

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 08/11/2015

Agenda Item: 6

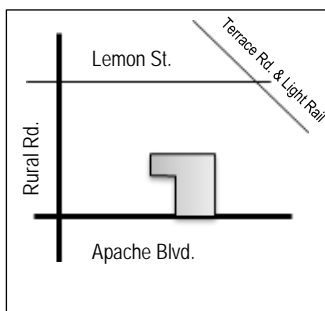
**ACTION:** Request for an Amended Planned Area Development Overlay and a Development Plan Review for a new mixed-use 14-story development for **1000 EAST APACHE**, located at 1000 East Apache Boulevard. The applicant is Snell & Wilmer LLC.

**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:** **1000 EAST APACHE (PL150208)** is proposed a 14-story (plus rooftop amenity deck) mixed-use development containing 384 dwelling units, 3,838 square feet of commercial space, and 195 square feet of restaurant space. The development is designed to serve the needs of university students. This site, previously named The Retreat at 1000 Apache, received approval in 2008 for two five-story, 67' high mixed-use buildings containing student housing, retail/restaurant, and a parking garage. An administrative amendment to the PAD was approved in 2009 to adjust the number of provided parking spaces and allow small reductions in the side and rear building setbacks. A second PAD amendment was approved by the City Council in 2013 which increase the number of dwelling units, increased the building height to 14 stories (170'), and decrease the landscape coverage and rear building setback. In February 2015, the City Council approved a time extension for the existing PAD that requires the owner to submit a building permit by January of 2016. This request includes the following:

1. Amended Planned Area Development Overlay to modify standards for density, building setbacks, landscape area, and vehicle parking.
2. Development Plan Review including site plan, building elevations, and landscape plan.



Property Owner	Cav-Core-Tempe LLC
Applicant	Nick Wood, Snell & Wilmer, LLP
Current Zoning District	MU-4 PAD, TOD [Mixed-Use High Density, Planned Area Development Overlay, Transportation Overlay District (Corridor Area)]
Gross/Net site area	1.80 acres
Density/Units	213 du/ac / 384 units (181 du/ac / 326 units allowed by existing PAD)
Total Building area	641,864 s.f.
Lot Coverage	73% (73% max allowed by existing PAD)
Building Height	160' (170' to top of elevator) (160'-170' max allowed by existing PAD)
Building Setbacks	12' front, 25'-8" side-east, 8'-4" side-west (north part), 9'-4" side-west (south part), 1' side-south (garage facing Apache), 6'-3" rear [0' front, 13' side-east, 7' side-west (north part), 6'-4" side-west (south part), 0' side-south (garage facing Apache), 6' rear]
Landscape area at grade	13% (14% min allowed by existing PAD)
Vehicle Parking	417 spaces provided with requested parking reduction (713 min required by TOD)
Bicycle Parking	394 spaces (with site plan corrections) (394 min required by code)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Karen Stovall, Senior Planner (480) 350-8432

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Karen Stovall, Senior Planner

Reviewed by: Ryan Levsque, Deputy Director - Planning

**COMMENTS:**

This 1.8 acre site is currently vacant and located on the north side of Apache Boulevard, approximately 475 feet east of Rural Road. The property is currently zoned MU-4 PAD and is within the TOD Corridor area, with the light rail line running along Terrace Road to the northeast. The site is surrounded on the north by multi-family residential, on the west by a mixed-use development (922 Place), and on the east by a hotel. To the south, across Apache Boulevard, is a mixed-use development (The District) and a restaurant with drive-through.

The most recent approval for this site was granted in 2013 for the project known as The Grove at 1000 East Apache. This was a mixed-use project for a new 14-story building containing 326 dwelling units and 6,250 square feet of retail with a total building area of 726,348 square feet. The PAD for The Grove was granted a time extension in February of this year which requires that a building permit application is submitted no later than January 10, 2016.

The project site sits within the boundaries of a prehistoric archaeological site known as La Plaza Tempe. La Plaza is the largest and most significant prehistoric resource known to exist in the city, with many human remains and other objects of cultural significance having been located throughout the expansive site. Accordingly, per the process specified in § 14A-4(k) of the Tempe Historic Preservation Ordinance, the Tempe Historic Preservation Commission has classified all parcels within the known boundaries of La Plaza Tempe as Archaeologically Sensitive. While this classification does not trigger any City-mandated archaeological monitoring requirements, it does serve as notice of the project site's archaeological potential and the need to comply with all applicable state and federal cultural resource laws. The Salt River Pima-Maricopa Indian Community ("SRP-MIC") Cultural Resources Department requests that the project development team ensure archaeological monitoring during any on-site ground disturbing activities and enroll all who will be involved in on-site ground disturbing activity in SRP-MIC's cultural sensitivity training course. The applicant voluntarily met with the SRP-MIC on June 23, 2015 to discuss the site's prehistory and potential for archaeological discoveries.

This request includes the following:

1. Amended Planned Area Development Overlay to modify standards for density, building setbacks, landscape area, and vehicle parking.
2. Development Plan Review including site plan, building elevations, and landscape plan for a 15-story, 170' high (to top of elevators) building containing 384 dwelling units, 3,838 square feet of commercial space, 195 square feet of restaurant space, and a five-level, above grade parking structure.

The applicant is requesting the Development Review Commission provide recommendations to City Council for both items listed above.

**PRELIMINARY SITE PLAN REVIEW**

- May 20, 2015: Preliminary Site Plan Review (site plan only) was completed. Plan identified a 160' high building with 386 dwelling units and an unidentified commercial area. Comments included the need for a parking study, revised traffic impact study, identification of above grade patios, undergrounding overhead utilities, and to provide calculations for open areas of the parking garage due to building setbacks. Staff recommended a second SPR with elevations prior to formal submittal.

- June 17, 2015: Formal application was submitted and a second SPR was completed. Building elevations identified metal mesh at entire exterior of the garage. Comments included: need to address Building Code requirements pertaining to the limit of percentage of openings along the garage due to the proximity of the building to the property lines; recommendation to introduce relief or pattern into the stucco portions of elevations to break up blank walls; exhibit horizontal rather than sloping lines at the exterior of the garage; introduce a linear design or accentuate floor levels of the garage to break up the mesh; provide a more detailed storefront along Apache; use a more decorative screen to compliment the building architecture (examples provided); and provide complete use of accent materials on all elevations.
- July 16, 2015: Third SPR was completed. Applicant identified a solid block wall on the south garage elevation, added windows and reveals to all elevations, added mullions to the storefront, and added metal panels to the north elevations. Comments made by staff included: break up the five-story block wall of the garage with decorative metal panels, a mix of block, or other means; carry the vertical window lines down the entire length of the building using mesh, decorative block, etc. at the garage; where openings in the garage are permitted, screen the vehicles with a 3' high wall.

#### **PUBLIC INPUT**

- Neighborhood meeting was required.
- Neighborhood meeting held: June 23, 2015 at 6:00 p.m. at the Four Points by Sheraton, Tempe.
- Excluding the applicant's team and city staff, approximately 11 individuals attended. No concerns were raised by attendees. Discussion pertained to building design, occupancy, and use of units for student housing. See the attached summary of the meeting provided by the applicant.

#### **PROJECT ANALYSIS**

##### **PLANNED AREA DEVELOPMENT**

The most recent PAD amendment was approved for this site in 2013. The applicant requests an Amended Planned Area Development consisting of 384 dwelling units within a 14-story building. The requested standards would result in a development that is denser than previously approved (58 additional units) but has the same number of total bedrooms (833). A hammer head was previously identified for fire access; at the request of the Fire Department, the proposed plan identifies a looped fire lane, which caused a slight reduction in the percentage of at-grade landscape area. Also due to the looped fire lane, the east setback is almost double the previously approved 13'. An increased south setback along Apache is also provided, which creates patio space south of the building.

The table below shows a comparison of the base development standards, existing approved development standards, and the proposed development standards for the property.

# 1000 EAST APACH – PAD Overlay

Standard	MU-4 TOD	Existing MU-4 PAD, TOD	Proposed MU-4 PAD, TOD	Change
Residential Density (du/ac)	NS	181	213	Increase
Building Height (feet) [Exceptions, see Sec. 4-205(A)]				
Building Height Maximum	NS	160' 170' (top of elevator)	160' 170' (top of elevator)	n/a
Building Height Step-Back Required Adjacent to SF or MF District [Sec. 4-404, Building Height Step-Back]	Yes	Yes	Yes	
Maximum Lot Coverage (% of net site area)	NS	73%	73%	n/a
Minimum Landscape Area (% of net site area)	NS	14%	13%	Decrease
Setbacks (feet) (a) [Exceptions, see Sec. 4-205(B)]				
Front - south (Apache Blvd.)	Max 20'	0'	12'	Increase
East side	NS	13'	25'-8"	Increase
West side – south part	NS	6'-4"	9'-4"	Increase
West side – north part	NS	7'	8'-4"	Increase
South side – garage facing Apach	NS	0'	1'	Increase
Rear - north	NS	6'	6'-3"	Increase
Vehicle Parking	.75/bedroom, +.2/unit for guests; 1/300 retail SF (25% of SF waived); 1/75 restaurant SF (25% of SF waived)	.81/bedroom +.2/unit for guests; 1/300 retail SF (25% of SF waived); 1/75 restaurant SF (25% of SF waived)	.47/bedroom, no add'l for guests; 1/300 retail SF (25% of SF waived); 1/75 restaurant SF (25% of SF waived)	Decrease
Bicycle Parking	.75/unit (studio, 1 & 2 bdrms), 1/unit (3 & 4 bdrms), +.2/unit for guests; 1/7,500 retail SF; 1/500 restaurant SF	.75/unit (1 & 2 bdrms), 1/unit (3 & 4 bdrms), +.2/unit for guests; 1/7,500 retail SF; 1/500 restaurant SF	.75/unit (studio, 1 & 2 bdrms) 1/unit (4 bdrm) +.2/unit for guests; 1/7,500 retail SF; 1/500 restaurant SF	n/a

The Transportation Overlay District requires residential vehicle parking at a ratio of .75 per bedroom plus .2 per unit for guest parking. This results in a requirement of 702 spaces for the residential use. The proposed PAD uses a ratio of .47 per bedroom and no additional parking spaces for guests, which results in a total of 392 residential spaces required. The applicant has provided a Parking Study for justification of this reduction, which is included in the attachments. The quantity of residential parking spaces provided is significantly less than that required by the TOD Overlay but reflects the centralized location of the development, presence of the light rail, and type of residents (students) expected to occupy the units. Additionally, there is less of an impact for vehicle spillover and not connected to neighboring streets. Retail and guest parking ratios comply with the TOD requirements. Three on-street parking spaces are provided on Apache in addition to the 414 total provided.

A traffic impact study (TIS) was provided by the applicant and approved by the Public Works Department, Traffic Engineering Division. The executive summary is included as an attachment.

Section 6-305 D. Approval criteria for P.A.D. (*in italics*):

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.* The development fulfills the projected land use and residential density of the General Plan by developing a mixed-use project at a density above 65 du/ac. The proposal is a compact infill development that incorporates transit-oriented design within the light rail corridor area.
2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed.* The requested development standards take the site context into

consideration. Sufficient setbacks are provided for emergency access, and the increased setback adjacent to the street will encourage a more pedestrian-friendly atmosphere along Apache Boulevard.

3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* The project locates the largest building setback along the east property line, adjacent to an existing two-story hotel. The reduced setbacks are designed adjacent to property lines that border the parking lot of existing apartment complexes to the north and a 116' high mixed-use development of similar character (922 Place) to the west.

## **DEVELOPMENT PLAN REVIEW**

### **Site Plan**

The property is 1.80 acres and is an irregularly shaped lot. The development will include a new, eight-foot wide detached sidewalk adjacent to Apache, which continues as detached to the west. Vehicular access is provided by a single driveway, which is fixed by the existing median break in Apache Boulevard. The driveway leads to a porte-cochere and directs vehicles to surface parking spaces and a five-level, above grade parking garage that is partially surrounded by the building. The north end of the drive aisle connects to a 20' wide, looped fire lane that leads to an emergency and refuse access driveway provided near the east property line; this driveway will be gated and posted with a "Do Not Enter" sign. The vertical opening of the porte-cochere and fire lane clearance beneath the building is a minimum 13.5' high to comply with fire access requirements.

Building entrances are provided at multiple points along the first floor. A retail area fronts Apache on the east side of the driveway, and a small coffee bar fronts Apache on the west side. The plan identifies two residential lobbies, one on each side of the drive aisle; both lobbies connect to stairs and elevators that lead to the upper building floors. The parking garage is designed with two stairwells and access to interior corridors that connect to elevators.

A condition is included to modify the vehicle and bicycle parking areas on the east side of the drive aisle to allow greater separation between the vehicle overhang and bike spaces directly to the east. Another condition corrects the number of bicycle spaces identified on the plan (to comply with minimum space dimensions) and requires that additional bike spaces be located interior to the building to meet the minimum number required by code.

### **Building Elevations**

The building is of contemporary design and will complement the architecture of 922 Place directly to the west. The massing addresses the scale of existing buildings along Apache; the portion closest to Apache is 10 stories high while the north side is 15. The design includes a post-tensioned concrete structure with exteriors of exposed concrete, high efficiency glazing, and cladding of Exterior Insulation and Finish System (EIFS) and metal. EIFS colors include off-white (the majority of the building) and gray (lower portions). White, perforated, metal panels surround the three amenity decks on the fifth, 10<sup>th</sup>, and 15<sup>th</sup> levels. The five-level parking garage that protrudes from the northwest corner of the building is constructed of gray, integral colored concrete masonry units with bands of gray, split-face masonry units for accent. Openings in the garage are screened with stainless steel metal mesh. Metal mesh is also used on top of the masonry in a vertical fashion to mimic the vertical window design above. Conditions are included to modify the garage elevations to eliminate the metal mesh laid over the masonry and modify the color and increase the amount of the split-face masonry to create a greater accent along the garage elevations. A condition is also included to integrate all exposed concrete into the building design.

### **Landscape Plan**

Grade-level landscaping totals 13 percent; however, three rooftop decks are provided at the fifth, 10<sup>th</sup>, and 15<sup>th</sup> levels. These levels contain: landscaping and seating (fifth floor deck); landscaping, seating, grills, a fire pit, and game area (10<sup>th</sup> floor deck); and landscaping, seating, grills, lounge areas, a television, and a pool (15<sup>th</sup> floor deck). At-grade landscaping includes trees protected by grates adjacent to Apache, within a landscape island in the courtyard, and along the west and east property lines. Shrubs and groundcover are provided in areas adjacent to the building where trees are prohibited due to the building overhead. No trees are proposed along the north property line due to the placement of electrical equipment, the fire pump room, and generator. Conditions are included to increase the number of trees adjacent to Apache and to modify the tree species in the parking lot landscape island.

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 building is designed with variation in materials, colors, fenestration, and wall planes along all elevations. The design provides variety in the streetscape.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the second floor cantilevers over the first floor along Apache, providing a shaded walkway and patios for pedestrians at the ground level. The construction of a detached sidewalk along Apache will allow shade trees on the south side of the sidewalk to shade pedestrians in front of the building. Cantilevered floors provide shade for building windows, and windows are designed using double pane, low-e glazing.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; materials are of high quality and compatible with adjacent developments.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; in order to respect the scale of other developments in the immediate vicinity, the building form places the highest elements in the rear and lower elements adjacent to Apache. The fire lane is located along the east side of the building, providing the largest setback adjacent to an existing two-story development to the east. The building is appropriately scaled relative to the site and surroundings.
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*; variation is provided in wall planes, materials, and heights to relieve monotony. The building setback at the ground level and use of storefront glazing define the base at the pedestrian level along Apache. The building stepback at the 12<sup>th</sup> floor creates a well-defined top.
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*; building façades respond to the orientation of each side. The elevation along Apache has high transparency to the commercial and lobby areas on the first floor, creating visibility at the street level.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; the project conforms to the pedestrian oriented design standards of the Transportation Overlay District, including maximum/minimum building setbacks, location of building entrances, ground floor windows, street-facing façades, pedestrian amenities, and sidewalk, open space, and landscape standards. This design will support transit patronage.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; vehicular access is provided by a single driveway on Apache, where cars are directed to surface parking spaces and a parking garage. Colored concrete pavers are proposed for the patio areas directly north of Apache, which will delineate pedestrian areas from vehicular routes paved with asphalt.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*; the site plan has been reviewed by the Police Department and complies with required safety design elements. The height of proposed landscaping adjacent to pedestrian paths and lighting requirements both outside and within the parking garage will comply with CPTED principles. The applicant has volunteered to complete a security plan that will be reviewed by Police.

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; the plan identifies Thornless Palo Verde trees adjacent to the street frontage to continue this street tree theme along Apache. Landscape planter areas border the north side of the sidewalk and the base of the building to delineate pathways and signal driveway locations.*
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; signs are subject to separate development plan review.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting will comply with current code requirements to meet minimum illumination levels and be non-intrusive to adjacent properties.*

### **Conclusion**

Based on the information provided and the above analysis, staff recommends approval of the requested Amended 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, alternate setbacks, building heights, and landscape design.
4. The proposed project meets the approval criteria for a Planned Area Development Overlay and Development Plan Review.

### **PLANNED AREA DEVELOPMENT 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. Except as modified by conditions, development shall be in substantial conformance with the 3<sup>rd</sup> Amended Planned Area Development for 1000 East Apache cover sheet and site plan.
2. A building permit application shall be made on or before two years from the date of City Council approval, or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
3. The 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 (September 28, 2015), or the Amended Planned Area Development approval shall be null and void.
4. The 3<sup>rd</sup> Amended Planned Area Development Overlay for 1000 East Apache 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.
5. The 11 vehicle parking spaces for commercial users must be signed for exclusive commercial guest use during business hours and may be used by residents only after the last business on-site has closed.

## DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

### General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan, elevations, and landscape plan dated July 23, 2015. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. The development shall prepare, at the time of initial building permits, ready-to-use commercial space for tenant leasing. The permit submittal shall include the following: adequate roof space, evidence of roof structural support, and internal set lines for future adequate commercial space air conditioning (HVAC); provide a shaft to ventilate to the roof for commercial cooking exhaust; and a designated location for potential grease trap interceptor if needed.
3. At least (70) parking spaces shall remain unrestricted and accessible for guest use.
4. New construction shall be sound mitigated resulting with indoor noise levels not to exceed a day night-level (DNL) of 45 decibels.
5. At the completion of development, the developer shall make any necessary street repair and pavement improvements within 300 feet of the site resulting from damage from construction activity.

### Site Plan

6. To increase the clearance between the vehicle parking spaces adjacent to the 288-space bicycle parking area, reduce 1) the length of the vehicle parking spaces from 18' to 16' (with two-foot overhang) and 2) the width of the walkways between the rows of bicycle parking from six feet to five feet. These modifications will create a two and one-half foot clearance between vehicle overhangs and the west row of bicycle parking spaces.
7. The site plan shall be modified to note a total of 204 at-grade bicycle parking spaces that comply with standard detail T-578. The additional 190 bicycle spaces shall be provided and identified within dwelling units or elsewhere interior to the building.
8. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 6'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
9. 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.
10. Provide upgraded paving at the west driveway for a distance of 20'-0" from the back of sidewalk and from curb to curb at the drive edges.
11. 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.
12. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

### Floor Plans

13. Exit Security:
  - a. Provide visual surveillance by means of fire-rated glazing assemblies from office stair towers into adjacent circulation spaces.



- b. In instances where an elevator or stair exit in the office or garage 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.
14. 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
  15. Garage Security:
    - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
    - b. Paint interior wall and overhead surfaces in garage floor levels with a highly reflective white color, minimum LRV of 75 percent.
    - c. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
  16. Parking Garage:
    - a. Minimum required parking dimensions shall be clear of any obstructions.
    - b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
    - c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

### Building Elevations

17. Except as modified by conditions, the materials and colors are approved as presented:

Exposed building walls – cast in place concrete

Primary EIFS color – Dryvit – integral color, sand pebble fine, Moonlight DV612

Secondary EIFS color – Dryvit – integral color, sand pebble fine, Tattletale DV615A

Metal accent panel – Metal Sales – Magna-Loc Panel, Corten AZP Raw finish

Parking garage metal mesh – Cambridge Architectural – "braid" flexible stainless steel, 65% open

Perforated metal panel – McNichols – quality round perf galvanized panel, ½" round holes, white powder coated

Parking garage concrete masonry unit – Western Block – 8x8x16, smooth, Route 66

Secondary parking garage concrete masonry unit – Western Block – 8x8x16, split face, Route 66 (see condition #18)

Glazing – double pan, blue tint, low-E

Window frames – matte black 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.

18. Where floor-to-ceiling metal mesh is proposed on the garage, provide a three-foot high screen wall of smooth CMU (color Route 66) to screen vehicles within the garage.
19. Modify the color of the split face block to an integral colored white block to closely match the white EIFS (color Moonlight).
20. Eliminate the metal mesh laid over the split face concrete masonry units.
21. Where flush with EIFS walls, exposed concrete shall be painted to match the adjacent EIFS.

22. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
23. Conceal roof drainage system within the interior of the building.
24. 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.
25. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
26. 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**

27. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting.
28. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance.

### **Landscape**

29. Except as modified by conditions, 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.
30. Trees on Apache shall be single trunk Desert Museum Hybrid Palo Verde (planted with a minimum 36" boxsize).
31. Provide street trees within 4' x 12' wide cast iron grate.
32. Increase the number of Palo Verde trees on the east side of the driveway from three to four.
33. Replace the three Ironwood trees in the parking lot landscape island with two Chilean Mesquite trees.
34. 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.
35. 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.
36. 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.
37. 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**

38. Provide an address sign on the building elevation facing the street to which the property is identified.

- a. Conform to the following for building address signs:
  - 1) Provide street number only, not the street name
  - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
  - 3) Self-illuminated or dedicated light source.
  - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
  - 5) Do not affix number or letter to elevation that might be mistaken for the address.
- b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
- c. Provide one address sign on the roof of the building. Orient sign to be read from the south.
  - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
  - 2) Provide high contrast sign, either black characters on a light surface or white characters on a black field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not compromised.
  - 3) Do not illuminate roof address.

### CODE/ORDINANCE REQUIREMENTS:

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

- 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:**

- Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: [www.tempe.gov/index.aspx?page=949](http://www.tempe.gov/index.aspx?page=949). Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
- 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.
  - 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 13'-6" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
  - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.
- ENGINEERING:
  - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
  - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
  - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
  - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
  - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
  - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with

standard detail DS-116.

- Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
  - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
  - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- **DRIVEWAYS:**
    - Construct driveways in public right of way in conformance with Standard Detail T-320. 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:**

Mid Century Office Building

September 19, 1962: Building Permit issued for two-story office building located at 1000 East Apache Boulevard in the C-2, General Commercial District. Final inspection made for the construction on April 19, 1963. Building (demolition) Permit issued on March 17, 2008 to remove the existing fire damaged

building at 1000 East Apache Boulevard.

## LandSource Proposal

May 8, 2006: LandSource Tempe, an eighteen (18) story mixed-use project featuring street front retail and including 104 residential and four live/work condominiums at 948 and 1000 East Apache Boulevard in the CSS District, was presented to the Apache Boulevard Project Area Committee. The proposal was favorably received. The project subsequently grew to nineteen (19) stories before being shelved by LandSource Holdings LLC in late 2006.

## The Retreat (Zoning change and PAD)

July 29, 2008: The Development Review Commission approved the request by the Retreat @ 1000 Apache for a Development Plan Review and recommended approval to City Council for a Zoning Map Amendment and Planned Area Development Overlay for two five-story mixed use buildings, 67'-0" high, including support spaces and 124 student housing units of 162,629 sf. and retail/restaurant area of 4,352 sf. and for one five level parking garage, 52'-0" high, with an area of 96,665 sf. including one subterranean level, located at 1000 East Apache Boulevard in the CSS, Commercial Shopping and Service District. The Retreat previously had been reviewed on March 10, 2008 by the Apache Boulevard Project Area Committee, on March 12 and May 14, 2008 by the Tempe Apache Boulevard Association and was presented in a neighborhood meeting on June 23, 2008. The request included the following:

DPR08093 – Development Plan Review including site plan, building elevations and landscape plan (this approval has expired).

Note: during this hearing the Commission modified two ZON/PAD conditions of approval (#7 and #8). These conditions concerned building setbacks and were expanded to state that garage ventilation retaining walls for shafts to the subterranean level are allowed within the building setback but are to be no less than 4'-0" from the adjacent north and west property lines. These modified conditions are now part of the Amended PAD (PAD09003).

ZON08003 – (Ordinance No. 2008.30) Zoning Map Amendment from CSS, Commercial Shopping and Service District to MU-4 (PAD, TOD), Mixed-Use, High Density District with a Planned Area Development Overlay and within the Transportation Overlay District.

PAD08008 – Planned Area Development Overlay to establish development standards to allow a maximum density of 70 dwelling units per acre, maximum building height of 67'-0", minimum building setbacks of 0'-0" at front and side yards, minimum 7'-0" building setback at rear yard, maximum building lot coverage of sixty-four (64) percent, and minimum landscape lot coverage of nineteen (19) percent.

September 11, 2008: The City Council approved the request for The Retreat @ 1000 Apache located at 1000 East Apache Boulevard. The request included a Zoning Map Amendment and a Planned Area Development Overlay, as detailed in the July 29, 2008 entry above.

April 6, 2009: Development Services (Community Development) staff administratively approved the minor modification request for the Planned Area Development Overlay (PAD) for The Retreat @ 1000 Apache. The (1<sup>st</sup>) Amended PAD (PAD09003) consists of an adjustment to the amount of vehicular parking provided (the required amount of parking was not reduced), an eight inch reduction of Building 1 side yard and Building 3 rear yard setbacks (from 7'-0" to 6'-4") and an exemption of first floor bedroom window separation from adjacent on-site pedestrian walkways.

March 22, 2011: The Development Review Commission approved the request by the Retreat @ 1000 Apache for a

Development Plan Review (DPR11038). This Development Plan Review replaced DPR08093, which expired when the building safety plan check period for the Retreat expired. DPR11038 has also expired.

#### 1 Lot Subdivision Plat

September 9, 2008: The Development Review Commission approved the Preliminary Subdivision Plat for the Retreat @ 1000 Apache. The project is located at 1000 East Apache Boulevard in the MU-4 (PAD) (TOD) District.

September 18, 2008: The City Council approved an abandonment of an 8'-0" wide by 60'-0" long appendage of public alley at 1000 East Apache Boulevard (Ordinance 2008.44). The purpose of the abandonment is to allow the appendage to be purchased by the developer and incorporated into the site for the Retreat.

October 15, 2008: Quit Claim Deed per Ordinance 2008.44. Quit Claim Deed conveys the 8'-0" wide by 60'-0" long alley parcel north and adjacent to parcel 132-73-116A from City of Tempe to 1000 EAST, L.L.C.

October 28, 2008: Special Warranty Deed per Escrow No. CT2720700. The Special Warranty Deed conveys property from the Leonard J. Erie and Susan M. Erie Living Trust to 1000 EAST L.L.C. This property is described as follows: "The North 130 feet of the West 105 feet of the East 165 feet of the West 594 feet of the South 343 feet of the Southwest quarter of the Northwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian of Maricopa County, Arizona." This property is the westernmost "panhandle" of the site. Note: With this conveyance, unification of all parcels that make up the site under the ownership of 1000 EAST, LLC is completed.

January 22, 2009: The City Council approved the request for The Retreat @ 1000 Apache for a Final Subdivision Plat on +/-1.80 acres located at 1000 East Apache Boulevard. The Final Subdivision Plat combined the parcels and former alley into one lot and made public right of way dedication on Apache Boulevard.

February 05, 2009: The Final Subdivision Plat for "The Retreat @ 1000 Apache" was recorded in the official records of the Maricopa County Recorder's Office (MCR # 2009-0097428).

#### The Grove

October 11, 2012: The Grove was presented at a regular session of the Tempe Apache Boulevard Association. The presentation was favorably received by members of the association.

October 23, 2012: The Grove was presented at the Development Review Commission pre-session.

October 24, 2012: A neighborhood meeting was conducted for The Grove at the Four Points by Sheraton Hotel. The presentation was favorably received by the five members of the public in attendance.

November 13, 2012: The Development Review Commission, by a 4-3 vote, approved the Development Plan Review including site plan, building elevations and landscape plan for The Grove at 1000 East Apache consisting of a proposed mixed-use development on +/-1.80 net acres including 326 dwelling units, +/-3,538 sf. leasing/reception offices, +/-6,250 sf. retail and +/-290,197 sf. parking garage all within a fourteen (14) story building of +/-726,348 sf. total interior building area. The Grove is located at 1000 East Apache Boulevard in the MU-4 (PAD, TOD), Mixed-Use, High Density District with a Planned Area Development Overlay and within the Transportation Overlay District (Corridor). As part of the same vote, the Development Review Commission recommended to City

Council approval of the following request:

- 2<sup>nd</sup> Amended Planned Area Development Overlay to establish new development standards including an increase in density from 70 du/ac for 124 dwelling units to 182 du/ac for 326 dwelling units, an increase in building height from 67'-0" to 160'-0", an increase in building lot coverage from 64 percent to 73 percent, a reduction in landscape lot coverage from 19 percent to 14 percent, and a reduction in rear yard setback from 6'-4" to 6'-0.

December 13, 2012: Scheduled City Council introduction and first public hearing for the Planned Area Development Overlay for this request.

January 10, 2013: The City Council approved the request for The Grove at 1000 East Apache (PL120130).

February 12, 2015: The City Council approved a time extension request for The Grove at 1000 East Apache (PL120130).

1000 East Apache

August 11, 2015 This request is scheduled for the Development Review Commission public hearing.

August 13, 2015 This request is scheduled for the first City Council public hearing.

August 27, 2015 This request is scheduled for the second City Council public hearing.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-305, Planned Area Development (PAD) Overlay districts

Section 6-306, Development Plan Review





## DEVELOPMENT PROJECT FILE

for

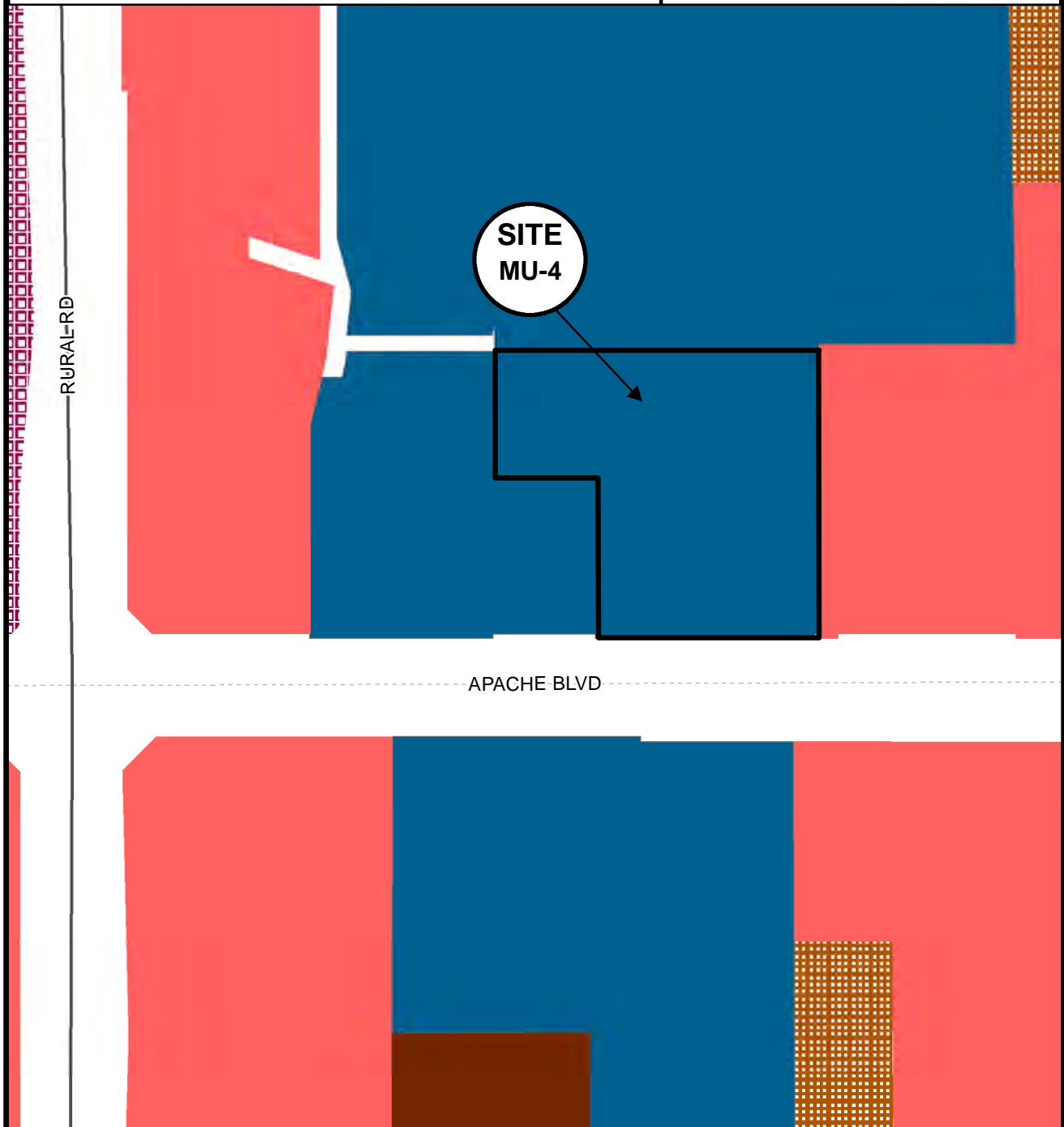
1000 EAST APACHE  
(PL150208)

### ATTACHMENTS:

1. Location Map
2. Aerial
- 3-11. Letter of Explanation for General Plan Map Amendment Requests
12. Site Photos
- 13-14. Proposed PAD Cover Sheet and Site Plan for University Village 2.0
15. Site Plan
- 16-17. Black & White Building Elevations
- 18-19. Colored Elevations
20. Building Sections
21. Landscape Planting Plan
22. Landscape Paving Plan
- 23-38. Floor Plans
39. Summary of Neighborhood Meeting
- 40-44. Parking Study
- 45-49. Addendum to "The Grove Traffic Impact Study" and Executive Summary

1000 EAST APACHE

PL150208



Zoning

- CSS
- MU-4
- MU-ED
- R-4
- R-5



Location Map

**1000 EAST APACHE**

**PL150208**



APACHE BLVD



**Aerial Map**

One Arizona Center  
400 E. Van Buren, Suite 1900  
Phoenix, AZ 85004-2202  
602.382.6000  
602.382.6070 (Fax)  
www.swlaw.com

Nicholas J. Wood  
602-382-6269  
nwood@swlaw.com

DENVER  
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PHOENIX  
RENO  
SALT LAKE CITY  
TUCSON

July 6, 2015

**BY HAND DELIVERY**

Karen Stovall  
Senior Planner  
City of Tempe Community Development Department  
31 East Fifth Street  
Tempe, AZ 85281

**Re: Letter of Explanation for 1000 Apache PAD Amendment and DPR Application**

Dear Karen:

On behalf of CAV-Core-Tempe, LLC, (CA Ventures), the owner of the real property located at 1000 East Apache, I am pleased to submit this request for a: (i) Planned Area Development (“PAD”) amendment; and (ii) Design Plan Review (“DPR”) to update their project plans for the previously approved student housing community, which is targeted to open in Summer of 2017. The purpose of this letter is to address those specific PAD and DPR related items according to the application guidelines provided by the City of Tempe.

**A. Background.** The subject property was last approved for a PAD amendment in 2013 via case PAD12009, which envisioned a fourteen (14) story (with a rooftop amenity deck on the fifteenth floor) student housing development with ground floor retail. Exhibit A provides a sample of the elevations approved with that application. That project was not developed.

In January of this year, CA Ventures acquired the subject property. After review of the approved plans, they determined that some modifications were required to improve upon the site layout for functionality and operational purposes. The result is the proposed PAD/DPR application filed with this letter.

**B. Major Modifications/Enhancements.** The new plan has several key areas of improvement over the previously approved 2013 design.

July 6, 2015

Page 2

1. The first area of improvement is a reduction in the amount of units with high bedroom counts (i.e. a reduction in three (3) and four (4) bedroom units and a corresponding increase in one (1) and two (2) bedroom units). While the “bed” count for the project will remain the same (at 833 total beds), the unit count will increase from 326 to 384 due to this overall reduction in the per unit bedroom count. CA Ventures’ experience in other markets has shown that lower bedroom counts are more “manageable” because smaller units with fewer bedrooms discourage large gatherings and are attractive to more academically focused students.

2. The second area of improvement affects the parking deck. The preceding PAD proposed an eight (8) story parking garage. This was due to the previous developer’s proposal to “over park” the site. CA Ventures’ proposal to reduce the size of the garage alleviates the previous developer’s challenge of providing adequate “screening” of the garage. The revised design also reduces the garage from eight (8) levels to four (4) levels.

3. CA Ventures engaged Civtech to analyze the parking demand and provide the City with a report (a copy of the report is provided with this application). Rather than building a 744 space parking garage, CA Ventures will construct a parking garage based on Civtech’s analysis which supports the total proposed parking count of 411 spaces. According to Civtech, the revised number of parking spaces will provide adequate parking for residents, guests and the retail businesses while permitting more flexibility in the design of the building. To give residents multiple options for transport beyond the automobile walking and light rail, CA Ventures is proposing 422 secured bicycle parking spaces.

With the reduction in the parking garage massing, the architects were able to re-think the elevations to create more articulation and visual interest in the facades including a reduction in building height along Apache Boulevard. The massing now more closely matches the District to the south (a seven story project) and provides a stair step design that creates additional visual interest for off-site viewers of the building. Furthermore, the new design permits a more creative use of glass and shade. It is important to note that the design does not include any balconies and all exterior terraces will have full height walls to enhance safety.

The final major alteration was to the site plan, which now features a full circular pull-through design, which permits easier fire and emergency vehicle access. The updated site plan also provides ample loading areas for move-in day. This improvement of on-site circulation is superior to the former single-driveway design.

**C. PAD Justifications.** Per the application package provided by the City of Tempe, a PAD should include additional information and justifications associated with the proposal.

To start the analysis, Section 6-305.D criteria requires conformance with the following:

July 6, 2015

Page 3

1. Allowable uses in Part 3. Table 3-202B lists the permitted uses in the MU-4 zoning district, which specifically permits “Residential (all types)” as well as “Restaurants” and “Retail Sales”, both of which are possible uses for the commercial ground floor spaces. This project will permit those uses authorized “by-right” in the MU-4 zone.
2. Development standards as established as part of the PAD Overlay District. The MU-4 development standards provided in Table 4-203B are all “NS”, or No Standard. An MU-4 zoned property must provide its own custom development standards via a PAD approval. The PAD for the project will provide the required development standards for the project.
3. Any applicable overlay district provisions of Part 5. The site is subject to the Transportation Overlay District (“TOD”), Section 5-601. This overlay zone has specific requirements for development that will be followed by this project.
4. Reasonable conditions imposed by the decision-making body. All development will be in full compliance with any stipulations or conditions of approval of the final adopting ordinance.

Beyond these required approval criteria as found in the Section 6-305.D, a PAD amendment needs to provide additional information and justifications, discussed in more detail below.

*A. Identify and provide justification for the specific modification(s) to the general development standards.*

The MU-4 district does not provide for “general development standards” as it requires the development of site specific standards as part of an MU-4 application. In general, the updated plan does provide for greater setbacks over the former plan, with the following specific proposed changes (subject to additional modification, if any):

MU-4 PAD TOD TABLE 4-203B	ZDC STANDARD	TOD CORRIDOR	EXISTING ENTITLED PAD DATED APRIL 19, 2012	PAD PROPOSED
<b>BUILDING SETBACKS</b>				
<b>FRONT (SOUTH)</b>	NS, 20' FOR PARKING	20'-0' MAX	1'-7"	12'-0"
<b>SIDE (EAST)</b>	NS	20'-0' MAX	13'-0"	25'-8"
<b>SIDE (WEST)</b>	NS	20'-0' MAX	7'-0" (NORTH PORTION) 6'-4" (SOUTH PORTION)	8'-4" (NORTH PORTION) 9'-4" (SOUTH PORTION)
<b>SIDE (SOUTH, FACING APACHE)</b>	NS	20'-0' MAX	6'-4"	1'-0"
<b>REAR (NORTH)</b>	NS	20'-0' MAX	6'-0" MIN, 22'- 0" MAX	6'-3"

The revised building design creates greater setbacks which increase visual interest and enhance the project’s overall appearance.

July 6, 2015

Page 4

Reduction in the parking requirements is based upon the Civtech study and permits the design changes proposed by the PAD. Over-parking compels a larger garage and would eliminate the step backs introduced by this design.

The setbacks and parking adjustments are the primary differences in the approved “general development standards” of the approved PAD. These changes permit a better design, both functionally and in appearance.

*B. Explain how the PAD Overlay District accommodates, encourages, and promotes innovatively designed developments involving residential and/or non-residential land uses, which form an attractive and harmonious unit of the community.*

The PAD permits innovative design that responds to site conditions (this is an unusually shaped site), limited buildable area (the site is only 1.8 net acres) and appropriate scale to compliment surrounding new development (the District and 922 Place). The previous PAD was an appropriate zoning classification for the site and this amendment simply refines the applicable standards and provides an updated site plan and elevations.

The redesigned site plan will include 3,838 square feet of retail (the prior plan included 6,610 square feet). This reduction was compelled by the need to improve operations, security, and safety by the modification of the internal circulation to add the east side fire lane and access point, as well as the redesign of the building footprint itself. The redesigned façade has been pushed back from the street to create a patio/outdoor seating area (not included in the square footage total) that will enhance the public space and provide a quality retail environment, superior to the prior plan. Given the size of the site (less than 2 acres), the limited window onto Apache Boulevard (only 225 feet, minus required driveways) and the types of retail that have been successful in this area, the design team feels the proposed design provides the appropriate level of project supporting and neighborhood benefiting retail opportunities superior to the prior plan.

*C. Describe how the PAD Overlay District is deemed appropriate or necessary, and traditional zoning regulations are replaced by performance considerations to fulfill the objectives of the General Plan.*

The MU-4 district is the only zoning classification that permits the residential densities identified for the area in the General Plan (“High Density-Urban Core” - more than 65 du/ac) and the mixed-use environment proposed in the Land Use Map. This district requires the establishment of a PAD overlay to establish the development standards for a project. Therefore it is both appropriate and necessary for a PAD approval for a project such as this. This project meets the density targets and the land use goals of the General Plan.

**D. Development Plan Review (“DPR”) Criteria.** As with all DPR applications, additional discussion of the specific criteria for the design of the building is required. The

July 6, 2015

Page 5

following addresses the architectural design concept and criteria as identified in the application package.

This proposed project consists of a fifteen (15) story (14 stories residential with ground floor retail and a 15th floor roof deck with amenity rooms) mixed-use development (residential and retail services) on an approximately 1.80 acre site. There will be a total of 384 residential dwelling units (with many of the former 4-bedroom units being downsized to 2-bedroom units without an increase in “bed count” compared to the prior approved PAD), high-quality community amenity spaces, ground floor commercial space and a four (4) level parking garage (vs the prior 8 story garage).

The design concept utilizes a post-tensioned concrete structure with a contemporary material palette incorporating insulated exterior cladding (EIFS), accent metal cladding, exposed concrete and high efficiency glazing.

The building massing is reduced along Apache Boulevard to complement the scale of adjacent developments and a highly transparent ground level facade along Apache enhances the existing street level urban experience. A landscaped retail storefront environment and residential lobby welcomes visitors and residents through a centralized entry towards an interior open air arrival court within the project.

Special emphasis is given to address security and safety concerns through the design of the project. For example, balconies will not be provided for any of the residential units and full height screen walls shield outdoor amenity spaces, eliminating the risk of any “object dropping” from upper floors. Furthermore, the developer will enter into a “Safety Plan” with the City of Tempe Police Department to provide a formal framework for the operations, maintenance and security of the property.

The development responds to the following DPR evaluative criteria as follows:

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

The building form and massing addresses the varied heights along the Apache corridor, the Apache elevation is at a lower height to transition from adjacent building scales while the north side height is increased to provide for distant views towards the Arizona State University (“ASU”) campus and the valley landscape beyond.

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

The building is designed to respond to our unique desert climate through thoughtful building articulation and passive design strategies. Cantilevered floor plates provide shade for



July 6, 2015

Page 6

glazing and walls that receive direct sun exposure. The ground plane is accented with desert adapted plantings and shaded outdoor seating areas adjacent to the streetscape.

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

The development palette consists of high efficiency glazing, insulated exterior cladding (EIFS) and an open metal mesh wrap at the parking garage. Accent materials of rusted metal highlight the entry to the project along apache and upper level outdoor amenity spaces are contained with a perforated metal panel system. All materials are intended to be a long life, low maintenance type and represent the latest in advanced design and quality.

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

The development is appropriately scaled to surrounding developments. The building form takes advantage of the “L” shaped site by placing the tallest and most dense elements of the project away from the Apache street frontage. This step-back design extends the step-backs of the neighboring “District” development located on the south side of Apache (which provides 58 feet at the south edge of the site, increasing to 90 feet along Apache Blvd). By providing additional steps on the north side of Apache, this design results in superior and appropriately scaled urban form that complements its surroundings.

***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.***

Special care is taken to articulate a sense of movement along the Apache street frontage. The building facade is designed to convey a sense of movement through a varied exterior wall placement relative to the edge of the cantilevered slab creating a rhythm that addresses the movement along the Apache corridor. The ground floor is recessed creating an inviting shaded seating area adjacent to the sidewalk. This recession also complements the adjoining retail of the 922 Place building by providing visibility to its ground floor through the subject site. The upper floors are articulated with shade structures and plantings with the intent to lighten the visual impact of the highest levels and provide shade and comfortable user environment.

***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 facade is designed to respond to the specific orientation and context of each side. The Apache elevation has a high level of transparency to create a sense of openness and

July 6, 2015

Page 7

interaction with the street environment. Recessed and shaded ground level retail and lobbies are primarily glass with the intention to provide a seamless transition to the indoor environment and promote natural surveillance of the ground floor entry points.

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

The project responds to the close proximity to campus and light rail by providing for ample bicycle parking and promoting a pedestrian friendly environment at the street level. Proximity to ASU's campus provides a draw for future residents to utilize alternative modes to travel to and from the site. Bicycle parking is dispersed around the site; short term bicycle parking is near the main residential lobby and retail spaces. Long term bicycle parking on ground mounted racks are located within an open area of the parking garage at level 1.

***8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation.***

The main pedestrian entry is on the west side of the project, responding to the primarily direction of foot and bicycle traffic to the ASU campus. A service/loading drive along the east side of the project is away from areas of pedestrian congregation. The ground level design also limits speeds and compels automobiles to be cognizant of pedestrians, both on the sidewalk and those internal to the site.

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

The design minimizes isolated areas and creates opportunities for visual connections from various parts of the building using principles of natural surveillance. A robust security camera system provides coverage of exterior and interior common areas as well as the parking garage. Building entrances are well lit and are situated within view of the street and are controlled through a building wide access system. Furthermore, the project developer will enter into a Safety Plan with the Tempe Police Department, providing additional operational characteristics to complement the CPTED design features.

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

The landscape is designed to enhance the pedestrian experience at the ground level and move residents and visitors safely through the project. Both the hardscape and landscape provide clear delineation of uses and traffic patterns.

July 6, 2015

Page 8

**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 signage design plan will be developed with input from the building architects and in conformance with local regulations. Primary signage is anticipated to be ground level for the retail tenants and only common amounts of typical property identification signage will be provided for the residential building/use.

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

The development will utilize high efficiency lighting that compliments the building architecture and provides for a uniformly lit environment. Light trespass will be avoided via proper design and installation of modern lighting fixtures.

**E. Summary.** The proposed 1000 Apache PAD amendment (and companion DPR application) updates an approved student housing development to authorize more appropriate parking requirements, which in turn permits the enhancement of the building design via the introduction of setbacks and a new façade design while allowing for the improvement of the site plan to address interior circulation and amenity locations.

I look forward to your review of this application. Please advise if you have any questions or require any additional information about this request.

Respectfully submitted,

Snell & Wilmer

Nicholas J. Wood

July 6, 2015  
Page 9

**Exhibit A – Prior Project (2013) Approved Elevations**





1



2



3



4



5



6



7



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9



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11



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13



14



15



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19



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21



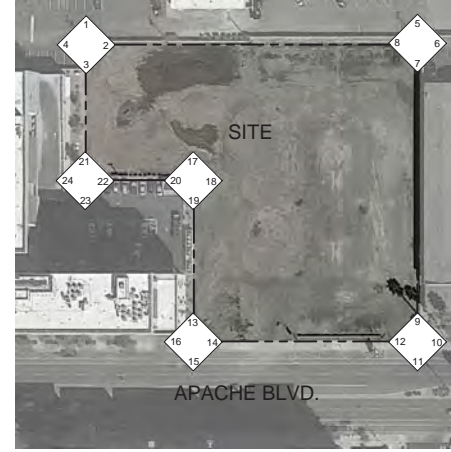
22



23



24



1 SITE PHOTO DIAGRAM  
NOT TO SCALE

**Shepley Bulfinch**

Shepley Bulfinch Richardson & Abbott  
Architecture / Planning / Interiors / Est. 1874  
3443 North Central Ave. South Rounda  
Phoenix, AZ 85012  
T: 602.430.3223 | F: 602.934.9691  
www.ShepleyBulfinch.com

PK Associates LLC 7434 E. McDonald Drive Scottsdale, AZ 85250 p 480 922 8854 f 480 922 3739 www.pkstructural.com	
STRUCTURAL ENGINEER	
Peterson Associates Consulting Engineers Inc. 7201 North Dreamy Drive Davis, Suite 200 Phoenix, AZ 85020 p 602 287 0300 f 602 287 0600	
M.E.P. ENGINEER	
Wood Patel 2051 W. Northern Avenue, Suite 100 Phoenix, AZ 85021 p 602 335 8500	
CIVIL ENGINEER	
Artflex10 1027 E. Washington Street, Phoenix, AZ 85034 p 602 210 2102	
LANDSCAPE ARCHITECT	
NO.	DATE
DESCRIPTION	

KEY PLAN	
<b>CAV-CORE-TEMPE LLC</b>	
OWNER	
<b>1000 EAST APACHE</b> 1000 E. Apache Boulevard, Tempe, AZ 85281	
PROJECT	
<b>SITE PHOTOS</b>	
DRAWING TITLE	
SCALE	DATE
6" = 1'-0"	06/17/2015
JOB NUMBER	4077.000
PAD-DPR SUBMITTAL	
SUBMISSION	
<b>A005</b>	
DRAWING NUMBER	

THE ORIGINAL OF THIS DRAWING IS 24" X 36". IF THIS COPY IS ANY OTHER SIZE, IT HAS EITHER BEEN REDUCED OR ENLARGED. TAKE APPROPRIATE PRECAUTIONS ACCORDINGLY.

# 3RD AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 1000 EAST APACHE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4  
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## ACKNOWLEDGEMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, BE-  
FORE ME, THE UNDERSIGNED, PERSONALLY APPEARED **THOMAS M.  
SCOTT**, 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 HERETO SET MY HAND AND OFFICIAL  
SEAL

BY: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC

CAV-CORE-TEMPE LLC  
THOMAS M. SCOTT, CHIEF EXECUTIVE OFFICER  
PHONE: 312-994-1880  
161 N. CLARK ST., SUITE 4900  
CHICAGO, IL 60601

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
THOMAS M. SCOTT  
ITS, CHIEF EXECUTIVE OFFICER

## LEGAL DESCRIPTION

LOT 1 OF THE RETREAT @ 1000 APACHE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE  
COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1020 OF MAPS, PAGE 35

## APPROVAL

APPROVE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEM-  
PE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

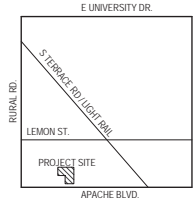
## OWNER / DEVELOPER

CAV-CORE-TEMPE LLC  
THOMAS M. SCOTT  
CHIEF EXECUTIVE OFFICER  
PHONE: 312-994-1880  
161 N. CLARK ST., SUITE 4900  
CHICAGO, IL 60601

## PROJECT DATA

ZONING DISTRICT(S) AND OVERLAYS: TABLE 4-203B MU-4 / PAD / TOD	PAD PROVIDED
GENERAL PLAN LAND USE (2040 PLAN)	MIXED USE
GENERAL PLAN DENSITY (2040 PLAN)	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC)
SITE AREA	78,450 SQ. FT. / 1.80 ACRES NET
DWELLING QUANTITY	364 DWELLING UNITS / 633 TOTAL BEDROOMS
DENSITY	213 DU/AC
BUILDING HEIGHT	180'-0" (110'-0" TO TOP OF ELEVATORS)
BUILDING LOT COVERAGE	72.60%
SITE LANDSCAPE COVERAGE	7,877 (10%) AT GRADE 3,714 SF (4.7%) AT LEVEL 5 7,817 SF (10%) AT LEVEL 10 19,408 SF (25%) TOTAL ALL LEVELS
BUILDING SETBACKS	
FRONT (SOUTH)	12'-0"
SIDE (EAST)	25'-0"
SIDE (WEST)	9'-0" (NORTH PORTION); 9'-0" (SOUTH PORTION)
SIDE (SOUTH, FACING APACHE)	1'-0"
REAR (NORTH)	6'-0"
VEHICLE PARKING QUANTITY	403 RESIDENTIAL + 9 RETAIL + 2 RESTAURANT = 414 TOTAL SPACES
BICYCLE PARKING QUANTITY	406 TOTAL SPACES
USES	
RETAIL	3,610 SF
RESTAURANT	195 SF
STRUCTURED PARKING	134,638 SF
RESIDENTIAL	460,289 SF
ROOF DECK	22,788 SF
TOTAL	641,631 SF

## SITE VICINITY MAP



## CONDITIONS OF APPROVAL: PL150208

## GENERAL NOTES

NONE

REC15060

PL150208

DS150443

Shepley Bulfinch Richardson & Abbott  
Architecture / Planning / Interiors / Est. 1974  
Attn: Jonah Busick  
3443 North Central Ave., South Rotunda  
Phoenix, AZ 85012  
T: 602.430.3223 | F: 602.934.9691  
www.ShepleyBulfinch.com

Shepley Bulfinch

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p 480 922 8854 f 480 922 3739  
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7201 North Dreamy Draw Drive,  
Suite 200 Phoenix, AZ 85020  
p 602-997-0300 f 602-287-0600  
M.E.P. ENGINEER  
Wood Patel  
2091 W. Northern Avenue,  
Suite 100 Phoenix, AZ 85021  
p 602-258-8500  
CIVIL ENGINEER  
Artflex 10  
1027 E. Washington Street  
Phoenix, AZ 85034  
p 885 210 2102  
LANDSCAPE ARCHITECT

NO.	DATE	DESCRIPTION

KEY PLAN  
CAV-CORE-TEMPE LLC  
THOMAS M. SCOTT  
161 N. CLARK ST., SUITE 4900  
CHICAGO, IL 60601 PHONE:  
312-994-1880

1000 EAST APACHE  
1000 E. Apache Boulevard, Tempe, AZ 85281

PAD COVER

EXPIRES 12/31/2017  
1" = 1'-0" DATE 07/23/2015

JOB NUMBER 4077.000  
SUBMISSION PAD SUBMITTAL

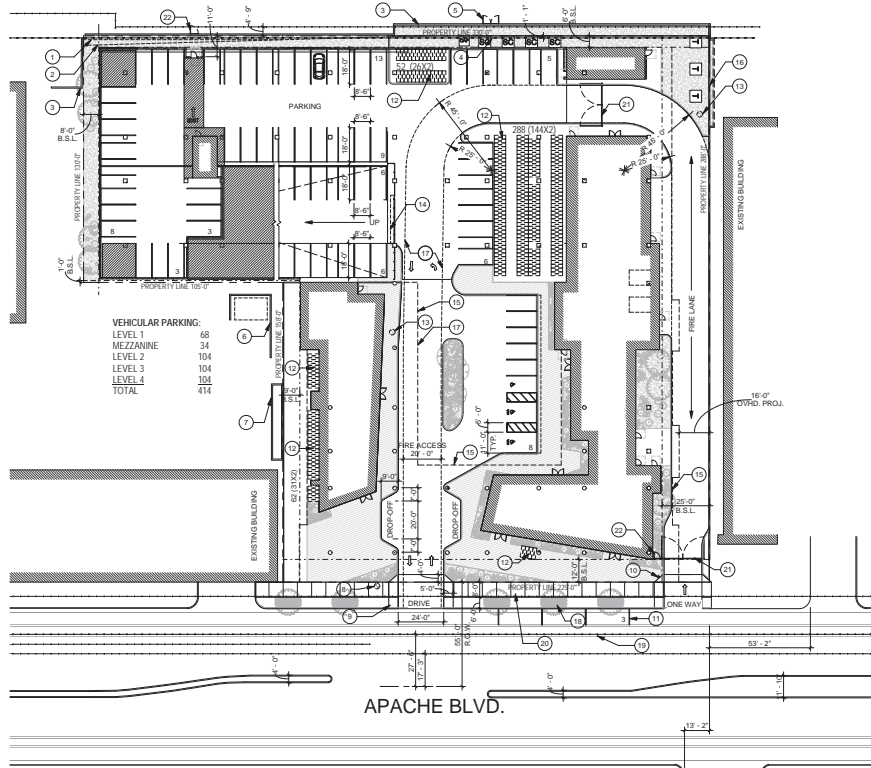
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DS150443

PL150208

REC15060

# 3RD AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 1000 EAST APACHE



**VEHICULAR PARKING:**

LEVEL 1	68
MEZZANINE	24
LEVEL 3	104
LEVEL 4	104
TOTAL	414

### KEYNOTE LEGEND

- 1 ELECTRIC EASEMENT, 2'-0" FROM PROPERTY LINE
- 2 SEWER EASEMENT, DISTANCE FROM PROPERTY LINE VARIES
- 3 EXISTING CMU WALL, 6'-0" HIGH, BEIGE STUCCO FINISH
- 4 EXISTING OVERHEAD POWER, TO BE RELOCATED UNDERGROUND
- 5 NEW GATE WITH KNOX PAD LOCK
- 6 7' HIGH REFUSE ENCLOSURE ON ADJACENT SITE
- 7 6' HIGH MECHANICAL EQUIPMENT AND SCREEN WALL ON ADJACENT SITE
- 8 EXISTING FIRE HYDRANT, WILL MODIFY SO FLUSH WITH GROUND
- 9 REFERENCE TEMPE PUBLIC WORKS DETAIL T-320
- 10 DO NOT ENTER SIGN, ON SIGNPOST
- 11 PARALLEL PARKING SPACES
- 12 BIKE PARKING SPACES, NOT FENCED
- 13 NEW FIRE HYDRANT
- 14 FENCE AND GATE W/ RESTRICTED ACCESS, SIGNAGE POSTED FOR ACCESS CONTROL
- 15 BUILDING OVERHEAD PROJECTION
- 16 NEW CMU WALL, 6'-0" HIGH, "WESTERN BLOCK" 8x16, STUCCO FINISH, COLOR ON TATTLER/KE DWG18A
- 17 MIN. 13'-6" CLEARANCE FOR FIRE ACCESS
- 18 IRON GRATING OVER TREE PLANTERS, TYP. ALONG APACHE, REF. SHEET 1100
- 19 SURFACE STRIPPING TO DESIGNATE BIKE LANE
- 20 PEDESTRIAN SIDEWALK
- 21 6'-0" HIGH PAINTED STEEL PIPE GATE, KNOX GATE SWITCH AND KEY PAD
- 22 PAINTED STEEL GATE, MANUALLY OPERATED, COLOR TO MATCH ADJACENT WALL/FENCE

### LINETYPE LEGEND

- PROPERTY LINE - - - - -
- BUILDING SETBACK - - - - -
- BUILDING OVERHEAD - - - - -
- OVERHEAD POWER LINE - - - - -
- EXISTING GAS LINE - - - - -
- EXISTING ELECTRIC LINE - - - - -
- EXISTING SEWER LINE - - - - -
- EXISTING WATER LINE - - - - -

**1 SITE PLAN**  
SCALE 1" = 30'-0"



THE PROPOSED SITE PLAN MODIFIES THE EXISTING ENTITLEMENTS FOR THIS SITE WITH A PROPOSED NEW PLANNED AREA DEVELOPMENT, BASED ON THE DESIGN PRESENTED WITHIN THIS PLAN DATED JULY 23, 2015.

MU4 PAD 100 (PLANNED AREA DEVELOPMENT TRANSPORTATION OVERLAY DISTRICT), TABLE 4-203B	ZDC STANDARD	TOD CORRIDOR	EXISTING ENTITLED PAD DATED APRIL 19, 2012	PAD PROPOSED
GENERAL PLAN LAND USE (2040 PLAN)	MIXED USE			MIXED USE
GENERAL PLAN DENSITY (2040 PLAN)	HIGH-DENSITY URBAN CORE (MORE THAN 45 DU/AC)			
SITE AREA	78,450 SQ. FT. / 1.80 ACRES	78,450 SQ. FT. / 1.80 ACRES	78,450 SQ. FT. / 1.80 ACRES	78,450 SQ. FT. / 1.80 ACRES
DWELLING QUANTITY	364 DWELLING UNITS / 633 TOTAL BEDROOMS	364 DWELLING UNITS / 633 TOTAL BEDROOMS	326 DWELLING UNITS / 633 TOTAL BEDROOMS	384 DWELLING UNITS / 633 TOTAL BEDROOMS
DENSITY	NS	NS	181 DU/AC	213 DU/AC
BUILDING HEIGHT	NS	NS	162'-0" (170'-0" AT T.O. ELEV.)	162'-0" (170'-0" AT T.O. ELEV.)
BUILDING LOT COVERAGE	NS	NS	73% MAX	72.60%
SITE LANDSCAPE COVERAGE	NS	NS	14% AT GRADE, 16% AT ROOF	7,877 (16%) AT GRADE 3,714 SF (4.7%) AT LEVEL 5 7,817 SF (10%) AT LEVEL 10 10,408 SF (13%) TOTAL ALL LEVELS
BUILDING SETBACKS	NS, 20' FOR PARKING	20'-0" MAX	0'-0"	12'-0"
FRONT (SOUTH)	NS	20'-0" MAX	13'-0"	25'-0"
SIDE (EAST)	NS	20'-0" MAX	7'-0" (NORTH PORTION) 6'-4" (SOUTH PORTION)	6'-0" (NORTH PORTION) 9'-0" (SOUTH PORTION)
SIDE (WEST)	NS	20'-0" MAX	0'-0"	1'-0"
SIDE (SOUTH FACING APACHE)	NS	20'-0" MAX	6'-0" MIN, 22'-0" MAX	8'-0"
REAR (NORTH)	NS	20'-0" MAX	6'-0" MIN, 22'-0" MAX	8'-0"
VEHICLE PARKING QUANTITY				
RESIDENTIAL USE				
GUEST	77 (2/UNIT)	77 (2/UNIT)	-	-
STUDIO (75 UNITS)	63 (1/UNIT)	46 (2.5/UNIT)	-	25 (4.7/BEDE)
1 BEDROOM (75 UNITS)	165 (1.5/UNIT)	54 (1.75/UNIT)	-	34 (4.7/BEDE)
2 BEDROOM (114 UNITS)	338 (3/UNIT)	246 (2.5/UNIT)	-	154 (1.7/BEDE)
3 BEDROOM (10 UNITS)	N/A	N/A	-	N/A
4 BEDROOM UNITS (95 UNITS)	285 (3/UNIT)	255 (2.5/UNIT)	-	179 (4.7/BEDE)
TOTAL RESIDENTIAL	851 SPACES	702 SPACES	-	382 REQUIRED + 11 EXTRA = 403 PROVIDED
RETAIL USE	1 SPACE PER 300 SF X 3,910 = 12 SPACES	1 SPACE PER 300 SF X (3,810 / 75) = 8 SPACES	-	1 SPACE PER 300 SF X (3,810 / 75) = 8 SPACES
RESTAURANT USE	1 SPACE PER 75 SF = 3 SPACES	1 SPACE PER 75 SF X (1,95 / 75) = 2 SPACES	-	1 SPACE PER 75 SF X (1,95 / 75) = 2 SPACES
GRAND TOTAL VEHICLE PARKING	864 SPACES	713 SPACES	774 SPACES	414* SPACES
BICYCLE PARKING QUANTITY				
RESIDENTIAL USE				
GUEST (2/UNIT)	77	NO MODIFICATION TO ZDC STANDARD	-	77
STUDIO (1.75/UNIT)	40	NO MODIFICATION TO ZDC STANDARD	-	40
1 BEDROOM (1.75/UNIT)	54	NO MODIFICATION TO ZDC STANDARD	-	54
2 BEDROOM (1.75/UNIT)	123	NO MODIFICATION TO ZDC STANDARD	-	123
3 BEDROOM (1/UNIT)	0	NO MODIFICATION TO ZDC STANDARD	-	0
4 BEDROOM (1/UNIT)	65	NO MODIFICATION TO ZDC STANDARD	-	65
TOTAL RESIDENTIAL	389	NO MODIFICATION TO ZDC STANDARD	-	389
RETAIL (1/7,500 SF, 4 MIN.)	4	NO MODIFICATION TO ZDC STANDARD	-	4
RESTAURANT (1/500 SF)	1	NO MODIFICATION TO ZDC STANDARD	-	1
GRAND TOTAL BICYCLE PARKING	394 SPACES	NO MODIFICATION TO ZDC STANDARD	356 SPACES	384 REQUIRED + 14 EXTRA = 403 PROVIDED
USES				
RETAIL	3,810 SF	3,810 SF	-	3,810 SF
RESTAURANT	195 SF	195 SF	-	195 SF
STRUCTURED PARKING	134,939 SF	134,939 SF	-	134,939 SF
RESIDENTIAL	492,289 SF	492,289 SF	-	492,289 SF
ROOF DECK	22,788 SF	22,788 SF	-	22,788 SF
				841,831 SF

\*REFERENCE CIVITECH PARKING ANALYSIS REPORT DATED JULY 23, 2015  
NOTE: "NS" IS AN ABBREVIATION FOR "NO STANDARD"

REC15060

PL150208

DS150443

Shepley Bulfinch  
Richardson & Abbott  
Architecture | Planning | Interiors | Est. 1974  
Attn: Jonah Busick  
3443 North Central Ave., South Orlando  
Phoenix, AZ 85012  
T. 602.430.3223 | F. 602.934.9691  
www.ShepleyBulfinch.com

PK Associates LLC  
7434 E. McDonald Drive Scottsdale, AZ 85250  
p 480.922.8854 f 480.922.3739  
www.pkstructural.com

Peterson Associates  
Consulting Engineers Inc.  
7201 North Dreamy Draw Drive,  
Suite 200 Phoenix, AZ 85020  
p 602.997.0300 f 602.997.9500

Wood Patel  
2091 W. Northern Avenue,  
Suite 100 Phoenix, AZ 85021  
p 602.355.8500

Artex10  
1027 E. Washington Street  
Phoenix, AZ 85034  
p 885.210.2102

NO.	DATE	DESCRIPTION

CAV-CORE-TEMPE LLC  
THOMAS M. SCOTT  
161 N. CLARK ST, SUITE 4900  
CHICAGO, IL 60601 PHONE:  
312-994-1880

1000 EAST APACHE  
1000 E. Apache Boulevard, Tempe, AZ 85281

PAD SITE PLAN

EXPIRES 12/31/2017  
DATE 07/23/2015  
SCALE As indicated  
JOB NUMBER 4077.000  
SUBMISSION PAD SUBMITTAL

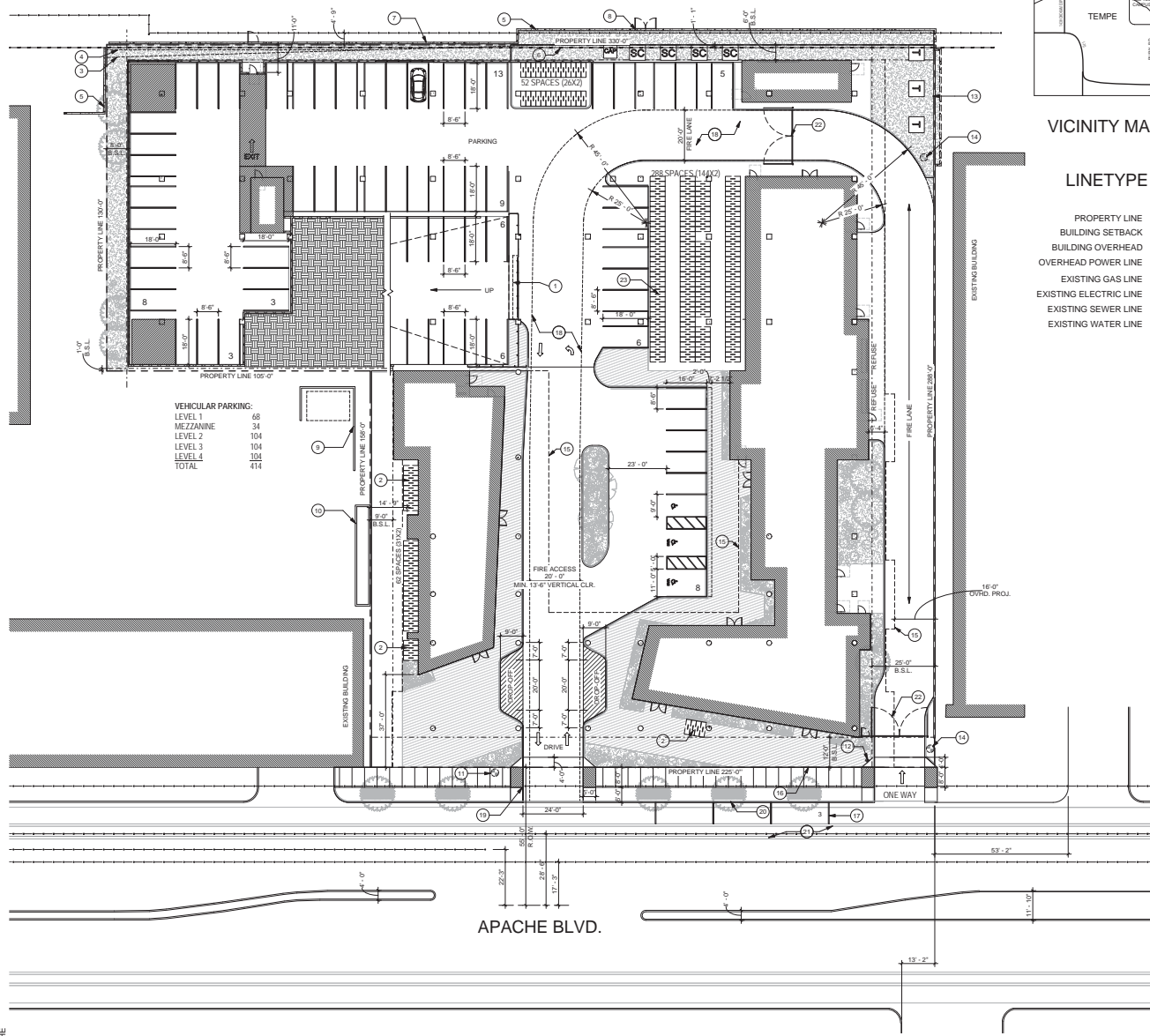
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PL150208

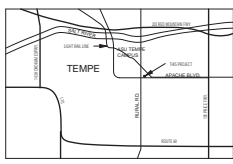
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**VEHICULAR PARKING:**

LEVEL 1	68
MEZZANINE	34
LEVEL 2	104
LEVEL 3	104
LEVEL 4	104
<b>TOTAL</b>	<b>414</b>



VICINITY MAP (N.T.S.)

**LINETYPE LEGEND**

- PROPERTY LINE
- BUILDING SETBACK
- BUILDING OVERHEAD
- OVERHEAD POWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE

**PROJECT DATA**

SUBMITTED BY: NICK WOOD, ESQ.  
SNELL AND WILMER, L.L.P.  
NWOOD@SNWLLAW.COM  
PHONE: 602-382-6209  
ONE ARIZONA CENTER  
PHOENIX, AZ 85004-2202

PROJECT NAME: 1000 EAST APACHE  
SITE ADDRESS: 1000 E. APACHE BLVD.  
TEMPE, AZ 85281

**KEYNOTE LEGEND**

- 1 FENCE AND GATE WITH RESTRICTED ACCESS, SIGNAGE POSTED FOR ACCESS CONTROL
- 2 BIKE PARKING SPACES, NOT FENCED
- 3 SEWER EASEMENT, DISTANCE FROM PROPERTY LINE VARIES
- 4 ELECTRIC EASEMENT, 2'-0" FROM PROPERTY LINE
- 5 EXISTING CMU WALL, 6'-0" HIGH, BEIGE STUCCO FINISH
- 6 EXISTING OVERHEAD POWER, TO BE RELOCATED UNDERGROUND
- 7 DEMO EXISTING CMU WALL, CONSTRUCT NEW CMU WALL, 6'-0" HIGH, "WESTERN BLOCK" BRN/6, STUCCO FINISH, COLOR TATTLETALE DIV15A
- 8 NEW GATE WITH KNOX PADLOCK
- 9 7' HIGH REFUSE ENCLOSURE ON ADJACENT SITE
- 10 8' HIGH MECHANICAL EQUIPMENT AND SCREEN WALL ON ADJACENT SITE
- 11 EXISTING FIRE HYDRANT, WILL MODIFY SO FLUSH WITH GROUND
- 12 DO NOT ENTER SIGN, ON SIGAPOST
- 13 NEW CMU WALL, 6'-0" HIGH, "WESTERN BLOCK" BRN/6, STUCCO FINISH, COLOR TATTLETALE DIV15A
- 14 NEW FIRE HYDRANT
- 15 BUILDING OVERHEAD PROJECTION
- 16 BUILDING OVERHEAD PROJECTION IN LINE WITH PROPERTY LINE
- 17 PARALLEL PARKING SPACES
- 18 MIN. 13'-6" CLEARANCE FOR FIRE ACCESS
- 19 REFERENCE TEMPE PUBLIC WORKS DETAIL T-320
- 20 IRON GRATING OVER TREE PLANTERS, TYP. ALONG APACHE, REF. SHEET L100
- 21 SURFACE STRIPING TO DESIGNATE BIKE LANE
- 22 6'-0" HIGH PAINTED STEEL PIPE GATE, KNOX GATE SWITCH AND KNOX PAD
- 23 BIKE PARKING, NOT ENCLOSED

**NEW CONSTRUCTION POST-TENSIONED CONCRETE STRUCTURE. A 14'-0" X 10'-0" X 10'-0" SIGN MAIL ROOM. PROJECT W/ 34 RESIDENTIAL DWELLING UNITS, GROUND FLOOR COMMERCIAL AND 4 LEVEL (GROUND LEVEL + 3) PARKING GARAGE. THERE ARE AMENITY DECKS ON LEVELS 5, 15, AND ROOF LEVEL 15.**

CONSTRUCTION TYPE	TYPE 1A FULLY SPRINKLERED
APPLICABLE CODES, AS AMENDED BY THE CITY OF TEMPE	2009 INTERNATIONAL BUILDING CODE (IBC)
	2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
	2009 IBC CHAPTER 17 (ACCESSIBILITY)
	2009 INTERNATIONAL MECHANICAL CODE (IMC)
	2009 INTERNATIONAL PLUMBING CODE (IPC)
	2009 NATIONAL ELECTRICAL CODE (NEC)
	2009 INTERNATIONAL FIRE CODE (IFC)
	2002 NFPA 13 FIRE SPRINKLER
	2009 INTERNATIONAL FUEL GAS CODE (IFGC)
OCCUPANCY CLASSIFICATIONS	
GROUP A-3	NOT CLASSIFIED ELSEWHERE IN GROUP A (SWIMMING POOLS, DECKS, LOUNGES)
GROUP B	LIBRARY/BUSINESS OFFICES
GROUP M	RETAIL SPACES
GROUP R-2	RESIDENTIAL
GROUP S-2	ENCLOSED PARKING/STORAGE
LAND USE	HIGH-DENSITY URBAN CORE (MORE THAN 65 DU/AC)
ZONING	
1. LAND USE	MU-4.100: PAD
PARKING:	MU-4.100: PAD
SITE AREA	78,480 SQ. FT. / 1.80 ACRES
DWELLING QUANTITY	384 DWELLING UNITS / 633 TOTAL BEDROOMS
DENSITY	213 DU/AC
BUILDING HEIGHT	160'-0" (170'-0" AT TOP OF ELEVATORS)
BUILDING LOT COVERAGE	72.65%
SITE LANDSCAPE COVERAGE	7.87% (10% AT GRADE)
	3714 SF (4.7%) AT LEVEL 5
	7407 SF (10%) AT LEVEL 10
	16,458 SF (26%) TOTAL ALL LEVELS
BUILDING SETBACKS	
FRONT (SOUTH)	12'-0"
SIDE (EAST)	20'-0"
SIDE (WEST)	20'-0"
SIDE (SOUTH, FACING APACHE)	4'-0"
REAR (NORTH)	6'-0"
VEHICLE PARKING QUANTITY	
RESIDENTIAL USE	
1 GUEST	151 (47) BED
2 STUDIO (33 UNITS)	34 (47) BED
3 BEDROOM (12 UNITS)	151 (47) BED
4 BEDROOM (14 UNITS)	151 (47) BED
5 BEDROOM (16 UNITS)	151 (47) BED
6 BEDROOM (18 UNITS)	151 (47) BED
TOTAL RESIDENTIAL	389 (506) + 115 (EXTRA) = 453 PROVIDED
RETAIL USE	1 SPACE PER 300 SF @ 60' X 70' = 9 SPACES
RESTAURANT USE	1 SPACE PER 75 SF @ 15' X 25' = 2 SPACES
GRAND TOTAL VEHICLE PARKING	713 SPACES PROVIDED PER TOD, 414 SPACES PROVIDED REFERENCE CIVTECH PARKING ANALYSIS REPORT DATED JULY 13, 2015
BIKE PARKING QUANTITY	
RESIDENTIAL USE	
1 GUEST (2 UNITS)	77
2 STUDIO (33 UNITS)	40
3 BEDROOM (12 UNITS)	54
4 BEDROOM (14 UNITS)	133
5 BEDROOM (16 UNITS)	0
6 BEDROOM (18 UNITS)	36
TOTAL RESIDENTIAL	309
RETAIL	4
RESTAURANT	1
GRAND TOTAL BIKE PARKING	314 (REQUIRED) + 14 (EXTRA) = 408 PROVIDED
USES	
1 RETAIL	3,670 SF
2 RESTAURANT	195 SF
3 TRUCK TRAILER PARKING	14,500 SF
4 RESIDENTIAL	480,288 SF
5 ROCK DECK	22,786 SF
TOTAL	621,539 SF

**Shepley Bulfinch**

Shepley Bulfinch Richardson & Abbott  
Architecture / Planning / Interiors / Est. 1874  
Attn: Jonah Busick  
3443 North Central Ave., South Rotunda  
Phoenix, AZ 85012  
T.602.430.3233 F.602.334.8991  
www.ShepleyBulfinch.com

PK Associates LLC  
7434 E. McDonald Drive Scottsdale, AZ 85250  
p 480 922 8854 f 480 922 3739  
www.pkaassociates.com

Peterson Associates  
Consulting Engineers Inc.  
7201 North Dreamy Draw Drive,  
Suite 200 Phoenix, AZ 85020  
p 602-988-1710 f 602-943-2027

Wood Patel  
2091 W. Northern Avenue,  
Suite 100 Phoenix, AZ 85021  
p 602-335-8500

Artex 10  
1027 E. Washington Street  
Phoenix, AZ 85034  
p 855 210 2102

NO.	DATE	DESCRIPTION

KEY PLAN

CAV-CORE-TEMPE LLC  
THOMAS M. SCOTT  
161 N. CLARK ST., SUITE 4300  
CHICAGO, IL 60601 PHONE: 312-994-1880

**1000 EAST APACHE**  
1000 E. Apache Boulevard, Tempe, AZ 85281

**ARCHITECTURAL SITE PLAN**

DRAWING TITLE

EXPIRES 12/31/2017

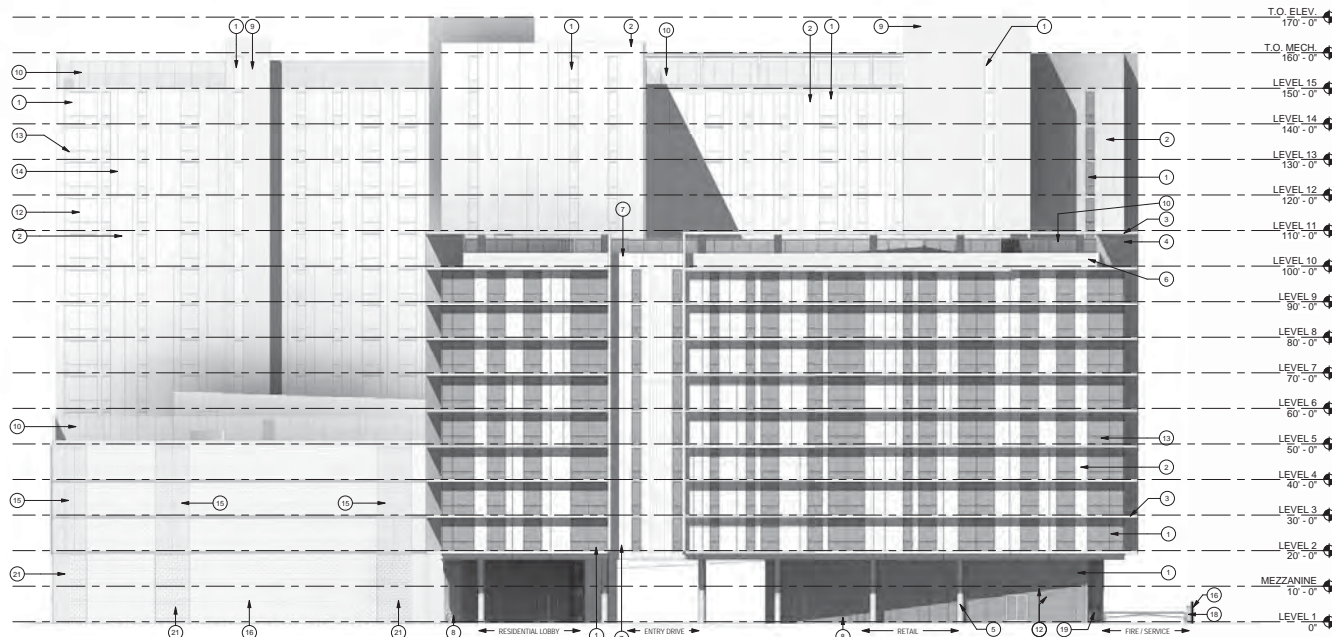
SCALE: As indicated DATE: 07/23/2015

JOB NUMBER: 4077.000

SUBMISSION: DPR SUBMITTAL

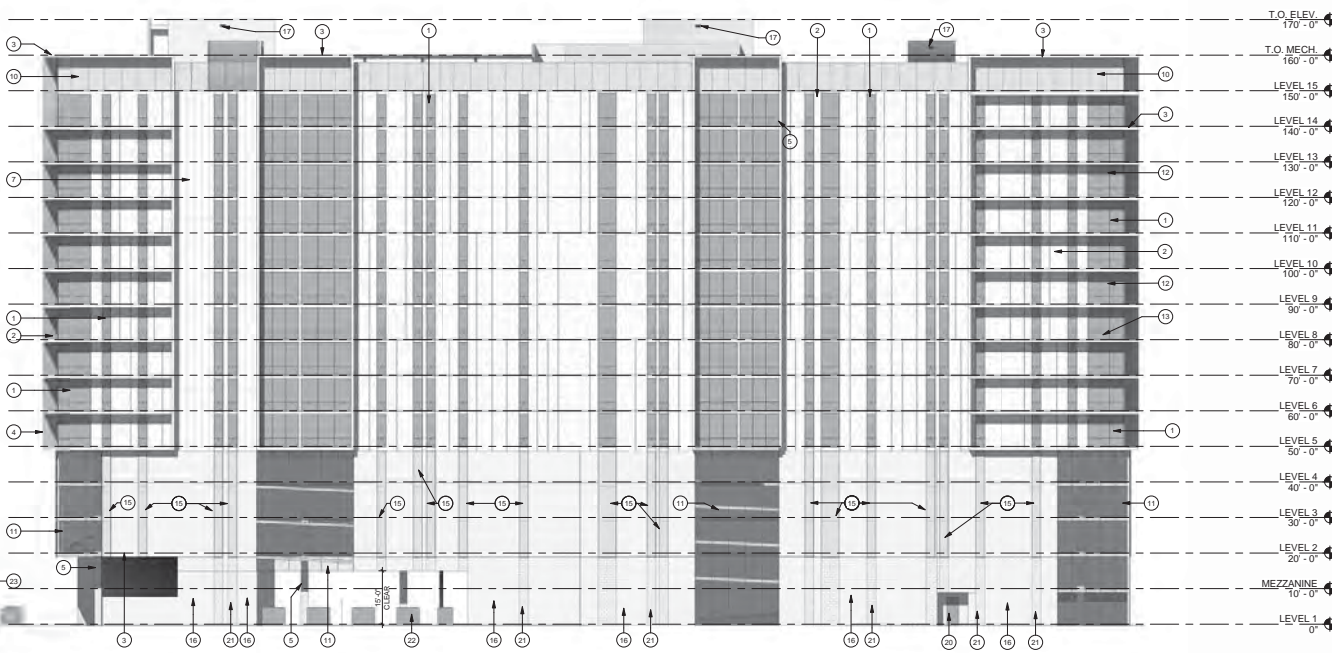
**A002**





- ### KEYNOTE LEGEND
- 1 WINDOW GLAZING SYSTEM, INSULATED LOW-E DUAL PANE
  - 2 EXTERIOR INSULATION FINISHING SYSTEM, INTEGRAL COLOR, BR/WT - MOONLIGHT, SAND/PEBBLE FINE FINISH
  - 3 CONG. POST TENSIONED SLAB
  - 4 EXPOSED ARCHITECTURAL CONG. FIN
  - 5 CONG. COLUMN
  - 6 BOARD FORMED CONCRETE
  - 7 METAL PANEL, "METAL SALES - MAGNA LOC" PANEL WITH "COR-TEN AZ36" FINISH
  - 8 BIKE PARKING SPACES, NOT FENCED
  - 9 EXPOSED ARCHITECTURAL CONG. CORE WALL
  - 10 PERFORATED METAL PANEL, "MONOCHOLS - QUALITY ROUND PERP" 1/2" ROUND HOLES, WHITE POWDER COATED
  - 11 PARKING GARAGE METAL MESH, "CAMBRIDGE ARCHITECTURAL - BRAID FLEXIBLE STAINLESS STEEL MESH, 65% OPEN AREA
  - 12 GLAZING SYSTEM MULLION, CLEAR ANODIZED ALUMINUM, TYP.
  - 13 OPERABLE WINDOW, TYP.
  - 14 1" WIDE X 1" DEEP REVEAL IN EPS, TYP.
  - 15 LAYERED WALL, "CAMBRIDGE ARCHITECTURAL - BRAID FLEXIBLE STAINLESS STEEL MESH, 65% OPEN AREA OVER SPLIT FACE CONCRETE MASONRY UNIT, "WESTERN BLOCK" 8x16x16 "ROUTE 66" COLOR
  - 16 CONCRETE MASONRY UNIT, "WESTERN BLOCK" 8x16x16 "ROUTE 66" COLOR
  - 17 SCUPPER
  - 18 PAINTED BLACK STEEL FENCE
  - 19 PAINTED STEEL GATE, MANUALLY OPERATED, COLOR TO MATCH ADJACENT WALL/FENCE
  - 20 HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH COLOR OF ADJACENT WALL
  - 21 SPLIT FACE CONCRETE MASONRY UNIT, "WESTERN BLOCK" 8x16x16 "ROUTE 66" COLOR
  - 22 ELECTRICAL EQUIPMENT
  - 23 NEW CMU WALL 6" HIGH, "WESTERN BLOCK" 8x16x16, STUCCO FINISH, COLOR TATTLETALE DYE134

EXTERIOR ELEVATION - SOUTH 2  
SCALE 1/16" = 1'-0"



EXTERIOR ELEVATION - NORTH 1  
SCALE 1/16" = 1'-0"

**Shepley Bulfinch**

Shepley Bulfinch Richardson & Abbott  
Architecture / Planning / Interiors / Est. 1874  
Attn: Joseph Busick  
3443 North Central Ave., South Rotunda  
Phoenix, AZ 85012  
T:602.430.3231 F:602.534.8991  
www.ShepleyBulfinch.com

PK Associates LLC 7434 E. McDonald Drive Scottsdale, AZ 85250 p 480 922 8854 f 480 922 3739 www.pkastructural.com <b>STRUCTURAL ENGINEER</b>	Peterson Associates Consulting Engineers Inc. 7201 North Dreamy Draw Drive, Suite 200 Phoenix, AZ 85020 p 602 988 1716 f 602 943 2027 <b>M.E.P. ENGINEER</b>						
Wood Patel 2051 W. Northern Avenue, Suite 100 Phoenix, AZ 85021 p 602 258 8500 <b>CIVIL ENGINEER</b>	Artflex 10 1027 E. Washington Street, Phoenix, AZ 85034 p 885 210 2102 <b>LANDSCAPE ARCHITECT</b>						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION			
NO.	DATE	DESCRIPTION					

KEY PLAN

CAV-CORE-TEMPE LLC  
THOMAS M. SCOTT  
161 N. CLARK ST., SUITE 4300  
CHICAGO, IL 60601 PHONE: 312-994-1880


OWNER

**1000 EAST APACHE**  
1000 E. Apache Boulevard, Tempe, AZ 85281

PROJECT

**ELEVATIONS**

DRAWING TITLE



EXPIRES 12/31/2017

SCALE 1/16" = 1'-0" DATE 07/23/2015

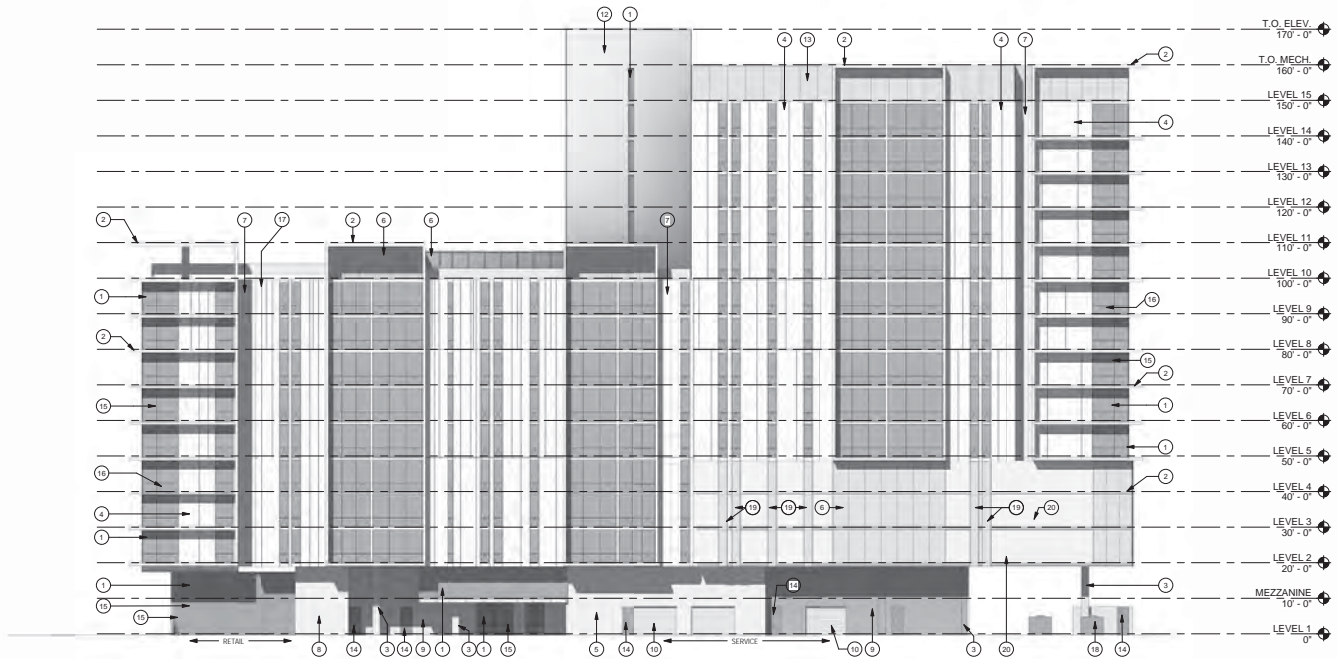
JOB NUMBER 4077.000

SUBMISSION DPR SUBMITTAL

A301

DRAWING NUMBER

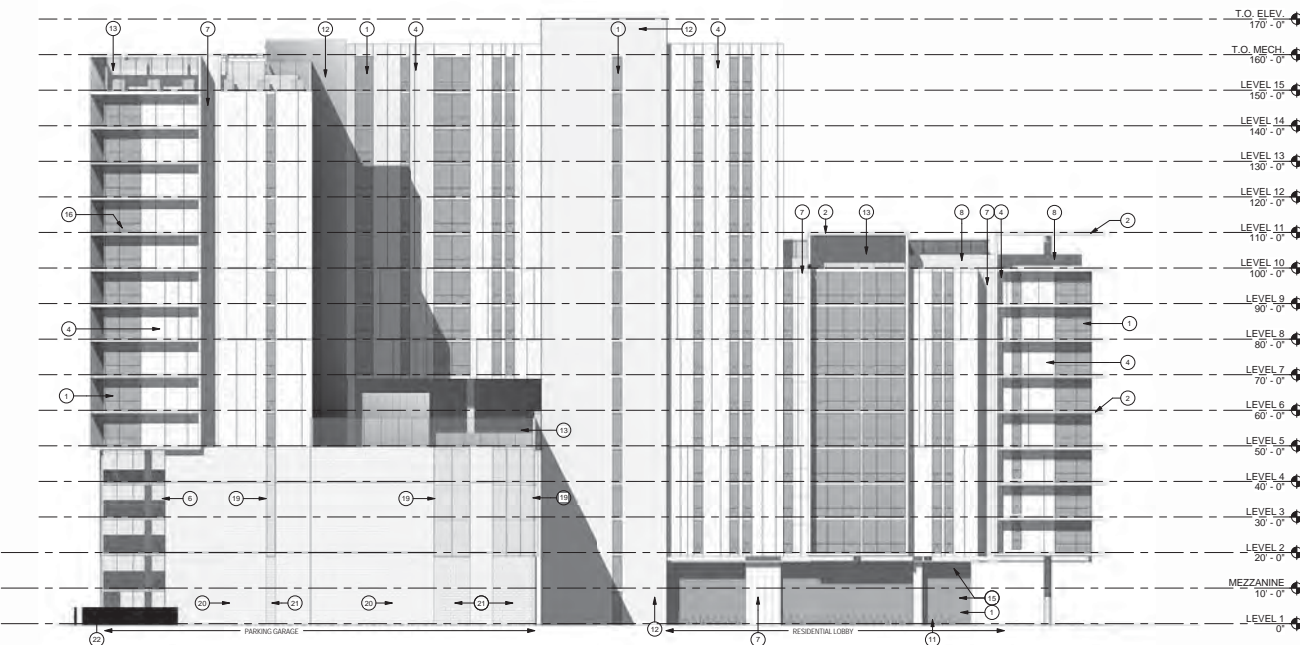
DESIGNED BY: J.P. WILSON  
DRAWN BY: J.P. WILSON  
CHECKED BY: J.P. WILSON  
DATE: 07/23/2015  
PROJECT: 1000 EAST APACHE



**KEYNOTE LEGEND**

- 1 WINDOW GLAZING SYSTEM, INSULATED LOW-E DUAL PANE
- 2 CONC. POST TENSIONED SLAB
- 3 CONC. COLUMN
- 4 EXTERIOR INSULATION FINISHING SYSTEM, INTEGRAL COLOR "DRYVIT - MOONLIGHT, SANDPEBBLE FINE" FINISH
- 5 EXPOSED ARCHITECTURAL CONC. FIN
- 6 PARKING GARAGE METAL MESH, "CAMBRIDGE ARCHITECTURAL - BRAD" FLEXIBLE STAINLESS STEEL MESH, 65% OPEN AREA
- 7 METAL PANEL, "METAL SALES - MAGNA LOC" PANEL WITH "COR-TEN AZ 30" FINISH
- 8 BOARD FORMED CONCRETE
- 9 EXTERIOR INSULATION FINISHING SYSTEM, INTEGRAL COLOR "DRYVIT - TATTLETALE, SANDPEBBLE FINE" FINISH
- 10 OVERHEAD COILING DOOR
- 11 BIKE PARKING SPACES, NOT FENCED
- 12 EXPOSED ARCHITECTURAL CONC. CORE WALL
- 13 PERFORATED METAL PANEL, "MINICHOLS - QUALITY ROUND PERF. 1/2" ROUND HOLES, WHITE POWDER COATED
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- 16 OPERABLE WINDOW, TYP.
- 17 1" WIDE X 1" DEEP REVEAL IN EFS, TYP.
- 18 ELECTRICAL EQUIPMENT
- 19 LAYESED WALL, "CAMBRIDGE ARCHITECTURAL - BRAD" FLEXIBLE STAINLESS STEEL MESH, 65% OPEN AREA OVER SPLIT FACE CONCRETE MASONRY UNIT, "WESTERN BLOCK" 66" COLOR
- 20 CONCRETE MASONRY UNIT, "WESTERN BLOCK" 66" 16" ROUTE 66" COLOR
- 21 SPLIT FACE CONCRETE MASONRY UNIT, "WESTERN BLOCK" 66" 16" ROUTE 66" COLOR
- 22 DEMO EXISTING CMU WALL, CONSTRUCT NEW CMU WALL, COLOR TATTLETALE DV615A

**EXTERIOR ELEVATION - EAST 2**  
SCALE 1/16" = 1'-0"



**EXTERIOR ELEVATION - WEST 1**  
SCALE 1/16" = 1'-0"

**Shepley Bulfinch**

Shepley Bulfinch Richardson & Abbott  
Architecture / Planning / Interiors / Est. 1874  
Attn: Jonah Busick  
3443 North Central Ave., South Rounda  
Phoenix, AZ 85012  
T.602.430.3231 F.602.534.8991  
www.ShepleyBulfinch.com

STRUCTURAL ENGINEER	PK Associates LLC 7434 E. McDonald Drive Scottsdale, AZ 85250 p 480 922 8854 f 480 922 3739 www.pkstructural.com	
M.E.P. ENGINEER	Peterson Associates Consulting Engineers Inc. 7201 North Dreamy Draw Drive, Suite 200 Phoenix, AZ 85020 p 602 988 1710 f 602 943 2207	
CIVIL ENGINEER	Wood Patel 2051 W. Northern Avenue, Suite 100 Phoenix, AZ 85020 p 602 258 8500	
LANDSCAPE ARCHITECT	Artflex 10 1027 E. Washington Street, Phoenix, AZ 85034 p 885 210 2102	
NO.	DATE	DESCRIPTION

KEY PLAN	CAV-CORE-TEMPE LLC THOMAS M. SCOTT 161 N. CLARK ST., SUITE 4300 CHICAGO, IL 60601 PHONE: 312-994-1880
OWNER	<b>1000 EAST APACHE</b> 1000 E. Apache Boulevard, Tempe, AZ 85281

**ELEVATIONS**

DRAWING TITLE

EXPIRES 12/31/2017

SCALE 1/16" = 1'-0" DATE 07/23/2015

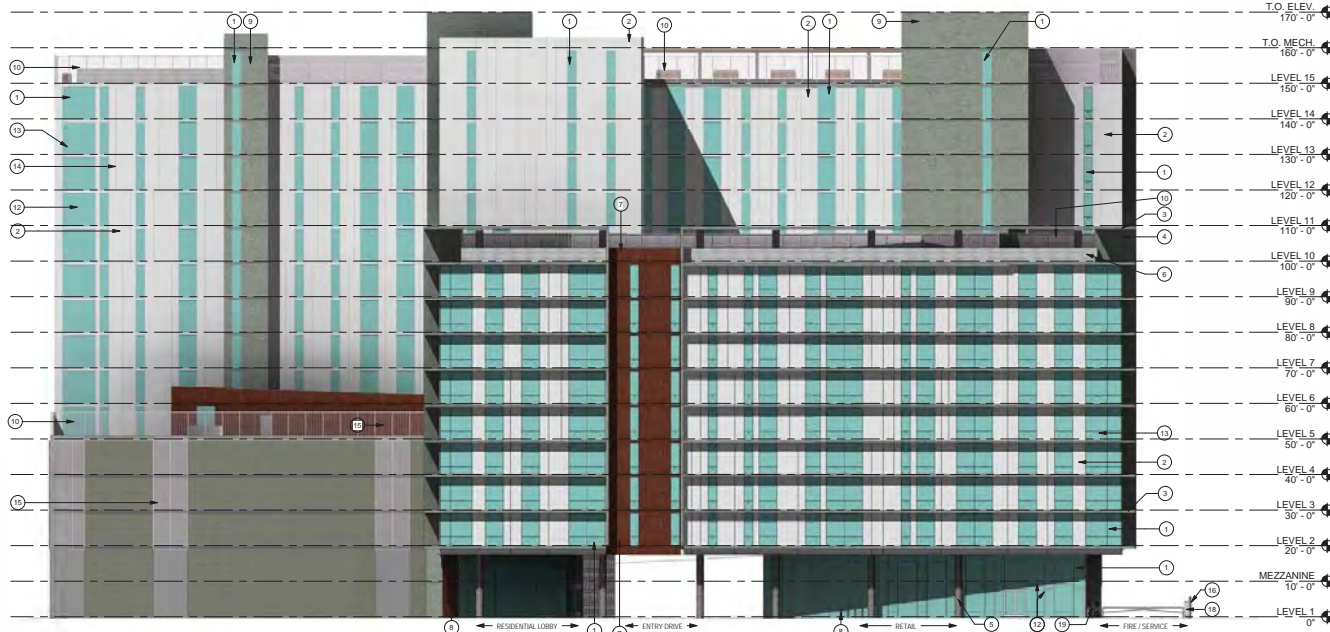
JOB NUMBER 4077.000

SUBMISSION DPR SUBMITTAL

**A302**

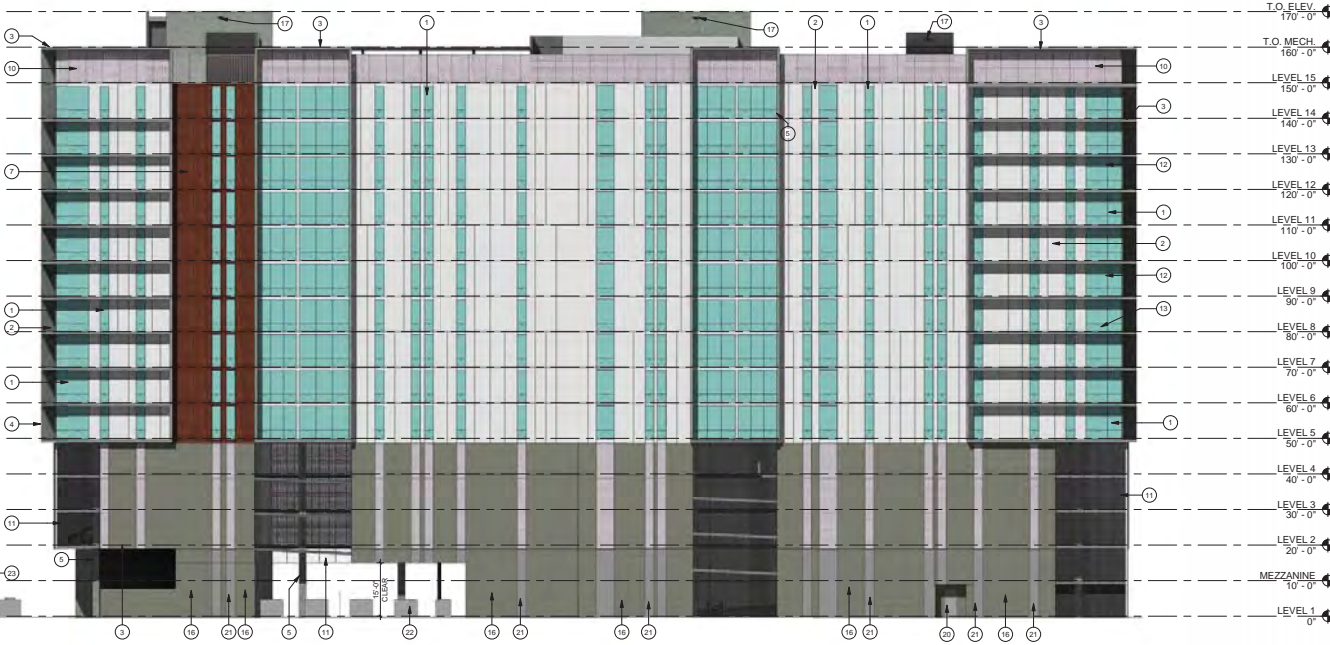
DRAWING NUMBER

1000 EAST APACHE  
 07/23/2015 09:00 AM  
 1000 EAST APACHE



- ### KEYNOTE LEGEND
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  - 8 BIKE PARKING SPACES, NOT FENCED
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  - 10 PERFORATED METAL PANEL, "MONCHOLS - QUALITY ROUND PERF" 1/2" ROUND HOLES, WHITE POWDER COATED
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  - 13 OPERABLE WINDOW, TYP.
  - 14 1" WIDE X 11" DEEP REVEAL IN EPS, TYP.
  - 15 LAYERED WALL, "CAMBRIDGE ARCHITECTURAL - BRAD" FLEXIBLE STAINLESS STEEL MESH, 65% OPEN AREA OVER SPLIT FACE CONCRETE MASONRY UNIT, "WESTERN BLOCK" 8x16, "ROUTE 66" COLOR
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  - 23 NEW CMU WALL 6" HIGH, "WESTERN BLOCK" 8x16, STUCCO FINISH, COLOR TATTLETALE DYE15A

EXTERIOR ELEVATION - SOUTH 2  
SCALE 1/16" = 1'-0"



EXTERIOR ELEVATION - NORTH 1  
SCALE 1/16" = 1'-0"

**Shepley Bulfinch**

Shepley Bulfinch Richardson & Abbott  
Architecture / Planning / Interiors / Est. 1874  
Arch. Joseph Busick  
3443 North Central Ave., South Rotunda  
Phoenix, AZ 85012  
T.602.432.3231 F.602.534.8991  
www.ShepleyBulfinch.com

PK Associates LLC  
7434 E. McDonald Drive Scottsdale, AZ 85250  
p 480 922 8854 f 480 922 3739  
www.pkastructural.com

Peterson Associates  
Consulting Engineers Inc.  
7201 North Dreamy Draw Drive,  
Suite 200 Phoenix, AZ 85020  
p 602 988 1716 f 602 943 2607

Wood Patel  
2091 W. Northern Avenue,  
Suite 100 Phoenix, AZ 85021  
p 602 258 8500

Artflex 10  
1027 E. Washington Street,  
Phoenix, AZ 85034  
p 885 210 2102

NO.	DATE	DESCRIPTION

KEY PLAN  
CAV-CORE-TEMPE LLC  
THOMAS M. SCOTT  
161 N. CLARK ST., SUITE 4300  
CHICAGO, IL 60601 PHONE: 312-994-1880

**1000 EAST APACHE**  
1000 E. Apache Boulevard, Tempe, AZ 85281

**ELEVATIONS**



SCALE 1/16" = 1'-0" DATE 07/23/2015

JOB NUMBER 4077.000

SUBMISSION DPR SUBMITTAL

**A301**

DRAWING NUMBER

1000 EAST APACHE  
 1000 EAST APACHE  
 1000 EAST APACHE

Shepley Bulfinch Richardson & Abbott  
 Architecture / Planning / Interiors / Est. 1874  
 Attn: Jonah Busick  
 3443 North Central Ave., South Rotunda  
 Phoenix, AZ 85012  
 T.602.430.3231 F.602.534.8991  
 www.ShepleyBulfinch.com

PK Associates LLC  
 7434 E. McDonald Drive Scottsdale, AZ 85250  
 p 480 922 8854 f 480 922 3739  
 www.pkastructural.com  
 Structural Engineer

Peterson Associates  
 Consulting Engineers Inc.  
 7201 North Dreamy Draw Drive,  
 Suite 200 Phoenix, AZ 85020  
 p 602 988 1710 f 602 943 2027  
 W.E.P. Engineer

Wood Patel  
 2095 W. Northern Avenue,  
 Suite 100 Phoenix, AZ 85021  
 p 602 258 8500  
 Civil Engineer

Artflex 10  
 1027 E. Washington Street,  
 Phoenix, AZ 85034  
 p 885 210 2102  
 Landscape Architect

NO.	DATE	DESCRIPTION

KEY PLAN

CAV-CORE-TEMPE LLC  
 THOMAS M. SCOTT  
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 CHICAGO, IL 60601 PHONE: 312-994-1880

**1000 EAST APACHE**  
 1000 E. Apache Boulevard, Tempe, AZ 85281

**ELEVATIONS**



EXPIRES 12/31/2017

SCALE 1/16" = 1'-0" DATE 07/23/2015

JOB NUMBER 4077.000

SUBMISSION DPR SUBMITTAL

**A302**

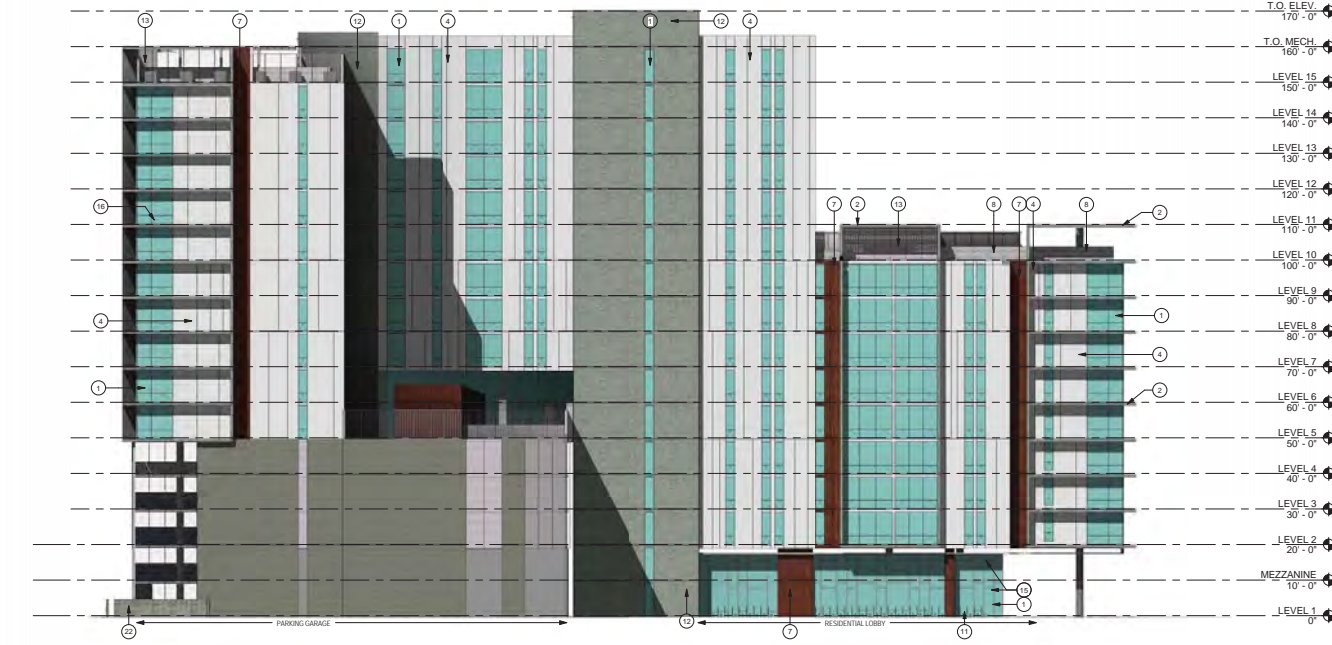
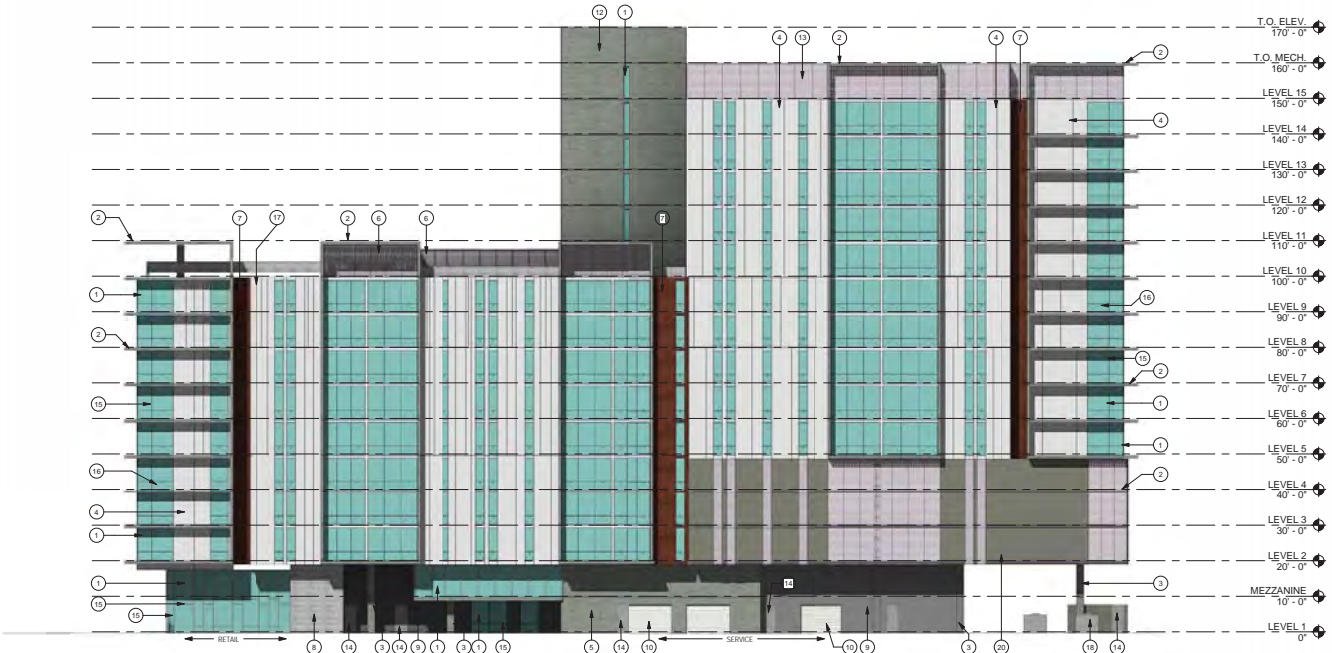
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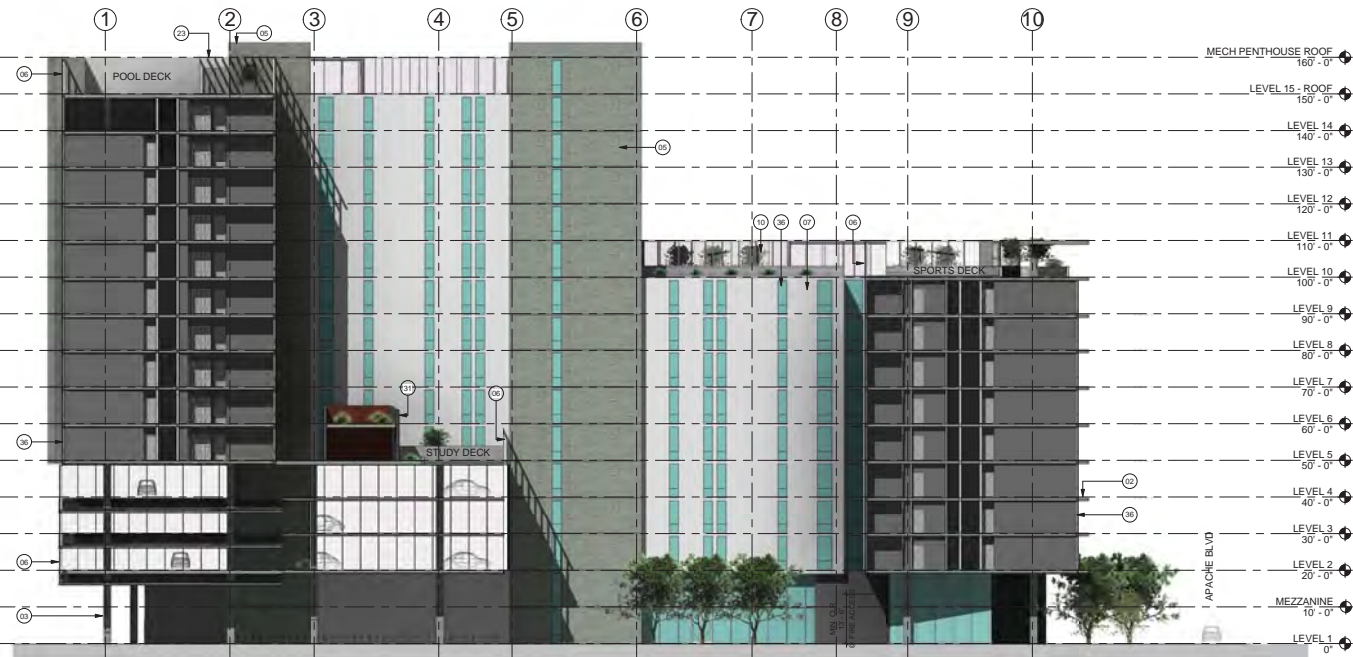
**KEYNOTE LEGEND**

- 1 WINDOW GLAZING SYSTEM, INSULATED LOW-E DUAL-PANE
- 2 CONC. POST-TENSIONED SLAB
- 3 CONC. COLUMN
- 4 EXTERIOR INSULATION FINISHING SYSTEM, INTEGRAL COLOR "DRYVIT - MOONLIGHT, SANDPEBBLE FINE" FINISH
- 5 EXPOSED ARCHITECTURAL CONC. FIN
- 6 PARKING GARAGE METAL MESH, "CAMBRIDGE ARCHITECTURAL - BRAD" FLEXIBLE STAINLESS STEEL MESH, 65% OPEN AREA
- 7 METAL PANEL, "METAL SALES - MAGNA LOC" PANEL WITH "COR-TEN AZ 40" FINISH
- 8 BOARD FORMED CONCRETE
- 9 EXTERIOR INSULATION FINISHING SYSTEM, INTEGRAL COLOR "DRYVIT - TATTLTALE, SANDPEBBLE FINE" FINISH
- 10 OVERHEAD COILING DOOR
- 11 BIKE PARKING SPACES, NOT FENCED
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- 13 PERFORATED METAL PANEL, "MINICHOLS - QUALITY SOUND PERF." 1/2" ROUND HOLES, WHITE POWDER COATED
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- 19 LAYERS WALL, "CAMBRIDGE ARCHITECTURAL - BRAD" FLEXIBLE STAINLESS STEEL MESH, 65% OPEN AREA OVER SPLIT FACE CONCRETE MASONRY UNIT, "WESTERN BLOCK" 66" COLOR
- 20 CONCRETE MASONRY UNIT, "WESTERN BLOCK" 66" 16" ROUTE 66" COLOR
- 21 SPLIT FACE CONCRETE MASONRY UNIT, "WESTERN BLOCK" 66" 16" ROUTE 66" COLOR
- 22 DEMO EXISTING CMU WALL, CONSTRUCT NEW CMU WALL, 8" HIGH "WESTERN BLOCK" 66" 16" STUCCO FINISH, COLOR TATTLTALE DV15A

**EXTERIOR ELEVATION - EAST 2**  
 SCALE 1/16" = 1'-0"

**EXTERIOR ELEVATION - WEST 1**  
 SCALE 1/16" = 1'-0"





**NORTH-SOUTH SECTION 1**  
SCALE 1/16" = 1'-0"

**KEYNOTE LEGEND**

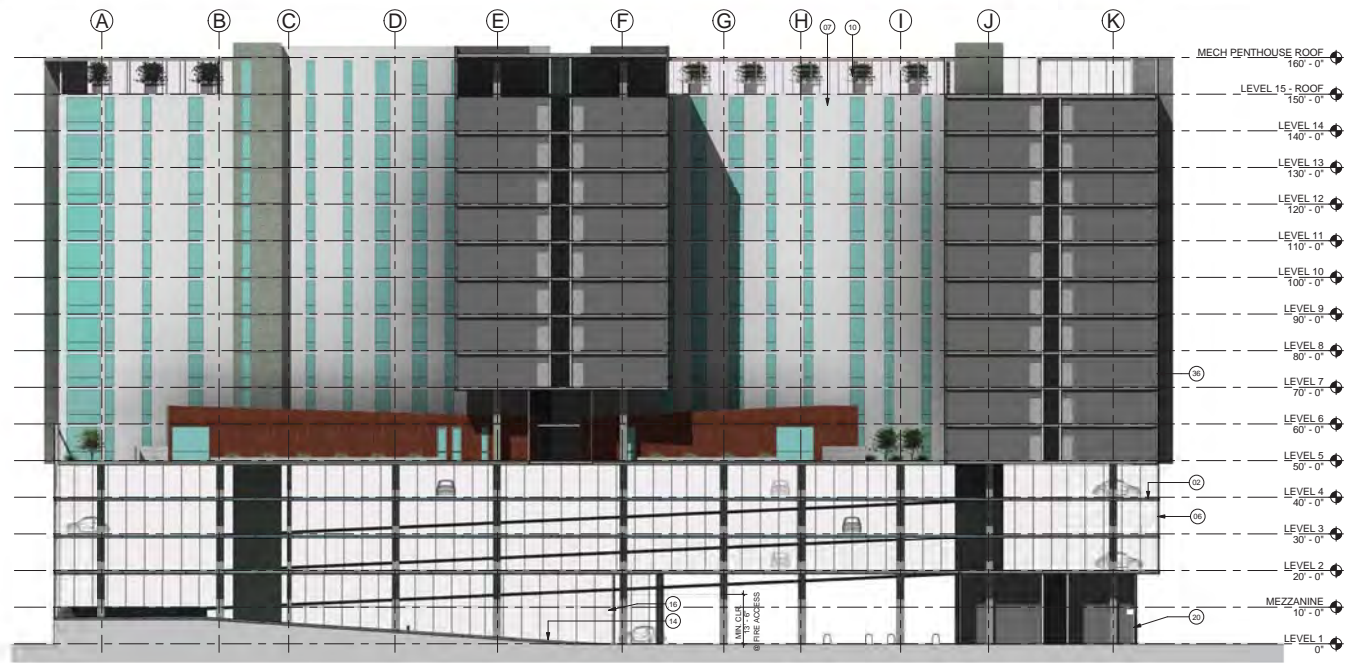
- 02 CONC PT SLAB
- 03 CONC COLUMN
- 06 EXPOSED ARCHITECTURAL CONC CORE WALL
- 07 OPEN METAL MESH SYSTEM
- 10 EIFS ON MTL STD - DRYVIT - MOONLIGHT, SANDRESSIBLE FINE FINISH
- 14 PERFORATED MTL PANEL ON STEEL FRAMING
- 16 CONC PARKING RAMP
- 18 FENCE AND GATE W/ RESTRICTED ACCESS, SIGNAGE POSTED FOR ACCESS CONTROL
- 20 OVERHEAD COILING DOOR
- 23 STEEL SHADE STRUCTURE
- 31 MTL PNL ON MTL STUD, RUSTED FINISH
- 36 WINDOW GLAZING SYSTEM

**Shepley Bulfinch**

Shepley Bulfinch Richardson & Abbott  
Architecture / Planning / Interiors / Est. 1874

3443 North Central Ave. South Rounda  
Phoenix, AZ 85012  
T: 602.430.3223 | F: 602.934.9691  
www.ShepleyBulfinch.com

NO.	DATE	DESCRIPTION



**EAST-WEST SECTION 2**  
SCALE 1/16" = 1'-0"

KEY PLAN

**CAV-CORE-TEMPE LLC**

OWNER

**1000 EAST APACHE**  
1000 E. Apache Boulevard, Tempe, AZ 85281

PROJECT

**BUILDING SECTIONS**

DRAWING TITLE

SCALE 1/16" = 1'-0"	DATE 06/08/2015
JOB NUMBER 4077.000	
SUBMISSION PAD-DPR SUBMITTAL	

A401

DRAWING NUMBER

THE ORIGINAL OF THIS DRAWING IS 24" X 36". IF THIS COPY IS ANY OTHER SIZE, IT HAS EITHER BEEN REDUCED OR ENLARGED. TAKE APPROPRIATE PRECAUTIONS ACCORDINGLY.

6/22/2015 11:20:00 AM  
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1000 EAST APACHE

Shepley Bulfinch Richardson & Abbott  
Architecture / Planning / Interiors / Est. 1874  
3443 North Central Ave., South Rowlands  
Phoenix, AZ 85012  
T: 602.430.3223 | F: 602.534.9691  
www.shepleybulfinch.com

**ARTIFEX**<sup>10</sup>  
LANDSCAPE ARCHITECTURE  
DESIGN + PLANNING  
WWW.ARTIFEX10.COM  
602.212.2102

NO.	DATE	DESCRIPTION

REV	DATE	DESCRIPTION

**CAV-CORE-TEMPE LLC**

**1000 EAST APACHE**  
1000 E. Apache Boulevard, Tempe, AZ 85261

**LANDSCAPE PLANTING PLAN**



Expires 6/30/16

SCALE 1" = 20'-0" DATE 07/23/15

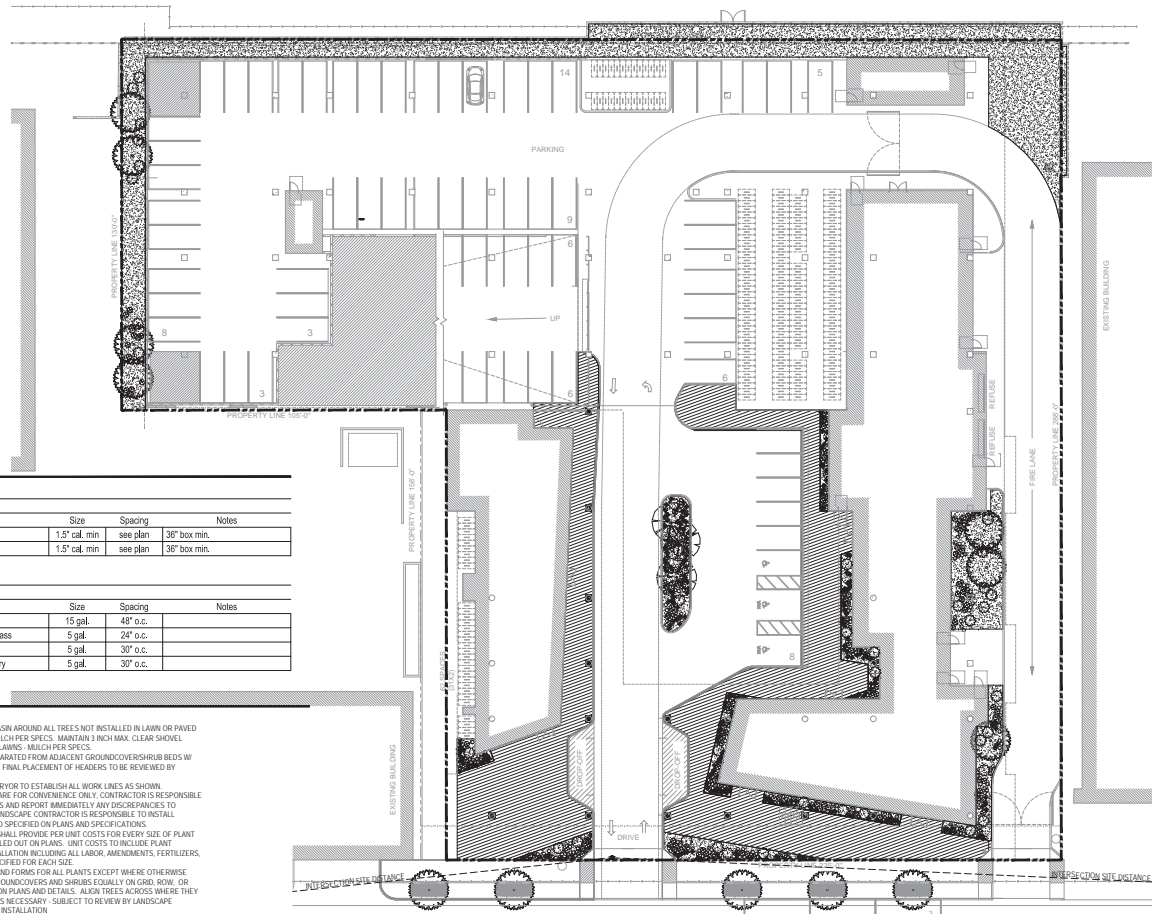
JOB NUMBER 4077

DPR SUBMITTAL

SUBMISSION

DRIVING NUMBER

**L400**



**PLANTING SCHEDULE**

TREES		SHRUBS and GROUNDCOVERS					
Abbr.	Qty.	Genus	Species	Common Name	Size	Spacing	Notes
T-PARI		Parkinsonia	spp. (Cercoidium spp.)	Palo Verde	1.5' cal. min	see plan	30" box min.
T-INTE		Ineya	tesota	Ironwood	1.5' cal. min	see plan	30" box min.
Abbr.	No.	Genus	Species	Common Name	Size	Spacing	Notes
S-ERMB		Eriophylla	maculosa v. brevifolia		15 gal.	40" o.c.	
S-NATE		Nassella	tenellosa	Mexican Feather Grass	5 gal.	24" o.c.	
S-AGSP		Agave	SP.	Century plant	5 gal.	30" o.c.	
S-COON		Convolvulus	oneorum	Bush Morning Glory	5 gal.	30" o.c.	

**PLANTING NOTES**

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION. LANDSCAPE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES. CALL BEFORE YOU DIG: 800.272.2000
- DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS INDIKOR GROUND DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ARTIFEX 10 AND 201 944. THE LANDSCAPE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION.
- FINAL LOCATION AND STAGING OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT FIT DIMENSIONS, AND BACKFILL REQUIREMENTS.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND THE PLANS, LANDSCAPE CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONTACTS KNOWN TO THE ARCH. WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS AT CONTRACTOR'S EXPENSE.
- SEE PLANT LEGEND FOR SYMBOLS, COMMON BOTANICAL NAMES, SIZES, SPACING AND REMARKS.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIAL FREE OF PESTS AND DISEASE. THE LANDSCAPE CONTRACTOR SHALL INSPECT ALL MATERIAL AT THE GROWING GROUNDS WITH THE OWNER'S REPRESENTATIVE TO FAMILIARIZE THEMSELVES WITH THE PLANT MATERIAL TO BE USED ON THE JOB. UPON DELIVERY AND ACCEPTANCE OF THE PLANT MATERIAL FROM THE SUPPLIER, THE LANDSCAPE CONTRACTOR IS OBLIGATED TO WARRANTY ALL PLANT MATERIAL FROM THE SUPPLIER PER THE SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE DRAINAGE THROUGHOUT THE SITE WITH ACCURATELY SET FLOW LINES. NO LOW SPOTS OR PONDING OF SURFACE WILL BE ACCEPTED IN THE FINAL WORK.
- ALL SHRUB, GROUNDCOVER, ANNUAL AND PERENNIAL BEDS ARE TO BE MULCHED AFTER COMPACTION PER THE SPECIFICATIONS UNLESS OTHERWISE NOTED ON PLAN. SUBMIT SAMPLES TO ARCH. FOR APPROVAL PRIOR TO INSTALLATION.
- FORM 30 INCH WATERING BASIN AROUND ALL TREES NOT INSTALLED IN LAWN OR PAVED AREAS. FILL BASIN WITH MULCH PER SPECS. MAINTAIN 3 INCH MAX. CLEAR SHOVEL CUT AROUND ALL TREES IN LAINING. MULCH PER SPECS.
- ALL LAWN AREAS TO BE SEPARATED FROM ADJACENT GROUNDCOVER/SHRUB BEDS W/ STEEL HEADER PER SPECS. FINAL PLACEMENT OF HEADERS TO BE REVIEWED BY LANDSCAPE ARCHITECT.
- EMPLOY A LICENSED SUPERVISOR TO ESTABLISH ALL WORK LINES AS SHOWN.
- PLANT QUANTITIES SHOWN ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE TO VERIFY SUCH QUANTITIES AND REPORT IMMEDIATELY ANY DISCREPANCIES TO LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO INSTALL PLANTING AS DESIGNED AND SPECIFIED ON PLANS AND SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE PER UNIT COSTS FOR EVERY SIZE OF PLANT MATERIALS BY TYPE AS CALLED OUT ON PLANS. UNIT COSTS TO INCLUDE PLANT MATERIAL ITSELF AND INSTALLATION INCLUDING ALL LABOR, AMENDMENTS, FERTILIZERS, ETC., AS DETAILED AND SPECIFIED FOR EACH SIZE.
- PROVIDE MATCHING SIZES AND FORMS FOR ALL PLANTS EXCEPT WHERE OTHERWISE NOTED ON PLAN. SPACE GROUNDCOVERS AND SHRUBS EQUALLY ON GRID, ROW, OR TRIANGULARLY AS SHOWN ON PLANS AND DETAILS. ALSO, TREES ACCESS WHERE THEY OCCUR. ADJUST SPACING AS NECESSARY. SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
- COORDINATE INSTALLATION OF LARGE PLANT MATERIAL WITH INSTALLATION OF WALL FOOTINGS, PAVEMENTS AND CURB AND GUTTER. ANY DAMAGE TO IMPROVEMENTS BY OTHERS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR TO PLANT CROWN ELEVATIONS RELATIVE TO FINISH GRADE AS SHOWN ON PLANTING DETAILS. PLANTING DETAILS TO BE STRICTLY ADHERED TO.
- CONTRACTOR TO PROVIDE PROPER COMPACTION OF BACKFILL TO PREVENT SETTLEMENT OF ROOTBALL.
- FINAL PLACEMENT OF PLANT MATERIALS AROUND THE HOUSE AND ITS WINDOWS ARE TO BE FIELD REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL PLANTING. CONTRACTOR IS TO CALL THE LANDSCAPE ARCHITECT A MINIMUM OF 24 HOURS PRIOR TO FIELD WORK.
- SOIL ANALYSIS, BULK DENSITY TESTING AND REMEDIATION REQUIRED WHEN REMOVING HARDSCAPE TO PLANT TREES. INCLUDING BUT NOT LIMITED TO CONCRETE, ASPHALT, PAVED, AND BRICK.
  - DEEP 24" SOIL ANALYSIS REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS
  - ANALYSIS MUST DETERMINE SOIL TEXTURE AND TYPE, PH/BALANCE, FREE LIME, SOIL SALINITY, ORGANIC MATTER (OM) CONTENT, AND PLANT AVAILABLE NUTRIENTS
  - SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS
    - ADD SOIL AMENDMENTS PER SOIL ANALYSIS RESULT AND TELL TO DEPTH OF 18"
    - ADD ORGANIC MATTER TO ENSURE A MINIMUM OF AT LEAST 2% FOR NATIVE SOIL
- SOIL BULK DENSITY TESTING REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS. REMEDIATION MAY BE REQUIRED AS DETERMINED BY SOIL TYPE.
- STREET TREES SHALL BE PRUNED HIGH ENOUGH TO PERMIT UNOBSTRUCTED VISION TO PERPENDICULAR STREET.

**LANDSCAPE PLANTING PLAN**  
SCALE 1" = 20'-0"

1000 EAST APACHE

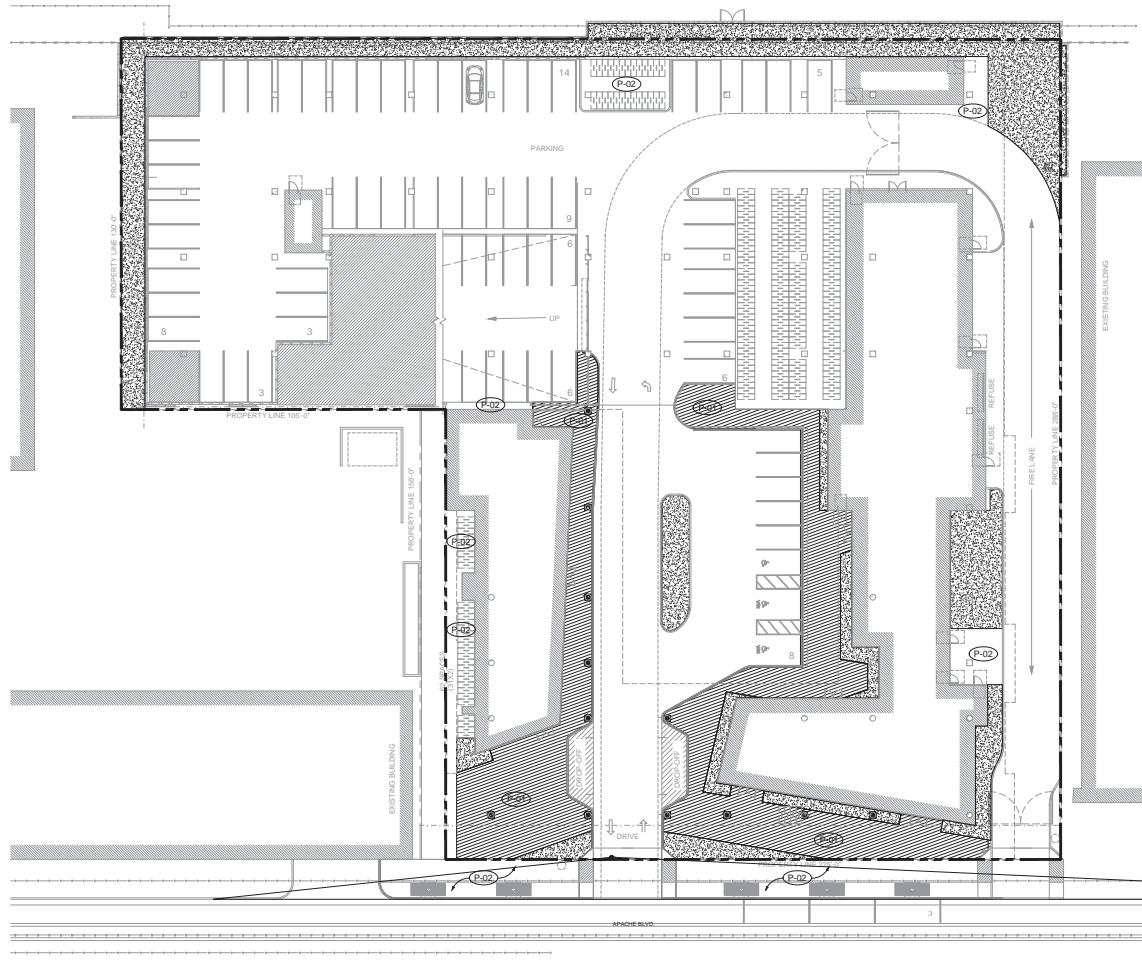
THE ORIGINAL OF THIS DRAWING IS 24" X 36". IF THIS COPY IS ANY OTHER SIZE, IT HAS EITHER BEEN REDUCED OR ENLARGED. TAKE APPROPRIATE PRECAUTIONS ACCORDINGLY.

**MATERIALS SCHEDULE**

SYMBOL	ITEM DESCRIPTION	MANUFACTURER	COLOR/FINISH
(P-01)	MATERIAL: COLORED CONCRETE PAVERS VARYING BANDING OF 7"X18" AND 7"X24" MODULAR LINEAR PAVERS. SMOOTH FINISH LOCATION: RETAIL BERS ADJACENCIES	BELGARD COMMERCIAL PAVERS	VARYING BANDS OF GRAPHYTE AND LINEN
(P-02)	CAST IN PLACE CONCRETE		NATURAL COLOR TOP CAST #5

**FURNISHINGS SCHEDULE**

SYMBOL	ITEM DESCRIPTION	MANUFACTURER	COLOR/FINISH
(F-01)	TREE GRATE PART NO B515-40"X14"	NEENAH FOUNDRY	TREE GRATE-CAST IRON



1000 EAST APACHE  
 07/23/15  
 SHEPLEY BULLFINCH RICHARDSON & ABBOTT ARCHITECTURE / PLANNING / INTERIORS / EST. 1974

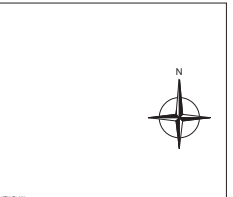
**LANDSCAPE PAVING PLAN**  
SCALE 1" = 20'-0"

Shepley Bullfinch Richardson & Abbott  
 Architecture / Planning / Interiors / Est. 1974  
 3443 North Central Ave., South Rotunda  
 Phoenix, AZ 85012  
 T: 602.430.3223 | F: 602.534.9691  
 www.ShepleyBullfinch.com

**Shepley Bullfinch**

**ARTIFEX<sup>10</sup>**  
 LANDSCAPE ARCHITECTURE  
 102614 PLANNING  
 WWW.ARTIFEX10.COM  
 602.212.2122

NO.	DATE	DESCRIPTION



KEY PLAN  
**CAV-CORE-TEMPE LLC**

1000 EAST APACHE  
 1000 E. Apache Boulevard, Tempe, AZ 85281

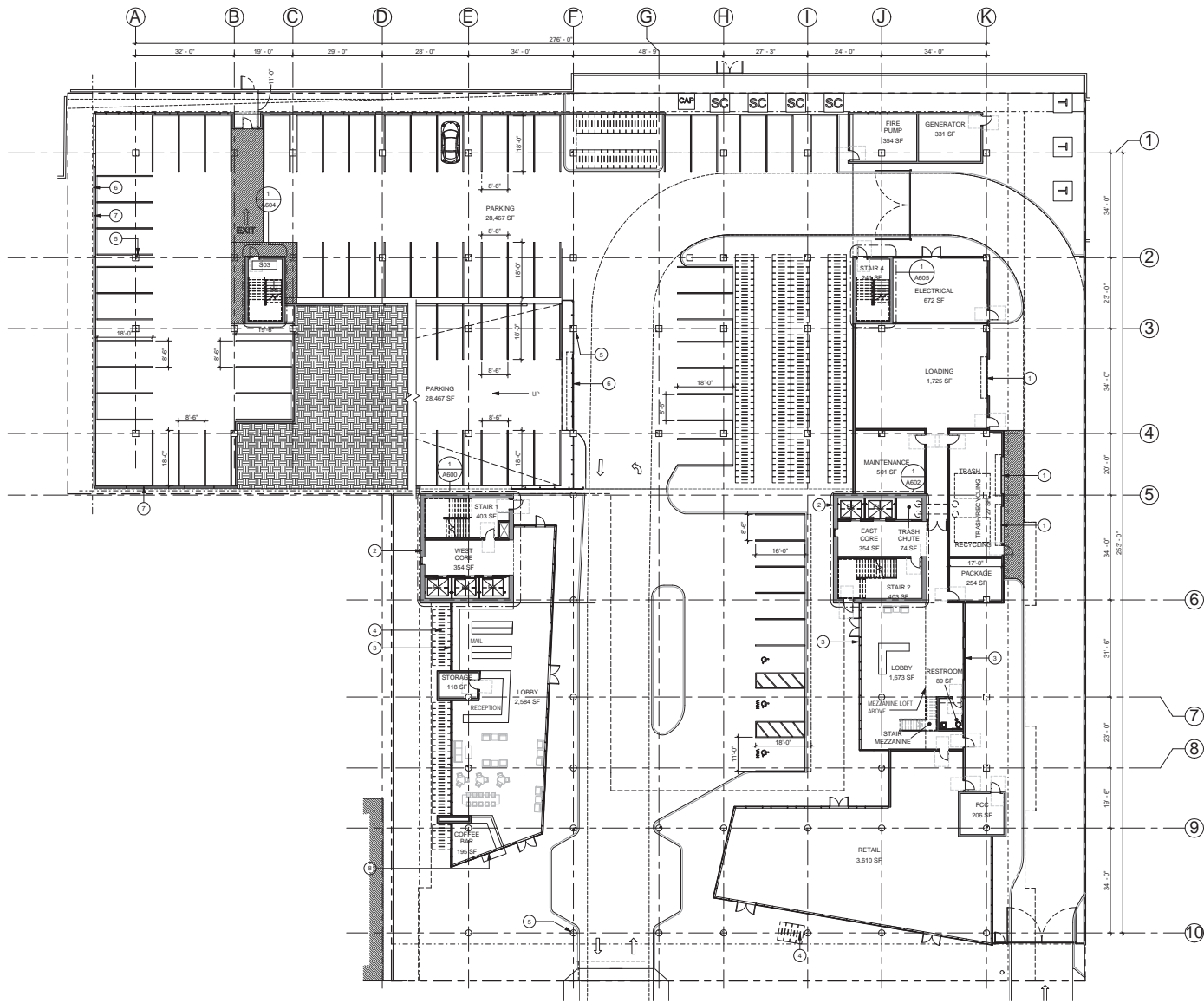
**LANDSCAPE PAVING PLAN**

6/30/15  
 Expires 6/30/16

SCALE 1" = 20'-0" DATE 07/23/15  
 JOB NUMBER 4077  
 SUBMISSION DPR SUBMITTAL

**L100**

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**KEYNOTE LEGEND**

- 1 OVERHEAD COILING DOOR
- 2 EXPOSED ARCHITECTURAL CONC CORE WALL
- 3 WINDOW GLAZING SYSTEM, INSULATED LOW-E DUAL PANE
- 4 CONIC COLUMN
- 5 BIKE PARKING SPACES, NOT FENCED
- 6 PARKING GARAGE METAL MESH, "CAMBRIDGE ARCHITECTURAL, BROAD FLEXIBLE STAINLESS STEEL, 16.5% 45% OPEN AREA
- 7 CONCRETE MASONRY UNIT, "WESTERN BLOCK" 16x16x16 "ROUTE 66" COLOR
- 8 PASS THROUGH SERVICE WINDOW

**Shepley Bulfinch**

Shepley Bulfinch Richardson & Abbott  
Architecture / Planning / Interiors / Est. 1874  
Attn: Joseph Busick  
3443 North Central Ave., South Rotunda  
Phoenix, AZ 85012  
T.602.430.3233 | F.602.534.9891  
www.ShepleyBulfinch.com

PK Associates LLC 7434 E. McDonald Drive Scottsdale, AZ 85250 p 480 922 8854 f 480 922 3739 www.pkastructural.com	STRUCTURAL ENGINEER
Peterson Associates Consulting Engineers Inc. 7201 North Dreamy Draw Drive, Suite 200 Phoenix, AZ 85020 p 602 988 1716 f 602 943 2207	M.E.P. ENGINEER
Wood Patel 2051 W. Northern Avenue, Suite 100 Phoenix, AZ 85021 p 602 258 8500	CIVIL ENGINEER
Artlex10 1027 E. Washington Street Phoenix, AZ 85034 p 885 210 2102	LANDSCAPE ARCHITECT
NO. DATE DESCRIPTION	

CAV-CORE-TEMPE LLC THOMAS M. SCOTT 161 N. CLARK ST., SUITE 4300 CHICAGO, IL 60601 PHONE: 312-994-1880	OWNER
1000 EAST APACHE 1000 E. Apache Boulevard, Tempe, AZ 85281	PROJECT

**LEVEL 1 - FLOOR PLAN**

DRAWING TITLE

EXPIRES 12/31/2017

SCALE: 1/16" = 1'-0" DATE: 07/23/2015

JOB NUMBER: 4077.000

SUBMISSION: DPR SUBMITTAL

**A101**

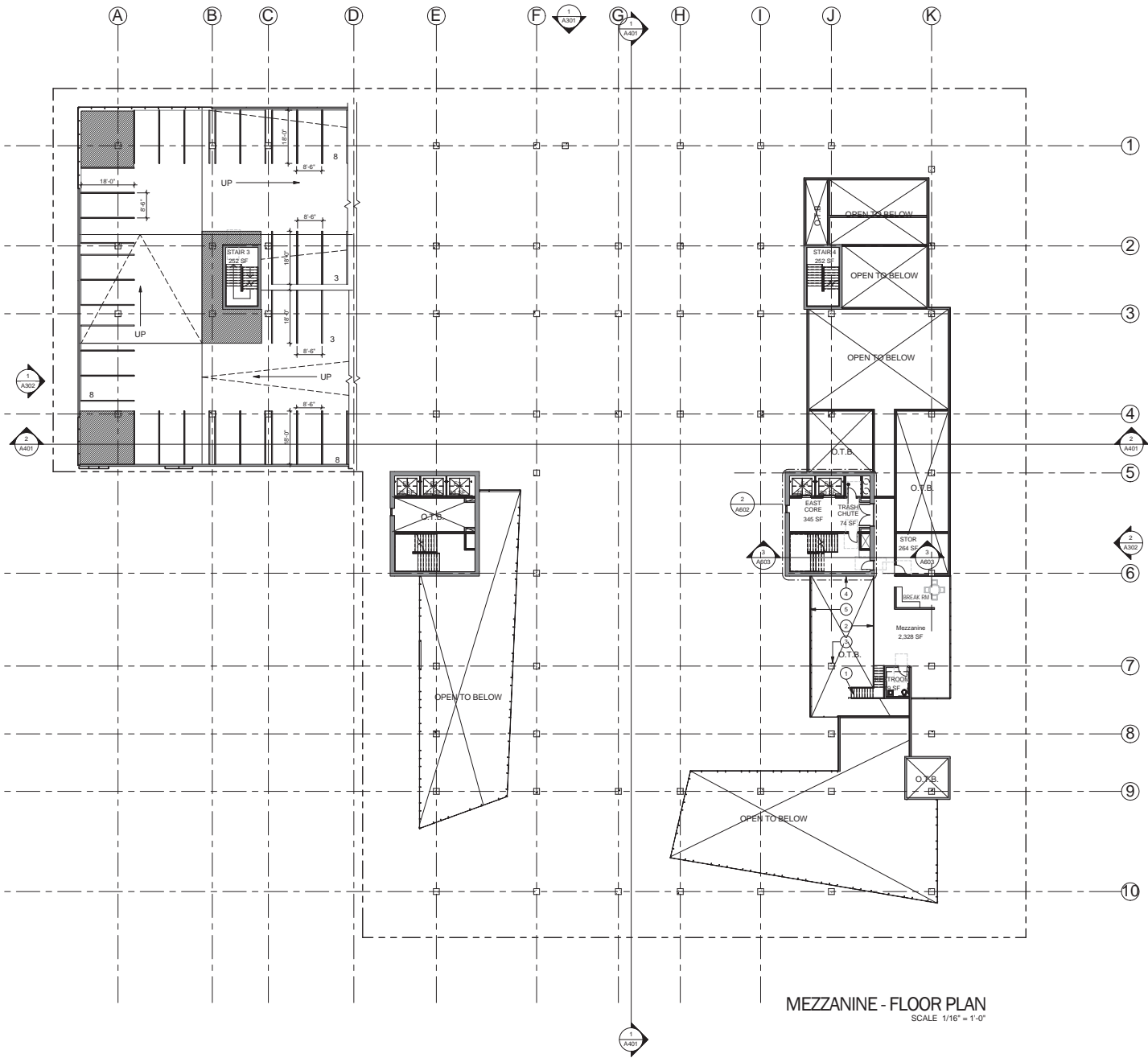
**LEVEL 1 - FLOOR PLAN**  
SCALE 1/16" = 1'-0"

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 1000 EAST APACHE



**KEYNOTE LEGEND**

- 1 FEATURE STARWAY W/ GLASS GUARDRAIL
- 2 GLASS GUARDRAIL
- 3 CONC COLUMN
- 4 EXPOSED ARCHITECTURAL CONC CORE WALL
- 5 WINDOW GLAZING SYSTEM, INSULATED LOW-E DUAL PANE



**MEZZANINE - FLOOR PLAN**  
SCALE 1/16" = 1'-0"

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Architecture / Planning / Interiors / Est. 1874  
Attn: Jonah Busck

3443 North Central Ave., South Rounda  
Phoenix, AZ 85012  
T: 602.433.3221 F: 602.434.9861  
www.ShepleyBulfinch.com

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Wood Patel 2051 W. Northern Avenue, Suite 100 Phoenix, AZ 85021 p 602 335 8500 CIVIL ENGINEER
Artlex10 1027 E. Washington Street, Phoenix, AZ 85034 p 855 210 2102 LANDSCAPE ARCHITECT
NO.   DATE   DESCRIPTION

KEY PLAN
CAV-CORE-TEMPE LLC THOMAS M. SCOTT 161 N. CLARK ST., SUITE 4900 CHICAGO, IL 60601 PHONE: 312-994-1880
OWNER

**1000 EAST APACHE**  
1000 E. Apache Boulevard, Tempe, AZ 85281

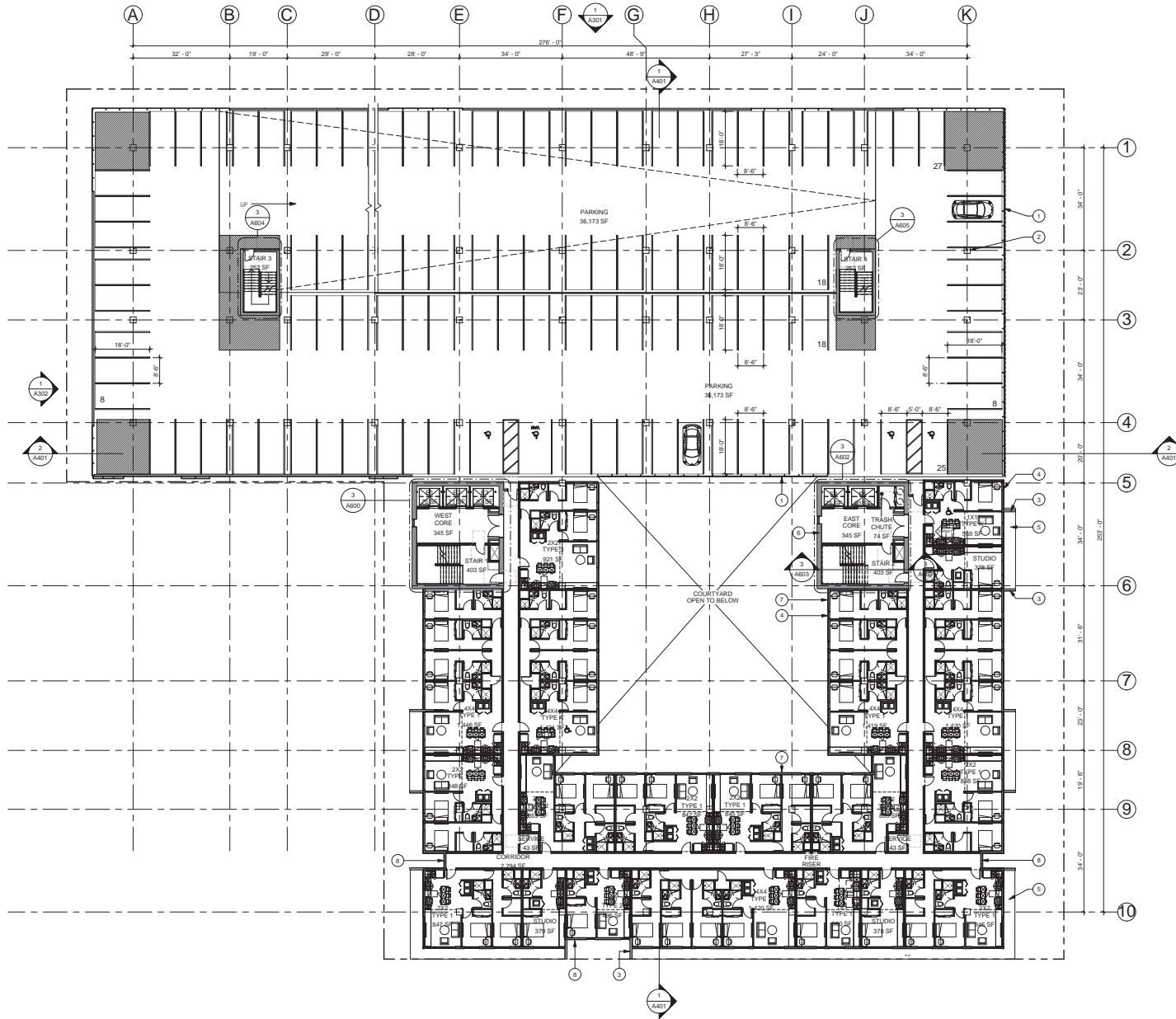
**LEVEL MEZZANINE - FLOOR PLAN**

DRAWING TITLE
EXPIRES 12/31/2017
SCALE 1/16" = 1'-0"   DATE 07/06/2015
JOB NUMBER 4077.000
SUBMISSION DPR SUBMITTAL

**A101.1**

DRAWING NUMBER

1000 EAST APACHE  
 1000 EAST APACHE  
 1000 EAST APACHE



- KEYNOTE LEGEND**
- 1 PARKING GARAGE METAL MESH; "CAMBRIDGE ARCHITECTURAL - BRADY" FLEXIBLE STAINLESS STEEL MESH 50% OPEN AREA.
  - 2 CONC COLUMN
  - 3 EXPOSED ARCHITECTURAL CONC FIN
  - 4 WINDOW GLAZING SYSTEM INSULATED LOW-E DUAL PANE
  - 5 CONC POST TENSIONED SLAB
  - 6 EXPOSED ARCHITECTURAL CONC CORE WALL
  - 7 EXTERIOR INSULATION FINISHING SYSTEM, INTEGRAL COLOR "DRYVT" - "MOONLIGHT" SAND/BEBLE FINE FINISH
  - 8 METAL PANEL; "METAL SALES - MAGNA LOC" PANEL WITH "COR-TEN A2P RAW" FINISH

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Architecture / Planning / Interiors / Est. 1874  
Arch. Joseph Busick

3443 North Central Ave., South Rounda  
Phoenix, AZ 85012  
T: 602.433.3223 F: 602.934.9861  
www.ShepleyBulfinch.com

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M.E.P. ENGINEER	Wood Patel 2051 W. Northern Avenue, Suite 100 Phoenix, AZ 85021 p 602 335 8500
CIVIL ENGINEER	Artifex10 1027 E. Washington Street, Phoenix, AZ 85034 p 855 210 2102
LANDSCAPE ARCHITECT	
NO.	DATE DESCRIPTION


KEY PLAN	CAV-CORE-TEMPE LLC THOMAS M. SCOTT 161 N. CLARK ST., SUITE 4900 CHICAGO, IL 60601 PHONE: 312-994-1880
OWNER	

**1000 EAST APACHE**  
1000 E. Apache Boulevard, Tempe, AZ 85281

PROJECT

**LEVEL 2 - FLOOR PLAN**

DRAWING TITLE



EXPIRES 12/31/2017

SCALE: 1/16" = 1'-0" DATE: 07/06/2015

JOB NUMBER: 4077.000

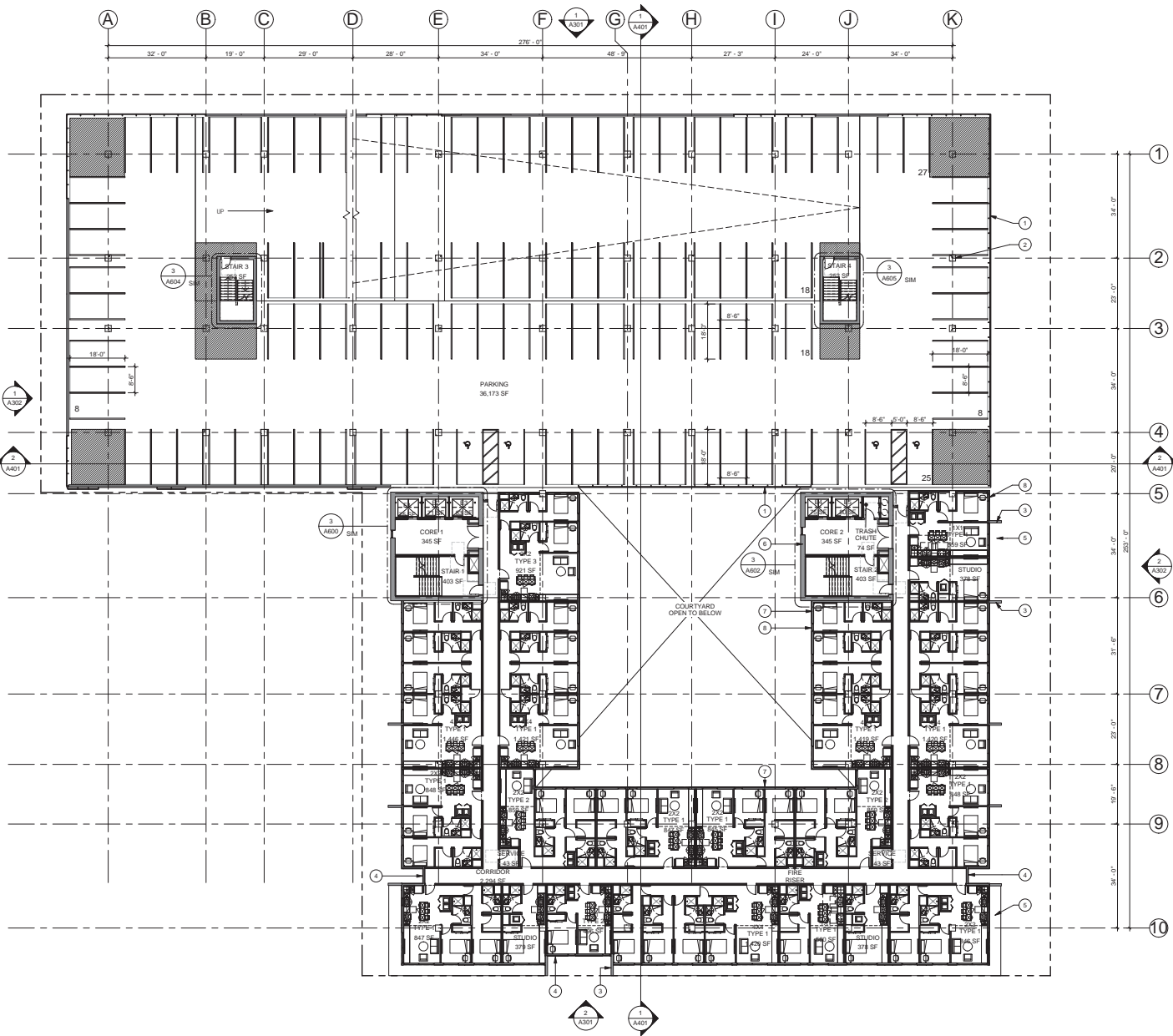
SUBMISSION: DPR SUBMITTAL

A102

DRAWING NUMBER

**LEVEL 2 - FLOOR PLAN**  
SCALE 1/16" = 1'-0"

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 1000 EAST APACHE



- KEYNOTE LEGEND**
- 1 PARKING GARAGE METAL MESH 'CAMBRIDGE ARCHITECTURAL - BRADY' FLEXIBLE STAINLESS STEEL MESH, 60% OPEN AREA
  - 2 CONC COLUMN
  - 3 EXPOSED ARCHITECTURAL CONC FIN
  - 4 METAL PANEL 'METAL SALES - WAGNA LOC' PANEL WITH 'COR-TEN A2P RAW' FINISH
  - 5 CONC POST TENSIONED SLAB
  - 6 EXPOSED ARCHITECTURAL CONC CORE WALL
  - 7 EXTERIOR INSULATION FINISHING SYSTEM
  - 8 INTEGRAL COLOR 'TRIVIT - MCDONALD' SANDPBLE FINE' FINISH

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Arch. Joseph Busick

3443 North Central Ave., South Rounds  
Phoenix, AZ 85012  
T: 602.433.3223 F: 602.334.9861  
www.ShepleyBulfinch.com

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Peterson Associates Consulting Engineers Inc. 7201 North Dreamy Drive Drive, Suite 200 Phoenix, AZ 85020 p 602.287.0300 f 602.287.0600 M.E.P. ENGINEER
Wood Patel 2051 W. Northern Avenue, Suite 100 Phoenix, AZ 85021 p 602.335.8500 CIVIL ENGINEER
Artflex10 1027 E. Washington Street, Phoenix, AZ 85034 p 855.210.2102 LANDSCAPE ARCHITECT
NO.   DATE   DESCRIPTION

KEY PLAN
CAV-CORE-TEMPE LLC THOMAS M. SCOTT 161 N. CLARK ST., SUITE 4900 CHICAGO, IL 60601 PHONE: 312-994-1880 OWNER

**1000 EAST APACHE**  
1000 E. Apache Boulevard, Tempe, AZ 85281

**LEVEL 3 - FLOOR PLAN**

DRAWING TITLE

EXPIRES 12/31/2017

SCALE: 1/16" = 1'-0" DATE: 07/06/2015

JOB NUMBER: 4077.000

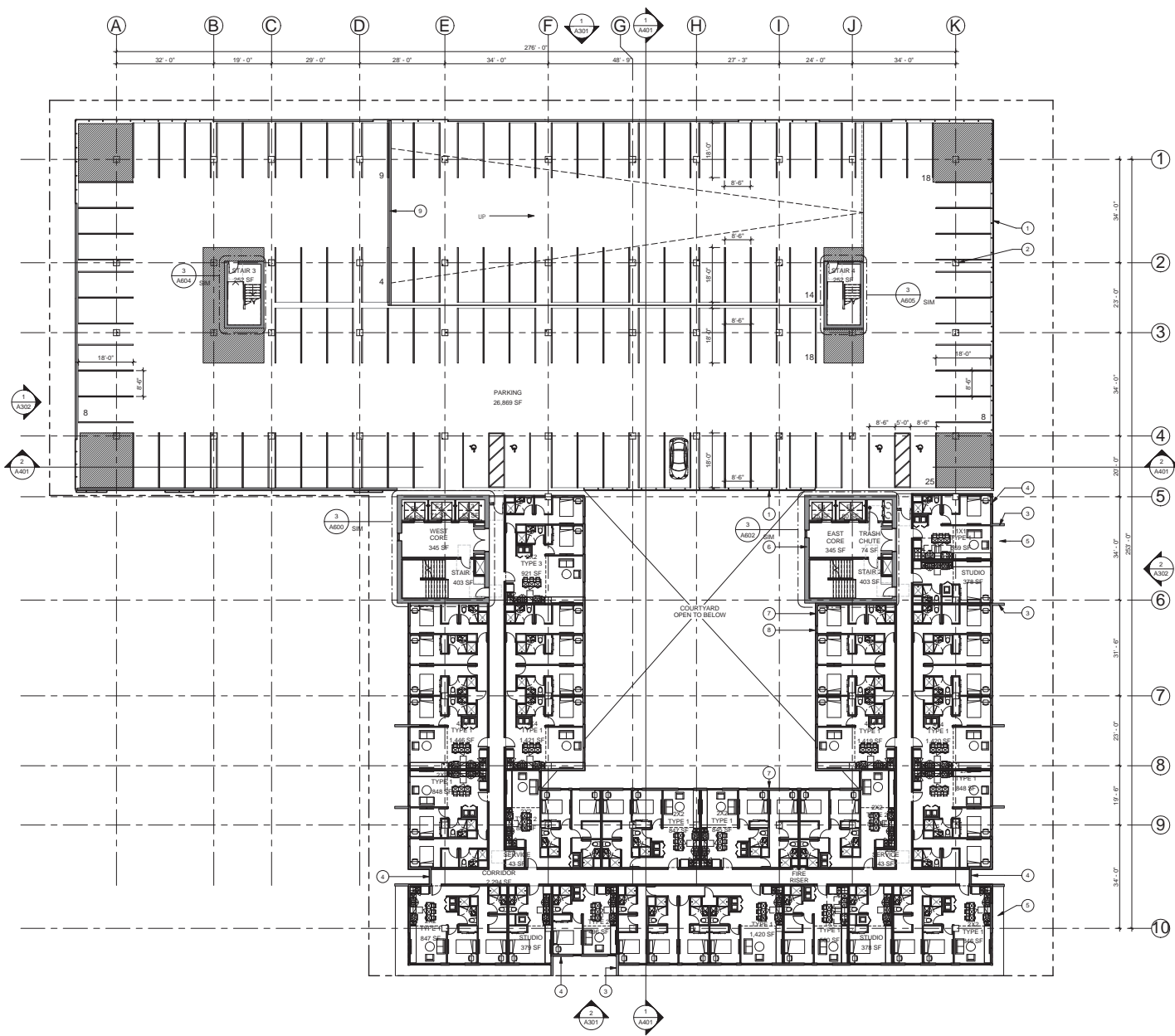
SUBMISSION: DPR SUBMITTAL

**A103**

DRAWING NUMBER

**LEVEL 3 - FLOOR PLAN**  
SCALE 1/16" = 1'-0"

1000 EAST APACHE  
 SHEPLEY BULFINCH RICHARDSON & ABBOTT  
 ARCHITECTURE / PLANNING / INTERIORS / EST. 1874  
 ARCH. JOSEPH BUSICK



- KEYNOTE LEGEND**
- 1 PARKING GARAGE METAL MESH CAMBRIDGE ARCHITECTURAL - BRADY FLEXIBLE STAINLESS STEEL MESH 60% OPEN AREA
  - 2 CONC COLUMN
  - 3 EXPOSED ARCHITECTURAL CONC FIN
  - 4 METAL PANEL "METAL SALES" WAGON LOC PANEL WITH "COR-TEN AZP RAW" FINISH CONC POST TENSIONED SLAB
  - 5 EXPOSED ARCHITECTURAL CONC CORE WALL
  - 6 EXTERIOR INSULATION FINISHING SYSTEM
  - 7 INTEGRAL COLOR "TRIVIT" MIDDLEIGHT SANDPBLE FINE FINISH
  - 8 WINDOW GLAZING SYSTEM: INSULATED LOW-E DUAL PANEL
  - 9 CONCRETE MASONRY UNIT: "WESTERN BLOCK" BUREAU ROUTE SF COLOR

**Shepley Bulfinch**

Shepley Bulfinch Richardson & Abbott  
Architecture / Planning / Interiors / Est. 1874  
Arch: Joseph Busick

3443 North Central Ave., South Rowlands  
Phoenix, AZ 85012  
T: 602 433 3223 F: 602 934 9861  
www.ShepleyBulfinch.com

PK Associates LLC 7434 E. McDonald Drive Scottsdale, AZ 85250 p 480 922 8854 f 480 922 3739 www.phastructural.com
STRUCTURAL ENGINEER Peterson Associates Consulting Engineers Inc. 7201 North Dreamway Drive Davis, Suite 200 Phoenix, AZ 85020 p 602 287 0300 f 602 287 0600
M.E.P. ENGINEER Wood Patel 2051 W. Northern Avenue, Suite 100 Phoenix, AZ 85021 p 602 335 8500
CIVIL ENGINEER Affix10 1027 E. Washington Street, Phoenix, AZ 85034 p 855 210 2102
LANDSCAPE ARCHITECT

NO.	DATE	DESCRIPTION

1000 EAST APACHE  
1000 E. Apache Boulevard, Tempe, AZ 85281

**LEVEL 4 - FLOOR PLAN**

EXPIRES 12/31/2017

SCALE: 1/16" = 1'-0" DATE: 07/06/2015

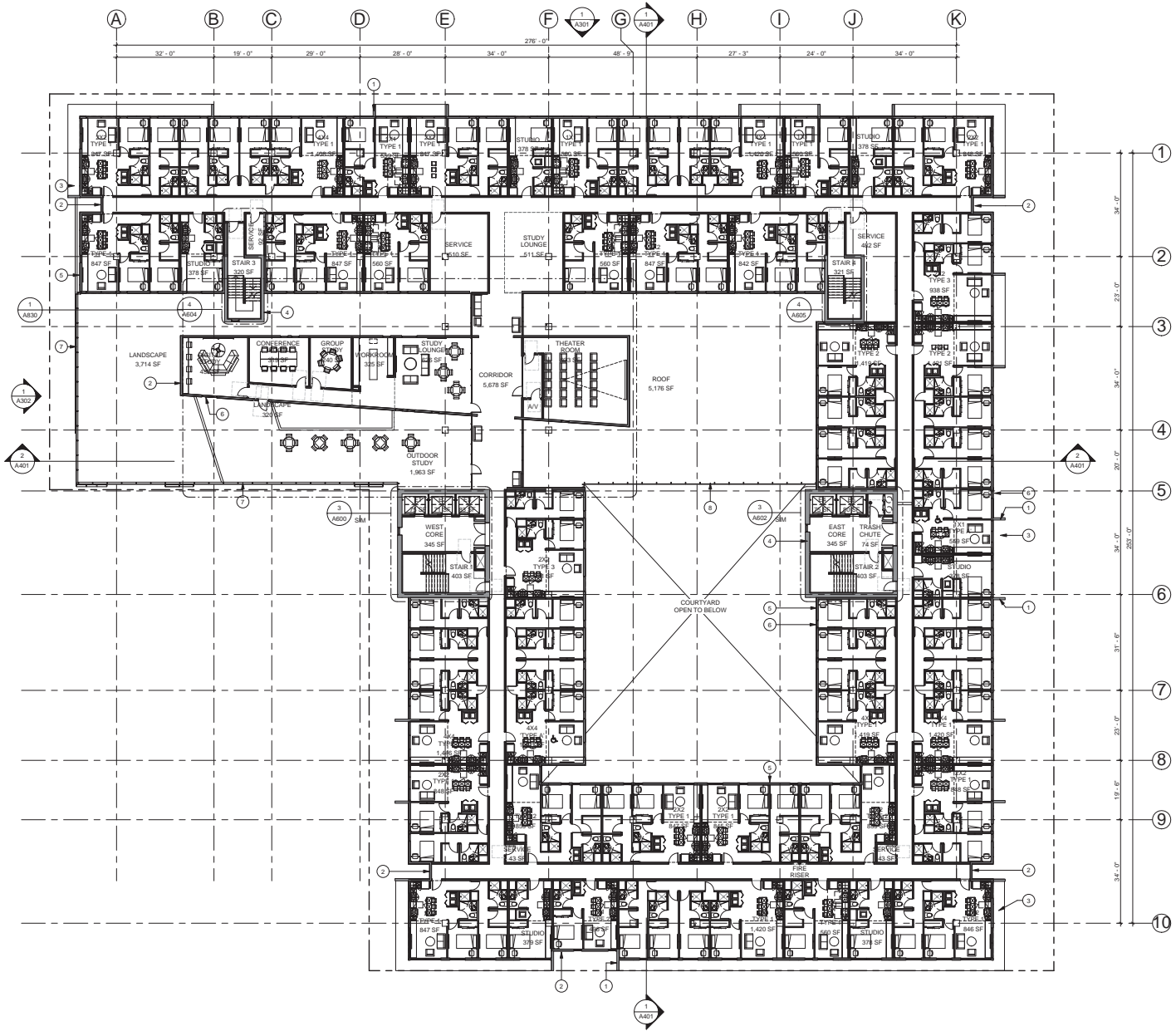
JOB NUMBER: 4077.000

SUBMISSION: DPR SUBMITTAL

**A104**

**LEVEL 4 - FLOOR PLAN**  
SCALE 1/16" = 1'-0"

1000 EAST APACHE  
 1000 EAST APACHE



- ### KEYNOTE LEGEND
- 1 EXPOSED ARCHITECTURAL CONC FIN
  - 2 METAL PANEL "METAL SALES - MAGNA LOC"
  - 3 PANEL WITH "CORTEN A2P" RAW FINISH
  - 4 CONC POST TENSIONED SLAB
  - 5 EXPOSED ARCHITECTURAL CONC CORE WALL
  - 6 EXTERIOR INSULATION FINISHING SYSTEM
  - 7 INTEGRAL COLOR "DRYVIT - MOONLIGHT"
  - 8 SANDRIBBLE FINE FINISH
  - 9 WINDOW GLAZING SYSTEM, INSULATED LOW-E DUAL PANE
  - 10 CONCRETE MASONRY UNIT, "WESTERN BLOCK" 8x16 "ROUTE 66" COLOR
  - 11 PARKING GARAGE METAL MESH "CAMBRIDGE ARCHITECTURAL - BRADY" FLEXIBLE STAINLESS STEEL MESH, 65% OPEN AREA

**Shepley Bulfinch**

Shepley Bulfinch Richardson & Abbott  
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Attn: Jonah Busick

3443 North Central Ave., South Rowlands  
Phoenix, AZ 85012  
T: 602.433.3223 F: 602.534.9861  
www.ShepleyBulfinch.com

PK Associates LLC 7434 E. McDonald Drive Scottsdale, AZ 85250 p 480 922 8854 f 480 922 3739 www.phastructural.com
Peterson Associates Consulting Engineers Inc. 7201 North Dreamy Drive Drive, Suite 200 Phoenix, AZ 85020 p 602 287 0300 f 602 287 0600
Wood Patel 2051 W. Northern Avenue, Suite 100 Phoenix, AZ 85021 p 602 335 8500
Atlix10 1027 E. Washington Street, Phoenix, AZ 85034 p 855 210 2102
NO.   DATE   DESCRIPTION

KEY PLAN	CAV-CORE-TEMPE LLC THOMAS M. SCOTT 161 N. CLARK ST., SUITE 4900 CHICAGO, IL 60601 PHONE: 312-994-1880
OWNER	

**1000 EAST APACHE**  
1000 E. Apache Boulevard, Tempe, AZ 85281

**LEVEL 5 - FLOOR PLAN**

DRAWING TITLE

EXPIRES 12/31/2017

SCALE: 1/16" = 1'-0" DATE: 07/06/2015

JOB NUMBER: 4077.000

SUBMISSION: DPR SUBMITTAL

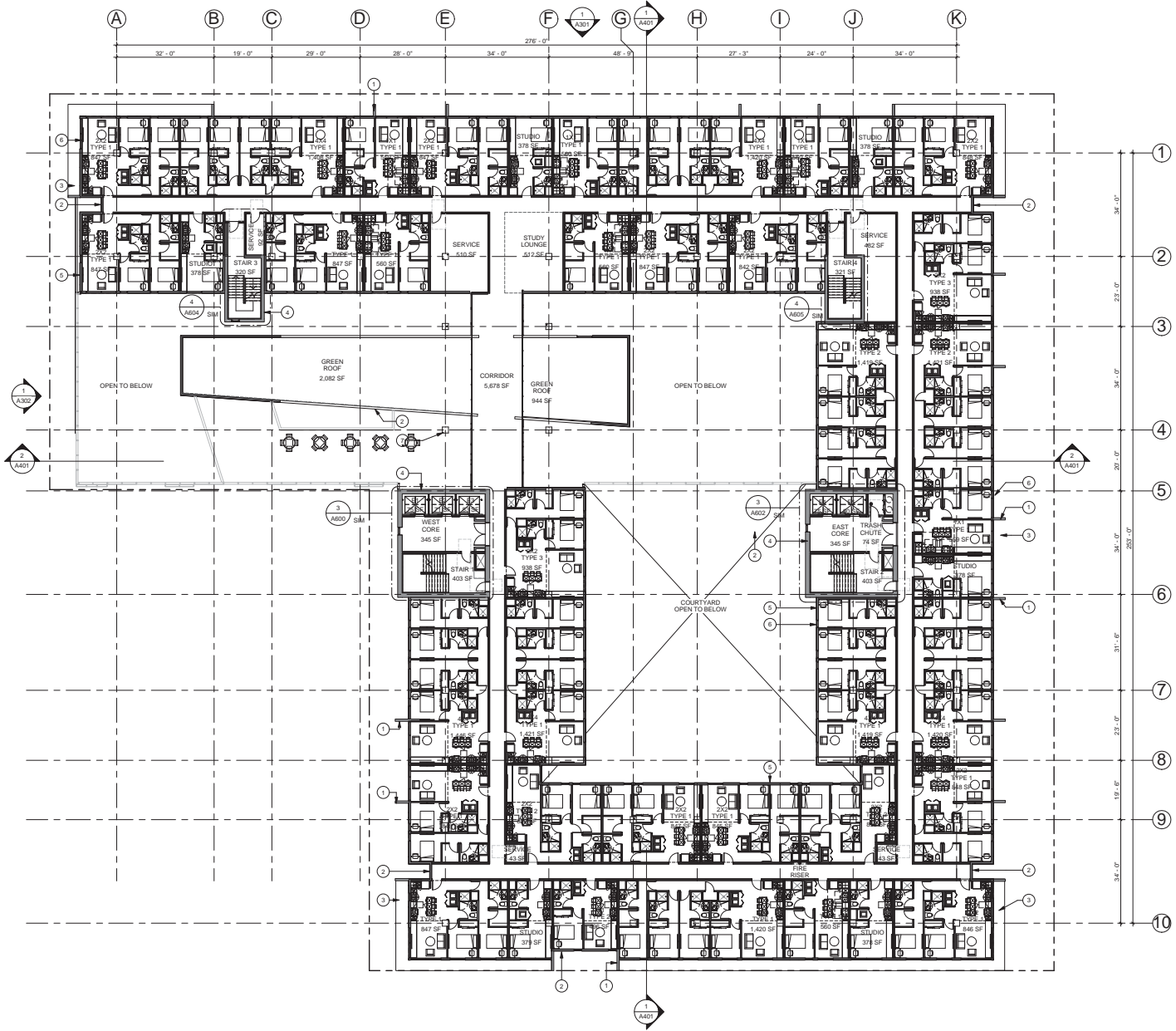
**A105**

DRAWING NUMBER

**LEVEL 5 - FLOOR PLAN**  
SCALE 1/16" = 1'-0"

1000 EAST APACHE  
 SHEPLEY BULFINCH  
 1000 EAST APACHE, TEMPE, ARIZONA

1000 EAST APACHE  
 SHEPLEY BULFINCH  
 3443 NORTH CENTRAL AVENUE, SOUTH ROUNDS  
 PHOENIX, AZ 85012  
 T: 602.430.3223 F: 602.934.9861  
 WWW.SHEPLEYBULFINCH.COM



- KEYNOTE LEGEND**
- 1 EXPOSED ARCHITECTURAL CONC FIN
  - 2 METAL PANEL: "METAL SALES - MAGNA LOC"
  - 3 PANEL WITH "CORTEN A2P" RAW FINISH
  - 4 CONC POST TENSIONED SLAB
  - 5 EXPOSED ARCHITECTURAL CONC CORE WALL
  - 6 EXTERIOR INSULATION FINISHING SYSTEM:
  - 7 INTEGRAL COLOR "DRYWIT - MOONLIGHT,"  
SANDBLEBBLE FINE FINISH
  - 8 WINDOW GLAZING SYSTEM, INSULATED LOW-E  
DUAL PANEL
  - 9 CONC COLUMN

**Shepley Bulfinch**

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 Architecture / Planning / Interiors / Est. 1874  
 Attn: Jonah Busick

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 Phoenix, AZ 85012  
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 www.ShepleyBulfinch.com

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STRUCTURAL ENGINEER
Peterson Associates Consulting Engineers Inc. 7201 North Dreamy Drive Drive, Suite 200 Phoenix, AZ 85020 p 602 287 0300 f 602 287 0600
M.E.P. ENGINEER
Wood Patel 2051 W. Northern Avenue, Suite 100 Phoenix, AZ 85021 p 602 335 8500
CIVIL ENGINEER
Artlex 10 1027 E. Washington Street, Phoenix, AZ 85034 p 855 210 2102
LANDSCAPE ARCHITECT
NO. DATE DESCRIPTION

KEY PLAN
CAV-CORE-TEMPE LLC THOMAS M. SCOTT 161 N. CLARK ST., SUITE 4900 CHICAGO, IL 60601 PHONE: 312-994-1880
OWNER

**1000 EAST APACHE**  
 1000 E. Apache Boulevard, Tempe, AZ 85281

**LEVEL 6 - FLOOR PLAN**

DRAWING TITLE

EXPIRES 12/31/2017

SCALE: 1/16" = 1'-0" DATE: 07/06/2015

JOB NUMBER: 4077.000

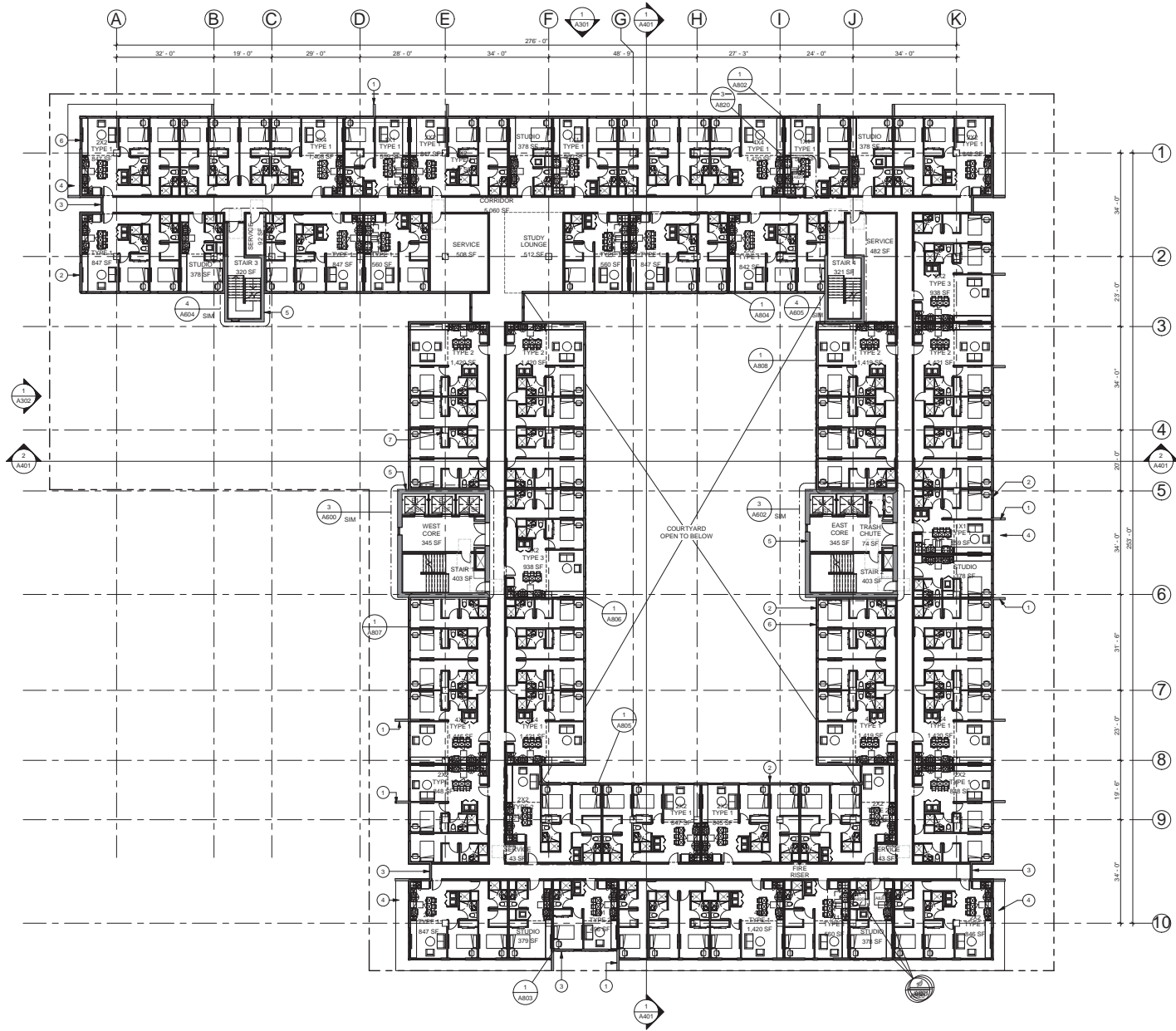
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**A106**

DRAWING NUMBER

**LEVEL 6 - FLOOR PLAN**  
 SCALE 1/16" = 1'-0"

ARCHITECTURE  
 1000 EAST APACHE



- KEYNOTE LEGEND**
- 1 EXPOSED ARCHITECTURAL CONC FIN
  - 2 METAL PANEL METAL SALES MAGMA LOC
  - 3 PANEL WITH COR-TEN A2P RAW FINISH
  - 4 CONC POST TENSIONED SLAB
  - 5 EXPOSED ARCHITECTURAL CONC CORE WALL
  - 6 WINDOW GLAZING SYSTEM INSULATED LOW-E DUAL PANE
  - 7 CONC COLUMN

**LEVEL 7 - FLOOR PLAN**  
SCALE 1/16" = 1'-0"

Shepley Bulfinch

Shepley Bulfinch Richardson & Abbott  
 Architecture / Planning / Interiors / Est. 1874  
 Attn: Jonah Busck  
 3443 North Central Ave., South Rowlands  
 Phoenix, AZ 85012  
 T:602.430.3223 F:602.934.9861  
 www.ShepleyBulfinch.com

---

PK Associates LLC  
 7434 E. McDonald Drive Scottsdale, AZ 85250  
 p 480 922 8854 f 480 922 3739  
 www.pkastructural.com  
**STRUCTURAL ENGINEER**

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Peterson Associates  
 Consulting Engineers Inc.  
 7201 North Dreamy Drive Davis,  
 Suite 200 Phoenix, AZ 85020  
 p 602 287 0300 f 602 287 0600  
**M.E.P. ENGINEER**

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Wood Patel  
 2051 W. Northern Avenue,  
 Suite 100 Phoenix, AZ 85021  
 p 602 335 8500  
**CIVIL ENGINEER**

---

Affix10  
 1027 E. Washington Street,  
 Phoenix, AZ 85034  
 p 855 210 2102  
**LANDSCAPE ARCHITECT**

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NO.	DATE	DESCRIPTION

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**KEY PLAN**  
 CAV-CORE-TEMPE LLC  
 THOMAS M. SCOTT  
 161 N. CLARK ST., SUITE 4900  
 CHICAGO, IL 60601 PHONE: 312-994-1880  
**OWNER**

---

**PROJECT**  
**1000 EAST APACHE**  
 1000 E. Apache Boulevard, Tempe, AZ 85281

---

**DRAWING TITLE**  
**LEVEL 7 - FLOOR PLAN**

EXPIRES 12/31/2017

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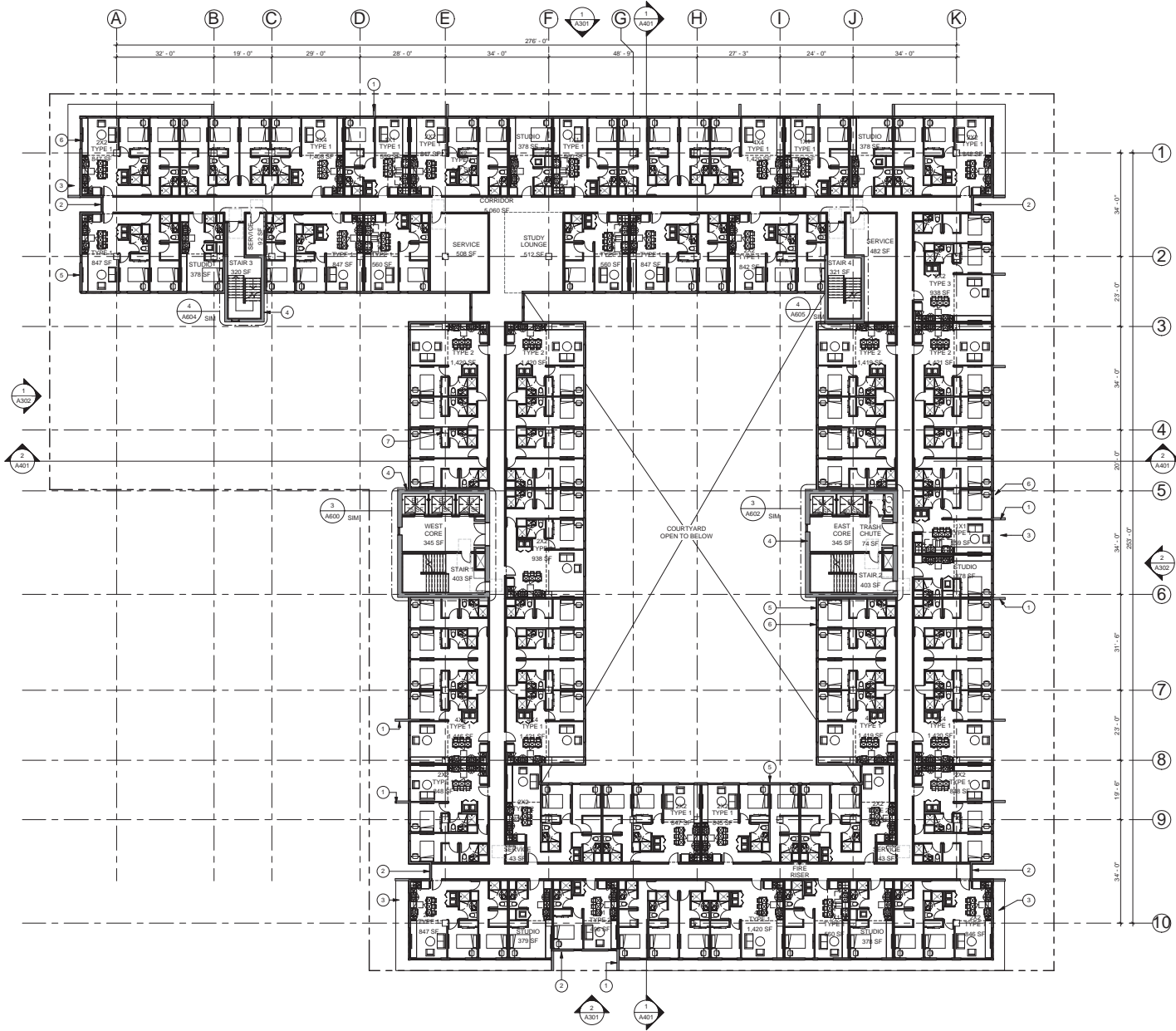
SCALE 1/16" = 1'-0"      DATE 07/06/2015  
 JOB NUMBER 4077.000  
 SUBMISSION DPR SUBMITTAL

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A107

DRAWING NUMBER

1000 EAST APACHE



- KEYNOTE LEGEND**
- 1 EXPOSED ARCHITECTURAL CONC FIN
  - 2 METAL PANEL "METAL SALES - MAGNA LOC"
  - 3 PANEL WITH "CORTEN AZP" RAW FINISH
  - 4 CONC POST TENSIONED SLAB
  - 5 EXPOSED ARCHITECTURAL CONC CORE WALL
  - 6 EXTERIOR INSULATION FINISHING SYSTEM,
  - 7 INTEGRAL COLOR "DRYWIT - MOONLIGHT,"
  - 8 SANDRIEABLE FINE FINISH
  - 9 WINDOW GLAZING SYSTEM, INSULATED LOW-E
  - 10 DUAL PANEL
  - 11 CONC COLUMN

**Shepley Bulfinch**

Shepley Bulfinch Richardson & Abbott  
 Architecture / Planning / Interiors / Est. 1874  
 Attn: Jonah Busick

3443 North Central Ave., South Rowlands  
 Phoenix, AZ 85012  
 T: 602.433.3223 F: 602.934.9861  
 www.ShepleyBulfinch.com

PK Associates LLC  
 7434 E. McDonald Drive Scottsdale, AZ 85250  
 p 480 922 8854 f 480 922 3739  
 www.pkastructural.com

STRUCTURAL ENGINEER

Peterson Associates  
 Consulting Engineers Inc.  
 7201 North Dreamy Drive Drive,  
 Suite 200 Phoenix, AZ 85020  
 p 602 287 0300 f 602 287 0600

M.E.P. ENGINEER

Wood Patel  
 2051 W. Northern Avenue,  
 Suite 100 Phoenix, AZ 85021  
 p 602 335 8500

CIVIL ENGINEER

Arltlex10  
 1027 E. Washington Street,  
 Phoenix, AZ 85034  
 p 855 210 2102

LANDSCAPE ARCHITECT

NO.	DATE	DESCRIPTION

1000 EAST APACHE  
 1000 E. Apache Boulevard, Tempe, AZ 85281

**LEVEL 8 - FLOOR PLAN**

PROJECT

DRAWING TITLE

SCALE: 1/16" = 1'-0" DATE: 07/06/2015

JOB NUMBER: 4077.000

SUBMISSION: DPR SUBMITTAL

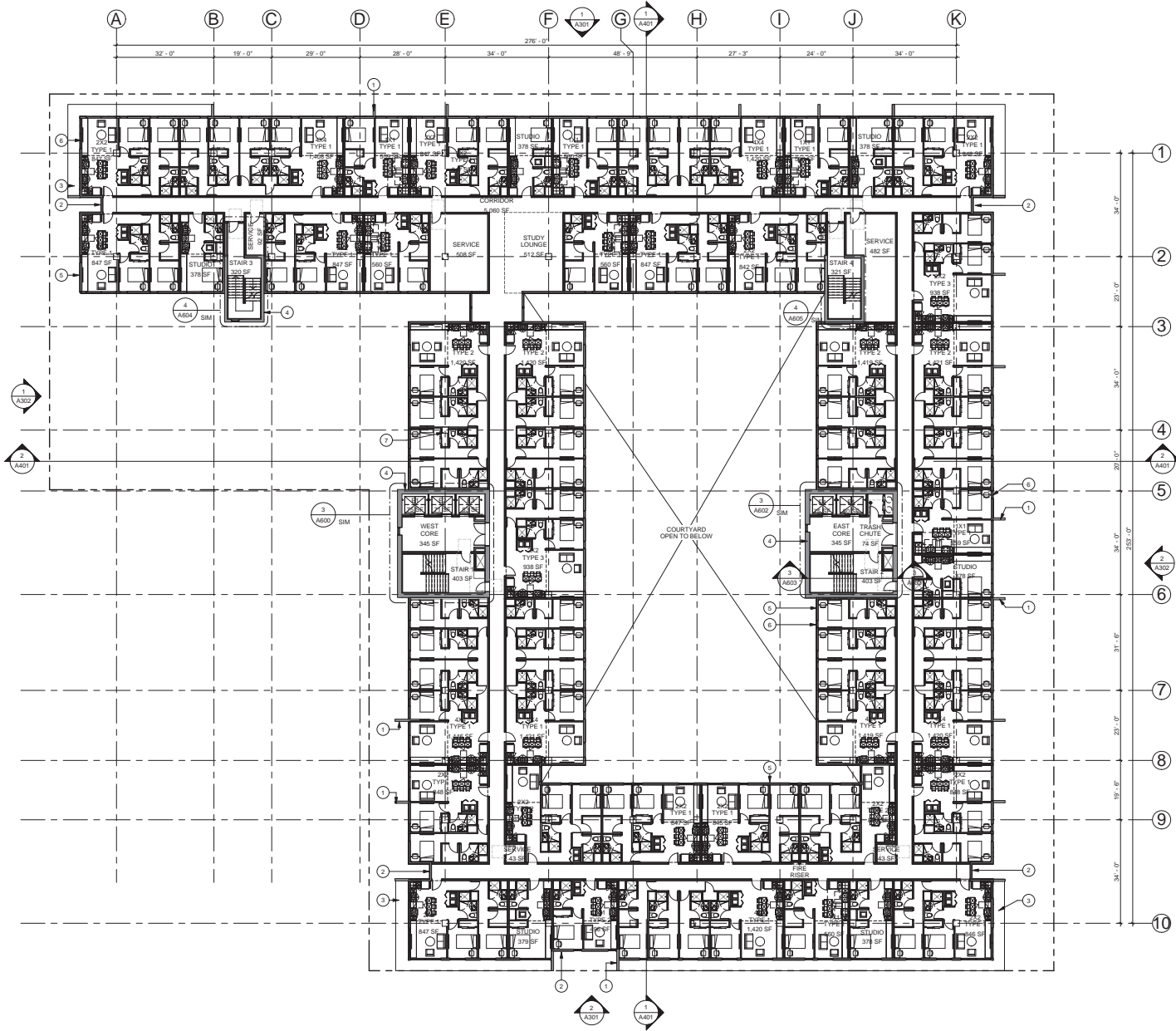
**A108**

DRAWING NUMBER

**LEVEL 8 - FLOOR PLAN 1**  
 SCALE 1/16" = 1'-0"



1000 EAST APACHE  
 SHEPLEY BULFINCH  
 3443 NORTH CENTRAL AVENUE, SOUTH ROUNDS PHOENIX, AZ 85012  
 T: 602.433.3223 F: 602.934.9861 www.shepleybulfinch.com



- KEYNOTE LEGEND**
- 1 EXPOSED ARCHITECTURAL CONC FIN
  - 2 METAL PANEL "METAL SALES - MAGNA LOC"
  - 3 PANEL WITH "CORTEN A2P" RAW FINISH
  - 4 CONC POST TENSIONED SLAB
  - 5 EXPOSED ARCHITECTURAL CONC CORE WALL
  - 6 EXTERIOR INSULATION FINISHING SYSTEM, INTEGRAL COLOR "DRYWIT - MOONLIGHT, SANDRIBBLE FINE" FINISH
  - 7 WINDOW GLAZING SYSTEM, INSULATED LOW-E DUAL PANEL

**LEVEL 9 - FLOOR PLAN**  
SCALE 1/16" = 1'-0"

**Shepley Bulfinch**

Shepley Bulfinch Richardson & Abbott  
 Architecture / Planning / Interiors / Est. 1874  
 Attn: Jonah Busick

3443 North Central Ave., South Rounds  
 Phoenix, AZ 85012  
 T: 602.433.3223 F: 602.934.9861  
 www.ShepleyBulfinch.com

PK Associates LLC  
 7434 E. McDonald Drive Scottsdale, AZ 85250  
 p 480 922 8854 f 480 922 3739  
 www.pkastructural.com

STRUCTURAL ENGINEER

Peterson Associates  
 Consulting Engineers Inc.  
 7201 North Dreamy Drive Davis,  
 Suite 200 Phoenix, AZ 85020  
 p 602 287 0300 f 602 287 0600

M.E.P. ENGINEER

Wood Patel  
 2051 W. Northern Avenue,  
 Suite 100 Phoenix, AZ 85021  
 p 602 335 8500

CIVIL ENGINEER

Attflex10  
 1027 E. Washington Street,  
 Phoenix, AZ 85034  
 p 855 210 2102

LANDSCAPE ARCHITECT

NO.	DATE	DESCRIPTION

**1000 EAST APACHE**  
 1000 E. Apache Boulevard, Tempe, AZ 85281

PROJECT

**LEVEL 9 - FLOOR PLAN**

DRAWING TITLE

EXPIRES 12/31/2017

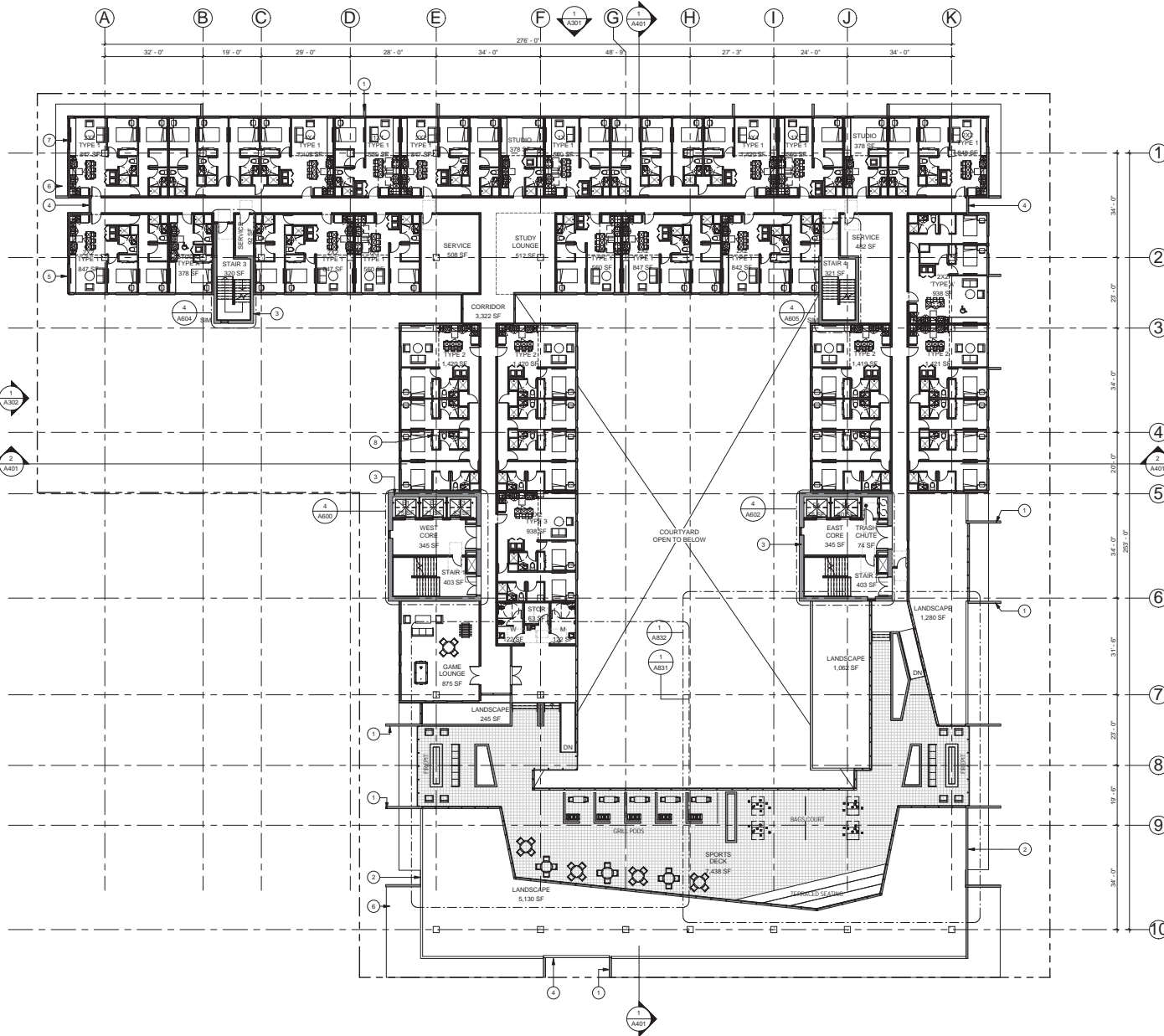
SCALE 1/16" = 1'-0" DATE 07/06/2015

JOB NUMBER 4077.000

SUBMISSION DPR SUBMITTAL

**A109**

DRAWING NUMBER



- KEYNOTE LEGEND**
- 1 EXPOSED ARCHITECTURAL CONC FIN
  - 2 BOARD FORM CONCRETE PLANTER WALL
  - 3 EXPOSED ARCHITECTURAL CONC CORE WALL
  - 4 METAL PANEL, METAL SALES - MAGNA LOCK PANEL WITH "COR-TEN AZP RAW" FINISH
  - 5 EXTERIOR INSULATION FINISHING SYSTEM, INTEGRAL COLOR "DRYWIT - MOONLIGHT, SANDRIBBLE FINE" FINISH
  - 6 CONC POST TENSIONED SLAB
  - 7 WINDOW GLAZING SYSTEM, INSULATED LOW-E DUAL PANE
  - 8 CONC COLUMN

**Shepley Bulfinch**

Shepley Bulfinch Richardson & Abbott  
 Architecture / Planning / Interiors / Est. 1874  
 Attn: Jonah Busck

3443 North Central Ave., South Rowlands  
 Phoenix, AZ 85012  
 T: 602 433 3223 F: 602 934 9861  
 www.ShepleyBulfinch.com

PK Associates LLC  
 7434 E. McDonald Drive Scottsdale, AZ 85250  
 p 480 922 8854 f 480 922 3739  
 www.phastructural.com

StructURAL ENGINEER

Peterson Associates  
 Consulting Engineers Inc.  
 7201 North Dreamy Drive Davis,  
 Suite 200 Phoenix, AZ 85020  
 p 602 287 0300 f 602 287 0600

M.E.P. ENGINEER

Wood Patel  
 2051 W. Northern Avenue,  
 Suite 100 Phoenix, AZ 85021  
 p 602 335 8500

CIVIL ENGINEER

Affix10  
 1027 E. Washington Street,  
 Phoenix, AZ 85034  
 p 855 210 2102

LANDSCAPE ARCHITECT

NO.	DATE	DESCRIPTION

CAV-CORE-TEMPLE LLC  
 THOMAS M. SCOTT  
 161 N. CLARK ST., SUITE 4900  
 CHICAGO, IL 60601 PHONE: 312-994-1880

OWNER

**1000 EAST APACHE**  
 1000 E. Apache Boulevard, Tempe, AZ 85281

PROJECT

**LEVEL 10 - FLOOR PLAN**

DRAWING TITLE

EXPIRES 12/31/2017

SCALE: 1/16" = 1'-0" DATE: 07/06/2015

JOB NUMBER: 4077.000

SUBMISSION: DPR SUBMITTAL

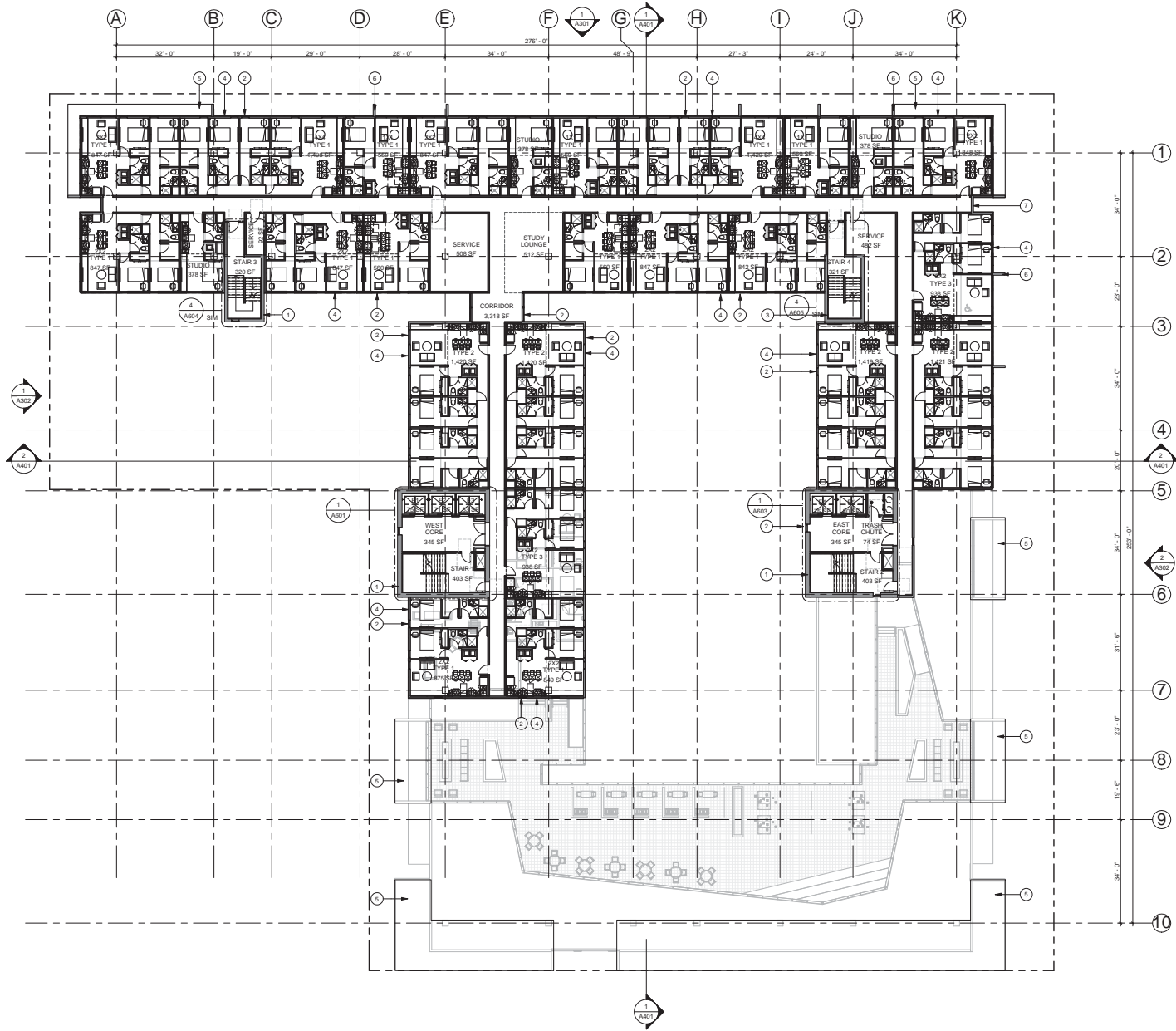
**A110**

DRAWING NUMBER

**LEVEL 10 - FLOOR PLAN**  
 SCALE 1/16" = 1'-0"

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1000 EAST APACHE  
 SHEPLEY BULFINCH



**LEVEL 11 - FLOOR PLAN**  
 SCALE 1/16" = 1'-0"

- KEYNOTE LEGEND**
- 1 EXPOSED ARCHITECTURAL CONC CORE WALL
  - 2 WINDOW GLAZING SYSTEM, INSULATED LOW-E
  - 3 DUAL FRAME
  - 4 FEATURE STAIRWAY W/ GLASS GUARDRAIL
  - 5 EXTERIOR INSULATION FINISHING SYSTEM
  - 6 INTEGRAL COLOR "DRYKIT" MOONLIGHT SANDPEBBLE FINE FINISH
  - 7 CONC POST TENSIONED SLAB
  - 8 EXPOSED ARCHITECTURAL CONC FIN
  - 9 METAL PANEL "METAL SALES - MAGNA LOC"
  - 10 PANEL WITH "COR-TEN AZP" RAVY FINISH

**Shepley Bulfinch**

Shepley Bulfinch Richardson & Abbott  
 Architecture / Planning / Interiors / Est. 1874  
 Attn: Jonah Busick  
 3443 North Central Ave., South Rowlands  
 Phoenix, AZ 85012  
 T: 602.433.3223 F: 602.534.9861  
 www.ShepleyBulfinch.com

PK Associates LLC 7434 E. McDonald Drive Scottsdale, AZ 85250 p 480 922 8854 f 480 922 3739 www.phastructural.com <b>STRUCTURAL ENGINEER</b>
Peterson Associates Consulting Engineers Inc. 7201 North Dreamy Drive Drive, Suite 200 Phoenix, AZ 85020 p 602 287 0300 f 602 287 0600 <b>M.E.P. ENGINEER</b>
Wood Patel 2051 W. Northern Avenue, Suite 100 Phoenix, AZ 85021 p 602 335 8500 <b>CIVIL ENGINEER</b>
Affix10 1027 E. Washington Street, Phoenix, AZ 85034 p 855 210 2102 <b>LANDSCAPE ARCHITECT</b>

NO.	DATE	DESCRIPTION
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**1000 EAST APACHE**  
 1000 E. Apache Boulevard, Tempe, AZ 85281  
**PROJECT**

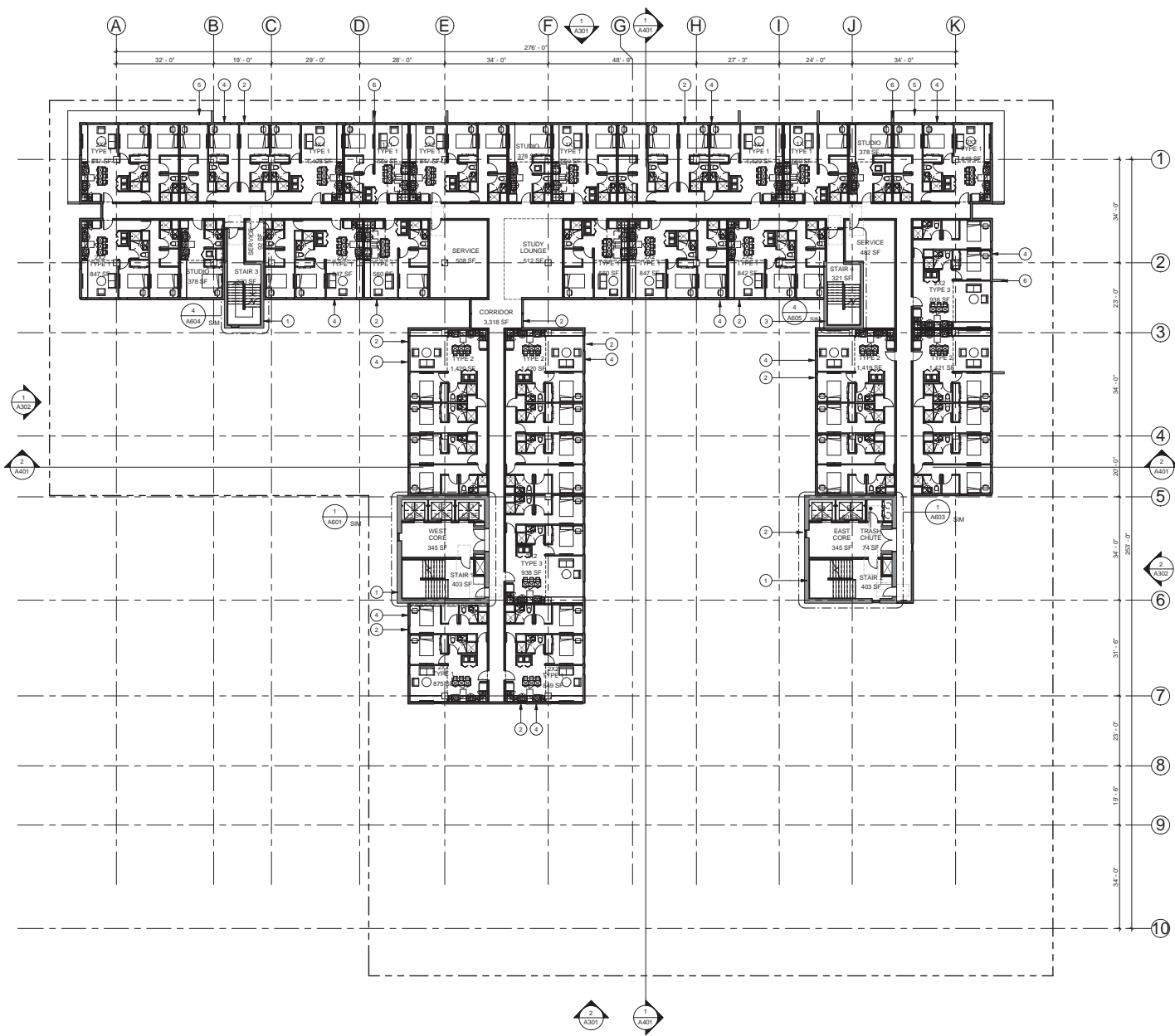
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**DRAWING TITLE**

EXPIRES 12/31/2017  
 SCALE 1/16" = 1'-0" DATE 07/06/2015  
 JOB NUMBER 4077.000  
 SUBMISSION DPR SUBMITTAL

A111

DRAWING NUMBER

1000 EAST APACHE  
 1000 EAST APACHE



- KEYNOTE LEGEND**
- 1 EXPOSED ARCHITECTURAL CONC CORE WALL
  - 2 WINDOW GLAZING SYSTEM, INSULATED LOW-E
  - 3 DUAL FRAME
  - 4 FEATURE STAIRWAY W/ GLASS GUARDRAIL
  - 5 EXTERIOR INSULATION FINISHING SYSTEM
  - 6 INTEGRAL COLOR 'TRYPHIT' MOONLIGHT, SANDPEBBLE FINE FINISH
  - 7 CONC POST TENSIONED SLAB
  - 8 EXPOSED ARCHITECTURAL CONC FIN

**Shepley Bulfinch**

Shepley Bulfinch Richardson & Abbott  
 Architecture / Planning / Interiors / Est. 1874  
 Attn: Jonah Busick

3443 North Central Ave., South Rowlands  
 Phoenix, AZ 85012  
 T: 602.433.3223 F: 602.534.9861  
 www.ShepleyBulfinch.com

<b>PK Associates LLC</b> 7434 E. McDonald Drive Scottsdale, AZ 85250 p 480 922 8854 f 480 922 3739 www.phastructural.com
<b>Structural Engineer</b> Peterson Associates Consulting Engineers Inc. 7201 North Dreamy Drive Drive, Suite 200 Phoenix, AZ 85020 p 602 287 0300 f 602 287 0600
<b>M.E.P. Engineer</b> Wood Patel 2051 W. Northern Avenue, Suite 100 Phoenix, AZ 85021 p 602 335 8500
<b>Civil Engineer</b> Affilix10 1027 E. Washington Street, Phoenix, AZ 85034 p 855 210 2102
<b>Landscape Architect</b>
<b>NO.   DATE   DESCRIPTION</b>

<b>KEY PLAN</b>
CAV-CORE-TEMPE LLC THOMAS M. SCOTT 161 N. CLARK ST., SUITE 4900 CHICAGO, IL 60601 PHONE: 312-994-1880
<b>OWNER</b>

**1000 EAST APACHE**  
 1000 E. Apache Boulevard, Tempe, AZ 85281

**PROJECT**

**LEVEL 12 - FLOOR PLAN**

**DRAWING TITLE**

EXPIRES 12/31/2017

SCALE: 1/16" = 1'-0"      DATE: 07/06/2015

JOB NUMBER: 4077.000

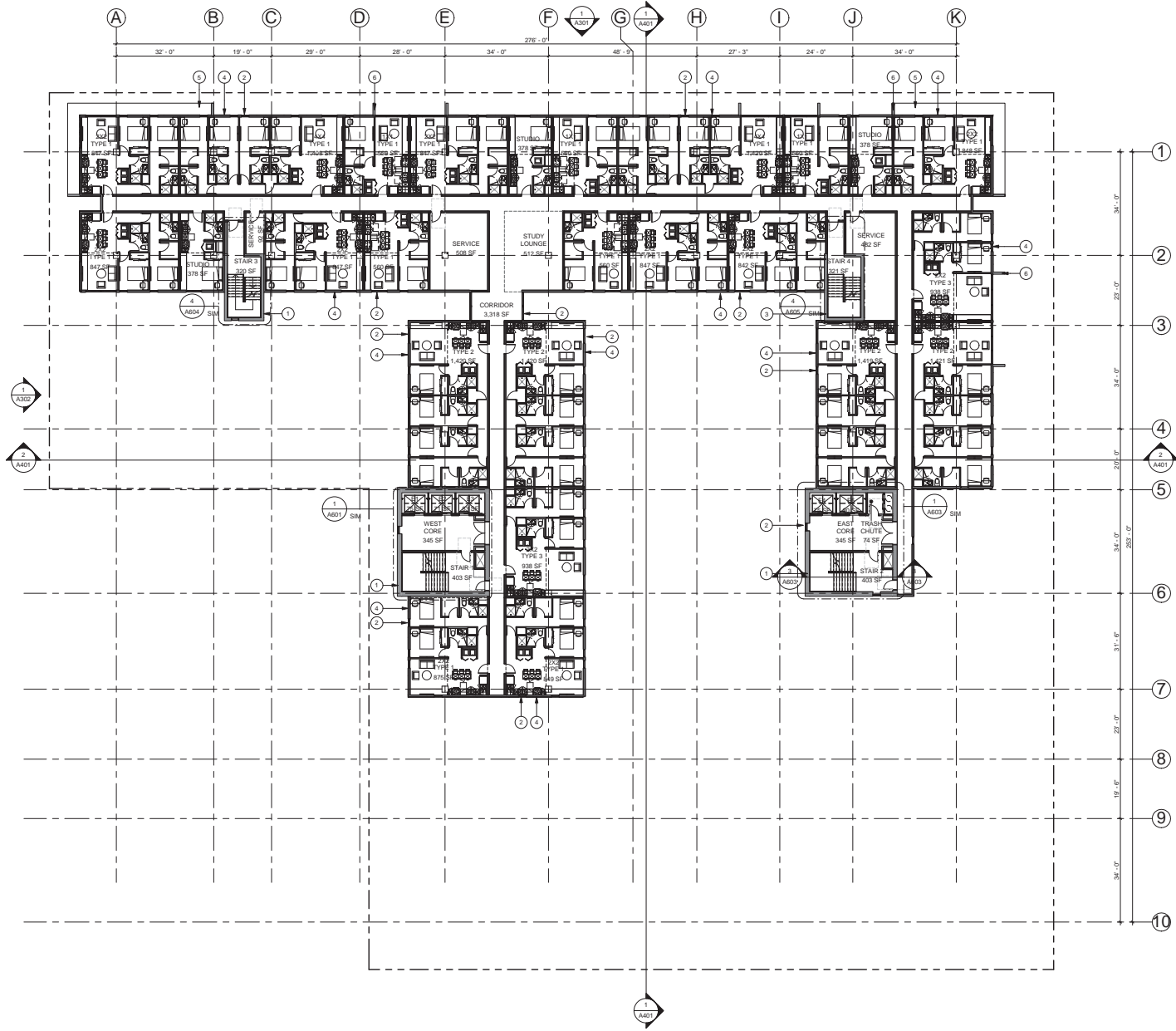
DPR SUBMITTAL

**A112**

DRAWING NUMBER

**LEVEL 12 - FLOOR PLAN**  
 SCALE 1/16" = 1'-0"

1000 EAST APACHE  
 1000 EAST APACHE



LEVEL 13 - FLOOR PLAN  
 SCALE 1/16" = 1'-0"

- KEYNOTE LEGEND**
- 1 EXPOSED ARCHITECTURAL CONC CORE WALL
  - 2 WINDOW GLAZING SYSTEM, INSULATED LOW-E DUAL FRAME
  - 3 FEATURE STAIRWAY W/ GLASS GUARDRAIL
  - 4 EXTERIOR INSULATION FINISHING SYSTEM, INTEGRAL COLOR, 'TRYKIT', 'MOONLIGHT', SANDPEBBLE FINE' FINISH
  - 5 CONC POST TENSIONED SLAB
  - 6 EXPOSED ARCHITECTURAL CONC FIN

**Shepley Bulfinch**

Shepley Bulfinch Richardson & Abbott  
 Architecture / Planning / Interiors / Est. 1874  
 Attn: Jonah Busck

3443 North Central Ave., South Rowlands  
 Phoenix, AZ 85012  
 T: 602.433.3223 F: 602.934.9861  
 www.ShepleyBulfinch.com

PK Associates LLC  
 7434 E. McDonald Drive Scottsdale, AZ 85250  
 p 480 922 8854 f 480 922 3739  
 www.pkastructural.com

STRUCTURAL ENGINEER

Peterson Associates  
 Consulting Engineers Inc.  
 7201 North Dreamy Drive Drive,  
 Suite 200 Phoenix, AZ 85020  
 p 602 287 0300 f 602 287 0600

M.E.P. ENGINEER

Wood Patel  
 2051 W. Northern Avenue,  
 Suite 100 Phoenix, AZ 85021  
 p 602 335 8500

CIVIL ENGINEER

Affix10  
 1027 E. Washington Street,  
 Phoenix, AZ 85034  
 p 855 210 2102

LANDSCAPE ARCHITECT

NO.	DATE	DESCRIPTION

KEY PLAN

CAV-CORE-TEMPE LLC  
 THOMAS M. SCOTT  
 161 N. CLARK ST., SUITE 4900  
 CHICAGO, IL 60601 PHONE: 312-994-1880

OWNER

**1000 EAST APACHE**  
 1000 E. Apache Boulevard, Tempe, AZ 85281

PROJECT

**LEVEL 13 - FLOOR PLAN**

DRAWING TITLE

EXPIRES 12/31/2017

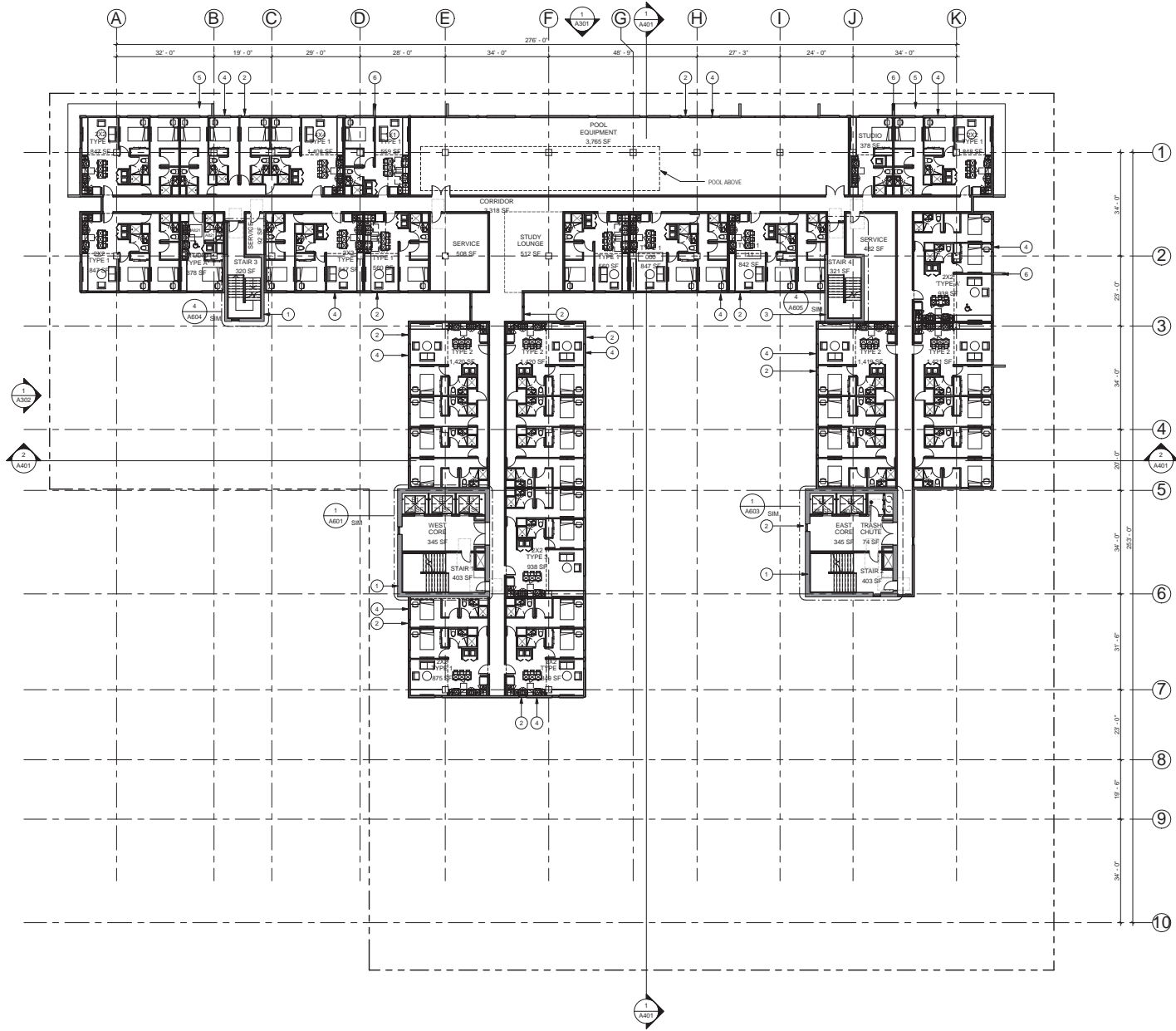
SCALE 1/16" = 1'-0" DATE 07/06/2015

JOB NUMBER 4077.000

SUBMISSION DPR SUBMITTAL

**A113**

DRAWING NUMBER



**KEYNOTE LEGEND**

- 1 EXPOSED ARCHITECTURAL CONC CORE WALL
- 2 WINDOW GLAZING SYSTEM, INSULATED LOW-E DUAL FRAME
- 3 FEATURE STAIRWAY W/ GLASS GUARDRAIL
- 4 EXTERIOR INSULATION FINISHING SYSTEM, INTEGRAL COLOR, 'TRYKIT', 'MOONLIGHT', 'SANDPEBBLE FINE' FINISH
- 5 CONC POST TENSIONED SLAB
- 6 EXPOSED ARCHITECTURAL CONC FIN

**Shepley Bulfinch**

Shepley Bulfinch Richardson & Abbott  
Architecture / Planning / Interiors / Est. 1874  
Attn: Jonah Busick

3443 North Central Ave., South Rowlands  
Phoenix, AZ 85012  
T: 602.433.3223 F: 602.534.9861  
www.ShepleyBulfinch.com

PK Associates LLC  
7434 E. McDonald Drive Scottsdale, AZ 85250  
p 480 922 8654 f 480 922 3739  
www.phastructural.com

Patterson Associates  
Consulting Engineers Inc.  
7201 North Dreamy Drive Drive,  
Suite 200 Phoenix, AZ 85020  
p 602 287 0300 f 602 287 0600

Wood Patel  
2051 W. Northern Avenue,  
Suite 100 Phoenix, AZ 85021  
p 602 335 8500

Affix10  
1027 E. Washington Street,  
Phoenix, AZ 85034  
p 855 210 2102

NO.	DATE	DESCRIPTION

CAV-CORE-TEMPE LLC  
THOMAS M. SCOTT  
161 N. CLARK ST., SUITE 4900  
CHICAGO, IL 60601 PHONE: 312-994-1880

**1000 EAST APACHE**  
1000 E. Apache Boulevard, Tempe, AZ 85281

**LEVEL 14 - FLOOR PLAN**

EXPIRES 12/31/2017

SCALE: 1/16" = 1'-0"      DATE: 07/06/2015

JOB NUMBER: 4077.000

SUBMISSION: DPR SUBMITTAL

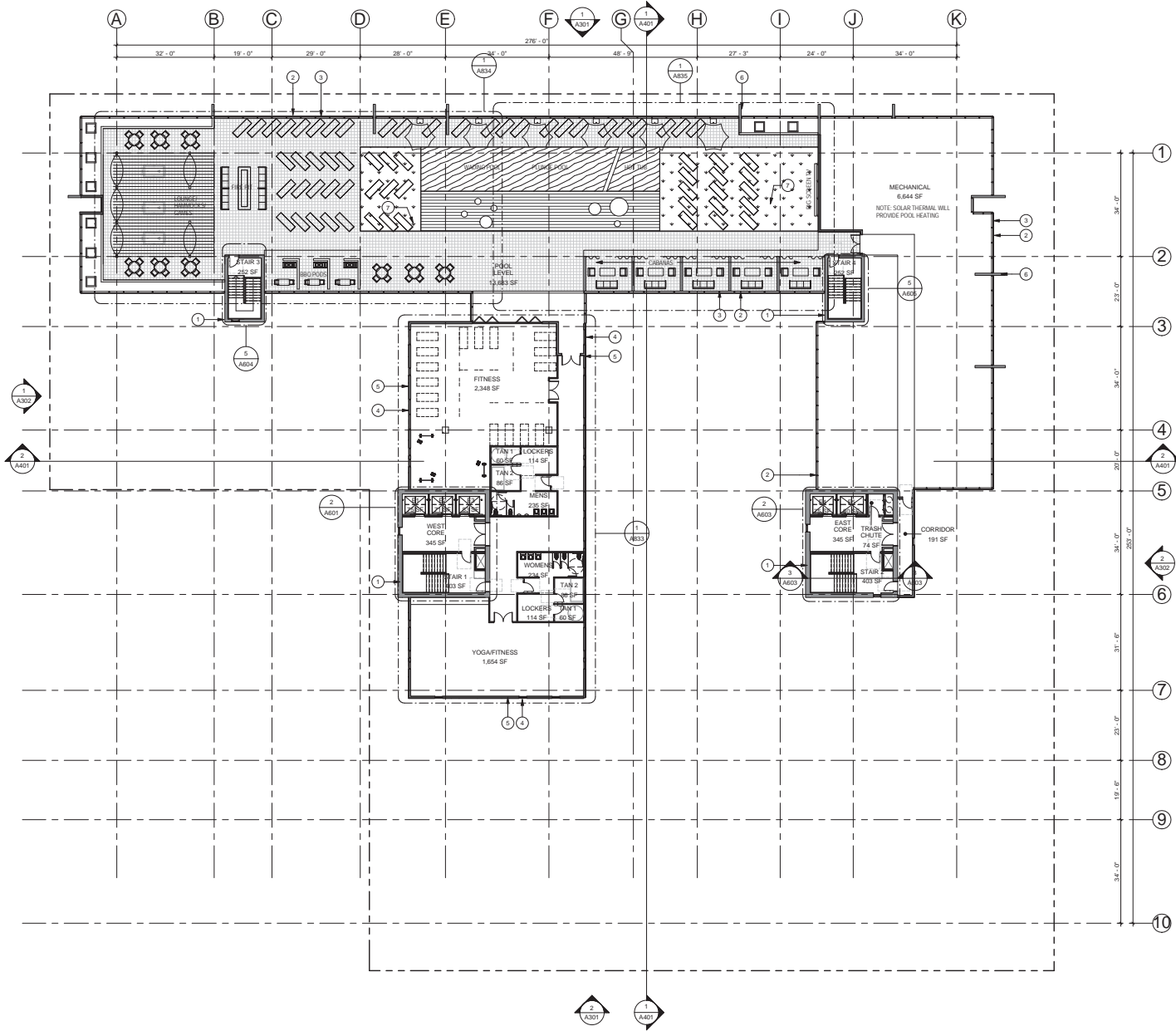
**A114**

DRAWING NUMBER

**LEVEL 14 - FLOOR PLAN**  
SCALE 1/16" = 1'-0"

1000 EAST APACHE  
 1000 EAST APACHE  
 1000 EAST APACHE

1000 EAST APACHE  
 1000 EAST APACHE  
 1000 EAST APACHE



- KEYNOTE LEGEND**
- 1 EXPOSED ARCHITECTURAL CONC CORE WALL
  - 2 PARKING GARAGE METAL MESH "CAMBRIDGE"
  - 3 ARCHITECTURAL "BRAD" FLEXIBLE STAINLESS STEEL MESH, 6% OPEN AREA
  - 4 PERFORATED METAL PANEL; MCNICHOLS-QUALITY GROUND PAPER 1/2" ROUND HOLES, WHITE POWDER COATED
  - 5 WINDOW GLAZING SYSTEM INSULATED LOW-E DUAL PANE
  - 6 EXTERIOR INSULATION FINISHING SYSTEM; INTEGRAL COLOR "DRYVIT" MOONLIGHT; SANDPBLEBLE FINE" FINISH
  - 7 EXPOSED ARCHITECTURAL CONC FIN
  - 8 SYNTHETIC TURF

**LEVEL 15 - ROOF PLAN**  
SCALE 1/16" = 1'-0"

Shepley Bulfinch

Shepley Bulfinch Richardson & Abbott  
 Architecture / Planning / Interiors / Est. 1874  
 Attn: Joseph Busick  
 3443 North Central Ave., South Rowlands  
 Phoenix, AZ 85012  
 T: 602 433 3223 F: 602 534 9861  
 www.ShepleyBulfinch.com

---

PK Associates LLC  
 7434 E. McDonald Drive Scottsdale, AZ 85050  
 p 480 922 8854 f 480 922 3739  
 www.phastructural.com  
**STRUCTURAL ENGINEER**

---

Peterson Associates  
 Consulting Engineers Inc.  
 7201 North Dreamy Drive, Suite 200  
 Phoenix, AZ 85020  
 p 602 287 0300 f 602 287 0600  
**M.E.P. ENGINEER**

---

Wood Patel  
 2051 W. Northern Avenue, Suite 100  
 Phoenix, AZ 85021  
 p 602 335 8500  
**CIVIL ENGINEER**

---

Artflex10  
 1027 E. Washington Street, Phoenix, AZ 85034  
 p 855 210 2102  
**LANDSCAPE ARCHITECT**

---

NO.	DATE	DESCRIPTION

---

**OTHER:**  
 CAV-CORE-TEMPE LLC  
 THOMAS M. SCOTT  
 161 N. CLARK ST., SUITE 4900  
 CHICAGO, IL 60601 PHONE: 312-994-1880

---

1000 EAST APACHE

PROJECT: 1000 E. Apache Boulevard, Tempe, AZ 85281

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LEVEL 15 - ROOF PLAN

---

EXPIRES 12/31/2017

SCALE: 1/16" = 1'-0"    DATE: 07/06/2015

JOB NUMBER: 4077.000

SUBMISSION: DPR SUBMITTAL

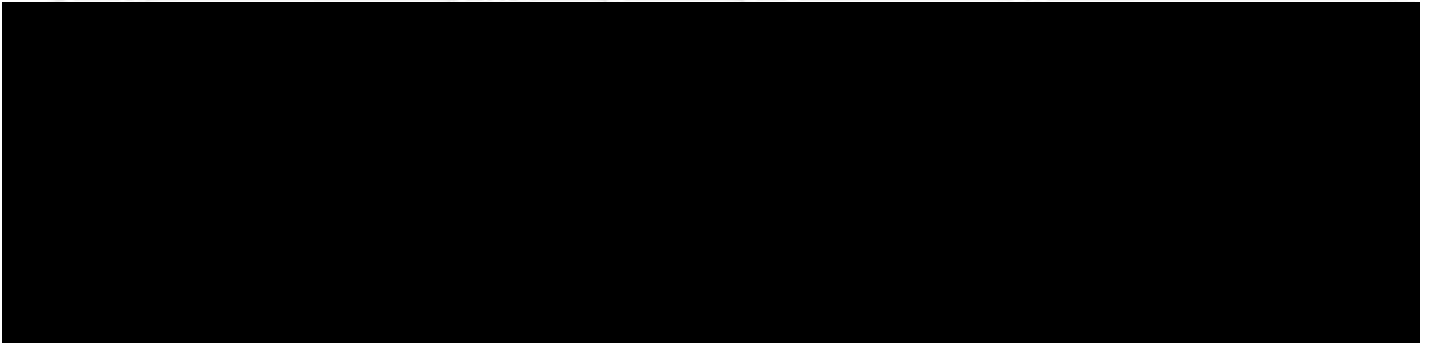
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A115

DRAWING NUMBER

## **Registered Neighborhood and Homeowners' Associations**

The following registered neighborhood and homeowners' associations were notified:



## **Meeting Date and Location**

The meeting was held on June 23, 2015 at 6PM at the Four Points by Sheraton, Tempe located at 1333 South Rural Road in Tempe.

## **Participants**

There were 34 property owners and 6 associations directly noticed via letters (one group via email). The number of people that participated was 20. Of those, 11 were neighbors, most of whom represent adjoining property owners and/or the CAVC. There were no written comments or telephone calls received regarding this application at the time of this PIFR.

## **Concerns/Issues**

There were no concerns or issues raised by participants. There was general discussion on design, occupancy and student housing, but no specific comments or objections were raised.

## **Materials**

Beyond the notification letters and posting information attached, Exhibit C provides a copy of both the sign-in sheet from the meeting and the comment card that were made available to attendees. There are no additional materials from the public involvement process to add to this report at this time.

## **Planner Review**

This PIFR has been submitted to the City of Tempe for review.





July 23, 2015

Mr. Matt Booma  
VP of Development  
CA Ventures  
161 N Clark Street, Suite 4900  
Chicago, IL 60601  
Phone: 312.239.1896  
email: [nbooma@ca-ventures.com](mailto:nbooma@ca-ventures.com)



Expires 12/31/2017

**RE: Parking Analysis –1000 East Apache Boulevard, Tempe, Arizona**

Dear Mr. Booma:

CivTech is pleased to present you with this parking analysis for the proposed student housing project located at 1000 East Apache Boulevard in Tempe, Arizona. A per-bed parking ratio of 0.92 spaces per bed was previously proposed for the approved student housing on this site. The purpose of this parking analysis is to determine if a modification to the parking can be justified and, if so, to document CivTech's related research and findings.

In summary, the results documented in the analysis support a lower ratio between 0.40 and 0.50 parking spaces per bedroom for the multi-family use plus eleven (11) retail/restaurant parking spaces for the proposed development at 1000 E. Apache Boulevard.

**BACKGROUND**

The "Retreat @ 1000 Apache", a student housing project of 124 dwelling units, was approved on the site under an MU-4/PAD District zoning classification. Plats and abandonments were processed for the property. However, this project was not built. An amendment to the approved PAD was approved in January 2013 for "The Grove at 1000 East Apache", a student housing project of 326 dwelling units, totaling 833 "beds". This project did not proceed into development, and the site remains vacant today.

Currently the site is entitled as a MU-4/PAD student housing project of 326 dwelling units, with ground floor retail space and 160 feet of total height.

The prior approvals in 2012/2013 anticipated a parking demand that would require about one (1) space per bed (actual ratio being 0.92 spaces per 1 bed). This was typical of this period of student housing development, as evidenced by the 0.99 spaces per 1 bed provided by "The District", another student housing development (directly across the street from the subject site) approved in late 2011.

Since that period, other student housing developments in Tempe have been developed providing an operational history sufficient to permit a more detailed analysis of the actual parking required for these types of land uses. Therefore it is possible to provide a tailored parking ratio that reflects real day to day operational needs of a student housing project. As discussed below, the actual needs are significantly lower than what was anticipated in the 2010-2013 period.

**PROPOSED DEVELOPMENT**

The proposed development is located at 1000 E. Apache Boulevard, approximately 600 feet west of Rural Road. The site is at the southern edge of the ASU campus and within 1.5 miles of downtown Tempe. The development is proposed with 384 dwelling units consisting of 833 bedrooms (53 studio units, 72 one-bedroom units, 164 two-bedroom units, and 95 four-bedroom units). Retail is also proposed on the ground floor with 3,610 square feet and restaurant use with 195 square feet of building area.

**CITY OF TEMPE PARKING CALCULATIONS AND REQUIREMENTS**

Parking rates are provided by the City of Tempe for several conditions. The two primary conditions evaluated herein are the rates established in the City of Tempe’s Zoning and Development Code, amended October 2009, and the rates established as part of the City’s Transportation Overlay District (TOD), which reduces the parking requirement based on the availability of alternate transportation modes. Recognizing that the proposed development is located adjacent to the ASU campus and has access to various alternate transportation modes, a greater reduction in parking than that provided by the standard ratios is appropriate.

TOD (transportation oriented development) is a special designation to encourage redevelopment that is consistent and complementary to the City’s large investment in transit, pedestrian and bicycle infrastructure. According to *Chapter 6 – Transportation Overlay District* as shown within the City’s Amended Zoning and Development Code, “This Overlay District regulates land uses and established development standards in order to prevent developments which would interrupt the transit, bicycle and pedestrian experience.”

According to Map 23N of the Tempe Zoning and Development Code (amended September 22, 2011), the parcel at 1000 E. Apache is located in the TOD Corridor. The parcel is approximately 2,100 feet from the center of the light rail station platform located west of the site on Apache Boulevard. The required parking per the base code with the TOD reductions is summarized in **Table 1** below.

**Table 1: Parking Required Per the City of Tempe**

<b>Multi-family</b>	<b>Dwelling Units</b>	<b>Bedrooms</b>	<b>City of Tempe Parking Ratios per TOD Reductions</b>	<b>Required Parking Spaces</b>
Guest	-	-	0.2 spaces per unit	76.8
Studio	53	53	0.75 spaces per bedroom	39.75
1 Bedroom	72	72	0.75 spaces per bedroom	54
2 Bedroom	164	328	0.75 spaces per bedroom	246
3 Bedroom	0	0	0.75 spaces per bedroom	0
4 Bedroom	95	380	0.75 spaces per bedroom	285
<b>Total</b>	<b>384</b>	<b>833</b>	<b>Multi-Family Total</b>	<b>702</b>
<b>Restaurant</b>	195 SF		1 space per 75 SF (parking for 25% of floor area waived for TOD Corridor)	2.0
<b>Retail</b>	3,610 SF		1 space per 300 SF (parking for 25% of floor area waived for TOD Corridor)	9.0
<b>Multi-Family plus Retail Total</b>				<b>713</b>

The site at 1000 East Apache Boulevard lies just outside the TOD Station Area as shown on the City of Tempe’s Transportation Overlay District Boundary Map. Because the parcel lies within the TOD Corridor, parking for 25% of the floor area may be waived for the required parking calculation. Parking for 50% of the floor area may be waived when the retail use lies with the TOD Station Area.

As summarized in **Table 1**, 713 parking spaces are required per the City of Tempe’s base parking ratios based on the TOD reduction resulting in a parking ratio of 0.85 parking spaces per bedroom.

**CONSIDERATION OF OTHER PARKING RATES**

Since the City of Tempe’s parking requirements does not consider a category for student housing or dormitory rooms, the American Planning Association (APA) publication, *Parking Standards*, was considered for this analysis since a majority of the tenants are expected to be ASU students.

The most applicable category within *APA’s Parking Standards* is ‘dormitory’. The dormitory land use has suggested parking rates ranging from 1 space per 2 beds to 1 space per 5 beds. This equates to a range of 0.20 spaces per bed to 0.50 spaces per bed. Since the data used to calculate the parking rates was taken from several sample locations and sample sizes, it is assumed that those located in closer proximity to the university would require less parking while those located further away would require more parking. The required parking per *APA’s Parking Standards* is summarized in **Table 2**.

**Table 2: Parking Standards Dormitory Requirement**

Land Use	Beds	Vehicle Parking Minimum per Code	Required Parking Spaces
Dormitory	833	0.20-0.50 spaces per bed	167-417

As summarized in **Table 2**, the *APA Parking Standards* suggest a range of 167 to 417 parking spaces to support the 833 beds. The guidelines suggest that judgment should be used in the application of the parking needs for a given site. For example, a review of access to destination via bike, walking and/or transit should be considered. Tenants who choose to live at the proposed development at 1000 E. Apache Boulevard will be aware of the transportation options and the limited on-campus parking (discouraging auto trips to campus).

**TRANSIT AND PEDESTRIAN FACILITIES**

As discussed previously, the proposed site is 2,100 feet from the center of the light rail station platform located west of the site on Apache Boulevard. The site is also located about 1.5 miles (a 15 minute bicycle ride through campus) from the Tempe Transportation Center, which is a major multi-model transportation hub. The Tempe Transportation Center can also be accessed via light-rail. Dozens of bus routes serve the center including the free Orbit local shuttle.

The proposed site is directly serviced by the Valley Metro bus service, Flash and the Orbit neighborhood transit circulators. The Orbit operates with “flag stops” which provide direct origin to destination service along the designated bus routes. The Flash has designated transit stop locations and runs generally from 7:00 AM to 6:00 PM daily. The Flash McAllister route travels east on Apache Boulevard and turns south on Rural Road before crossing over to McAllister

Avenue. The Flash McAllister stop is located at Rural Rd and Spence Avenue within ¼ mile of the proposed site. The Orbit operates throughout the City of Tempe from 6:00 AM to 10:00 PM (generally), Monday through Saturday with limited hours on Sunday. There is currently no cost to the riders for these services. The Orbit route is located within 0.20 miles of the proposed site along Terrace Road. The Valley Metro provides direct origin to destination service in and around Tempe. The Valley Metro operates through the City of Tempe and surrounding City destinations from 4:45 AM to 12:30 AM (Generally), Monday through Saturday with limited hours on Sunday. Valley Metro route 72 is located on Rural Road within 600 feet of the proposed site.

The proposed site at 1000 E Apache is located just outside of the ASU campus making pedestrian and bicycle activity convenient for accessing the ASU campus. The farthest side of the ASU campus may be reached within 25 minutes by walking, and the majority of campus is reached within 15 minutes. The area around the ASU campus is designed to be pedestrian friendly.

The availability of non-automobile transportation near the proposed site promotes less reliance of car use, thus reducing the need for parking spaces. The proposed development at 1000 East Apache Boulevard is designed for tenants without a reliance on cars including ASU students and employees of businesses in downtown Tempe.

### **RELEVANT PARKING STUDIES**

A parking study prepared by EPS Group for 323 East Veterans Way in August 2011 (*323 East Veterans Way-Mobility, Accessibility, and Parking Analysis*) supported and recommended a ratio of approximately 0.40 parking spaces per dwelling unit and an approximate ratio of 0.20 parking spaces per bed. This number was deemed sufficient due to the site's proximity to the ASU campus, Mill Avenue, light rail, bus and other non-automotive modes. The project was approved.

A study titled *Reshaping Parking Strategies in a Growing, Landlocked City: The Case of Tempe, Arizona* dated June 25, 2009 and prepared by ASU graduate students documents the actual peak parking rates of existing student housing developments. Excerpts are attached to this letter. The study collected data at student housing complexes surrounding ASU and concluded that 1 space per every 2 dwelling units was the peak parking rate utilized resulting in parking ratios of 0.5 parking spaces per dwelling unit and 0.4 parking spaces per bedroom.

### **CONCLUSIONS AND RECOMMENDATIONS**

The City of Tempe does not have parking standards specifically applicable to student developments nor does the CIM provide specific standards more appropriate to those projects near the ASU campus and downtown Tempe, which is more accessible via alternate modes than other areas of the CIM. Therefore, the ratios in *APA's Parking Standards* are recommended. The *APA Parking Standards* suggest a range of 167 to 417 parking spaces to support the 833 beds (0.20-0.50 spaces/bed). The guidelines suggest that judgment should be used in the application of the parking needs for a given site. Tenants who choose to live at the development proposed for 1000 E. Apache Boulevard will be aware of the multi-modal transportation options and limited auto parking on the ASU campus, which is a primary destination.

Moreover, data collected in the *Reshaping Parking Strategies in a Growing, Landlocked City: The Case of Tempe, Arizona* study concludes that 1 space per every 2 dwelling units was the peak parking rate utilized for housing near ASU resulting in parking ratios of 0.5 parking spaces per dwelling unit and 0.4 parking spaces per bedroom.

Because of the proposed site's proximity to alternate transportation modes, ASU campus, and downtown Tempe, and based on previous studies, a lower ratio between 0.40 and 0.50 parking spaces per bedroom is recommended for the multi-family use plus eleven (11) retail/restaurant parking spaces for the proposed development at 1000 E. Apache Boulevard.

The proposed site plan provides a total of 414 parking spaces, resulting in an overall ratio with the retail of 0.49 parking spaces per bedroom. Assuming 403 spaces for the multi-family and 11 spaces for the retail/restaurant use, the parking ratio for the multi-family would be 0.48, which falls within the recommended range of 0.40 to 0.50.

Thank you for allowing CivTech to assist you on this project. Please contact me with any questions you may have on this enhanced parking study.

Sincerely,

David Duffy, P.E.  
Senior Traffic Engineer

Attachments:

Excerpts from Relevant Studies



July 27, 2015

Mr. John Hoang  
 City of Tempe Transportation  
 200 E. 5<sup>th</sup> Street  
 Tempe, AZ 85281  
 Phone: 480.350.8629  
 Email: [john\\_hoang@tempe.gov](mailto:john_hoang@tempe.gov)



Expires 12/31/2017

**Re: Addendum to 'The Grove Traffic Impact Study' – Tempe, Arizona**

Dear Mr. Hoang:

CivTech Inc. was contacted to prepare an addendum to *The Grove Traffic Impact Study (January 2013)* originally prepared by CivTech. A new site plan has been developed for the site located at 1000 East Apache Boulevard, north side of Apache Boulevard and east of Rural Road, within the City of Tempe, Arizona.

The 1.8 gross acre site originally consisted of 327 high rise apartment units and approximately 6,584 square feet (SF) of commercial use in the traffic impact study dated January 2013. The original site plan also provided one (1) access point on Apache Boulevard, which aligned with The District on Apache's main entrance.

The new site plan proposes 384 high rise apartment units, 3,610 square feet of retail and 195 square feet of restaurant. Two driveways are proposed. The first driveway will align with The District on Apache's main entrance as previously proposed. There is an existing median cut with a left-turn lane at this location. The second driveway is located at the east end of the site and is designated as 'enter only' with only right-turns due to a raised median.

**TRIP GENERATION**

The trip generation for the original site plan from *The Grove Traffic Impact Study (January 2013)* is summarized in **Table 1**.

**Table 1 – Original Trip Generation**

Land Use	ITE Code	Size		Weekday Generated Trips						
				Daily Total	AM Peak Hour			PM Peak Hour		
		Quantity	Units		Enter	Exit	Total	Enter	Exit	Total
High-Rise Apartments	222	327	Units	1,374	25	74	99	70	45	115
Specialty Retail Shops	814	6,584	SF	292	7	7	14	8	10	18
<b>Total</b>				<b>1,666</b>	<b>32</b>	<b>81</b>	<b>113</b>	<b>78</b>	<b>55</b>	<b>133</b>

In the original traffic impact study, the trip generation included 1,666 daily external trips with 113 trips occurring during the AM peak hour and 133 trips occurring during the PM peak hour. The original trip generation for *The Grove Traffic Impact Study (January 2013)* was calculated per the Institute of Transportation Engineers (ITE) *Trip Generation, 8<sup>th</sup> Edition*.

The trip generation for the new site plan was estimated utilizing the updated Institute of Transportation Engineers (ITE) *Trip Generation, 9<sup>th</sup> Edition*. *Trip Generation* contains data collected by various transportation professionals for a wide range of different land uses. The data summarized in the report includes average rates and equations that have been established correlating the relationship between an independent variable that describes the development size and generated trips for each categorized land use. The report provides information for daily and peak hour trips.

The weekday generated trips for the proposed development per *ITE Trip Generation, 9<sup>th</sup> Edition* are summarized in **Table 2**.

**Table 2 –Trip Generation for New Site Plan**

Land Use	ITE Code	Size		Weekday Generated Trips						
				Daily Total	AM Peak Hour			PM Peak Hour		
		Quantity	Units		Enter	Exit	Total	Enter	Exit	Total
High-Rise Apartments	222	386	Units	1,622	29	87	116	83	53	136
Specialty Retail Shops	814	3,785	SF	244	7	8	15	11	15	26
<b>Total</b>				<b>1,866</b>	<b>36</b>	<b>95</b>	<b>131</b>	<b>94</b>	<b>68</b>	<b>162</b>

The new site plan is anticipated to generate 1,866 daily external trips with 131 trips occurring during the AM peak hour and 162 trips occurring during the PM peak hour.

## TRIP GENERATION COMPARISON

The trip generation comparison between the original study and new site plan is summarized in **Table 4**.

**Table 3: Trip Generation Comparison**

Land Use	Size	Weekday Generated Trips						
		Daily Total	AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
Original Traffic Study	327 DU & 6,584 SF Retail	1,666	32	81	113	78	55	133
New Site Plan	386 DU & 3,785 SF Retail	1,866	36	95	131	94	68	162
Difference		+200 (12%)	+4 (13%)	+14 (17%)	+18 (16%)	+16 (21%)	+13 (24%)	+29 (22%)

The anticipated trip generation for the new site plan results in 200 additional daily trips, 18 additional AM peak hour trips and 29 additional PM peak hour trips.

## **IMPACT OF NEW SITE PLAN**

In the original traffic impact study, one (1) access point on Apache Boulevard was proposed, which aligned with The District on Apache's main entrance. An existing median cut with a left-turn lane is at this location. A right-turn deceleration lane was not recommended in the original traffic impact study.

With the new site plan, two driveways are proposed. The first driveway will align with The District on Apache's main entrance as previously proposed. The second driveway is located at the east end of the site and is designated as 'enter only' with only right-turns due to a raised median. Per the distribution in the original traffic impact study, the percent of trips entering the site from the east on Apache Boulevard was assumed to be 21%. Using this distribution, the peak right-turn volume with the new site plan would be 20 vehicles per hour (vph), divided between the two proposed driveways. As a result, a right-turn deceleration lane would not be recommended at either driveway.

With the additional trips from the new site plan, the recommendations made in the *The Grove Traffic Impact Study (January 2013)* are not expected to change.

Should you wish to discuss this information further, please contact me at (480) 659-4250.

Sincerely,

**CivTech**

A handwritten signature in blue ink that reads "David S. Duffy". The signature is written in a cursive style with a large, stylized 'D' and 'S'.

David Duffy, P.E.  
Project Manager

Attachments:

Site Plan

Trip Generation Worksheet



## EXECUTIVE SUMMARY

This report documents a traffic impact study performed for The Grove development. The site is located on the north side of Apache Boulevard east of Rural Road, within the City of Tempe, Arizona. The proposed 1.8 gross acre site will consist of 327 apartments and approximately 6,610 square feet (SF) of commercial use. The apartments will be distributed throughout a fourteen (14) story building with a footprint of approximately 57,300 SF. The proposed development will provide one (1) access point on Apache Boulevard which aligns with The District on Apache's main entrance.

CivTech Inc. has been retained by Campus Crest Communities, Inc. to perform the traffic impact analysis for The Grove. The purpose of this assessment is to address traffic and transportation impacts of the proposed development on the surrounding streets and intersections. This traffic impact study was prepared to criteria set forth by the City of Tempe. The specific objectives of the study are as follows.

1. To compare the traffic impacts of the proposed development on the existing intersections.
2. To evaluate lane requirements on all existing roadways and at all existing intersections within the study area.
3. To determine future level of service for all proposed major intersections within the study area and recommend any capacity related improvements.
4. To evaluate the need for future traffic control changes within the proposed study area.

This study compares the impact of the existing conditions at the site with those anticipated after construction of the proposed development. Due to the unique nature of this development as dedicated housing for Arizona State University students, a significant reduction in the peak hour trips could be taken but was not for the purposes of this evaluation.

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

- ◆ All existing study intersection approaches operate at an overall passing level of service (LOS D or better) except for the westbound approach at Rural Road and Apache Boulevard during the PM peak hour.
- ◆ The westbound approach at Rural Road and Apache Boulevard is predicted to operate a poor LOS. This is due to the high volume of westbound left-turning vehicles at the intersection. Insufficient right-of-way exists to construct additional lanes for capacity related improvements. Consideration should be made to extend the westbound turn-lane by partially removing the raised median to the east of the intersection. The intersection is anticipated to operate at acceptable levels of service during the AM peak hour and off-peak hours.
- ◆ The Grove is anticipated to generate 1,666 daily external trips with 113 trips occurring during the AM peak hour and 133 trips occurring during the PM peak hour.

- ◆ In the future horizon year, the north-, south-, and westbound approaches of the intersection of Rural Road and Apache Boulevard are anticipated to operate at poor levels of service during the PM peak hour without mitigation. The eastbound approach is anticipated to operate at an overall passing level of service (LOS D or better) during peak hours. This analysis considered the operation of the east- and westbound right-turning traffic based on the striped lanes, not the actual utilization of the pavement in the field condition.
- ◆ Additional analyses were performed for the intersection of Rural Road and Apache Boulevard considering the actual operations at the intersection. Drivers currently use the existing pavement shoulder as a dedicated right turn lane in the east- and westbound directions.
  - With east- and westbound right turn lanes, only the westbound left turn is anticipated to operate poorly during the peak hour.
  - An additional adjustment to the signals' phase timings allows the westbound left-turn movement to be improved, although the movement is still anticipated to operate poorly.
- ◆ The queue storage length requirements utilizing the AASHTO methodology are summarized in **Table 10**. Modification of queue storage lengths as part of The Grove development is not recommended.
- ◆ The existing eastbound left-turn queue storage length on Apache Boulevard at The Grove Access is less than what is recommended utilizing the AASHTO methodology. Approximately half of the storage demand is due to U-turning movements. If sufficient storage is unavailable during the peak hours, drivers performing U-turns will likely reroute to the next median break, approximately 700 feet to the east. Mitigation, if required, could include the installation of a no U-turn sign in the median.
- ◆ Additional storage length calculations should be completed prior to a change in traffic signal phase timing or a change in intersection stop control.
- ◆ The contractor should ensure that adequate sight distance is provided at the site driveway to allow safe left and right turning movements from the development. Landscaping should be maintained at a maximum of Landscaping should be maintained at a maximum of two feet in height. Trees within the sight triangle should be of a single trunk variety with all branches lower than eight feet trimmed and not spaced closely together to avoid the picket fence effect. Parking should be restricted immediately adjacent to the driveway. Recommended distances for these movements can be found in **Table 11**.