

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 08/25/2014
Agenda Item: 5**

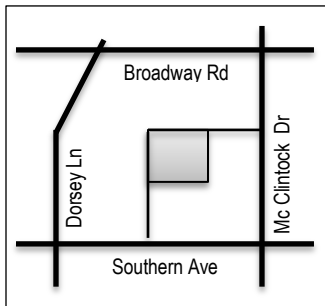
ACTION: Request for a General Plan Projected Residential Density Map Amendment, a Zoning Map Amendment and a Development Plan Review consisting of an addition for a 30-unit three-story building and recreation building for EASTRIDGE APARTMENTS, located at 1522 East Southern Avenue. The applicant is Lance Baker, Synectic Design Inc.

FISCAL IMPACT: While this resolution and 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: EASTRIDGE APARTMENTS (PL140021) The request includes the following:

- GEP14001 General Plan Projected Residential Density Map Amendment from “Medium to High Density” (up to 25 du/ac) to “High Density” (up to 65 du/ac)
- ZON14001 Zoning Map Amendment from R-4 to R-5, Multi-Family Residential High Density District
- DPR14019 Development Plan Review including site plan, building elevations, and landscape plan for an additional 30-unit, three-story apartment building, and a new recreation.



Property Owner	Brent Bebout, YF Partners Eastridge LLC
Applicant	Lance Baker, Synectic Design
Current / Proposed General Plan Density	Medium to High Density (up to 25 du/ac) High Density (up to 65 du/ac)
Proposed Density	27 dwelling units per acre
Current / Proposed Zoning	R-4 / R-5 Multi-Family (up to 30 DU/AC)
Gross/Net site area	12.62 acres
Total Building area	8,031 s.f. (new apartment building) 1,633 s.f. (new recreation building)
Lot Coverage	43 % (70% maximum allowed)
Building Height	37 ft (50 ft maximum allowed)
Landscape area	41% (25% minimum required)
Vehicle Parking	600 spaces (583 min. required)
Bicycle Parking	228 spaces (228 required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Ryan Levesque, Deputy Director of Planning (480) 858-2393

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner

COMMENTS:

This site is located between Broadway Road to the north, Southern Avenue to the south, McClintock Drive to the east and Dorsey Lane to the west. The site is tucked in to the north of an existing commercial development along the north side of Southern Avenue, including a grocery store, barber, restaurants, thrift store, office supply store, and an office building. The apartments are adjacent to single family residences to the north, apartments to the west and McClintock High School and additional commercial uses across McClintock Drive to the east. The apartment community is accessed by two private drives. The site currently has 304 two-story apartments, totaling 24 dwelling units per acre and has 637 parking spaces. The existing development is required to have 530 parking spaces, the proposed project would remove a portion of extra surface parking to add one three-story building with 30 new apartments (15 two-bedroom and 15 one-bedroom units). The on-site required parking would be 583 spaces; 600 spaces would be available after completion of the project. The proposed new building would be located at the south east corner of the property, closest to the commercial development, and out of line of site of the single-family residences to the north. The request also includes a new 1,633 square foot recreational building. The proposed additional units would increase the density to 27 dwelling units per acre, in excess of the General Plan and R-4 Multi-family Zoning standards, which designate the site for up to 25 du/ac. The requested modification to add 30 more units and includes the following:

1. General Plan Amendment
2. Zoning Map Amendment
3. Development Plan Review which includes:

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

PUBLIC INPUT

- Neighborhood meeting was required
- Neighborhood meeting held: May 15, 2014 from 6:30 p.m. at the Eastridge Apartments Clubhouse.
- See attached summary of meeting provided by the applicant.
- Community Development staff attended the meeting, approximately 25 people were in attendance.
- At the completion of writing this report, staff received one call of support for the project by a resident of the apartment community.

PROJECT ANALYSIS

GENERAL PLAN

The applicant has provided a written justification for the proposed General Plan amendment

Land Use Chapter:

The proposed land use remains the same: residential. The area has had high demand for new housing with limited opportunities for infill within the immediate area. The adjacent commercial uses will benefit from the addition of residents within walking distance. With the addition, the property owner will be updating the building elevations with new paint and replacing dead and missing landscape, revitalizing the site and investing in the property. This request complies with the projected land use and facilitates implementation of the goals and objectives of the land use element.

The General Plan projected residential density for this site is medium to high density residential use with up to 25 dwelling units per acre. This request has a proposed density of 27 dwelling units per acre in order to accommodate 30 new apartments. This is a minor deviation from the projected density.

The land use chapter incorporates many other elements, including design, historic preservation, housing, and neighborhood preservation. The proposed addition is designed to match the context of the existing apartment building form; however it is one story taller. The existing buildings will be upgraded with paint to assure all of the buildings create a unified aesthetic. No information was provided on accessibility, however multi-family developments are required to provide accessible units and parking. The building does not have an elevator; however first floor units may be accessible. The site is not a historic

property, nor are there historic sites adjacent to the development. This apartment community is surrounded by commercial uses, and functions as its own neighborhood. The new recreation building will provide an additional community-building opportunity on site. The site is not a redevelopment site, but is receiving investment as a revitalized property. The proposed project adds 30 new apartment units, 15 one-bedroom and 15 two-bedroom units within the area.

Economic Development Chapter: The proposed project will add more residents to support nearby commercial uses. The addition of rooftops may provide additional employees for the area, encouraging opportunities to walk or bike to nearby businesses. The property falls within the southern boundary of the identified Rail Corridor Growth Area, which encourages flexibility to change with market demands, creating walkable communities.

Circulation Chapter: The proposed project provides sufficient parking to meet code requirements for residents who commute to work or have guests visit. The project is close to employment opportunities enabling pedestrian and bicycle commuters to enjoy living close to work. Bus services are available on Southern Avenue and McClintock Drive. The site removes excess parking within the community, and increases the potential for residents to interact within the recreational facilities on site. With the access to existing goods and services, the addition of residences to this area helps facilitate the 20 minute city promoted within the General Plan.

Conservation Chapter: The site provides a significant amount of covered parking and mature landscape material, providing shade to the area. The increase in density is within the projected water utilities infrastructure capacity, and is not anticipated to result in any adverse utility impacts. Retention for the site will be maintained. The proposed project does not directly impact this chapter of the General Plan.

Open Space, Recreation & Cultural Amenities Chapter: The proposed project does not impact open space within the existing development; it removes paved parking. The additional 1,633 s.f. recreational facility increases on site amenities for residents. The site is within biking distance and bus access to the library and historic museum, providing easy access to public cultural amenities, or volunteer opportunities for the new residents. The site is not required to provide public art. There are no foreseen impacts to public facilities with the addition of 30 units to this apartment community.

Public Facilities & Services Chapter: The proposed project does not impact existing or proposed public facilities; the number of units should not affect police or fire services within the area. The project was reviewed through site plan review and there were no significant issues identified from other departments regarding this request.

Section 6-303 D. Approval criteria for General Plan amendment:

1. Appropriate short and long term public benefits
2. Mitigates impacts on land use, water infrastructure or transportation
3. Helps the city attain applicable objectives of the General Plan
4. Provides rights-of-way, transit facilities, open space, recreational amenities or public art
5. Potentially negative influences are mitigated and deemed acceptable by the City Council
6. Judgment of the appropriateness of the amendment with regard to market demands, and impacts on surrounding area, service, fiscal, traffic, historic properties, utilities and public facilities.

ZONING

The property is currently zoned R-4 Multi-Family which would allow up to 25 dwelling units per acre (du/ac), or approximately 4 additional units. The requested zoning change is to R-5 Multi-Family, which allows up to 30 du/ac. The proposed 30 units would bring the site to a total density of 27 du/ac. The site is limited to the amount of units feasibly built as infill by the size, location and configuration of this lot between existing developments and within an established multi-family community. The resulting density from this change is 2 du/ac more than the currently allowed 25 du/ac. The building would be designed in character with the existing development, and would be in keeping with the existing level of building intensity within the area.

Section 6-304 C.2. Approval criteria for Zoning amendment:

1. The proposed zoning amendment is in the public interest.
2. The proposed zoning amendment conforms with and facilitates implementation of the General Plan

DEVELOPMENT PLAN REVIEW

Site Plan

The three-story apartment building is located on the south east corner of the site, there are two two-story apartment buildings to the north of it, and one-story commercial buildings to the east and south of it. The building is L shaped, and is located in an area currently used as surplus parking that is underutilized. The thirty new units range in size from 606 square feet to 902 square feet, with fifteen each one-bedroom and two-bedroom units. The 1,633 square-foot recreation building is located on the north side of the site, within an existing turf area. The building is one story and is set back from the existing apartments on the north side of the site.

Building Elevations

The proposed design is to match existing roof materials, and formerly approved colors of the existing buildings. The existing buildings are sun faded however, and are proposed to be repainted upon completion of the new construction, bringing the entire site to a uniform color palette and more contemporary aesthetic. The existing buildings have wood shingles recessed as accents within architectural stucco pop-outs. This material change was illustrated on the black and white elevations by the texture change, and rendered by a color variation on the color elevations; however the materials were omitted from the submitted material legend. The proposed color is shown on the material board and clarification of the paint locations is specified by condition of approval. The buildings are predominantly an olive green, with the wood plank accent in a lighter tan color, and the stucco wing walls and wood accents in a rusty burgundy color.

Landscape Plan

The landscape plan calls out three new plants surrounding the new building. Additional conditions have been specified to assure more biodiversity and seasonal color. The existing 12 acre landscape will be upgraded with replacement of dead and missing plant materials.

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

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the proposed buildings are incorporated into an existing development, without visible street frontage, accessed by firelanes within the development. The L-shaped building form and three story structure is a deviation from the existing rectangular buildings, which are two stories, this new structure provides variety and more articulation within the existing architectural context, unified by the materials, colors and overall building form.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; current building codes will make this building more energy efficient than others on the site, and as a taller structure, may provide some sun relief to the building to the north of the new structure, that currently faces a black asphalt parking lot with limited shade. The introduction of more landscape and shade structures will also reduce the heat impacts from the paved surfaces.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; proposed materials are to match the existing buildings, and are appropriate to the location and function of the project.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the requested building design is taller than existing apartments on site, but is within scale to the property and location.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; the building is an L-shape with architectural pop outs, a change in material and colors to add variation.

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;*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; this infill project is walking distance to a highschool, commercial uses and the bus line on two arterials.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the design provides fire access within the drive aisle, accessing parking areas on three sides of the triangular pad for the new building, pedestrian walkways are delineated on site.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the site plan has been reviewed by the Police Department and complies with required safety design requirements, the addition of another residence in a formerly underutilized parking area will activate this south eastern corner and provide a safer environment for residents.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; by condition, additional landscape will be provided to meet this criteria.*
11. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects; lighting will comply with current codes for the new construction.*

Conclusion

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

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a General Plan Amendment, Zoning Amendment and Development Plan Review.

CONDITIONS OF APPROVAL:

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

General

1. A building permit application shall be made on or before October 2, 2016 or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than November 3, 2014, or the General Plan and Zoning Map Amendment approvals shall be null and void.

Site Plan

3. For ground mounted equipment, provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. For rooftop mounted and ground mounted equipment, verify height of equipment and mounting base to ensure that parapet or wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard.
4. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
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. If new shade canopies are added to the parking area:
 - 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.

Building Elevations

8. The materials and colors are approved as presented:
 Roof – 3-Tab Architectural Asphalt Shingles – Gray – To match existing complex
 Base Color – Dunn Edwards Paint on Stucco – Courtyard Green DEC776 (olive color)
 Accent Color – Dunn Edwards Paint on wood shingles – Cochise (beige)
 Accent Color & Trim – Dunn Edwards Paint on Stucco – Burnt Crimson DEC705 (rusted burgundy color)

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.

9. All buildings on site shall be painted to match the proposed color palette.
10. Wood trim on the recreation building to be painted Accent Color – Dunn Edwards Paint on Stucco – Burnt Crimson DEC705 (rusted burgundy color) to match trim of other buildings.
11. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
12. Conceal roof drainage system within the interior of the building or match existing building design solution.
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.) inside the building or inside a secure yard that is concealed from public view.

Lighting

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

Landscape

16. Existing landscape shall be maintained and dead or missing vegetation replaced with same or similar vegetation to uphold the originally approved landscape plan.
17. Proposed *Chilopsis linearis* (Desert Willow), *Morella cerifera* (Wax Myrtle) and *Dalea Greggii* (Trailing Indigo) are approved; provide additional plant variety for seasonal color: modifications to the landscape plan may be approved through the Planning Plan Check process upon submittal of full construction documents.
18. The area surrounding the new building shall be turf to match existing landscape.
19. Required parking landscape islands on south side of the building shall have five five-gallon shrubs from the 2' plant list.
20. Irrigation: Repair existing irrigation system where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so that existing plants on site or in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
21. 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.
22. 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.
23. 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.
24. 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

25. Provide address signs on all four building elevations.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Addressing signage to match existing building addressing size, material and color.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

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.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- 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.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS:**
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
 - The Owner is required to prepare a security plan for the project with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
 - 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.
- ENGINEERING:
 - 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:
 - Enclosures are exclusively for refuse. If new, construct walls, pad and bollards in conformance with standard detail DS-116
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 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.
- LANDSCAPING: trees shall be a minimum of 1 ½" caliper trunk.
- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- 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. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

- | | |
|-------------------|---|
| February 28, 1980 | City Council approved the rezoning request from PCC-2 to R-4 for a 14.1 acre site at 1522 E Southern Avenue. |
| November 18, 1980 | Board of Adjustment approved a variance to increase the height of the parking lot lighting standards from 16' to 19'. |

June 8, 1982 The Planning Commission approved a request for a Horizontal Regime for Eastridge Condominiums. No further records were available regard recordation of a condominium plat.

June 30, 1982 Letter received from applicant indicating agreement with staff condition to screen the second story windows on building 11 (N) and 13 (J) adjacent to the single-family residences to the north. (Condition added due to privacy complaints from residents).

May 15, 2014 Neighborhood meeting held at the Eastridge Apartments Clubhouse.

August 25, 2014 Development Review Commission heard this request.

September 11, 2014 City Council will introduce and hold a first hearing for this request.

October 2, 2014 City Council will hold a second hearing for this request.

ZONING AND DEVELOPMENT CODE REFERENCE:

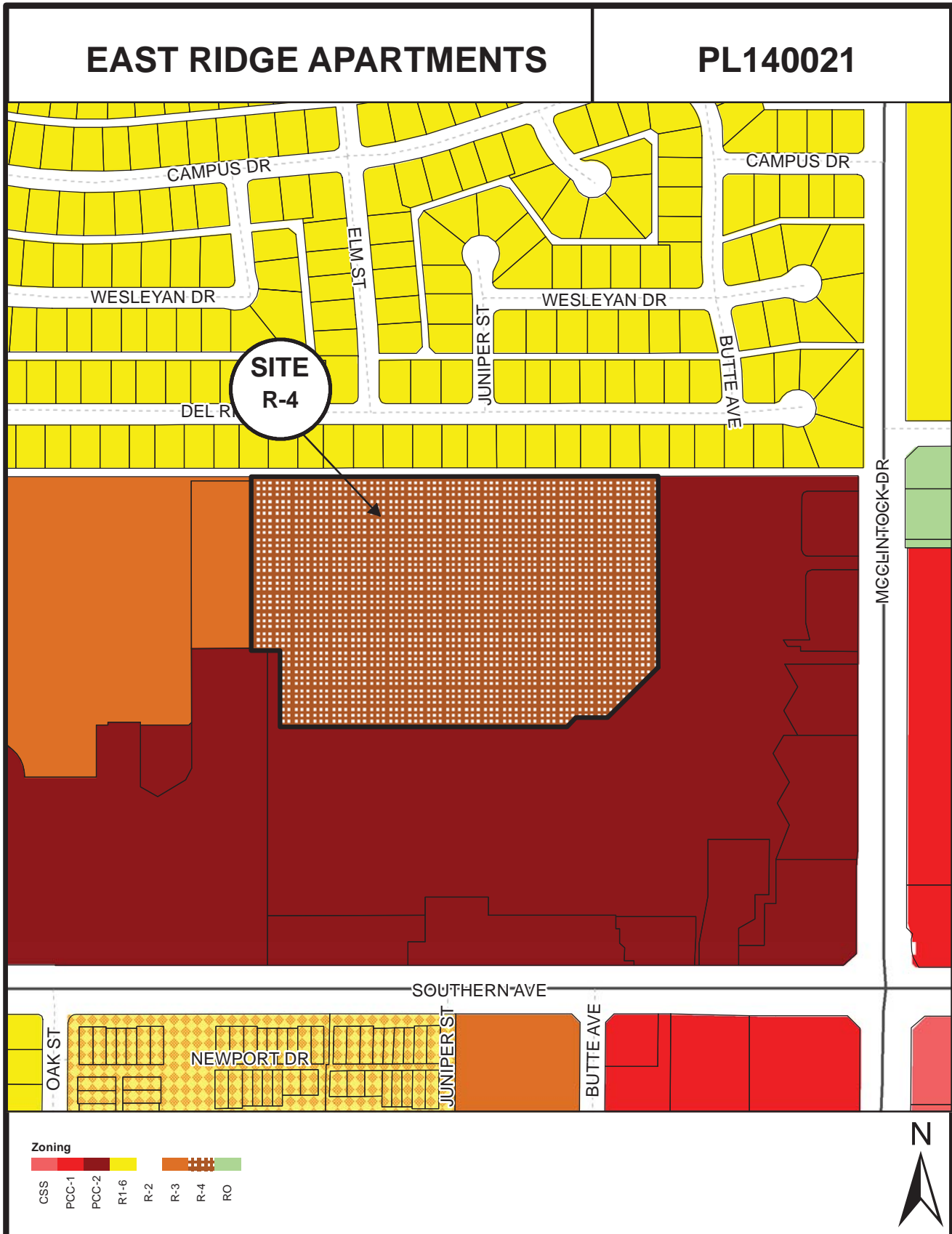
Section 6-302, General Plan Amendment
Section 6-304, Zoning Map Amendment
Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE
for
EASTRIDGE APARTMENTS

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-6. Letter of Explanation
- 7-8. Site Plan and Enlarged Site Plan
9. Apartment Elevations
10. Recreation Building Elevations
11. Landscape Plan
- 12-15. Floor Plan
- 16-17. Renderings
18. Neighborhood Meeting Minutes from Applicant



Location Map

EASTRIDGE APARTMENTS

PL140021



Aerial Map

Synectic Design, Inc.

1111 W University Drive Suite 104
Tempe, Arizona 85281
P. (480) 948-9766
F. (480) 948-9211



7/28/2014

City of Tempe
Community Development
31 E. Fifth Street
Tempe, Arizona 85280
P: 480-350-8331

Project: Eastridge Apartments
Project address: 1522 East Southern Avenue
Tempe, Arizona 85282

Letter of Explanation

Project Overview:

This project is for the partial redevelopment of an excess parking area in an existing 304 unit apartment complex. The proposal is to add one additional 3-story, 30-unit apartment pod, in the existing complex. This requires rezoning the property from R-4 to R-5. The proposal also includes removal of the existing, underutilized tennis court to make way for the construction of a new single-story recreation building for use by the complex residents.

Vehicle circulation has been designed to minimize conflicts with pedestrian access and circulation. New parking shade structures will be part of this project for use by residents of the new apartment units. These shade structures will match the existing shade structures on site. New landscaping will be provided around the perimeter of the new building.

The full apartment complex site is 12.626 acres. The site's current 304 dwelling units puts the existing density at approximately 24 units per acre. The proposed General Plan map change from the current "Medium to High Density (up to 25 du/ac)" designation to the required "High Density (up to 65 du/ac)" designation would allow for the requested zoning change of from R-4 to R-5, which will allow the 30 newly proposed dwelling units. This would result in a total built-out density of 26.5 units per acre.

The additional apartment building pod will consist of 3 floors of units and have a unit breakdown of 15 two-bedroom and 15 one-bedroom units.

The new construction will match the design characteristics of the existing buildings and colours, utilizing high-quality materials. The new shade structures and additional landscaping will provide additional shade to the complex, contributing to both energy conservation and the comfort of the residents.

Existing parking onsite is 637 stalls, with a required parking allotment of 530. The proposed building will have adjusted the required parking to 583 and parking actually provided to 600. This will leave 17 overflow stalls.



Request/Justification for General Plan Projected Density Amendment:

The General Plan map amendment would change the site’s designation from “Medium to High Density (up to 25 du/ac)” to “High Density (up to 65 du/ac)”. This is necessary to accommodate the R-5 zoning category that is required to add the extra 30 unit apartment pod.

This project will provide public benefit to Tempe in that it will:

- 1) Generate additional revenue to the City of Tempe associated with sales tax on the additional rental income that will be generated;
- 2) Providing additional recreational amenities to residents associated with the addition of the recreational facility; and
- 3) Provide additional high quality but affordable housing.

The proposed amendment supports the objectives and Land Use Principles of the General Plan in that:

- 1) *Balanced Land Use*: This site is already designated for residential use. The additional proposed 30 dwelling units will help meet the General Plan’s goal of maintaining a supply of affordable housing. The addition of the recreation center will help meet the goal of supplying recreational opportunities to residents, both by supplying this new opportunity to all the residents of the complex, but also by alleviating demand on other recreational facilities by diverting residents from offsite recreational facilities to this project’s new facility.
- 2) *Enhanced Quality of Life and Preservation of Neighborhood Character*: The amendment does not change the type of land use designation, i.e. it maintains a residential designation for the property. The addition of the recreational facility, improved parking, and additional landscaping will enhance the quality of life of residents in this area.
- 3) *Increased Economic Vitality*: The construction of additional units and recreation center that will be facilitated by this General Plan amendment is a form of enhanced economic development desired by the General Plan. It also provides housing needed for a skilled workforce. The additional residents will add additional support to nearby businesses.
- 4) *Sustained Mobility / Greater Accessibility*: The provision of the new recreation center onsite will allow residents to access a recreation facility without having to travel offsite, and will thus reduce SOV trips.
- 5) *Sustainability and Environmental Stewardship*: The additional infill provide by this proposal will provide additional housing without the need for additional infrastructure and the consumption of resources that additional infrastructure would require. The recreation facility will reduce offsite travel and the energy consumption associated with such travel.

The proposed development and associated General Plan change is not expected to have any material adverse impact on any General Plan element, and will in fact generate the above described benefits. Theoretically, the General Plan change to “High Density (up to 65 du/ac)” would allow a total of 820 units on

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this site if the full site were to be redeveloped in full to a maximum density allowed under to proposed General Plan designation, however:

- A) The General Plan change does not affect the permissible type of land use. The site is currently developed with a multifamily use, and the proposed General Plan designation would remain multifamily, albeit with increased density;
- B) Any further increase to the maximum density is purely theoretical since it is not economically viable to demolish the existing substantial and quality apartment complex merely to build a larger one. The effective “land cost” for such a redevelopment would be prohibitive, and will remain so; and
- C) Any increase to the maximum density beyond the requested R-5 designation would also require another future rezoning case in which any adverse impacts could be evaluated, and design specifications imposed, if needed, to mitigate any perceived adverse impact to the limited amount of surrounding non-commercial areas to the north.

Request/Justification for Zoning Map Amendment:

This project’s current zoning is R-4, and R-5 is being requested to accommodate the additional apartment building pod of 30 units. The proposal is to redevelop a currently excess parking area to make existing the apartment complex more efficient. This enhanced development would result in a total of 334 units and a density of 26.5 du/acre. The zoning request is contingent on adoption of a concurrent application for a General Plan change to “High Density (up to 65 du/ac).” Thus, the R-5 request would be consistent with the General Plan designation.

The site is already developed with an apartment complex and that use will not change. Thus no adverse precedent would be established by this modest zoning change to allow an additional 30 unit pod in an already developed apartment complex.

Request/Justification for Development Plan Review:

This proposal involves an existing, developed apartment complex. The proposal is to add an additional 30 unit pod of apartments in the existing 304 unit development, and to substitute a recreation center for an underutilized tennis court. The additional dwelling units will make use of the site more efficient, and the recreation center will provide additional recreation opportunities for the existing and additional residents, and reduce the load on offsite community recreation facilities.

The design of the additional facilities would be consistent and blend with the existing development. The new facilities will have no negative impact on this project or the surrounding parcels. Commercial developments now surround this project to the east and to the south. The new building is separated from the north and the west parcels by the remaining portion of the current apartment complex. The location of this new building will actually help to soften the appearance from the existing apartment complex and its views to the backside of the commercial buildings. This project will add needed landscaping to the area of the new parking and building, and help minimize the view to the adjacent commercial property.

The new buildings and surrounding landscape elements have proper scale with the site and surroundings. The building mass has been broken up by balconies and exterior architectural pop-outs. These changes in the façade help to soften the overall building mass and height, create visual interest and contribute to

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attractive public spaces. Utilities are existing. This project will have no visible mechanical units. Accessible units will be provided on the ground floor in conformance with the Americans with Disabilities Act (ADA).

Lighting for security and safety will be provided for on the new building and will not create any negative effects to the surrounding area. Clear and well-lighted walkways will connect building entrances to one another and to adjacent sidewalks.

The new construction will match the design characteristics of the existing buildings and colors, utilizing high-quality materials. The new shade structures and additional landscaping will provide additional shade to the complex, contributing to both energy conservation and the comfort of the residents.

Existing parking onsite is 637 stalls, with a required parking allotment of 530. The proposed building will have adjusted the required parking to 583 and parking actually provided to 600; this will leave 17 overflow stalls.

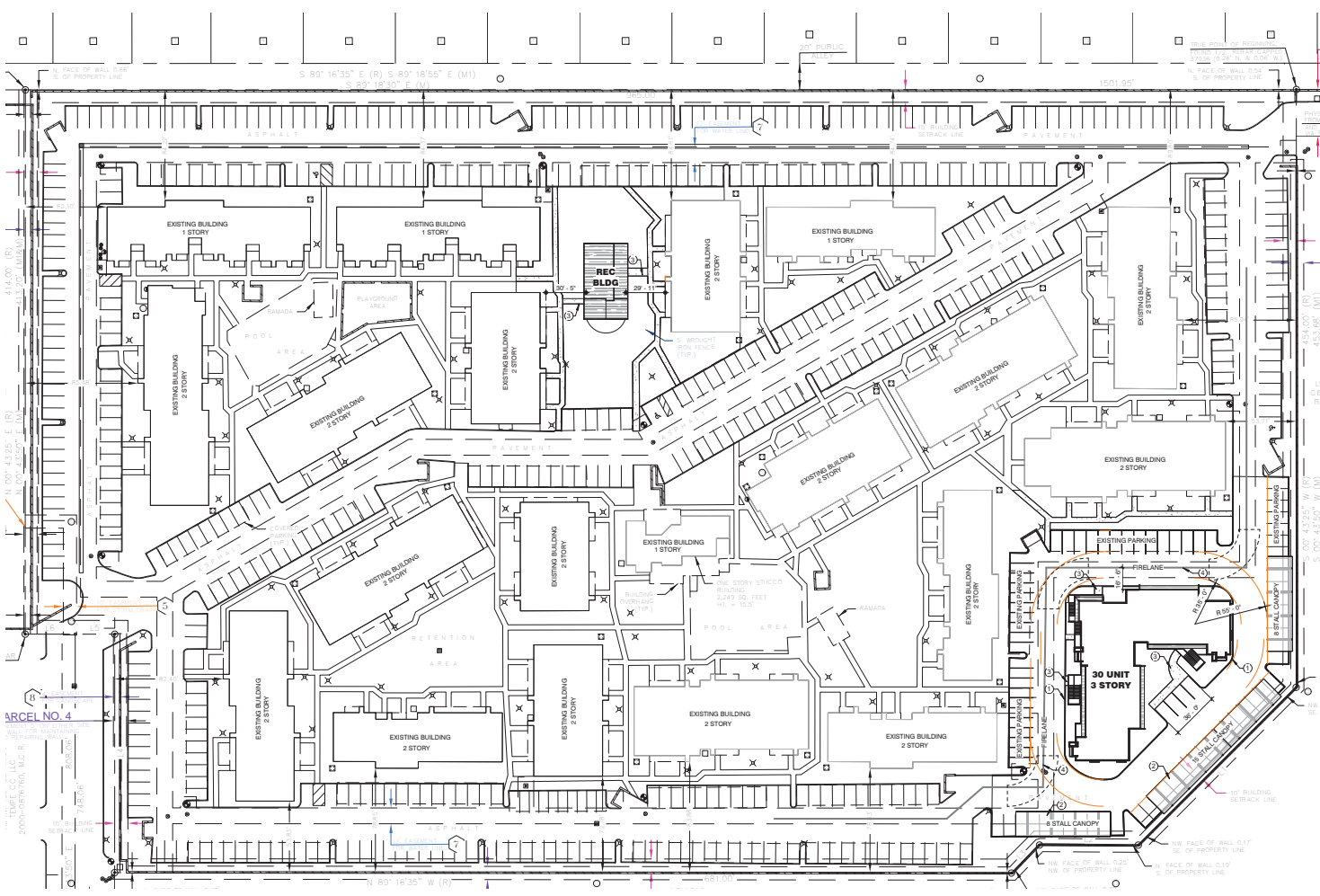
Vehicle circulation has been designed to minimize conflicts with pedestrian access and circulation. New parking shade structures will be part of this project for use by residents of the new apartment units. These shade structures will match the existing shade structures on site. New landscaping will be provided around the perimeter of the new building.

For the above reasons, this proposal will be an enhancement for our community.

Sincerely,

Scott Belford
Project Manager

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Site
1" = 40'-0"



PROJECT TEAM

OWNER:
THE V GROUP
2400 BROADWAY SUITE 270
SANTA MONICA, CA 90404
T. 310.453.0100
F. 310.453.0103

CONTACT: BRENT BELOUT

ARCHITECT:
SYNECTIX DESIGN, INC.
1111 W. UNIVERSITY DRIVE, SUITE 104
TEMPE, ARIZONA 85281
T. 480.948.9700
F. 480.948.9211

CONTACT: SCOTT BELFORD

SHEET KEYED NOTES

- 1 NEW CONCRETE VERTICAL CURB
- 2 NEW METAL CANOPY COVER, MATCH DESIGN OF EXISTING
- 3 NEW CONCRETE SIDEWALK
- 4 EXISTING UNDERGROUND WATERLINE, BUILDING MIN 10' FROM PIPE.

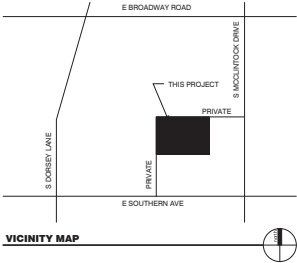
SITE PLAN GENERAL NOTES

A. THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY AND IS BASED ON INFORMATION PROVIDED BY THE CLIENT OR OBTAINED THROUGH READILY AVAILABLE PUBLIC DOCUMENTS. THE EXISTING SITE INFORMATION PORTRAYED HERE SHALL BE CONSIDERED CONCEPTUAL. CONTRACTOR SHALL VERIFY SITE CONDITIONS AS NECESSARY TO ASSURE CONFORMANCE WITH THE INTENT OF THESE DRAWINGS.

B. CONTRACTOR SHALL IMMEDIATELY INFORM THE ARCHITECT IN WRITINGS OF ANY DISCREPANCY BETWEEN THE SITE CONDITIONS AND THESE DOCUMENTS THAT WILL IMPACT COMPLIANCE WITH THESE DOCUMENTS.

C. FINISH FLOOR SHALL BE A MINIMUM OF 4" ABOVE ADJACENT GRADE U.O.N.

D. FINISH GRADE SHALL SLOPE 2% FOR A DISTANCE OF 10' TO AN APPROVED WATER DISPOSAL AREA U.O.N.



PROJECT NARRATIVE

THIS PROJECT CONSISTS OF NEW 3 STORY APARTMENT BUILDING, LOCATED IN EXISTING OVERFLOW PARKING AREA, NEW COVERED PARKING STRUCTURES, NEW COMMUNITY 1 STORY RECREATION BUILDING, LOCATED AT EXISTING TENNIS COURT. BOTH PROJECTS WILL MATCH ARCHITECTURE OF EXISTING BUILDINGS, FINISHES, AND COLORS.

Parcel No. 1:
That portion of the South half of the South half of Section 26, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
 COMMENCING at the Southeast corner of said Section 26;
 Thence North 00° 42' 23" East along the Easterly line of said Section 26, a distance of 123.47 feet recorded; (1221.19 feet measured) to a point; said point being the Southeast corner of Hughes Acres Unit Six, a distance of 937.00 feet to the True Point of Beginning;
 Thence North 89° 16' 35" West, recorded North 89° 16' 50" West Measured along the Southerly line of Hughes Acres Unit Six, a distance of 837.00 feet to the True Point of Beginning;
 Thence South 00° 43' 25" West, a distance of 454.00 feet recorded (453.68 feet measured), to a point;
 Thence continuing, South 45° 43' 25" West, a distance of 169.40 feet to a point;
 Thence North 89° 16' 35" West, a distance of 75.00 feet to a point;
 Thence North 89° 16' 35" West, a distance of 681.00 feet to a point;
 Thence North 00° 43' 25" East, a distance of 181.00 feet to a point;
 Thence North 89° 16' 35" West, a distance of 68.00 feet to point;
 Thence North 00° 43' 25" East, a distance of 414.00 feet recorded; (413.20 feet measured), to a point on the Southeastly line of Hughes Acres Unit Four, according to Book 110 of Maps, Page 25, records of Maricopa County, Arizona.
Parcel No. 2:
That portion of the South half of the South half of Section 26, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
 COMMENCING at the Southeast corner of said Section 26;
 Thence North 00° 43' 25" East, recorded North 89° 16' 50" East Measured, along the Southerly line of Hughes Acres Unit Four and Hughes Acres Unit Six, a distance of 965.00 feet to the True Point of Beginning.

Parcel No. 2:
Two non-exclusive easements for ingress, egress and public utilities, one 36.00 feet in width and one 45.00 feet in width, and two exclusive easements for signs as provided for in that certain easement agreement dated October 3, 1980, in Doccket November 18, 1980, in Docket 14837, Page 666, records of Maricopa County, Arizona.

Parcel No. 3:
A non-exclusive easement for drainage as provided in that certain easement agreement dated November 15, 1980 recorded November 15, 1980, in Docket 14837, page 708, records of Maricopa County, Arizona.

Parcel No. 4:
A non-exclusive easement for locating, maintaining and/or repairing the well as provided in that certain easement agreement dated August 5, 1982, recorded November 23, 1982 in Docket 14638, page 334.

PROJECT DATA

PROJECT ADDRESS: 1021 EAST SOUTHERN AVENUE, TEMPE, ARIZONA

ASSESSORS PARCEL #: 133-33-709

LOT AREA: 549,991 S.F. = 12.62 ACRES

EXISTING ZONING: R-4 (24.08 DU/ACRE)

PROPOSED ZONING: R-5 (26.46 DU/ACRE)

GENERAL PLAN: 2040, MED. TO HIGH DENSITY RESIDENTIAL 20 DU/AC

CURRENT: 2040, HIGH DENSITY RESIDENTIAL 65 DU/AC

PROPOSED: 2040, MED. TO HIGH DENSITY RESIDENTIAL 65 DU/AC

PROPOSED RESIDENTIAL DENSITY BASED ON 2040 ADOPTED PLAN: HIGH DENSITY 65 DU/ACRE

MAXIMUM BUILDING HEIGHT ALLOWED: 40' (R-4) 50' (R-5)

PROPOSED BUILDING HEIGHT: 37'

MAXIMUM DENSITY ALLOWED: R-4 = 25 DU/ACRE (EXISTING)

EXISTING DENSITY: R-5 = 35 DU/ACRE (PROPOSED)

BUILDING AREA UNDER ROOF - NEW: 24,093 S.F.

BUILDING AREA UNDER ROOF - EXISTING: 491,355 S.F.

TOTAL EXISTING + NEW AREA UNDER ROOF: 465,448 S.F.

MAXIMUM LOT COVERAGE (EXISTING): R-4 70% NET = 384,917 S.F.

EXISTING LOT COVERAGE: R-4 = 231,802 S.F.

PROPOSED LOT COVERAGE: R-5 = 241,496 S.F.

LANDSCAPE AREA REQUIRED: 579,400.796 = 133,089 S.F.

LANDSCAPE AREA PROVIDED: 202,007 S.F. (EXISTING AND NEW) 14.17%

BUILDING OCCUPANCY(S): R-2, APARTMENT BUILDINGS

CONSTRUCTION TYPE: V-A

STORIES: 3 PROPOSED

2 EXISTING

AREA SEPARATIONS REQUIRED: YES

FIRE SPRINKLERS PROVIDED: YES

FIRE ALARM PROVIDED: YES

NEW UNITS COUNT: 15 TWO BEDROOM

15 ONE BEDROOM

EXISTING UNIT BREAKDOWN: 32 (400 S.F.)

ONE BEDROOM: 178 (600 S.F.)

TWO BEDROOM: 80 (815 S.F.)

PATCH ROOMS, TWO BEDROOM: 14 (600 S.F.)

EXISTING PARKING: 637 SPACES

EXISTING REQUIRED PARKING: 530 SPACES

NEW PARKING: 600 SPACES

NEW PARKING REQUIRED: 589 SPACES

REQUIRED BIKE PARKING: STUDIO 30X75=24

EXISTING UNITS: 1 BEDROOM 15X75=11.25

2 BEDROOM 15X75=11.25

TOTAL REQUIRED: 228

TOTAL PROVIDED: 228 (NEW)

NEW UNITS: 1 BEDROOM 15X75=11.25

2 BEDROOM 15X75=11.25

TOTAL REQUIRED: 23

TOTAL PROVIDED: 23

LEGAL DESCRIPTION

Parcel No. 1:
That portion of the South half of the South half of Section 26, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
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NEW APARTMENT / RECREATION BUILDING
EASTRIDGE APARTMENTS
 1522 EAST SOUTHERN AVENUE
 TEMPE, AZ



REVISIONS	DATE	BY	DESCRIPTION

Phase: DPR

Drawn By: SCB

Reviewed By: LDB

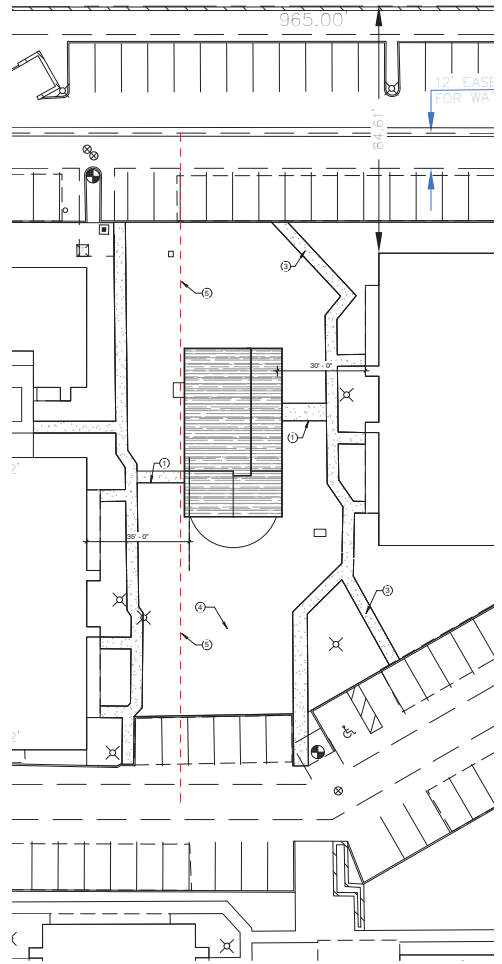
SDI Project No: 3279

Date: 06/20/2014

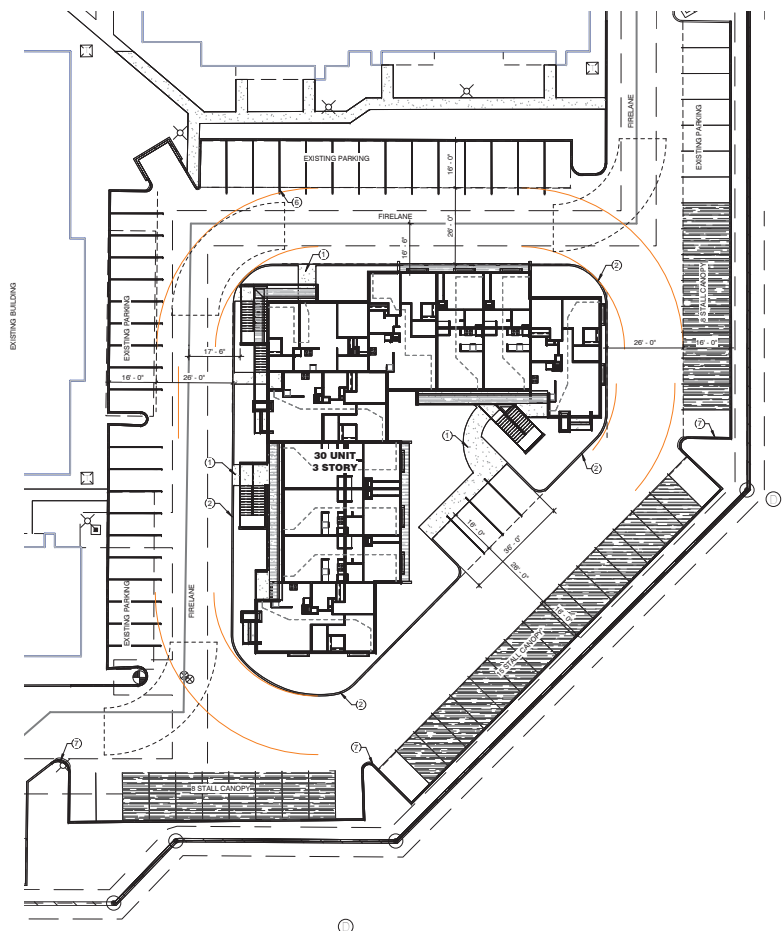
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2 Rec Building Enlarged Site Plan
1" = 20'-0"



1 Enlarged Apartment Building Site Plan
1" = 20'-0"



- SHEET KEYED NOTES**
- 1 NEW CONCRETE SIDEWALK
 - 2 NEW CONCRETE VERTICAL CURB
 - 3 EXISTING SIDEWALK TO REMAIN
 - 4 EXISTING LANDSCAPING TO REMAIN
 - 5 UNDERGROUND PRIVATE SEWER LINE, LOCATE AND PROTECT DURING CONSTRUCTION
 - 6 FIRE DEPARTMENT ACCESS TURN RADIUS
 - 7 EXISTING CURBING TO REMAIN

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NEW APARTMENT / RECREATION BUILDING
EASTRIDGE APARTMENTS
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 TEMPE, AZ



NO.	REVISIONS

Phase: DPR
 Drawn By: Author
 Reviewed By: Checker
 SDI Project No: 3279
 Date: 05/02/2014
 Sheet:

A1.3
 ENLARGED SITE PLAN

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SHEET KEYED NOTES

- 1 ARCHITECTURAL ASPHALT SHINGLE ROOF, MATCH EXISTING BUILDINGS
- 2 STUCCO TRIM POP-OUT, MATCH EXISTING BUILDING PROFILE
- 3 EXTERIOR STUCCO SYSTEM, TO MATCH EXISTING BUILDING
- 4 METAL RAILING SYSTEM, PAINTED
- 5 G.I. PARAPET CAP, PAINTED TO MATCH ADJACENT WALL COLOR
- 6 STUCCO POP-OUT, MATCH EXISTING ADJACENT BUILDING
- 7 METAL RAILING SYSTEM

EXTERIOR FINISH LEGEND

DESCRIPTION	MANUFACTURER	TEXTURE	COLOR
TWO COAT STUCCO SYSTEM	MAGNA WALL	SEMI SMOOTH	DUNN EDWARDS 'SIR DREDGE' DE3169
TWO COAT STUCCO SYSTEM	MAGNA WALL	SEMI SMOOTH	DUNN EDWARDS 'BURNT CRIMSON' DE3705
ARCHITECTURAL ASPHALT SHKLS			MATCH EXISTING 'GREY'
PAINTED WOOD TRIM	DUNN EDWARDS		'BURNT CRIMSON' DE3705
PAINTED METAL / RAILINGS	DUNN EDWARDS		'SIR DREDGE' DE3169



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NEW APARTMENT / RECREATION BUILDING
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 1522 EAST SOUTHERN AVENUE
 TEMPE, AZ

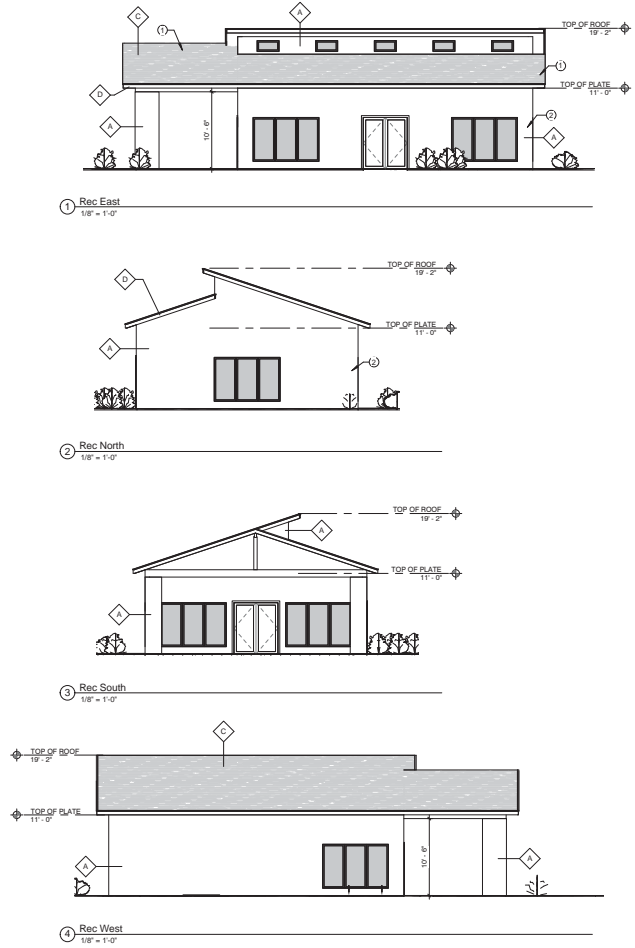


NO.	DATE	DESCRIPTION

Phase: DPR
 Drawn By: SCB
 Revised By: LDB
 SDI Project No: 3279
 Date: 06/20/2014

Sheet: **A3.1**
 EXTERIOR ELEVATIONS

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- SHEET KEYED NOTES**
- 1 ARCHITECTURAL ASPHALT SHINGLE ROOF, MATCH EXISTING BUILDING
 - 2 EXTERIOR STUCCO SYSTEM, TO MATCH EXISTING BUILDING

EXTERIOR FINISH LEGEND

◆	DESCRIPTION MANUFACTURER TEXTURE COLOR	TWO COAT STUCCO SYSTEM MAGNA WALL SEM SMOOTH DUNN EDWARDS "SIR DREDEGE" DE3189	
◆	DESCRIPTION MANUFACTURER TEXTURE COLOR	TWO COAT STUCCO SYSTEM MAGNA WALL SEM SMOOTH DUNN EDWARDS "BURNT CRIMSON" DEC705	
◆	DESCRIPTION MANUFACTURER TEXTURE COLOR	ARCHITECTURAL ASPHALT SHGLS 3 TAB ARCHITECTURAL MATCH EXISTING "GREY"	
◆	DESCRIPTION MANUFACTURER COLOR	PAINTED WOOD TRIM DUNN EDWARDS "BURNT CRIMSON" DEC705	
◆	DESCRIPTION MANUFACTURER COLOR	PAINTED METAL / RAILINGS DUNN EDWARDS "SIR DREDEGE" DE3189	



NEW APARTMENT / RECREATION BUILDING
EASTRIDGE APARTMENTS
 1522 EAST SOUTHERN AVENUE
 TEMPE, AZ



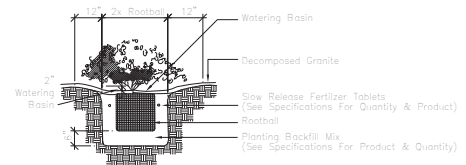
REVISIONS

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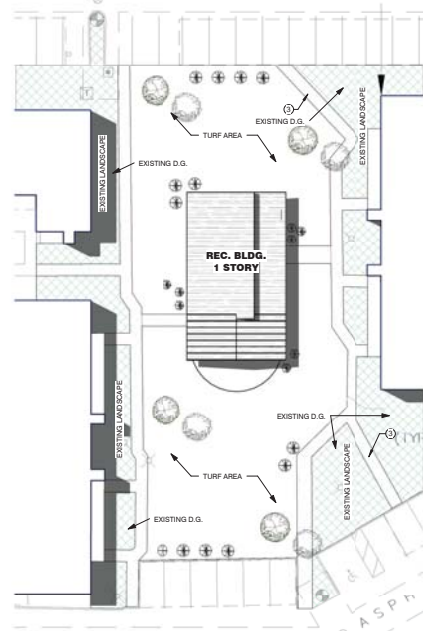
Phase: DPR
 Drawn By: SCB
 Revised By: LDB
 SDI Project No: 3279
 Date: 06/02/2014

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A3.2
 EXTERIOR ELEVATIONS

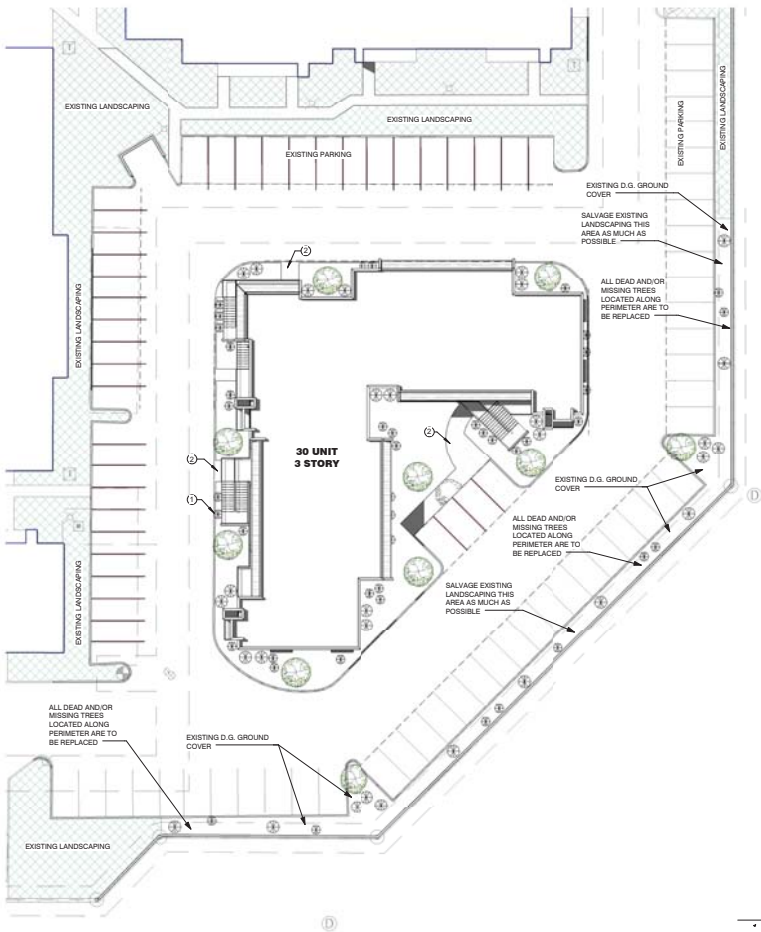
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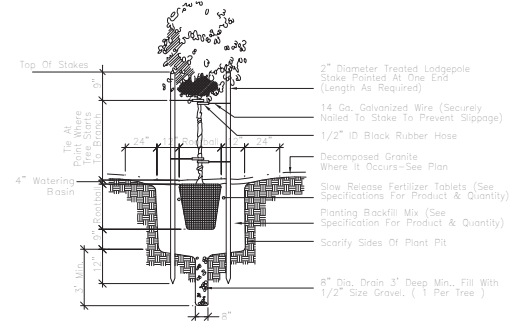
3 1.5 Gal Shrub
12" x 1'-0"



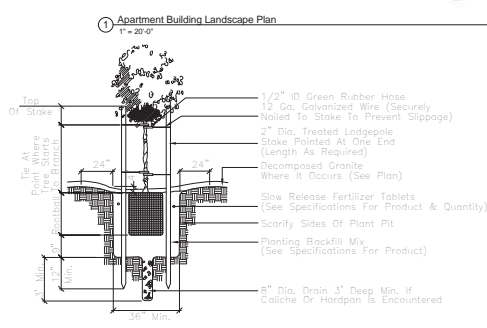
2 Rec Building Enlarged Landscape Plan
1" = 20'-0"



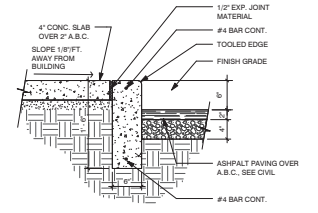
1 Apartment Building Landscape Plan
1" = 20'-0"



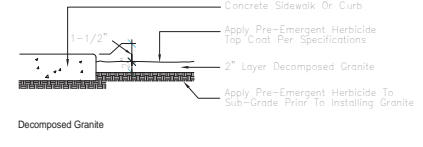
4 Box Tree Staking
12" x 1'-0"



5 15 Gal Tree Staking
12" x 1'-0"



6 Cast in Place Curb at Sidewalk
1" = 1'-0"



7 Concrete Slab Turndown
1" = 1'-0"

LANDSCAPE LEGEND

- CHILOPSIS LINEARIS - DESERT WILLOW
MIN. 2" X 4" BOX TREES
- MORELLA CERIFERA - WAX MYRTLE
MIN. 15 GAL.
- DALEA GREGGII - TRAILING INDIGO BUSH
MIN. 5 GAL.

IRRIGATION NOTE:

AN AUTOMATIC DRIP IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL PLANTING MATERIAL. METER LOCATION: NEXT TO THE BUILDING DOMESTIC METER SIZE: 1" WATER PRESSURE: MINIMUM REQUIRED AT METER 90 PSI

LANDSCAPE MAINTENANCE NOTE:

THIS SITE WILL BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH CITY OF TEMPE STANDARDS.



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**NEW APARTMENT / RECREATION BUILDING
EASTRIDGE APARTMENTS**
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TEMPE, AZ

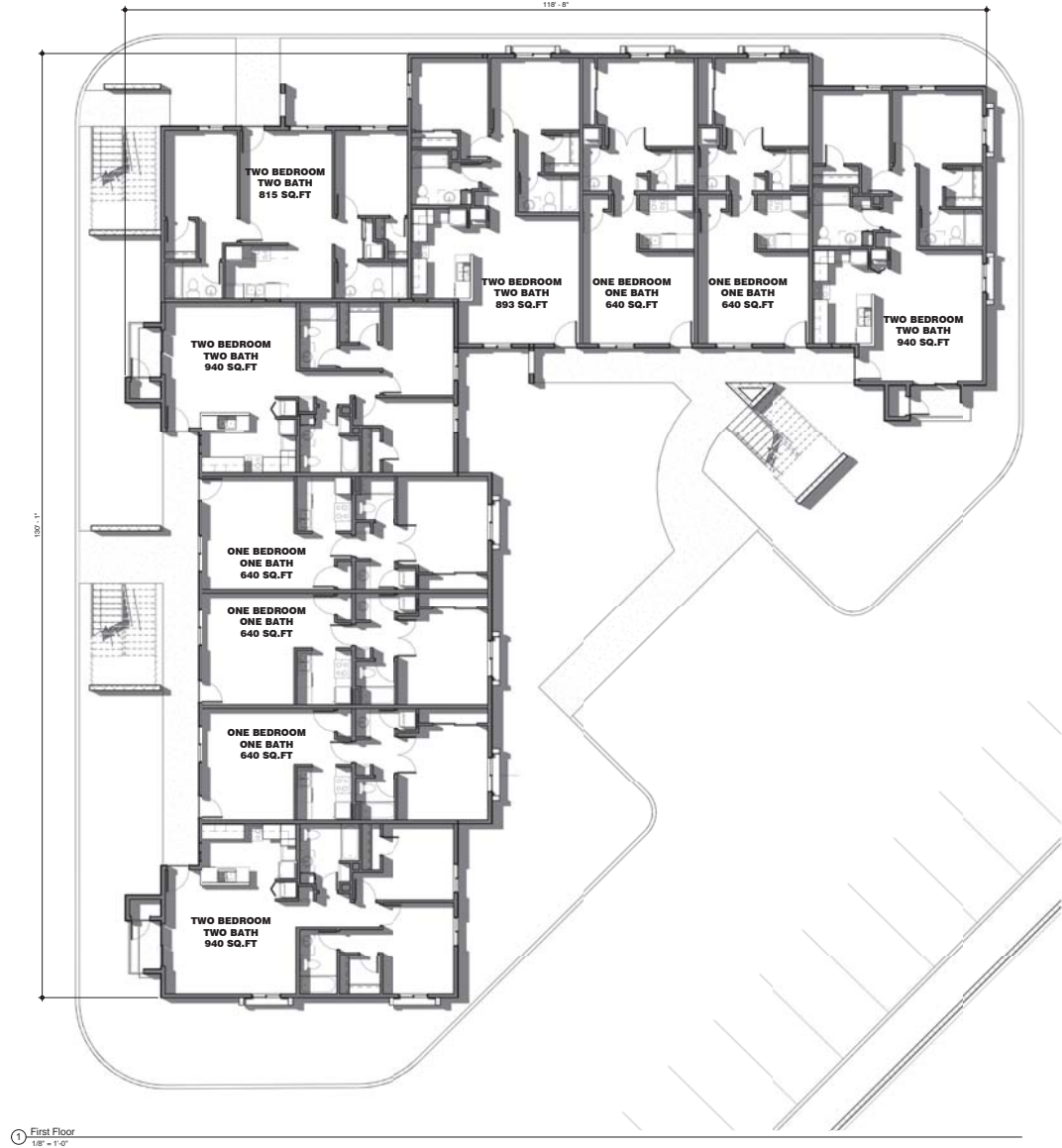


REVISIONS	

Phase: DPR
 Drawn By: Author
 Reviewed By: Checker
 SDI Project No: 3279
 Date: 05/20/2014
 Sheet:

L1.0
LANDSCAPE PLANTING PLAN

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1 First Floor
 1/8" = 1'-0"



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CONCEPT PLANS
EASTRIDGE APARTMENTS
 1522 EAST SOUTHERN AVENUE
 TEMPE, AZ



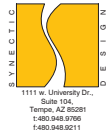
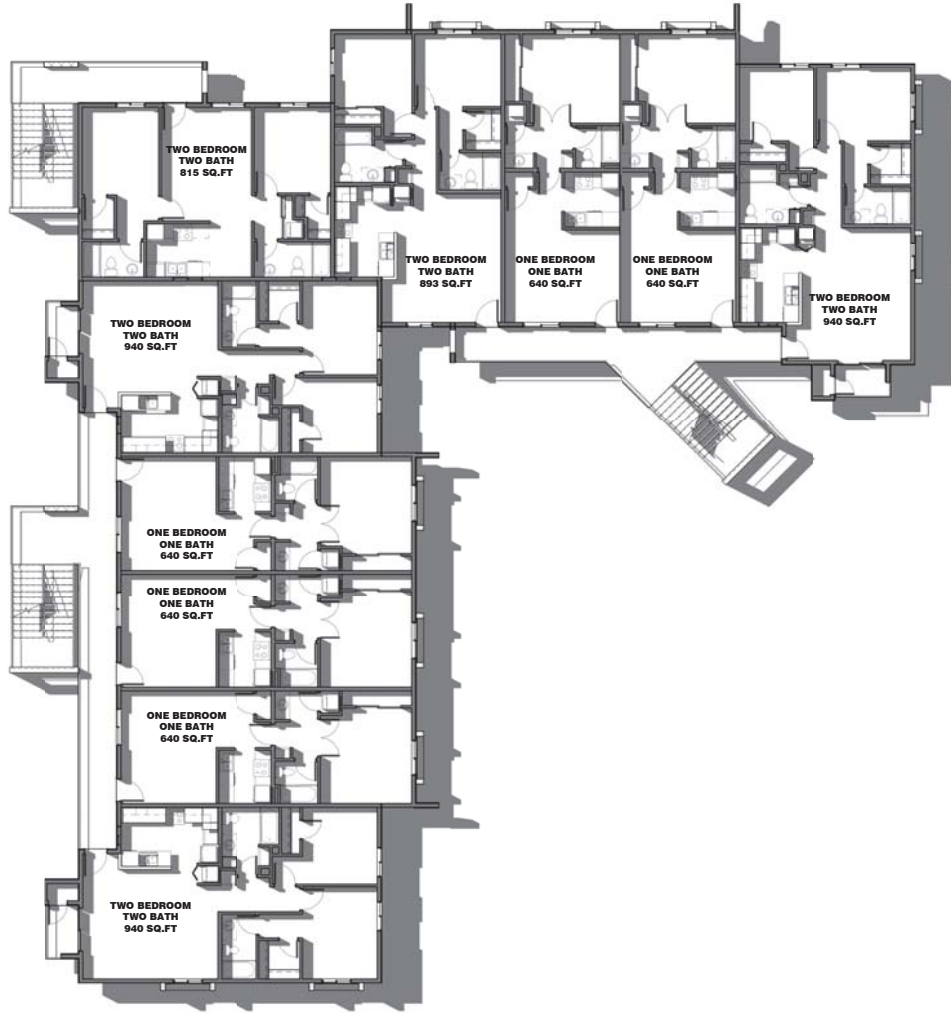
NO.	REVISIONS

Phase: ZONING
 Drawn By: SCB
 Revised By: LDB
 SDI Project No: 3279
 Date: 01/02/2014

Sheet:
C1
 Concept First Floor

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① Second Floor
 1/8" = 1'-0"



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CONCEPT PLANS
EASTRIDGE APARTMENTS
 1522 EAST SOUTHERN AVENUE
 TEMPE, AZ

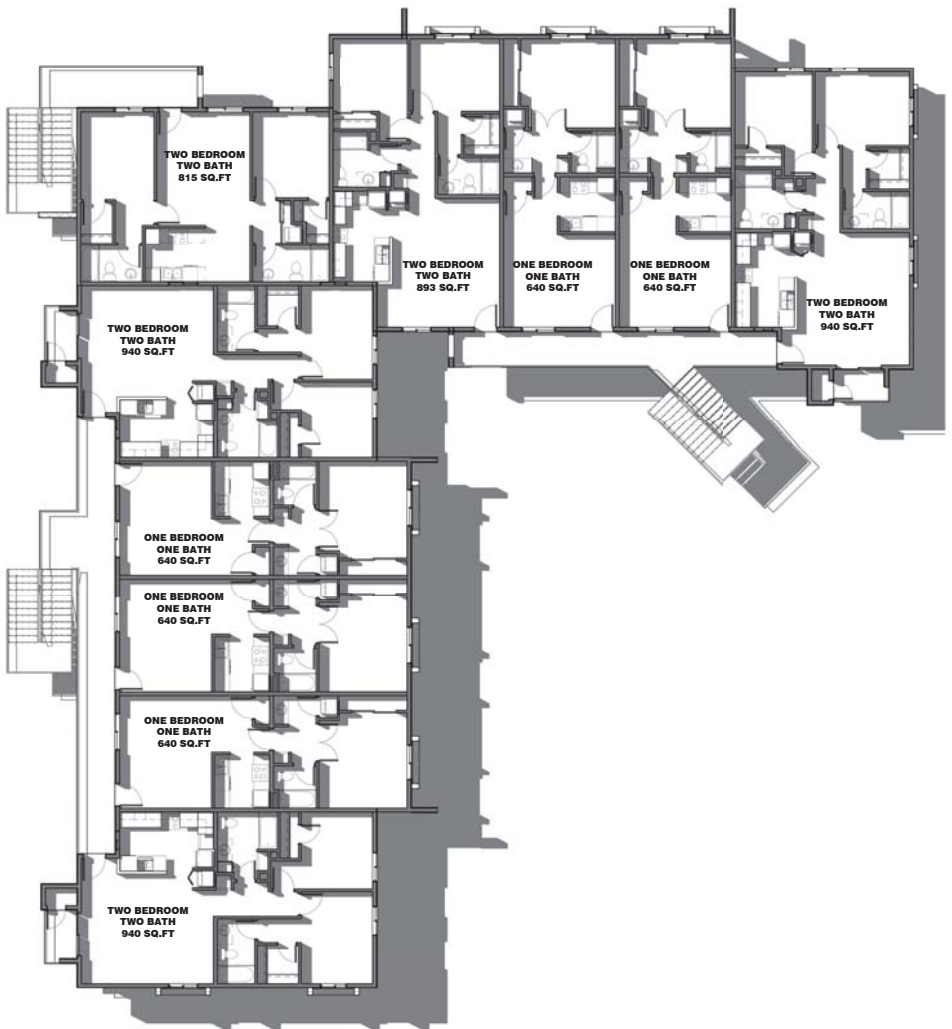


REVISIONS	

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 Revised By: Checker
 SDI Project No: 3279
 Date: 01/02/2014

Sheet:
C2
 Concept Second Floor

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① Third Floor
 1/8" = 1'-0"



CONCEPT PLANS
EASTRIDGE APARTMENTS
 1522 EAST SOUTHERN AVENUE
 TEMPE, AZ

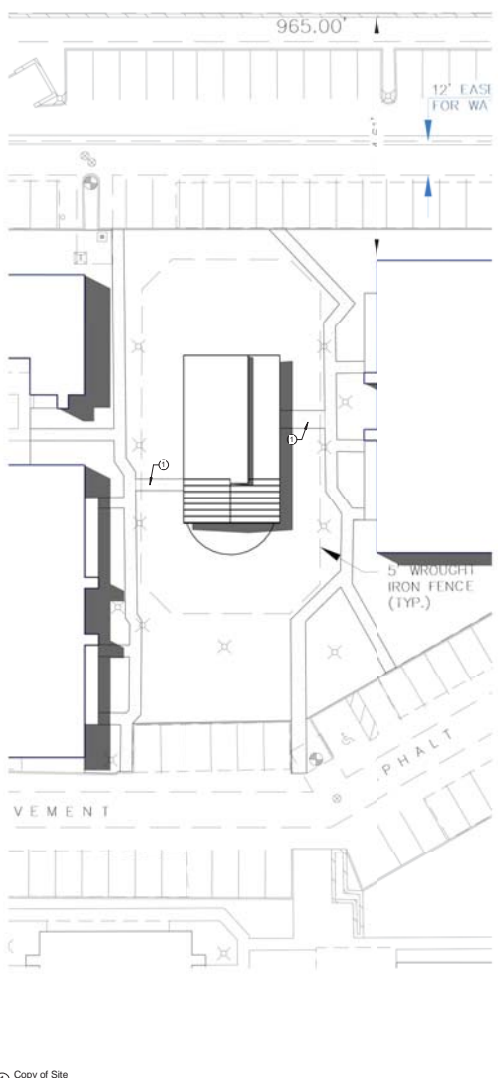


REVISIONS	

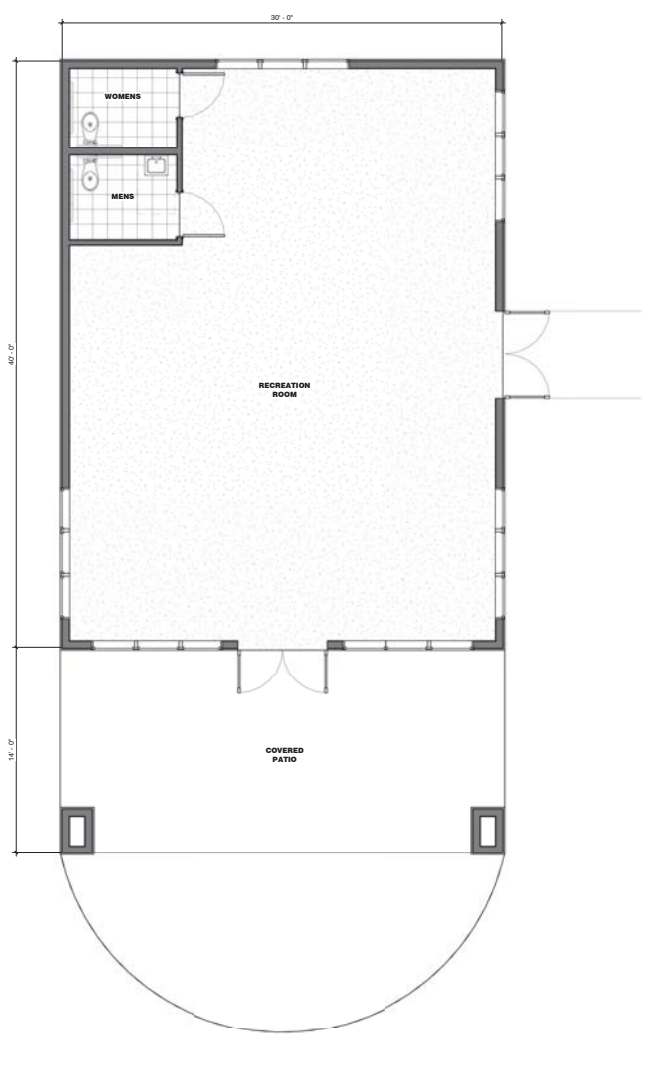
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Sheet:
C3
 Concept Third Floor

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1 Copy of Site
1" = 20'0"



2 Rec Building
3/4" = 1'-0"



CONCEPT PLANS
EASTRIDGE APARTMENTS
 1522 EAST SOUTHERN AVENUE
 TEMPE, AZ



REVISIONS	

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Sheet:
C4
 Recreation Center

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- SHEET KEYED NOTES**
- 1 ARCHITECTURAL ASPHALT SHINGLE ROOF, MATCH EXISTING BUILDINGS
 - 2 METAL RAILING SYSTEM, PAINTED
 - 3 STUCCO TRIM POP-OUT, MATCH EXISTING BUILDING PROFILE
 - 4 EXTERIOR STUCCO SYSTEM, TO MATCH EXISTING BUILDING
 - 5 G.I. PARAPET CAP, PAINTED TO MATCH ADJACENT WALL COLOR
 - 6 STUCCO POP-OUT, MATCH EXISTING ADJACENT BUILDING
 - 7 METAL RAILING SYSTEM



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CONCEPT PLANS
EASTRIDGE APARTMENTS
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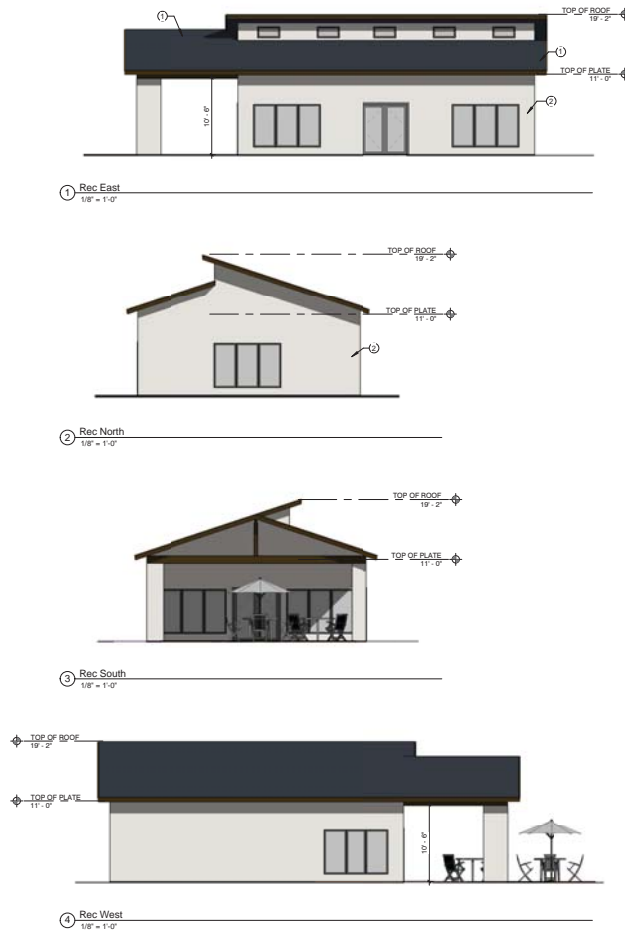


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 Date: 01/06/2014
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A3.1
 EXTERIOR ELEVATIONS

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- SHEET KEYED NOTES**
- 1 ARCHITECTURAL ASPHALT SHINGLE ROOF, MATCH EXISTING BUILDING
 - 2 EXTERIOR STUCCO SYSTEM, TO MATCH EXISTING BUILDING

S P A C E C O
D E S I G N
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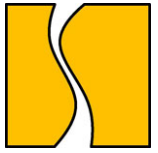
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SDI Project No: 3279
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Sheet:
A3.2
EXTERIOR ELEVATIONS

Synectic Design, Inc.

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F. (480) 948-9211



5/19/2014

City of Tempe
Community Development
31 E. Fifth Street
Tempe, Arizona 85280
P: 480.350-8331

Project: Eastridge Apartments
Project address: 1522 East Southern Ave.
Tempe, Arizona 85282

Neighbourhood Meeting Summary;

A neighbourhood meeting for this project was held on May 15, 2014 in the community recreation building at 6:30 pm to discuss the upcoming project. Approximately 25 people attended the meeting, majority of them residences of the apartment community. The meeting was also attended by Brent Bebout representing the owner of the property, Ryan Levesque from the City of Tempe, and Scott Belford from Synectic Design.

Meeting presentation included mounted site plans, elevations, and renderings as well as units plans of the new building. After presentation of the project to those attending, the meeting was open for discussion and questions. No negative responses from those attending where noted. Most questions concerned the possible noise levels during construction. There were a few questions dealing with parking concerns and existing apartment complex issues. After displaying there will still be overflow parking remaining after the construction, and Mr Bebout assuring the residences he would look into the existing property maintenance issues, those questioning where satisfied.

Generally the feeling was that all whom attended where in favour or the project and looked forward to its completion.

Sincerely,

Scott Belford
Project Manager