

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 05/12/2015  
Agenda Item: 3**

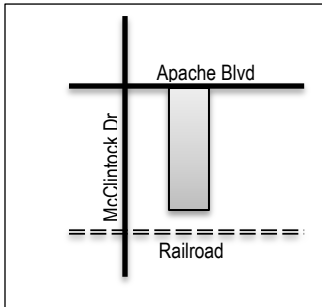
**ACTION:** Request for a Zoning Map Amendment, Planned Area Development and Development Plan Review for 423 apartments and commercial uses for MCCLINTOCK STATION, located at 1831 E Apache Blvd. The applicant is Manjula Vaz of Gammage & Burnham, PLC.

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

**RECOMMENDATION:** Staff – Approval, subject to conditions

**BACKGROUND INFORMATION:** MCCLINTOCK STATION (PL140381) currently consists of two parcels that comprise the Tempe Travel Trailer Park on the west side and one parcel with an existing mobile home park, Pony Acres on the east side. The site is located within the Transportation Overlay District Station Area and is approximately 327 feet wide east to west, along the street front and 1,265 feet deep from north to south. The proposed development is seeking to change the zoning on the western lots from CSS Commercial Shopping and Service, to MU-4 (Mixed Use, High Density), the eastern lot is already zoned MU-4. The request also includes a Planned Area Development Overlay for development standards, and shared use of an existing off-site driveway on the Grigio Metro property to the west. The request includes the following:

- ZON14003 Zoning Map Amendment from CSS Commercial Shopping and Service, to MU-4 (Mixed Use, High Density)
- PAD15002 Planned Area Development Overlay for development standards for density, building height, setbacks and parking.
- DPR15062 Development Plan Review for Site Plan, Landscape Plan and Building Elevations



Property Owners	McClintock Station LLC/Richard F. Richardson Trust /Deborah L. Richardson Trust /Westley G. Richardson Trust/Nano McFadden Trust/Carlson Family Trust/Charlene C. Glotzer Trust
Applicant	Manjula Vaz, Gammage & Burnham PLC
Current/Proposed Zoning	CSS TOD Station Area and MU-4 PAD TOD Station Area / MU-4 PAD TOD Station Area
Gross/Net site area	13.466 gross acres / 13.198 net acres
Density/Units/Bedrooms	32 du/ac / 423 units / 634 bedrooms
Total Building area	541,298 s.f.
Lot Coverage	35% (50% maximum allowed in CSS)
Building Height	60 ft. (35 ft maximum allowed in CSS)
Building Setbacks	20' front, 50' east side, 10' west side, 3' rear for maintenance building, 50' rear for residential units (0' front, 0' side, 10' rear minimum in CSS)
Landscape area	30% (15% minimum required in CSS)
Vehicle Parking	631 spaces provided (567 min. required, 709 maximum allowed) 102 private garage spaces, 322 carport and 97 uncovered resident spaces, 85 guest spaces, 25 commercial spaces
Bicycle Parking	416 spaces (416 minimum required)

**ATTACHMENTS:** Ordinance, Development Project File

**STAFF CONTACT(S):** Diana Kaminski, Senior Planner (480) 858-2391  
 Department Director: Dave Nakagawara, Community Development Director  
 Legal review by: N/A  
 Prepared by: Diana Kaminski, Senior Planner  
 Reviewed by: Larry Tom, Principal Planner

## COMMENTS:

This site includes three lots, two with access to the street front. Located on the south side of Apache Boulevard within the Transportation Overlay District Station Area, the site extends south at a dead end at the Union Pacific Railroad corridor; Broadway Road is further south of the site. The site is east of McClintock Drive, and adjacent to and west of the Tempe Police Sub Station. Other uses in the area include student housing at Grigio Metro to the west of the site, recreational vehicle trailer park to the north, existing small retail and restaurant businesses, established apartment communities and newer mixed-use student housing developments. The area south of the railroad alignment is industrial and office uses. The closest single family residential neighborhood is Hudson Manor, on the south side of Apache Boulevard, west of McClintock Drive.

The lot configuration makes many uses impractical for the depth and width of the lot which is limiting to retail uses due to the lack of street frontage. The requested development provides a market-rate for-rent apartment community with limited ground floor commercial uses. This property is not unique in this configuration; there are 25-35 sites along Apache Boulevard with very narrow street frontage and very deep lots. Each lot has either CSS or Multi-family zoning in effect. The site is approximately 327 feet wide east to west, along the street front and 1,265 feet deep from north to south, making redevelopment challenging. Due to the narrow dimension of the lots, and the lack of access to another street or alley, the property is required to circulate for fire and refuse within the existing lots, with two exit drives onto Apache Boulevard. A PAD entitlement approved in 2014 for the Pony Acres site had two drives within 175 feet. Since that time, the property owner has negotiated to purchase the two lots to the west of Pony Acres, which have multiple owner interests in trusts. By adding the additional two lots to the project, the driveways can be spread out, reducing the pedestrian conflicts on Apache Boulevard. The applicant is also working with the City of Tempe, current owner of the Grigio Metro property and park and ride facility, to gain access to the existing driveway, with design modifications to create a main entryway for this development. This process would supersede the prior Pony Acres PAD with a new PAD, and also requires approval by Valley Metro Transit Authority, Grigio Metro and the City of Tempe, with a Development Plan Review and PAD amendment to the existing site plan for the property to the west.

This request includes the following:

1. Zoning Map Amendment to change the zoning from CSS Commercial Shopping and Service to MU-4 (Mixed Use, High Density) for the Tempe Travel Trailer Property (two western lots)
2. Planned Area Development to define the density, building heights, setbacks, parking and general building envelope for the development for the Pony Acres and Tempe Travel Trailer Properties (all lots)
3. Development Plan Review for Site Plan, Landscape Plan and Elevations (all lots)

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

**Site Plan Review:** The project has gone through three preliminary site plan reviews. There were no comments specific to the requested Zoning Amendment or Planned Area Development. Most of the comments from other departments were standard design feedback, which were addressed in the subsequent formal submittal. The applicant addressed all staff comments.

**Traffic Engineering Input:** A traffic study was received by Traffic Engineering staff and reviewed. The executive summary has been provided in the attachments of this report. The height of the buildings and circulation requirements for fire dictated wider drive aisles for access to all buildings. Traffic levels were within the anticipated level for service and access along Apache Boulevard.

**Police Input:** The Tempe Police Department original expressed concern over the location of vehicles or shade canopies on the east side, creating a potential for people to climb over the security wall and into the police compound. A recommendation was made to use natural vegetation as a deterrent, with a combination of plants that would discourage climbing and access. There are no shade canopies on the east side, and trees will be conditioned to be non-climbable varieties, either smaller in scale or with thorns depending on location.

## **PUBLIC INPUT**

- A Neighborhood meeting was required for the zoning request.
- A Neighborhood meeting held: April 9 from 6:00 p.m. to 7:00 p.m. at the Tempe Police Substation at 1855 E Apache Boulevard.
- See attached summary of meeting provided by the applicant.
- Community Development staff and a Development Review Commissioner attended the meeting. The meeting was to discuss the zoning of the property from CSS to MU-4. The applicant presented the design concepts, including site layout, landscape, elevations, uses and circulation. There were approximately 20 people in attendance including representatives of the Tempe Apache Boulevard Business Association (TABBA) and nearby property owners and a few residents of the subject properties, Pony Acres and Tempe Travel parks. A translator was available if needed to discuss resident questions. The primary concerns were the timing of the entitlements and what plans were proposed for relocation of tenants residing in the two parks. It was clarified that each park had unique conditions in term of requirements for park closure. Pony Acres being a mobile home park has state requirements for notification and relocation assistance of the residences. Tempe Travel Trailer Villa is a recreational vehicle park, intended for short term visitors staying in RVs. The question of public art was raised; the applicant indicated they would like to incorporate artistic elements on the site or buildings. Staff clarified that the code does not require mixed use or multi-family developments to participate in the public art in private development program, but that developments may choose to incorporate art where feasible.

At the completion of this report, there has been one inquiry regarding this request. The resident was concerned about relocation plans for residents and displacement of families from the trailer park; the resident requested that some of the units of the new development be set aside for affordable housing, rather than grouping all low-income residents into specified affordable housing, they should be dispersed among the different projects displacing them.

## **PROJECT ANALYSIS**

### **ZONING**

The western Tempe Travel Trailer site is currently zoned CSS Commercial Shopping and Service, and is located within the Transportation Overlay District Station Area. The General Plan 2040 identifies this site as a mixed-use high density site allowing up to 65 dwelling units per acre. The request to change the zoning from CSS to MU-4 (Mixed Use, High Density), would match the existing zoning on the eastern Pony Acres site and bring the site into compliance with the projected land use and density within the General Plan. Pony Acres was established in the 1960s as a mobile home park (which has state requirements for notification and relocation), and Tempe Travel Trailer Villa was established in the 1970s as a commercial recreational vehicle park (which has zoning ordinance limitations on the length of stay, see report History and Facts). Although there are other travel trailer parks within the area, the area ceased being part of a network of campsites located along freeways when Apache Boulevard was replaced with the current freeway system and more urban development patterns evolved. The area was designated the Apache Boulevard Redevelopment Area in the early 1990s, and City investment was initiated to stimulate revitalization of the area. The redevelopment of the site to market-rate apartments implements a thirty year vision for revitalization and private reinvestment in the area and increases the number of residents living near light rail and using local commercial businesses. The proposed zoning is appropriate to the surrounding sites, in relation to the defined zoning district uses and standards.

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

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

**PLANNED AREA DEVELOPMENT**

The property is within the Apache Boulevard Redevelopment Area, which identified a desire for balanced uses of owner-occupied and rental product, increased green spaces, enhanced recreational areas, provision of specific commercial uses to serve residents, rehabilitation of existing structures and redevelopment of properties unable to be reused. The proposed project is primarily a multi-family development. If the applicant had requested a zoning amendment to multi-family, a General Plan Amendment would have been necessary. The Zoning Code currently precludes any developments greater than 30 dwelling units per acre being built as solely a residential product, without mixed use. As a Mixed-Use zoning district, a Planned Area Development is required to determine the development standards, which are negotiated through the PAD process. The PAD intent is to provide development standards to accommodate an innovatively designed development that exceeds what would be possible by the standards within the code. The mixed-use component includes the leasing office, potential retail or restaurant uses along the street front. There is limited street frontage to accommodate commercial uses. The proposed configuration will have glass storefront. For comparative purposes, the R-5 Zoning District (the highest density multi-family district), the CSS Zoning District (current standards), the standards for the prior Pony Acres PAD and the Proposed PAD are shown on the chart below:

<b>PLANNED AREA DEVELOPMENT Overlay</b>				
<b>Standard</b>	<b>R-5 Multi-family Residential Standards</b>	<b>CSS</b>	<b>Pony Acres prior entitled MU-4 (PAD)</b>	<b>PROPOSED MU-4 (PAD)</b>
Residential Density Number of Units Number of Bedrooms	30 du/ac 156 units	20 du/ac 104 units	40 du/ac 204 units 297 bedrooms	32 du/ac 423 units 634 bedrooms
Building Height (feet) [Exceptions, see Section 4-205(A)] Building Height Maximum Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	50 ft.  Yes	35 ft.  No	75 ft.  No	60 ft.  No
Maximum Lot Coverage (% of net site area)	70%	50%	30%	35%
Minimum Landscape Area (% of net site area)	25%	15%	18%	30%
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)] Front Parking Side Rear Street Side Parking	20 ft  10 ft  10 ft  10 ft	0 ft 20 ft  0 ft  10 ft  0 ft 20 ft	5 ft 20 ft  0 ft east side 54 ft west side  54 ft rear  NA NA	20 ft front 20 ft 50 ft east side 10 ft west side  3 ft rear for maintenance building 50 ft rear for residential units NA
Parking with TOD reduction Residential Retail Office Fitness Center Restaurant	Dependent on unit mix	279 No retail 14 Not open to public No restaurant	264 secured spaces 18 public spaces TOTAL = 282 spaces	631 spaces provided (567 min. required, 709 maximum allowed) 102 private garage spaces, 322 carport and 97 uncovered resident spaces, 85 guest spaces, 25 commercial spaces
Bicycle Parking	Dependent on unit count	148	147 secured spaces 5 public spaces	416

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

Grigio Metro, a mixed-use student housing development to the west of the proposed development site, has a density of 84.6 dwelling units per acre on 4.8 acres, including 407 units and 920 parking spaces (including the park and ride spaces, the project required 462 spaces). The building height is 70 feet, and setbacks were 0 feet on front and sides, and 15 feet on the

rear lot line. The project has a 10% landscape area. The commercial requirements were reduced for this development, located on a major arterial corner (requiring ground floor commercial uses on two sides), to require 45% of the ground floor to be commercial uses, and a Zoning Administrator's opinion that the residential private gym could serve as a part of the total commercial frontage required.

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

Regarding street front uses: The lot is approximately 327 feet wide, with one driveway at the east side, and sharing an existing off-site driveway on the west side.. The proposed street frontage is 85 feet of commercial space (retail/restaurant/office) and 155 feet of leasing office and clubhouse for the residents. The previous PAD for Pony Acres included incubator office space located above the ground floor; this has been replaced with more residences along the street front.

Regarding Density: The existing zoning allows 20 du/ac, and R-5 zoning would allow 30 du/ac, the request is for 32 du/ac, which is within the projected "up to 65 du/ac" designation in the General Plan, and within the range of other recent developments within the area.

Regarding Building Height: The existing zoning allows 35 feet, the R-5 zoning would allow 50 feet, and the request is for 60 feet, Grigio Metro is 70 feet in height. Building A is proposed to be four stories and Buildings B and C are proposed to be three stories, the height allows for generous ceiling heights within the units and pronounced elevation changes at the roofline. The proposed height is in character with the area. There are no adjacent single-family neighborhoods to this project, therefore a step back is not necessary.

Regarding Lot Coverage: The existing CSS would allow up to 50% lot coverage, R-5 would allow 70%, the proposed lot coverage is 35%. Car canopies are not included in lot coverage. The amount of building area is appropriate to the overall site and is less intense than other developments within the area.

Regarding Landscape Area: The existing CSS requires 15% landscape, R-5 would require 25%, the requested is 30%. Other developments in the area range from 10-14% of the total site. The proposed PAD is providing a significant increase in landscape area from what would currently be required. Further, the paved parking surfaces are shaded by 54,740 square feet of shade canopies; uncovered parking is shaded by significant tree canopy coverage, mitigating the heat impacts of required paving.

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

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

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

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

## **DEVELOPMENT PLAN REVIEW**

The applicant provided a detailed letter of intent regarding the proposed design of the development.

### **Site Plan**

The rectilinear site provides approximately 240 linear feet of building frontage along Apache Boulevard on the north side. The building is set back 20 feet to allow room for patios if commercial uses need patio space. It also provides the opportunity for some ground level landscape along the street front, a visual relief from narrower pedestrian areas with limited room for tree growth along the street front. There is no access through the Tempe Police facility to the east or through the railroad property to the south. The primary drive is an existing drive shared with the Grigio Metro at a lighted crossing of the Light Rail and Apache Boulevard west of the proposed project. Parking for guests and prospective tenants is available on the west side of the lot, north of the gated entrance to the residential community. The secondary drive is located at the east end of the site and provides public parking for the commercial components and access for residents behind a gate. The project complies with fire and refuse access. Private garages are located on the first floor, accessed internally from specific units above. Of the 423 residences, 102 parking spaces are within private garages and 322 spaces are covered spaces. Building A includes approximately 85 feet of commercial frontage and 155 feet of leasing office and clubhouse, and provides an open plaza entry to the development. Building B is a courtyard style building with a pool amenity area in the center. Four rows of covered parking are available between Building B and Building C to the south end of the site. Building C is a courtyard style building with a larger pool amenity area. A small maintenance building is located along the south perimeter of the property, adjacent to the railroad tracks. The massing of the buildings, the large setbacks and the breaks in the side configuration break up the buildings into a human scale with significant open space.

### **Building Elevations**

The proposed design is contemporary in form and materials, and more traditional in massing and building articulation. The design breaks up the 240 foot building length into smaller sections that appear like row-houses on the upper floors, with varied roof heights, portions that are recessed and others that project out, creating depth and variation that changes with shadows throughout the day. Ground floor street frontage is commercial in appearance, but articulated to provide pedestrian cues for entrances with pronounced architectural forms and changes in material. The primary building material is a stucco system, which is proposed to be painted five randomly alternated colors: light cool grey, artichoke green, medium amber gold and a dusty teal tone. Accent colors include a brown-black, white and metallic aluminum or silver. Masonry veneer wall systems include a satin honed surface limestone and a warm grey rock finished masonry product. None of the garage doors face west, however there are south facing garage doors, which are proposed to be painted the brown-black color. A condition has been added that a lighter shade be used on south facing garage doors, which will have more sun exposure, increased heat gain, and increased fading of surface color. A variety of shade canopies, including standing metal seam, cable mounted, eyebrow and louvered shade is provided over different windows. Building A is four stories, and the southern buildings B and C are three stories with a maximum height of 60 feet inclusive of equipment screening. The roof design is flat with parapets to screen HVAC. The design provides diversity within different elevation segments, with continuity in materials or colors appropriate to each section. Balconies are provided and have been reviewed by Tempe police staff.

### **Landscape Plan**

The proposed design has 30% of the site landscaped with a combination of low water using and transitional oasis plants to create a lush shaded residential site. The project uses a combination of plants not commonly seen in recent designs, providing bio-diversity to the area and visual change from the status quo. The street front carries the existing theme with Sonoran Desert Museum Palo Verde with low water use understory ground covers to soften the building edge. Turf is used judiciously to add a color break to typical paving or gravel ground cover, and to cool the surrounding area. The trees transition into the site with Acacia Mulga. The site uses Purple Leaf Plum, Sissoo and Chinese Pistache which add color, texture and variety in mass plantings. The interior parking areas have more xeric plants, Thornless Chilean Mesquite and Acacia Mulga. The courtyards have an oasis look with Queen Palms and Date Palm. The southern perimeter is designed for maximum screening to the south, using Mondel Pines. Shrubs include Dalea, Tecoma, Sage, Hopseed, Ruellia, Honeysuckle, Pineapple Guava, Hibiscus, Lilyturf, Fortnight Lily, Ale Vera, Red Bird of Paradise, Senna and Dwarf Oleander. A variety of flowering ground covers and vines are incorporated into the palette for year round color and visual interest. To

address sustainability, the applicant is carefully selecting locational appropriate plants and plans to incorporate existing mature plants where possible. Plant reclamation/transplantation is not required, but the applicant has already engaged the landscape architect to complete an inventory of the existing plant stock on both properties for potential selection of material for on-site replanting. They intend to mulch whatever remaining landscape material as appropriate to enhance native site soil, and reduce the overall carbon footprint by minimizing on-site demolition and landfill haul.

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 three buildings are broken up with undulating elevations, balconies, shade canopies and architectural pop outs and recesses to create variety in the massing of the structures. The use of color and material further defines the street front façade into smaller row-house style elements over a commercially designed building base.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; heavy shade is provided through use of trees and parking canopies, sidewalks are tucked in next to the buildings and vegetation is used to cool the courtyards and parking areas.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; materials are comparable to surrounding newer development and are complimentary in form and color.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the building heights and massing, use of materials and combination of plantings provides a comfortable pedestrian scale with significant open space for visual relief.
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*; building A is horizontally defined at the ground plane with commercial fenestration, masonry veneers and entryway elements, upper floors are vertically defined by changes in color, façade undulation and use of shade canopies to create a varied elevation with a unified theme.
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*; use of windows, shade canopies, balconies, color, and materials create the rhythm and architectural interest.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; the project complies with required parking and bike parking ratios, encourages use of transit by virtue of location to the light rail station and provides secure shaded parking areas that allow residents to own vehicles for occasional use rather than daily driving.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; 26' wide drive aisles exceed minimum 23' standard widths, wide turning radii provides easier circulation for moving vehicles and walkways are provided up next to the building to separate pedestrians and vehicles where possible.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*; the design provides surveillance of the parking areas, the courtyard amenity areas, and the street front.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways*; parking areas are heavily landscaped, plant materials are used as visual cues to different areas of the site, whether it is used for screening, security, comfort or aesthetic enhancement.

11. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects; lighting is compliant with code requirements, increasing the amount of lighting in this area with newer technologies and infrastructure.*

**Conclusion**

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

**REASONS FOR APPROVAL:**

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility, to allow for increased heights.
4. The proposed project meets the approval criteria for a Zoning Amendment, a Planned Area Development 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. The property owner shall notify residents of Pony Acres no less than 180 days prior to the closure of the parks for redevelopment. The notification of the need to relocate due to closure shall be in English and Spanish, provided to both the residents and the City of Tempe.
2. The property owner shall notify residents of Tempe Travel Villa no less than 90 days prior to the closure of the parks for redevelopment. The notification of the need to relocate due to closure shall be in English and Spanish, provided to both the park tenants and the City of Tempe.
3. A building permit application shall be made on or before September 4, 2017, or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
4. The site plan, as submitted, is approved as part of the Planned Area Development.
5. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than July 27, 2015, or the Zoning Map Amendment and Planned Area Development approval shall be null and void.
6. The Planned Area Development Overlay for MCCLINTOCK STATION 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.

## **DPR15062 CONDITIONS OF APPROVAL**

### **Site Plan**

7. The site plan is approved as submitted (April 16, 2015), minor modifications, including changes to the western driveway, may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
8. Coordinate location of underground utilities, storm water drainage systems and required landscape trees to avoid conflicts.
9. Maintain the existing active east to west sewer line and existing off-site sewer capacity within a sewer easement on site.
10. Coordinate location of grease trap interceptor Public Works Environmental Services and Civil Engineering:
  - a) No tenant development will be approved unless a representative of the City's Environmental Services Section provides approval by way of signing off on the plan review
  - b) The plumbing will be so configured that transition from use of an interceptor to a trap can be achieved without bypassing the appropriate device. Environmental Services will be given the opportunity to inspect and approve any and all such plumbing modifications. All other plumbing code requirements for changes in degrees, lengths of run and required clean-outs, shall also apply.
  - c) The owner of the property shall provide the Environmental Services Section a letter stating that it is the property owner's responsibility to ensure that any trap and/or interceptor not in use is properly cleaned and maintained, and assumes any and all responsibility of activity that is a result of the interceptor and/or trap on their property.
  - d) Agree in each lease/pad agreement that the owner of the property is responsible for all maintenance and repairs to each interceptor or trap within the development.

11. Provide 8'-0" wide public sidewalk along arterial roadways, as required by Traffic Engineering Design Criteria and Standard Details and the additional pedestrian amenities in conformance with the Zoning Ordinance Transportation Overlay District.
12. Provide service 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. Shade canopies for parking areas:
  - a. Provide an 8" fascia for the canopy structure.
  - b. Maximum 75% light reflectance value shall also apply to the top of the canopy.
  - c. Relate canopy in color and architectural detailing to the buildings.
  - d. Conceal lighting conduit in the folds of the canopy structure and finish conduit to match.

### **Floor Plans**

18. 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.
19. Public Restroom Security:
  - a. Lights in restrooms:
    - 1) Provide 50% night lights
    - 2) Activate by automatic sensors, key or remote control mechanism
  - b. Single user restroom door hardware:
    - 3) Provide a key bypass on the exterior side

### **Building Elevations**

20. The materials and colors are approved as presented (April 16, 2015):
  - Roof – flat with parapet
  - Primary Building – Stucco wall system – Sherwin Williams SW6197 Aloof Gray (light cool grey)
  - Primary Building – Stucco wall system – Sherwin Williams SW6179 Artichoke (medium grey green)

Primary Building – Stucco wall system – Sherwin Williams SW6657 Amber Wave (medium amber gold)  
Primary Building – Stucco wall system – Sherwin Williams SW7074 Software (medium grey) – work with staff on an alternative color consistent with the rendering (medium teal grey) for a hue complementary to the other proposed tones with less grey and more color.  
Primary Building – Masonry Veneer Wall System – Arriscraft Renaissance Montecito Rocked Finish or equivalent  
Primary Building – Masonry Veneer Wall System – Arriscraft Renaissance Limestone Honed Satin Finish or equivalent  
Trim, Building Accent, Garage Doors, Balcony Doors – Sherwin Williams SW7020 Black Fox (brown-black)  
Garage Doors facing south to be painted 2 shades lighter than Black Fox in the same tonal range to reduce heat gain  
Stucco Accent – Sherwin Williams SW7006 Extra White  
Windows – clear low-e  
Metal guardrails, awnings, canopies - Anodized Silver Finish  
Storefront window system – clear anodized aluminum

Provide primary building 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.

21. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
22. Conceal roof drainage system within the interior of the building.
23. 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.
24. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
25. 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**

26. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
27. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

### **Landscape**

28. 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.
29. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
30. East side perimeter trees shall be species that are not conducive to climbing, either by structural form of the species, thorns, or maintenance of a canopy taller than 8' from the ground.
31. East side perimeter plants shall include species with thorns that discourage climbing.
32. 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.
33. 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.
  34. 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.
  35. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. 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

36. Provide building address sign(s) on the sides of each building facing the street or fire lane around the property.
  - 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 for building addresses
    - 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. Provide three internally illuminated directory signs identifying the unit locations within the complex in the following locations:
    - 1) At the primary entrance, east of the parking area adjacent to the leasing office.
    - 2) At the west gated entry
    - 3) At the east gated entry
  - c. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
  - d. Provide one address sign on the roof of Building A. 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.

- 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](http://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: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
  - Access to refuse enclosure details and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. 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.
- **COMMUNICATIONS:**
  - For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.
- **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](http://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 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.
- 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 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.
  - 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. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
  - 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](http://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 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.
- LIGHTING:
  - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).

- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- LANDSCAPE:
  - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and “protected” trees and other plants on site. Move, preserve in place, or demolish native or “protected” trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://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. Directional signs are subject to review by planning staff during plan check process.

## HISTORY & FACTS:

January 1930	Based on aerial photography from the Flood Control District of Maricopa County, the property was used for agricultural purpose, with the railway line to the south and Apache Boulevard terminating at McClintock at the west.
February 1949	Residential structures were located at the north end of the lot,s facing Apache Boulevard, by 1953, the eastern lot structure was removed and the western lot structure remained.
1951	Annexation of the area east of McClintock brought properties into the jurisdiction of the City of Tempe with a zoning of Business district.
1957	Business Zoning was changed to C-2 Commercial district.
February 1959	Development is shown on the north side of Apache Boulevard; however there is no aerial shown on the south side.
January 1969	The Pony Acres Trailer Park is fully developed sometime between 1954 and 1969. It is established as a Residential Mobile Home Park for lease of lots for homes that do not have chassis or qualify as a vehicle. The site to the west was not developed at this time. The beginning of a development was started on the lot to the east.
November 16, 1972	Board of Adjustment approves a Use Permit to allow a Trailer Park in C-2 General Commercial District on the property west of Pony Acres. The allowance of the trailer park was in conformance with the Zoning Ordinance requirements that the commercial facility was used for travel or recreational vehicles on nightly, weekly or monthly rentals of 89 spaces to vehicles no larger than 35'. The vehicles would not remain on site for more than three months in any one year. The travel trailer park was intended for tourism business, similar to a campground or hotel use, not permanent residency.
December 1979	By aerial imagery, it appears the Tempe Travel Trail Park is fully developed. The lot east of Pony Acres appears to have limited use.
1997	City Council adopted a resolution to adopt the fourth General Plan; General Plan 2020 designated both the travel trailer and mobile home park properties, along with most properties on Apache Boulevard as Mixed-Use land use.

December 11, 1997	City Council adopted a resolution to create the Apache Boulevard Redevelopment Area, for redevelopment of properties along the boulevard.
December 4, 2003	City Council approved General Plan 2030 and in May 2004, voters ratified the plan confirming the land use designation of Mixed-Use along Apache Boulevard.
January 20, 2005	City Council adopted an new Zoning and Development Code, which changed the name of C-2 Zoning district to CSS, Commercial Shopping and Service.
November 17, 2005	An Ordinance for the Transportation Overlay District was adopted.
October 2006	The site to the east remained vacant for a decade prior to development of the Tempe Police Substation.
July 22, 2014	Development Review Commission heard and continued the request until August 25, 2014 for the proposed multi-family development is seeking to change the zoning from CSS Commercial Shopping and Service, to MU-4 Mixed Use, High Density with a Planned Area Development on 5 acres.
August 25, 2014	Development Review Commission held a second hearing, took public input and voted 4 to 3 in favor of the request.
September 11, 2014	City Council held an introduction and first public hearing for the Pony Acres site to be redeveloped in conformance with the General Plan.
October 2, 2014	City Council held a second public hearing and approved the Pony Acres site entitlement.
March 9, 2015	A new request for entitlement was made, incorporating both the Pony Acres and Trailer park properties into a proposed new development as described in this report.
June 11, 2015	City Council is scheduled to hold a first public hearing for this request.
June 25, 2015	City Council is scheduled to hold a second public hearing for this request

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-304, Zoning Map Amendment  
Section 6-305, Planned Area Development (PAD) Overlay Districts  
Section 6-306, Development Plan Review



# DEVELOPMENT PROJECT FILE

## For McClintock Station

### ATTACHMENTS:

1. Location Map
2. Aerial
- 3-13. Letter of Explanation
14. PAD Cover Sheet
15. PAD Site Plan
16. Site Plan A1.1
- 17-18. Unit Floor Plans A1.2 & 1.3
19. Building Sections A1.4
- 20-23. Building A Overall Floor Plans A2.1-2.4
24. Building A Roof Plan A2.5
- 25-34. Building A Black Line and Color Elevations A2.6-2.10
- 35-37. Building B Overall Floor Plans A3.1-3.3
38. Building B Roof Plan A3.4
- 39-48. Building B Black Line and Color Elevations A3.5-3.9
- 49-51. Building C North Half Overall Floor Plans A4.1-4.3
52. Building C North Half Roof Plan A4.4
- 53-58. Building C North Half Black Line and Color Elevations A4.5-4.7
- 59-61. Building C South Half Overall Floor Plans A.5.1-5.3
62. Building C South Half Roof Plan A5.4
- 63-68. Building C South Half Black Line and Color Elevations A5.5-7
- 69-71. Perspective Renderings A6.1-6.3
- 72-79. Landscape Plans Black Line, Color Renderings and Details
- 80-81. Color Material Boards (actual samples available at hearing)
- 82-91. Public Participation Summary and Results



CSS/MU-4/TOD Station



# MCCLINTOCK STATION

## Applicant's Letter of Explanation

### Zoning Map Amendment, Planned Area Dev. Overlay and Dev. Plan Review Applications

Fore Property Company (“FORE” or the “Applicant”) respectfully submits these applications to redevelop the Tempe Travel Trailer Villa and Pony Acres mobile home park properties respectively located at 1831 and 1847 East Apache Blvd. in Tempe, Arizona (the “Site”). The Site, which is approximately 13.2 net acres in size, is located along the Valley Metro light rail line approximately 560 feet east of the southeast corner of the intersection of Apache Blvd. and McClintock Drive and approximately 90 feet east of the platform of the McClintock Drive / Apache light rail station. See **Exhibit A** for an aerial photograph of the Site and surrounding uses.

### Applications

FORE is submitting zoning map amendment, planned area development (“PAD”) overlay and development plan review (“DPR”) applications as part of its applications for the redevelopment of the Site (the “Applications”). The purpose of the Applications is to accommodate a mixed-use development consisting of 423 market rate apartments, a leasing office, a clubhouse, and flex office/retail/restaurant space on the Site (the “Project”). To accommodate enhanced shared ingress and egress improvements with the adjoining Grigio Metro development to the west, FORE is also requesting to modify approximately 0.16 acres of the site and landscape plans for Grigio Metro. The modification request will be addressed in a separate application.

With over 30 years of experience, FORE is a full service, national real estate company that develops, builds and manages high-quality multifamily residential housing. To date, FORE has completed 87 multifamily development projects within 15 states located across the United States, including the Coldwater Springs (301 units) and Mirabella (715 units) multifamily developments respectively located in Avondale and Phoenix. The Project will be FORE’s first development in Tempe.

Specifically, the purpose of the zoning map amendment request is to rezone approximately 8.1 acres of the Site from the Commercial Shopping and Services district (“CSS”) to the Mixed-Use, High-Density (“MU-4”) district with a PAD overlay. The remaining portion of the Site was rezoned to MU-4 PAD on October 2, 2014. The entire Site is and will remain located within the Station Area of the Transportation Overlay District (the “TOD”). The purpose of the PAD is to establish site specific development standards required to accommodate a design appropriate mixed-use development. The Applicant is also requesting DPR approval for the Project’s design, including site and landscape plans, building elevations and materials.

The Project represents an opportunity to improve underutilized parcels located within a high-profile mixed-use environment along the Apache Blvd. light rail corridor with the introduction of a high-quality and modern mixed-use project. The intent of the Applications is to further diversify the mix of uses along the light rail corridor by adding high-density market rate apartments and office, retail and/or restaurant uses to the area as envisioned by the General Plan. In addition, the development of the multi-family residential product will provide residents of Tempe and the surrounding area with exciting new housing options within walking distance of the McClintock Drive /

Apache light rail station and the various uses, including employment, educational and entertainment uses, that are accessible throughout Tempe and the Valley via the light rail line.

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

## **Market Demand**

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

## **Site Area**

The Site consists of three (3) parcels totaling approximately 13.2 net acres in size. The Site is located along the Valley Metro light rail line approximately 560 feet east of the southeast corner of the intersection of Apache Blvd. and McClintock Drive, and approximately 90 feet east of the platform of the McClintock Drive / Apache light rail station. A full legal description is included in the submittal packet for the Applications.

## **Area Context**

The Site currently accommodates the Tempe Travel Trailer Villa (the "Trailer Villa") and the Pony Acres mobile home park. The existing Trailer Villa contains 106 spaces for travel trailers and/or RVs, while Pony Acres contains 76 occupied mobile homes. As reflected by the aerial photograph provided in **Exhibit A**, the area surrounding the Site includes a mix of commercial, residential, government, transportation and automobile service uses, including but not limited to the:

- Valley Metro light rail line within the median of Apache Blvd.;
- McClintock Drive / Apache light rail station just east of the intersection of McClintock Drive and Apache Blvd.;
- Five-story Grigio Metro apartments development at the southeast corner of McClintock Drive and Apache Boulevard;
- Tempe Police Apache Substation adjoining the Site to the east;
- Union Pacific Railroad line adjoining the Site to the south;

- Apache Palms RV Park located north of the Site across Apache Blvd.;
- Checksmart, Tempe Tavern and Paradise Motel at or just east of the northeast corner McClintock Drive and Apache Blvd.;
- Pride gas station and convenience store and Pep Boys auto parts and service store respectively at the northwest and southwest corners of McClintock Drive and Apache Boulevard;
- India Plaza commercial center along the north side of Apache Blvd. approximately 150 feet east of the Site;
- Five-story Domain at Tempe purpose-built student housing development along the north side of Apache Blvd. approximately 350 feet east of the Site;
- Arbour Park apartments along the south side of Apache Blvd. and just east of the Tempe Police Apache Substation; and,
- StorAmerica self-storage along the south side of Apache Blvd. approximately 650 feet east of the Site

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

## **Planning Context**

### **General Plan 2040**

The Applicant is proposing a high-density multi-family residential development with accompanying clubhouse, leasing office and office/retail/restaurant flex space located along the street frontage that will further energize Apache Boulevard.

As shown by the maps provided in **Exhibit B**, the land use projected for the Site by General Plan 2040 is Mixed-Use. The residential density projected for the Site by General Plan 2040 is High Density (up to 65 units per acre). According to the General Plan, the Mixed-Use category is designed to accommodate a mixture of residential and commercial uses. This category also encourages creatively designed developments that create a living environment which reflect a “village” concept where there is opportunity to live, work and play within one development or area.

The Project will provide opportunities to live, work, and play in the same area. Specifically, the development of the Project will provide new multi-family residential and office, retail and restaurant opportunities along the Apache Blvd. light rail corridor, as well as on-site amenities for future residents. The Project, which will result in an overall residential density of approximately 31.4 units per acre, is the type of mixed-use, high-density project envisioned by General Plan 2040 for the Site.

### **Apache Boulevard Redevelopment Plan**

The Site is located in the Apache Boulevard Redevelopment Plan (“ABRP”) planning area. The mission of the ABRP is to encourage reinvestment in the Apache Blvd. area in order to build a more desirable neighborhood in which people enjoy living and working within. Specific to Apache

Blvd., the ABRP's mission is to upgrade existing development by introducing viable long-term businesses and mixed-use projects. The Project, which is located along Apache Blvd., represents a substantial reinvestment in the ABRP planning area. The Project will replace trailer and mobile home parks with a viable mixed-use development that will provide additional residential housing and office, retail and/or restaurant opportunities along Apache Blvd. that will further foster an enjoyable living and working environment in the ABRP planning area.

## **Current Zoning**

The Site is currently zoned for MU-4 and CSS district uses and is located within the Station Area of the TOD. A zoning map illustrating the respective locations of current zoning classifications for the Site and area is enclosed as part of the submittal packet for the Applications (see **Exhibit C**). Within the TOD's Station Area, the CSS District allows a maximum residential density of just 25 units per acre with a use permit and a maximum building height of just 35 feet (45 feet when residential units are within a building located above commercial use(s)). As reflected by the approval of MU-4 zoning for the east 5.2 acres of the Site last year, the residential densities and building heights allowed within the CSS district are not consistent with the residential density projected for the Site by General Plan 2040. The CSS district's allowable height and density are also inconsistent with the mission of the ABRP, as the development standards are not conducive to the development of high-quality mixed-use development which will provide needed viable long-term housing and office, retail and/or restaurant opportunities. The purpose of the Applications is to rezone approximately 8.1 acres of the Site from CSS to MU-4 to accommodate the Applicant's development of a vibrant mix of uses on the Site that will further promote the "village concept" of living, working and playing in one location or area along the Apache Blvd. light rail corridor. The Applicant is also requesting a PAD overlay to establish site specific development standards for the Project based on the development proposal.

## **Project Description**

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

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

Specifically, the Applicant is proposing a high-quality, modern development consisting of multi-family residential and office/retail/restaurant flex space uses for the Site, of which approximately 541,300 square feet is multi-family residential use space, approximately 2,900 square feet is indoor office/retail/restaurant flex space and approximately 600 sq. ft. is outdoor office/retail/restaurant flex space. The Project's includes:

- one , four-story mixed-use building including apartment units with ground level leasing office, clubhouse, office/retail/restaurant flex space uses along Apache Blvd.;
- two, three-story residential buildings located throughout the center of the Site;
- a total of 423 apartment units containing 634 bedrooms;
- 2,915 square feet of indoor office/retail/restaurant flex space;
- 600 square feet of office/retail/restaurant flex patio space;
- two community pools and two amenity courtyards centrally located within the development;
- a common area plaza; and,
- 631 parking spaces, of which 102 will be private garage unit spaces and 322 will be carport spaces

The Project's three buildings will provide a combined total of 423 high-quality, modern apartment units on the Site. The apartments will include a mix of one, two and three bedroom units accounting for 634 total bedrooms. The Project will include top-tier amenities, including but not limited to a clubhouse, community pools, amenity courtyards, patios, balconies and a fitness center. In addition, the buildings will be clustered around landscape courtyards and open space areas intended to create a park-like feel for residents and guests.

The Project is also designed to be respectful of and compatible with adjoining uses. The proposed building setbacks range from approximately 15 to 60 feet along the Site's west property line, while all buildings will be setback a minimum of approximately 50 feet from the adjoining Tempe Police Apache Substation to the east.

## **Project Design**

The Project is designed by Womack + Hampton Architects, LLC, which is an award winning architectural firm that has extensive experience in designing luxury multi-family projects around the region and nation, including the The Residences at University and The Lake Country Village in Temp, Alta Scottsdale in Scottsdale, Alta Pietra in Peoria, Alta Cave Creek and 44<sup>th</sup> & Camelback in Phoenix, and the mixed-use, high-rise Alta Phoenix development in downtown Phoenix. The overall architectural character of the proposed development is a contemporary design allowing for a timeless and modern look that will also ensure the establishment of a recognizable and usable place. The design will reflect the modern aesthetic of other recently constructed buildings in the area.

The general design concept is to locate the vast majority of the Project's housing component, along with its amenity courtyards, within a long central core in the middle of the Site. This will help establish a reasonable buffer from adjacent properties, as well as create a pedestrian friendly environment adjacent to and throughout the residential buildings. The Project's mixed-use component will be open to pedestrian and vehicular traffic while the majority of the in-board residential portion will be gated for tenant access only. The interior open spaces / amenity courtyards will be centrally located and wrapped by the Project's residential buildings. The outdoor courtyards will house tenant



amenities, including but not limited to resort style pools, lush landscaping, gathering areas, barbeque areas and grouped seating.

The Project will consist of three and four story wood framed buildings with flat roofs. The exterior design style is based on a contemporary style that utilizes a blend of stucco walls with masonry and stone accents, and a variety of awnings and canopies designed to provide shading for exterior windows. This design concept will provide the desired timeless and modern look while fitting in with the local neighborhood, which is addressed in further detail within the development plan review approval criteria section of this letter of explanation provided below.

## **Sustainability**

FORE is committed to sustainability and protecting our environment. To FORE, green business is good business and it has committed itself to building green. The Project is being targeted for not less than LEED Silver certification. FORE's has completed not less than five communities and has several other communities under construction that are LEED designed, two (2) of which are within metropolitan Phoenix. FORE was the first multifamily developer to achieve LEED Silver certification in Texas and LEED Gold certification in Maryland. It is presently under construction on two (2) LEED projects in the Pearl District of metropolitan Portland, with two additional projects expected to begin construction within the next year. Likewise with the Project, all of FORE's Portland developments serve TOD neighborhoods and are designed, built and operated in a manner consistent with the most appropriate sustainability practices.

## **Landscape Design**

The minimum landscape coverage to be provided for the proposed multi-family residential community is approximately 30 percent, a significant amount for a development in an urban setting. The intent of the landscaping design is to create garden-like environments that are segregated from vehicular traffic and create a resort and park-like feel for residents and guests that will also serve as an integral part of the overall landscape design for the Project. The proposed landscape materials for the Site's perimeter will add to the desired garden-like environment. The development will include open spaces for family gathering and children's recreation, including multiple pools. The selected tree species will provide ample shade for pedestrians passing by and walking through the Site. Appropriate landscape materials for creating an aesthetically pleasing and comfortable environment will also be provided within the Project's amenity areas. A conceptual landscape plan is included as part of the submittal packet for the Applications.

## **Circulation and Parking**

The Project, which will be accessed and exited via Apache Boulevard, will provide a total of 631 parking spaces within parking courtyards and private garage units distributed throughout the Site. The Project will provide 102 private garage unit spaces for residential tenants use. A significant portion of the spaces within the parking courtyards will also be shaded by carports. Within the parking courtyards, 322 of the 606 parking spaces for residential tenants use are carport spaces. In addition, 25 spaces are designated for use by tenants and/or patrons of the Project's office/retail/restaurant flex space. The provided parking represents 1.4 spaces per dwelling unit and 0.96 spaces per bedroom, which is more than an ample amount for an urban, mixed-use development located just 90 feet from a light rail station. In addition, the Project will provide a total of 416 bike spaces. The number of parking

spaces provided exceeds applicable TOD Station Area code requirements for the proposed multi-family residential and office/retail/restaurant flex space uses.

A traffic impact study prepared by CivTech is included as part of the submittal packet for the Applications. The study concluded that traffic added to the adjoining roadway network as a result of the development of the Project will not result in any degradation of the study intersections to unacceptable levels and that a right-turn lane into the Project is not warranted.

### **Development Plan Review Approval Criteria**

Pursuant to Zoning and Development Code 6-306, the Applicant is requesting Development Plan Review approval for the Project's architectural drawings, including site and landscape plans, building elevations and building materials. As discussed below, the Project is an appropriately scaled and aesthetically pleasing design that will encourage, protect and enhance the functional and attractive appearance of the Site and the surrounding area.

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape

The Project's building situated along Apache Boulevard ("Building A") has been designed to present a four-story "urban / mixed-use" design concept that illustrates a "retail" base component for the first floor, with three stories of "residential" uses above. The base level "retail" component of Building A has taller 10' ceilings, as opposed to the nine foot ceilings of the "residential" component located above, and is differentiated by the use of full height storefront glazing systems and arcade canopies that provide cover and shade for the majority of the length of the building. The Apache façade is further differentiated from the remainder of the Project's exterior facades with the use of storefront style window systems that present a more "commercial" design concept. The corners of Building A have been designed with tower elements to anchor the façade and emphasize the main building entry. The Project's other buildings (Buildings B, C & D) are three stories in height and are located behind Building A beyond the general public's view from Apache Boulevard.

2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort

The site design is based on multiple buildings that are organized to provide a large central entry plaza and two large landscaped courtyards. Both courtyards contain swimming pools and other outdoor amenities, including shade structures, barbeques and other recreational games and activities. These large open spaces contain a substantial amount of unpaved area to mitigate heat gain/ retention and the building massing around these areas, along with the internal shade structures are intended to provide additional shading for energy conservation and human comfort. Additional shading is provided for the resident's vehicles with the use of either a private garage or a carport for at least one vehicle for each dwelling unit.

3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings

The exterior wall materials for the Project consist of cementitious stucco, masonry and stone, which have been selected because of their durable and low maintenance qualities that will continue to provide a high quality appearance for years to come. The roofing materials will have a high reflectance value in order to increase the internal energy efficiency of the building and reduce the Project's heat island effect.

4. 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 large building masses have been designed to provide a combination of horizontal and vertical articulation. The primary "horizontal" components have been accomplished by providing a building base that consists of a combination of elements such as retail, tuck-under attached garages and or masonry bases. The primary "vertical" components have been accomplished by providing vertical massing elements such as balcony and stair masses. Each of the articulation elements have been accentuated with the use of differentiated building massing, various building materials and vibrant colors to provide an element of "undulating movement" within the large building masses.

5. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings

As discussed in detail in the area context section provided above, the Site is located within an urban and mixed-use environment along the Valley Metro light rail line that includes a mix of commercial, residential, government, transportation and automobile service uses, including buildings up to five stories in height in the immediate surrounding area. The Project's buildings and landscape elements have been designed with the context of the area in mind. In the context of the five-story Grigio Metro apartments to the west and the five-story Domain at Tempe purpose-built student housing development approximately 350 feet to the east, the Project's proposed three and four-story building heights are of an appropriate scale for the area.

The provision of a minimum of 30 percent landscape coverage within the Site is more than appropriate for an urban and mixed-use environment. The proposed landscape palette along Apache Boulevard will also further establish and contribute to a pedestrian friendly environment along the Apache Boulevard light rail corridor.

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 façade along Apache Blvd. has been designed to provide visual interest when viewed from up close and afar. When the building is experienced up close, from the sidewalk perspective, the retail base of the building will be emphasized

with the full height storefront glass and the various width and heights of the covered arcades along the street frontage. The street level design anticipates some outdoor dining/plaza areas that will be used by the future retailers/ restaurants, which will accentuate the human interaction along the base of the building's street frontage. When the building is experienced from the street perspective, the residential portion of the building, above the retail base, will emphasize the "urban/mixed use/ commercial" nature of the Project.

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

The goals of the Applications are to create a mixed-use development that will add to the mix of market rate apartments and office, restaurant and/or retail uses along the Valley Metro light rail line, as well as enhance pedestrian street activity along the Apache Blvd. light rail corridor.

As noted above, the Site is located approximately just 90 feet east of the platform of the McClintock Drive / Apache Blvd. light rail station. Considering the Site's location along the Apache Blvd. light rail corridor and the proximity of the light rail station, this segment of Apache Blvd. will continue to see significant increases in pedestrian traffic for the foreseeable future. To enhance the pedestrian environment and multi-modal transportation usage, the Project will energize the ground level of the Site's street frontage by providing a continuous frontage along Apache Blvd. comprised of street level clubhouse, leasing office and office/retail/restaurant flex spaces oriented toward an oversized walkway along the street frontage. Pedestrian walkways connecting residential buildings to the Site's street frontage will also be provided throughout the Project. To further encourage the use of the multi-modal transportation options available along the Apache Blvd. corridor, the Project will also provide 416 bike spaces for guests, tenants and patrons use.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses

The Project's vehicular circulation has been designed to minimize conflicts with pedestrian access and circulation. The movement of pedestrians is a major element of the Project. The Project includes pedestrian walkways, trees and enhanced landscaping extending into the Site from the Apache Blvd. street frontage. As reflected by the site and landscape plans, the Project's design segregates pedestrian and vehicular movements to the extent possible. The Project will also provide oversized walkways separated from vehicle maneuvering areas along the Site's Apache Blvd. frontage. To further ensure that conflicts between vehicles and pedestrians do not occur, entrances and exits to the Site, as well as drive aisles extending into the Site, have been strategically placed away from the Project's active use areas.

9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance

The Project has been designed to provide its residents with a high-quality living experience that includes privacy and secured access control that enhances crime prevention. All resident parking is provided behind vehicular access control gates and perimeter fencing that enhances security. To further enhance privacy and security, the Project's will provide 102 private garages attached directly to residential buildings for residents' use. All dwelling units will also be accessed from interior central corridors that will be monitored at the building entrances by security cameras in accordance with the City of Tempe requirements.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways

The proposed landscape and hardscape improvements along Apache Blvd. and throughout the Site will delineate walkways, driveways, drive aisles and parking areas from the public right-of-way, as well as the Project's buildings. Appropriate trees and enhanced landscaping and hardscape materials will be placed along the Site's Apache Blvd. frontage and within the Project's amenity courtyards and plaza to further distinguish pedestrian areas. The selected landscape and hardscape materials will also create an aesthetically pleasing and comfortable environment for pedestrians passing by or walking through the Site.

11. Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located

The Project's sign package is included as part of the Applications submittal. As reflected by the sign package, the design, scale, proportions, location and color of signage to be provided on the Site is compatible with the Project's design and uses, as well as adjoining and nearby uses.

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

As detailed by the photometric plan included as part of the Applications submittal, the Project's lighting will be compatible with the proposed multi-family residential and office/retail/restaurant flex space uses, as well as adjoining and nearby buildings and uses. The lighting will not adversely impact uses within the Project or adjoining and nearby uses.

## **Conclusion**

FORE is very excited about the Project and the continuing redevelopment of the Apache Blvd. light rail corridor. The Project is a high-quality, modern multi-family residential community and flex office/retail/restaurant design that will provide additional desired housing and office, retail and/or restaurant opportunities in proximity to employment, commercial, educational and entertainment uses located in the area and/or along the light rail line, offer superior amenities to future residents, and

maintain appropriate relationships with the street environment and adjoining properties. The Project is the exact type of development envisioned for the Site by General Plan 2040. The Project will contribute to the mix of residential, employment and commercial uses envisioned for the area, as well serve as a catalyst for future development opportunities that will continue to enhance the urban development environment and experience envisioned by the City for the Apache light rail corridor. We look forward to discussing the Project and requests with you in the near future and respectfully request your support.

# PLANNED AREA DEVELOPMENT OVERLAY FOR McCLINTOCK STATION

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

## ACKNOWLEDGEMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

BY \_\_\_\_\_

BY: \_\_\_\_\_, DATE: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

## LEGAL DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 24, BEING MONUMENTED BY A BRASS CAP IN HANDHOLE, BEARS NORTH 00 DEGREES 15 MINUTES 34 SECONDS EAST, 2822.74 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS EAST, ALONG THE CENTERLINE OF APACHE BOULEVARD AND THE EAST-WEST MID-SECTION OF SAID SECTION 24, 643.40 FEET; THENCE DEPARTING SAID CENTERLINE, SOUTH 00 DEGREES 02 MINUTES 09 SECONDS WEST, 81.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86 DEGREES 34 MINUTES 10 SECONDS EAST, 102.14 FEET TO A LINE 55 FEET SOUTH OF AND PARALLEL TO SAID CENTERLINE; THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS EAST, ALONG SAID PARALLEL LINE, 224.79 FEET TO THE WEST LINE OF LOT 1, AS SHOWN IN TEMPE POLICE SUBSTATION, A FINAL PLAT, AS RECORDED IN BOOK 809, PAGE 35, MARICOPA COUNTY RECORDS (M.C.R.); THENCE DEPARTING SAID PARALLEL LINE, SOUTH 00 DEGREES 06 MINUTES 41 SECONDS EAST, ALONG SAID WEST LINE 1264.04 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN PACIFIC RAILROAD; THENCE DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 39 MINUTES 33 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 480.88 FEET TO THE SOUTHERLY PROLONGATION OF AN EASTERLY LINE OF LOT 1, AS SHOWN IN McCLINTOCK & APACHE PARK & RIDE, A SUBDIVISION, AS RECORDED IN BOOK 933, PAGE 46, M.C.R.; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00 DEGREES 03 MINUTES 06 SECONDS WEST, ALONG SAID EAST LINE AND ITS SOUTHERLY PROLONGATION, 1073.89 FEET TO A SOUTHERLY LINE OF SAID LOT 1; THENCE DEPARTING SAID EAST LINE AND ITS SOUTHERLY PROLONGATION, SOUTH 89 DEGREES 36 MINUTES 05 SECONDS EAST, ALONG SAID SOUTHERLY LINE AND THE SOUTH LINE OF LOT 2, AS SHOWN IN SAID McCLINTOCK & APACHE PARK & RIDE, 152.62 FEET TO THE EAST LINE OF SAID LOT 2; THENCE NORTH 00 DEGREES 02 MINUTES 09 SECONDS EAST, ALONG SAID EAST LINE, 187.96 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 574,914 SQUARE FEET OR 13.1982 ACRES MORE OR LESS.

## APPROVAL

ADMINISTRATIVELY APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

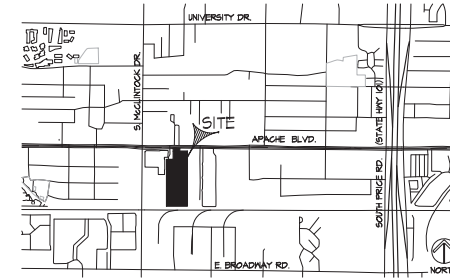
## OWNER/DEVELOPER

FORE PROPERTY COMPANY  
17470 N. PACESETTER WAY  
SCOTTSDALE, AZ 85255  
Phone: (480) 305-2126  
Fax: (480) 305-2127

## PROJECT DATA

	PAD PROVIDED
ZONING DISTRICT AND OVERLAY	MU-4 (PAD)
NET AREA OF SITE	13,198 ACRES
GROSS AREA OF SITE	13,466 ACRES
DWELLING QUANTITY	423
DENSITY	31.41 DU/ACRE
DWELLING QUANTITY/GROSS SITE AREA (ACRES)	
BUILDING HEIGHT	60 FT.
BUILDING STEPBACK	YES
PER ZDC, SECTION 4-404	
BUILDING LOT COVERAGE	35% MAX.
SITE LANDSCAPE COVERAGE	30% MIN.
BUILDING SETBACKS	
FRONT ( BUILDING )	20 FT. MAXIMUM
FRONT ( PARKING )	20 FT. MINIMUM
SIDE ( EAST )	50 FT. MINIMUM
SIDE ( WEST )	10 FT. MINIMUM
REAR ( MAINTENANCE )	3 FT. MINIMUM
REAR ( RESIDENTIAL )	50 FT. MINIMUM
STREET SIDE	N/A
VEHICLE PARKING QUANTITY	631
SURFACE PARKING	182
GARAGE PARKING	102
CARPORT PARKING	322
RETAIL PARKING	25
BICYCLE PARKING QUANTITY	416
USES	
MULTI-FAMILY COMMUNITY	
RETAIL / OFFICE / RESTAURANT	
OUTDOOR FLEX SPACE FOR RETAIL / OFFICE / RESTAURANT	

## SITE VICINITY MAP



VICINITY MAP

## CONDITIONS OF APPROVAL, PAD 15002

## GENERAL NOTES

REC 15029

PAD 15002

DS 141018

Core Property Company

17470 N. Pacesetter Way  
Scottsdale, Arizona 85255  
Phone: (480) 305-2126  
Fax: (480) 305-2127

Womack+Hampton  
ARCHITECTS, L.L.C.  
5211 N. Central Expressway, Suite 100  
Phoenix, AZ 85018  
Phone: (602) 955-3000



McClintock Station  
1831 East Apache Boulevard  
Tempe, Arizona



EXPIRES: 02-30-2015

DS 141018

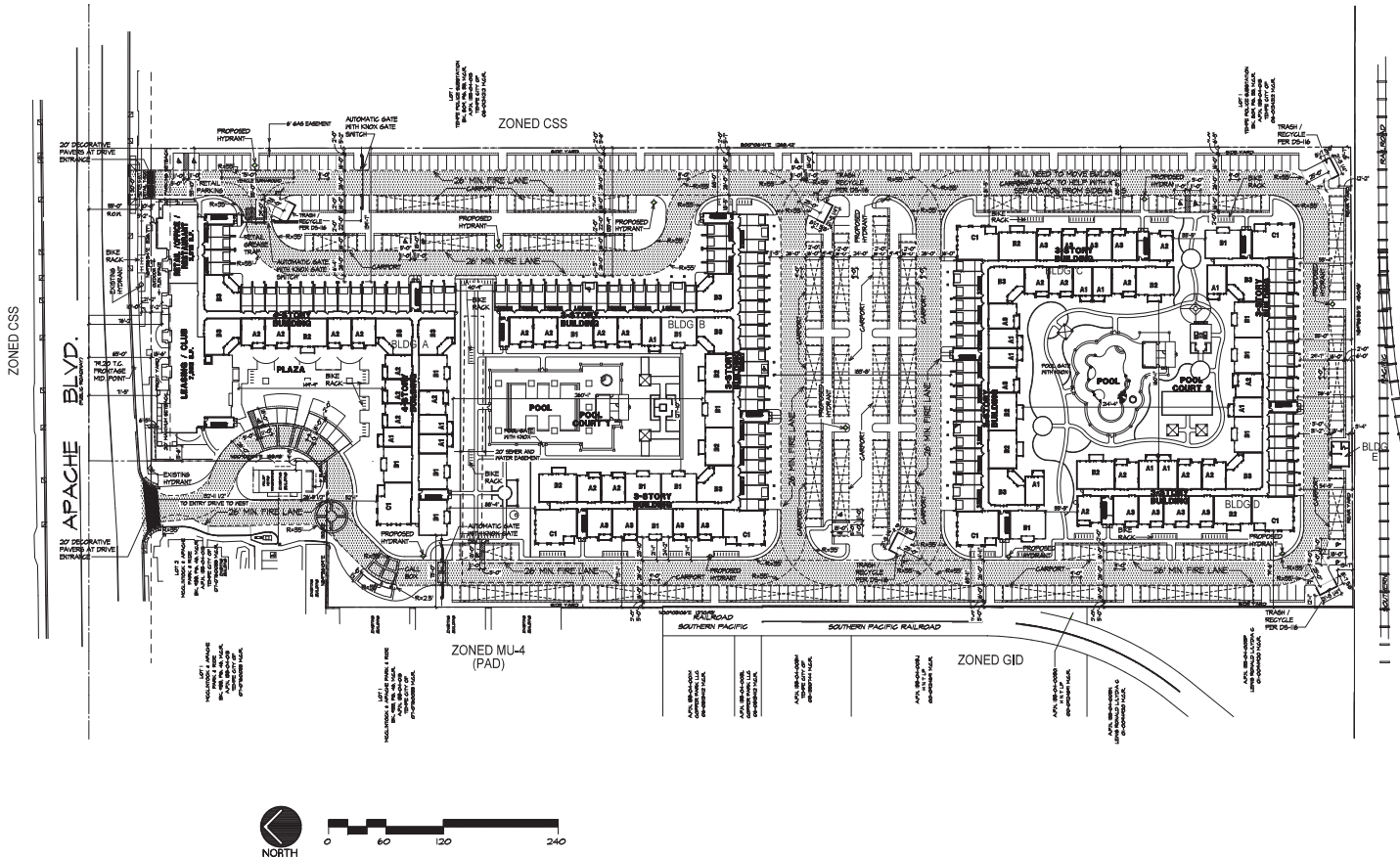
PAD 15002

REC 15029

# PLANNED AREA DEVELOPMENT OVERLAY FOR McCLINTOCK STATION

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

## SITE PLAN



ZONING DISTRICT AND OVERLAY, TABLE 4-203A & 5-61A	ZDC STANDARDS CSS	ZDC STANDARDS CSS (TOD)	PAD PROPOSED MU-4
GENERAL PLAN LAND USE	MIXED-USE HIGH-DENSITY	MIXED-USE HIGH-DENSITY	MIXED-USE HIGH-DENSITY
GENERAL PLAN DENSITY	20 DU/ACRE	25 DU/ACRE	65 DU/ACRE
SITE AREA	574,914 SF. 13,188 ACRES (NET)		
	586,161 SF. 13,468 ACRES (GROSS)		
DWELLING QUANTITY	N/A	N/A	423
DENSITY DWELLING QUANTITY/ GROSS SITE AREA (ACRES)	N/A	N/A	31.41 DU/ACRE
BUILDING HEIGHT	35 FT.	35 FT.	60 FT.
BUILDING STEPBACK	NO	YES	YES
BUILDING LOT COVERAGE	50%	75%	35% MAX.
SITE LANDSCAPE COVERAGE	15%	25%	30% MIN.
BUILDING SETBACKS			
FRONT	0 FT.	0 FT.	20 FT. MAX.
BUILDING			20 FT. MIN.
PARKING	20 FT.	20 FT.	20 FT. MIN.
SIDE			
BUILDING ( EAST )	0 FT.	0 FT.	50 FT. MIN.
BUILDING ( WEST )	0 FT.	0 FT.	10 FT. MIN.
REAR ( MAINTENANCE )			
BUILDING	10 FT.	10 FT.	3 FT. MIN.
REAR ( RESIDENTIAL )			
BUILDING	10 FT.	10 FT.	50 FT. MIN.
STREET SIDE	0 FT.	0 FT.	N/A
BUILDING			N/A
PARKING	20 FT.	20 FT.	N/A
VEHICLE PARKING QUANTITY			
1 BEDROOM	x 15 = 358	x 0.75 = 180	x 0.75 = 180
2 BEDROOM	x 2.0 = 34	x 1.5 = 236	x 1.5 = 236
3 BEDROOM	x 2.5 = 86	x 1.89 = 46	x 1.89 = 46
GUEST	x 0.2 = 85	x 0.2 = 85	x 0.2 = 85
RETAIL/OFFICE/RESTAURANT	1/75 S.F. = 38	SUBTRACT FIRST 50% S.F. THEN 1/75 S.F. = 20	SUBTRACT FIRST 50% S.F. THEN 1/75 S.F. = 20
REQUIRED VEHICLE PARKING	865	567	567
PROVIDED VEHICLE PARKING			631
BICYCLE PARKING QUANTITY			
1 BEDROOM	x 0.75 = 180	x 0.75 = 180	x 0.75 = 180
2 BEDROOM	x 0.75 = 118	x 0.75 = 118	x 0.75 = 118
3 BEDROOM	x 1.0 = 27	x 1.0 = 27	x 1.0 = 27
GUEST	x 0.2 = 85	x 0.2 = 85	x 0.2 = 85
RETAIL/OFFICE/RESTAURANT	1/500 S.F. = 6	1/500 S.F. = 6	1/500 S.F. = 6
REQUIRED BICYCLE PARKING	416	416	416
PROVIDED BICYCLE PARKING			416
USES	MULTI-FAMILY COMMUNITY = 541,288 S.F. RETAIL/OFFICE/RESTAURANT = 2,815 S.F. OUTDOOR FLEX SPACE FOR RETAIL/OFFICE/RESTAURANT = 600 S.F.		

DS 141018

PAD 15002

REC 15029

REC 15029

PAD 15002

DS 141018

**Core Property Company**  
17470 N. Pecosville Way  
Scottsdale, Arizona 85255  
Phone: (480) 305-2124  
Fax: (480) 305-2127

**Womack + Hampton**  
ARCHITECTS, L.L.C.  
2501 N. Central Expressway, Suite 100  
Phoenix, AZ 85016  
Phone: (602) 955-5500

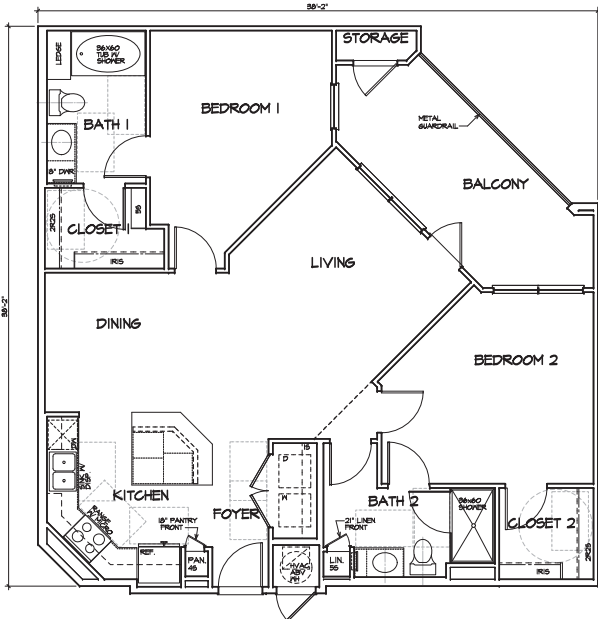
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1831 East Apache Boulevard  
Tempe, Arizona



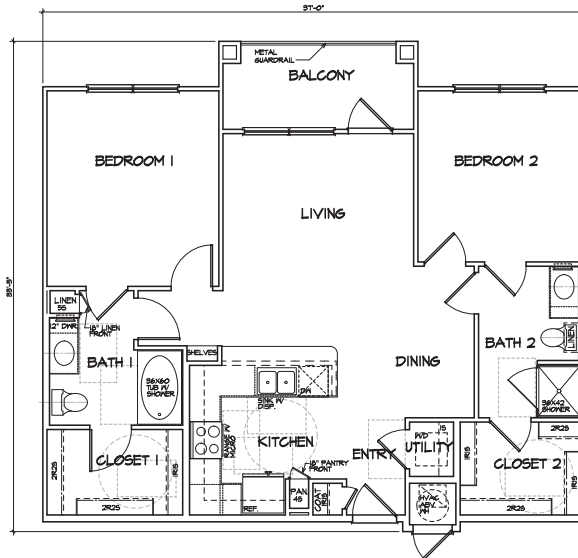
EXPIRES: 03-30-2015



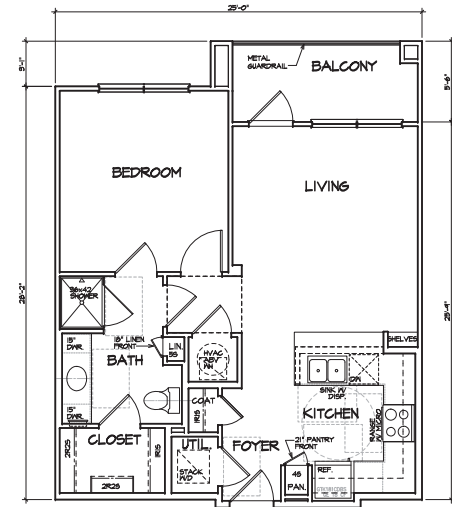




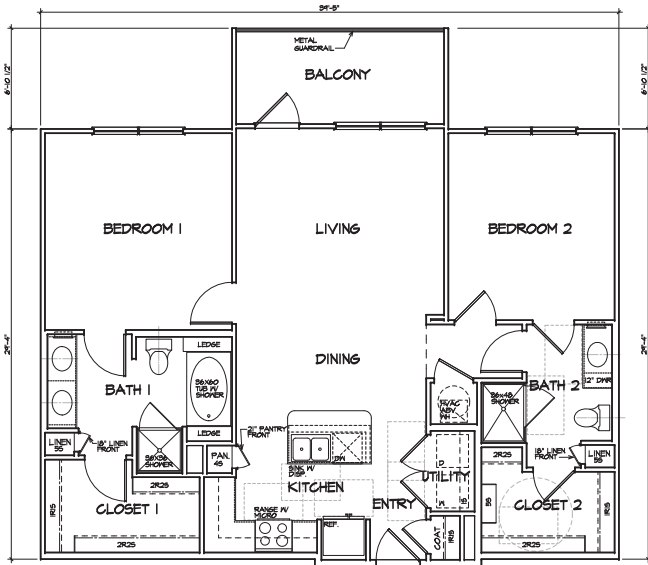
**06B3 - 2 BEDROOMS/2 BATH**  
 HYAC = 1491 S.F.  
 BALC. = 176 S.F.  
 SCALE: 1/4"=1'-0"



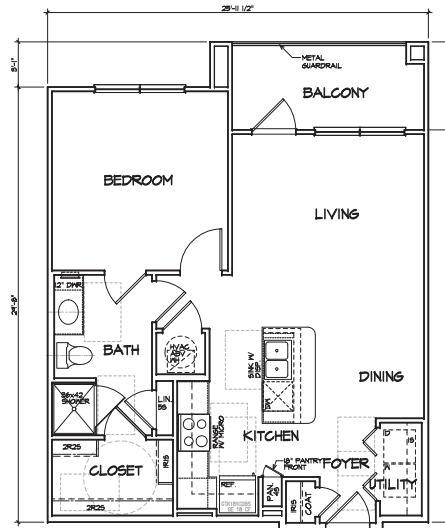
**04BI - 2 BEDROOMS/2 BATH**  
 HYAC = 1062 S.F.  
 BALC. = 80 S.F.  
 SCALE: 1/4"=1'-0"



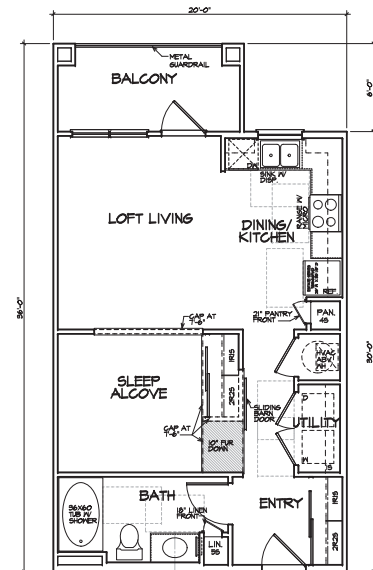
**02A2 - 1 BEDROOM/1 BATH**  
 HYAC = 679 S.F.  
 BALC. = 76 S.F.  
 SCALE: 1/4"=1'-0"



**05B2 - 2 BEDROOMS/2 BATH**  
 HYAC = 1167 S.F.  
 BALC. = 97 S.F.  
 SCALE: 1/4"=1'-0"



**03A3 - 1 BEDROOM / 1 BATH**  
 HYAC = 708 S.F.  
 BALC. = 85 S.F.  
 SCALE: 1/4"=1'-0"



**01A1 - 1 BEDROOM/1 BATH**  
 HYAC = 600 S.F.  
 BALC. = 79 S.F.  
 SCALE: 1/4"=1'-0"



EXPIRES: 09-30-2015

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Project No.  
 14024  
 Drawn By:  
 DPR: 04/08/2015



Home Property Company  
 1707 N. Kinnickinnick Way  
 Scottsdale, Arizona 85260  
 Tel: 480.348.8888 Fax: 480.348.8887

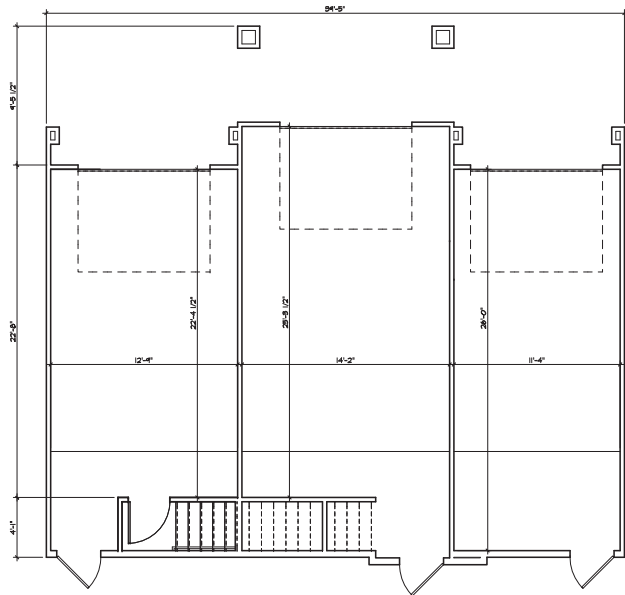
**Womack+Hampton**  
 ARCHITECTS, L.L.C.  
 4810 N. Central Expressway, Suite 10  
 Scottsdale, Arizona 85251  
 Tel: 480.348.8888 Fax: 480.348.8887



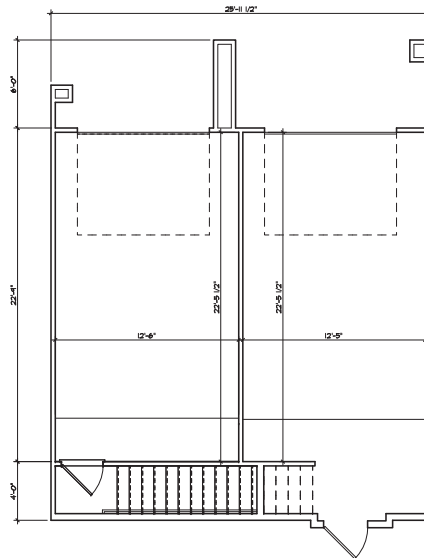
**McClintock Station**  
 Tempe, Arizona

Sheet Number:

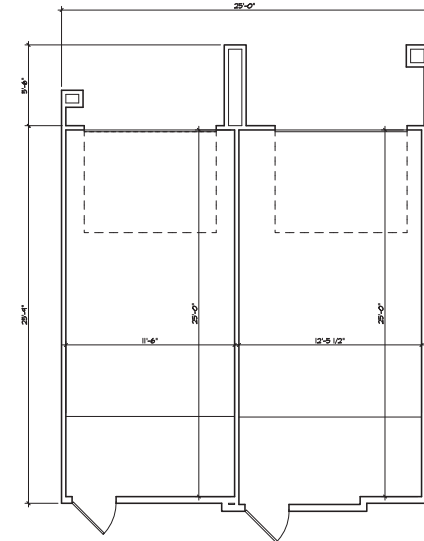
**A1.2**  
 CONCEPT  
 UNIT PLAN



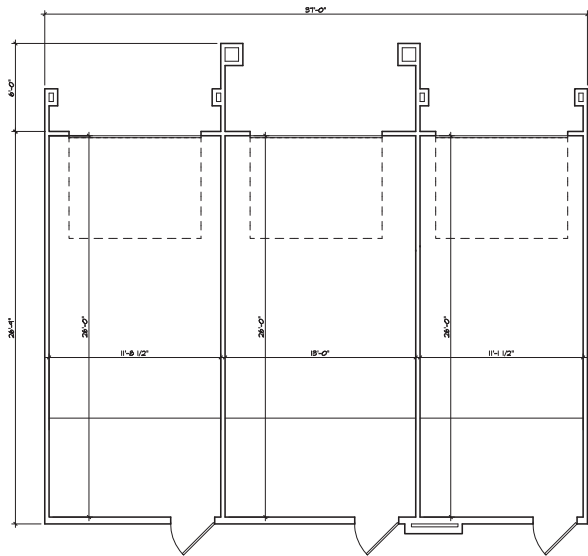
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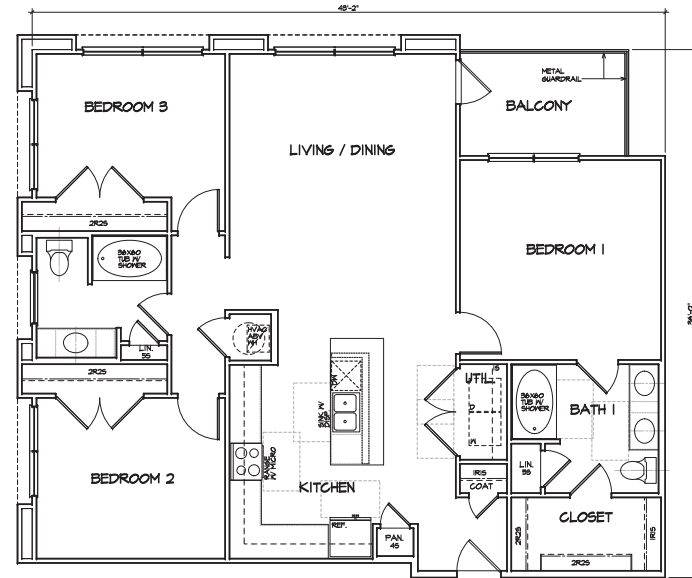
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**02 A2 GARAGE**  
SCALE: 1/4"=1'-0"



**04 B1 GARAGE**  
SCALE: 1/4"=1'-0"



**01 C1 - 3 BEDROOMS/2 BATH**  
HVAC = 1456 SF  
BALC. = 88 SF  
SCALE: 1/4"=1'-0"



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Date: 04/08/2015

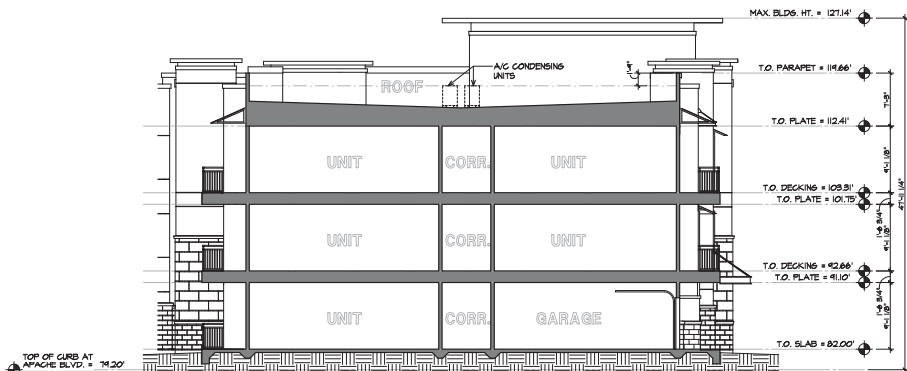
**Home Property Company**  
1907 N. Pecos Street  
Phoenix, Arizona 85016  
Phone: 602.955.8887

**Womack+Hampton ARCHITECTS, L.L.C.**  
4815 N. 19th Ave., Suite 10  
Phoenix, AZ 85016  
Phone: 602.955.8887

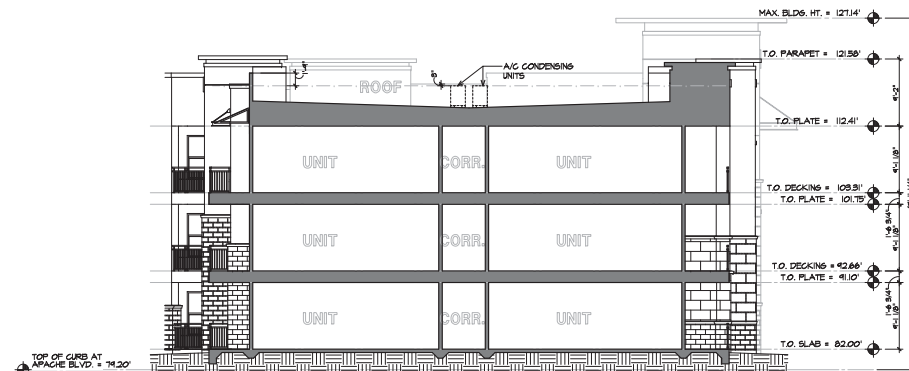


**McClintock Station**  
Tempe, Arizona

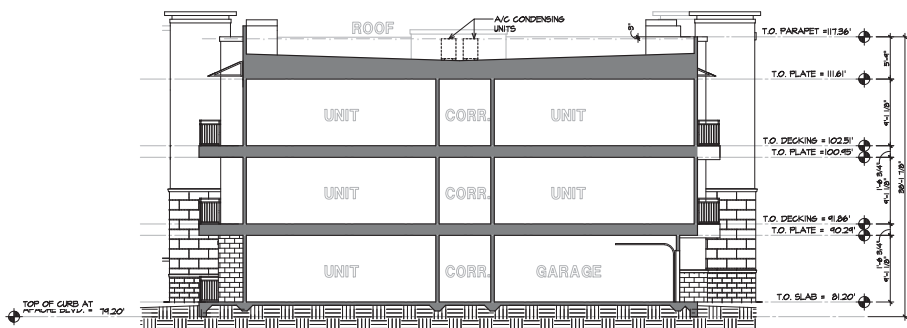
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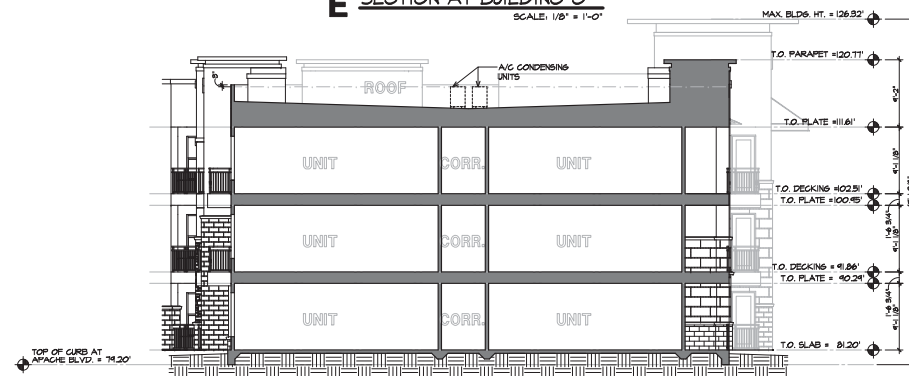
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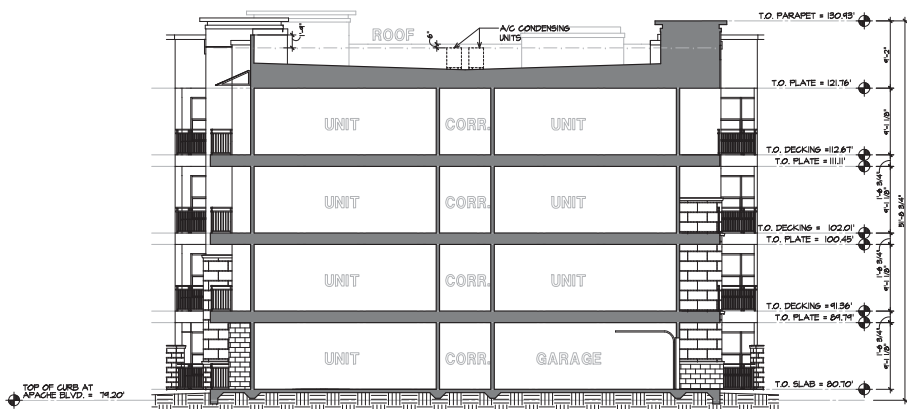
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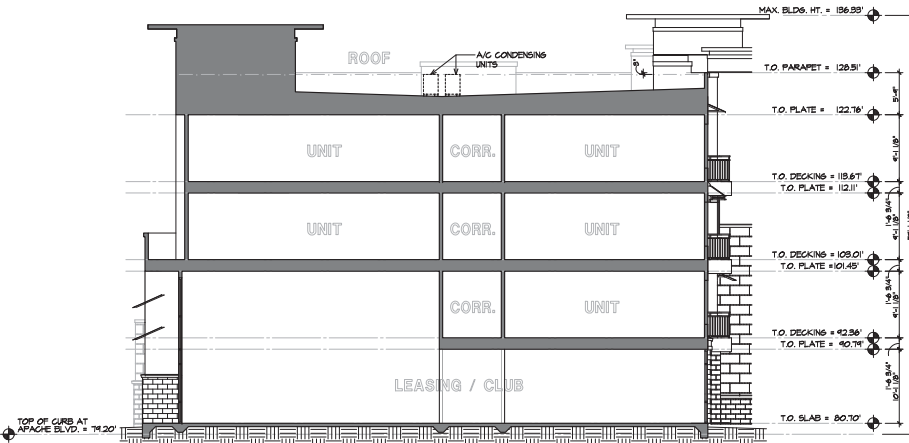
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SCALE: 1/8" = 1'-0"



**C SECTION AT BUILDING B**  
SCALE: 1/8" = 1'-0"



**B SECTION AT BUILDING A**  
SCALE: 1/8" = 1'-0"



**A SECTION AT BUILDING A**  
SCALE: 1/8" = 1'-0"

A ARCHEN 9



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Drawn By: DFR  
Date: 04/08/2015



**Womack+Hampton**  
ARCHITECTS, L.L.C.  
1400 N. Kinnickinnick Way  
Scottsdale, Arizona 85260  
Cell: 480.348.8888 Fax: 480.348.8887



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Tempe, Arizona

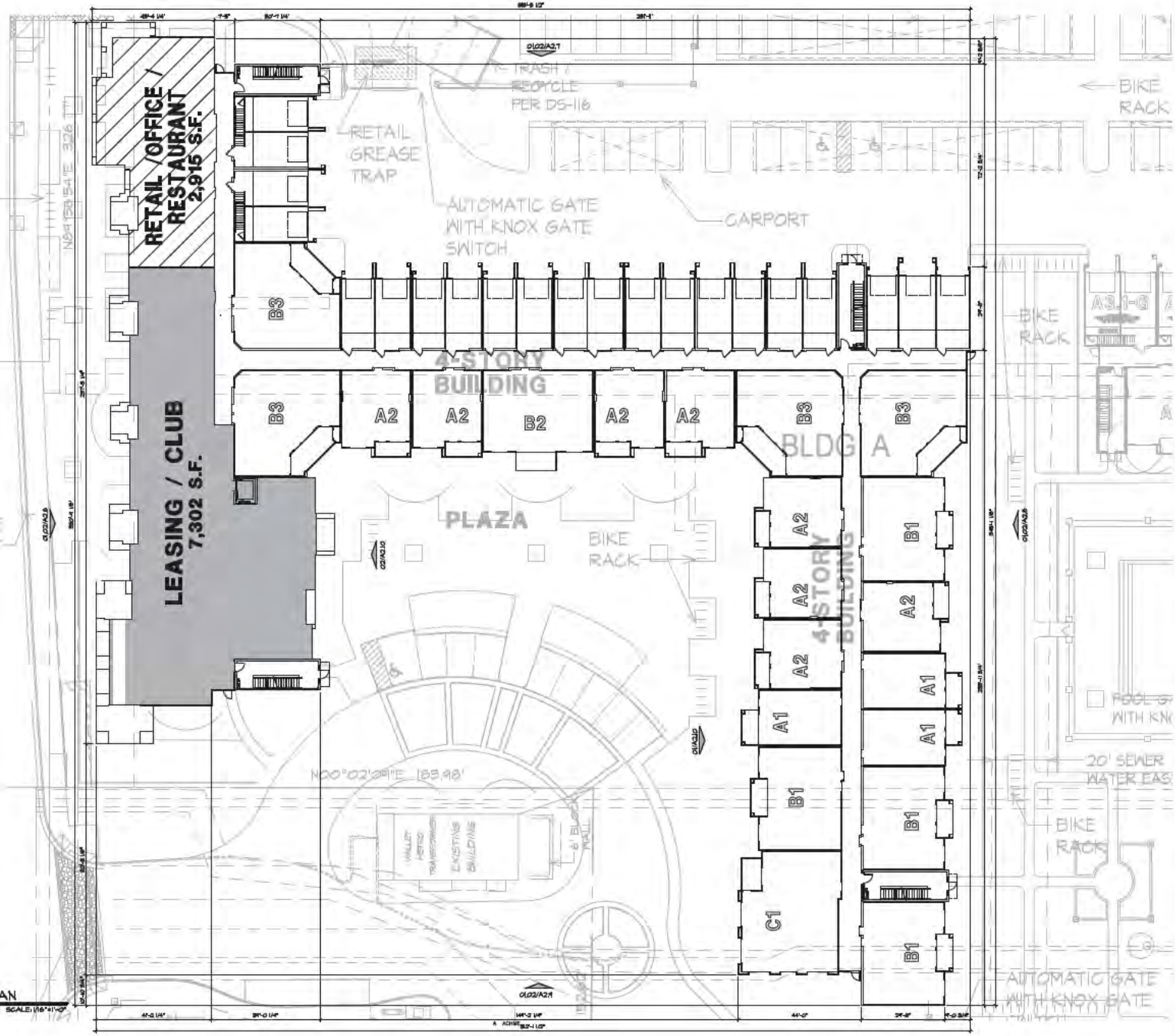
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APACHE BLVD.  
(PUBLIC ROADWAY)

79.20 T.G. FRONTAGE  
MID. POINT

01 OVERALL - FIRST FLOOR PLAN  
BUILDING 'A'

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



ATTACHMENT 20



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Date: 04/08/2018



**Womack+Hampton**  
ARCHITECTS, L.L.C.  
5515 North Loop East, Suite 100  
Dallas, Texas 75246  
214.343.8888



**McClintock Station**  
Tempe, Arizona

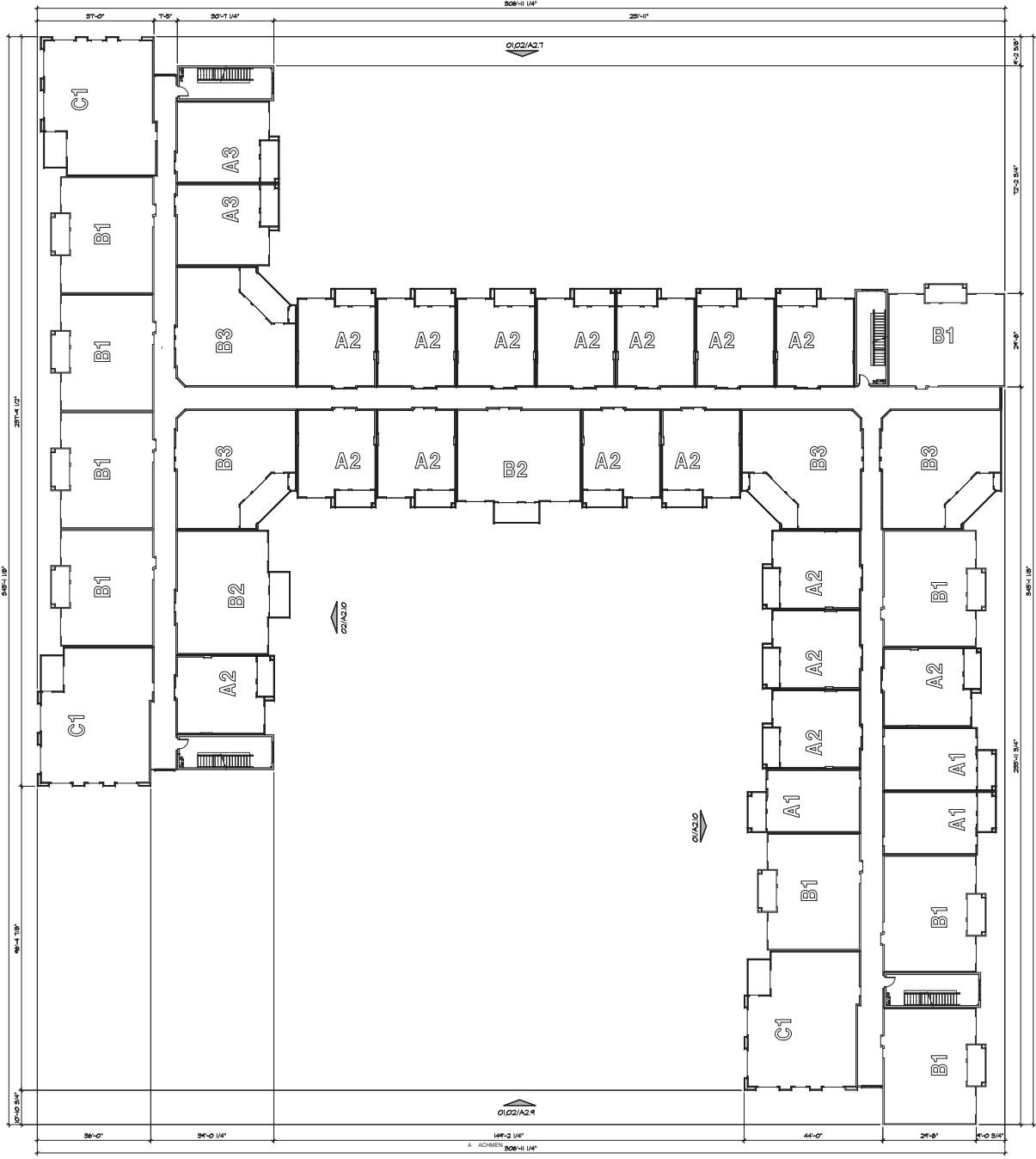
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**A2.1**  
OVERALL FIRST FLOOR PLAN



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# 01 OVERALL - THIRD FLOOR PLAN

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



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 Drawn By: DPR  
 Date: 04/08/2015

**Home Property Company**  
 1707 N. Prosperity Way  
 Tempe, Arizona 85284  
 Phone: 480.838.8287

**Womack+Hampton**  
 ARCHITECTS, L.L.C.  
 4815 N. Linn Road, Suite 10  
 Tempe, Arizona 85286  
 Phone: 480.838.8287



**McClintock Station**  
 Tempe, Arizona

Sheet Number:  
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 OVERALL THIRD FLOOR PLAN

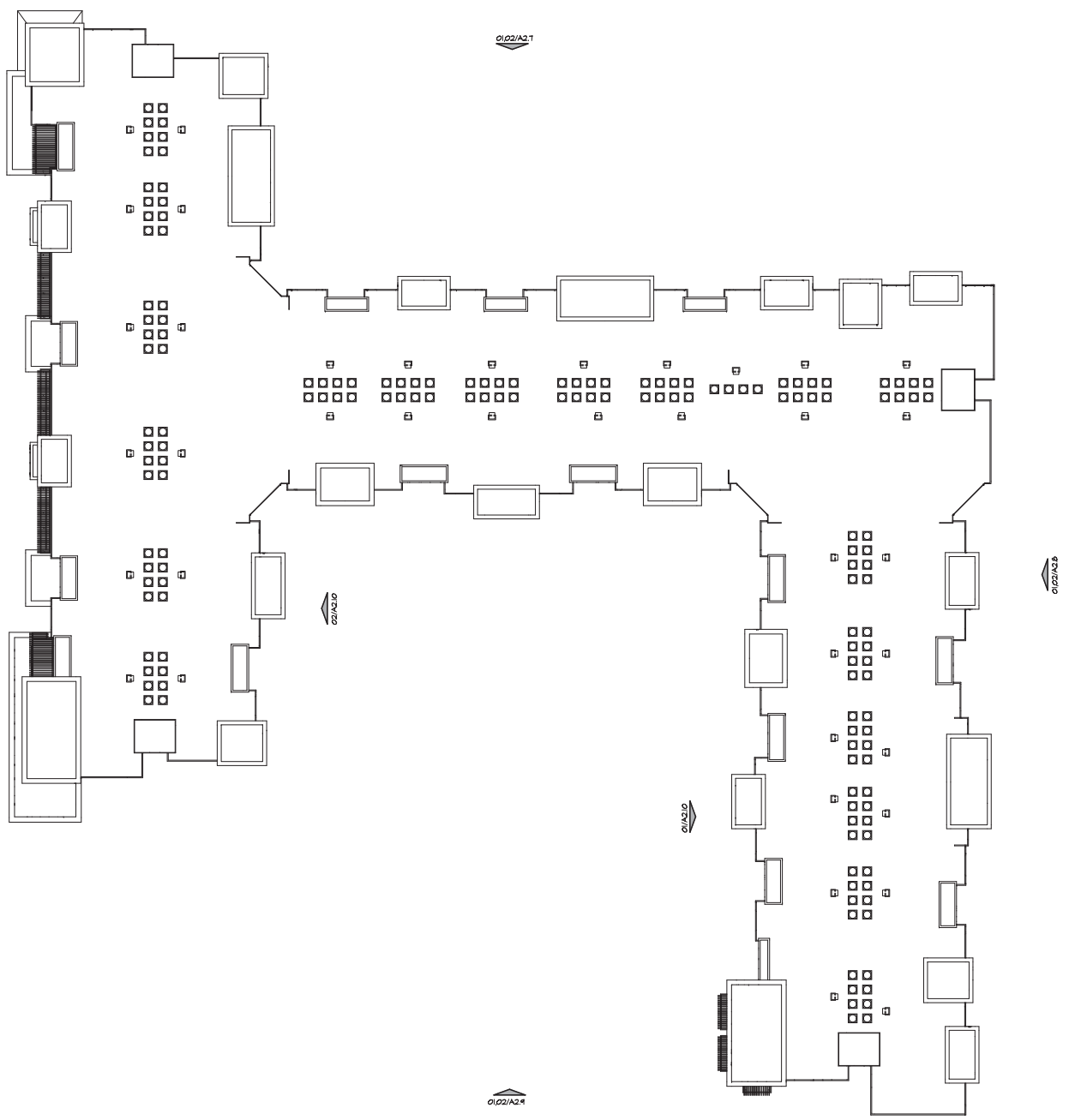




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**01 OVERALL - ROOF PLAN**  
BUILDING 'A'

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



01/A2.1

A ARCHEN 24

ATTACHMENT 24



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Date: 04/08/2015

**Home Property Company**  
1907 N. Promenade Way  
Tomball, Texas 77375  
Phone: 281-358-8227

**Womack+Hampton**  
ARCHITECTS, L.L.C.  
4815 Lake Vista, Suite 10  
Dallas, Texas 75249  
Phone: 214-352-2000  
Fax: 214-352-2000



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Sheet Number:  
**A2.5**  
OVERALL  
ROOF PLAN



EXPIRES: 02-30-2015

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Date: 04/08/2015

**Home Property Company**  
1000 N. Wendenway  
Phoenix, AZ 85008  
Phone: 602.955.1000  
Fax: 602.955.1007

**Womack+Hampton**  
ARCHITECTS, L.L.C.  
501 Old Loop East, Suite 50  
Phoenix, AZ 85008  
Phone: 602.955.1000  
Fax: 602.955.1007

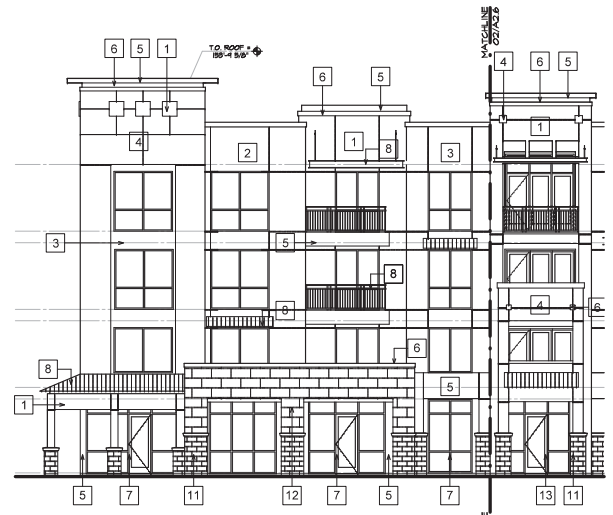


**McClintock Station**  
Tempe, Arizona

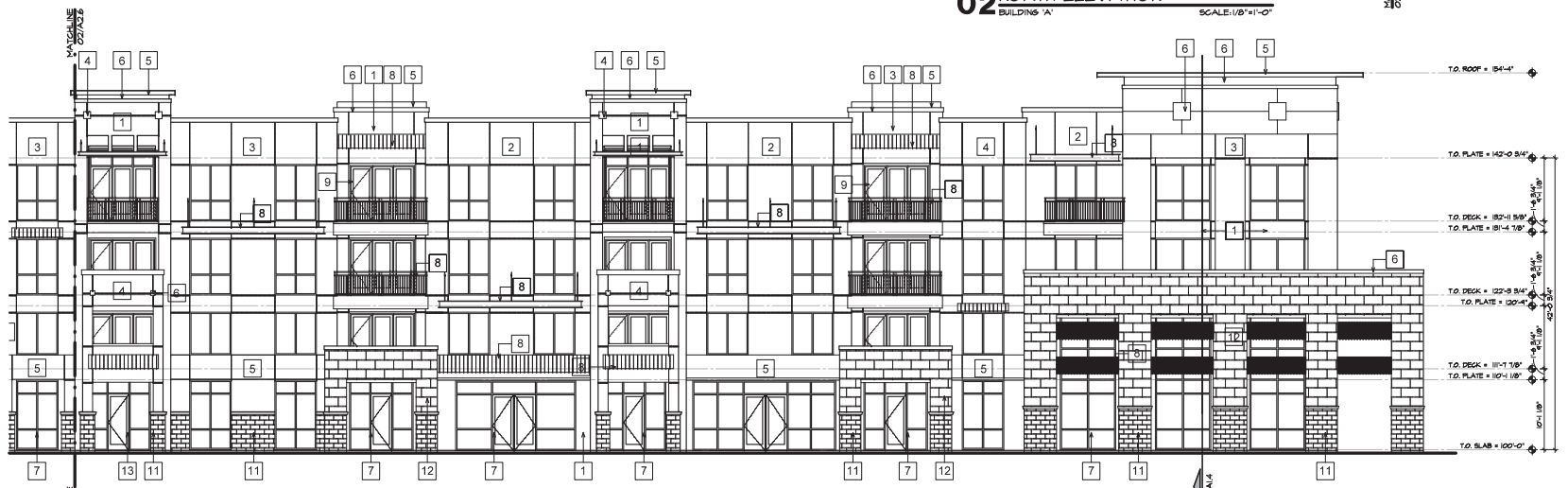
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**A2.6**  
ELEVATIONS

MATERIAL & COLOR LEGEND	
1	STUCCO WALL SYSTEM PI-1: SW 6197 ALOOF GRAY
2	STUCCO WALL SYSTEM PI-2: SW 6179 ARTICHOKE
3	STUCCO WALL SYSTEM PI-3: SW 6657 AMBER WAVE
4	STUCCO WALL SYSTEM PI-4: SW 7074 SOFTWARE
5	STUCCO WALL SYSTEM PI-5: SW 7020 BLACK FOX
6	STUCCO ACCENT TRIM PI-6: SW 7006 EXTRA WHITE
7	STOREFRONT SYSTEM CLEAR ANODIZED ALUMINUM
8	METAL GUARDRAIL, AWING, AND CANOPY ANODIZED SILVER
9	PATIO/BALCONY DOOR PI-9: SW 7020 BLACK FOX
10	GARAGE DOOR PI-10: SW 7020 BLACK FOX
11	MASONRY VENEER WALL SYSTEM ARRISCRRAFT: RENAISSANCE MONTECITO (ROCKED)
12	MASONRY VENEER WALL SYSTEM ARRISCRRAFT: RENAISSANCE LIMESTONE (SATIN)



**02 NORTH ELEVATION**  
BUILDING 'A'  
SCALE: 1/8"=1'-0"



**01 NORTH ELEVATION**  
BUILDING 'A'  
SCALE: 1/8"=1'-0"

A. ACHMEN 25

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 DFR 04/08/2016

**Womack+Hampton**  
 ARCHITECTS, L.L.C.  
 1000 N. University Blvd., Suite 100  
 Tallahassee, Florida 32310  
 Tel: 904.438.2200 Fax: 904.438.2202

**Womack+Hampton**  
 ARCHITECTS, L.L.C.  
 1000 N. University Blvd., Suite 100  
 Tallahassee, Florida 32310  
 Tel: 904.438.2200 Fax: 904.438.2202



**McClintock Station**  
 Tempe, Arizona

Sheet Number:  
**A2.6**  
 ELEVATIONS

**MATERIAL & COLOR LEGEND**

- 1 STUCCO WALL SYSTEM  
PI-1: SW 6197 ALCOFF GRAY
- 2 STUCCO WALL SYSTEM  
PI-2: SW 6179 ARTICHOKE
- 3 STUCCO WALL SYSTEM  
PI-3: SW 7657 AMBER WAVE
- 4 STUCCO WALL SYSTEM  
PI-4: SW 7674 SOFTWARE
- 5 STUCCO WALL SYSTEM  
PI-6: SW 7620 BLACK FOX
- 6 STUCCO ACCENT TRIM  
PI-8: SW 7006 EXTRA WHITE
- 7 STOREFRONT SYSTEM  
CLEAR ANODIZED ALUMINUM
- 8 METAL GUARDRAIL, AWINGS, AND CANOPY  
ANODIZED SILVER
- 9 PATIO/RAILY CONY DOOR  
PI-6: SW 7620 BLACK FOX
- 10 GARAGE DOOR  
PI-6: SW 7620 BLACK FOX
- 11 MASONRY VENEER WALL SYSTEM  
ARRISCRAFT: RENAISSANCE MONTECITO (ROGGED)
- 12 MASONRY VENEER WALL SYSTEM  
ARRISCRAFT: RENAISSANCE LIMESTONE (SATIN)



**02 NORTH ELEVATION**  
 BUILDING 'A'  
 SCALE: 1/8"=1'-0"



**01 NORTH ELEVATION**  
 BUILDING 'A'  
 SCALE: 1/8"=1'-0"



EXPIRES: 02-30-2015

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**Home Property Company**  
 1000 N. Meadway  
 Suite 100  
 Phoenix, AZ 85004  
 Phone: 602.955.1800  
 Fax: 602.955.1807

**Womack+Hampton**  
 ARCHITECTS, L.L.C.  
 4010 E. Loop East, Suite 50  
 Phoenix, AZ 85006  
 Phone: 602.252.2000  
 Fax: 602.252.2000

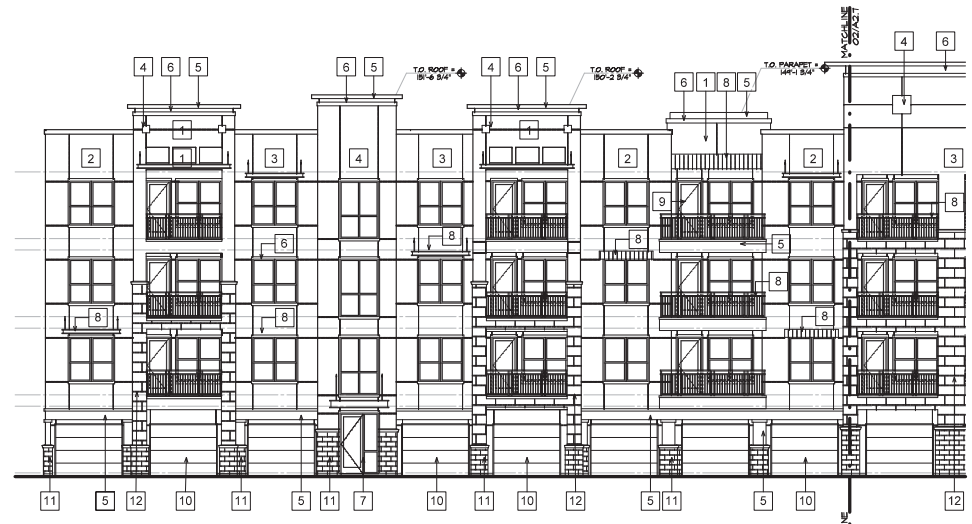


**McClintock Station**  
 Tempe, Arizona

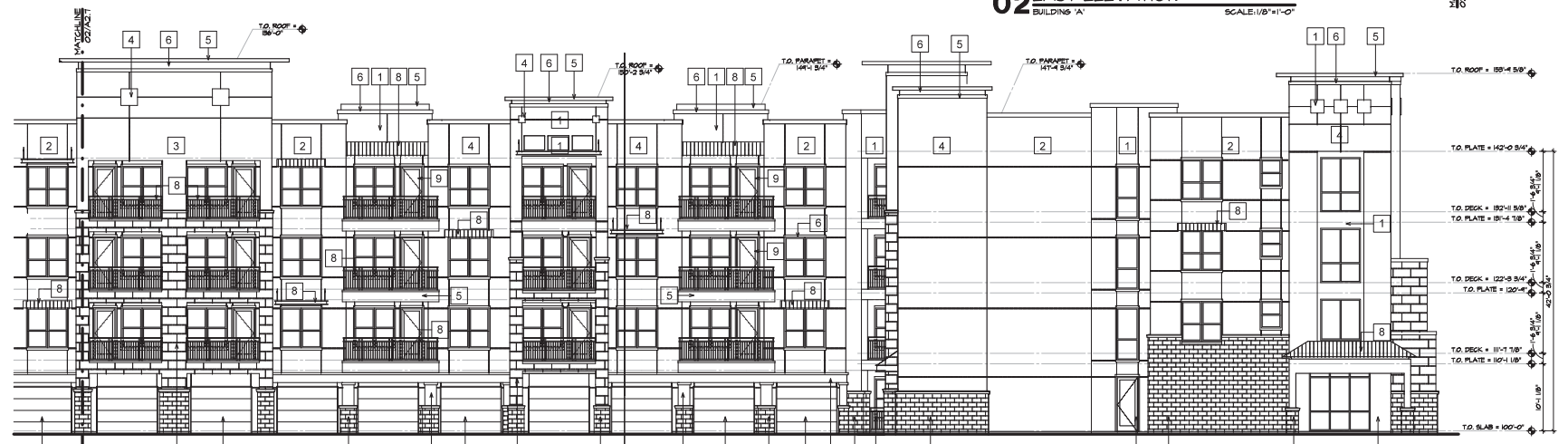
Sheet Number:

**A2.7**  
 ELEVATIONS

MATERIAL & COLOR LEGEND	
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3	STUCCO WALL SYSTEM PI-3: SW 6657 AMBER WAVE
4	STUCCO WALL SYSTEM PI-4: SW 7074 SOFTWARE
5	STUCCO WALL SYSTEM PI-5: SW 7020 BLACK FOX
6	STUCCO ACCENT TRIM PI-6: SW 7006 EXTRA WHITE
7	STOREFRONT SYSTEM CLEAR ANODIZED ALUMINUM
8	METAL GUARDRAIL, AWING, AND CANOPY ANODIZED SILVER
9	PATIO/BALCONY DOOR PI-9: SW 7020 BLACK FOX
10	GARAGE DOOR PI-0: SW 7020 BLACK FOX
11	MASONRY VENEER WALL SYSTEM ARRISCRRAFT, RENAISSANCE MONTECITO (ROCKED)
12	MASONRY VENEER WALL SYSTEM ARRISCRRAFT, RENAISSANCE LIMESTONE (SATIN)



**02 EAST ELEVATION**  
 BUILDING 'A' SCALE: 1/8"=1'-0"



**01 EAST ELEVATION**  
 BUILDING 'A' SCALE: 1/8"=1'-0"

A. ACHMEN 27

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 H024  
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 DPK 04/08/2015

**Womack+Hampton**  
 Architects, L.L.C.  
 1000 N. 10th Street, Suite 100  
 Tempe, Arizona 85282  
 Tel: 480.831.8800  
 Fax: 480.831.8801

**Womack+Hampton**  
 ARCHITECTS, L.L.C.  
 1000 N. 10th Street, Suite 100  
 Tempe, Arizona 85282  
 Tel: 480.831.8800  
 Fax: 480.831.8801



**McClintock Station**  
 Tempe, Arizona

Sheet Number:  
**A2.7**  
 ELEVATIONS

**MATERIAL & COLOR LEGEND**

- 1 STUCCO WALL SYSTEM  
PI-1: SW 6197 ALCOFF GRAY
- 2 STUCCO WALL SYSTEM  
PI-2: SW 6179 ARTICHOKE
- 3 STUCCO WALL SYSTEM  
PI-3: SW 7657 AMBER WAVE
- 4 STUCCO WALL SYSTEM  
PI-4: SW 7674 SOFTWARE
- 5 STUCCO WALL SYSTEM  
PI-5: SW 7620 BLACK FOX
- 6 STUCCO ACCENT TRIM  
PI-6: SW 7006 EXTRA WHITE
- 7 STOREFRONT SYSTEM  
CLEAR ANODIZED ALUMINUM
- 8 METAL GUARDRAIL, AWINGS, AND CANOPY  
ANODIZED SILVER
- 9 PATIO BALCONY DOOR  
PI-9: SW 7020 BLACK FOX
- 10 GARAGE DOOR  
PI-10: SW 7020 BLACK FOX
- 11 MASONRY VENEER WALL SYSTEM  
ARRISCRRAFT: RENAISSANCE MONTECITO (ROGGED)
- 12 MASONRY VENEER WALL SYSTEM  
ARRISCRRAFT: RENAISSANCE LIMESTONE (SATIN)



**02 EAST ELEVATION**  
 BUILDING 'A'  
 SCALE: 1/8"=1'-0"



**01 EAST ELEVATION**  
 BUILDING 'A'  
 SCALE: 1/8"=1'-0"



EXPIRES: 03-30-2015

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Project No. 14024

Drawn By: DPR  
Date: 04/08/2015

**Home Property Company**  
1000 N. Meadway  
Phoenix, AZ 85008  
Phone: 602.955.8888  
Fax: 602.955.8877

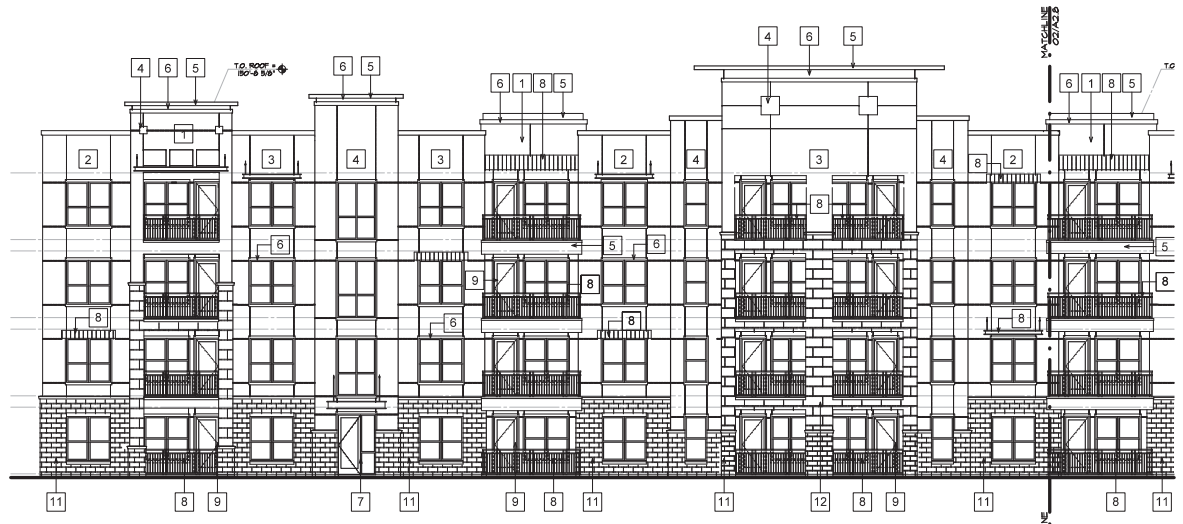
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500 East Loop West, Suite 50  
Phoenix, AZ 85008  
Date: 1/27/2015  
Page: 001 of 006



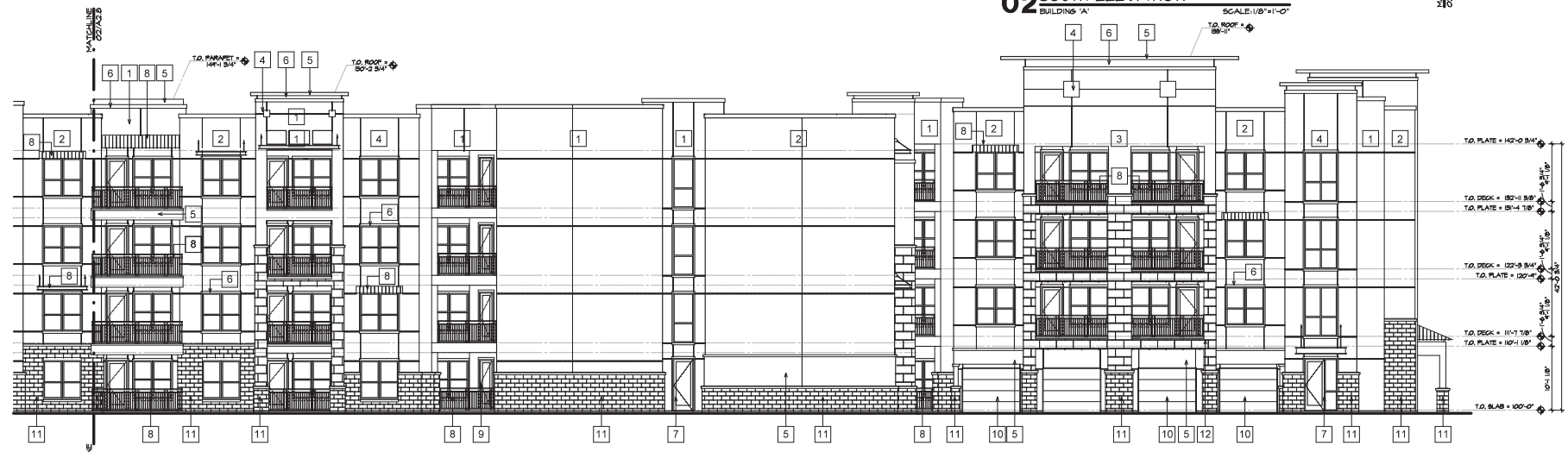
**McClintock Station**  
Tempe, Arizona

Sheet Number:  
**A2.8**  
ELEVATIONS

MATERIAL & COLOR LEGEND	
1	STUCCO WALL SYSTEM PI-1: SW 6197 ALOOF GRAY
2	STUCCO WALL SYSTEM PI-2: SW 6179 ARTICHOKE
3	STUCCO WALL SYSTEM PI-3: SW 6657 AMBER WAVE
4	STUCCO WALL SYSTEM PI-4: SW 7074 SOFTWARE
5	STUCCO WALL SYSTEM PI-5: SW 7020 BLACK FOX
6	STUCCO ACCENT TRIM PI-6: SW 7006 EXTRA WHITE
7	STOREFRONT SYSTEM CLEAR ANODIZED ALUMINUM
8	METAL GUARDRAIL, AWING, AND CANOPY ANODIZED SILVER
9	PATIO/BALCONY DOOR PI-9: SW 7020 BLACK FOX
10	GARAGE DOOR PI-10: SW 7020 BLACK FOX
11	MASONRY VENEER WALL SYSTEM ARRISCRRAFT: RENAISSANCE MONTECITO (ROCKED)
12	MASONRY VENEER WALL SYSTEM ARRISCRRAFT: RENAISSANCE LIMESTONE (SATIN)



**02 SOUTH ELEVATION**  
BUILDING 'A'  
SCALE: 1/8"=1'-0"



**01 SOUTH ELEVATION**  
BUILDING 'A'  
SCALE: 1/8"=1'-0"

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Project No.  
 H024

Drawn By:  
 DPFC 04/08/2018



**Womack+Hampton**  
 ARCHITECTS, L.L.C.  
 1000 N. McDowell Blvd., Suite 100  
 Tempe, AZ 85282



**McClintock Station**  
 Tempe, Arizona

Sheet Number:  
**A2.8**  
 ELEVATIONS

**MATERIAL & COLOR LEGEND**

- 1 STUCCO WALL SYSTEM  
 P14: SW 6197 ALCOFF GRAY
- 2 STUCCO WALL SYSTEM  
 P14: SW 6179 ARTICHOKE
- 3 STUCCO WALL SYSTEM  
 P14: SW 7657 AMBER WAVE
- 4 STUCCO WALL SYSTEM  
 P14: SW 7674 SOFTWARE
- 5 STUCCO WALL SYSTEM  
 P14: SW 7620 BLACK FOX
- 6 STUCCO ACCENT TRIM  
 P14: SW 7506 EXTRA WHITE
- 7 STOREFRONT SYSTEM  
 CLEAR ANODIZED ALUMINUM
- 8 METAL GUARDRAIL, AWINGS, AND CANOPY  
 ANODIZED SILVER
- 9 PATIO/RAILY CONY DOOR  
 P14: SW 7620 BLACK FOX
- 10 GARAGE DOOR  
 P14: SW 7620 BLACK FOX
- 11 MASONRY VENEER WALL SYSTEM  
 ARRBACRAFT: RENAISSANCE MONTECITO (ROGGED)
- 12 MASONRY VENEER WALL SYSTEM  
 ARRBACRAFT: RENAISSANCE LIMESTONE (SATIN)



**02 SOUTH ELEVATION**  
 BUILDING 'A'  
 SCALE: 1/8"=1'-0"



**01 SOUTH ELEVATION**  
 BUILDING 'A'  
 SCALE: 1/8"=1'-0"



EXPIRES: 02-30-2015

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Project No. 14024

Drawn By: DPR  
Date: 04/08/2015



**Womack+Hampton**  
ARCHITECTS, L.L.C.  
1400 N. Mountain Way  
Phoenix, AZ 85008  
Phone: 602.955.8888  
Fax: 602.955.8877

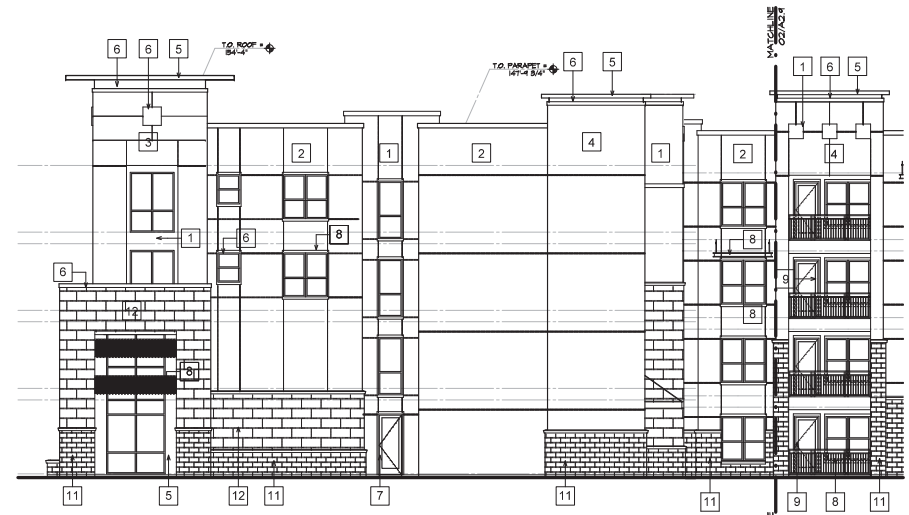


**McClintock Station**  
Tempe, Arizona

Sheet Number:

**A2.9**  
ELEVATIONS

MATERIAL & COLOR LEGEND	
1	STUCCO WALL SYSTEM PI-1: SW 6197 ALOOF GRAY
2	STUCCO WALL SYSTEM PI-2: SW 6179 ARTICHOKE
3	STUCCO WALL SYSTEM PI-3: SW 6657 AMBER WAVE
4	STUCCO WALL SYSTEM PI-4: SW 7074 SOFTWARE
5	STUCCO WALL SYSTEM PI-5: SW 7020 BLACK FOX
6	STUCCO ACCENT TRIM PI-6: SW 7006 EXTRA WHITE
7	STOREFRONT SYSTEM CLEAR ANODIZED ALUMINUM
8	METAL GUARDRAIL, AWING, AND CANOPY ANODIZED SILVER
9	PATIO/BALCONY DOOR PI-9: SW 7020 BLACK FOX
10	GARAGE DOOR PI-10: SW 7020 BLACK FOX
11	MASONRY VENEER WALL SYSTEM ARRISCRRAFT, RENAISSANCE MONTECITO (ROCKED)
12	MASONRY VENEER WALL SYSTEM ARRISCRRAFT, RENAISSANCE LIMESTONE (SATIN)



**02 WEST ELEVATION**  
BUILDING 'A' SCALE: 1/8"=1'-0"



**01 WEST ELEVATION**  
BUILDING 'A' SCALE: 1/8"=1'-0"

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Project No.  
MO24  
Drawn By:  
DPK 04/08/2016

**Womack+Hampton**  
Company  
1000 N. McDowell Blvd., Suite 100  
Tempe, Arizona 85281  
Tel: 480.831.1100  
Fax: 480.831.1101

**Womack+Hampton**  
ARCHITECTS, L.L.C.  
1000 N. McDowell Blvd., Suite 100  
Tempe, Arizona 85281  
Tel: 480.831.1100  
Fax: 480.831.1101



**McClintock Station**  
Tempe, Arizona

Sheet Number:

**A2.9**  
ELEVATIONS

**MATERIAL & COLOR LEGEND**

- 1 STUCCO WALL SYSTEM  
PI-1: SW 6197 ALCOFF GRAY
- 2 STUCCO WALL SYSTEM  
PI-2: SW 6179 ARTICHOKE
- 3 STUCCO WALL SYSTEM  
PI-3: SW 7657 AMBER WAVE
- 4 STUCCO WALL SYSTEM  
PI-4: SW 7674 SOFTWARE
- 5 STUCCO WALL SYSTEM  
PI-6: SW 7620 BLACK FOX
- 6 STUCCO ACCENT TRIM  
PI-8: SW 7506 EXTRA WHITE
- 7 STOREFRONT SYSTEM  
CLEAR ANODIZED ALUMINUM
- 8 METAL GUARDRAIL, AWINGS, AND CANOPY  
ANODIZED SILVER
- 9 PATIO/BALCONY DOOR  
PI-6: SW 7620 BLACK FOX
- 10 GARAGE DOOR  
PI-6: SW 7620 BLACK FOX
- 11 MASONRY VENEER WALL SYSTEM  
ARRISCRAFT: RENAISSANCE MONTECITO (ROGGED)
- 12 MASONRY VENEER WALL SYSTEM  
ARRISCRAFT: RENAISSANCE LIMESTONE (SATIN)



**02 WEST ELEVATION**  
BUILDING 'A'  
SCALE: 1/8"=1'-0"



**01 WEST ELEVATION**  
BUILDING 'A'  
SCALE: 1/8"=1'-0"

A ARCHN 32



EXPIRES: 02-30-2015

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Project No. 14024

Drawn By: DPR  
Date: 04/08/2015



**Womack+Hampton**  
ARCHITECTS, L.L.C.  
430 East Lake Ave., Suite 50  
Tampa, FL 33602  
Phone: 813.288.8888  
Fax: 813.288.8887

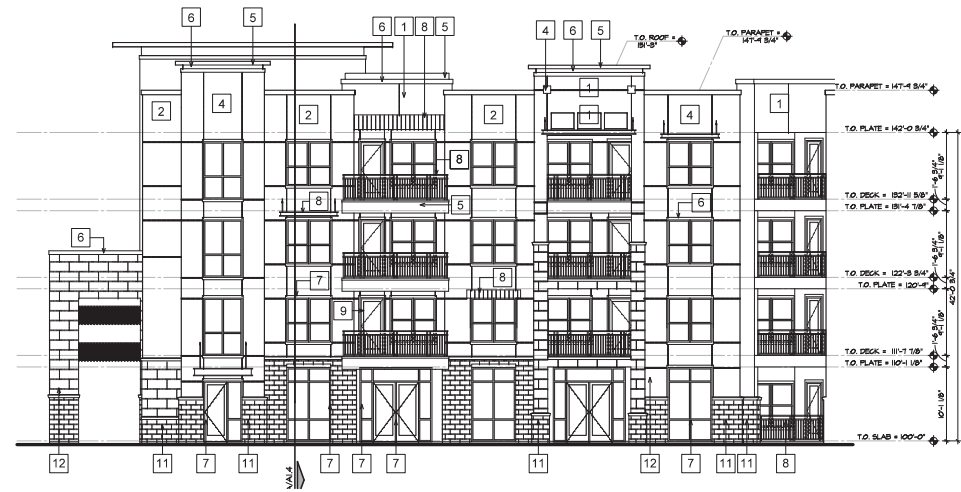


**McClintock Station**  
Tempe, Arizona

Sheet Number:  
**A2.10**  
ELEVATIONS

**MATERIAL & COLOR LEGEND**

- |    |   |
|----|---|
| 1  | STUCCO WALL SYSTEM<br>PI-1: SW 6197 ALOOF GRAY                            |
| 2  | STUCCO WALL SYSTEM<br>PI-2: SW 6179 ARTICHOKE                             |
| 3  | STUCCO WALL SYSTEM<br>PI-3: SW 6657 AMBER WAVE                            |
| 4  | STUCCO WALL SYSTEM<br>PI-4: SW 7074 SOFTWARE                              |
| 5  | STUCCO WALL SYSTEM<br>PI-5: SW 7020 BLACK FOX                             |
| 6  | STUCCO ACCENT TRIM<br>PI-6: SW 7006 EXTRA WHITE                           |
| 7  | STOREFRONT SYSTEM<br>CLEAR ANODIZED ALUMINUM                              |
| 8  | METAL GUARDRAIL, AWING, AND CANOPY<br>ANODIZED SILVER                     |
| 9  | PATIO/BALCONY DOOR<br>PI-9: SW 7020 BLACK FOX                             |
| 10 | GARAGE DOOR<br>PI-10: SW 7020 BLACK FOX                                   |
| 11 | MASONRY VENEER WALL SYSTEM<br>ARRISCRRAFT: RENAISSANCE MONTECITO (ROCKED) |
| 12 | MASONRY VENEER WALL SYSTEM<br>ARRISCRRAFT: RENAISSANCE LIMESTONE (SATIN)  |



**02 SOUTH PLAZA ELEVATION**  
BUILDING 'A'  
SCALE: 1/8"=1'-0"



**01 NORTH PLAZA ELEVATION**  
BUILDING 'A'  
SCALE: 1/8"=1'-0"



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**Home Property Company**  
 4000 N. University Blvd.  
 Suite 1000  
 Tampa, FL 33610  
 Phone: 813.288.2222

**Womack + Hampton**  
 ARCHITECTS, L.L.C.  
 4000 N. University Blvd., Suite 1000  
 Tampa, FL 33610  
 Phone: 813.288.2222



**McClintock Station**  
 Tampa, Arizona

Sheet Number:  
**A2.10**  
 ELEVATIONS

**MATERIAL & COLOR LEGEND**

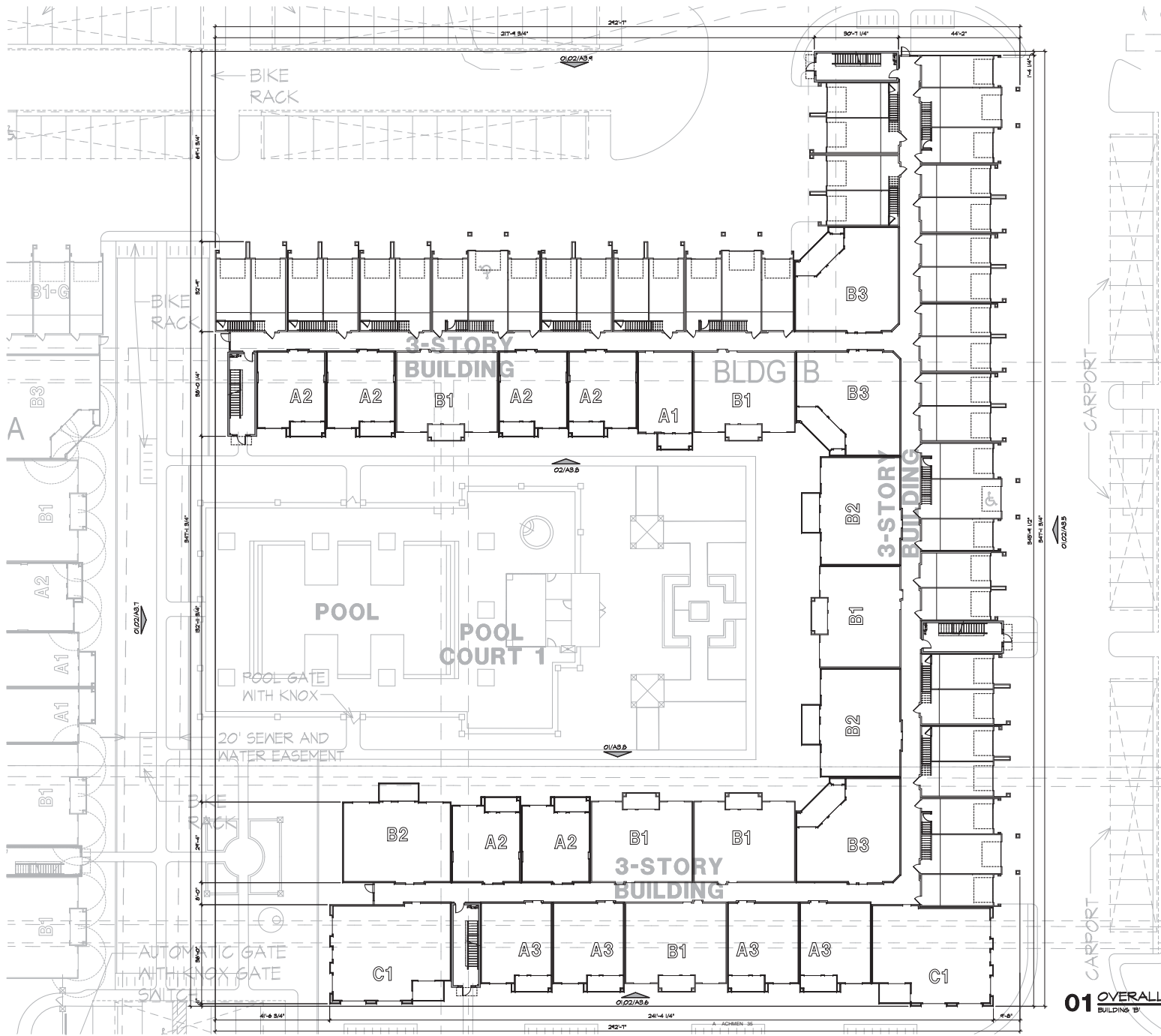
- 1 STUCCO WALL SYSTEM  
PI-1: SW 6197 ALCOFF GRAY
- 2 STUCCO WALL SYSTEM  
PI-2: SW 6179 ARTICORNE
- 3 STUCCO WALL SYSTEM  
PI-3: SW 7657 AMBER WAVE
- 4 STUCCO WALL SYSTEM  
PI-4: SW 7674 SOFTWARE
- 5 STUCCO WALL SYSTEM  
PI-6: SW 7620 BLACK FOX
- 6 STUCCO ACCENT TRIM  
PI-8: SW 7006 EXTRA WHITE
- 7 STOREFRONT SYSTEM  
CLEAR ANODIZED ALUMINUM
- 8 METAL GUARDRAIL, AWINGS, AND CANOPY  
ANODIZED SILVER
- 9 PATIO/RAIL CONY DOOR  
PI-4: SW 7620 BLACK FOX
- 10 GARAGE DOOR  
PI-6: SW 7620 BLACK FOX
- 11 MASONRY VENEER WALL SYSTEM  
ARRISCRAFT: RENAISSANCE MONTECITO (ROGGED)
- 12 MASONRY VENEER WALL SYSTEM  
ARRISCRAFT: RENAISSANCE LIMESTONE (SATIN)



**02 SOUTH PLAZA ELEVATION**  
 BUILDING 'A'  
 SCALE: 1/8"=1'-0"



**01 NORTH PLAZA ELEVATION**  
 BUILDING 'A'  
 SCALE: 1/8"=1'-0"



**01 OVERALL - FIRST FLOOR PLAN**  
 SCALE: 1/16"=1'-0"



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 Drawn By: DFR  
 Date: 04/08/2015



**Womack+Hampton**  
 ARCHITECTS, L.L.C.  
 4815 N. Scottsdale Rd., Suite 10  
 Scottsdale, Arizona 85250  
 Phone: 480.352.2500



**McClintock Station**  
 Tempe, Arizona

Sheet Number:  
**A3.1**  
**OVERALL FIRST FLOOR PLAN**



**01** OVERALL - SECOND FLOOR PLAN  
 BUILDING B1 SCALE: 1/16"=1'-0"



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**Womack+Hampton**  
 ARCHITECTS, L.L.C.  
 1905 N. Powerline Way  
 Tempe, Arizona 85284  
 Tel: 480.948.7229 Fax: 480.948.9227



**McClintock Station**  
 Tempe, Arizona

Sheet Number:  
**A3.2**  
 OVERALL SECOND FLOOR PLAN



**01** OVERALL - THIRD FLOOR PLAN  
 BUILDING B1  
 SCALE: 1/16"=1'-0"



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**Home Property Company**  
 1700 N. Powerline Way  
 Buckeye, Arizona 85326  
 Phone: 480.388.8227

**Womack+Hampton**  
 ARCHITECTS, L.L.C.  
 4815 N. Loop West, Suite 10  
 Phoenix, Arizona 85018  
 Phone: 602.252.2500



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 Tempe, Arizona

Sheet Number:  
**A3.3**  
 OVERALL THIRD FLOOR PLAN









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Project No.  
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**Home Property Company**  
 6000 N. University Blvd.  
 Suite 100  
 Tallahassee, FL 32310  
 Phone: 904.438.2222

**Womack+Hampton**  
 ARCHITECTS, L.L.C.  
 500 N. Pine Street, Suite 400  
 Tallahassee, FL 32302  
 Phone: 904.438.2222



**McClintock Station**  
 Tallahassee, Alabama

Sheet Number:  
**A3.5**  
 ELEVATIONS

MATERIAL & COLOR LEGEND	
1	STUCCO WALL SYSTEM PI-1: SW 9187 ALOOF GRAY
2	STUCCO WALL SYSTEM PI-2: SW 8179 ARTICHOKE
3	STUCCO WALL SYSTEM PI-3: SW 6657 AMBER WAVE
4	STUCCO WALL SYSTEM PI-4: SW 7074 SOFTWARE
5	STUCCO WALL SYSTEM PI-5: SW 7020 BLACK FOX
6	STUCCO ACCENT TRIM PI-6: SW 7006 EXTRA WHITE
7	STOREFRONT SYSTEM CLEAN ANODIZED ALUMINUM
8	METAL GUARDRAIL FINING AND CANDLEY ANODIZED SILVER
9	PATIO/BIKINI DOOR PI-9: SW 7620 BLACK FOX
10	GARAGE DOOR PI-10: SW 7620 BLACK FOX
11	MASONRY VENEER WALL SYSTEM ARRISCRAPT: RENAISSANCE MONTECITO (ROCKED)
12	MASONRY VENEER WALL SYSTEM ARRISCRAPT: RENAISSANCE LIMESTONE (SATIN)



**02 SOUTH ELEVATION**  
 BUILDING 5 SCALE: 1/8"=1'-0"



**01 SOUTH ELEVATION**  
 BUILDING 5 SCALE: 1/8"=1'-0"



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**Home Property Company**  
 1000 N. McDowell Way  
 Suite 100  
 Phoenix, AZ 85008  
 Phone: 602.955.8888  
 Fax: 602.955.8877

**Womack+Hampton**  
 ARCHITECTS, L.L.C.  
 420 East Van Dyke, Suite 50  
 Tempe, AZ 85281  
 Phone: 480.966.0000  
 Fax: 480.966.0000



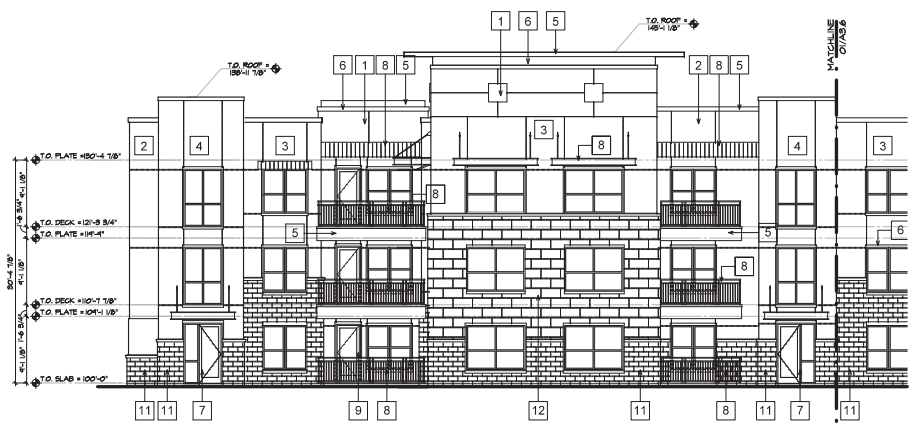
**McClintock Station**  
 Tempe, Arizona

Sheet Number:

**A3.6**  
 ELEVATIONS

**MATERIAL & COLOR LEGEND**

- |    |  |
|----|--|
| 1  | STUCCO WALL SYSTEM<br>PT-1: SW 6197 ALOOF GRAY                           |
| 2  | STUCCO WALL SYSTEM<br>PT-2: SW 6179 ARTICHOKE                            |
| 3  | STUCCO WALL SYSTEM<br>PT-3: SW 6657 AMBER WAVE                           |
| 4  | STUCCO WALL SYSTEM<br>PT-4: SW 7074 SOFTWARE                             |
| 5  | STUCCO WALL SYSTEM<br>PT-5: SW 7020 BLACK FOX                            |
| 6  | STUCCO ACCENT TRIM<br>PT-6: SW 7006 EXTRA WHITE                          |
| 7  | STOREFRONT SYSTEM<br>CLEAR ANODIZED ALUMINUM                             |
| 8  | METAL GUARDRAIL, AWING, AND CANOPY<br>ANODIZED SILVER                    |
| 9  | PATIO/BALCONY DOOR<br>PT-9: SW 7020 BLACK FOX                            |
| 10 | GARAGE DOOR<br>PT-10: SW 7020 BLACK FOX                                  |
| 11 | MASONRY VENEER WALL SYSTEM<br>ARRISCRAPT: RENAISSANCE MONTECITO (ROCKED) |
| 12 | MASONRY VENEER WALL SYSTEM<br>ARRISCRAPT: RENAISSANCE LIMESTONE (SATIN)  |



**02 WEST ELEVATION**  
 BUILDING 'B' SCALE: 1/8"=1'-0"



**01 WEST ELEVATION**  
 BUILDING 'A' SCALE: 1/8"=1'-0"

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**Home Property Company**  
 1000 N. 10th Street  
 Phoenix, Arizona 85006  
 Tel: 602.441.1111  
 Fax: 602.441.1112

**Womack+Hampton**  
 ARCHITECTS, L.L.C.  
 550 N. 10th Street, Suite 400  
 Phoenix, Arizona 85006  
 Tel: 602.441.1111  
 Fax: 602.441.1112



**McClintock Station**  
 Tempe, Arizona

Sheet Number:  
**A3.6**  
 ELEVATIONS

MATERIAL & COLOR LEGEND	
1	STUCCO WALL SYSTEM PI-1: SW 9197 ALOOF GRAY
2	STUCCO WALL SYSTEM PI-2: SW 9179 ARTICHOKE
3	STUCCO WALL SYSTEM PI-3: SW 9657 AMBER WAVE
4	STUCCO WALL SYSTEM PI-4: SW 7074 SOFTWARE
5	STUCCO WALL SYSTEM PI-5: SW 7020 BLACK FOX
6	STUCCO ACCENT TRIM PI-6: SW 7006 EXTRA WHITE
7	STOREFRONT SYSTEM CLEAR ANODIZED ALUMINUM
8	METAL GUARDRAIL FINING AND CANDY ANODIZED SILVER
9	PATIO/SLAB CONY DOOR PI-9: SW 7620 BLACK FOX
10	GARAGE DOOR PI-10: SW 7620 BLACK FOX
11	MASONRY VENEER WALL SYSTEM ARRISCRAPT: RENAISSANCE MONTECITO (ROCKED)
12	MASONRY VENEER WALL SYSTEM ARRISCRAPT: RENAISSANCE LIMESTONE (SATIN)



**02 WEST ELEVATION**  
 BUILDING 5 SCALE: 1/8"=1'-0"



**01 WEST ELEVATION**  
 BUILDING 6 SCALE: 1/8"=1'-0"







EXPIRES: 02-20-2015

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 DPR: 04/08/2015

**Home Property Company**  
 1200 N. WOODLAND WAY  
 SUITE 100  
 TAMPA, FL 33608  
 PH: 813.288.8888  
 FAX: 813.288.8887

**Womack+Hampton**  
 ARCHITECTS, L.L.C.  
 420 9TH AVE. SUITE 500  
 TAMPA, FL 33602  
 PH: 813.288.8888  
 FAX: 813.288.8887



**McClintock Station**  
 TAMPA, ALABAMA

Sheet Number:

**A3.8**  
 ELEVATIONS



**02 WEST COURTYARD ELEVATION**  
 BUILDING B  
 SCALE: 1/8"=1'-0"

**MATERIAL & COLOR LEGEND**

1	STUCCO WALL SYSTEM PT-1: SW 6197 ALOOF GRAY
2	STUCCO WALL SYSTEM PT-2: SW 6176 ARTICHOKE
3	STUCCO WALL SYSTEM PT-3: SW 6657 AMBER WAVE
4	STUCCO WALL SYSTEM PT-4: SW 7074 SOFTWARE
5	STUCCO WALL SYSTEM PT-5: SW 7020 BLACK FOX
6	STUCCO ACCENT TRIM PT-6: SW 7035 EXTRA WHITE
7	STOREFRONT SYSTEM CLEAR ANODIZED ALUMINUM
8	METAL GUARDRAIL, AWING, AND CANOPY ANODIZED SILVER
9	PATIO/BALCONY DOOR PT-9: SW 7020 BLACK FOX
10	GARAGE DOOR PT-10: SW 7020 BLACK FOX
11	MASONRY VENEER WALL SYSTEM ARRISCRRAFT: RENAISSANCE MONTECITO (ROCKED)
12	MASONRY VENEER WALL SYSTEM ARRISCRRAFT: RENAISSANCE LIMESTONE (SATIN)



**01 EAST COURTYARD ELEVATION**  
 BUILDING B  
 SCALE: 1/8"=1'-0"



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**Womack+Hampton**  
 ARCHITECTS, L.L.C.  
 1000 N. University Blvd., Suite 100  
 Tallahassee, FL 32304  
 Phone: 904.224.2222  
 Fax: 904.224.2222



**McClintock Station**  
 Tempe, Arizona

Sheet Number:  
**A3.8**  
 ELEVATIONS



**02 WEST COURTYARD ELEVATION**  
 BUILDING 5  
 SCALE: 1/8"=1'-0"



**01 EAST COURTYARD ELEVATION**  
 BUILDING 5  
 SCALE: 1/8"=1'-0"

MATERIAL & COLOR LEGEND	
1	STUCCO WALL SYSTEM PT-1 SW 5197 ALCOF GRAY
2	STUCCO WALL SYSTEM PT-2 SW 5175 ARTICHOKE
3	STUCCO WALL SYSTEM PT-3 SW 5657 AMBER WAVE
4	STUCCO WALL SYSTEM PT-4 SW 7074 SOFTWARE
5	STUCCO WALL SYSTEM PT-5 SW 7020 BLACK FOX
6	STUCCO ACCENT TRIM PT-6 SW 7008 EXTRA WHITE
7	STONEFRONT SYSTEM CLEAR ANODIZED ALUMINUM
8	METAL GUARDRAIL FINING AND CANDY ANODIZED SILVER
9	PATIO/BALCONY DOOR PT-9 SW 7020 BLACK FOX
10	GARAGE DOOR PT-10 SW 7020 BLACK FOX
11	MASONRY VENEER WALL SYSTEM ARRISCRAPT: RENAISSANCE MONTECITO (ROCKED)
12	MASONRY VENEER WALL SYSTEM ARRISCRAPT: RENAISSANCE LIMESTONE (SATIN)



EXPIRES: 02-30-2015

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Project No. 14024

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Date: 04/08/2015

**Home Property Company**  
1000 N. Meadway Way  
Tempe, AZ 85283  
Phone: 480.966.0000  
Fax: 480.966.0007

**Womack+Hampton**  
ARCHITECTS, L.L.C.  
1000 N. Meadway Way  
Tempe, AZ 85283  
Phone: 480.966.0000  
Fax: 480.966.0007

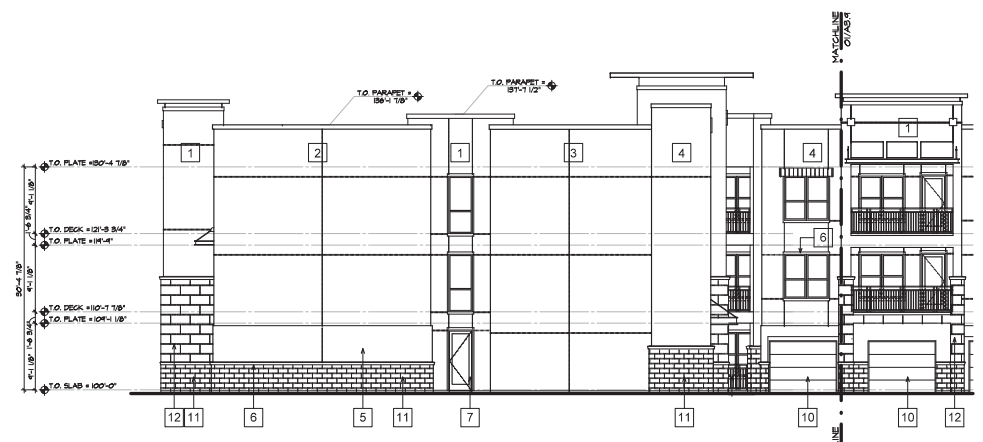


**McClintock Station**  
Tempe, Arizona

Sheet Number:

**A3.9**  
ELEVATIONS

MATERIAL & COLOR LEGEND	
1	STUCCO WALL SYSTEM PT-1: SW 6197 ALOOF GRAY
2	STUCCO WALL SYSTEM PT-2: SW 6179 ARTICHOKE
3	STUCCO WALL SYSTEM PT-3: SW 6657 AMBER WAVE
4	STUCCO WALL SYSTEM PT-4: SW 7074 SOFTWARE
5	STUCCO WALL SYSTEM PT-5: SW 7020 BLACK FOX
6	STUCCO ACCENT TRIM PT-6: SW 7006 EXTRA WHITE
7	STOREFRONT SYSTEM CLEAR ANODIZED ALUMINUM
8	METAL GUARDRAIL, AWING, AND CANOPY ANODIZED SILVER
9	PATIO/BALCONY DOOR PT-9: SW 7020 BLACK FOX
10	GARAGE DOOR PT-5: SW 7020 BLACK FOX
11	MASONRY VENEER WALL SYSTEM ARRISCRRAFT: RENAISSANCE MONTECITO (ROCKED)
12	MASONRY VENEER WALL SYSTEM ARRISCRRAFT: RENAISSANCE LIMESTONE (SATIN)



**02 EAST ELEVATION**  
BUILDING B  
SCALE: 1/8"=1'-0"



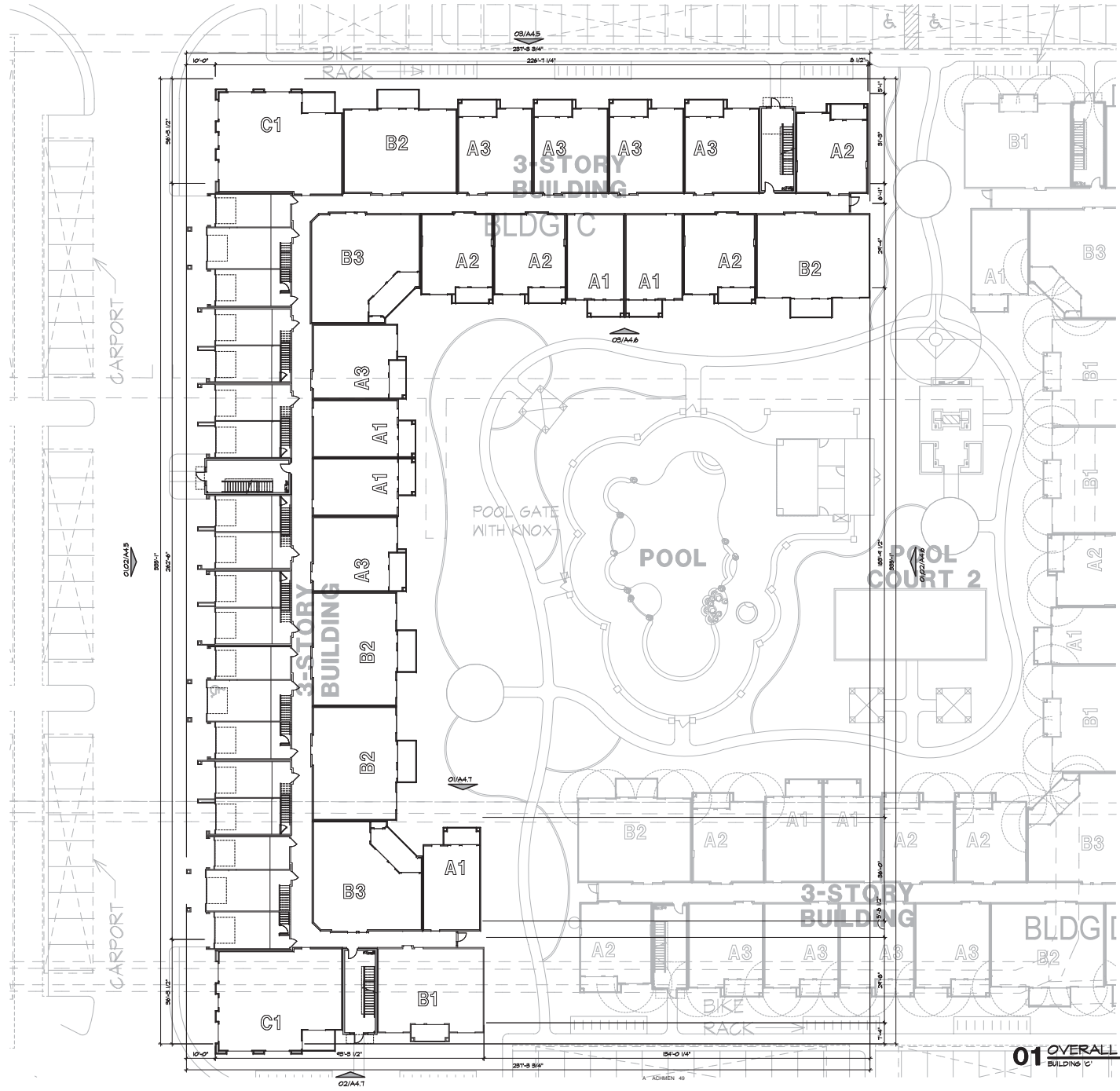
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BUILDING B  
SCALE: 1/8"=1'-0"

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**01** OVERALL - FIRST FLOOR PLAN  
 BUILDING 'C'  
 SCALE: 1/16" = 1'-0"



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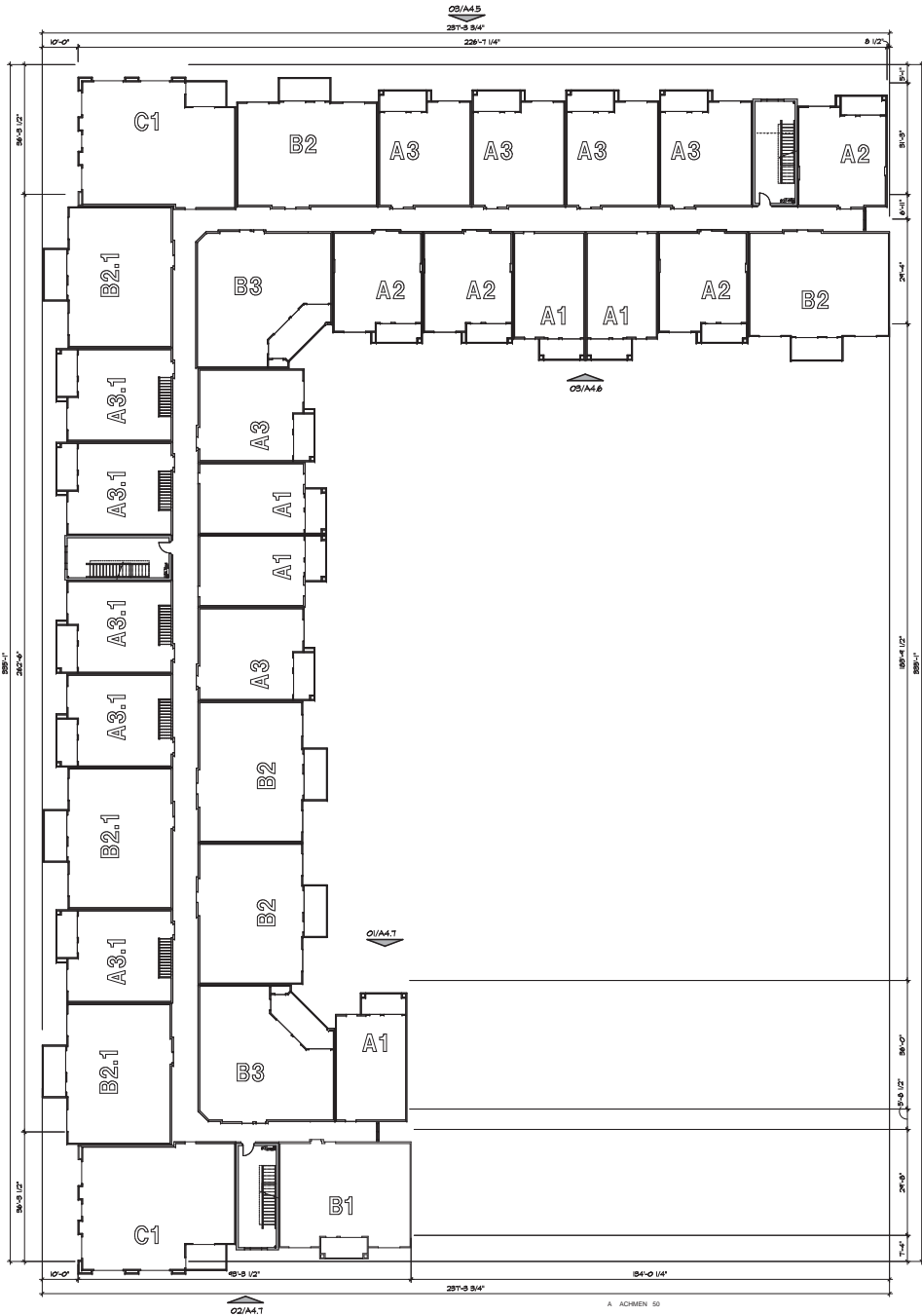


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 ARCHITECTS, L.L.C.  
 1707 N. Kinnickinnick Way, Suite 10  
 Scottsdale, Arizona 85260  
 Phone: 480.350.8707



**McClintock Station**  
 Tempe, Arizona

Sheet Number:  
**A4.1**  
 OVERALL FIRST FLOOR PLAN



ATTACHMENT 50

**01 OVERALL - SECOND FLOOR PLAN**  
 BUILDING 'C' SCALE: 1/16" = 1'-0"



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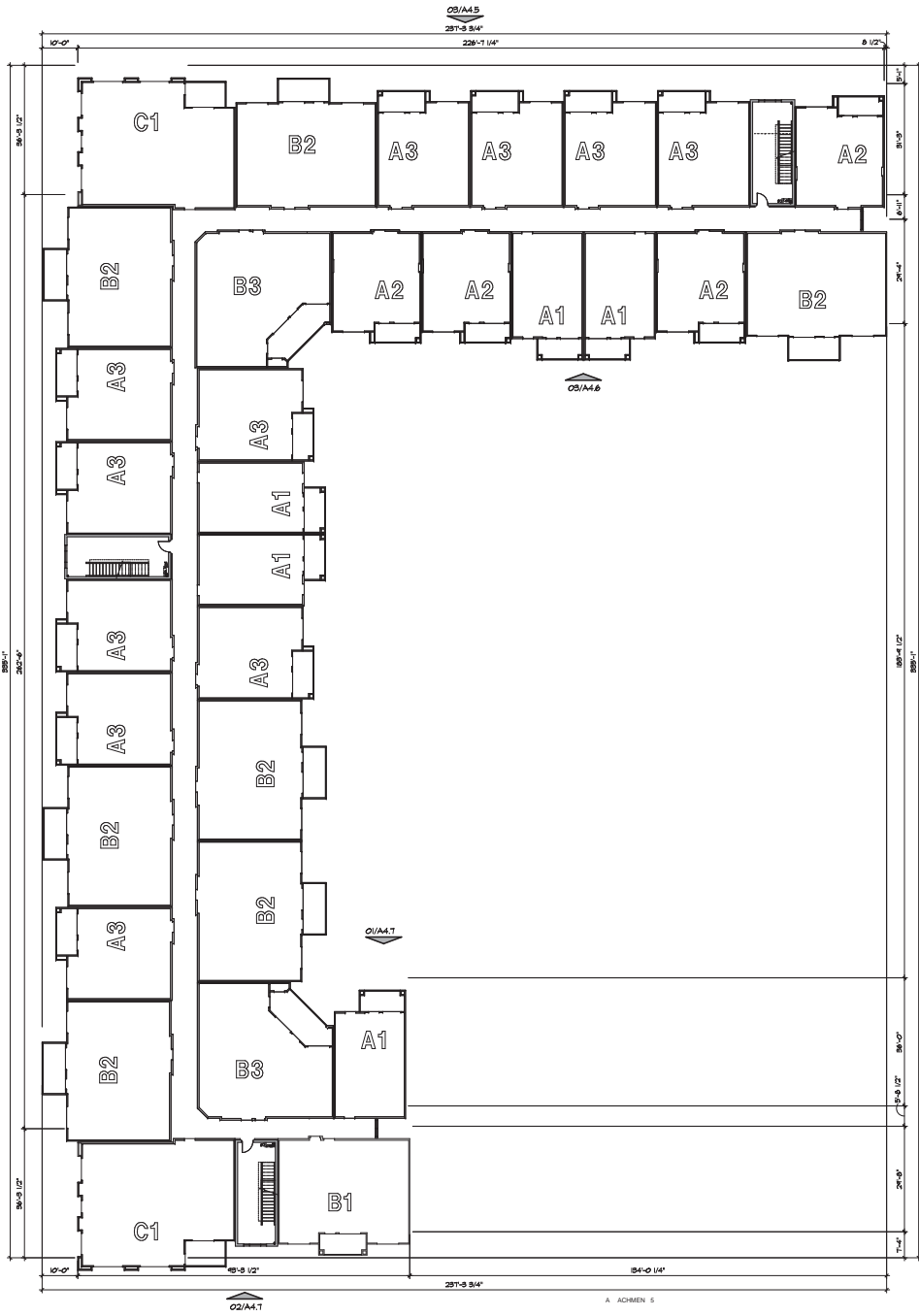


**Womack+Hampton**  
 ARCHITECTS, L.L.C.  
 401 S. Lake Street, Suite 10  
 Tallahassee, Florida 32301  
 Phone: 904.225.2500



**McClintock Station**  
 Tempe, Arizona

Sheet Number:  
**A4.2**  
**OVERALL SECOND FLOOR PLAN**



ATTACHMENT 51



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 ARCHITECTS, L.L.C.  
 401 S.W. 1st St., Suite 40  
 Fort Lauderdale, FL 33301  
 Phone: 954.562.2500



**McClintock Station**  
 Tempe, Arizona

**01** OVERALL - THIRD FLOOR PLAN  
 BUILDING 'C' SCALE: 1/16"=1'-0"

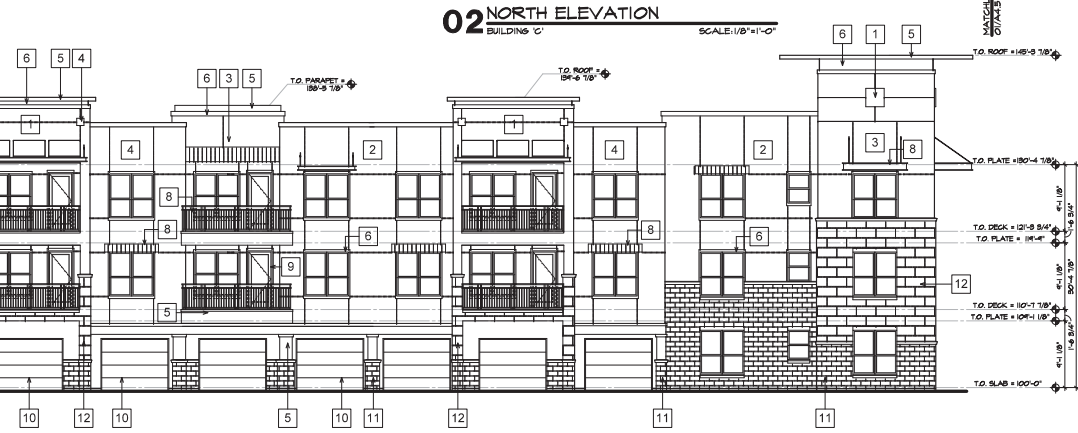
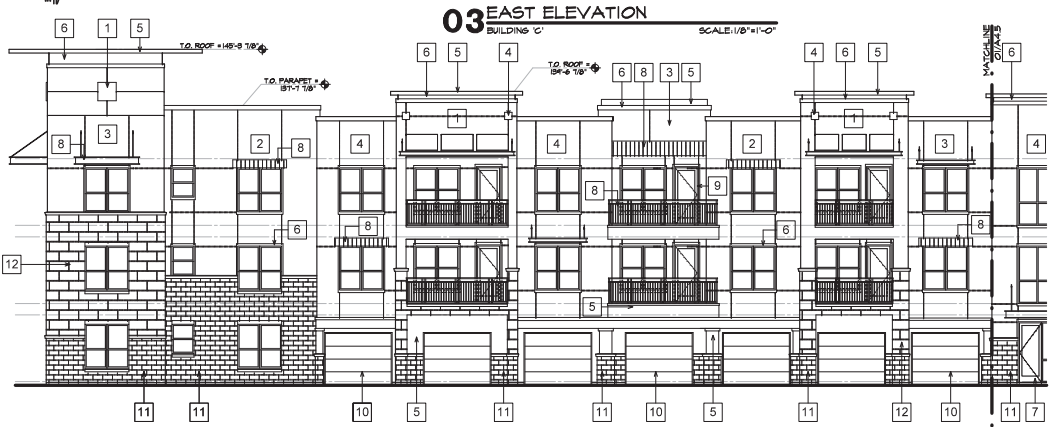
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**A4.3**  
 OVERALL THIRD FLOOR PLAN





**MATERIAL & COLOR LEGEND**

- 1 STUCCO WALL SYSTEM  
PT-1: SW 6197 ALOOF GRAY
- 2 STUCCO WALL SYSTEM  
PT-2: SW 6179 ARTICHOKE
- 3 STUCCO WALL SYSTEM  
PT-3: SW 6657 AMBER WAVE
- 4 STUCCO WALL SYSTEM  
PT-4: SW 7074 SCOT YVARE
- 5 STUCCO WALL SYSTEM  
PT-5: SW 7020 BLACK FOX
- 6 STUCCO ACCENT TRIM  
PT-6: SW 7006 EXTRA WHITE
- 7 STOREFRONT SYSTEM  
CLEAR ANODIZED ALUMINUM
- 8 METAL GUARDRAIL, AWING, AND CANOPY  
ANODIZED SILVER
- 9 PATIO/BALCONY DOOR  
PT-9: SW 7020 BLACK FOX
- 10 GARAGE DOOR  
PT-10: SW 7020 BLACK FOX
- 11 MASONRY VENEER WALL SYSTEM  
ARRISCRRAFT, RENAISSANCE MONTECITO (ROCKED)
- 12 MASONRY VENEER WALL SYSTEM  
ARRISCRRAFT, RENAISSANCE LIMESTONE (SATIN)



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 Drawn By:  
 DPR: 04/08/2015

**Home Property Company**  
 1400 N. WASHINGTON WAY  
 SUITE 100  
 PHOENIX, AZ 85008  
 PH: 602.955.8877

**Womack+Hampton**  
 ARCHITECTS, L.L.C.  
 1400 N. WASHINGTON WAY  
 SUITE 100  
 PHOENIX, AZ 85008  
 PH: 602.955.8877



**McClintock Station**  
 Tempe, Arizona

Sheet Number:  
**A4.5**  
 ELEVATIONS



**MATERIAL & COLOR LEGEND**

1	STUCCO WALL SYSTEM PT-1: SW 8197 ALOOF GRAY
2	STUCCO WALL SYSTEM PT-2: SW 8179 ART-CHORE
3	STUCCO WALL SYSTEM PT-3: SW 8257 AMBER WAVE
4	STUCCO WALL SYSTEM PT-4: SW 7174 SCOT WAVE
5	STUCCO WALL SYSTEM PT-5: SW 7020 BLACK FOX
6	STUCCO ACCENT TRIM PT-6: SW 7008 EXTRA WHITE
7	STOREFRONT SYSTEM CLEAR ANODIZED ALUMINUM
8	METAL GUARDRAIL, AWING, AND CANOPY ANODIZED SILVER
9	PATIO/BALCONY DOOR PT-9: SW 7020 BLACK FOX
10	GARAGE DOOR PT-10: SW 7020 BLACK FOX
11	MASONRY VENEER WALL SYSTEM ARRECRRAFT RENAISSANCE MONTECITO (TICKED)
12	MASONRY VENEER WALL SYSTEM ARRECRRAFT RENAISSANCE LIMESTONE (SATIN)



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 Drawn By: DPFC 04/08/2018

**Womack + Hampton**  
 ARCHITECTS, L.L.C.  
 500 N. 10th Street, Suite 100  
 Tempe, Arizona 85281  
 Phone: 480.966.8888  
 Fax: 480.966.8889

**Womack + Hampton**  
 ARCHITECTS, L.L.C.  
 500 N. 10th Street, Suite 100  
 Tempe, Arizona 85281  
 Phone: 480.966.8888  
 Fax: 480.966.8889



**McClintock Station**  
 Tempe, Arizona

Sheet Number:  
**A4.5**  
 ELEVATIONS



EXPIRES: 02-30-2015

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**Home Property Company**  
1000 N. WASHINGTON WAY  
SUITE 100  
PHOENIX, AZ 85008  
PH: 602.998.9700  
FAX: 602.998.9707

**Womack+Hampton**  
ARCHITECTS, L.L.C.  
1000 N. WASHINGTON WAY  
SUITE 100  
PHOENIX, AZ 85008  
PH: 602.998.9700  
FAX: 602.998.9707

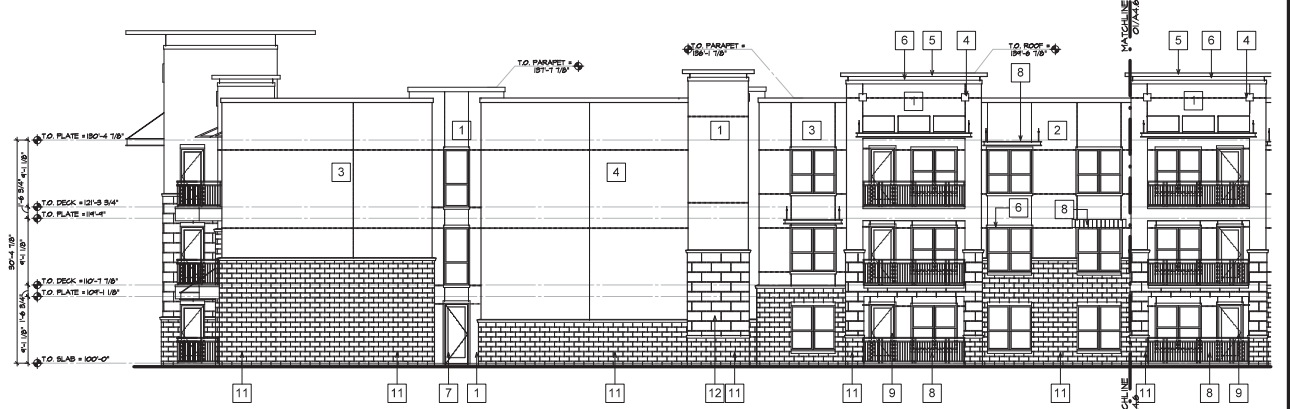


**McClintock Station**  
Tempe, Arizona

Sheet Number:  
**A4.6**  
ELEVATIONS



**03 WEST COURTYARD ELEVATION**  
BUILDING 'C'  
SCALE: 1/8"=1'-0"



**02 SOUTH COURTYARD ELEVATION**  
BUILDING 'C'  
SCALE: 1/8"=1'-0"



**01 SOUTH COURTYARD ELEVATION**  
BUILDING 'C'  
SCALE: 1/8"=1'-0"

MATERIAL & COLOR LEGEND	
1	STUCCO WALL SYSTEM PT-1: SW 6197 ALOOF GRAY
2	STUCCO WALL SYSTEM PT-2: SW 6179 ARTICHOKE
3	STUCCO WALL SYSTEM PT-3: SW 6657 AMBER WAVE
4	STUCCO WALL SYSTEM PT-4: SW 7074 SOFTWARE
5	STUCCO WALL SYSTEM PT-5: SW 7020 BLACK FOX
6	STUCCO ACCENT TRIM PT-6: SW 7036 EXTRA WHITE
7	STOREFRONT SYSTEM CLEAR ANODIZED ALUMINUM
8	METAL GUARDRAIL, AWING, AND CANOPY ANODIZED SILVER
9	PATIO/BALCONY DOOR PT-9: SW 7020 BLACK FOX
10	GARAGE DOOR PT-5: SW 7020 BLACK FOX
11	MASONRY VENEER WALL SYSTEM ARRISCRRAFT: RENAISSANCE MONTECITO (ROCKED)
12	MASONRY VENEER WALL SYSTEM ARRISCRRAFT: RENAISSANCE LIMESTONE (SATIN)

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**03 WEST COURTYARD ELEVATION**  
BUILDING 'D'  
SCALE: 1/8"=1'-0"



**02 SOUTH COURTYARD ELEVATION**  
BUILDING 'D'  
SCALE: 1/8"=1'-0"



**01 SOUTH COURTYARD ELEVATION**  
BUILDING 'D'  
SCALE: 1/8"=1'-0"

**MATERIAL & COLOR LEGEND**

- 1 STUCCO WALL SYSTEM  
PT-1: SW 6197 ALOOF GRAY
- 2 STUCCO WALL SYSTEM  
PT-2: SW 6179 ART-CHOKE
- 3 STUCCO WALL SYSTEM  
PT-3: SW 6657 AMBER WAVE
- 4 STUCCO WALL SYSTEM  
PT-4: SW 7074 SOFTWARE
- 5 STUCCO WALL SYSTEM  
PT-5: SW 7020 BLACK FOX
- 6 STUCCO ACCENT TRIM  
PT-6: SW 7006 EXTRA WHITE
- 7 STOREFRONT SYSTEM  
CLEAR ANODIZED ALUMINUM
- 8 METAL GUARDRAIL, AWNING, AND CANOPY  
ANODIZED SILVER
- 9 PATIO/BALCONY DOOR  
PT-9: SW 7020 BLACK FOX
- 10 GARAGE DOOR  
PT-10: SW 7020 BLACK FOX
- 11 MASONRY VENEER WALL SYSTEM  
ARRISCRRAFT: RENAISSANCE MONTECITO (ROCKED)
- 12 MASONRY VENEER WALL SYSTEM  
ARRISCRRAFT: RENAISSANCE L'ESTERNE (SATIN)



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ARCHITECTS, L.L.C.  
550 N. 1st Street, Suite 100  
Tempe, AZ 85282



**McClintock Station**  
Tempe, Arizona

Sheet Number:  
**A4.6**  
ELEVATIONS





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 ARCHITECTS, L.L.C.  
 2500 West 10th Street, Suite 100  
 Tempe, Arizona 85282  
 Phone: 480.833.2222



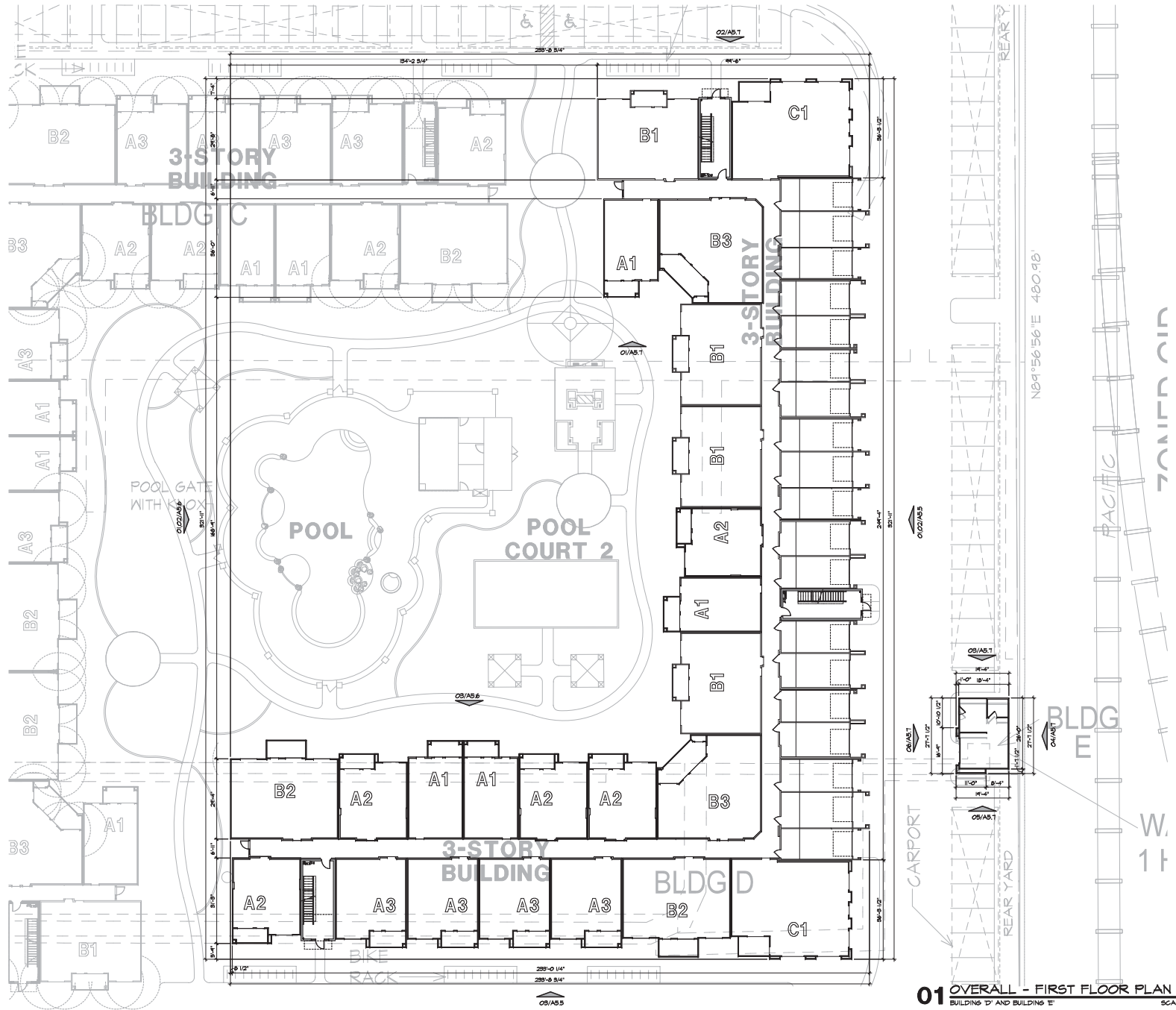
**McClintock Station**  
 Tempe, Arizona

Sheet Number:  
**A4.7**  
 ELEVATIONS

**MATERIAL & COLOR LEGEND**

- |    |  |
|----|--|
| 1  | STUCCO WALL SYSTEM<br>PI-1: SW 5197 ALOOF GRAY                             |
| 2  | STUCCO WALL SYSTEM<br>PI-2: SW 5175 AKTICHOKE                              |
| 3  | STUCCO WALL SYSTEM<br>PI-3: SW 5557 AMBER WAVE                             |
| 4  | STUCCO WALL SYSTEM<br>PI-4: SW 7074 SOFTWARE                               |
| 5  | STUCCO WALL SYSTEM<br>PI-5: SW 7020 BLACK FOX                              |
| 6  | STUCCO ACCENT TRIM<br>PI-6: SW 7000 EXTRA WHITE                            |
| 7  | STOREFRONT SYSTEM<br>CLEAR ANODIZED ALUMINUM                               |
| 8  | METAL GUARDRAIL, AWNING, AND CANOPY<br>ANODIZED ALUMINUM                   |
| 9  | PATIO/BALCONY DOOR<br>PI-9: SW 7020 BLACK FOX                              |
| 10 | GARAGE DOOR<br>PI-10: SW 7020 BLACK FOX                                    |
| 11 | MASONRY VENEER WALL SYSTEM<br>ARRISCRRAFT, RENAISSANCE MONTECITO (KNOCKED) |
| 12 | MASONRY VENEER WALL SYSTEM<br>ARRISCRRAFT, RENAISSANCE LIMESTONE (SATIN)   |





**01 OVERALL - FIRST FLOOR PLAN**  
 BUILDING 'D' AND BUILDING 'E'  
 SCALE: 1/16"=1'-0"



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 Date: 04/08/2015



**Womack+Hampton**  
 ARCHITECTS, L.L.C.  
 1700 N. Kinnickinnick Way  
 Scottsdale, Arizona 85260  
 Cell: 480.350.8007 Fax: 480.350.8007

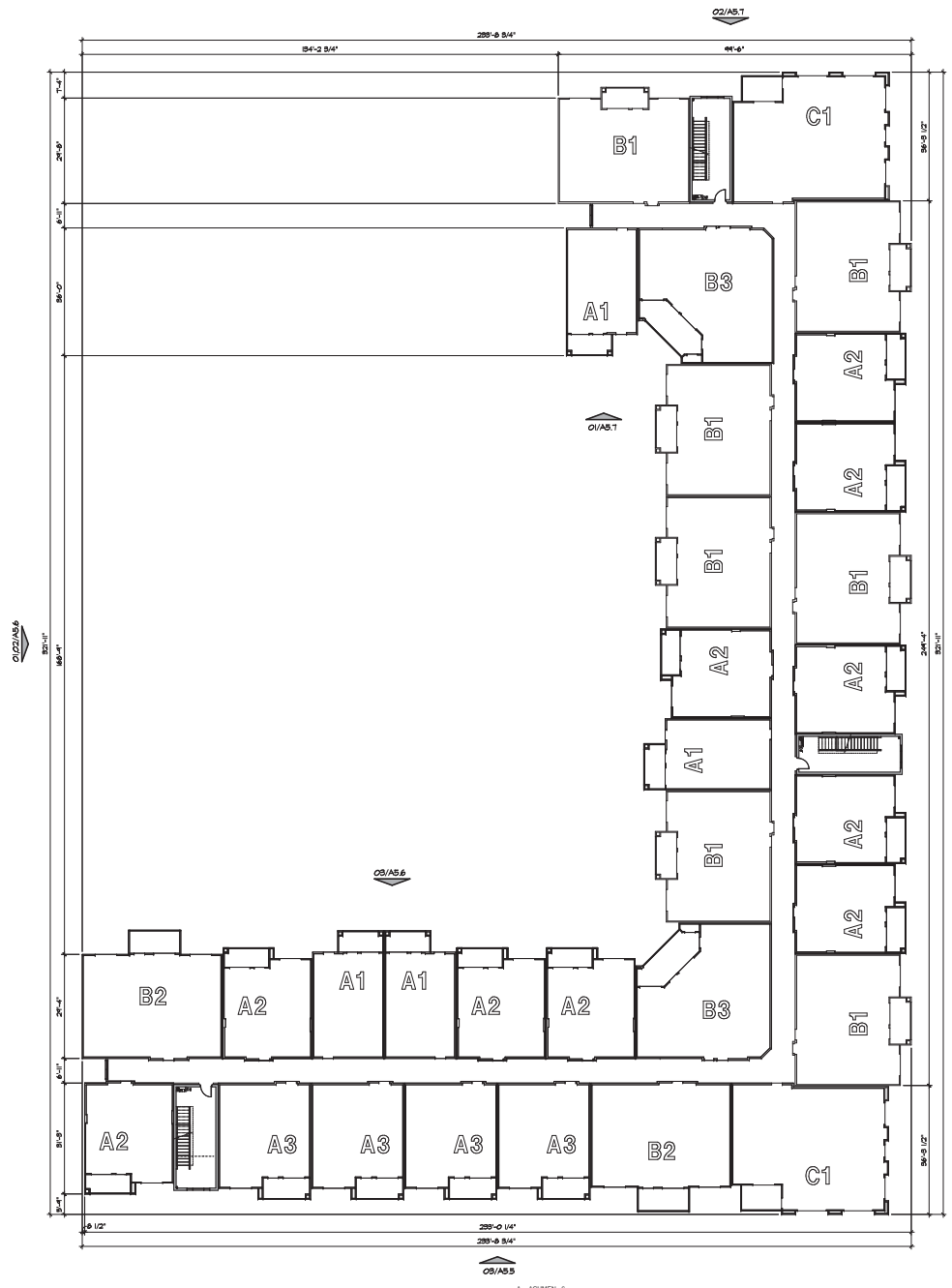


**McClintock Station**  
 Tempe, Arizona

Sheet Number:  
**A5.1**  
**OVERALL FIRST FLOOR PLAN**



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ATTACHMENT 61

**01** OVERALL - THIRD FLOOR PLAN  
BUILDING 'D' SCALE: 1/16"=1'-0"



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ARCHITECTS, L.L.C.  
2411 N. Loop West, Suite 10  
Scottsdale, Arizona 85262  
Phone 480.388.8287



**McClintock Station**  
Tempe, Arizona

Sheet Number:  
**A5.3**  
OVERALL THIRD FLOOR PLAN





**03 WEST ELEVATION**  
BUILDING 'D' SCALE: 1/8"=1'-0"



**02 SOUTH ELEVATION**  
BUILDING 'D' SCALE: 1/8"=1'-0"



**01 SOUTH ELEVATION**  
BUILDING 'D' SCALE: 1/8"=1'-0"

**MATERIAL & COLOR LEGEND**

- 1 STUCCO WALL SYSTEM  
PT-1 SW 857 ACID GRAY
- 2 STUCCO WALL SYSTEM  
PT-2 SW 879 PINK ESCAPE
- 3 STUCCO WALL SYSTEM  
PT-3 SW 857 AMBER WAVE
- 4 STUCCO WALL SYSTEM  
PT-4 SW 7074 SOFT TRANCE
- 5 STUCCO WALL SYSTEM  
PT-5 SW 7020 BLACK FOX
- 6 STUCCO ACCENT TRIM  
PT-6 SW 7020 EXTRA WHITE
- 7 STOREFRONT SYSTEM  
CLEAR ANODIZED ALUMINUM
- 8 METAL GUARDRAIL, AWNING AND CANOPY  
ANODIZED SILVER
- 9 PATIO/LOGGIA DOOR  
PT-9 SW 7020 BLACK FOX
- 10 GARAGE DOOR  
PT-10 SW 7020 BLACK FOX
- 11 MASONRY VENEER WALL SYSTEM  
ARIESCRAFT RENAISSANCE MONTECITO (ORDERED)
- 12 MASONRY VENEER WALL SYSTEM  
ARIESCRAFT RENAISSANCE LIMESTONE (SATIN)



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1000 N. GILBERT AVENUE, SUITE 100  
TAMPA, FL 33604  
TEL: 813.281.1111 FAX: 813.281.1112

**Womack + Hampton**  
ARCHITECTS, L.L.C.  
1000 N. GILBERT AVENUE, SUITE 100  
TAMPA, FL 33604  
TEL: 813.281.1111 FAX: 813.281.1112



**McClintock Station**  
Tampa, Arizona

Sheet Number  
**A5.5**  
ELEVATIONS





**03 WEST ELEVATION**  
BUILDING D' SCALE: 1/8"=1'-0"

**MATERIAL & COLOR LEGEND**

- 1 STUCCO WALL SYSTEM  
PI-1, SW 5197 ALCOFF GRAY
- 2 STUCCO WALL SYSTEM  
PI-2, SW 5174 ARTISAN SPONGE
- 3 STUCCO WALL SYSTEM  
PI-3, SW 5557 AMBER WAVE
- 4 STUCCO WALL SYSTEM  
PI-4, SW 7074 SOFTWARE
- 5 STUCCO WALL SYSTEM  
PI-5, SW 7020 BLACK FOX
- 6 STUCCO ACCENT TRIM  
PI-6, SW 7006 EXTRA WHITE
- 7 STOREFRONT SYSTEM  
CLEAR ANODIZED ALUMINUM
- 8 METAL GUARDRAIL, AWING, AND CANOPY  
ANODIZED SILVER
- 9 PATIO/BALCONY DOOR  
PI-9, SW 7020 BLACK FOX
- 10 GARAGE DOOR  
PI-10, SW 7020 BLACK FOX
- 11 MASONRY VENEER WALL SYSTEM  
ARRISCRRAFT, RENAISSANCE MONTECITO (ROCKED)
- 12 MASONRY VENEER WALL SYSTEM  
ARRISCRRAFT, RENAISSANCE LIMESTONE (SATIN)



**02 SOUTH ELEVATION**  
BUILDING D' SCALE: 1/8"=1'-0"



**01 SOUTH ELEVATION**  
BUILDING D' SCALE: 1/8"=1'-0"



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**Womack + Hampton**  
ARCHITECTS, L.L.C.  
5501 N. CENTRAL EXPRESSWAY, SUITE 100  
TEMPE, ARIZONA 85281  
PH: 480.831.8200  
WWW.WOMACKHAMPTON.COM

**Womack + Hampton**  
ARCHITECTS, L.L.C.  
5501 N. CENTRAL EXPRESSWAY, SUITE 100  
TEMPE, ARIZONA 85281  
PH: 480.831.8200  
WWW.WOMACKHAMPTON.COM



**McClintock Station**  
Tempe, Arizona

Sheet Number:  
**A5.5**  
ELEVATIONS



DATE: 05-30-2015

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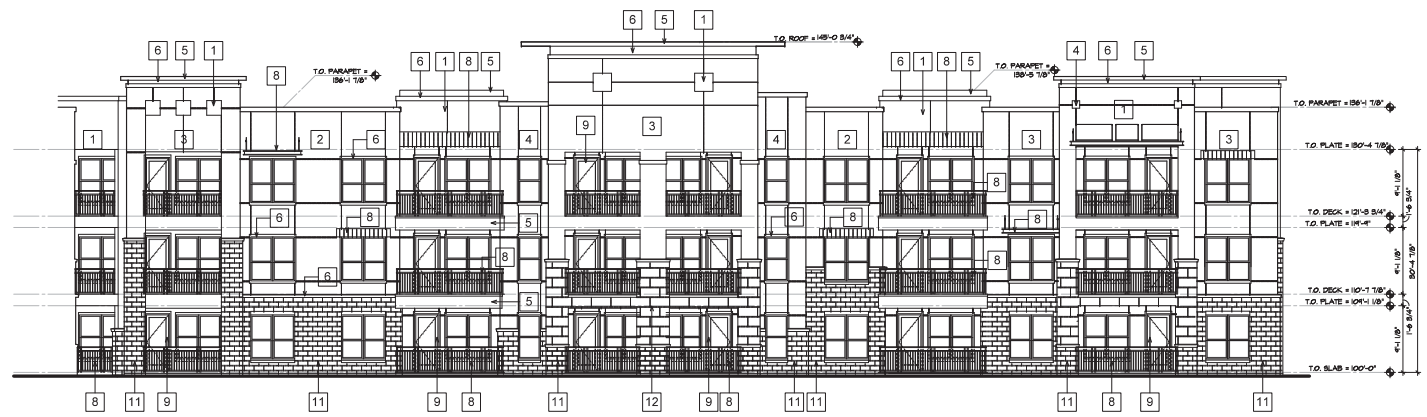
**Home Property Company**  
1000 N. WASHINGTON WAY  
SUITE 100  
PHOENIX, AZ 85006  
PH: 602.944.9777  
FAX: 602.944.9777

**Womack+Hampton**  
ARCHITECTS, L.L.C.  
530 WEST LARK AVENUE, SUITE 50  
PHOENIX, ARIZONA 85006  
PH: 602.252.2000  
FAX: 602.252.2000

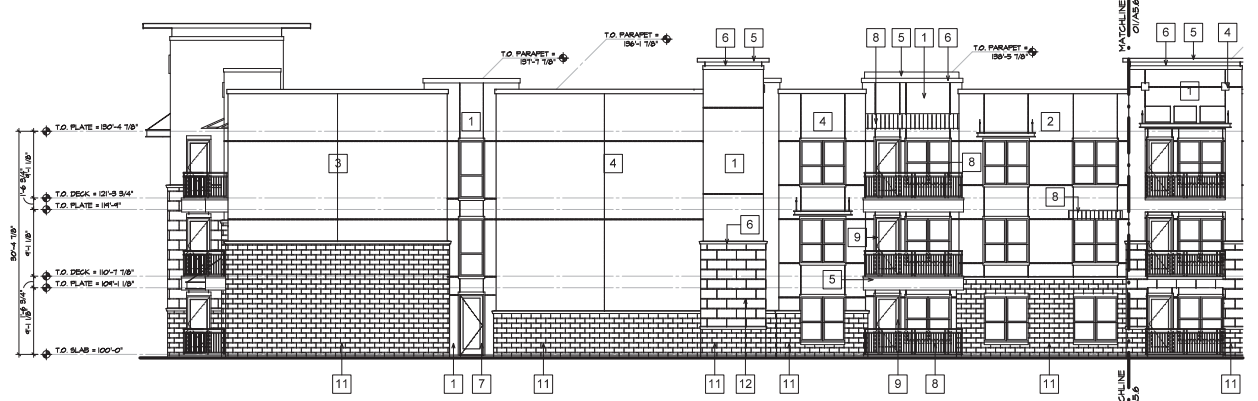


**McClintock Station**  
Tempe, Arizona

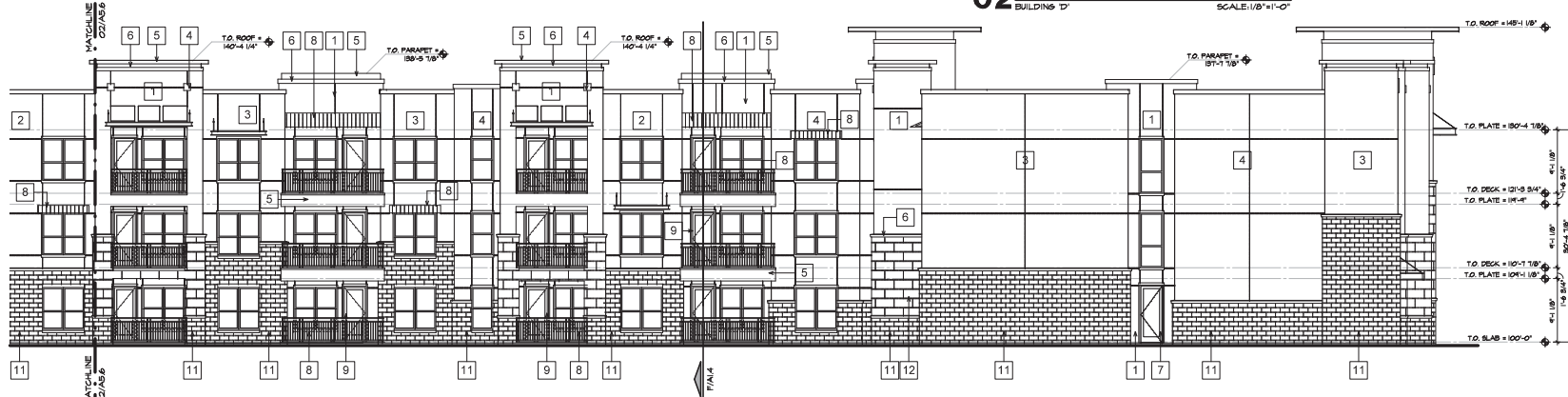
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**A5.6**  
ELEVATIONS



**03 EAST COURTYARD ELEVATION**  
BUILDING 'D'  
SCALE: 1/8"=1'-0"



**02 NORTH COURTYARD ELEVATION**  
BUILDING 'D'  
SCALE: 1/8"=1'-0"



**01 NORTH COURTYARD ELEVATION**  
BUILDING 'D'  
SCALE: 1/8"=1'-0"

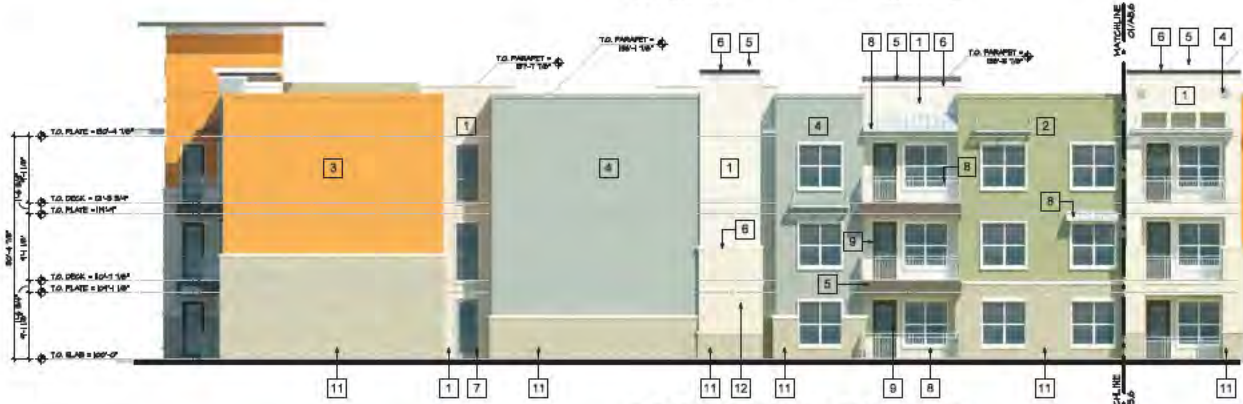
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1	STUCCO WALL SYSTEM PT-1: SW 6197 ALDOF GRAY
2	STUCCO WALL SYSTEM PT-2: SW 6179 ARTICHOKE
3	STUCCO WALL SYSTEM PT-3: SW 6657 AMBER WAVE
4	STUCCO WALL SYSTEM PT-4: SW 7074 SOFTWARE
5	STUCCO WALL SYSTEM PT-5: SW 7020 BLACK FOX
6	STUCCO ACCENT TRIM PT-6: SW 7006 EXTRA WHITE
7	STOREFRONT SYSTEM CLEAR ANODIZED ALUMINUM
8	METAL GUARDRAIL, AWING, AND CANOPY ANODIZED SILVER
9	PATIO/BALCONY DOOR PT-9: SW 7020 BLACK FOX
10	GARAGE DOOR PT-5: SW 7020 BLACK FOX
11	MASONRY VENEER WALL SYSTEM ARRISCRAFT: RENAISSANCE MONTECITO (ROCKED)
12	MASONRY VENEER WALL SYSTEM ARRISCRAFT: RENAISSANCE LIMESTONE (SATIN)



**03 EAST COURTYARD ELEVATION**  
BUILDING D' SCALE: 1/8"=1'-0"

**MATERIAL & COLOR LEGEND**

1	STUCCO WALL SYSTEM P14: SW 6197 ALOOF GRAY
2	STUCCO WALL SYSTEM P142: SW 6176 ARTCHOKE
3	STUCCO WALL SYSTEM P13: SW 6657 AMBER WAVE
4	STUCCO WALL SYSTEM P14: SW 7074 SOFTWARE
5	STUCCO WALL SYSTEM P142: SW 7020 BLACK FOX
6	STUCCO ACCENT TRIM P142: SW 7008 EXTRA WHITE
7	STOREFRONT SYSTEM CLEAR ANODIZED ALUMINUM
8	METAL BLINDRAIL, AWING, AND CANNOPY ANODIZED SILVER
9	PATRIALCONY DOOR P142: SW 7020 BLACK FOX
10	GARAGE DOOR P142: SW 7020 BLACK FOX
11	MASONRY VENEER WALL SYSTEM ARRCRAFT: RENAISSANCE MONTECITO (ROCKED)
12	MASONRY VENEER WALL SYSTEM ARRCRAFT: RENAISSANCE LIMESTONE (SATIN)



**02 NORTH COURTYARD ELEVATION**  
BUILDING D' SCALE: 1/8"=1'-0"



**01 NORTH COURTYARD ELEVATION**  
BUILDING D' SCALE: 1/8"=1'-0"



EXPIRES: 09-30-2025  
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Project No.  
HO24  
Drawn By:  
DPR 04/08/2019



**Womack+Hampton**  
ARCHITECTS, L.L.C.  
2500 West Loop South, Suite 400  
Dallas, Texas 75241  
Phone: 214.252.2500  
Fax: 214.252.2505



**McClintock Station**  
Tempe, Arizona

Sheet Number:  
**A5.6**  
ELEVATIONS



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Project No: 14034

Drawn By: DPH, 04/08/2018

**Womack+Hampton**  
Architects, L.L.C.  
1400 N. Central Expressway, Suite 100  
Tempe, Arizona 85281  
Tel: 480.966.8888  
Fax: 480.966.8889

**Womack+Hampton**  
ARCHITECTS, L.L.C.  
设计: 王明哲, 王明哲  
绘图: 王明哲, 王明哲



**McClintock Station**  
Tempe, Arizona

Sheet Number  
**A5.7**  
ELEVATIONS

MATERIAL & COLOR LEGEND	
1	STUCCO WALL SYSTEM PFLC SW 9187 ALCOF GRAY
2	STUCCO WALL SYSTEM PFLC SW 9176 ANTIKORAL
3	STUCCO WALL SYSTEM PFLC SW 9267 AMBER WAVE
4	STUCCO WALL SYSTEM PFLC SW 7074 SOFTWARE
5	STUCCO WALL SYSTEM PFLC SW 7020 BLACK FOX
6	STUCCO ACCENT TRIM PFLC SW 7008 EXTRA WHITE
7	STOREFRONT SYSTEM CLEAR ANODIZED ALUMINUM
8	METAL GUARDRAIL, AWING, AND CANOPY ANODIZED SILVER
9	WATERBALCONY DOOR PFLC SW 7020 BLACK FOX
10	GARAGE DOOR PFLC SW 7020 BLACK FOX
11	MASONRY VENEER WALL SYSTEM ARRBCRAFT, RENAISSANCE MONTECITO (RODRED)
12	MASONRY VENEER WALL SYSTEM ARRBCRAFT, RENAISSANCE LIMESTONE (SATH)





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Project No. H024  
 Drawn By: DPC 04/08/2018

**John Property Company**  
 1000 N. McDowell Blvd., Suite 100  
 Tempe, Arizona 85282  
 Tel: 480.831.1100  
 Fax: 480.831.1101

**Womack+Hampton**  
 ARCHITECTS, L.L.C.  
 1000 N. McDowell Blvd., Suite 100  
 Tempe, Arizona 85282  
 Tel: 480.831.1100  
 Fax: 480.831.1101

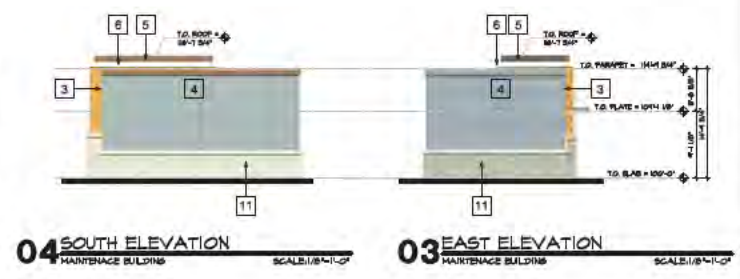
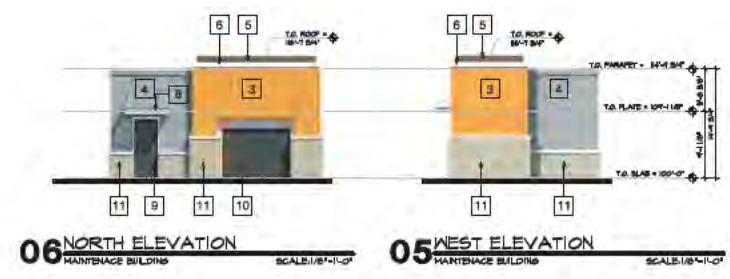


**McClintock Station**  
 Tempe, Arizona

Sheet Number:  
**A5.7**  
 ELEVATIONS

**MATERIAL & COLOR LEGEND**

- |    |   |
|----|---|
| 1  | STUCCO WALL SYSTEM<br>PFC: SW 6197 ALDOP GRAY                             |
| 2  | STUCCO WALL SYSTEM<br>PFC: SW 6176 ARTICHOKE                              |
| 3  | STUCCO WALL SYSTEM<br>PFC: SW 6657 AMBER WAVE                             |
| 4  | STUCCO WALL SYSTEM<br>PFC: SW 7074 SOFTWARE                               |
| 5  | STUCCO WALL SYSTEM<br>PFC: SW 7020 BLACK FOX                              |
| 6  | STUCCO ACCENT TRIM<br>PFC: SW 7006 EXTRA WHITE                            |
| 7  | STOREFRONT SYSTEM<br>CLEAR ANODIZED ALUMINUM                              |
| 8  | METAL SHARDORAL AWING AND CANOPY<br>ANODIZED SILVER                       |
| 9  | PATRIALCONY DOOR<br>PFC: SW 7020 BLACK FOX                                |
| 10 | GARAGE DOOR<br>PFC: SW 7020 BLACK FOX                                     |
| 11 | MASONRY VENEER WALL SYSTEM<br>ARRISCRAFT: RENAISSANCE MONTECITO (RECCRED) |
| 12 | MASONRY VENEER WALL SYSTEM<br>ARRISCRAFT: RENAISSANCE LIMESTONE (SATIN)   |





EXPIRES 09-30-2015

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Project No. 14024  
Drawn By: DPR  
Date: 04/08/2015

**Elite Property Company**  
17400 N. 19th Avenue, Suite 100  
Scottsdale, Arizona 85260  
Tel: 480-344-9207

**Womack+Hampton**  
ARCHITECTS, L.L.C.  
17400 N. 19th Avenue, Suite 100  
Scottsdale, Arizona 85260  
Tel: 480-344-9207



**McClintock Station**  
Tempe, Arizona

Sheet Number:  
**A6.1**  
PERSPECTIVE



**01** APACHE PERSPECTIVE AT LEASING  
BUILDING 'A'

A - ARCHITEN 69

Path: D:\14-0000\14024 - Elite Property Company - McClintock Station - Building A - Architectural\01 - Perspective.dwg  
Plot Date: 4/7/2015 10:54 AM



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Project No. 14024  
Drawn By: DPR  
Date: 04/08/2015

**Five Property Company**  
1700 N. Rowland Way  
Tucson, Arizona 85712  
Tel: 520-545-1000  
Fax: 520-545-1007

**Womack+Hampton**  
ARCHITECTS, L.L.C.  
1700 N. Rowland Way  
Tucson, Arizona 85712  
Tel: 520-545-1000  
Fax: 520-545-1007



**McClintock Station**  
Tempe, Arizona

Sheet Number:

**A6.2**  
PERSPECTIVE



**01** APACHE PERSPECTIVE AT RETAIL  
BUILDING 'A'

A ARCHNEN 70

ATTACHMENT 70

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Project No. 14024  
Drawn By: DPR  
Date: 04/08/2015

**Home Property Company**  
1700 N. Knoxville Way  
Knoxville, TN 37918  
Tel: 615.588.8800  
Fax: 615.588.8807

**Womack+Hampton**  
ARCHITECTS, L.L.C.  
1700 N. Knoxville Way  
Knoxville, TN 37918  
Tel: 615.588.8800  
Fax: 615.588.8807



**McClintock Station**  
Tempe, Arizona

Sheet Number:  
**A6.3**  
PERSPECTIVE

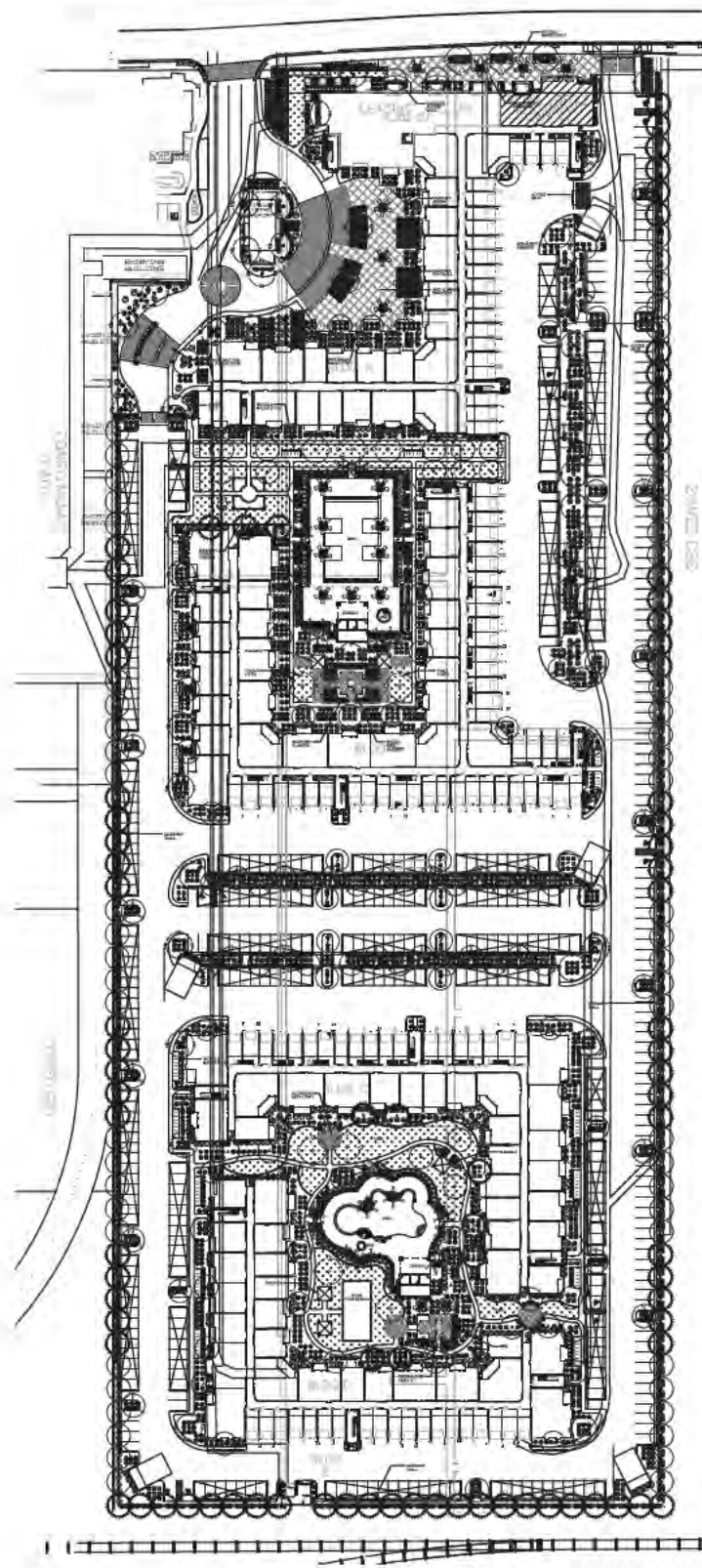


**01** 3-STORY PERSPECTIVE  
BUILDING 'D'





uniform landscape architecture group, Inc.  
 11460 Jam Don Oak Rd. suite 10  
 Irvine, CA 92618  
 Phone: 949.261.2200 Fax: 949.261.2202  
 email: davis@uniform.com



**PLANT LEGEND**

TREES	SIZE	QTY	
<i>Pinus caroliniana 'purpurea'</i> Purple Leaf Pin	2 1/2' Cal. 1 1/4" x 1 1/4" Standard	5	
<i>Quercus laevis</i> Southern Live Oak	1 1/2' Cal. 7/8" x 3/4" Double Stake	54	
<i>Pinus ohiensis 'hybrid'</i> Thornless Ohio Pin	1 1/2' Cal. 7/8" x 5/8" Double Stake	62	
<i>Diospyros Sycocarp</i> Sycoc Tree	1 1/2' Cal. 1 1/4" x 3/4" Double Stake	30	
<i>Liriodendron tulipifera</i> Tulip Tree	2 1/2' Cal. 1 1/4" x 1 1/4" Double Stake	15	
<i>Platanus chinensis</i> Chinese Platan	3 1/2' Cal. 1 1/4" x 1 1/4" Double Stake	15	
<i>Cercocarpus hybrid</i> "Dixie Museum" Hybrid	3 1/2' Cal. 1 1/4" x 1 1/4" Double Stake	42	
<i>Syagrus rooseae</i> Queen Palm	15 Gallon UOPL 24" Box	24	
<i>Phoenix dactyloides</i> Date Palm	11" Trunk Height Diamond Cal. Trunk	31	
<i>Acacia saligna</i> Mulle	2 1/2' Cal. 1 1/4" x 1 1/4" Double Stake	7	
<i>Pinus strobus</i> Norfolk Pine	2 1/2' Cal. 1 1/4" x 1 1/4" Double Stake	15	
SHRUBS	SIZE	HEIGHT	QTY
<i>Dalea frutescens</i> Black Dalea	5 Gallon	3'	23
<i>Facoma hybrid</i> Orange Jubilee	15 Gallon	6'	53
<i>Phoenix rostrata</i> Palm Date Palm	15 Gallon	4'	14
<i>Leucosiphium candidum</i> "Thunderbolt" Sage	5 Gallon	6"	188
<i>Dodonaea viscosa</i> Hoopoe Bush	5 Gallon	6"	438
<i>Ruellia brittaniana</i> "Gold" Ruelle	1 Gallon	2'	30
<i>Yucca filamentosa</i> Cape Hemp	5 Gallon	3'	131
<i>Fajita salicoides</i> Fajita Salvia	5 Gallon	4'	18
<i>Pinus ohiensis</i> Thornless Ohio Pine	5 Gallon	6"	17
<i>Liriodendron tulipifera</i> Tulip Tree	1 Gallon	2'	102
<i>Dalea frutescens</i> Black Dalea	1 Gallon	3'	716
<i>Aloe baurianus</i> Aloe Vera	1 Gallon	2'	509
<i>Cassipouira guianensis</i> Red Eye of Parrot	5 Gallon	6"	17
<i>Senna sphenoloba</i> Silver Leaf Senna	5 Gallon	4'	292
<i>Nerium oleander</i> Pinks Pinks Dwarf Oleander	5 Gallon	4'	30
GROUNDCOVERS	SIZE	QTY	
<i>Lantana montevidensis</i> Gold Mount Lantana	1 Gallon	2'	206
<i>Convolvulus canariensis</i> Sun Morning Glory	1 Gallon	2'	240
<i>Rosa carolina</i> Prostrate Rose	1 Gallon	2'	101
<i>Raphanistrum indicum</i> "Salsola"	1 Gallon	2'	45
<i>Muhlenbergia rigens</i> "Dwarf Mully"	1 Gallon	2'	1231
<i>Nandina domestica</i> "Dwarf Heavenly Bamboo"	1 Gallon	2'	63
<i>Cordia grandiflora</i> "Sagebrush Beauty"	1 Gallon	2'	211
<i>Seasonal annuals</i>	6" Pots @ 6" O.C.	6"	88
<i>Cynodon dactylon</i> Bermuda Grass	Soil		20,978 S.F.
VINES	SIZE	QTY	
<i>Bougainvillea</i> Sun Cling Vine	5 Gallon W/ 4x4 Trellis	54	
<i>Pyracantha fortuneana 'gracilis'</i> Crested Pyracantha	5 Gallon 4x4 Trellis	55	
LANDSCAPE MATERIALS		QTY	
Decomposed granite "Gold" (Contractor to attain sample for approval)	5/8" Silted 2" Depth	476 TONS	
Concrete border Extruded	4x4"	880 L.F.	

**LANDSCAPE SUMMARY**

Landscape S.F. on Site: 15,350 S.F.  
 Landscape S.F. in R.O.W.: 1,251 S.F.  
 Turf on Site: 10,350 S.F.

Preliminary Landscape Plan

1"=50'-0"



**McClintock Station**

Fore Property Company

March 9, 2015 ATTACHMENT 72



biltform landscape architecture group, inc.  
 11486 North Cave Creek Rd. suite 8  
 phoenix - arizona 85028  
 Phone: 602.285.9200 Fax: 602.285.9229  
 email: dave@biltform.com

**PLANT LEGEND**

**TREES**

- Quercus virginiana* 1.5' Cal. 7H x 3W Double Stake
- Prosopis chinensis "Hybrid"* 1.5' Cal. 7H x 6W Double Stake
- Dalbergia Steeple* 1.5' Cal. 6H x 3W U.O.N.
- Sisso Tree* Double Stake
- Ulmus parvifolia* 2.0' Cal. 10H x 6W Double Stake
- Chinese Elm* Double Stake
- Pistacia chinensis* 3.0' Cal. 12H x 6W
- Chinese Pistache* 3.0' Cal. 12H x 7W
- Carcadium Hybrid* 3.0' Cal. 12H x 7W
- "Desert Museum" Hybrid*
- Stygianus romanzoffianum* 15 Gallon U.O.N.
- Queen Palm* 24" Box
- Phoenix dactylifera* 18" Trunk Height Diamond Cut Trunk
- Date Palm*
- Acacia aneura* 2.5' Cal. 10H x 8W Double Stake
- Midge* Double Stake
- Pinus ephelatica* 2.5' Cal. 10H x 8W Double Stake
- Mondel Pine* Double Stake

**SHRUBS**

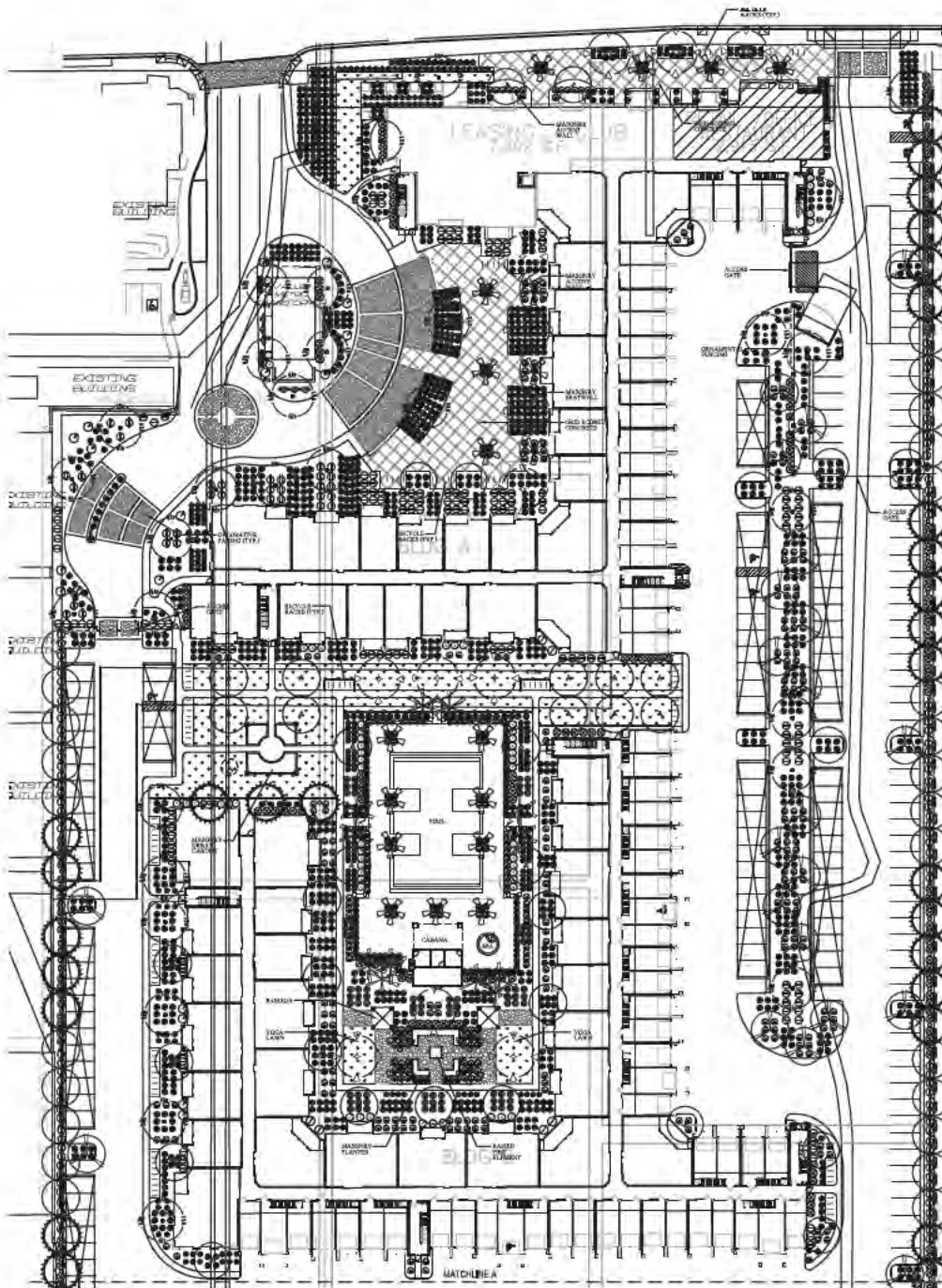
- |  | SIZE              | HEIGHT |
|--|-------------------|--------|
| <i>Dalea frutescens</i>                    | 5 Gallon          | 3'     |
| Black Oats                                 |                   |        |
| <i>Tecoma hybrid</i>                       | 15 Gallon         | 6'     |
| Orange Jubilee                             |                   |        |
| <i>Phoenix roebelenii</i>                  | 15 Gallon         | 4'     |
| Pigmy Date Palm                            |                   |        |
| <i>Leucophyllum candida</i>                | 5 Gallon          | 4'     |
| "Thunderbolt" Sage                         |                   |        |
| <i>Dodonaea viscosa</i>                    | 5 Gallon          | 6'     |
| Hopseed Bush                               |                   |        |
| <i>Ruellia brittoniana</i>                 | 1 Gallon          | 2'     |
| "Julii" Ruella                             |                   |        |
| <i>Tecomania capensis</i>                  | 5 Gallon          | 3'     |
| Cape Honeysuckle                           |                   |        |
| <i>Fajita sellowiana</i>                   | 5 Gallon          | 4'     |
| Pineapple Guava                            |                   |        |
| <i>Hibiscus rose-sinensis</i>              | 5 Gallon          | 6'     |
| Chinese Hibiscus                           |                   |        |
| <i>Liriope japonica</i>                    | 1 Gallon          | 2'     |
| Giant Lilytuff                             |                   |        |
| <i>Dalman bicolor</i>                      | 1 Gallon          | 3'     |
| Fortnight Lily                             |                   |        |
| <i>Aloe barbadensis</i>                    | 1 Gallon          | 2'     |
| Aloe Vera                                  |                   |        |
| <i>Caesalpinia pulcherrima</i>             | 5 Gallon          | 6'     |
| Red Bird of Paradise                       |                   |        |
| <i>Senna phyllodenia</i>                   | 5 Gallon          | 4'     |
| Silver-Leaf Senna                          |                   |        |
| <i>Nerium oleander</i>                     | 5 Gallon          | 4'     |
| Pellee Pink Desert Oleander                |                   |        |
| <b>GROUNDCOVERS</b>                        |                   |        |
| <i>Lantana montevicensis</i>               | 1 Gallon          | 2'     |
| Gold Mound Lantana                         |                   |        |
| <i>Convolvulus cneorum</i>                 | 1 Gallon          | 2'     |
| Bush Morning Glory                         |                   |        |
| <i>Rosemarinus officinalis</i>             | 1 Gallon          | 2'     |
| Prostrate Rosemary                         |                   |        |
| <i>Raphtolipsis indica</i>                 | 1 Gallon          | 2'     |
| "Balerina"                                 |                   |        |
| <i>Muhlenbergia rigens</i>                 | 1 Gallon          | 2'     |
| "Dwarf Muriel"                             |                   |        |
| <i>Nandina domestica "Nana"</i>            | 1 Gallon          | 2'     |
| "Dwarf Heavenly Bamboo"                    |                   |        |
| <i>Carissa grandiflora</i>                 | 1 Gallon          | 2'     |
| "Boxwood Beauty"                           |                   |        |
| Seasonal annuals                           | 4" Pots @ 6" O.C. | 6"     |
| <i>Cynodon dactylon</i>                    | Sod               |        |
| Midiron Hybrid                             |                   |        |
| <b>VINES</b>                               |                   |        |
| <i>Bougainvillea</i>                       | 5 Gallon W/       |        |
| San Diego Red                              | 4x 4 Trellis      |        |
| <i>Ficus purmile</i>                       | 1 Gallon          |        |
| Creeping Fig Vine                          |                   |        |
| <b>LANDSCAPE MATERIALS</b>                 |                   |        |
| Decomposed granite                         | 3/4" Sized        |        |
| "Gold"                                     | 2" Depth          |        |
| (Contractor to submit sample for approval) |                   |        |
| Concrete header                            | 4" x 6"           |        |
| Extruded                                   |                   |        |

**LANDSCAPE SUMMARY**

Landscape S.F. on Site: 185,350 S.F.  
 Landscape S.F. in R.O.W.: 1,261 S.F.  
 Turf on Site: 19,355 S.F.



**McClintock Station**  
 Fore Property Company  
 March 9, 2015



Preliminary Landscape Plan

1"=30'-0"



PLANT LEGEND

TREES			SHRUBS			GROUNDCOVERS				
SIZE	QTY		SIZE	HEIGHT	QTY	SIZE	QTY			
<i>Prunus caroliniana</i> "purple" Starburst 2.5' Cal. 9H x 4W	8	⊕	<i>Dalme Arbuscula</i> 5 Gallon	2'	23	<i>Lantana montevidensis</i> 1 Gallon	2'	396		
<i>Quercus virginiana</i> 1.5' Cal. 7H x 3W Double Stake	84	⊗	<i>Taxus hybrid</i> 15 Gallon	8'	55	<i>Convolvulus crassum</i> Bush Morning Glory	1 Gallon	2		
<i>Prospice chilensis</i> "Hybrid" 1.5' Cal. 7H x 6W Double Stake	57	⊗	<i>Ornithogalum</i> 15 Gallon	4'	14	<i>Rosemarinus officinalis</i> Prostrate Rosemary	1 Gallon	2		
<i>Thunbergia</i> "Mascote" 1.5' Cal. 9H x 3W Double Stake	62	⊗	<i>Phoradendron</i> Pinyon Date Palm	15 Gallon	4	<i>Rapistrum indicum</i> "Buttercup"	1 Gallon	2		
<i>Ulmus parvifolia</i> 2.5' Cal. 10H x 8W Double Stake	15	⊗	<i>Leucophyllum canescens</i> "Thundercloud" Sage	5 Gallon	4	156	<i>Muhlenbergia rigens</i> "Dear Muley"	1 Gallon	2	
<i>Platanus chinensis</i> 3.0' Cal. 12H x 8W Double Stake	19	⊗	<i>Crotona wilsonii</i> "Honey Bee"	8 Gallon	8	459	<i>Nandina domestica</i> "Nene" "Sweet Herring Bunting"	1 Gallon	2	
<i>Cercidium hybrid</i> 3.0' Cal. 12H x 7W	42	⊗	<i>Ruellia brittaniana</i> "Kale" Rudbeckia	1 Gallon	2	50	<i>Carissa grandiflora</i> "Blood Berry"	1 Gallon	2	
<i>Syngonium</i> 15 Gallon U.O.U. 24' Box	24	⊗	<i>Tecomaria capensis</i> Cape Honey Suckle	8 Gallon	3	151	<i>Sesuvium annuifolium</i> "Sesuvium"	4" Box 8" U.O.U. Box	6'	85
<i>Prospice oblongifolia</i> Date Palm	31	⊗	<i>Leucosiphon</i> "Pineapple Queen"	5 Gallon	8	17	<i>Cynodon dactylon</i> "Bermuda Grass"	30,975 S.F.		
<i>Apple anemone</i> Mugo	7	⊗	<i>Abutilon</i> "Cotton Candy"	1 Gallon	2	102	<b>VINES</b>	<b>SIZE</b>	<b>QTY</b>	
<i>Pinus glabra</i> Kobold Pine	15	⊗	<i>Dialium</i> "Lemon Tree"	1 Gallon	3	716	<i>Bougainvillea</i> San Diego Red	5 Gallon W 4x4 Trellis	84	
			<i>Alcea</i> "Hollyhock"	1 Gallon	2	345	<i>Physalis</i> "Tomato Plant"	5 Gallon 4x4 Trellis	60	
			<i>Ceanothus</i> "Blue Boy"	5 Gallon	8	17	<b>LANDSCAPE MATERIALS</b>	<b>QTY</b>		
			<i>Sonchus</i> "Milk Thistle"	5 Gallon	4	232	Decomposed granite "Gold"	3/8" Size 2' Depth	475 TONS	
			<i>Narcissus</i> "Paper White"	5 Gallon	4	50	Concrete header Extruded	4' x 8'	60 L.F.	

McClintock Station  
Fore Property Company

March 9, 2015 ATTACHMENT 74

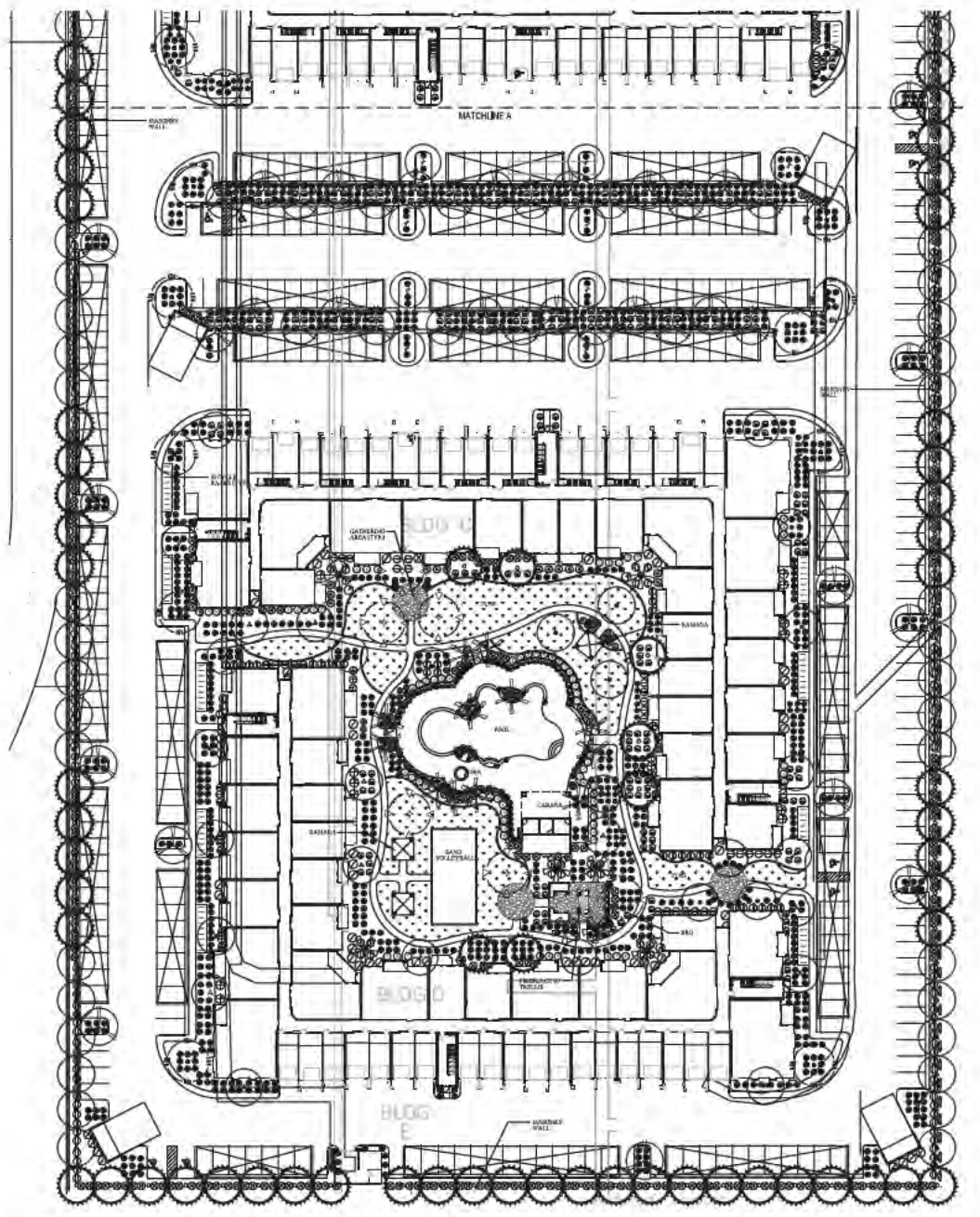


billform landscape architecture group, inc.  
1140 North Deer Creek Road, Suite 11  
Berkeley, CA 94702  
Phone: 415.224.5001 Fax: 415.224.5002  
sm&days@billform.com





biform landscape architecture group, inc.  
 11465 North Oak Street, Suite 11  
 Phoenix, Arizona 85028  
 Phone: 602.998.1234 Fax: 602.998.1235  
 email: davis@biform.com



Preliminary Landscape Plan

1"=30'-0"



PLANT LEGEND

TREES			SHRUBS			GROUNDCOVERS		
SIZE	QTY		SIZE	HEIGHT	QTY	SIZE	QTY	
<i>Platanus caroliniana</i> "purplea" Purple Leaf Plum	2.5' Cal. 8 1/2" x 4"W Standard	5	<i>Dialia frutescens</i> Black Dalia	5 Gallon	2	<i>Lantana maritima</i> Sole Moon Lantana	1 Gallon	2
<i>Quercus virginiana</i> Southern Live Oak	1.5' Cal. 7 1/2" x 3"W Double Stake	14	<i>Yucca hybrid</i> Orange Yucca	15 Gallon	8	<i>Convolvulus crassum</i> Blue Morning Glory	1 Gallon	2
<i>Thryallis chilensis</i> "hybrid" Thryallis Chilean Mesquite	1.5' Cal. 7 1/2" x 6"W Double Stake	62	<i>Protea rosea</i> Army Cape Palm	15 Gallon	14	<i>Rosmarinus officinalis</i> Prostrate Rosemary	1 Gallon	2
<i>Dialargia sinense</i> Silk Tree	1.5' Cal. 8 1/2" x 3"W Double Stake	80	<i>Leucophyllum candidae</i> "Thunderbolt" Sage	5 Gallon	1	<i>Rapicostegia indica</i> "Culvert"	1 Gallon	2
<i>Ulmus parvifolia</i> Chinese Elm	2.5' Cal. 10 1/2" x 6"W Double Stake	15	<i>Dioscorea alata</i> Hopsed Bush	5 Gallon	8	<i>Muhlenbergia rigens</i> "Dwarf Muhly"	1 Gallon	2
<i>Protea chinensis</i> Chinese Protea	5.0' Cal. 12 1/2" x 6"W	19	<i>Ruellia brittaniana</i> "Keller's Blue"	1 Gallon	2	<i>Nandina domestica</i> "Nana" "Dwarf Heavenly Bamboo"	1 Gallon	2
<i>Cercidium hybrid</i> "Desert Muskogee" Hybrid	5.0' Cal. 12 1/2" x 7"W	42	<i>Tecomaria capensis</i> Cape Honeysuckle	5 Gallon	1	<i>Cassia grandiflora</i> "Bonwood Beauty"	1 Gallon	2
<i>Syagrus romanzoffiana</i> Queen Palm	15 Gallon UOLN, 2 1/2' Box	24	<i>Fajita santiviana</i> Pineapple Guava	5 Gallon	1	<i>Seasonal Annuals</i>	1" Pots @ 1" O.C.	8'
<i>Platanus discolorata</i> Data Palm	1 1/2' Trunk Height Oleander Cut Trunk	1	<i>Mitella rose-sinensis</i> Orchid Bellows	5 Gallon	1	<i>Cynodon dactylon</i> Mint Hydrat	Soil	25,075 S.F.
<i>Apple anuraea</i> Malgo	2.5' Cal. 10 1/2" x 6"W Double Stake	7	<i>Liriodendron japonica</i> Glenn Lilylil	1 Gallon	2	<b>VINES</b>	<b>SIZE</b>	<b>QTY</b>
<i>Pinus edulis</i> Munich Pine	2.5' Cal. 10 1/2" x 6"W Double Stake	15	<i>Dialia bicolor</i> Frostlight Lily	1 Gallon	2	<i>Roupeimilia</i> Sun Naga Red	3 Gallon 7 1/2" 4x4 1 1/2"	84
			<i>Azalea parviflora</i> Alba Vera	1 Gallon	2	<i>Pyracantha fortuneana</i> "graben" Golden Pyracantha	5 Gallon 4x4 1 1/2"	84
			<i>Cassia japonica pulcherrima</i> Red Bird of Paradise	5 Gallon	8			
			<i>Sarcocolla phyllanthoides</i> "Sun Leaf Sarcocolla"	5 Gallon	4	<b>LANDSCAPE MATERIALS</b>	<b>QTY</b>	
			<i>Marrubium oblongum</i> Pillar Plant Desert Clematis	5 Gallon	4	Decomposed granite "Gold"	3/4" Spread 2" Depth	475 TONS
						Concrete Header Extruded	4 1/2"	50 L.F.

McClintock Station

Fore Property Company

March 9, 2015 ATTACHMENT 75



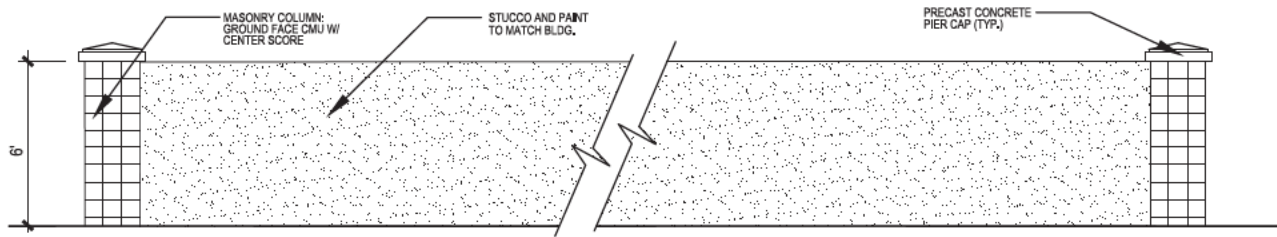


North Pool/ Amenity Area



South Pool/ Amenity Area



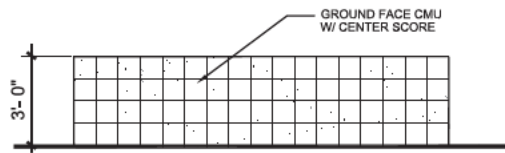


Perimeter Masonry Wall

N.T.S.

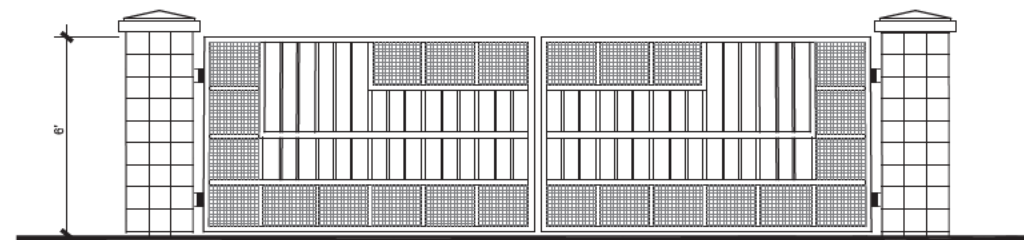


biltform landscape  
architecture group,  
inc.  
11460 North Creek Road, Suite 11  
Portland, Oregon 97228  
Phone 503.285.0293 Fax 503.285.0225  
email dave@biltform.com



Masonry Accent Wall

N.T.S.



ACCESS GATES

N.T.S.

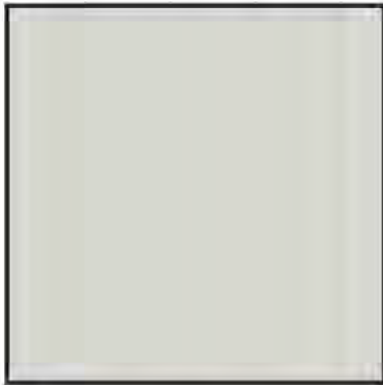
# McClintock Station

Fore Property Company

March 9, 2015

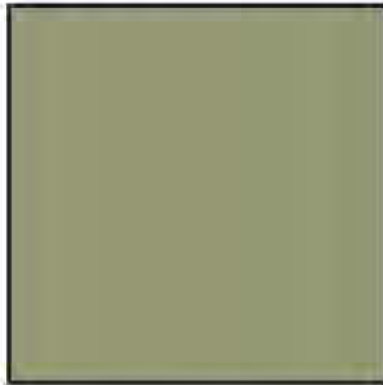


**STUCCO  
(Paint Color 1)**



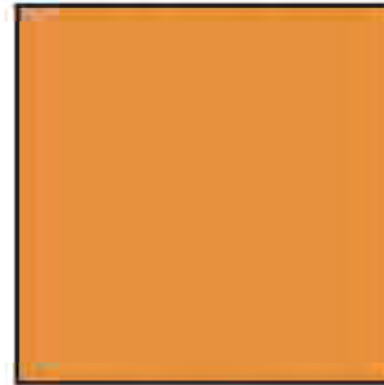
Sherwin Williams  
SW 6197  
Aloof Gray  
LRV 58%

**STUCCO  
(Paint Color 2)**



Sherwin Williams  
SW 6179  
Artichoke  
LRV 21%

**STUCCO  
(Paint Color 3)**



Sherwin Williams  
SW 6657  
Amber Wave  
LRV 30%

**STUCCO  
(Paint Color 4)**



Sherwin Williams  
SW 7074  
Software  
LRV 23%

**STUCCO, PATIO DOOR, GARAGE DOOR  
(Paint Color 5)**



Sherwin Williams  
SW 7020  
Black Fox  
LRV 8%

**STUCCO TRIM  
(Paint Color 6)**



Sherwin Williams  
SW 7006  
Extra White  
LRV 85%



Copyright  
2014  
Project No.  
14024  
Drawn By  
PLOT DATE: 4/8/2018  
DWG SUBMITAL

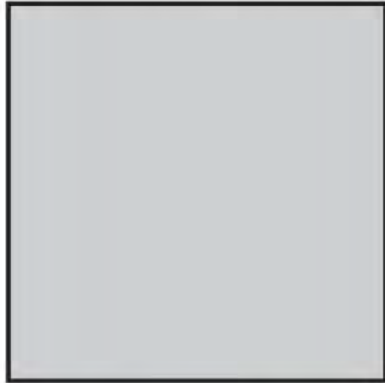
**Womack + Hampton**  
ARCHITECTS, L.L.C.



**McClintock Station**  
Tempe, Arizona  
Just Property Company

Sheet Number  
**SB.1**

**METAL GUARDRAIL, AWNING,  
AND CANOPY**



Anodized Silver

**STOREFRONT SYSTEM**



Clear Anodized Aluminum

**MASONRY VENEER**



Arriscraft: Renaissance  
Montecito  
Rocked Finish

**MASONRY VENEER**



Arriscraft: Renaissance  
Limestone  
Satin Finish

ATTACHMENT 77

ATTACHMENT 81



FLORIDA STATE BOARD OF PROFESSIONAL ENGINEERS  
Copyright  
2014

Project No.  
14024

Drawn By  
PLOT DATE: 4/8/2015

DPK SUBMITTAL

**Womack + Hampton**  
ARCHITECTS, L.L.C.



**McClintock Station**  
Tempe, Arizona  
A Pure Property Company

Sheet Number

**SB.2**

GAMMAGE & BURNHAM  
A PROFESSIONAL LIMITED LIABILITY COMPANY  
ATTORNEYS AT LAW  
TWO NORTH CENTRAL AVENUE  
15TH FLOOR  
PHOENIX, ARIZONA 85004

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

April 23, 2015

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

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

RE: McClintock Station (Tempe Case No. PL140381)  
Summary of April 15, 2015 Tempe Apache Boulevard Association Meeting  
Summary of April 9, 2015 Neighborhood Meeting  
Summary of Mtg. and Correspondence with Hudson Manor  
Summary of E-mail Correspondence with Neighbors and Interested Parties

Dear Diana:

This firm represents Fore Property Company ("FORE" or the "Applicant"). FORE is requesting zoning map amendment, planned area development ("PAD") overlay and development plan review ("DPR") approvals (the "Applications") to allow for the redevelopment of the Tempe Travel Trailer Villa and Pony Acres mobile home park properties totaling approximately 13.2 net acres in size and respectively located at 1831 and 1847 East Apache Blvd. (the "Site") in Tempe. The purpose of the Applications is to accommodate a mixed-use development consisting of 423 market rate apartments, office/retail/restaurant flex space, a leasing office and a clubhouse on the Site (the "Project").

The purpose of this correspondence is to summarize the project team's discussions with the community in regard to the Project to date. The team has made a concentrated effort to reach out to the community. To date, the team has met with members of Hudson Manor and the Tempe Apache Boulevard Association ("TABA"). The team has also conducted an official neighborhood meeting.

**TABA Meeting:**

On April 15, 2015, the Applicant's representatives and legal representative met with members of TABA. The meeting, which was held in the community meeting room at the Apache Boulevard Police Substation began at approximately 12:00 p.m. and lasted approximately one hour and 30 minutes. In addition to the Applicant's representatives and the Applicant's legal representative, approximately 10 members of TABA attended the meeting.

The Applicant's legal representative provided an overview of the Applicant's experience in successfully developing mixed-use developments of a similar scale to the Project, the redevelopment

proposal for the Property, the purpose of the Applications filed with the City, and the Project's general design concept.

Questions asked by TABA members in attendance pertained to 1) the relocation of current residents of the Site, 2) the projected average rent for the Project's apartment units and flex commercial space, 3) the Project's unit mix, 4) the Project's anticipated construction schedule, 5) determining factors in regard to the Project's proposed density and height, 6) if the Project's is being designed to allow for the option of being converted to a for-sale product in the future, 7) FORE's experience with developing transit-oriented projects, and 8) the Project's incorporation of sustainability features. All questions raised during the meeting appeared to be addressed to the satisfaction of the members of TABA in attendance by the Applicant's representatives and/or the Applicant's legal representative.

All members of TABA in attendance at the meeting appeared to support the development of the Project and it is anticipated that TABA will submit a formal letter of support for the Project in the coming weeks.

### **Neighborhood Meeting:**

On April 9, 2015, we held our official neighborhood meeting for the Project at the Four Points by Sheraton Tempe located at the southeast corner of the intersection of Rural Road and Apache Boulevard. The meeting began at approximately 6:00 p.m. and lasted approximately one hour and 15 minutes. Representatives of FORE, Gammage & Burnham, the Site's owners and the Tempe Community Development Department were present. A member of the Tempe Development Review Commission and approximately 20 members of the public also attended the meeting.

The Applicant's legal representative provided an overview of the Applicant's experience in successfully developing mixed-use developments of a similar scale to the Project, the redevelopment proposal for the Property, the purpose of the Applications filed with the City, and the Project's general design concept.

Questions asked by members of the public in attendance at the meeting pertained to 1) general assistance that may be available to help current residents of the Site with relocating, 2) whether the Project will include any "affordable" units, 3) the redevelopment of other underutilized properties along Apache Boulevard, 4) prospective tenants for the Project's flex commercial space, 5) the Project's landscape design, 6) anticipated traffic impacts resulting from the Project, 7) plans for incorporating public art into the Project, and 8) the anticipated average rental rate for the Project's apartment units. All questions raised during the meeting were addressed by the project team.

All members of the public in attendance at the meeting that were not current residents of the Site appeared to support the development of the Project and three neighbors in attendance submitted the enclosed comment sheets expressing support for the Project. Some of the current residents of the Site did express concerns regarding the possibility of having to move as a result of the development of the Project.

Contact information for persons in attendance at the meeting is provided on the enclosed sign-in sheet.

**Meeting and Correspondence with Hudson Manor:**

The Applicant's representative and legal representative met with Phil Amorosi and Matt Salenger of Hudson Manor to discuss the Project prior to the submittal of the Applications to the City. Both the Applicant's representative and legal representative have continued to correspond with Mr. Amorosi and Mr. Salenger since the submittal of the Applications. In general, Hudson Manor appears to be supportive of the development of the Project. Mr. Amorosi's and Mr. Salenger's questions and comments thus far have largely pertained to the Project's design and its incorporation of sustainability features. The Applicant's representative and legal representative have and will continue to work with the adjoining neighborhood.

**Summary of E-mail Correspondence with Neighbors and Interested Parties:**

To date, the Applicant's legal representative has received e-mails from two current residents of the Tempe Travel Villa and a representative of the Union Pacific Railroad. The Applicant's legal representative has also corresponded with Matt Nelson, Escalante Neighborhood Association President, in regard to how the Project's proposed development standards compare to the base development standards allowed by the City. A copy of the Applicant's legal representative's e-mail correspondence with neighbors and interested parties is enclosed.

**Continued Outreach:**

The Applicant's representative and legal representative intend to continue to meet with community members who express an interest in the Project. In the event that any additional correspondence or meetings occur, an update to this report will be provided as we get closer to public hearings.

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

Sincerely,  
GAMMAGE & BURNHAM



By  
Rob Lane  
Land Use Planner

Enclosures

## Robert Lane

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**From:** Robert Lane  
**Sent:** Wednesday, April 15, 2015 6:02 PM  
**To:** 'Juliet Northrop'  
**Subject:** RE: Tempe Travel Trailer Villa

Ms. Northrop:

Thank you for your letter.

We have advised the owners of the Tempe Travel Trailer Villa ("TTTV") of your letter and they will be contacting you to discuss your questions and comments in regard to the redevelopment of the TTTV property.

In regard to your comment pertaining to trees, the minimum landscape coverage to be provided for the proposed project is approximately 30 percent. 30 percent landscape coverage is a significant amount for a development within an urban setting. The intent of the project's landscape design is to create garden-like environments that are segregated from vehicular traffic and to create a park-like feel for residents and guests. The proposed landscape materials, including 11 species of trees, will add to the desired garden-like environment and provide ample shade for pedestrians passing by and walking through the site. The project also includes open spaces for family gathering and children's recreation, including multiple pools.

Please let us know if you have any questions in regard to the proposed project's uses and design or the City of Tempe review process for the development proposal.

Thanks again,  
Rob

Robert Lane  
Land Use Planner  
602.256.4439 Direct | [rlane@gblaw.com](mailto:rlane@gblaw.com)

-----Original Message-----

From: Juliet Northrop [REDACTED]  
Sent: Sunday, April 12, 2015 1:33 PM  
To: Robert Lane  
Subject: Tempe Travel Trailer Villa

Tempe, April 12, 2015

Gammage & Burnham  
Phoenix, Arizona

Dear Rob Lane,

Thank you for your letter informing us of your entitlement applications regarding the redevelopment of Tempe Travel Trailer Villa and Pony Acres mobile home park.

My husband and I are residents of Tempe Travel Trailer Villa. We were unable to attend the meeting on Thursday, April 9, 2015, as my husband is traveling in Europe until end May, and I work until 7 PM on Thursdays as an RN case manager [REDACTED] in Tempe. I am joining him in Europe and then we would like to come to the meetings in June, if it is not too late to voice opinions then.

I understand the concept of developing the area itself along the light rail, but disagree with the need to take down these two parks. Tempe Travel Trailer Villa is absolutely the nicest RV park around, we've tried many. If your goal is to "further diversify the mix of uses along the light rail corridor" I would think it would be more attractive to take down Midway Trailer Park and that sad area between River Drive and the Post Office, on both sides of the street. There is a bad energy flow there unfortunately due to some poverty-stricken individuals, and the streets at night here are not safe. When my husband and I go walking, we always head down toward Tempe where the entire route is developed, safe, and there are parks with trees.

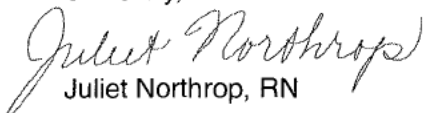
If the area between Midway Trailer Park and the Post Office were cleaned out and developed, the light rail would be inviting all along the way from Tempe to Mesa and Gilbert.

If you destroy our park, you will have one park left across the street from Tempe Travel Trailer Park, which is always full and very small. It is expensive in the winter, and there are a lot of university professors there. Tempe Travel Trailer Park is a mix of resident adult families, retirees and then a few moving travelers that stop through here every year, and it is usually almost full. That also represents diversity. We are residents of Tempe, soon to retire and wish to keep our spot, it is perfect and economical for us.

Another concern is that there are over 50 large old trees here with lots of bird life, and trees give off needed oxygen to the valley. Midway Trailer Park has no trees, and I'm afraid to walk by there even in the daytime, and even though there is a police station nearby. That unhealthy "midway" area is only a 5-minute walk toward Mesa from our park. I would be concerned about bringing children to your development here if that area isn't dealt with as a first priority.

Again, thank you for sharing the plans. I hope we all find a good resolution.

Sincerely,

  
Juliet Northrop, RN

**NEIGHBORHOOD MEETING**

McClintock Station (Planning Case No. PL140381)

Four Points by Sheraton Tempe – East Ballroom  
1333 South Rural Road  
Tempe, AZ 85281

On Thursday, April 9, 2015 at 6:00 p.m.

- I SUPPORT
- I DO NOT SUPPORT
- I AM NEUTRAL
- I HAVE NOT DECIDED

COMMENTS:

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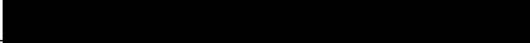
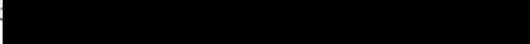
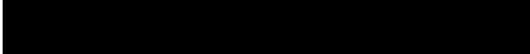
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NAME: **BOB STAFFORD**  
ADDRESS:   
CITY:   
TELEPHONE:   
EMAIL: 

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM  
ATTN: ROB LANE  
TWO N. CENTRAL AVENUE, 15<sup>TH</sup> FLOOR  
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

RLANE@GBLAW.COM



**NEIGHBORHOOD MEETING**

McClintock Station (Planning Case No. PL140381)

Four Points by Sheraton Tempe – East Ballroom  
1333 South Rural Road  
Tempe, AZ 85281

On Thursday, April 9, 2015 at 6:00 p.m.

- I SUPPORT
- I DO NOT SUPPORT
- I AM NEUTRAL
- I HAVE NOT DECIDED

COMMENTS:

THIS IS PROGRESS !!

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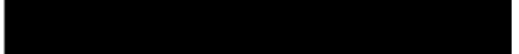
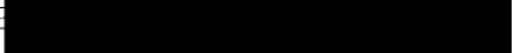

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NAME: BARBARA STAFFORD  
ADDRESS:   
CITY:   
TELEPHONE:   
EMAIL: 

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM  
ATTN: ROB LANE  
TWO N. CENTRAL AVENUE, 15<sup>TH</sup> FLOOR  
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

RLANE@GBLAW.COM

**NEIGHBORHOOD MEETING**

McClintock Station (Planning Case No. PL140381)

Four Points by Sheraton Tempe – East Ballroom  
1333 South Rural Road  
Tempe, AZ 85281

On Thursday, April 9, 2015 at 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

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NAME: *PHILIP R. AMOROSI*  
ADDRESS: [REDACTED]  
CITY: [REDACTED]  
TELEPHONE: [REDACTED]  
EMAIL: [REDACTED]

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM  
ATTN: ROB LANE  
TWO N. CENTRAL AVENUE, 15<sup>TH</sup> FLOOR  
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

RLANE@GBLAW.COM

**From:** JoAnn Domitrovich [REDACTED]  
**Sent:** Friday, March 27, 2015 9:54 AM  
**To:** Robert Lane  
**Subject:** Re: Letter 3/19/15...2nd Request

They did...thank you! JD

On Mar 27, 2015, at 9:35 AM, Robert Lane <[rlane@gblaw.com](mailto:rlane@gblaw.com)> wrote:

Ms. Domitrovich,

Mike and/or Sally McCullough of the ownership group will be contacting you to address your questions regarding the TTTV park.

Thanks,  
Rob

**Robert Lane**  
602.256.4439 Direct | [rlane@gblaw.com](mailto:rlane@gblaw.com)

**From:** JoAnn Domitrovich [REDACTED]  
**Sent:** Thursday, March 26, 2015 12:11 PM  
**To:** Robert Lane  
**Subject:** Re: Letter 3/19/15...2nd Request

Hello,  
Thanks for your response. Did you forward this email to all of the owners of the park or is there one representative?  
Thanks,  
JoAnn Domitrovich

On Mar 26, 2015, at 11:01 AM, Robert Lane <[rlane@gblaw.com](mailto:rlane@gblaw.com)> wrote:

Ms. Domitrovich,

Thank you for your e-mails. I apologize for not responding sooner.

We represent Fore Property Company, the prospective buyer of the Tempe Travel Trailer Villa park.

We do not represent the owner of the park. However, we have forwarded your questions regarding the park to the owner. The owner will be contacting you to respond to your questions.

Also, we'd be more than happy to address any questions you have in regard to the proposed development's uses and design, as well as the City of Tempe's review process.

Thanks again,  
Rob

## Robert Lane

Land Use Planner  
602.256.4439 Direct | [rlane@gblaw.com](mailto:rlane@gblaw.com)

<image001.png>

2 North Central Ave., 15th Floor | Phoenix, AZ 85004  
602.256.0566 | 602.256.4475 Fax | [www.gblaw.com](http://www.gblaw.com)

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**From:** JoAnn Domitrovich [REDACTED]  
**Sent:** Thursday, March 26, 2015 9:00 AM  
**To:** Robert Lane  
**Subject:** Fwd: Letter 3/19/15...2nd Request

In your letter you state to contact you for questions. I called and sent an email. I have not heard from you.

Thanks!

JoAnn Domitrovich

Begin forwarded message:

**From:** JoAnn Domitrovich [REDACTED]  
**Date:** March 24, 2015 at 8:56:23 AM MST  
**To:** "[rlane@gblaw.com](mailto:rlane@gblaw.com)" <[rlane@gblaw.com](mailto:rlane@gblaw.com)>  
**Subject:** Letter 3/19/15

Dear Mr Lane,

I received a letter from your company yesterday and I have a few questions. I have been a part time resident at TTTV a [REDACTED] for the past eight years. I am concerned about this letter and the implications it has on my residence here in Tempe. My questions are-

1. Who hired your firm?
2. How is my park going to be affected in this development?
3. Do the owners have a say in this proposal? Are they going to sell the park?
4. How long before this project will start and how long will it last?

I will attend your meeting but had these nagging questions that is bothering me.

Thanks,

JoAnn Domitrovich