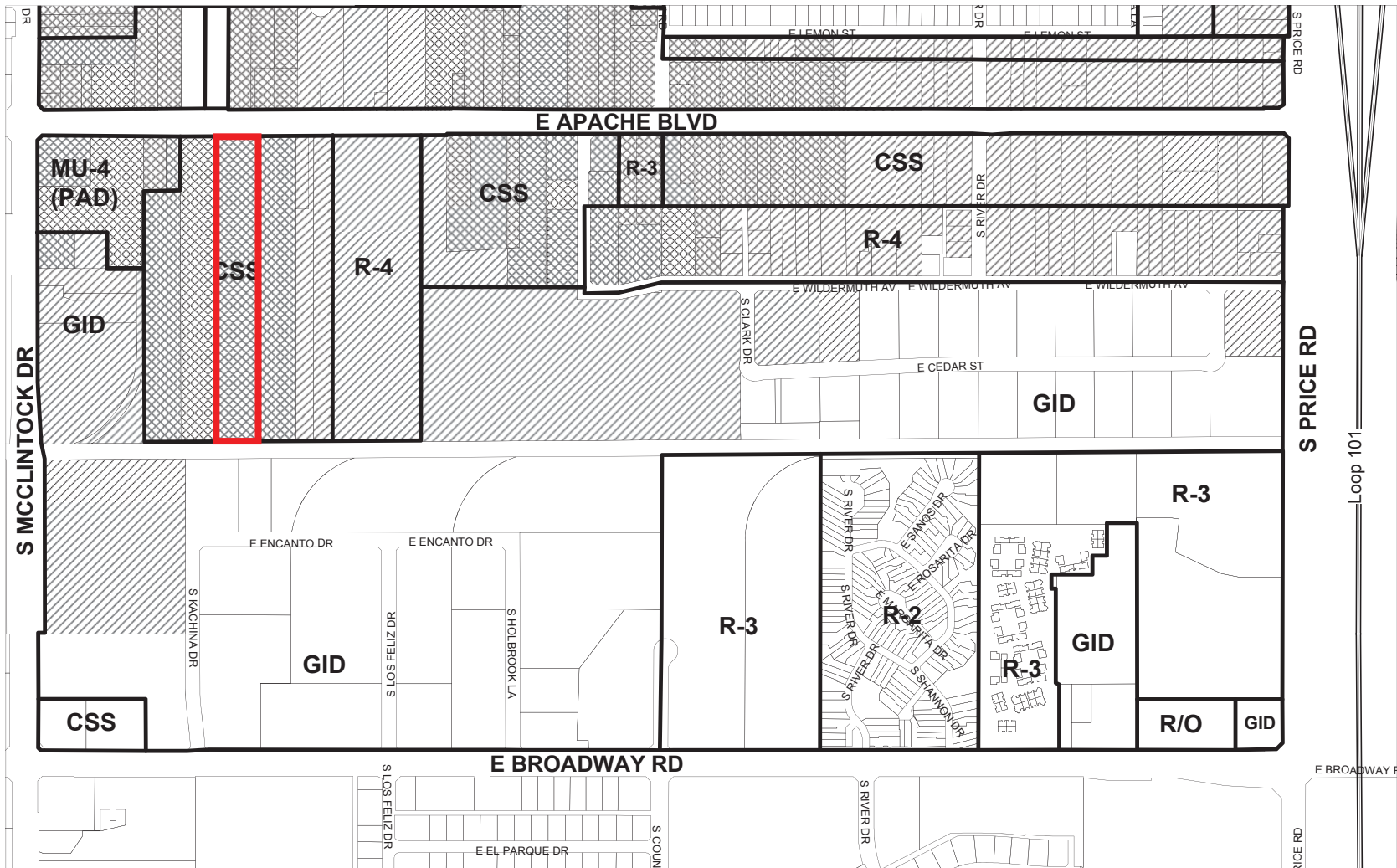


EXHIBIT C

Current Tempe Zoning Map



ZONING MAP LEGEND

RESIDENTIAL
 AG: Agricultural
 R1-4: Single-Family Residential
 R1-5: Single-Family Residential
 R1-6: Single-Family Residential
 R1-7: Single-Family Residential
 R1-8: Single-Family Residential
 R1-10: Single-Family Residential
 R1-15: Single-Family Residential
 R1-PAD: Single-Family Residential

R-2: Multi-Family Residential
 R-3R: Multi-Family Residential Restricted
 R-3: Multi-Family Residential Limited
 R-4: Multi-Family Residential General
 R-5: Multi-Family Residential High Density
 MHS: Manufactured Housing Subdivision
 RMH: Mobile Home Residence
 TP: Trailer Park

COMMERCIAL / MIXED USE
 R/O: Residential/Office
 CSS: Commercial Shopping and Services
 CC: City Center
 PCC-1: Planned Commercial Center Neighborhood
 PCC-2: Planned Commercial Center General
 RCC: Regional Commercial Center

MU-1: Mixed Use, Low-Medium Density
 MU-2: Mixed Use, Medium Density
 MU-3: Mixed Use, Medium-High Density
 MU-4: Mixed Use, High Density
 MU-Ed: Mixed Use Educational

INDUSTRIAL
 LID: Light Industrial District
 GID: General Industrial District
 HID: Heavy Industrial District

TOD Corridor
 TOD Station Area
 (PAD): Planned Area Development Overlay
 (H): Historic Property
 City Limits

Pony Acres



PLANNED AREA DEVELOPMENT OVERLAY FOR PONY ACRES

A PORTION OF THE SOUTHWEST QUARTER, SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2014 BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED _____
WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO
EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES
THEREIN CONTAINED.

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

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES _____

McCLINTOCK STATION L.L.C.

BY: _____
OWNER DATE

ITS: MANAGER

LEGAL DESCRIPTION

PLEASE SEE SHEET PAD 2

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
TEMPE ON THIS _____ DAY OF _____
2014.

OWNER / DEVELOPER

McCLINTOCK STATION L.L.C.
P.O. BOX 21982
MESA, AZ 85277

PROJECT DATA

ZONING DISTRICT AND OVERLAY
MU-4 (PAD, TOD, STATION)
MIXED-USE, PLANNED AREA DEVELOPMENT OVERLAY
AND TRANSPORTATION OVERLAY DISTRICT (STATION)

SITE AREA
GROSS AREA: 5,172 ACRES
NET AREA: 5,085 ACRES

BLDG A,1	DWELLING QUANTITY			TOTAL
	1BR	2BR	3BR	
BLDG B.1	41	23	4	68
BLDG B.2	41	23	4	68
BLDG B.3	41	23	4	68
TOTAL	123	69	12	204 UNITS

(297 BEDS)

DENSITY
204 DWELLING UNITS / 5,172 ACRES
■ **40 DU PER ACRE**

BUILDING HEIGHT
■ **75 FT MAXIMUM BUILDING HEIGHT**

BUILDING LOT COVERAGE
66,450 BLDG FOOTPRINT AREA / 221,502 NET SITE AREA
■ **30% MAXIMUM BUILDING LOT COVERAGE**
(BLDG AREA DOES NOT INCLUDE CANOPIES)

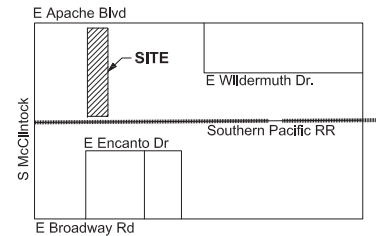
SITE LANDSCAPE COVERAGE
39,870 LANDSCAPE AREA / 221,502 NET SITE AREA
■ **18% MINIMUM SITE LANDSCAPE COVERAGE**

BUILDING SETBACKS
MINIMUM BUILDING SETBACKS
FRONT 5'-0"
SIDE (WEST) 54'-6"
SIDE (EAST) 0'-0"
REAR 54'-7"
STREET/FRONT PARKING 20'-0"

VEHICLE PARKING QUANTITY
SECURED 284 SPACES
UNSECURED 18 SPACES
ADA ACCESSIBLE (11 INCLUDED)
TOTAL PROVIDED ■ **282 VEHICLE SPACES**

BICYCLE PARKING QUANTITY
SECURED 147 SPACES
UNSECURED 5 SPACES
TOTAL PROVIDED ■ **152 BICYCLE SPACES**

SITE VICINITY MAP



CONDITIONS OF APPROVAL PAD14006

REC14017

PAD14006

DS130492

PROJECT INFORMATION		
APPLICANT McClintock Station L.L.C. P.O. Box 21982 Mesa, AZ 85277		
OWNER McClintock Station L.L.C. P.O. Box 21982 Mesa, AZ 85277		
PONY ACRES		
SITE ADDRESS 1847 E. Apache Blvd Tempe, AZ 85281		
PROJECT TEAM		
ARCHITECT Ayers Saint Gross Architects + Planners 60 E Rio Salado Pkwy Suite 701 Phoenix, AZ 85004 P: 480.951.1313 Contact: Eric Zuerlein		
CIVIL ENGINEER David Evans & Associates 4600 E. Washington Suite 430 Phoenix, AZ 85004 P: 602.478.5151 F: 602.678.5155		
LANDSCAPE ARCHITECT TRUEFORM landscape architecture studio 2000 N. 7th Street Suite F Phoenix, AZ 85006 T: 480.382.4244		
REVISIONS		
REV.#	DESCRIPTION	DATE
1	CITY COMMENTS	20 JUNE 2014
KEY PLAN		
DRAWING INFORMATION		
ISSUE DATE:	05 / 05 / 2014	
SCALE:	NA	
JOB NO. (AS01):	21422.00	
DRAWN BY:	NA / JDO	
PROJECT DESIGN PHASE		
PLANNED AREA DEVELOPMENT		
DRAWING NAME		
PAD TITLE SHEET		
DRAWING NUMBER		
PAD1		
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DS130492

PAD14006

REC14017

PLANNED AREA DEVELOPMENT OVERLAY FOR PONY ACRES

A PORTION OF THE SOUTHWEST QUARTER, SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

COMMITMENT NO. NCS-571909

PARCEL NO. 1
THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE TEMPE-MESA STATE HIGHWAY, AS THE SAME IS NOW LOCATED AND ESTABLISHED, 889.00 FEET EAST OF THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24, AND RUN THENCE SOUTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 320.00 FEET;

THENCE WEST 75 FEET;

THENCE SOUTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 1004.05 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE RUN EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 175.00 FEET; RUN THENCE NORTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 1324.05 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE TEMPE-MESA STATE HIGHWAY, A DISTANCE OF 100.00 FEET, TO THE PLACE OF BEGINNING;

EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL, TO-WIT:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE TEMPE-MESA STATE HIGHWAY, AS THE SAME IS NOW LOCATED AND ESTABLISHED, 970.00 FEET EAST OF THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND RUN

THENCE IN A STRAIGHT LINE SOUTHERLY, A DISTANCE OF 1324.05 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24, WHICH IS 971.20 FEET EAST OF THE WEST LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24;

THENCE RUN EAST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 17.80 FEET; THENCE RUN NORTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 1324.05 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE TEMPE-MESA STATE HIGHWAY, A DISTANCE OF 19.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2
THE EAST 75.00 FEET OF THE NORTH 370.00 FEET OF THE WEST 889.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3
THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE TEMPE-MESA STATE HIGHWAY, AS THE SAME IS NOW LOCATED AND ESTABLISHED, 795.40 FEET EAST OF THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24; RUN THENCE IN A STRAIGHT LINE SOUTHERLY, A DISTANCE OF 1324.05 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24, WHICH IS 792.60 FEET EAST OF THE WEST LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24;

THENCE RUN EAST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 21.40 FEET;

THENCE RUN NORTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 1324.05 FEET, MORE OR LESS, TO THE SAID SOUTH LINE OF THE RIGHT-OF-WAY OF THE TEMPE-MESA STATE HIGHWAY;

AND THENCE RUN WEST ALONG THE SOUTH LINE OF THE TEMPE-MESA STATE HIGHWAY, A DISTANCE OF 18.60 FEET TO THE POINT OF BEGINNING.

GENERAL PLAN, ZONING AND PARCEL DATA

APN: 133-04-007A

SITE AREA	NET AREA	GROSS AREA
PARCEL 1	±3,984 AC	±4,004 AC
PARCEL 2	±0.525 AC	±0.542 AC
PARCEL 3	±0.576 AC	±0.581 AC
OVERALL	±5.085 AC	±5.172 AC

TEMPE 2040 GENERAL PLAN

PROJECTED LAND USE: MIXED USE
PROJECTED DENSITY: HIGH DENSITY (up to 65 DU/AC)

ZONING DISTRICT AND OVERLAYS

CURRENT ZONING: CSS w / TOD Station Area Overlay
PROPOSED ZONING: MU-4 w / PAD & TOD Station Area Overlays

ZONING AND DEVELOPMENT STANDARDS COMPARISON

CSS (TOD Station Area) (CURRENT)		MU-4 (TOD Station Area) (PROPOSED)	
Maximum Residential Density (dwelling/acre) In Station Areas	25 (U)	Maximum Residential Density (dwelling/acre) In Station Areas	40
Building Height Maximum (feet): Courtyard Station Areas without residential Station Areas with residential building story(s) above commercial	35 ft 35 ft 45 ft	Building Height Maximum (feet): Courtyard Station Areas	- 75'
Building height step-back required adjacent to SF Districts (see Section 4-404)	Yes	Building Height Step-back required adjacent to SF Districts (see Section 4-404)	-
Max. Lot Coverage (% of net lot area)	75%	Max. Lot Coverage (% of net lot area)	30%
Minimum Landscape Area (% of net lot area)	25%	Minimum Landscape Area (% of net lot area)	18%
Ground Floor Use Standards Apply In Station Areas (Section 5-606)	Yes	Ground Floor Use Standards Apply In Station Areas (Section 5-606)	Yes
Pedestrian Design Standards Apply (Section 5-612)	Yes	Pedestrian Design Standards Apply (Section 5-612)	Yes
Setbacks (See Setback Exceptions, Section 4-205): Front - Minimum Parking and maneuvering Front setback - Maximum Station Areas Side - Minimum Street Side - Minimum, subject to vision requirement on streets parking and maneuvering Rear - Minimum	0 ft 20 ft 10 ft 0 ft 0 ft 0 ft 20 ft	Building Setbacks Minimum Building Setbacks Front Side (west) Side (east) Rear Street/Front Parking	5'-0" 5'-0" 0'-0" 5'-0" 20'-0"

BUILDING DATA

BLDG A - 3 LEVELS - +55'
3 LEVEL WOOD FRAME - TYPE V CONSTRUCTION
CLUBHOUSE - 4,470 GSF
OFFICE - 6,360 GSF
OFFICE MEZZ - 2,120 GSF
LEASING OFFICE - 1,000 GSF
TOTAL GROSS AREA - 13,950 GSF

BLDG B.1 - 5 LEVELS - +75'
5 LEVEL WOOD FRAME - TYPE III CONSTRUCTION
RESIDENTIAL - 74,386 GSF
68 UNITS
99 BEDROOMS
TOTAL GROSS AREA - 74,386 GSF

BLDG B.2 - 5 LEVELS - +75'
4 LEVEL WOOD FRAME - TYPE III CONSTRUCTION
RESIDENTIAL - 74,386 GSF
68 UNITS
99 BEDROOMS
TOTAL GROSS AREA - 74,386 GSF

BLDG B.3 - 5 LEVELS - +75'
4 LEVEL WOOD FRAME - TYPE III CONSTRUCTION
RESIDENTIAL - 74,386 GSF
68 UNITS
99 BEDROOMS
TOTAL GROSS AREA - 74,386 GSF

TOTAL AREAS
OFFICE - 8,480 SF
LEASING OFFICE - 1,000 GSF
CLUBHOUSE - 4,470 GSF
RESIDENTIAL - 223,158 SF
TOTAL GROSS AREA - 237,108 SF

CONSTRUCTION TYPE: **SEE ABOVE**
MAXIMUM BUILDING HEIGHT: **75'**
BUILDING IS PROPOSED AS: **AUTOMATICALLY SPRINKLED**

PARKING DATA

PARKING REQUIRED
297 BEDS X .75/BED = 223 SPACES (PER TOD STATION)
204 UNITS X .2/UNIT = 41 SPACES (PER TOD GUEST)
9,480 GSF X .5 X $\frac{1}{100}$ = 16 SPACES (PER TOD OFFICE)
TOTAL REQUIRED = 280 SPACES

PARKING PROVIDED
SECURED = 264 SPACES
UNSECURED = 18 SPACES
TOTAL PROVIDED = 282 SPACES

BICYCLE PARKING REQUIRED
192 X .5/BED = 96 SPACES (1.2 BR)
12 X .75/BED = 9 SPACES (3 BR)
204 UNITS X .2/UNIT = 41 SPACES (GUEST)
9,480 SF X $\frac{1}{1000}$ SF = 2 SPACES (2 SPACE MIN)
TOTAL REQUIRED = 148 SPACES

BICYCLE PARKING PROVIDED
SECURED = 147 SPACES
UNSECURED = 5 SPACES
TOTAL PROVIDED = 152 SPACES

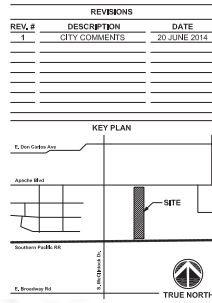
REC14017

PAD14006

DS130492

PROJECT INFORMATION	
APPLICANT	McClintock Station LLC.
OWNER	McClintock Station LLC.

PONY ACRES	
SITE ADDRESS	1847 E. Apache Blvd Tempe, AZ 85281
PROJECT TEAM	ARCHITECT Ayers Saint Gross Architects + Planners 60 E Rio Salado Play Suite 701 P: 480.921.1515 F: 480.921.1313 CONTACT: ERIC ZUCKER
CIVIL ENGINEER	David Evans & Associates 4800 E. Washington Suite 430 Phoenix, AZ 85004 P: 602.478.5151 F: 602.678.5155
LANDSCAPE ARCHITECT	TRUEFORM landscape architecture south 2000 N. 7th Street Suite F Phoenix, AZ 85006 T: 480.382.4244



DRAWING INFORMATION	
ISSUE DATE:	05 / 05 / 2014
SCALE:	N/A
JOB NO (AS02):	21422.00
DRAWN BY:	NH / JDO
PROJECT DESIGN PHASE	
PLANNED AREA DEVELOPMENT	
DRAWING NAME	
SITE INFORMATION	

DRAWING NUMBER	
PAD 2	

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DS130492

PAD14006

REC14017

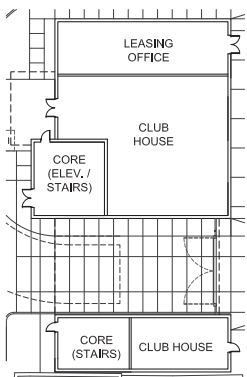
STAPLE EDGE

STAPLE EDGE

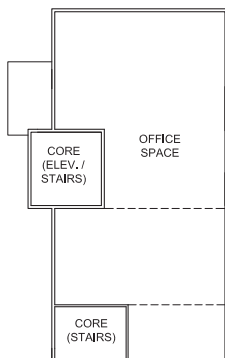
STAPLE EDGE

PLANNED AREA DEVELOPMENT OVERLAY FOR PONY ACRES

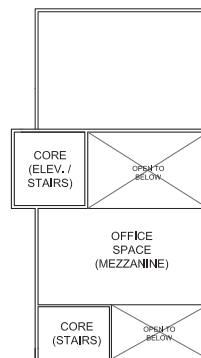
A PORTION OF THE SOUTHWEST QUARTER, SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



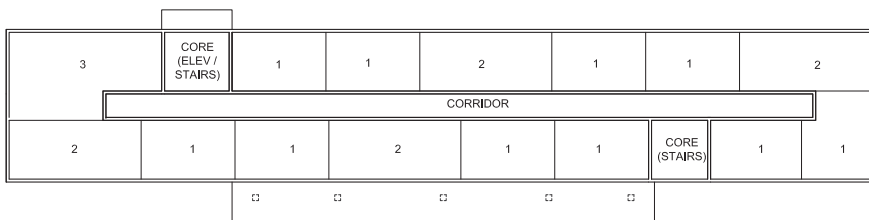
**BUILDING A
PROPOSED FLOOR PLAN - LEVEL 1**
SCALE 1" = 20'-0"



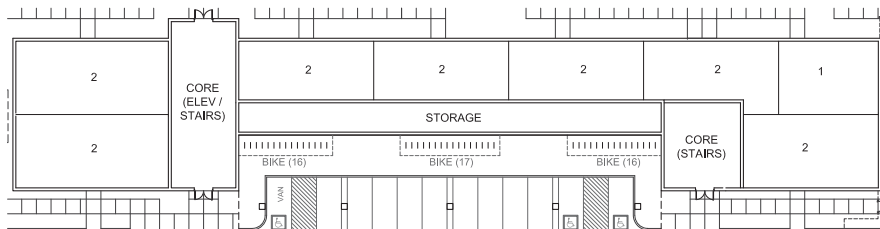
**BUILDING A
PROPOSED FLOOR PLAN - LEVEL 2**
SCALE 1" = 20'-0"



**BUILDING A
PROPOSED FLOOR PLAN - MEZZANINE**
SCALE 1" = 20'-0"



TYP BUILDING B - PROPOSED FLOOR PLAN - LEVEL 2 - 5
SCALE 1" = 20'-0"



TYP BUILDING B - PROPOSED FLOOR PLAN - LEVEL 1
SCALE 1" = 20'-0"

DS130492

PAD14006

REC14017

REC14017

PAD14006

DS130492

PROJECT INFORMATION	
APPLICANT	
McClintock Station LLC P.O. Box 21982 Mesa, AZ 85277	
OWNER	
McClintock Station LLC P.O. Box 21982 Mesa, AZ 85277	

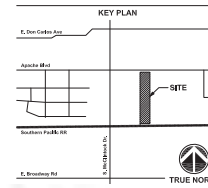
PONY ACRES	
SITE ADDRESS	
1847 E. Apache Blvd Tempe, AZ 85281	
PROJECT TEAM	

ARCHITECT	
Ayers Saint Gross Architects + Planners 60 E Rio Salado Pkwy Suite 701 Phoenix, AZ 85004 P: 602.478.1113 Contact: Erik Zuercher	

CIVIL ENGINEER	
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LANDSCAPE ARCHITECT	
TRUEFORM landscape architecture studio 2000 N. 7th Street Suite F Phoenix, AZ 85006 T: 480.382.4244	

REVISIONS		
REV.#	DESCRIPTION	DATE
1	CITY COMMENTS	20 JUNE 2014

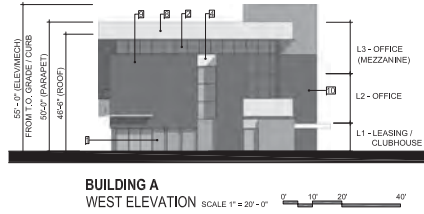
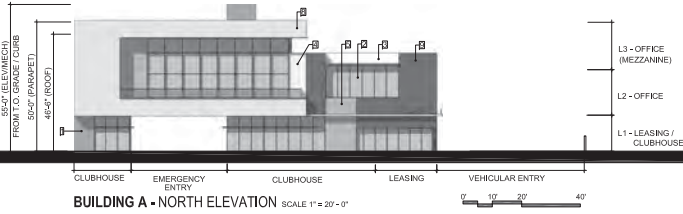


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PLANNED AREA DEVELOPMENT	
DRAWING NAME	
FLOOR PLANS	

DRAWING NUMBER	
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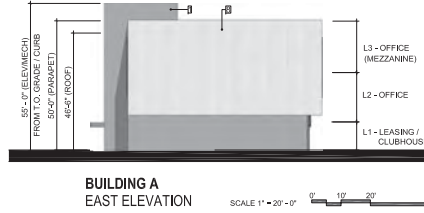
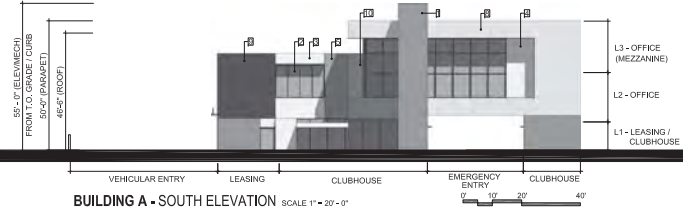
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STAPLE EDGE

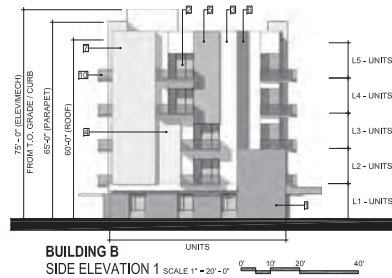


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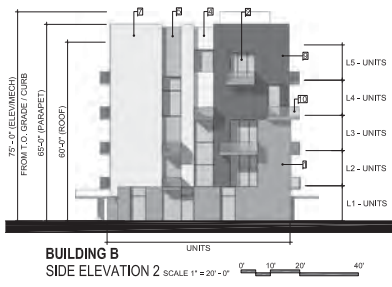
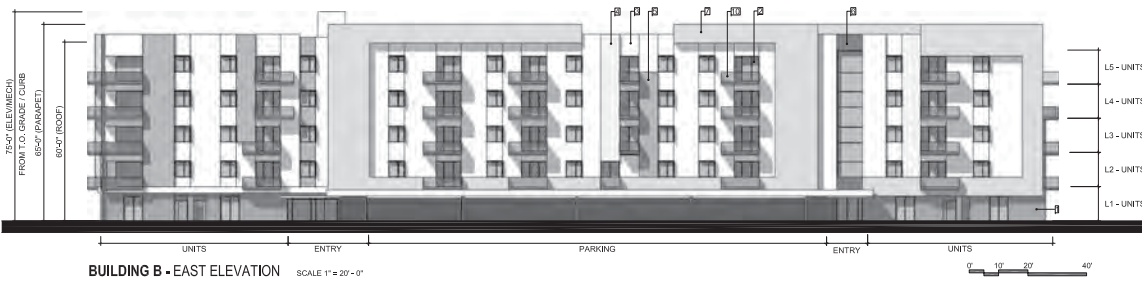
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- 2 GLAZING
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- 5 INTEGRAL COLOR STUCCO 03
- 6 INTEGRAL COLOR STUCCO 04
- 7 INTEGRAL COLOR STUCCO 05
- 8 METAL 01
- 9 METAL 02
- 10 SCREEN



STAPLE EDGE



STAPLE EDGE



REC14017

PAD14006

DS130492

PROJECT INFORMATION

APPLICANT
McIntock Station L.L.C.
 P.O. Box 21982
 Mesa, AZ 85277

OWNER
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SITE ADDRESS
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PROJECT TEAM

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 Contact: EPA-226484

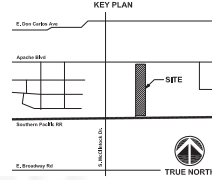
CIVIL ENGINEER
 David Evans & Associates
 4000 E. Washington Suite 430
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 F: 602.678.5155

LANDSCAPE ARCHITECT

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REVISIONS

REV.#	DESCRIPTION	DATE
1	CITY COMMENTS	20 JUNE 2014



DRAWING INFORMATION

ISSUE DATE: 05 / 05 / 2014
SCALE:
JOB NO. (ASBOL): 214222.00
DRAWN BY: JAH / JGD

PROJECT DESIGN PHASE
PLANNED AREA DEVELOPMENT
DRAWING NAME
ELEVATIONS

DRAWING NUMBER

PAD 5

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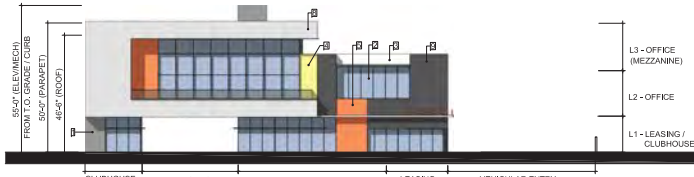
PAD14006

REC14017

STAPLE EDGE



SITE - WEST ELEVATION SCALE 1" = 50' - 0"



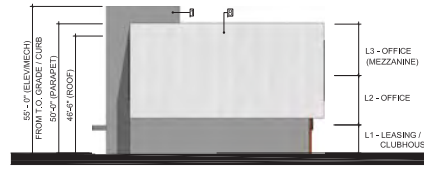
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BUILDING A WEST ELEVATION SCALE 1" = 20' - 0"



BUILDING A - SOUTH ELEVATION SCALE 1" = 20' - 0"



BUILDING A EAST ELEVATION SCALE 1" = 20' - 0"

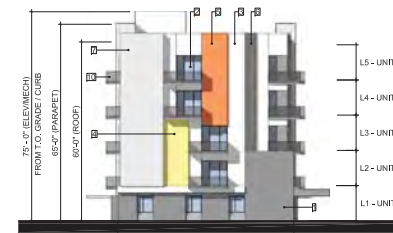
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- 2 GLAZING
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- 5 INTEGRAL COLOR STUCCO 03
- 6 INTEGRAL COLOR STUCCO 04
- 7 INTEGRAL COLOR STUCCO 05
- 8 METAL 01
- 9 METAL 02
- 10 SCREEN

STAPLE EDGE



BUILDING B - WEST ELEVATION SCALE 1" = 20' - 0"



BUILDING B SIDE ELEVATION 1 SCALE 1" = 20' - 0"



BUILDING B - EAST ELEVATION SCALE 1" = 20' - 0"



BUILDING B SIDE ELEVATION 2 SCALE 1" = 20' - 0"

STAPLE EDGE

DS130492

PAD14006

REC14017

REC14017

PAD14006

DS130492

PROJECT INFORMATION

APPLICANT
McIntock Station L.L.C.
P.O. Box 21982
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OWNER
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2009 N. 7th Street Suite F
Phoenix, AZ 85009
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REV.#	DESCRIPTION	DATE
1	CITY COMMENTS	20 JUNE 2014

KEY PLAN

1. Open Center Gate
2. Apache Blvd
3. Southern Park Rd
4. Broadway Rd
5. McIntock Station L.L.C.
6. TRUE NORTH

AYERS SAINT GROSS ARCHITECTS + PLANNERS

DRAWING INFORMATION

ISSUE DATE: 05 / 05 / 2014
SCALE: 214822.00
JOB NO. (ASBJ): NA / JGD
DRAWN BY: NA / JGD

PROJECT DESIGN PHASE
PLANNED AREA DEVELOPMENT
DRAWING NAME
ELEVATIONS

DRAWING NUMBER
PAD 5

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STATE EDGE

STATE EDGE

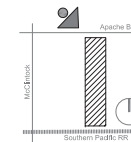
STATE EDGE

PLANNED AREA DEVELOPMENT OVERLAY FOR PONY ACRES

A PORTION OF THE SOUTHWEST QUARTER, SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



APACHE BOULEVARD VIEW - FACING SOUTHEAST



DS130492

PAD14006

REC14017

REC14017

PAD14006

DS130492

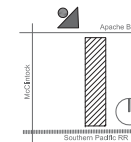
PROJECT INFORMATION		
APPLICANT		
McClintock Station L.L.C. P.O. Box 21982 Mesa, AZ 85277		
OWNER		
McClintock Station L.L.C. P.O. Box 21982 Mesa, AZ 85277		
PONY ACRES		
SITE ADDRESS		
1847 E. Apache Blvd Tempe, AZ 85281		
PROJECT TEAM		
ARCHITECT		
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CIVIL ENGINEER		
David Evans & Associates 4600 E. Washington Suite 430 Phoenix, AZ 85034 P: 602.478.5151 F: 602.678.5155		
LANDSCAPE ARCHITECT		
TRUEFORM landscape architecture studio 2000 N. 7th Street Suite F Phoenix, AZ 85006 T: 480.382.4244		
REVISIONS		
REV.#	DESCRIPTION	DATE
1	CITY COMMENTS	20 JUNE 2014
KEY PLAN		
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ISSUE DATE:	05 / 05 / 2014	
SCALE:	1" = 30'-0"	
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DRAWN BY:	NA / JDO	
PROJECT DESIGN PHASE		
PLANNED AREA DEVELOPMENT		
DRAWING NAME		
RENDERING		
DRAWING NUMBER		
PAD 6		
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PLANNED AREA DEVELOPMENT OVERLAY FOR PONY ACRES

A PORTION OF THE SOUTHWEST QUARTER, SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



APACHE BOULEVARD VIEW - FACING SOUTHEAST



REC14017

PAD14006

DS130492

PROJECT INFORMATION

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REV.#	DESCRIPTION	DATE
1	CITY COMMENTS	20 JUNE 2014

KEY PLAN

AYERS SAINT GROSS
ARCHITECTS + PLANNERS

DRAWING INFORMATION

ISSUE DATE: 05 / 05 / 2014
SCALE: 1" = 30'-0"
JOB NO (ASG): 21422.00
DRAWN BY: NA / JDO

PROJECT DESIGN PHASE
PLANNED AREA DEVELOPMENT

DRAWING NAME
RENDERING

DRAWING NUMBER
PAD 6

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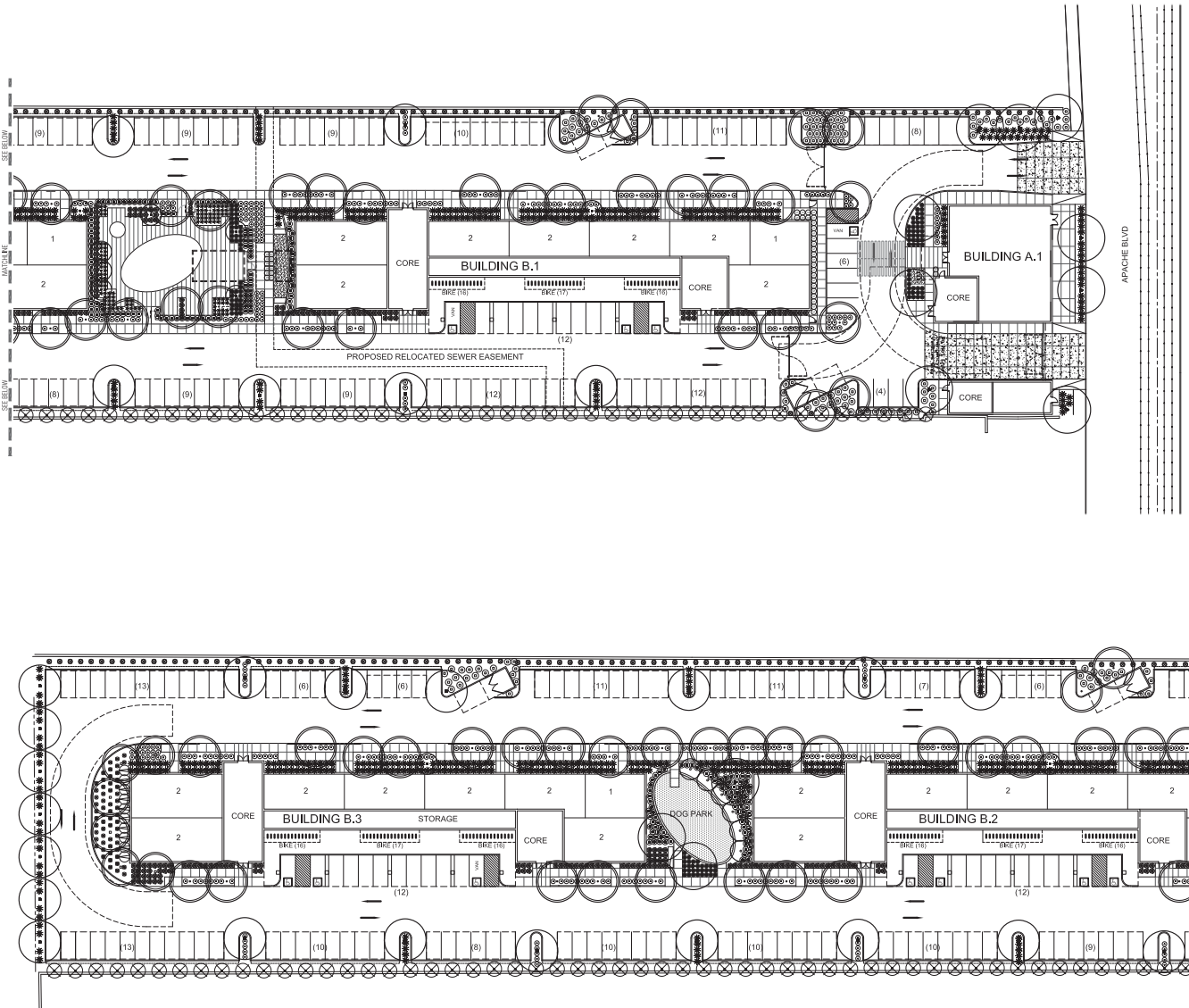
PAD14006

REC14017

STAKE EDGE

STAKE EDGE

STAKE EDGE



PLANT LEGEND

Symbol	Botanical Name Common Name	Container- Box Size	Quantity	Remarks
TREES				
○	<i>Chillupa tashkentensis</i> Chillupa	24" Box	6	Multi-Trunk
○	<i>Dalbergia sissoo</i> Sissoo Tree	24" Box	61	
○	<i>Quercus virginiana</i> Southern Live Oak	36" Box	12	
○	<i>Prosopis Hybrid</i> 'Phoenix' Phoenix Mesquite	36" Box	26	Low Break/ Multi-Trunk
○	<i>Citrus sp.</i> Citrus	24" Box	6	Species Vary
SHRUBS				
⊗	<i>Bougainvillea Barbara Karst</i> Bougainvillea	5 gallon	99	
⊗	<i>Dodonaea viscosa</i> Hopbush	5 gallon	10	
⊗	<i>Jasminum sambac</i> Arabian Jasmine	5 gallon	200	
⊗	<i>Lantana montevidensis</i> New Gold Lantana	1 gallon	424	
⊗	<i>Buellia brittaniana</i> Ruellia	5 gallon	137	
⊗	<i>Sophora secundiflora</i> Texas Mountain Laurel	15 gallon	10	
ACCENTS / VINES				
⊗	<i>Aloe barbadensis</i> 'Yellow' Yellow Blooming Aloe	5 gallon	215	
⊗	<i>Gynostoma curtipendula</i> Stirrat's Gramma	1 gallon	58	
⊗	<i>Dietsa bicolor</i> Fortlight Lily	5 gallon	117	
⊗	<i>Ficus pumila</i> Creeping Fig	5 gallon	205	
⊗	<i>Hesperaloe parviflora</i> Chili Hesperaloe	15 gallon	4	
⊗	<i>Hesperaloe parviflora</i> 'Peach' Brakeflights Red Yucca	5 gallon	571	
⊗	<i>Pedilanthus macrocarpus</i> Slipper Plant	5 gallon	40	
⊗	<i>Yucca typicalis</i> Twisted Leaf Yucca	5 gallon	107	

INERTS	Description	Color	Size	Remarks
□	Decomposed Granite	"Express Sunset"	1/2" minus	2" deep, typ.
□	Stabilized Granite	"Express Sunset"	1/4" minus	

*Granite Express / 480.354.6909

APPLICANT
 McClintock Station L.L.C.
 P.O. Box 21982
 Mesa, AZ 85277

OWNER
 McClintock Station L.L.C.
 P.O. Box 21982
 Mesa, AZ 85277

PONY ACRES

SITE ADDRESS
1847 E. Apache Blvd
Tempe, AZ 85281

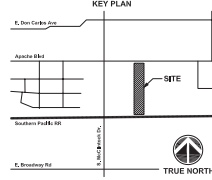
PROJECT TEAM

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REV. #	DESCRIPTION	DATE
1	CITY COMMENTS	20 JUNE 2014



DRAWING INFORMATION	
ISSUE DATE:	05 / 05 / 2014
SCALE:	1" = 30'-0"
JOB NO. (ASGP):	21422.00
DRAWN BY:	
PROJECT DESIGN PHASE	
PLANNED AREA DEVELOPMENT	
DRAWING NAME	
PLANTING PLAN	

L1.1

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Site Context Photos Directory Map



1- Photo No.

ATTACHMENT 27



Pony Acres



Picture #1: Northwest Corner Facing North



Picture #2: Northwest Corner Facing East



Picture #3: Northwest Corner Facing South



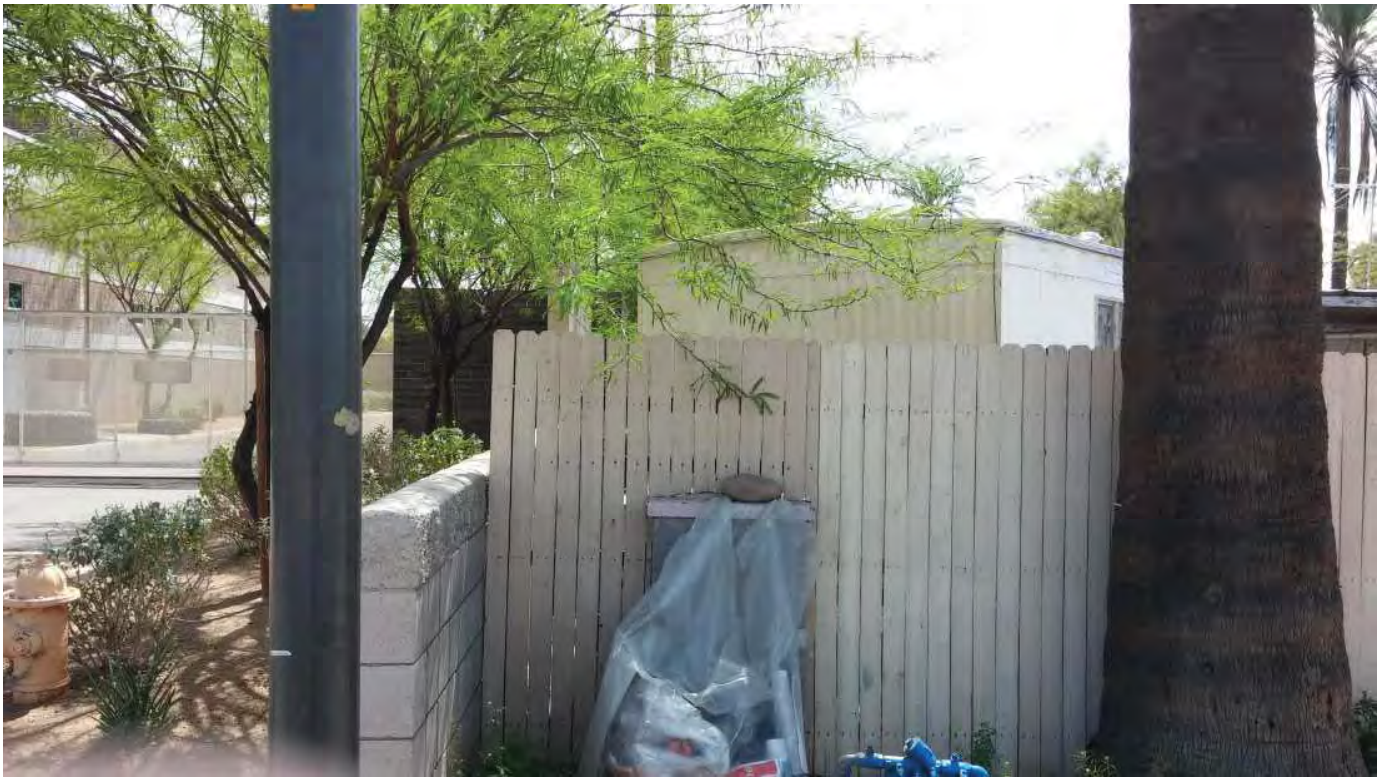
Picture #4: Northwest Corner Facing West



Picture #5: Northeast Corner Facing North



Picture #6: Northeast Corner Facing East



Picture #7: Northeast Corner Facing South



Picture #8: Northeast Corner Facing West



Picture #9: Center Facing North



Picture #10: Center Facing Northeast



Picture #11: Center Facing East



Picture #12: Center Facing Southeast



Picture #13: Center Facing South



Picture #14: Center Facing Southwest



Picture #15: Center Facing West



Picture #16: Center Facing Northwest



Picture #17: South End Facing North



Picture #18: South End Facing Northeast



Picture #19: South End Facing East



Picture #20: South End Facing Southeast



Picture #21: South End Facing South



Picture #22: South End Facing Southwest



Picture #23: South End Facing West



Picture #24: South End Facing Northwest

GAMMAGE & BURNHAM

A PROFESSIONAL LIMITED LIABILITY COMPANY

ATTORNEYS AT LAW

TWO NORTH CENTRAL AVENUE

15TH FLOOR

PHOENIX, ARIZONA 85004

June 30, 2014

TELEPHONE (602) 256-0566
FACSIMILE (602) 256-4475

WRITER'S DIRECT LINE
(602) 256-4439
rlane@gblaw.com

VIA ELECTRONIC DELIVERY

Diana Kaminski, Senior Planner
Tempe City Hall Municipal Complex
Community Development Department
Lower Level, East Side
31 East Fifth Street
Tempe, AZ 85281

RE: Pony Acres (Tempe Case No. PL130191)
Summary of June 16, 2014 Mtg. with Citizens for Vibrant Apache Corridor
Summary of June 25, 2014 Neighborhood Meeting
Summary of May 13 and June 19, 2014 Correspondence with TABA

Dear Diana:

This firm represents McClintock Station, L.L.C. ("McClintock Station"). McClintock Station is the owner of the approximate 5.17 acre Pony Acres mobile home park property located at 1847 East Apache Blvd. (the "Property") in Tempe.

McClintock Station filed zoning map amendment ("rezoning") and planned area development ("PAD") overlay applications with the City for the Property. The applications request entitlements for the future redevelopment of the Property with a mixed-use development consisting of 204 market rate apartments, a leasing office, a clubhouse and an office to serve as an incubator for new businesses (the "Project"). The goal of the Project is to further diversify the mix of uses along the Apache Boulevard light rail corridor by adding residential and office uses to the area, as envisioned by the General Plan, and to provide residents of Tempe and the surrounding area with exciting new housing options within walking distance of the McClintock Drive / Apache light rail station.

The purpose of this correspondence is to summarize the project team's discussions with the community in regard to the Project to date. The project team has made a concentrated effort to reach out to the community. The team has met with representatives of Citizens for Vibrant Apache Corridor, conducted a neighborhood meeting and offered to meet with the Tempe Apache Boulevard Association.

Citizens for Vibrant Apache Corridor

On June 16, 2014 the applicant and the applicant's representative met with the following representative of Citizens for Vibrant Apache Corridor. In attendance at the meeting were Charles Buss, President of the Borden Homes neighborhood, Phil Amorosi, President of the Hudson Manor neighborhood, Matt Jones, President of the Escalante neighborhood, Matt Salanger, representative of Hudson Manor neighborhood, Shannon Scutari and several other people. At the meeting, Ryan Hartman, the applicant's representative, and Manjula Vaz, the applicant's legal representative, presented the development proposal. The meeting was very informal. The applicant's representatives presented the development proposal. The attendees discussed the group's vision for Apache Boulevard. The Citizens for a Vibrant Apache Corridor appeared to be supportive of the proposal. There were no questions which the applicant's representatives could not or did not answer.

Neighborhood Meeting:

On June 25, 2014, our official neighborhood meeting was held in the Tempe Police Apache Substation adjoining the Property to the east. The meeting began at approximately 6:00 p.m. Representatives of McClintock Station, Gammage & Burnham, Ayers Saint Gross Architects, and the Tempe Community Development Department were present. Approximately 40 members of the public, most of which are current tenants of the Property, were also present.

The applicant's representative, the applicant's legal representative, and the applicant's architect respectively provided an overview of the applicant's experience in developing multi-family residential properties along the light rail corridor, the redevelopment proposal for the Property, the purpose of the rezoning and PAD overlay applications filed with the City, and the Project's general design concept. The applicant's representatives also stressed to current tenants of the Property that the redevelopment timeline for the Property is not known at this time and that the tenants are not being asked to relocate at this time. Tempe Community Development staff provided an outline of the earliest possible construction date for the Project, with the earliest possible date being July 2015.

Questions asked by members of the public in attendance at the meeting pertained to: 1) ownership of the Property; 2) number of residential units being proposed; 3) availability of future apartments to current tenants of the Property; 4) process for obtaining approval of the rezoning and PAD overlay applications; 5) construction timeline for the Project; 6) consideration of other properties located along Apache Boulevard for the Project; 7) availability of relocation financial assistance for current tenants of the Property; 8) amount of time current tenants will be provided to relocate; 9) ownership of the adjoining Travel Trailer Villa property to the west; 10) obstacles to the rezoning and PAD overlay applications being approved; 11) what members of the public that do not want the Project to be approved can do; 12) dates and location of the upcoming Development Review Commission (the "DRC") meeting and City Council hearings; and, 13) ability for members of the public to comment at the upcoming DRC meeting and City Council hearings.

In regard to the current tenants' questions pertaining to relocation, the applicant's representatives stressed that tenants of the Property are not being asked to relocate at this time. In the event that redevelopment plans for the Property move forward, the applicant's representatives also indicated that a notice advising tenants of the need to relocate would be provided a minimum of six months in advance of the date for manufactured homes needing to be removed from the Property. In addition, the applicant's representatives advised that a future meeting, where experts in regard to the relocation of manufactured housing would be present, would be scheduled to address current tenants' questions pertaining to relocation and to outline the relocation process.

The meeting adjourned at approximately 7:10 p.m. Contact information for persons in attendance at the meeting is provided on the enclosed sign-in sheet.

Since the neighborhood meeting, the applicant has scheduled a meeting with current tenants for Thursday, July 17th at 6:00 p.m. The tenant meeting will also take place at the Tempe Police Apache Substation.

Tempe Apache Boulevard Association

On May 13 and June 19, 2014, the applicant's representative corresponded over the phone with Eva Zukotynski, Tempe Apache Boulevard Association President, in regard to the rezoning and PAD overlay applications filed with the City for the Property, as well as the associated redevelopment proposal. During both conversations, the applicant's representative offered to meet with TABA to discuss the Project.

Since TABA does not meet in the summer, TABA has asked the applicant to attend its September meeting. Several representatives from TABA attended the neighborhood meeting on June 25, 2014. It is the applicant's intent to attend TABA's September meeting.

Please let us know if you require any additional information in regard to the summary of meetings and public outreach provided above.

Sincerely,
GAMMAGE & BURNHAM



By

Rob Lane
Land Use Planner

Enclosure

**PONY ACRES MIXED-USE HOUSING
TRAFFIC IMPACT STUDY
1ST SUBMITTAL**

1847 East Apache Boulevard, Tempe

Prepared for:

McClintock Station, LLC
P.O. Box 21982
Mesa, Arizona 85277

For Submittal to:
City of Tempe

Prepared By:



CivTech, Inc.
10605 North Hayden Road
Suite 140
Scottsdale, Arizona 85260
(480) 659-4250



May 2014

CivTech Project No. 14-520

EXECUTIVE SUMMARY

This report documents a traffic impact study performed for the Pony Acres Mixed-Use Housing project. The site is located at 1847 East Apache Boulevard in Tempe and will redevelop the current 88-space, 5.2-acre Pony Acres Mobile Home Park into a 204 dwelling unit apartment complex. The site extends between eastbound Apache Boulevard and the Union Pacific Railroad tracks. The existing two site accesses to eastbound Apache Boulevard will be replaced by two new site accesses farther apart than the existing.

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

- ◆ A review of the results of the intersection capacity analysis of existing conditions revealed that most study intersection approaches currently operate at an overall LOS D or better during both peak hours with only the exceptions being the north- and southbound McClintock Drive approaches to Apache Boulevard, which currently operate at LOS E during the PM peak hour, the result of which is that the overall operation of the intersection is LOS E during the PM peak hour.
- ◆ The proposed redevelopment of Pony Acres is anticipated to generate approximately 1,358 daily external trips with approximately 105 trips (21 in, 84 out) occurring during the AM peak hour and approximately 127 trips (83 in, 44 out) occurring during the PM peak hour. Net of a 15% reduction taken for residents' use of other modes of transportation, such as the nearby light rail or bicycle, the apartments are expected to generate a net of 1,156 daily external trips by personal motor vehicle, with approximately 90 trips (18 in, 72 out) occurring during the AM peak hour and approximately 108 trips (71 in, 37 out) occurring during the PM peak hour. It is estimated that the new development would produce, an estimated 918 more trips daily (made by all modes of transportation) than the current development with approximately 66 new trips (13 in, 53 out) occurring during the AM peak hour and approximately 75 new trips (51 in, 24 out) occurring during the PM peak hour.
- ◆ A review of the results of the intersection capacity analysis of future conditions revealed that the traffic added to the adjacent road network by the redevelopment of Pony Acres will not result in any degradation of the study intersections to unacceptable levels for the overall intersection. The analysis shows that the only approach that may degrade from LOS D to LOS E with the development could be the eastbound Apache Drive approach to McClintock Drive. The analysis also showed, however, that although this additional approach LOS degrades, the average control delay per vehicle actually drops from 66.7 seconds to 60.8 seconds.
- ◆ No right turn lanes are warranted into the development.
- ◆ Sight triangles in conformance to City of Tempe requirements as provided in *Intersection Sight Distance* should be provided at both site accesses.