

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 10/14/2014
Agenda Item: 4**

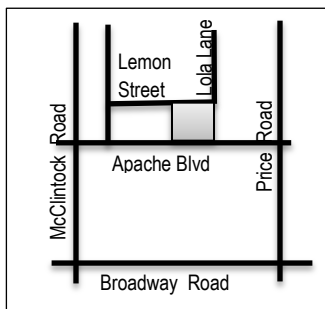
ACTION: Request for a Development Plan Review for MERIDIAN AT 101, located at 2148 East Apache Boulevard. The applicant is Daniel Terlecki, Bethel Development.

FISCAL IMPACT: The planned development requested City of Tempe participation in the project for points towards a competitive process for Federal tax credit rebate for affordable housing. The requested participation would be up to \$205,000 contributed through HOME funds that will require a separate Development Agreement.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: MERIDIAN AT 101 (PL120395) is located on the north side of Apache Boulevard on six lots that would be combined into one through-lot bounded by Lemon Street and Lola Lane to the north and Apache Boulevard on the south. The property is currently zoned MU-4. In March 2013, the City Council approved a General Plan Density Map Amendment to High Density, to allow greater than 25 units per acre and a Zoning Map Amendment to MU-4 Mixed Use with a Planned Area Development to define development standards. The Development Review Commission approved a Development Plan Review on February 26th 2013 for this site. After completion of the entitlements, the applicant was unable to obtain necessary tax credits for construction of affordable senior housing. The requirements for tax credits changed and the applicant returned to the City Council in 2014, to request financial participation in order to obtain tax credits this year. Based on prior Commission and Council concerns expressed about the original design of the project, Council directed the new development team to revise the design to be more reflective of newer contemporary architecture along Apache Boulevard. The developer responded to Council feedback on the design, and hired a new architect to design the project. A subsequent meeting with Council determined that the revised project was of sufficient quality and suitable character to warrant the application of HOME funds, acknowledging that the final design would return to Development Review Commission for approval. As a result of the changes to the elevations, a neighborhood meeting was held to show residents the new design. The project consists of 76 affordable senior housing apartments in a four-story building and a free-standing office/retail building to be used by the Tempe Community Action Agency. The request includes the following:

DPR140182 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	JWS Development, LLC, Troy Spencer
Applicant	Daniel Terlecki, Bethel Development, Inc.
Current Zoning District	MU-4 Mixed Use Four, High Density
Gross/Net site area	2.147 acres
Density / Units	35 du/ac / 76 units (76 units per previously approved PAD)
Total Building area	24,436 s.f.
Lot Coverage	22 % (22% per previously approved PAD)
Building Height	60 ft (60 ft per previously approved PAD)
Building Setbacks	0' front, 10' west side, 2' east side, 10' rear
Parking Setback	18' north parking setback (Lemon) 15' south parking setback (Apache)
Landscape area	28.7%
Vehicle Parking	99 spaces (99 min. required, 124 max allowed)
Bicycle Parking	57 spaces (76 required by ASU commute area)

ATTACHMENTS: Development Project File

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

Department Director: David Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Diana Kaminski, Senior Planner

COMMENTS:

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

The site currently has a combination of vacant lots, a boat storage area, a closed restaurant and an old roadside motel. By prior process last year, the site received entitlements for a General Plan Amendment, Zoning Amendment, Planned Area Development, and Subdivision Plat. This request will supersede the prior Development Plan Review for design and includes a new Development Plan Review for a site plan, elevations and landscape plan for a four-story 60-foot tall residential affordable senior apartment building and a free-standing commercial office with surface parking on 2.147 net acres. The applicant is requesting the Development Review Commission take action on the requested item above.

PUBLIC INPUT

- Neighborhood meeting was required of the initial entitlement request from 2013. Neighborhood meetings are not required for Development Plan Review cases, however, due to the public interest in this site, and the changes made to the design, the applicant agreed to hold another neighborhood meeting to update residents on the project progress.
- The original Neighborhood meeting was held on January 23, 2013 from 6:00 p.m. to 7:00 p.m. at the Escalante Community Center, 2150 E Orange Street. Community Development staff attended the meeting. Two neighbors, one business owner, and the non-profit Tempe Community Action Agency representative attended. The applicant and developer provided a project overview and opened the meeting for discussion. General attitude of the project was highly favorable to the use, the design and the integration of TCAA on site.
- At the Development Review Commission meeting on February 12, 2013, one resident of Mesa, an employee across the street from this site, spoke in favor of the project and the original design.
- The Development Review Commission expressed concerns about the design and continued the case until February 26, 2013 to address Commission feedback and present revised color and material changes to the elevations.
- City Council has been working closely with the architectural team, to revise the design from what was originally approved. As a result of ongoing discussions, the architect made changes to the plans to meet Council expectations.
- Although design is not typically required to have a neighborhood meeting, staff and the applicant felt that a courtesy community update was necessary due to the time that has passed since the initial request, and due to the changes in design. The Neighborhood meeting for this request was held on October 8th, 2014 from 6:00 p.m. to 7:00 p.m. at the Escalante Community Center, 2150 E Orange Street. Community Development staff attended the meeting.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The proposed site plan is very similar to the previously approved design for Apache Villas. The proposed project does not provide covered parking, as Apache Villas did. The site has one driveway on Apache, reducing the pedestrian/vehicle conflicts from the existing three lots. The building layout provides public pedestrian access from Apache and from Lemon through the site to the commercial building and the residences, integrating the two buildings into the commercial and residential communities surrounding the site. Residents also have access to walk or bike north to the Multi-Generational Center. The circulation was challenged by requirements for fire and refuse access, the building and parking space locations are designed to accommodate on site turn-around for weekly refuse collection, and emergency vehicle access to all sides of the building. The parking area for residents is secured behind a gate while the public guest and customer parking, shared by the commercial tenant, is outside the gated area. A grass-crete product is provided along Lemon, to provide emergency egress if necessary, and at the north east corner, within the landscape buffer, to comply with circulation requirements for a fire truck to access the back and east side of the building. Pedestrian amenities along Apache Boulevard and on the west side of the apartments provide opportunities for residents to people watch and interact with the larger community. The taller

building is pushed to the east side, adjacent to two-story homes to the north, the smaller commercial building is pushed to the west side, very close to the Apache street front. The view from the north will be heavily screened with landscaping in the parking area and along Lemon Street. The site design balances the need for security and safety, without appearing as a walled compound or gated community, it is welcoming and open. The site is located within the transportation overlay district and has access to multiple modes of transportation. There are no requirements within the mixed-use zoning code that require a specific ratio of uses or the location of uses on the site. The interpretation of mixed-use has been applied on a site specific basis. The tax credit financing of this site required separation of the commercial use from the residential use; this model has been done on other sites, such as the Baer's den, a very similar scaled commercial project had a different architectural style to the rest of the student housing development. The separated commercial use meets the mixed-use intent, is appropriate in scale and design to the area, and conforms to the architectural characteristics of the larger building, using the same materials and colors. The scale of the commercial building is also similar to other established businesses along the Boulevard.

Building Elevations

The four-story apartment community has a maximum height of 60 feet to the top of the roof elements. The former design used a conventional pitched roof design with asphalt shingles; the new design has a flat roof with parapets. The former design used predominantly stucco finish with faux stone at the wainscot; the new design is fifty percent brick veneer, with the remainder being a smooth stucco finish. The proposed material is superior in quality to the surrounding environment, and enhances the aesthetics of the area. The elevations demonstrate four-sided architecture, with a strong defined base of brick. This material provides a strong textural contrast to the smooth stucco. The vertical pop-outs and recesses provide more play with sunlight and shadows, articulating the design throughout the day. The overall effect of the changes updates the building to a more simplified contemporary look.

The second building is the commercial office/retail building located in the south west corner of the site. The primary entrance faces the south east corner, providing access to those visiting the site from Apache Boulevard (customers coming by light rail or bus), to residents living to the north or coming from Orbit from the Multi-generational Center, walking through the site, as well to as the residents of the development. There are windows facing north and south. The west side has glass block windows added for visual interest, natural light, energy efficiency and compliance with building safety requirements for building separation from the property line. The same colors and materials and building form are proposed for the commercial office/retail building. The proposed tenant of this building is the Tempe Community Action Agency. A condition of approval has been added to assure construction of this building, so that the pad site does not remain vacant. The scale of this building is in keeping with other single story small commercial uses along the Boulevard, providing a transition from existing older established uses and the taller new developments. The scale of the building enables residents to the north to maintain a clear site line to the south. The elevations are appropriate to the context of the area. Due to the timing of the staff receiving the elevations, a few specific conditions for the commercial office building have been added to address details that were not addressed in the presented plans.

Landscape Plan

The landscape plan balances water conservation with a shady park-like oasis of plants that enhance the living environment for residents as well as for pedestrians and guests of the site. Trees include Acacia aneura, Mexican Bird of Paradise, Sissoo, Mesquite, Heritage Live Oak, and Evergreen Elm. This combination provides shade, seasonal color and bio-diversity on site. The shrubs include Valentine Bush, Sage, Ruellia, Tecoma Stans varieties. Accents include Red Yucca, and Twin Flower Agave. Groundcovers include Bush Morning Glory, Lantana, Rosemary, Ruellia and turf. Apache Boulevard is required to have street trees and a minimum of 33% shade. The challenge at this specific location is that sewer utilities run under the existing sidewalk, not in the street. There is a separation requirement from water utilities to any trees planted, which would require either an expensive relocation of the utilities, or relocation of the trees. Being on the north side of the street, shade trees would need to be planted on the south side of the sidewalk, in a landscape strip separated from the street. Due to the utility constraints, staff is working with the applicant to address the shade requirements of the Transportation Overlay District. Trees and landscape along the building front provides a buffer to residents in the first floor units, creating a more residential character. The sidewalk has been moved away from the street edge, and height appropriate plants are proposed over the utilities in this area. The parking lot is largely shaded by the shade canopies, and trees planted along the perimeter and within landscape islands. The parking lot is minimized by the use of a landscape median in the middle. Grass-crete is used in a portion of the frontage along Lemon to allow emergency vehicle access if necessary. The

overall landscape design is more heavily landscaped than most sites along Apache Boulevard, creating a comfortable pedestrian environment with shade, color, texture and seasonal change.

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

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the combination of a single-story commercial building and a 4-story residential building provides variation along the street front. The open driveway and heavily landscaped parking area creates more visual open space than many of the massive newer projects along the Boulevard. Breaks in the building façade with recessed patios and landscaped niches provide more articulation and interest for pedestrians.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the building is darker and has heavier materials at the base, where landscape material will largely shade the structure. The upper levels are lighter in color to provide greater heat reflectance. Windows are shaded by balcony projections or metal screen canopies. The building will be designed to meet building code and provide human comfort.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the surrounding area is largely asphalt shingle roof or flat roof, the proposed project uses more contemporary forms with a flat roof with parapet. The design is reflective of newer developments in the area which aesthetically enhance the area. The building materials are similar to most 4-story products of wood construction with stucco systems and brick veneer. The products are superior quality to anything within the immediate commercial block of the site. The detail within the combined use of materials and forms exceeds the surrounding architectural context, setting a new standard in design for this block of Apache Boulevard.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the proposed building is appropriately scaled and designed for an infill development along Apache Boulevard. It provides landscape that buffers the site from residences to the north, and uses materials and colors that blend between the residential and commercial buildings on site.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; the residential building has windows, balconies, architectural recesses and projections accented by different sized openings, colors and materials to provide variety, articulation and a sense of rhythm. The commercial building is smaller in scale, but carries similar rooflines and materials and massing to tie the two buildings together and provide street continuity between the two uses.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions*; the building elevations are broken up into sections by color and material with a heavier grounded base of brick veneer and darker colors. Balconies and windows break up the facades and offer visual interaction with the surrounding area.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; the site provides a pedestrian connection from Lemon (and residences to the north) to Apache for access to light rail, Orbit and bus services.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; there is only one driveway entering the site, to minimize pedestrian conflicts. The parking is broken up by landscape medians and creates smaller pockets of paving in between the landscape. There is no vehicular access to the residential area to the north, with the exception of emergency vehicle egress over a grass-crete surface.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*; landscape materials and general site design were reviewed for safety and security considerations. The design of the buildings and site provides adequate access control for residents, activity support through the combined uses and natural surveillance with views of the property from the windows of the residents.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways*; the proposed landscape shades the pedestrian pathways, shades the building entrances, shades the parking areas, and provides aesthetic enhancements and a buffer to the residences along Apache Boulevard. The overall design is low-water use with a residential park-like environment.
11. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects*; as an MU-4 PAD, the project is exempted from lighting requirements, and has been conditioned to assure appropriate lighting levels for pedestrian and vehicle safety and to minimize glare impacts to residents north of the site.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested 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 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 14, 2015, or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. An Encroachment Permit must be obtained from the Engineering Department prior to submittal of construction documents for building permit. The limitations of this encroachment include;
 - a. a maximum projection of eight (8) feet for any upper level balconies or decorative architectural features of the building,
 - b. a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure, and
 - c. any other requirements described by the encroachment permit or the building code.
3. The Planned Area Development for MERIDIAN AT 101 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.
4. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
5. The construction of the commercial office pad shall commence within one year of issuance of building permits for the residential apartment community.

Site Plan

6. Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.

7. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
8. 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.
9. Provide upgraded paving at each driveway consisting of unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
10. 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.
11. 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.

Floor Plans

12. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.

Building Elevations

13. The materials and colors are approved as presented:
 - Roof – flat with parapet
 - Primary building: Stucco painted ICI Tusk Tusk 30YY (light off white)
 - Primary building: Stucco painted ICI Brushwood 20YY (medium taupe)
 - Fascia & Trim: Painted Metal ICI Deep Onyx 00NN (black)
 - Wainscot: Brick Veneer, Belden Brick 8601 (medium brick red)
 - Glass Block: fire ratedProvide 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.
14. The stucco wainscot on the commercial office building shall project a minimum of 2" from the face of the brick veneer above.
15. The painted stucco decorative squares on the commercial office building shall be recessed the depth of the brick veneer, and not be flush with the surface.
16. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
17. Conceal roof drainage system within the interior of the building.
18. 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.

19. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
20. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

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

Landscape

23. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
24. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
25. 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.
26. 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.
27. 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.
28. 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

29. Provide address sign(s) on the building elevation facing the street to which the property is identified (Apache Boulevard) and the elevations facing west and east.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.

- 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to the north elevation, which might be mistaken for a different address.
- b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
- c. Provide one address sign on the roof of the building. Orient sign to be read from the south.
- 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
 - 2) Provide high contrast sign, either black characters on a light surface or white characters on a black field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not compromised.
 - 3) Do not illuminate roof address.

CODE/ORDINANCE REQUIREMENTS:

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

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

- Crime Free Multi-Housing status for this property may be required.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- FIRE:
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
 - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.
- ENGINEERING:
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E

(Photometric Plan).

- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- LANDSCAPE:
 - Comply with Section 5-612(N) Landscape Standards within the TOD.
 - Comply with Section 5-612(R) Shade standards –33% shade along public sidewalks at 3pm on summer solstice per TOD.
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and “protected” trees and other plants on site. Move, preserve in place, or demolish native or “protected” trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to “applications to move a native plant” to “notice of intent to clear land”.
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

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

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

April 20, 1988	Design Review Board approved request for elevations, site and landscape plans for Altherr's Carwash and Guerrero's Restaurant at 2150 E Apache Blvd.
December 11, 1997	Apache Boulevard Redevelopment Plan is adopted by Resolution by Tempe City Council.
2000	The westernmost lot (2132 E Apache) of the proposed development is cleared of development and has remained vacant since 2000, with the exception of illegal parking.
2008	Light Rail service begins along Apache Boulevard, market demand for housing along the transit corridor increases.
February 12, 2013	Development Review Commission heard a request for General Plan Density Map Amendment, an ordinance for a Zoning Map Amendment, a Planned Area Development and a Development Plan Review for site plan, landscape plan and building elevations for 76 affordable senior housing units and a free-standing commercial office building for APACHE VILLAS, located at 2148 E Apache Boulevard on 2.147 acres. The Commission recommended approval of the General Plan Density Map amendment from medium-high to high density (greater than 25 dwelling units per acre), the Zoning Map amendment from CSS and R-4 to MU-4 Mixed-Use Four, and the Planned Area Development for specified development standards for the building height, setbacks and parking. The Development Review Commission continued the requested Development Plan Review until February 26, 2013, to allow modifications to the design based on Commission feedback to the applicant.
February 26, 2013	Development Review Commission heard and approved a request for APACHE VILLAS, an affordable senior housing development, for the Development Plan Review design of the site plan, landscape plan, elevations, colors and materials.
March 7, 2013	City Council introduced and held a first hearing for a General Plan Density Map Amendment to High Density (greater than 25 dwelling units per acre), a Zoning Map Amendment to MU-4 Mixed Use and a Planned Area Development for specified development standards.
March 21, 2013	City Council held a second and final hearing for the above-listed entitlements.
April 18, 2013	City Council heard and approved a Development Agreement to provide for the waiver or refund of certain City-imposed fees up to a maximum of \$62,000 in support of a new low income senior housing tax credit project.
November 2014	City Council will review a proposed Development Agreement for financial participation of up to \$205,0000 for the project.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

DEVELOPMENT PROJECT FILE

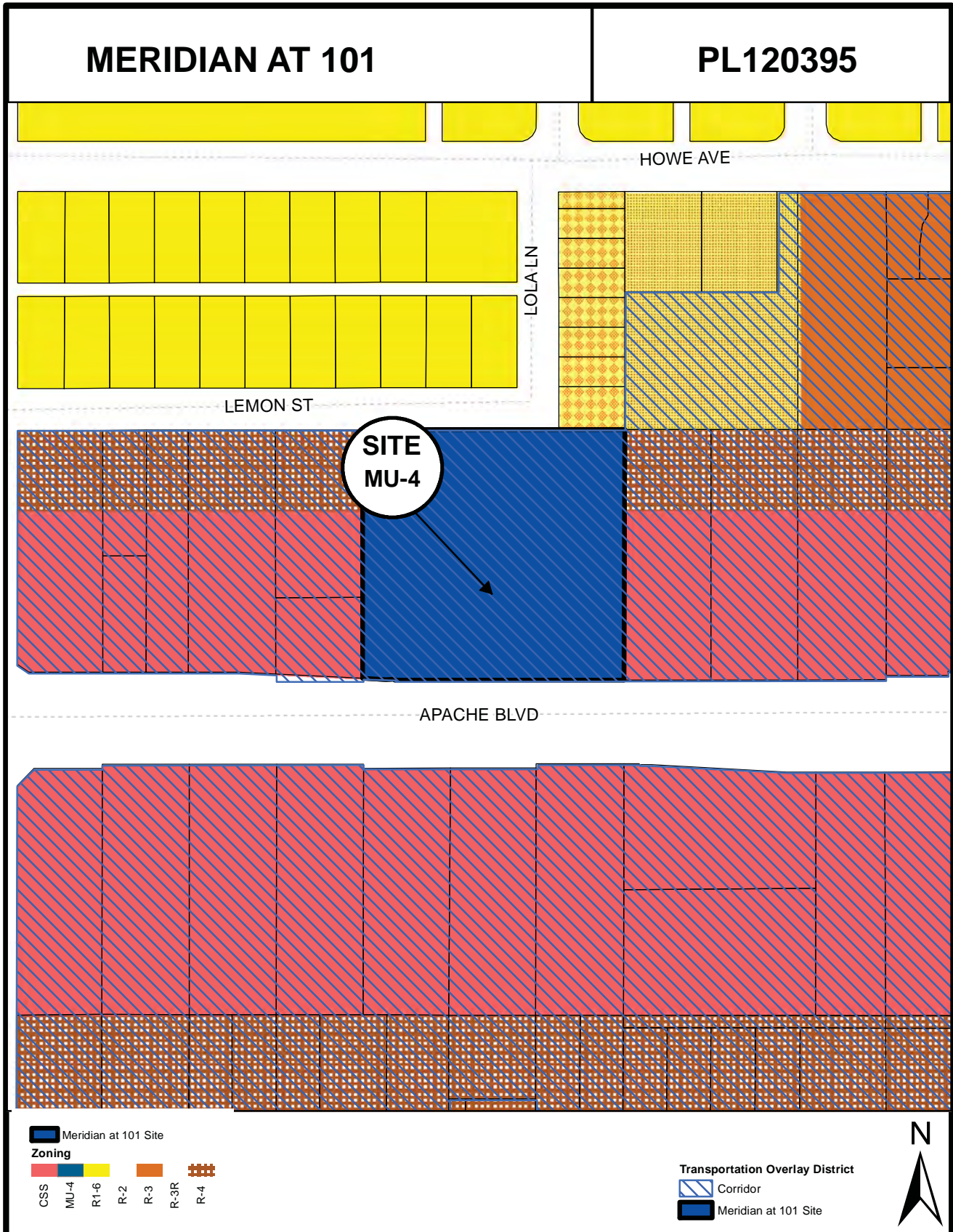
for

MERIDIAN AT 101

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-4. Letter of Explanation for Development Plan Review
5. New Site Plan Sheet
6. Prior Site Plan
- 7-8. New Unit Floor Plans
9. Prior Site Cross-Section (relationship of building height to existing residences is similar to previous design)
- 10-12. New Elevations (Black & White)
- 13-15. New Elevations (Color)
- 16-18. Prior Color Elevations (Previously approved design)
19. New Landscape Plan
20. Prior Landscape Plan
21. Previously Submitted Site Context Photos

Note: The Neighborhood Meeting was held on October 8th after completion of this report. A summary will be provided electronically prior to October 14th, for Commission review. A hard copy of the neighborhood summary, and the materials sample board, will be available at the DRC Pre-Session on October 14th.



Location Map

MERIDIAN AT 101

PL120395



Aerial Map

Bethel Development, Inc.

201 Bradenton Ave., Suite 120 ♦ Dublin, Ohio 43017
(614) 792-5511 (614) 792-5151 fax

August 25, 2014

City of Tempe – Community Development Department
Development Review Commission
31 E. 5th Street, Garden Level
Tempe, AZ 85281

RE: Letter of Explanation - Meridian@101 (formerly Apache Villas)

Dear Development Review Commission Members:

The Meridian@101 project is a modification of an existing previously approved development on this site. Meridian@101 is identical to the previously approved Apache Villas in size and number of units and the only modification from the previously proposed building and site plan are the new building elevations that have already been reviewed and approved by city staff and also by Tempe City Council in an executive session on July 31 of this year.

The Meridian@101 development is located on the Apache Boulevard light rail corridor and near the McClintock Light Rail Station. This site is an important link and a catalyst development that will help fortify an urban scale and will contribute to the new vibrant architectural approach for development occurring in this area linking downtown Tempe, ASU, and downtown Mesa in a long corridor of high density, mixed-use, and TOD projects. This development will add 76 new senior residential units to the neighborhood and includes a free standing one-story 4,800 SF commercial building with a street front veranda. This commercial building will include senior supportive social services provided by Tempe Community Action Agency (TCAA).

The Meridian@101 apartment building is 4 stories in height, elevator served, and fully accessible from a secure interior double loaded corridor. It will contain a leasing office and fitness center as well as a beauty salon and common laundry facilities for use by residents.

The building creates a benchmark for the character of the surrounding area in many ways. The first floor has been enhanced by increasing its height by two feet creating a more commercial appearance. This added height along with increased window glazing area increases the transparency along the Apache frontage. The resident/entry lobby sits prominently at the southwest corner of the building with 4 bays of large store-front

glazing creating a more luminous appearance at night. The entry is further enhanced with a large covered trellis structure to encourage residents to sit in the shade and watch the vibrant streetscape. The remaining units fronting Apache have deep inset shaded patios that look onto the street and have a low wall separating the residents from the street for security.

The street rhythm is further enhanced with a series of regularly spaced shade trees providing shade along Apache and creating a more pedestrian friendly experience. These trees and landscaped planter strips encourage walking as well as providing a safety buffer from vehicle traffic and will enhance the site and serve to separate and delineate parking and driveways as well as pedestrian walkways. Site lighting will be compatible with the building and overall site design and will further enhance the security of our residents and their guests.

The building massing picks up on the street tree rhythm using smaller windows in pairs with detailed sills, brick pilasters with a cornice detail, and cantilevered balconies on the upper levels with steel railings. To better reinforce an urban feel, the first two levels of wall surfaces are brick veneer for durability with stucco being utilized as a complement on upper levels and on the inside of patio/balcony walls. Upper level windows benefit from shade trellises made of steel and suspended off of the exterior walls to add more articulation to the facades.

This project and its design include the best principles of successful urban transit oriented development. Meridian@101 reinforces the vitality of the livable and walk-able neighborhood that is gaining momentum in this area.



Bethel Development, Inc.

Daniel N. Terlecki, President

RETENTION CALCULATIONS

VR = (P/2)AC
 P=2.4 INCHES (100 YEAR, 1-HOUR STORM)
 A= SITE AREA (SQUARE FEET)
 C=0.95

VR = (18/2)(93547)(0.95)
 VR=17,774 CF
 VP= 18,055 CF*

*VOLUME PROVIDED IN
 230 LF OF 10" DIAMETER PIPE
 (78.5 CF/LF)

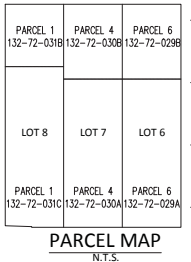
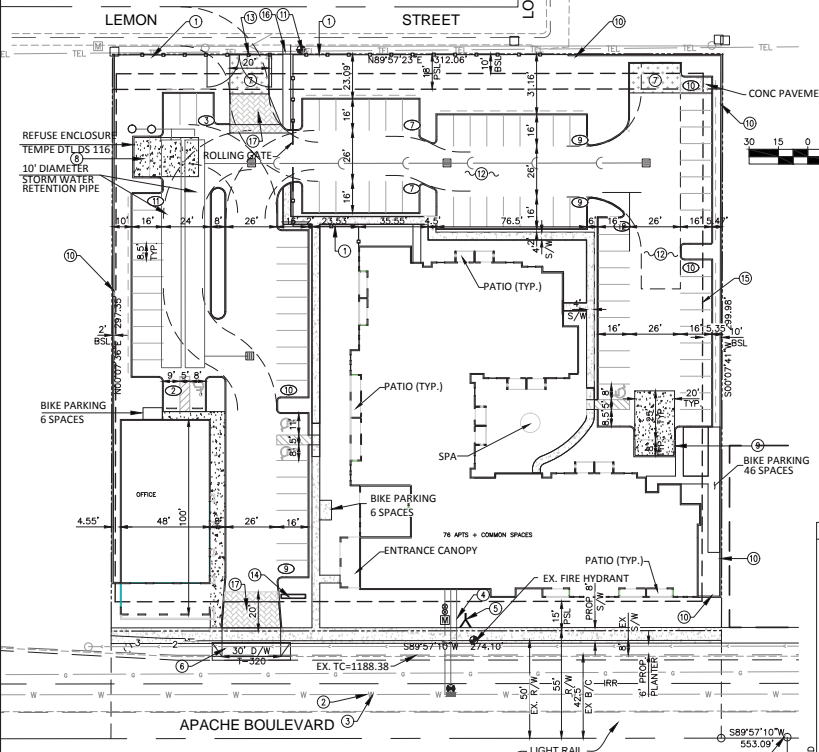
EMERGENCY ACCESS SWING GATE

GRASS CRETE

- LEGEND**
- STEEL VIEW FENCE
 - BUILDING OR PARKING SETBACK
 - PROPERTY LINE
 - CMU BLOCK WALL
 - TEL EX. TELECOMMUNICATION LINE
 - EX SANITARY SEWER
 - SIDEWALK
 - VERTICAL CURB
 - CONCRETE
 - WATER LINE
 - STORM DRAIN
 - UNDERGROUND STORAGE PIPE
 - DRYWELL
 - INLET
 - BUILDING
 - PARKING STRIPE
 - FIRE LINE
 - SEWER LINE
- KEY**
- ① STEEL VIEW FENCE
 - ② WATER SERVICE
 - ③ FIRE SPRINKLER
 - ④ SANITARY SEWER SERVICE
 - ⑤ REMOTE FIRE DEPARTMENT CONNECTION
 - ⑥ DRIVEWAY ENTRANCE
 - ⑦ EMERGENCY ACCESS (GRASS CRETE)
 - ⑧ REFUSE ENCLOSURE (OFFICE BLDG.)
 - ⑨ REFUSE ROOM (APARTMENTS)
 - ⑩ 8' HIGH CMU WALL
 - ⑪ NEW FIRE HYDRANT
 - ⑫ FIRE & REFUSE VEHICLE MANEUVERING LANE
 - ⑬ FIRE ACCESS SWING GATE
 - ⑭ MONUMENT SIGN
 - ⑮ BUILDING SETBACK LINE
 - ⑯ LIMITED ACCESS GATE
 - ⑰ DECORATIVE CONCRETE APPROACH



FIRE AND REFUSE VEHICLE MANEUVERING DIAGRAM



PARCEL MAP
N.T.S.

PROJECT NARRATIVE

MERIDIAN @ 101 APARTMENTS WILL CONSIST OF 76 SENIOR AFFORDABLE APARTMENTS IN ONE 4-STORY BUILDING. AMENITIES IN THE BUILDING ARE THE LEASING OFFICE, CLUBHOUSE, AND FITNESS CENTER. OTHER AMENITIES INCLUDE OUTDOOR SPA AND SEATING AREA. A SEPARATE 4800 SQUARE FOOT BUILDING.

LEGAL DESCRIPTION

PARCEL 1
 LOT 8, OF LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 100.00 FEET THEREOF, AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE BY DEED RECORDED IN INSTRUMENT NO. 2005 0270943, A PART OF LOT 8, LOLA VISTA SUBDIVISION, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASED AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF APACHE BOULEVARD AND RIVER DRIVE; THENCE NORTH 89°56'15" EAST, ALONG THE CENTERLINE OF APACHE BOULEVARD, A DISTANCE OF 443.94 FEET; THENCE, NORTH 00°06' 14" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING NORTH 00°06'14" EAST, A DISTANCE OF 2.65 FEET; THENCE, SOUTH 87°12'30" EAST A DISTANCE OF 27.60 FEET; THENCE, SOUTH 89°33'56" EAST, A DISTANCE OF 10.38 FEET; THENCE, SOUTH 00°03'45" EAST, A DISTANCE OF 1.19 FEET; THENCE, SOUTH 89°56'15" WEST, A DISTANCE OF 37.95 FEET TO THE POINT OF BEGINNING.

PARCEL 2
 THE NORTH 100.00 FEET OF LOT 8, OF LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 3
 THE SOUTH 190.00 FEET OF LOT 7, OF LOLA VISTA, ACCORDING TO THE PLAT RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20

PARCEL 4
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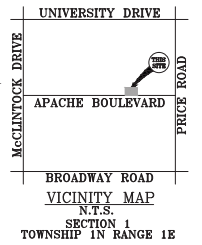
PARCEL 5
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PARCEL 6
 LOT 6, OF LOLA VISTA, ACCORDING TO THE PLAT RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20 EXCEPT THE SOUTH 190 FEET THEREIN

DEVELOPMENT STANDARDS	EXISTING CSS ZONING	EXISTING R-4 ZONING	PROPOSED MU-4 PAD ZONING
DENSITY, MAXIMUM DWELLING UNIT PER ACRE	20 DU/AC (W/USE PERMIT TO ADD TO EXISTING COMMERCIAL ON SITE)	25 DU/AC	36 DU/AC
LOT AREA PER DWELLING UNIT, MINIMUM	N/A	1740 SF	
BUILDING HEIGHT, MAXIMUM	35'	40'	60' (45'-6" HIGH / 4 STORIES)
BUILDING HEIGHT STEP-BACK	YES	YES 1' PER FOOT ABOVE 30'	YES 1' PER FOOT ABOVE 30'
LOT COVERAGE (% OF NET). MAXIMUM	50%	60%	26.5% (24436 SF)
LANDSCAPE AREA (% OF NET), MINIMUM	15%	25%	28.7% (26412 SF)
BUILDING SETBACKS, MINIMUM:			
FRONT YARD (SOUTH SIDE, FACING APACHE BOULEVARD)	0'	20'	0'
SIDE YARD (EAST AND WEST SIDES)	0'	10'	2'/10'
REAR YARD (NORTH SIDE FACING LEMON STREET)	0'	10'	10'
PARKING SETBACK FROM APACHE BOULEVARD	20'	20'	15'
PARKING SETBACK FROM LEMON STREET	20'	20'	18'

LEGEND

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



PROJECT DATA

ADDRESS: 2148 E APACHE BLVD.
 PARCEL SIZE: 93547 SF/2.147 ACRES (GROSS)
 92053 SF/2.113 ACRES (NET)

GENERAL PLAN: 2030
 PROJECTED LAND USE: MIXED-USE
 PROJECTED DENSITY: MEDIUM TO HIGH
 PROJECT DISTRICT: TRANSPORTATION OVERLAY DISTRICT CORRIDOR

ZONING (EXISTING): CSS/R-4
 ZONING (PROPOSED): MU-4
 PROPOSED DENSITY: HIGH DENSITY (36 DU/AC)

BUILDING AREA: 24,436 SF
 19636 SF (APARTMENTS) + 4800 SF (OFFICE)

LOT COVERAGE: 26.5%
 PROJECTED HEIGHT: 60 FEET (4 STORIES)

CONSTRUCTION TYPE: V-A
 AUTOMATIC EXTINGUISHING SYSTEM YES
 NUMBER OF BEDROOM UNITS: 76
 ONE BEDROOM UNITS: 58
 TWO BEDROOM UNITS: 18

LANDSCAPE AREA: 26,412 SF
 PERCENTAGE OF SITE AREA: 28.7%

PARKING
 RETAIL/OFFICE:
 4800 SF BUILDING X 0.75/300= 13 SPACES

RESIDENTIAL

ONE BEDROOM: 58 X 0.75 = 44 SPACES
 TWO BEDROOM: 18 X 2 X 0.75 = 27 SPACES
 GUEST: 0.2X76 UNITS = 15 SPACES

RETAIL/OFFICE

REQUIRED PARKING: 99 SPACES
 PROVIDED PARKING: 99 SPACES

DEVELOPER

BETHEL DEVELOPMENT
 201 BRADENTON AVE.
 DUBLIN, OHIO 43017
 CONTACT: DAN TERLECKI
 PHONE: (614) 792-5511
 FAX: (614) 792-5151

ENGINEER

METRO/LAND CONSULTANTS LLC
 1850 N. CENTRAL AVENUE
 SUITE 525
 PHOENIX, AZ 85004
 CONTACT: CHRIS WILSON, PE
 PHONE: (602) 393-2030
 FAX: (602) 393-2031

LINE TABLE

NO.	BEARING	LENGTH
1	N 00°02'20" W	1.19'
2	N 89°33'01" W	10.38'
3	N 87°11'35" W	27.60'

Sep 29, 2014 - 4:34am
 2148 E APACHE BLVD, 14-028 Apache Villa (MCS) REF 14-028 SITE PLAN.dwg

REVISIONS

NO.	DATE	DESCRIPTION

SITE PLAN
MERIDIAN @ 101
APARTMENTS
 2148 E APACHE BOULEVARD
 TEMPE, ARIZONA

Metro/Land Consultants, LLC
 1850 N. CENTRAL AVE., SUITE 525 PHOENIX, AZ 85004 PH: 602-393-2030 FAX: 602-393-2031
 DESIGN: C/W DRAFTING: C/W
 CHECKED: C/W DATE: AUG. 22, 2014

SITE PLAN

SEAL

EXP. 3-31-15
 CALL FOR BIDDING DAYS
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

JOB NO. 14-028
SP-1

RETENTION CALCULATIONS

VR=($\frac{P}{2}$) AC
 P=2.4 INCHES (100-YEAR-1-HOUR STORM)
 A=SITE AREA (SQUARE FEET)
 C=0.95

VR=($\frac{P}{2}$) (0.3,547) (0.95)
 VR=17.274 C.F.
 VP=18.055 C.F.*

*VOLUME PROVIDED IN
 230 LF OF 10" DIAMETER PIPE
 (78.5CF / F)

KEY

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

FIRE & REFUSE VEHICLE MANEUVERING DIAGRAM

LEGEND

- UTILITY POLE
- DOWNGUY
- TELEPHONE RISER
- ELECTRIC JUNCTION BOX
- LIGHT POLE
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- SIGN
- WATER SEWER COVERED PARKING
- RIGHT-OF-WAY
- BACK OF CURB
- SIDEWALK

PROJECT NARRATIVE

FWS-APACHE APARTMENTS WILL CONSIST OF 76 SENIOR AFFORDABLE APARTMENTS IN ONE 4-STORY BUILDING. AMENITIES IN THE BUILDING ARE THE LEASING OFFICE, CLUBHOUSE, AND FITNESS CENTER, OTHER AMENITIES INCLUDE OUTDOOR SPA AND SEATING AREA. A SEPARATE 5000 SQUARE FOOT BUILDING PAD HAS BEEN CREATED FOR A FUTURE COMMERCIAL PROJECT.

LEGAL DESCRIPTION

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 COMMENCING AT THE INTERSECTION OF APACHE BOULEVARD AND RIVER DRIVE; THENCE NORTH 89 DEGREES 56 MINUTES 15 SECONDS EAST, ALONG THE CENTERLINE OF APACHE BOULEVARD A DISTANCE OF 443.94 FEET;
 THENCE NORTH 00 DEGREES 06 MINUTES 14 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 00 DEGREES 06 MINUTES 14 SECONDS EAST, A DISTANCE OF 2.65 FEET; THENCE SOUTH 87 DEGREES 12 MINUTES 30 SECONDS EAST, A DISTANCE OF 27.60 FEET;
 THENCE SOUTH 89 DEGREES 53 MINUTES 56 SECONDS EAST, A DISTANCE OF 10.38 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 45 SECONDS EAST, A DISTANCE OF 1.19 FEET;
 THENCE SOUTH 89 DEGREES 56 MINUTES 15 SECONDS WEST, A DISTANCE OF 37.95 FEET TO THE POINT OF BEGINNING.

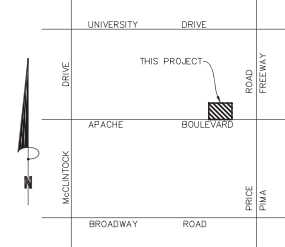
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 EXCEPT THE SOUTH 190.00 FEET.

PARCEL 5
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PARCEL 6
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 EXCEPT THE SOUTH 190 FEET THEREIN.



VICINITY MAP
 N.T.S.

PROJECT DATA

ADDRESS: 2148 EAST APACHE BOULEVARD
 PARCEL SIZE: 93,547 S.F. / 2.147 ACRES (GROSS)
 92,053 S.F. / 2.113 ACRES (NET)
 GENERAL PLAN 2030
 PROJECTED LAND USE: MIXED-USE
 PROJECTED DENSITY: MEDIUM TO HIGH DENSITY
 PROJECT DISTRICT: TRANSPORTATION OVERLAY DISTRICT CORRIDOR
 EXISTING ZONING: CSS/R-4
 PROPOSED ZONING: MU-4
 PROPOSED DENSITY: HIGH DENSITY (>THAN 250U/AC)

BUILDING AREA: 19,818 S.F.
 PERCENTAGE OF LOT COVERAGE: 22%
 HEIGHT OF BUILDING: 60 FEET
 NUMBER OF STORIES: FOUR (4)
 CONSTRUCTION TYPE: N/A
 AUTOMATIC EXTINGUISHING SYSTEM: YES
 NUMBER OF BEDROOMS: 94
 STUDIO: 6
 ONE BEDROOM: 52
 TWO BEDROOM: 18
 LANDSCAPE AREA: 23,019 S.F.
 PERCENTAGE OF SITE AREA: 25%

REQUIRED PARKING:
 RETAIL/OFFICE:
 5,000 S.F. BUILDING 5000x0.75/300=13 SPACES
 RESIDENTIAL:
 STUDIO 6x0.75 =5 SPACES
 ONE BEDROOM 52x0.75 =39 SPACES
 TWO BEDROOM 18x2x0.75 =27 SPACES
 GUEST 0.2x76 UNITS =15 SPACES
 86 SPACES

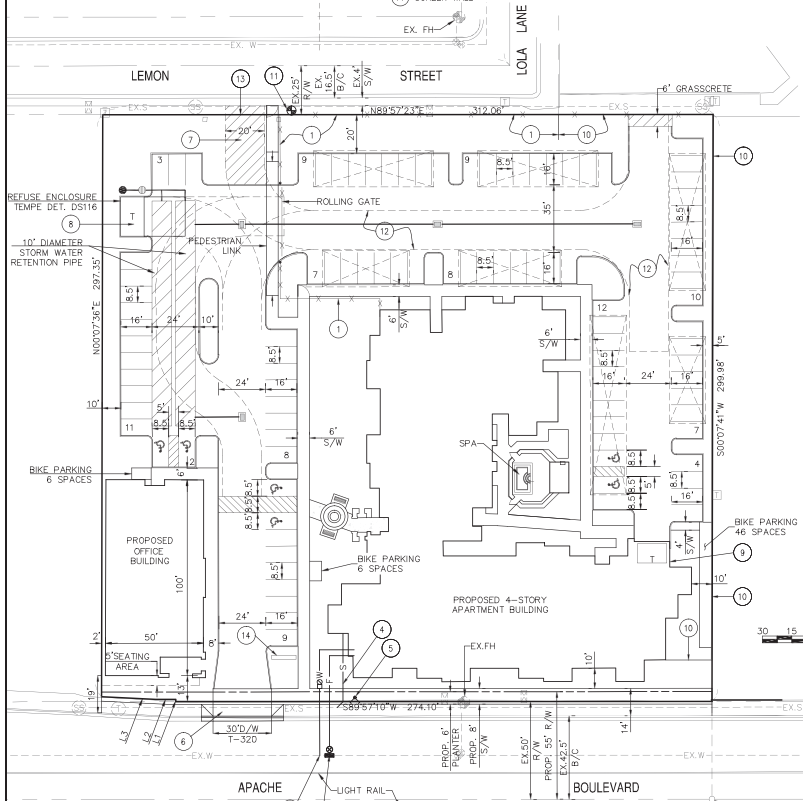
TOTAL PARKING REQUIRED: 99 SPACES
 TOTAL PARKING PROVIDED: 99 SPACES

DEVELOPER:
 JWS DEVELOPMENT, LLC,
 3010 SOUTH COLONIAL STREET
 GILBERT, AZ 85209
 PHONE: (480) 202-8730
 CONTACT: TROY SPENCER

CIVIL ENGINEER:
 BOWMAN CONSULTING
 3010 SOUTH PRIEST DRIVE
 SUITE 103
 TEMPE, AZ 85282
 PHONE: (480) 429-8830
 ENGINEER: TROY PETERSON AZ REG NO 32334
 CONTACT: GEORGE SWARSTAD

PARCEL 1 132-72-031B	PARCEL 4 132-72-030B	PARCEL 6 132-72-029B
LOT 8	LOT 7	LOT 6
PARCEL 1 132-72-031C	PARCEL 4 132-72-030A	PARCEL 6 132-72-029A

PARCEL MAP
 N.T.S.



LINE #	BEARING	DISTANCE
L1	N00°02'50"W	1.19
L2	N89°33'01"W	10.38
L3	N87°11'35"W	27.60

DEVELOPMENT STANDARDS	EXISTING CSS ZONING	EXISTING R-4 ZONING	PROPOSED MU-4 PAD ZONING
DENSITY, MAXIMUM DWELLING UNIT PER ACRE	20 DU/AC (W/USE PERMIT TO ADD TO EXISTING COMMERCIAL ON SITE)	25 DU/AC	35 DU/AC
LOT AREA PER DWELLING UNIT, MINIMUM	N/A	1,740 S.F.	
BUILDING HEIGHT, MAXIMUM	35'	40'	60 FEET (4 STORIES)
BUILDING HEIGHT STEP-BACK	YES	YES, 1' PER FOOT ABOVE 30'	YES, 1' PER FOOT ABOVE 30' (REQUIRED SETBACK OF 10' + 30' FOR 60' BUILDING HEIGHT = 40' REAR SETBACK; BUILDING IS 84' FROM PROPERTY LINE)
LOT COVERAGE (% OF NET), MAXIMUM	50%	60%	22%
LANDSCAPE AREA (% OF NET), MINIMUM	15%	25%	25%
BUILDING SETBACKS, MINIMUM:			
FRONT YARD (SOUTH SIDE, FACING APACHE BOULEVARD)	0'	20'	0'
SIDE YARD (EAST AND WEST SIDES)	0'	10'	2'/10'
REAR YARD (NORTH SIDE FACING LEMON STREET)		10'	10'
PARKING SETBACK FROM APACHE BOULEVARD	20'	20'	15'
PARKING SETBACK FROM LEMON STREET	20'	20'	18'



Bowman Consulting, Inc. Ltd.
 3910 South Priest Drive - Ste. 103
 Tempe, Arizona 85282
 Phone: (480) 429-8830
 www.bowmanconsulting.com
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PRELIMINARY SITE PLAN
 Apache Villas
 2148 East Apache Boulevard

MARICOPA COUNTY
 Tempe, Arizona

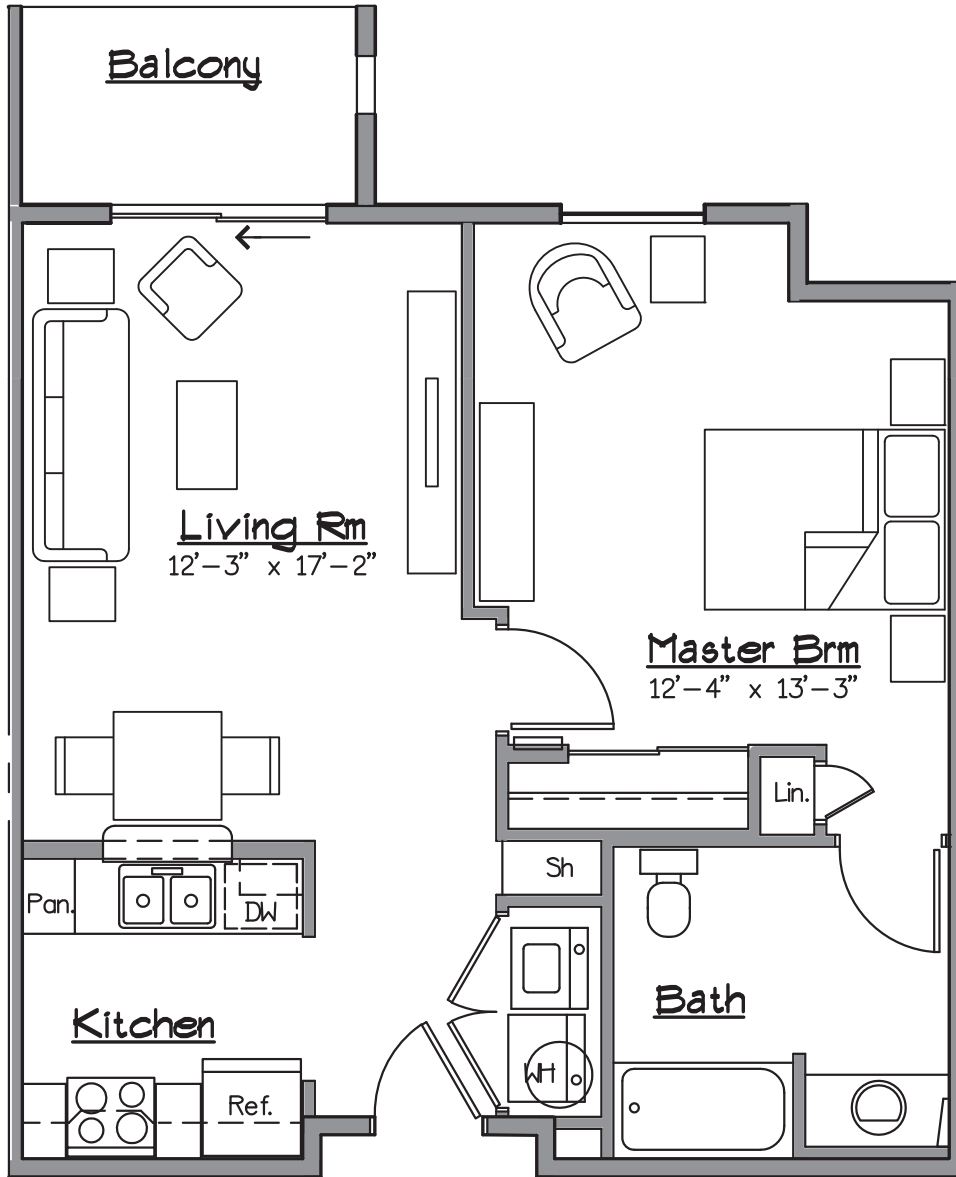
PROJECT NUMBER



PLAN STATUS

DATE	DESCRIPTION
08/13/13	AC
08/13/13	TP
08/13/13	CHKD
08/13/13	HP
08/13/13	SCALE
08/13/13	V: NONE
08/13/13	JOB No. 9716-01-001
08/13/13	DATE : 01.31.13

SP-1
 SHEET 1 OF 1



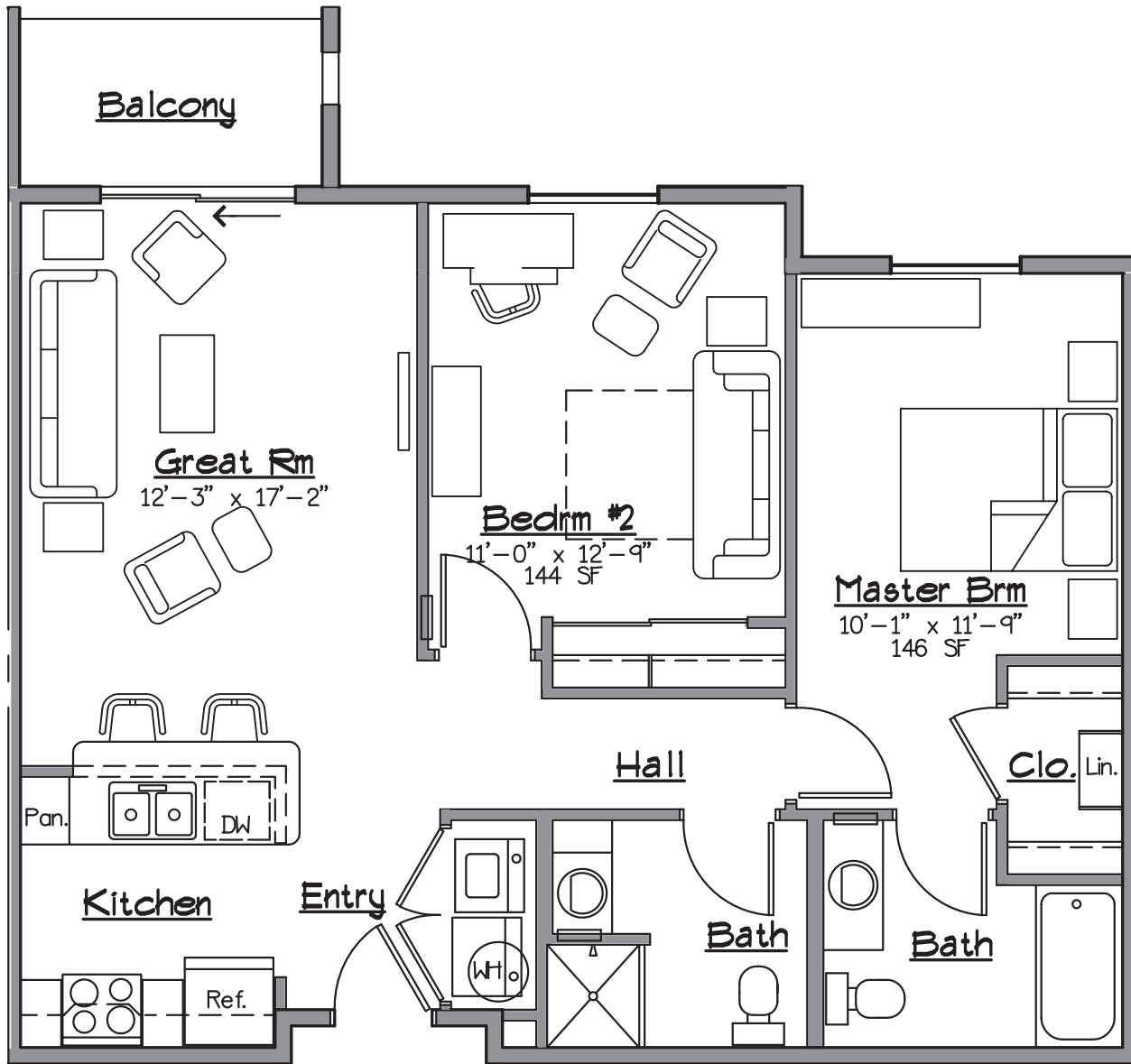
**ATHENA
STUDIO, LLC**
44 W Camelback 303
Phoenix, AZ 85013
TEL (602) 345-0290



Typical ONE BEDROOM

654 SF Livable
Meridian @101

SCALE: 3/16" = 1'-0"
ATTACHMENT 7
09/29/14



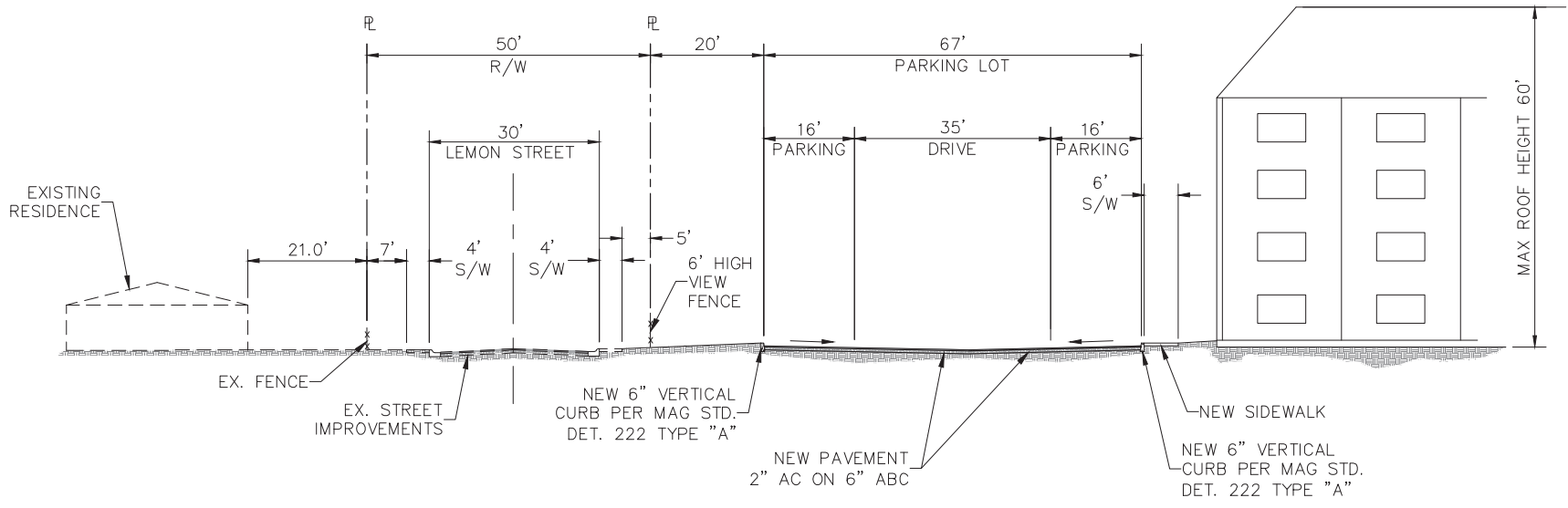
**ATHENA
STUDIO, LLC**
44 W Camelback 303
Phoenix, AZ 85013
TEL (602) 345-0290



Typical TWO BEDROOM

853 SF Livable
Meridian @101

SCALE: 3/16" = 1'-0"
ATTACHMENT 8
09/29/14



SITE CROSS-SECTION

LOOKING EAST

APACHE VILLAS
 TEMPE, ARIZONA
 SITE CROSS SECTION LOOKING EAST

3010 South Priest Drive Ste 103
 Tempe, Arizona 85282
 Phone: (480) 629-8830
 www.bowmanconsulting.com

Bowman
 CONSULTING

JOB #	#9716-01-001
DATE	01/29/13
SCALE	
DRAWN	AC
SHT	1 OF 1

CAD FILE NAME: F:\9716 - JWS Apache Apts\9716-01-001 (ENG)\Engineering\Exhibits\9716-Site Section Looking East.dwg 01/29/2013



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



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

ATHENA
STUDIO, LLC
444 W. Camelback 303
Phoenix, AZ 85013
TEL. (602) 345-0290

Meridian @101
2148 East Apache Blvd, Tempe, AZ
Bethel Development

10/08/2014



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

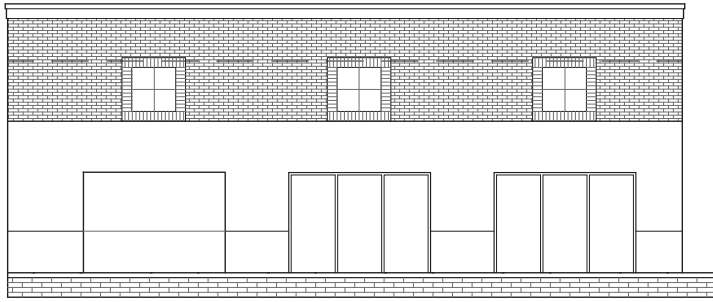


WEST ELEVATION
SCALE: 1/8"=1'-0"

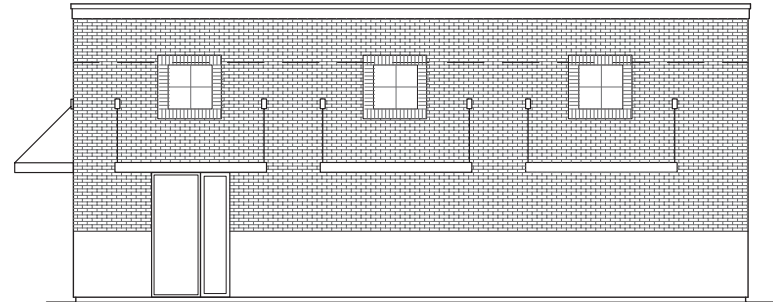
**ATHENA
STUDIO, LLC**
444 W. Camelback 303
Phoenix, AZ 85013
TEL (602) 345-0290

Meridian @101
2148 East Apache Blvd, Tempe, AZ
Bethel Development

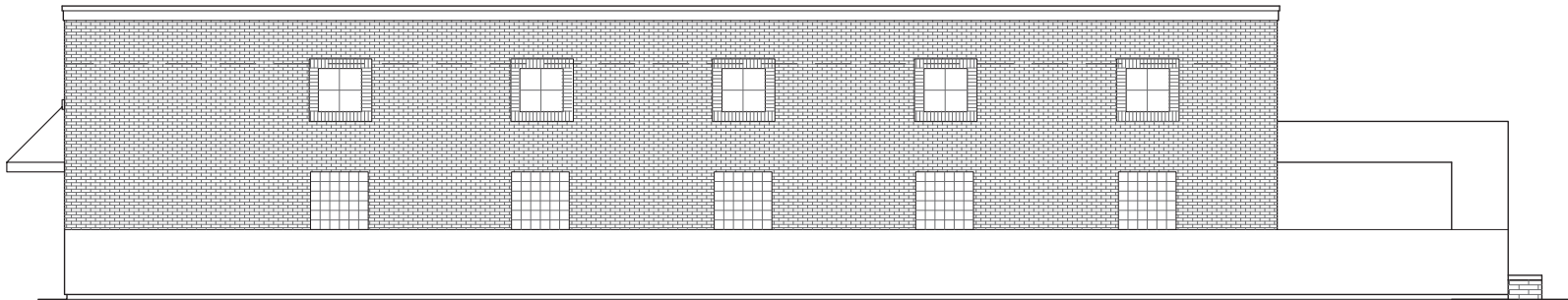
10/08/2014



SOUTH ELEVATION
SCALE: 1" = 4'-0"



NORTH ELEVATION
SCALE: 1" = 4'-0"



WEST ELEVATION
SCALE: 1" = 4'-0"



EAST ELEVATION
SCALE: 1" = 4'-0"

**ATHENA
STUDIO, LLC**
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Phoenix, AZ 85013
TEL (602) 345-0290

Meridian @101
2148 E. Apache Boulevard, Tempe, AZ
Bethel Developent

ATTACHMENT 12

ATTACHMENT 12

9/29/2014



WEST ELEVATION

SCALE: 1/16"=1'-0"



BRICK VENEER: BELDEN BRICK - #601 (OR EQ.)



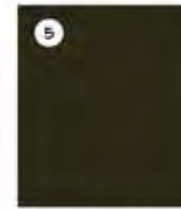
STUCCO (LIGHT COLOR) CHINA WHITE #48YY 14/013



STUCCO (DARK COLOR) IC1 BRUSHWOOD #20YY 31/06



BALCONY MESH PERFORATED METAL 1/4"



WINDOWS: DARK BRONZE



PAINTED METAL TRIM: IC1 DEEP ONYX #60N



EAST ELEVATION
SCALE 1/4"=1'-0"



NORTH ELEVATION
SCALE 1/4"=1'-0"



WEST ELEVATION
SCALE 1/4"=1'-0"



SOUTH ELEVATION
SCALE 1/4"=1'-0"



BRICK VENEER: BELDEN BRICK - 8401 (CR 25)



STUCCO (LIGHT COLOR) GHNA SLATE 445TY 141015



STUCCO (DARK COLOR) ICI BRUSHWOOD #20TY 31106



BALCONY MESH PERFORATED METAL 1/4"



WINDOWS: DARK BRONZE



PAINTED METAL TRIM ICI DEEP ONYX #004N

ATHENA
STUDIO LLC
1750 E. Camelback Road
Phoenix, AZ 85016
Tel: 602.520.0200



MERIDIAN @ 101
TEMPE, AZ

BETHEL DEVELOPMENT



EAST ELEVATION
SCALE 1/8"=1'-0"



NORTH ELEVATION
SCALE 1/8"=1'-0"



WEST ELEVATION
SCALE 1/8"=1'-0"



SOUTH ELEVATION
SCALE 1/8"=1'-0"



BRICK VENEER: BELDEN BRICK - 8601 (OR EQ.)



STUCCO (LIGHT COLOR) CHINA WHITE #45YY 74/013



STUCCO (DARK COLOR) ICI BRUSHWOOD #20YY 31/106



BALCONY MESH: PERFORATED METAL 1/4"



WINDOWS: DARK BRONZE



PAINTED METAL TRIM: ICI DEEP ONYX #000N

PREVIOUSLY APPROVED ELEVATIONS



Apache Apartments
north elevation



Apache Apartments
east elevation



Apache Apartments
south elevation



Apache Apartments
west elevation



Apache Apartments
west elevation



Apache Apartments
east elevation



Apache Apartments
north elevation



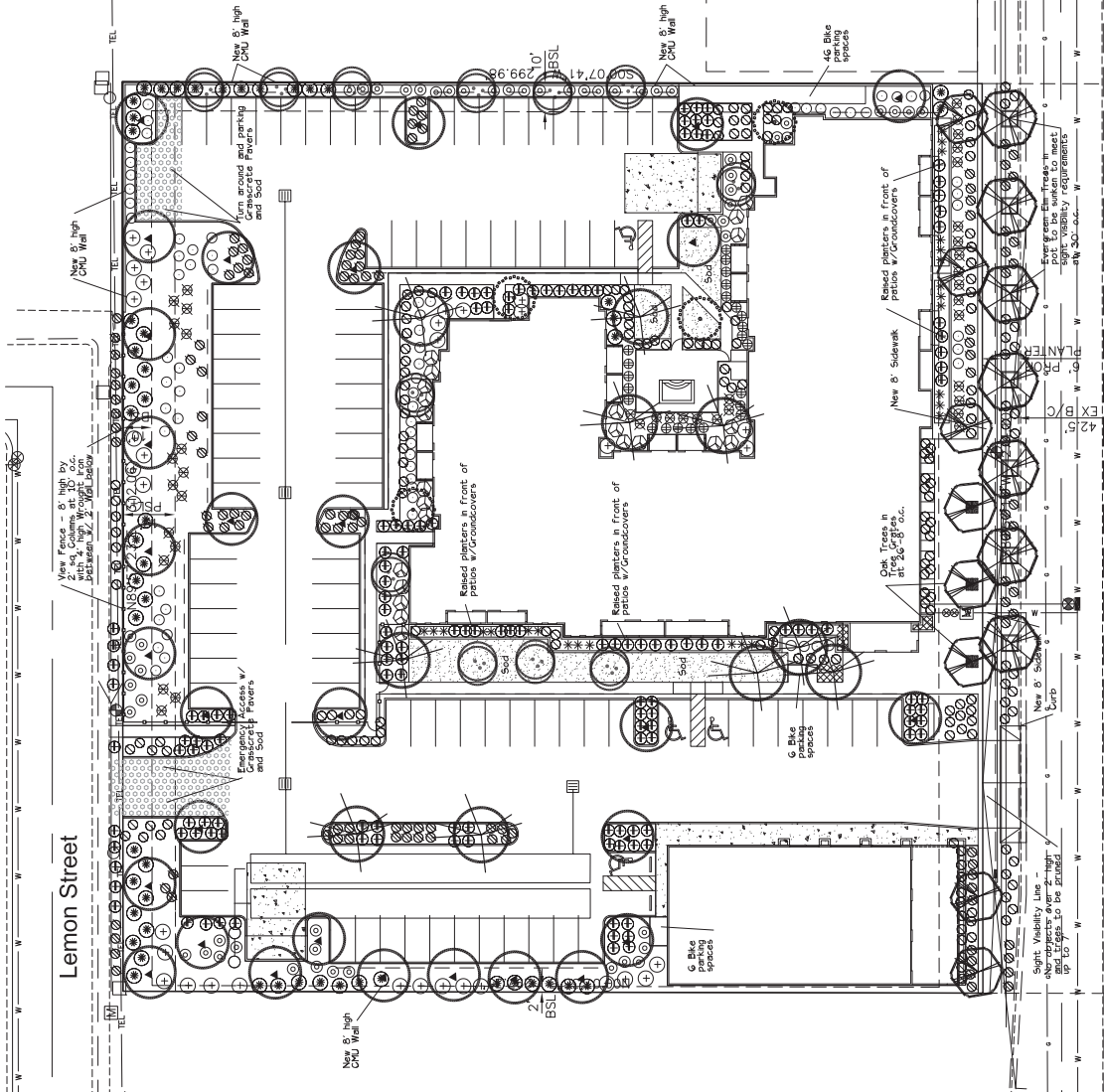
Apache Apartments
ATTACHMENT 18
south elevation

General Notes

- Landscape to be provided with an automatic irrigation system with 100% coverage.
- All non turf areas will receive a 2" depth of decomposed granites.
- All earth work will be done to drain away from sidewalks, structures and will not impede natural drainage.
- Landscape and structures within sight triangles will be maintained at a maximum height of 2'-4".
- Final plant species, their location, size and quantities may vary at the time of final plan approval from the City of Tempe.
- At maturity, all shrubs will be 5'-9" from the rear of a fire hydrant and no material, other than groundcover may be placed between the street or roadway and 15' either side of a fire hydrant.
- Plant types and quantities will conform to City of Tempe Landscape Guidelines.

PLANT MATERIAL LEGEND

KEY SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height/Spread)
(1)	Acacia aneura	24" Box 7' 4" 15"
(2)	Geopelia maculosa	24" Box 12' 6" 3"
(3)	Delonix regia	24" Box 10' 4" 120"
(4)	Prosopis juliflora	24" Box 10' 6" 20"
(5)	Quercus virginiana	24" Box 15' 6" 275"
(6)	Alnus peruviana	24" Box 12' 10" 3"
(7)	Leucosiphon longicaulis	5 Galien
(8)	Leucosiphon longicaulis	5 Galien
(9)	Leucosiphon longicaulis	5 Galien
(10)	Leucosiphon longicaulis	5 Galien
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(100)	Leucosiphon longicaulis	5 Galien



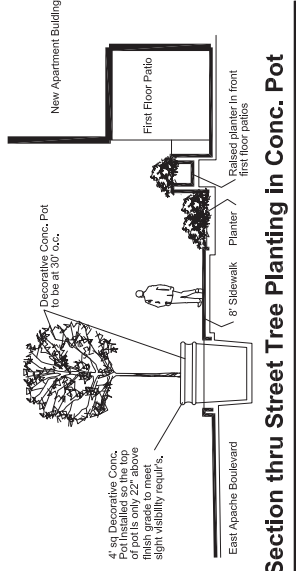
Preliminary Landscape Plan

SCALE 1"=20'-0" 0 20 40 80 NORTH

MERIDIAN at 101

East Apache Boulevard
Tempe, Arizona
THE CAMPBELL COLLABORATIVE
111 E. DONALD AVENUE, PHOENIX, AZ 85016
(602) 266-1644
ATTACHMENT A

Owner
Meridian @ 101
c/o: Bethel Development, Inc
Daniel Terlecki
617-739-5511



Section thru Street Tree Planting in Conc. Pot



PHOTO #11



PHOTO #10



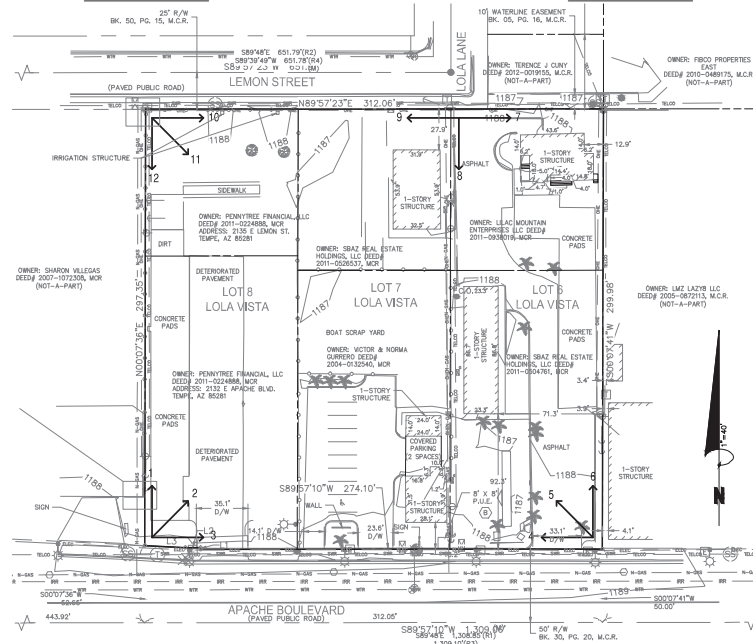
PHOTO #09



PHOTO #08



PHOTO #12



KEYMAP



PHOTO #01



PHOTO #07



PHOTO #06



PHOTO #02



PHOTO #03



PHOTO #04



PHOTO #05

Bowman
CONSULTING

Bowman Consulting, LLC
3915 South Peoria Drive, Ste 103
Tempe, Arizona 85282
Phone: (480) 626-8900
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SITE PHOTOGRAPHS
APACHE VILLAS
2148 EAST APACHE BOULEVARD
MARICOPA COUNTY
TEMPE, ARIZONA

PROJECT NUMBER



PLAN STATUS

DATE	DESCRIPTION
GS	AC TP
DESIGN	DRAWN CHKD
SCALE	HS TS-407
	VS NONE
JOB No. 0716-01-001	
DATE: 12/17/12	

1
SHEET 1 OF 1