

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 12/08/2015
Agenda Item: 7

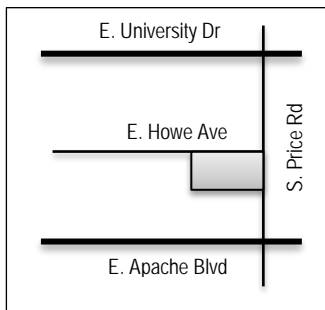
ACTION: Request for a Development Plan Review consisting of a new eighteen-unit apartment community on one acre and a Use Permit for tandem parking for **HOWE AVENUE APARTMENTS**, located at 2185 E Howe Avenue. The applicant is Bryan Celius of Studio Y Design & Development LLC.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: **HOWE AVE APARTMENTS (PL150427)** is a proposed on a .989 acre lot that is zoned R-3 Multi-Family. The proposed development is for an eighteen-unit two-story apartment community consisting of four buildings designed as four-plexes and one du-plex building, which is located in the Transportation Overlay District (TOD) Corridor at the south west corner of Howe Avenue and Price Road. The request includes the following:

1. Use Permit to allow four tandem parking spaces
2. Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner	Bryan Celius
Applicant	Bryan Celius, Studio Y Design & Development LLC
Zoning (current/proposed)	District R-3
Gross/Net site area	0.989 acres
Density	18 du/ac (20 du/ac allowed in R-3)
Building Area	14,029 s.f.
Lot Coverage	32.5 % (50% maximum allowed)
Total Building Area	26,244 s.f. (all five buildings, all floors)
Building Height	28'-3" (30 ft maximum allowed) (According to the plan received on November 10 th , 2015)
Building Setbacks	20' front, 10' west side, 10' east side, 15' rear (20', 10', 10', 15' min.)
Landscape area	39.7% (25% minimum required)
Vehicle Parking	38 spaces (31 on site, 4 tandem, 3 on street) (37.35 min. required,)
Bicycle Parking	28 spaces (22.5 min. required)

ATTACHMENTS: Development Project File

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

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: N/A
 Prepared by: Mengyao Cheng, Administrative Assistant

COMMENTS:

This site is located on the south west corner of East Howe Avenue and South Price Road within the Transportation Overlay District Corridor in the Lola Vista Subdivision. The site is in the Escalante Neighborhood Association. The site consists of two parcels, the northern lot is vacant, the southern lot has two single-family houses that will be removed. To the south and west of the property are vacant lots zoned R-3. To the east of the property are South Price Road and AZ Loop 101 Freeway. To the north of the site are East Howe Avenue and a single family residential area zoned R1-6. The proposed apartment use of the R-3 Multi-family District and the required zoning development standards for the site are being met by this request.

This request includes the following:

1. Use Permit to allow four tandem parking spaces
2. Development Plan Review which includes: Development Plan Review for site plan, floor plans, building elevations, landscape plan, and building colors and materials for a one acre multi-family apartment community consisting of 18 units.

The applicant is requesting the Development Review Commission take action on items listed above.

PRELIMINARY SITE PLAN REVIEW

On May 20, 2015, the applicant proposed an eight-unit development of multi-family condominiums on the northern lot for the first preliminary site plan review submittal. The site plan was challenged by requirements for refuse, fire, parking and circulation. Subsequent reviews on July 8, 2015 and August 5, 2015 resulted in the applicant purchasing the lot to the south of the original site.

On September 30, 2015, the applicant submitted new proposed development comprised of eighteen units, incorporating design modifications to meet code requirements and other comments from the first three reviews of the original project proposed. The applicant then submitted the formal application and the site plan review for the formal application was completed on October 28, 2015. The site plan review included comments regarding:

- Provide larger windows in main living area
- Provide more architectural interest on the south elevation of the building
- Provide more variety in ground cover and trees on site
- Provide turf areas in outdoor recreation area and out of the rows for cooling affect
- Integrate the fire riser rooms into the architecture instead of sticking onto the exterior of the building
- Staff requested the color elevations of all four sides of both buildings, and the two street views.

November 10, 2015, the applicant submitted revised plans to address prior comments with the following results:

- Larger windows are provided in main living area.
- More architectural interests are provided on the south elevation of the building.
- More variety in ground cover and trees on site are provided.
- Turf areas are provided out of the rows.
- Fire riser rooms are integrated into the buildings.
- Color elevations of all four sides of both buildings and the two street views are provided.

The following comments are not addressed in the revised plans:

- Provide full length of masonry wainscot on the building to provide four sided architectural detail
- Provide different building colors in recessed areas
- Provide shade over south and west facing windows
- Shift the driveway on East Howe Avenue to the east so that the drive apron does not encroach on the property to the west.

PUBLIC INPUT

- Neighborhood meeting is not required.
- At the writing of this report, staff has received one letter in opposition to the proposed project; the opposition is related to the use of the property for multi-family apartments. The letter of opposition is provided in the attachments.

PROJECT ANALYSIS

USE PERMIT

The proposed use requires a use permit, to allow four tandem parking spaces on site. The applicant letter of intent indicates eight tandem spaces; however, this is inclusive of the four standard spaces. There are a total of 45 bedrooms within the 18 units, since the property is located within the Transportation Overlay District Corridor, 0.75 space of parking per bedroom is required, and the total parking space required is 37.35. There are 31 parking spaces provided on site, three on-street parking spaces provided off site, and four tandem parking spaces are proposed on site with the requested use permit.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The proposed property has 45 bedrooms within 18 units, since it is located within the Transportation Overlay District Corridor, 0.75 space of parking per bedroom is required, and the total number of parking spaces required is 37.35. There are 31 parking spaces provided on site, three on-street parking spaced provided off site, due to the limited areas for parking, in order to meet the parking requirement, four tandem parking are designed on site. The tandem parking spaces are provided for residence use within the property site, and taking consideration that some of the residents living in this multi-family community could be light rail users instead of automobile users and they might not drive their cars very frequently, no significant increase in vehicular or pedestrian traffic is expected.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.*
The four tandem parking spaces are on-site, circulation is entirely within the property therefore not causing a nuisance to the surrounding area or at a level exceeding that of ambient conditions; the small number of tandem spaces provided and the proposed management of the spaces would mitigate any negative effects to the surrounding environment.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* According to the Section 4-602 (D) of Tempe Zoning Code, Tandem parking in zoning districts other than single-family may be allowed, subject to an approved use permit. Due to the total number of parking spaces required (37.35) and the limited areas for parking, tandem parking is an appropriate solution to use the on-site land to meet the parking requirement and provide enough parking facilities for the residents of the property. As a result, the tandem parking will not cause the deterioration of the neighborhood or to the downgrading of the property values.
4. *Compatibility with existing surrounding structures and uses.*
The surrounding area includes older single family homes with single car carports and driveways that function as tandem spaces for the residents within the neighborhood. Although this is a multi-family development, the function of tandem parking is a common design solution in this neighborhood. The tandem parking spaces are located within the property and are compatible with surrounding structures and uses.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The small number of tandem parking spaces (four) is provided within the property area to meet the total parking requirement. With the adequate control and management of the property owners, there are no known nuisances from the proposed use of three tandem parking spaces.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to the conditions, requirement or standards prescribed therefore by this code.

DEVELOPMENT PLAN REVIEW

Site Plan

The plan is a multi-family apartment community consisting of five buildings and a total of eighteen units to be constructed on site. The property is located on the south west corner of East Howe Avenue and South Price Road, and there are vacant lots to the west and south of the property. There is a two way entrance and exit from Howe Avenue, and an exit only with southbound right turn only restrictions on Price Road. The onsite drive is divided between two parcels in the middle of the property, which will also be used as the fire lane and for refuse collection. There are a total of 45 bedrooms within the 18 units. Since the property is located within the Transportation Overlay District Corridor, 0.75 space of parking per bedroom is required and the total parking space required is 37.35. There are 31 parking spaces provided on site, three on-street parking spaces provided off site, and four tandem parking spaces provided on site subject to approval of a use permit. Parking on Howe Avenue is restricted within 100' of the intersection at Price Road. Building A1 is oriented facing north along Howe Avenue with a small recreational area to the south of the building and parking surrounding the west and south sides. Building A2 and A3 face east toward Price Road, flanking the shared exit drive. Building A4 faces north toward the center of the site, with parking along the front. Building B is a freestanding duplex in the south west corner of the site adjacent to the three proposed tandem spaces and the refuse enclosure. The site is very compact, which challenges circulation, parking and landscape design. The proposed project meets all of the setback requirements for the R-3 Multi-family zoning, and has been reviewed by applicable City departments for general conformance of code standards.

Building Elevations

The proposed design includes four four-plex apartments (Building A) and one duplex (Building B). The proposed materials and colors are the same for all five buildings. The two story structures are contemporary in design and use materials common to the surrounding area, with the introduction of metal and a higher contrasting color palette. The majority of the building is composed of stucco painted in buckskin, a tan color; architectural pop outs on the building are proposed to be metal T-Panel veneer in berridge medium bronze. The applicant is proposing a mesastone masonry wainscot in Mojave brown, with an accent cap of pearl mesastone along the front of the buildings facing Howe Avenue but not facing Price Road. Staff has requested the incorporation of the wainscot on all four sides, to provide four sided architecture; this was not implemented in subsequent submittals and is a condition of approval. Buildings A and B use the same 8"x8"x16" CMU mesastone in mojave brown with accents in pearl to create a stronger sense of entry for the front doors. Units share a front entryway on the corners of the buildings under a protected recess in the facade. The parapet caps, roof canopies, steel guardrails, steel trims over balcony edge, and balcony brackets will be metal elements painted burgundy. Clarestory windows provide natural light in the upper floors while minimizing heat gain into the space. Larger windows are covered with suspended eyebrow shade canopies. Upper floors have private balconies. The drawings did not provide details regarding roof drainage, lighting or mechanical equipment locations, therefore design conditions have been added to assure that roof drainage is not exposed on the exterior of the building, lighting is designed to be compatible with the area without creating excessive glare, and that mechanical equipment is fully screened. The proposed building height is 28'3" to top of parapet, if the parapet is not tall enough to screen the HVAC equipment, the zoning standards allow up to 30' in height.

Landscape Plan

The proposed street tree along East Howe Avenue and South Price Road is Chinese Evergreen Elm. There are four Chilean Mesquites and seven Mexican Bird of Paradise trees proposed on site. There are shade canopies proposed over the seating areas to the south and north of Buildings A1 and A4. Staff had recommended additional trees, and landscape material on the south side of the site, north of Building A4 which was left unfinished. Staff has conditioned that two trees and turf be added to the south amenity area. The site is constrained by parking and circulation and does not have trees at the end of parking rows, but instead utilizes Option 2 of the Landscape Zoning Code by providing shade canopies over all of the parking spaces except the four tandem spaces. To assure that the proposed canopies are not value engineered from the design, which would make the site non-compliant for shade requirements, a condition has been added that the shade canopies are required with this project. The shrubs along the sidewalks and around the buildings include Gopher Plant, Blue Muhlygrass, Blue Elf Aloe, Hummingbird Sage, Silver Cloud, Dwarf Bottlebrush, Angelita Daisy, Lemon Dalea, Texas Sage and Bush Morning Glory. Other ground covers include Rocky Point Ice Plant, Gold Latana, Katie Blue and Pink Ruellia, and there is one type of vine Purple Trumpet Vine. The overall plant palette is a xeriscape plan that will significantly enhance the street frontages along Howe Avenue and Price Road with street trees and flowering plants.

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*; there is one building facing lengthwise and one facing the short end of the building along east Howe Avenue, and two buildings facing south Price Road, are symmetrical along the length of the building. There are two building types, and the orientation of these on site provides variety in the streetscape perspective from both street frontage. The site is designed with a two-way driveway on Howe Avenue and right turn only driveway on Price Road.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the landscape meet the Zoning Code and TOD pedestrian guideline standards and provides shade to the sidewalk along the streets. The parking spaces and recreation areas are shaded by canopies, and there are canopy structures on the building. As a result, the building design and landscape will help mitigate heat and provide human comfort.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the proposed materials are appropriate for their location and are complementing with the surrounding residential buildings.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the buildings and landscape elements all meet the development standards in R-3 zoning, and are appropriately scaled.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; The building wainscot base and entryways are defined by a masonry, the primary stucco building material is uniform in color, but broken up by architectural popouts of ribbed metal siding in a darker contrasting color. Each elevation provides variation in window details, sizes and canopy covers. Balconies provide changes in the façade plane. The consistency between buildings provides uniformity and a rhythm to the project, but by orientation of the structure, is not monotonous.
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 property is proposed to have a mesastone masonry wainscot in Mojave brown, with an accent cap of pearl mesastone along the front of the buildings facing Howe Avenue, and use the same colors and materials to create a stronger sense of entry for the front doors.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; the property is located within the Transportation Overlay District Corridor and a eight foot sidewalk along the streets are required, together with the landscape along the streets, the design provides a comfortable environment for pedestrians using the Light Rail as their way of transportation.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; vehicular circulation is clearly delineated and separated from pedestrian pathways, and in order to meet the one-way design on south Price Road, the driveway on this road is designed as exit-only and right-turn only driveway.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*; the property will have an eight foot high site wall on the west and south sides of the site, and a six foot high metal picket fence along Price Road, which will comply with CPTED principles. The driveway is not gated, but all parking areas are illuminated under the canopies by code. Site lighting will provide additional surveillance opportunity in the evening hours. Windows on all four sides of the residences, and the outdoor balconies and outdoor amenity areas provide visual surveillance and activation of the site.

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscape along the streets and the buildings will accent the property and delineate pedestrian areas and pathways. Six Evergreen Elm on Howe Avenue and seven on Price create a strong shaded pedestrian corridor along the street frontages. Interior landscape is low-water use and provides open views of the site.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; Not applicable to this request.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting will conform to code requirements.*

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Use Permit 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 proposed project meets the approval criteria for a Use Permit and Development Plan Review.

USE PERMIT CONDITIONS OF APPROVAL:

1. The Use Permit for tandem parking is valid only after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.
3. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit.
4. Any intensification or expansion of use shall require a new Use Permit.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

General

5. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated November 9th, 2015 and landscape plan received on November 9th, 2015. Minor modifications may be review through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan

6. The site plan is approved as submitted (November 9th, 2015), minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
7. Verify height of equipment and mounting base of mechanical equipment to ensure that wall height is adequate to fully screen the equipment.
8. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and

emergency ingress/egress features that may be required.

9. Provide upgraded paving at each driveway consisting of unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
10. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
11. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
12. Shade canopies for parking areas:
 - a. Provide an 8" fascia for the canopy structure.
 - b. Maximum 75% light reflectance value shall also apply to the top of the canopy.
 - c. Relate canopy in color and architectural detailing to the buildings.
 - d. Conceal lighting conduit in the structure of the canopy structure and finish conduit to match.
 - e. Shade canopies shall not be deleted from this project unless requisite parking islands with trees can be added and still meet parking and circulation requirements.

Building Elevations

13. The materials and colors are approved as presented (Based on the elevation plans A9.1, A9.2, A9.3 received on November 9th, 2015):
 - Primary building – Painted Stucco – DE6158 Buckskin
 - Secondary Building (Pop Out) – Metal T-Panel Veneer – Berridge Medium Bronze
 - Building Accent – 8"x8"x16" CMU Mesastone – Pearl
 - Building Field - 8"x8"x16" CMU Mesastone – Mojave Brown
 - Parapet Cap – Painted Metal Elements – Burgundy
 - Roof Canopy - Painted Metal Elements – Burgundy
 - Guardrail @ 46" A.F.F – Painted Metal Elements – Burgundy
 - Trim over Edge Balcony - Painted Metal Elements – Burgundy
 - Balcony Bracket - Painted Metal Elements – Burgundy

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.

14. Provide Mesastone CMU to all four sides of each building type at the wainscot level.
15. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
16. Security window side lights adjacent to doors must remain in the final design or doors shall be designed with vision panels for resident safety.
17. Conceal roof drainage system within the interior of the building; gutters are not to be located on the exterior face of the structures.
18. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
19. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Lighting

20. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
- Lighting levels at main entry doors to be 5 foot candles, patio doors and service doors are not required to have illumination.
 - Provide full cutoff fixtures, with no light trespass to adjacent properties.
 - Light fixtures are to be recessed or minimized on building.
 - Refuse enclosure shall be lit to 5 foot candles
21. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

22. 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.
23. Provide two trees and turf to the south side amenity area (north of building A4).
24. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
25. 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.
26. 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.
27. 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.
28. 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

29. Provide address sign(s) 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 10" 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.

CODE/ORDINANCE REQUIREMENTS:

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

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <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.
- **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 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 or gated common areas.
 - In conjunction with the security plan, Crime Free Multi-Housing status for this property may be required.

- FIRE:
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.

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

1937	According to Flood Control District Historic aerials, the site was undeveloped desert
1949	According to Flood Control District Historic aerials, the site and south side of Howe appeared to have structures facing Price Road. The north side of Howe was agricultural use.
1959	According to Flood Control District Historic aerials, the subdivision to the north was developed, and houses along Price Road remained in place. The property west of the development site remained vacant.
1982-1986	Development to the west of the site completed the block.
July 21, 1997	A Building Permit was issued for reconstructing a three-unit apartment building on 1264 S Price Rd.
April 20, 2004	A Building Permit was issued for demolishing existing building at 2179 E Howe Ave
September 13, 2006	A Building Permit was issued for the demolition of the entire house on property on 2179 E Howe Ave
September 21, 2015	A Building Permit was issued for completing the demolition on 1264 S Price Rd.

ZONING AND DEVELOPMENT CODE REFERENCE:

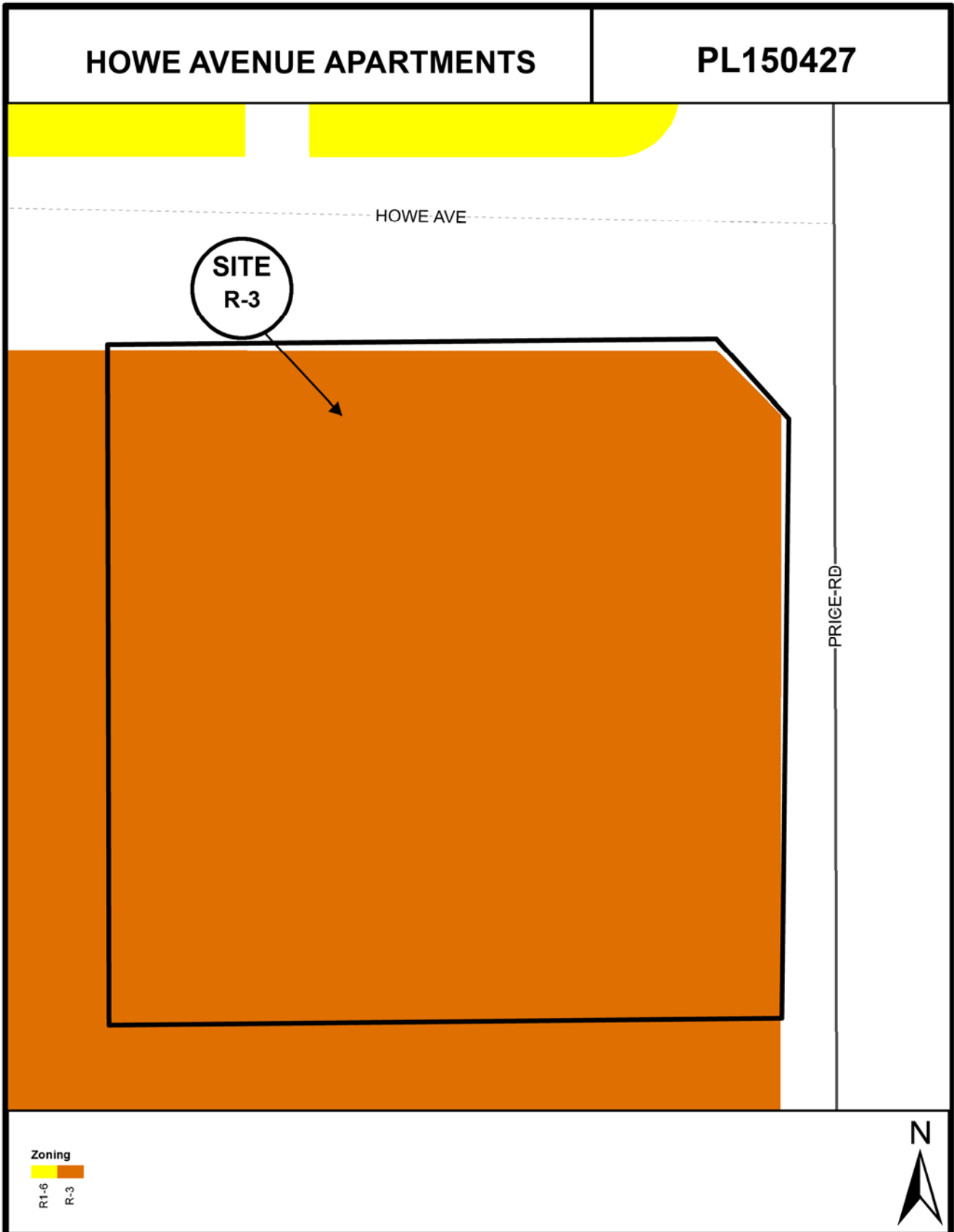
Section 6-306, Development Plan Review
Section 6-308, Use Permit



DEVELOPMENT PROJECT FILE
for
Howe Avenue Apartments

ATTACHMENTS:

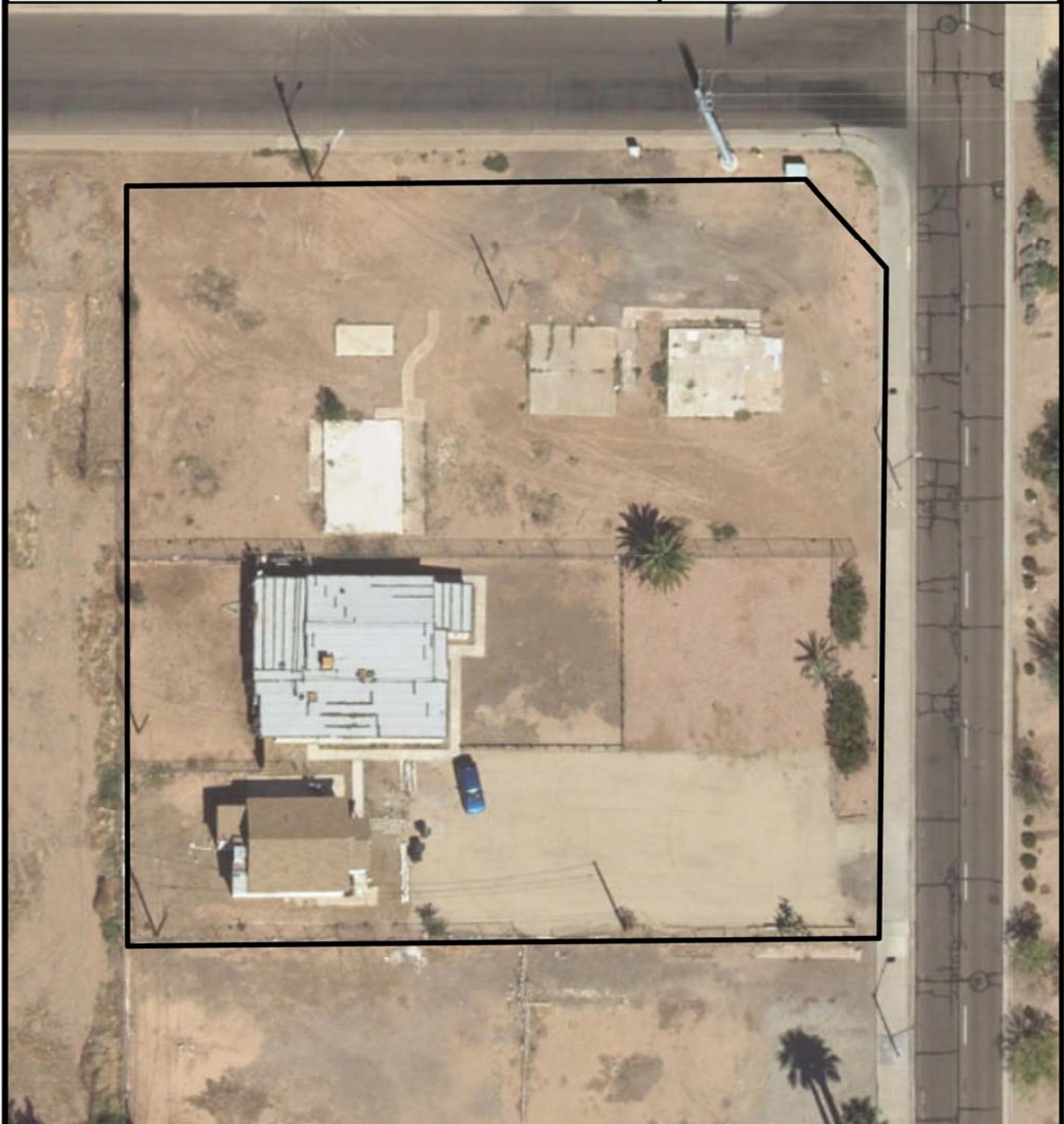
1. Location Map
2. Aerial Map
- 3-6. Letter of Explanation
7. Site Plan
- 8-10. Building Elevations – Black and White
11. Building Elevations – Color
- 12-15. Floor Plan
16. Building Section Plan
17. Landscape Plan
18. Site Photos
19. Public Input



Location Map

HOWE AVENUE APARTMENTS

PL150427



Aerial Map

Studio Y Design & Development LLC

1928 E. Highland Ave F104, Suite - 410
Phoenix, Arizona 85016

Phone: 623.764.4265
Fax: 623.551.7818

Howe Ave Apartments – Letter of Explanation 2185 E. Howe Ave – 1264 S. Price Road, Tempe, Arizona 85281

Date: 11/09/2015
Re: DRP / Tandem Parking Use Permit – Project Letter of Explanation:

Use Permit Overview and Goals

The purpose of this multi-family development is to enhance neighborhood for existing and future developments of multi-family residential project located in the Tempe Transit District near Howe Ave. and Price Road. This project seeks to allow development that is consistent with the Transit Oriented Development District Plan, for a vibrant mix of low and medium density residential development that will cater to a pedestrian and transit-oriented population. The proposed development does fit within the underlying zoning districts. The subject site's proximity to the light rail corridor and a light rail station, suggests the need for development intended to support a greater density of uses that are strategically oriented.

Urban sprawl is becoming increasingly undesirable for homebuyers today. There is an increasing apprehension about current traffic congestion, extensive commutes, lack of open spaces, and deteriorating air quality in urban cities throughout the country. This development is intended to set an area standard for the development of distinguished urban multi-family projects. It is targeted at fulfilling the expressed desire of Tempe residents to live, work and play in a unique, social and economic fabric, which promotes a distinctive sense of identity and place.

Among the project goals are the following:

- ✓ Facilitate a project of transit-oriented residential units which will entice a mixed demographic of residents.
- ✓ Create a vibrant residential community, with an emphasis on the site street-scape connection
- ✓ Enhance continuity between pedestrian traffic and the adjacent light rail corridor along Apache and Interstate 101.
- ✓ Support a suitable level of parking for vehicular traffic that is safely well-integrated with pedestrian and bicycle traffic.
- ✓ Preserve and protect surrounding existing neighborhoods from major developmental impacts (i.e. excessive traffic and blighted property increases.)

Overall Design Concept

The overall design concept is to create a multi-family Apartment development that will benefit the community because of the property's adjacency to the City's light rail transit system. The project intends to make use of one of the transit oriented lifestyle neighborhoods where residents are able to function daily without use of cars. One main advantage to low density multi-family projects includes their ability to ease height transitions between older, single-story residential neighborhoods and low to medium density developments in locations situated along the city's light rail and its surrounding property owners.

A variety of residential options will be offered to target the needs of potential buyers with diverse social, economic levels and backgrounds. The project's proximity to the City's light rail makes it a desirable location for students attending the ASU Main and Downtown Campuses.

The proposed development is slated for 18 new Apartment units with 2 floors. Density will be approximately 16.0 dwelling units per acre. The current zoning allows for 20 dwelling units per acre. The buildings aesthetic will be a diverse mix of material types, Painted Stucco, Metal siding, and Stone veneer. Metal awnings is used to screen some of the building's windows from direct sunlight. The metal siding is used to accent the buildings external features and the stone veneer is used to accentuate the building's entries.

The project's signage is designed to create visual recognition as well as aesthetic appeal and each unit will have clear visible lettering to delineate the unit and building numbers. Site Wayfinding signage will be strategically place and consistent with building and unit signage.

Brief Discussion of Conceptual Site Plan

The project proposed by Studio Y Design & Development is located at the southeast corner of Howe Ave. and Price Road and comprised of four (4) 4-plex buildings, 2 stories (28') tall and one (1) duplex building. These new structures we hope to help spark development in the immediate and surrounding areas. The site is designed to take advantage of the proximity of City's light rail transportation system. The site contains shared outdoor amenities, swimming pool, barbeque grilles, and covered patio areas. The units are designed to give each individual owner/ tenant private patio and personal spaces.

Refuse truck access will also be controlled on-site, entering and exiting on Howe Ave. Several street parking spaces will be provided for residence and visitors. On site covered parking will be provided for the entire project.

Landscaping for the project will play an important role in maintaining continuity for the streetscape, pedestrian experience and vehicular movement. Landscaping, as well as weather awnings and screens, are an intergraded part of the pedestrian experience. Vegetation, such as tree lines, allows for favorable micro climates and adds attractiveness to streetscapes and pedestrian paths. Selective paving will help to delineate paths of travel and allow interconnectivity between building and street thoroughfares.

General Plan Conformance

The City's current General Plan designation for the subject property is medium density residential which allows for multi-family housing development. The project site is currently zoned R-3, and it falls within the Transportation-Overlay District (TOD) zone.

The design and scale of the development project is consistent with the adjacent pattern for medium density residential units, the primary objectives are to encourage a mixture of densities of activities around Tempe's ASU Campus Life. The transit oriented district's goal is to increase ridership and to promote walkability and alternate forms of transportation. This site is designed with the commitment to the area's Zoning and District needs and requirements.

Site Parking

The site parking is designed to fit in line with the transit oriented district along the city's Light rail transportation districts. We have designed the parking to the City of Tempe's parking standards providing 0.75 parking spaces per unit and .2 parking spaces per unit for visitor parking. We have allowed for assigned parking of the apartment units and utilized a small portion of tandem parking spaces (8) to maximize available on site parking and minimize required hardscape surface area. All parking spaces excluding visitor parking space which shall be assigned to specified units to minimize parking conflict within the community and surrounding neighborhood. Parking spaces shall be covered excluding street parking and a minor percentage of site parking. Ample bicycle parking will be provided to accommodate those tenants utilizing the city Light rail and Public transportation systems. The parking design shall conform to the City of Tempe parking standard Section 4-602 General Parking Standards. Under section 4-602-D tandem parking spaces are allowed with approved use permit.

This use permit request is aimed at providing an alternate methodology for conforming to the current parking requirements and section 4-602 and 603 of the City of Tempe Zoning code. This use permits goals are the following:

- ✓ Provide assigned tandem parking space for units directly adjacent to spaces.
- ✓ Minimized potential conflicts with parking area.

To mitigate conflicts "Assigned Parking" signs will be clear marked and placed at the back of all tandem parking spaces along with "Violators will be towed at their own expense" signs. If conflicts arise clearly marked signage with the Property Management and Tow Company's contact information shall be posted. The use of tandem parking is justified based on the following criteria:

- a. The vehicular traffic is sight contained with exit and entrance driveways on Howe Ave. and Price Road. A Clearly marked "Exit Only" sign at the Price road exit driveway will be provided to reduce traffic conflicts.
- b. The use of tandem parking assignments will eliminate potential conflicts with parking resident and visitors. If conflicts shall arise property management contact information will be provided to assist with conflict resolution.

- c. The project is intended to spark development in the surrounding area and to help reduce any unwanted behavior and enhance the transit orient nature of the neighborhood as the city of Tempe Planning Department intended it to be.
- d. The intent of the project is to produce complete neighborhood integration and offer a slightly modern aesthetic visual break from neighboring commercial and residential properties. The use of natural neutral color palettes will help marry the neighborhood aesthetics into one.
- e. The use of tandem parking will assist with keeping the vehicular traffic and parking off Howe Ave. The site and the surrounding public walkways will be well lit to assist with creating a safe and walkable neighborhood.

Parking calculations requirements:

Required:

Standard	45 Bedrooms x .075	= 33.75 spaces
Visitor	18 units x .2	= 3.6 spaces
Total		= 37.35 spaces

ADA Parking **Inclusive of 1 Van Accessible space, Standard ADA space**

Provided:

Standard	= 24 spaces
Tandem	= 8 spaces
Visitor	= 4 spaces
ADA Spaces	= 2 spaces
Total	= 38 spaces

Project Representative: Bryan Celius
 Project Applicant/ Owner: Howe TH LLC

Print (Applicant / Owner)

Signature Date



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DATE: 09/09/2015 10:41 AM

NO.	DESCRIPTION
1	EXISTING VISIBILITY TRIANGLE
2	EXISTING FIRE HYDRANT TO REMAIN
3	EXISTING UTILITY POLE TO REMAIN
4	EXISTING APS TRANSFORMER TO REMAIN
5	EXISTING MAIL BOX - RELOCATED
6	EXISTING 8" CONCRETE SIDEWALK TO BE REPLACED
7	EXISTING CURB AND GUTTER TO REMAIN, CONTRACTOR TO REPAIR ALL DAMAGED CURB AND GUTTER
8	EXISTING STREET LIGHT TO REMAIN
9	EXISTING UTILITY POLE TO REMAIN, RELOCATED SUPPORT GUDDIES
10	RETENTION BASIN - SEE CIVIL DRAWINGS
11	NEW DRIVEWAY CUT PER CITY OF TEMPE DETAIL T-330 - SEE CIVIL DRAWINGS
12	BRICK PAVINGS - SEE CIVIL DRAWINGS
13	8" DEEP X 20" WIDE PRECAST PAVES - SEE LANDSCAPE DRAWINGS FOR PAVES SCREEN PANELS
14	CANOPY OR BALCONY OVERHANGS
15	8" HIGH ALU. METAL FENCING - SEE LANDSCAPE DRAWINGS
16	TRASH ENCLOSURE FOR 11 4 YARD BIN FOR REUSE AND 11 4 YARD BIN FOR RECYCLE PER CITY OF TEMPE DETAIL DS-18 - SEE CIVIL DRAWINGS
17	ON STREET PARKING SPACE (8'4" X 22'-0" MIN.)
18	CONCRETE STREPS AND FOR TRASH PICKUP - SEE CIVIL DRAWINGS
19	8" PICE CONCRETE SIDEWALK
20	8" PICE CONCRETE SIDEWALK
21	FULL CANTILEVER COVERED PARKING CANOPY, 17'-0" DEEP X 8' HIGH (GLASS)
22	8" HIGH 8" CHD SITE WALL
23	8" HIGH 8" CHD LANDSCAPE SCREEN WALL
24	ACCESSIBLE SIGNAGE PER CITY OF TEMPE STANDARDS
25	PAINTED ACCESSIBLE SIGN PER CITY OF TEMPE STANDARDS
26	PAINT STRIPE - TYPICAL @ ALL PARKING SPACES
27	ACCESSIBLE RAMP - 1:20 MAXIMUM SLOPE - SEE CIVIL DRAWINGS
28	FIRE RISER ROOM
29	METAL BIKE RACK FOR 14 BIKES
30	HANDICAP - SEE LANDSCAPE DRAWINGS FOR DETAILS
31	SHADE CANOPY - SEE LANDSCAPE PLANS
32	ASPHALT PAVING - SEE CIVIL DRAWING
33	1.185' X 1.120' VISIBILITY TRIANGLE
34	1.459' X 1.170' VISIBILITY TRIANGLE
35	NEW FIRE HOSE CAB - SEE CIVIL DRAWINGS
36	PROVIDE SIGN AT EXIT FOR RIGHT TURN ONLY
37	PROVIDE SIGN FOR ONE WAY ONLY

HOWE AVE. PROJECT
2185 E. HOWE AVE.
TEMPE, ARIZONA 85281

STUDIO Y DEVELOPMENT LLC
1928 E. HIGHLAND AVE. BLDG. F-10, STE. 410,
PHOENIX, AZ 85016
NEWPORT BEACH, CA 92663

Project: **HOWE AVE. PROJECT**
Client: **STUDIO Y DEVELOPMENT LLC**

Drawn/Checked: **NPM / NPM**

Date: **November 09, 2015**

Project Number: **315019**

Sheet Number: **A1.1**

SITE PLAN

GENERAL NOTES

1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. REFER TO CIVIL DRAWINGS FOR GRADING, DRAINAGE
3. CONTRACTOR SHALL CONFIRM HORIZONTAL UNDERGROUND OVERHEAD UTILITIES PRIOR TO START OF WORK.

LEGAL DESCRIPTION

PARCEL NO. 1
THAT PART OF TRACT 'A', LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENSAS AT THE NORTHEAST CORNER OF TRACT 'A'; THENCE NORTH 84 DEGREES 42 MINUTES 04 SECONDS WEST, 194.10 FEET ALONG THE NORTH LINE OF TRACT 'A', TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 84 DEGREES 04 SECONDS 00 SECONDS WEST, 48.40 FEET;
THENCE SOUTH 00 DEGREES 21 MINUTES 04 SECONDS WEST, 104.00 FEET;
THENCE SOUTH 84 DEGREES 04 MINUTES 00 SECONDS EAST, 52.32 FEET;
THENCE NORTH 00 DEGREES 09 MINUTES 28 SECONDS WEST, 84.00 FEET;
THENCE NORTH 02 DEGREES 33 MINUTES 09 SECONDS EAST, 28.32 FEET;
THENCE NORTH 00 DEGREES 11 MINUTES 11 SECONDS EAST, 28.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:
THAT PART OF TRACT 'A', LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENSAS AT THE NORTHEAST CORNER OF TRACT 'A'; THENCE SOUTH 00 DEGREES 21 MINUTES 04 SECONDS WEST, 30.00 FEET ALONG THE EAST LINE OF TRACT 'A' TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 21 MINUTES 04 SECONDS WEST, 184.78 FEET;
THENCE NORTH 00 DEGREES 09 MINUTES 28 SECONDS WEST, 84.00 FEET;
THENCE NORTH 02 DEGREES 33 MINUTES 09 SECONDS EAST, 28.32 FEET;
THENCE NORTH 00 DEGREES 11 MINUTES 11 SECONDS EAST, 28.00 FEET TO A POINT ON THE NORTH BOUNDARY OF TRACT 'A';
THENCE SOUTH 84 DEGREES 42 MINUTES 04 SECONDS WEST, 124.10 FEET ALONG THE NORTH BOUNDARY LINE OF TRACT 'A';
THENCE SOUTH 84 DEGREES 42 MINUTES 04 SECONDS WEST, 28.21 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:
THAT PART OF TRACT 'A', LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENSAS AT THE NORTHEAST CORNER OF TRACT 'A'; THENCE SOUTH 00 DEGREES 21 MINUTES 04 SECONDS WEST, 30.00 FEET ALONG THE EAST LINE OF TRACT 'A' TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 21 MINUTES 04 SECONDS WEST, 184.78 FEET;
THENCE NORTH 00 DEGREES 09 MINUTES 28 SECONDS WEST, 84.00 FEET;
THENCE NORTH 02 DEGREES 33 MINUTES 09 SECONDS EAST, 28.32 FEET;
THENCE NORTH 00 DEGREES 11 MINUTES 11 SECONDS EAST, 28.00 FEET TO A POINT ON THE NORTH BOUNDARY OF TRACT 'A';
THENCE SOUTH 84 DEGREES 42 MINUTES 04 SECONDS WEST, 124.10 FEET ALONG THE NORTH BOUNDARY LINE OF TRACT 'A';
THENCE SOUTH 84 DEGREES 42 MINUTES 04 SECONDS WEST, 28.21 FEET TO THE POINT OF BEGINNING.

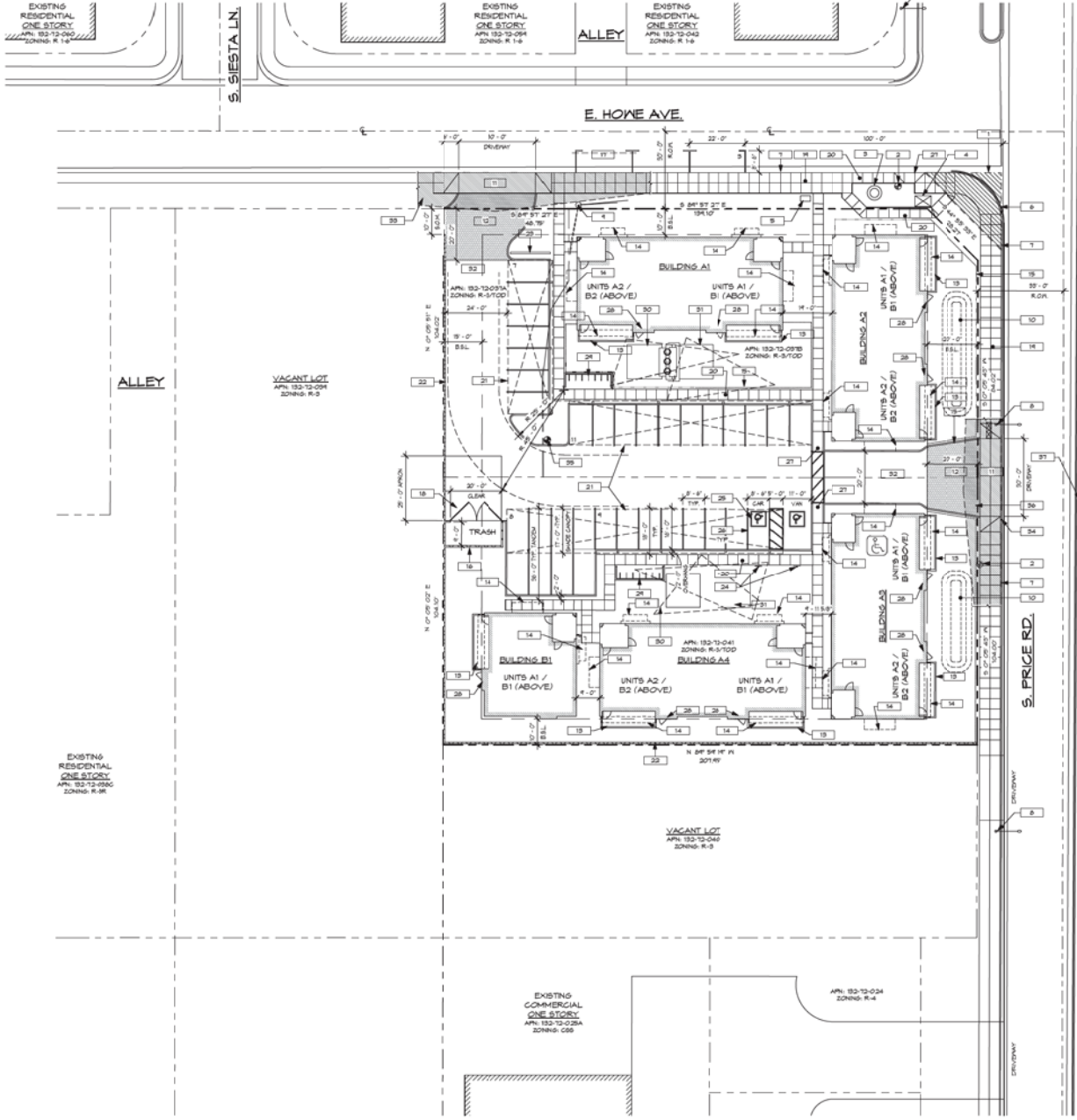
SITE NOTES

1. UNDERGROUND ALL 12 KV ELECTRICAL LINES AND COMMUNICATION LINES AS PART OF THIS PROJECT. LARGER KV LINES MAY REMAIN.

VICINITY MAP



N.T.S.



1 SITE PLAN
1" = 20'-0"

GENERAL NOTES

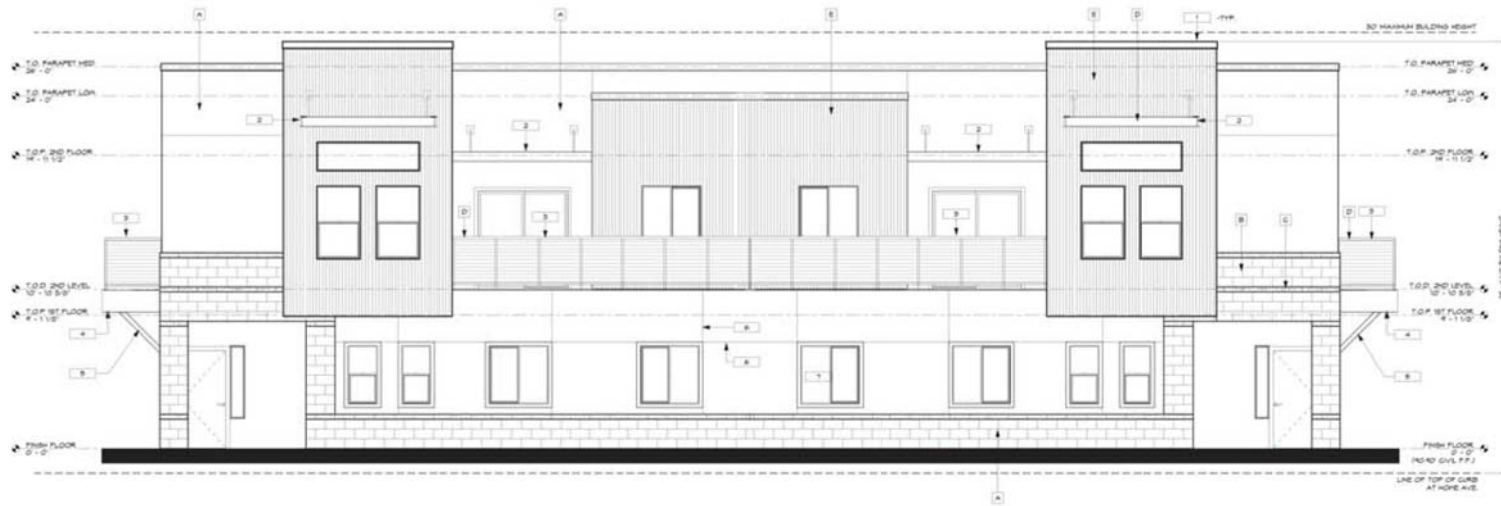
1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. ALL SURFACES UNDER SEPARATE SUBMITTAL AND PERMIT.
3. PROVIDE CONTINUOUS CALK MATCHED COLORING AT TRANSITION OF ALL DISSIMILAR MATERIALS.
4. CONTRACTOR SHALL CORNER AND MARK ALL DISCREPANCIES AND OVERHEAD UTILITIES PRIOR TO START OF WORK.

KEYNOTES

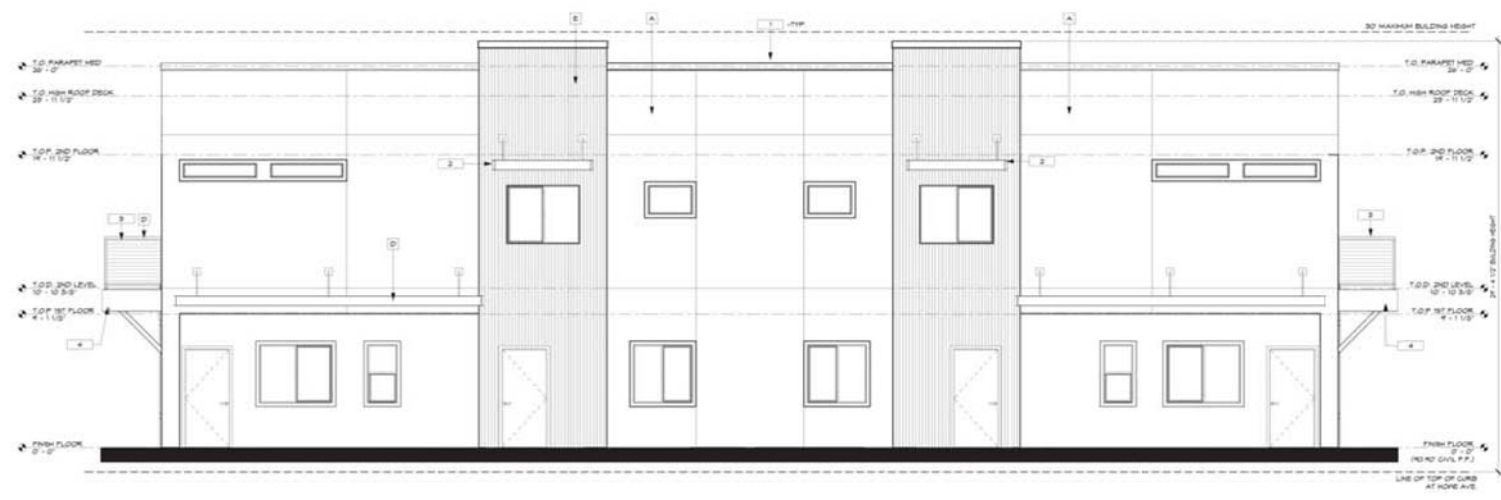
1. METAL PARAPET CAP - TYP.
2. METAL ROOF CASING
3. DECORATIVE STEEL SQUAREL 6' 48" A.P.F.
4. DECORATIVE STEEL TRIM OVER BALCONY EDGE
5. METAL BALCONY BRACKET
6. STUCCO CONTROL JOINT
7. WINDOW RECESSED 2" TYPICAL AT STUCCO FINISH

MATERIAL LEGEND

- A PAINTED STUCCO
PRIMARY COLOR
DUSTED BLOCKS
- B 2"x6" OAS MESA STONE (FIELD)
COLOR: MOJAVE BROWN
ALT: BENLEY
- C 2"x6" OAS MESA STONE (ACCENT)
COLOR: PEARL
- D PAINTED METAL ELEMENTS
COLOR: SILENT
- E METAL T-PANEL, VENER
COLOR: BRONZE MEDIUM BRONZE



1 BUILDING A1 - NORTH ELEVATION
1/4" = 1'-0"



3 BUILDING A1 - SOUTH ELEVATION
1/4" = 1'-0"

REV.	DATE	BY	DESCRIPTION

HOWE AVE. PROJECT
2185 E. HOWE AVE.
TEMPE, ARIZONA 85281

STUDIO Y DEVELOPMENT LLC
1928 E. HIGHLAND AVE. BLDG. F-10, STE. 410,
PHOENIX, AZ 85016

Project
Drawn/Checked
MS / NPM

Date
November 09, 2015

Project Number
315019

Sheet Number
BUILDING A1 - NORTH & SOUTH ELEVATIONS

A9.1



GENERAL NOTES

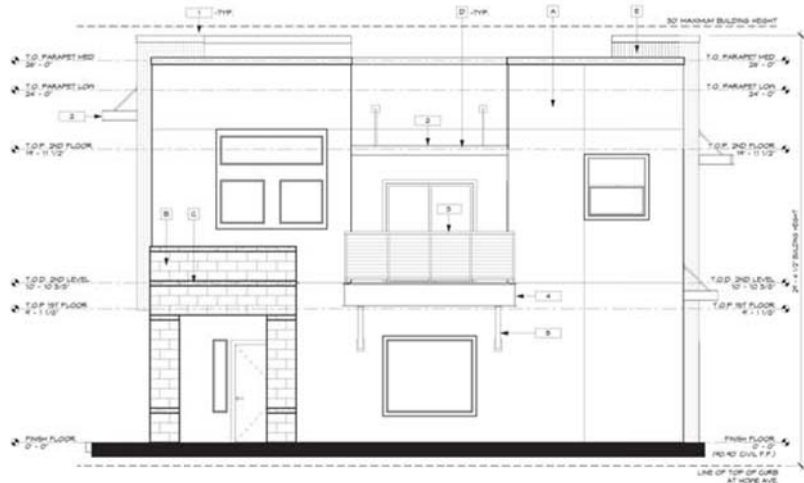
- 1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
- 2. ALL SURFACES UNDER REPAIRS/REPLACE SUBMITTAL AND PERMIT PROVIDE CONTIGUOUS CALLS MATCHED COLORING AT TRANSITION OF ALL DISMILAR MATERIALS.
- 3. CONTRACTOR SHALL CONFIRM AND MARK ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO START OF WORK.

KEYNOTES

- 1 METAL PARAPET CAP -TYP
- 2 METAL ROOF GANTRY
- 3 DECORATIVE STEEL GUARDRAIL 4" H/ 1" A/F
- 4 DECORATIVE STEEL TRIM OVER BALCONY EDGE
- 5 METAL BALCONY BRACKET

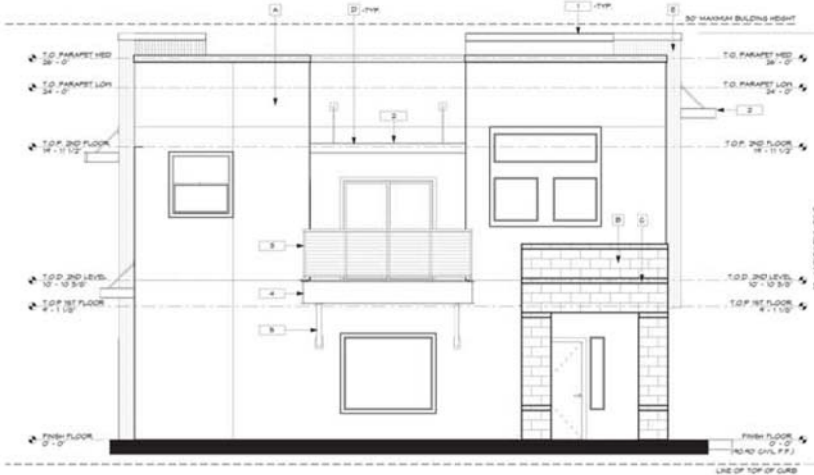
MATERIAL LEGEND

- A PAINTED STUCCO
PRIMARY COLOR
DIVERS BLACKISH
ALT DIVERS FINE GRAN
- B 3" X 6" X 18" GWS HEABSTONE (FIELD)
COLOR: HOLYAVE BROWN
- C 3" X 6" X 18" GWS HEABSTONE (ACCENT)
COLOR: PEARL
- D PAINTED METAL ELEMENTS
COLOR: 3221207
- E METAL T-PANEL VENEER
COLOR: BERRIDGE MEDUM BRONZE



1 BUILDING A1 - WEST ELEVATION

1/4" = 1'-0"



2 BUILDING A1 - EAST ELEVATION

1/4" = 1'-0"

REV.	DATE	BY	DESCRIPTION

HOWE AVE. PROJECT
 2185 E. HOWE AVE.
 TEMPE, ARIZONA 85281

STUDIO Y DEVELOPMENT LLC
 1928 E. HIGHLAND AVE. BLDG. F-10, STE. 410,
 PHOENIX, AZ 85016

Project
 Drawn/Checked
MS / NPM
 Date
November 09, 2015
 Project Number
315019
 Sheet Number
 BUILDING A1 - WEST & EAST
 ELEVATIONS

A9.2

GENERAL NOTES

1. VERIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. ALL FINISHES UNDER SEPARATE SUBMITTAL AND PERMIT PROVIDE CONTIGUOUS EXACT MATCHED COLORING AT TRANSITION OF ALL DIFFERENT MATERIALS.
3. CONTRACTOR SHALL CONFIRM AND MARK ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO START OF WORK.

KEYNOTES

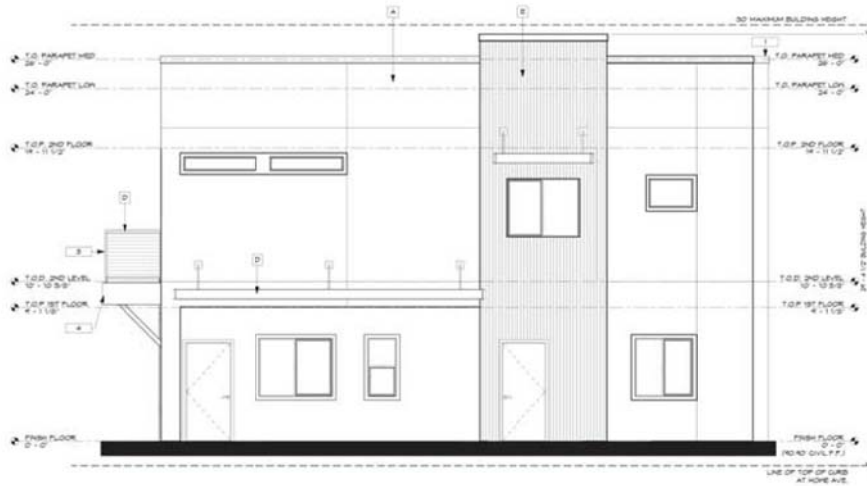
1. METAL PARAPET CAP - TYP.
2. METAL ROOF CANOPY
3. DECORATIVE STEEL GUARDRAIL @ 42" A.F.F.
4. DECORATIVE STEEL TRIM OVER BALCONY EDGE
5. METAL BALCONY BRACKET

MATERIAL LEGEND

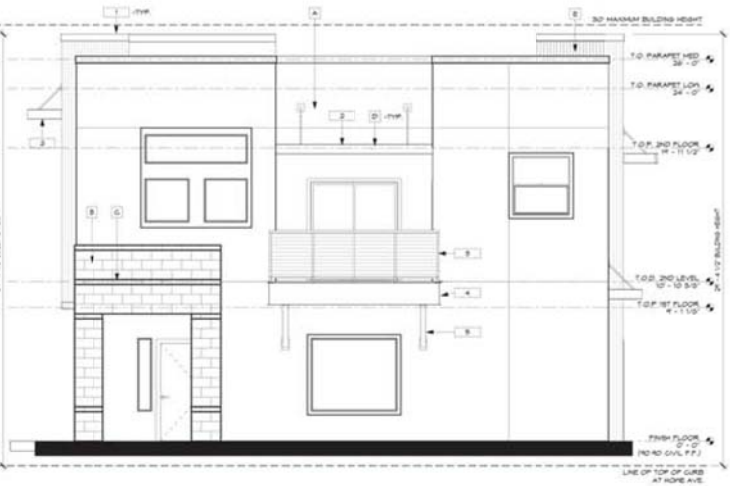
- | | |
|---|---|
| A | PAINTED STUCCO
PRIMARY COLOR |
| B | 2"X4" V. CHU MESSABONE (FIELD)
COLOR: MOHAVE BROWN |
| C | 2"X4" V. CHU MESSABONE (ACCENT)
COLOR: PEARL |
| D | PAINTED METAL ELEMENTS
COLOR: 21337ZT |
| E | METAL PANEL, VENER
COLOR: BRONZE MEDIUM BRONZE |



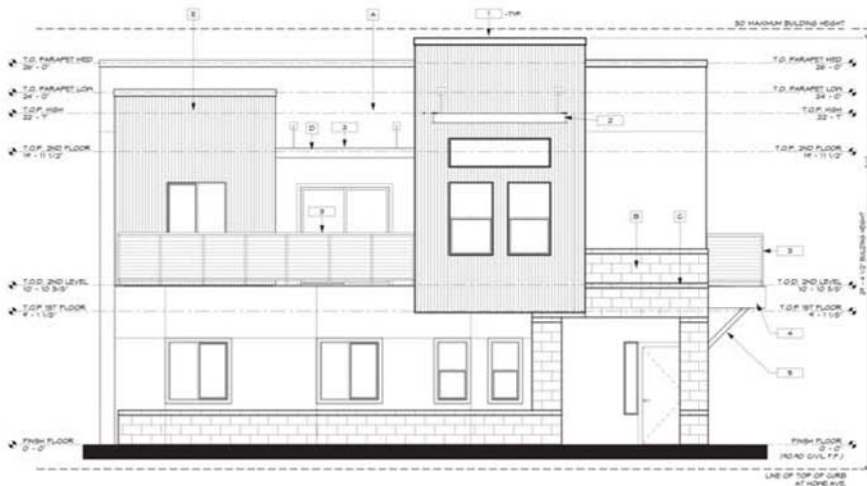
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11/09/2015 5:45:59 PM
11/09/2015 5:45:59 PM



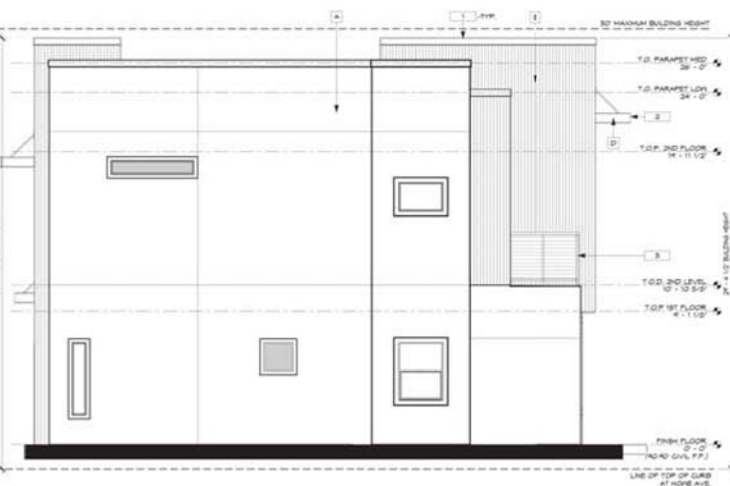
3 BUILDING B1 - WEST ELEVATION
1/4" = 1'-0"



1 BUILDING B1 - NORTH ELEVATION
1/4" = 1'-0"



4 BUILDING B1 - EAST ELEVATION
1/4" = 1'-0"



2 BUILDING B1 - SOUTH ELEVATION
1/4" = 1'-0"

HOWE AVE. PROJECT
2185 E. HOWE AVE.
TEMPE, ARIZONA 85281
STUDIO Y DEVELOPMENT LLC
1928 E. HIGHLAND AVE. BLDG. F-10, STE. 410,
PHOENIX, AZ 85016

Project
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Date
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Project Number
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Sheet Number
BUILDING B1 ELEVATIONS

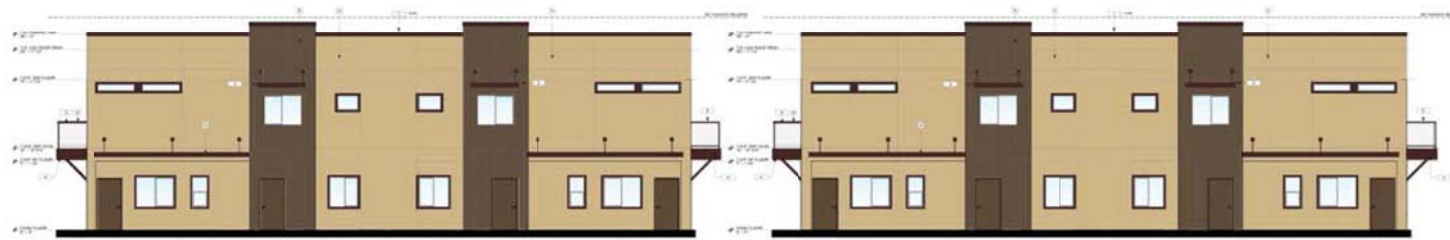
A9.3



4-PLEX ELEVATION A & B



4-PLEX ELEVATION C



PRICE ROAD STREET SCAPE



HOWE AVE STREET SCAPE

GENERAL NOTES

1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. ALL SURFACE/LINER SEPARATE SUBMITTAL AND PERMIT.
3. PROVIDE CONTINUOUS CALK MATCHED COLORS AT TRANSITION OF ALL DISSIMILAR MATERIALS.
4. CONTRACTOR SHALL CONFIRM AND MARK ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO START OF WORK.

KEYNOTES

- 09-01 METAL ROOF GANTRY
- 09-03 DECORATIVE STEEL GUARDRAIL 6' 40" A.P.F.
- 09-09 DECORATIVE STEEL TRIM OVER BALCONY EDGE
- 09-04 METAL BALCONY BRACKET
- 09-01 METAL PARAPET CAP - 1/2"
- 09-01 4" STUCCO TRIM POP-OUT

MATERIAL LEGEND

- A PAINTED STUCCO
PRIMARY COLOR
DRESS BRICK
ALT. DRESS FINE BRICK
- B 3" X 6" CHA HESSTONE (FIELD)
COLOR: HOLIVE BRON
- C 3" X 6" CHA HESSTONE (ACCENT)
COLOR: PEARL
- D PAINTED METAL ELEMENTS
COLOR: 222222
- E METAL PANEL UNDER
COLOR: BRONZE MEDIUM BRONZE

STUDIO Y
Design & Development
 1928 E. Highland Ave. Bldg F-10, Ste 410
 Tempe, Arizona 85016
 Ph: 623.764.4265 Fax: 310.412.6069

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Howe Ave. Project
 2185 E. Howe Ave.
 Tempe, Arizona 85281

DATE	BC
ISSUED	BC
REVISED	BC
DATE	BC
DATE	05/11/2015
JOB #	20150511
E1.0	
SHEET	OF



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17 OCTOBER 2015, HOWARD PERLMAN, A.I.A.

Rev.	Date	By	Description

HOWE AVE. PROJECT
 2185 E. HOWE AVE.
 TEMPE, ARIZONA 85281

STUDIO Y DEVELOPMENT LLC
 1928 E. HIGHLAND AVE. BLDG. F-10, STE. 410,
 PHOENIX, AZ 85016

Project
 Drawn/Checked
TK / NPM
 Date
November 09, 2015
 Project Number
315019
 Sheet Number
 Building_A_4-Plex - First Floor Plan

A2.1

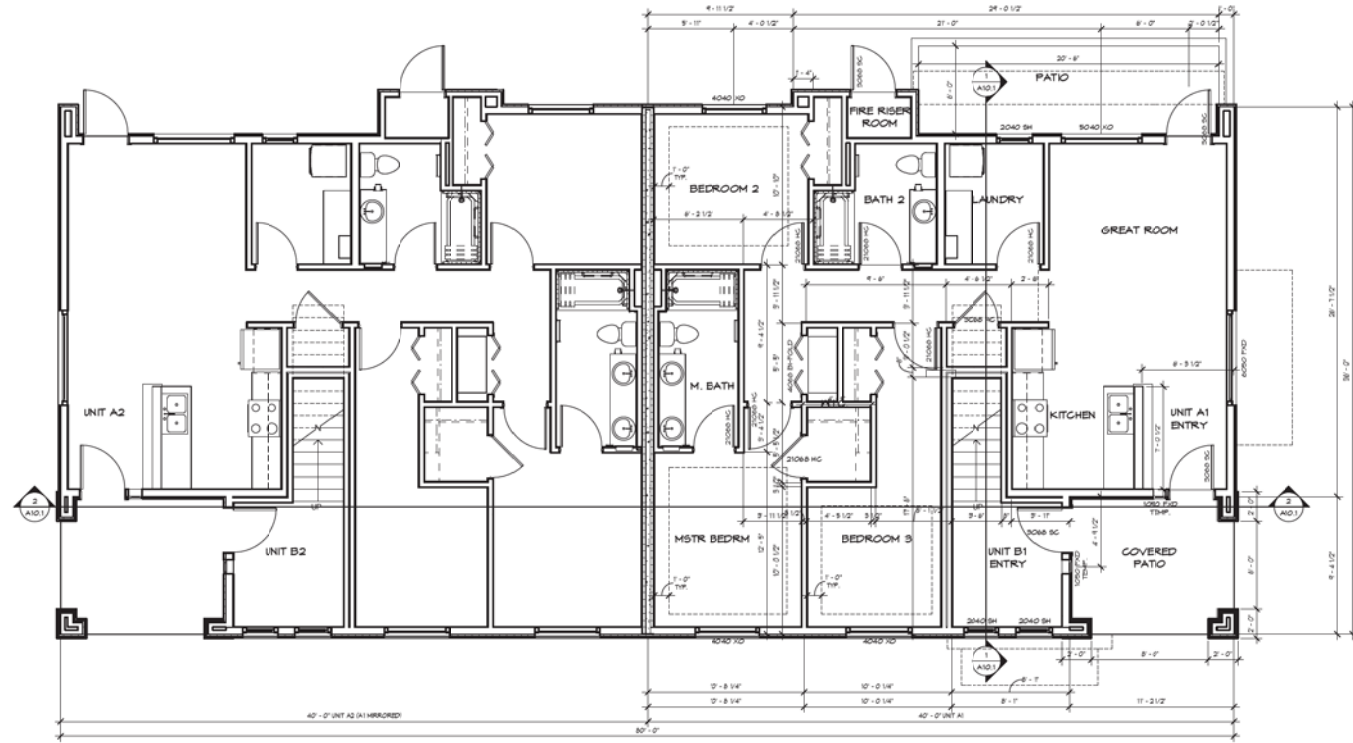
LEGEND

- INDICATES TYPE A ACCESSIBLE DWELLING UNIT. SEE SITE PLAN FOR LOCATION OF TYPE A UNIT. ALL OTHER SECOND FLOOR UNITS TO BE TYPE B ACCESSIBLE DWELLING UNITS.
- FALL TYPE DESIGNATION - SEE A2.3
- FALL SIZE DESIGNATION.
- INSULATION DESIGNATION.
- FOOD STUD FALL SIZES
 4 x 3 1/2"
 6 x 9 1/2"
 8 x (2) 9 1/2"
- MASONRY FALL SIZES
 8 x 13 9"
- CONCRETE FALL SIZES
 8 x 8"
- FIRE SEPARATION LINE - SEE FALL TYPES
 1-HR. FIRE PARTITION
 1-HR. FIRE BARRIER

GENERAL NOTES

- VERIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
- DIMENSIONS ARE TO FACE OF STUD, MASONRY OR CONCRETE UNLESS NOTED.
- CONTRACTOR TO PROVIDE SOLID BACKING AT ALL FALL MOUNTED EQUIPMENT.
- SEE STRUCTURAL DRAWINGS FOR STUD SPACING AT FRAMED FALL CONSTRUCTION.
- MECHANICAL, PLUMBING AND ELECTRICAL PENETRATIONS OF RATED WALLS, FLOORS AND CEILING SHALL CONFORM TO 2015 IBC SECTION 713. PLUMBING / ELECTRICAL PENETRATIONS OF 1 HOUR RATED WALL SHALL CONFORM TO 2015 IBC SECTION 714.
- HORIZONTAL AIR HANDLER - MECHANICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS WITH UNIT DESIGN, LAYOUT, DIMENSIONS, ETC. FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION. FRAMING CONTRACTOR SHALL VERIFY ROUGH OPENING SIZE AND PLATFORM IF REQUIRED WITH MECHANICAL CONTRACTOR. PLUMBING CONTRACTOR SHALL PROVIDE FLOOR DRAIN AT GROUND LEVEL. FOR ALL CONDENSATE LINES FROM MECHANICAL UNITS ABOVE - VERIFY WITH MECHANICAL CONTRACTOR.

KEYNOTES



1 BUILDING A 4-PLEX - 1st FLOOR PLAN
 1/4" = 1'-0"

11/02/2015 5:45:35 PM

315019

HOWE AVE. PROJECT

Perlman
Architects of Arizona
4001 N. 24th Street, Suite 303
Phoenix, AZ 85016
480.951.9900 480.951.3045



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Rev.	Date	By	Description

HOWE AVE. PROJECT
2185 E. HOWE AVE.
TEMPE, ARIZONA 85281

STUDIO Y DEVELOPMENT LLC
1928 E. HIGHLAND AVE. BLDG. F-10, STE. 410,
PHOENIX, AZ 85016

Project
Drawn/Checked
TK / NM

Date
November 09, 2015

Project Number
315019

Sheet Number
Building A, 4-Plex - Second Floor Plan

A2.2

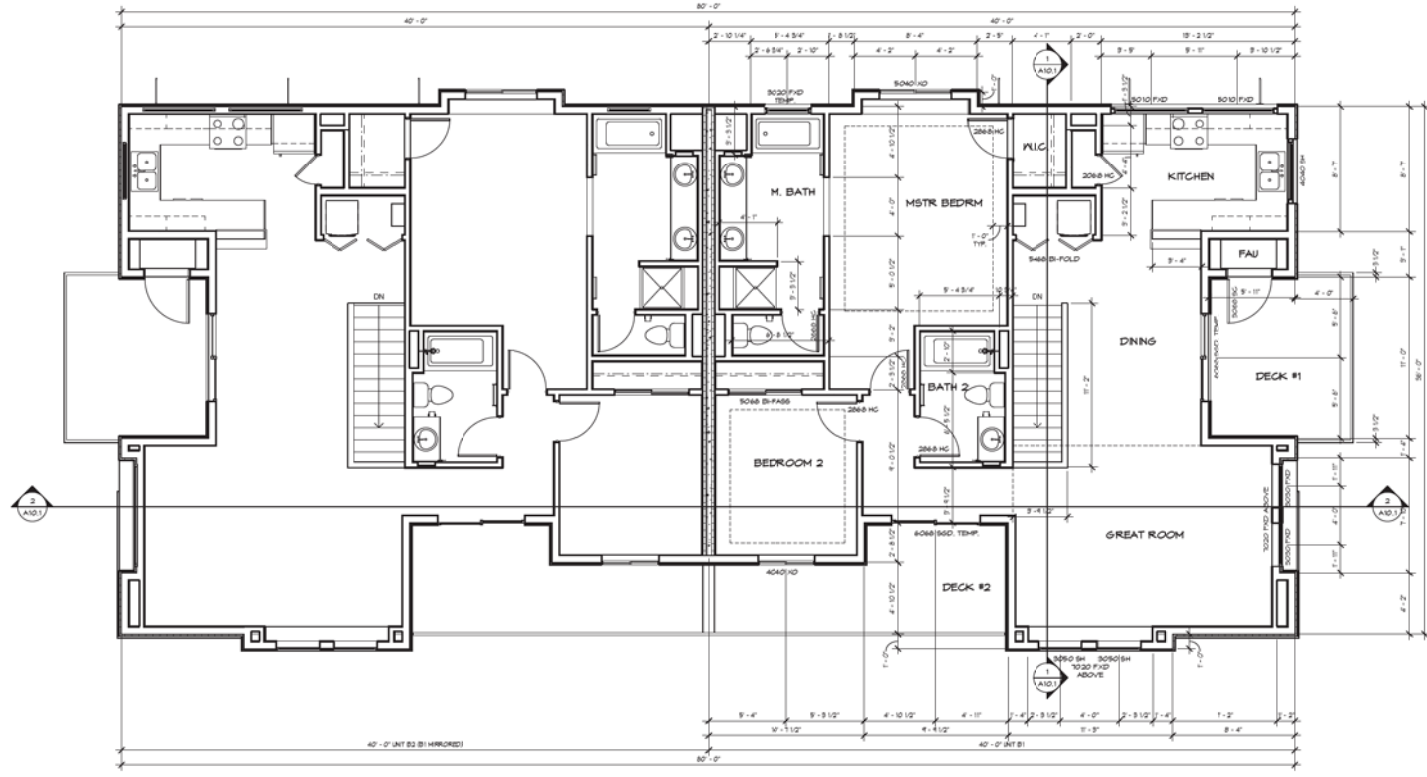
LEGEND

- INDICATES TYPE A ACCESSIBLE DWELLING UNIT. SEE SITE PLAN FOR LOCATION OF TYPE A UNIT. ALL OTHER SECOND FLOOR UNITS TO BE TYPE B ACCESSIBLE DWELLING UNITS.
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- FALL SIZE DESIGNATION.
- INSULATION DESIGNATION.
- WOOD STUD WALL SIZES
4 x 3 1/2"
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8 x 12 (2) 3 1/2"
- MASONRY WALL SIZES
8 x 11 3/8"
- CONCRETE WALL SIZES
8 x 8"
- FIRE SEPARATION LINE - SIZE WALL TYPES
- - - - - 1-HR. FIRE PARTITION
- - - - - 1-HR. FIRE BARRIER

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. DIMENSIONS ARE TO FACE OF STUD, MASONRY OR CONCRETE UNLESS NOTED.
3. CONTRACTOR TO PROVIDE SOLID BACKING AT ALL WALL MOUNTED EQUIPMENT.
4. SEE STRUCTURAL DRAWINGS FOR STUD SPACING AT FRAMED WALL CONSTRUCTION.
5. MECHANICAL, PLUMBING AND ELECTRICAL PENETRATIONS OF RATED WALLS, FLOORS AND CEILING SHALL CONFORM TO 2015 IBC SECTION 713. PLUMBING / ELECTRICAL PENETRATIONS OF 1 HOUR RATED WALLS SHALL CONFORM TO 2015 IBC SECTION 714.
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KEYNOTES



1 BUILDING A 4-PLEX - 2nd FLOOR PLAN
1/4" = 1'-0"



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Rev.	Date	By	Description

HOWE AVE. PROJECT
 2185 E. HOWE AVE.
 TEMPE, ARIZONA 85281

STUDIO Y DEVELOPMENT LLC
 1928 E. HIGHLAND AVE. BLDG. F-10, STE. 410,
 PHOENIX, AZ 85016

Project
 Drawn/Checked
 Date
 Project Number
 Sheet Number
 Building B, DU-Plex - Floor Plans

MS / NPM

November 09, 2015

315019

A2.3

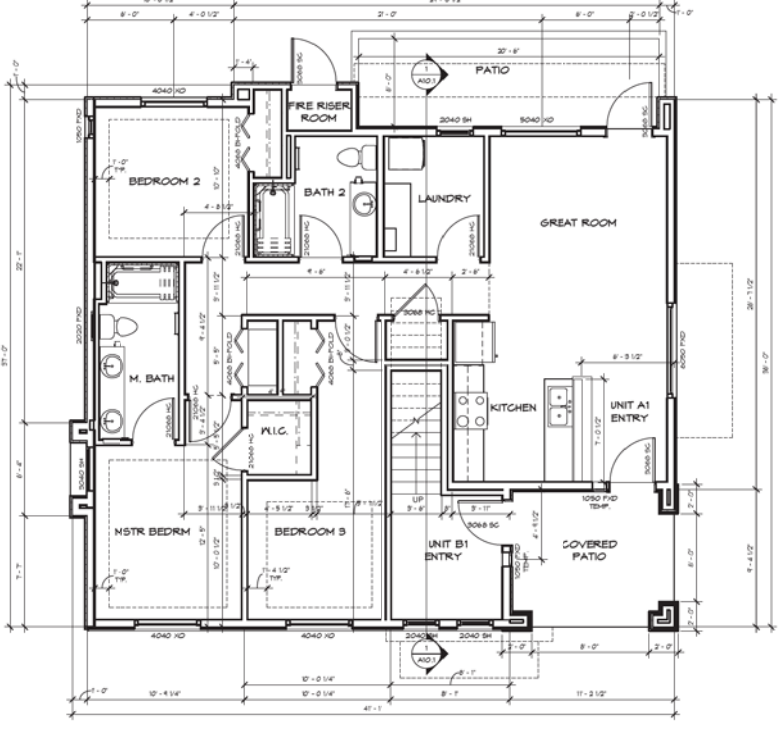
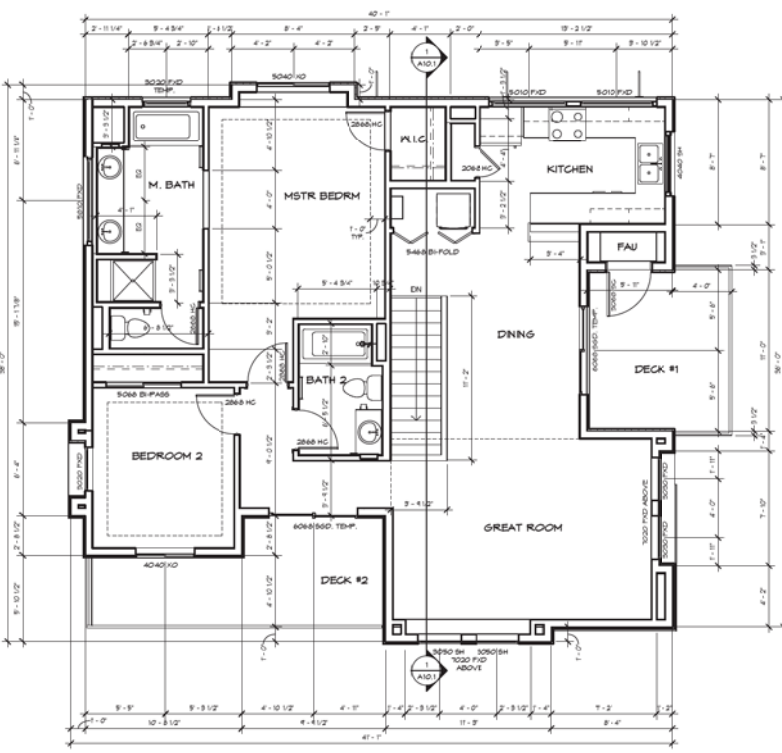
LEGEND

- Ⓢ INDICATES TYPE A ACCESSIBLE DWELLING UNIT. SEE SITE PLAN FOR LOCATION OF TYPE A UNIT. ALL OTHER SECOND FLOOR UNITS TO BE TYPE B ACCESSIBLE DWELLING UNITS.
- Ⓣ FALL TYPE DESIGNATION - SEE A2.3
- Ⓣ FALL SIZE DESIGNATION.
- Ⓣ INSULATION DESIGNATION.
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 4 x 3 1/2"
 6 x 8 1/2"
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 8 x 8"
- CONCRETE WALL SIZES
 8 x 8"
- FIRE SEPARATION LINE - SIZE FALL TYPES
 - - - 1-HR. FIRE PARTITION
 - - - 1-HR. FIRE BARRIER

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. DIMENSIONS ARE TO FACE OF STUD, MASONRY OR CONCRETE UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO PROVIDE SOLID BACKING AT ALL WALL MOUNTED EQUIPMENT.
4. SEE STRUCTURAL DRAWINGS FOR STUD SPACING AT FRAMED WALL CONSTRUCTION.
5. MECHANICAL, PLUMBING AND ELECTRICAL PENETRATIONS OF RATED WALLS, FLOORS AND CEILING SHALL CONFORM TO 2015 IBC SECTION 713.
6. PLUMBING / ELECTRICAL PENETRATIONS OF 1 HOUR RATED WALLS SHALL SEE 2015 IBC SECTION 714.
7. HORIZONTAL AIR HANDLER - MECHANICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS WITH UNIT DESIGN, LAYOUT, DIMENSIONS, ETC FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION. FRAMING CONTRACTOR SHALL VERIFY ROUGH OPENING SIZE AND PLATFORM IF REQUIRED WITH MECHANICAL CONTRACTOR. PLUMBING CONTRACTOR SHALL PROVIDE FLOOR DRAIN AT SECOND LEVEL. FOR ALL CONDENSATE LINES FROM MECHANICAL UNITS ABOVE - VERIFY WITH MECHANICAL CONTRACTOR.

KEYNOTES



2 BUILDING B DU-PLEX - 2ND FLOOR PLAN
 1/4" = 1'-0"

1 BUILDING B DU-PLEX - 1ST FLOOR PLAN
 1/4" = 1'-0"

11/02/015 5:45:46 PM

315019
HOWE AVE. PROJECT

Perlman
Architects of Arizona
400 N. 24th Street, 10
Phoenix, AZ 85016
480.951.0900 480.951.3045



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11/02/2015 3:05:25 PM JOHN PERLMAN, AIA

LEGEND

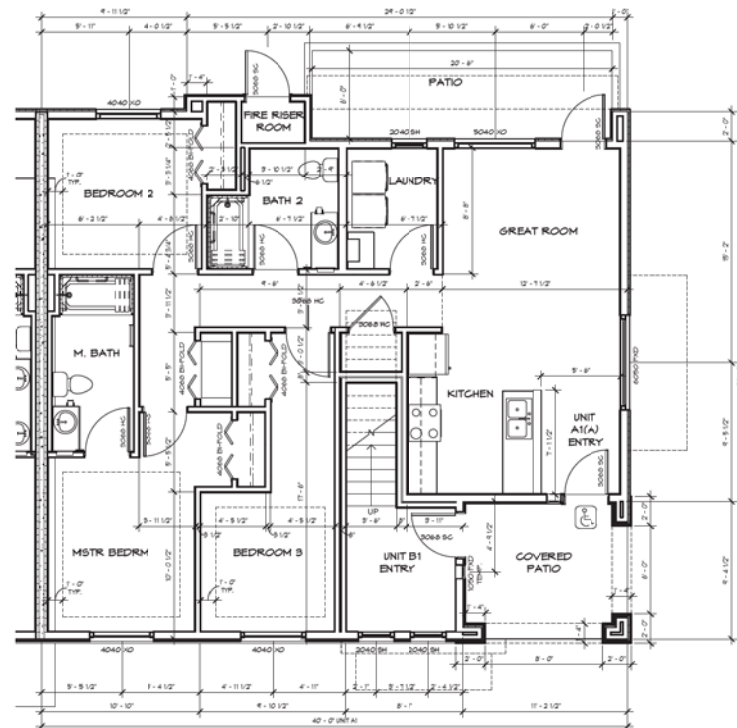
- INDICATES "TYPE A" ACCESSIBLE DWELLING UNIT. SEE SITE PLAN FOR LOCATION OF "TYPE A" UNIT. ALL OTHER SECOND FLOOR UNITS TO BE "TYPE B" ACCESSIBLE DWELLING UNITS.
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4 x 5 1/2"
4 x 12 (2) 3 1/2"
- MASONRY WALL SIZES
8 x 11 5/8"
8 x 8"
- CONCRETE WALL SIZES
8 x 8"

GENERAL NOTES

1. REVIEW THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. DIMENSIONS ARE TO FACE OF STUD, MASONRY OR CONCRETE UNLESS NOTED.
3. CONTRACTOR TO PROVIDE SOLID BACKING AT ALL WALL MOUNTED EQUIPMENT.
4. SEE STRUCTURAL DRAWINGS FOR STUD SPACINGS AT FRAMED WALL CONSTRUCTION.
5. MECHANICAL, PLUMBING AND ELECTRICAL PENETRATIONS OF RATED WALLS, FLOORS AND CEILING SHALL CONFORM TO 2015 IBC SECTION 715.
6. FLUENTS / ELECTRICAL PENETRATIONS OF 1 HOUR RATED WALL SHALL CONFORM TO 2015 IBC SECTION 714.
7. HORIZONTAL AIR HANDLER - MECHANICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS WITH UNIT DESIGN, LAYOUT, DIMENSIONS, ETC. FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION. FRAMING CONTRACTOR SHALL VERIFY ROUGH OPENING SIZE AND PLACEMENT IF REQUIRED. WITH MECHANICAL CONTRACTOR, PLUMBING CONTRACTOR SHALL PROVIDE FLOOR DRAIN AT GROUND LEVEL. FOR ALL CONDENSATE LINES FROM MECHANICAL UNITS ABOVE - VERIFY WITH MECHANICAL CONTRACTOR.

KEYNOTES

Rev.	Description



1 **1ST LEVEL PLAN ADA UNIT**
1/4" = 1'-0"

Project
HOWE AVE. PROJECT

2185 E. HOWE AVE.
TEMPE, ARIZONA 85281

Client
STUDIO Y DEVELOPMENT LLC

1928 E. HIGHLAND AVE. BLDG. F-10, STE. 410,
PHOENIX, AZ 85016

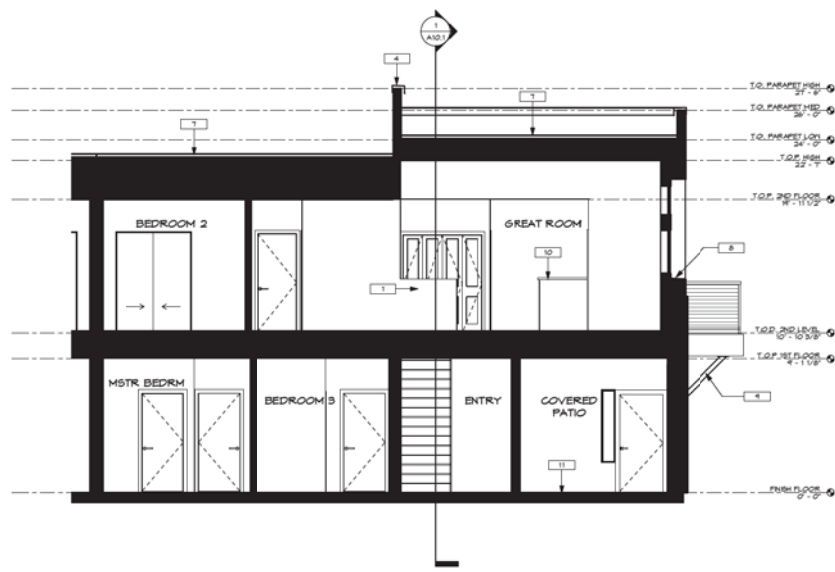
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MS / NPM

Date
November 09, 2015

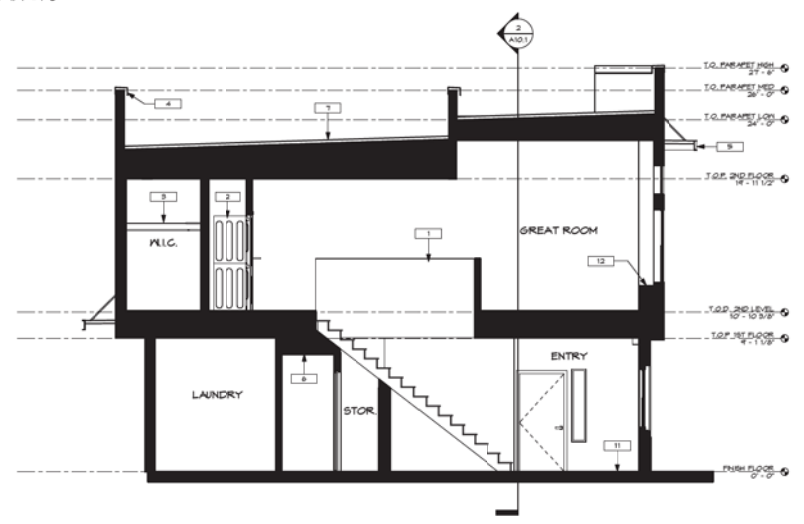
Project Number
315019

Sheet Number
UNIT A1 ADA
A2.4

11/02/2015 5:40:03 PM



2 Section 2
1/4" = 1'-0"



1 Section 1
1/4" = 1'-0"

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. GYPSUM BOARD MATERIALS & ACCESSORIES SHALL BE IDENTIFIED BY THE MANUFACTURER'S DESIGNATION TO INDICATE COMPLIANCE WITH THE APPROPRIATE STANDARDS PER THE 2012 IBC SECTION 2606.4 LISTED IN TABLES 2606.3, 2608.1 & CHAPTER 35.
3. GYPSUM BOARD USED FOR THIS PROJECT SHALL BE 5/8" TYPE 'C' AT WALLS AND TYPE 'C' AT CEILING UNLESS NOTED OTHERWISE.
4. ALL WALLS IN WET AREAS CONFORMING TO 2012 IBC SECTION 1210.2.1 & 1210.3 SHALL HAVE 5/8" TYPE 'C' WATER RESISTANT GYPSUM BOARD & IBC 2604.2 AT WALKER WALL. CEILING SHALL HAVE 5/8" FIBER CEMENT BACKER BOARD.
5. F-88 INSULATION IN ALL ROOF/CEILING ASSEMBLIES K.N.O.
6. F-88 FIBERGLASS BATT INSULATION IN ALL 2nd EXTERIOR WOOD WALLS U.N.O.
7. F-88 INSULATION IN ALL FLOOR/CEILING ASSEMBLIES K.N.O.
8. CONTRACTOR TO COORDINATE TRUSS FRAMING AND DESIGN WITH MECHANICAL DUCT SIZES AND LOCATIONS.

KEYNOTES

1. "LOU WALL @ 42" A.F.F. V.I.N.O."
2. "STACK PAPER/DRYER WITH PAN AND DRAIN. PROVIDE VENT TO EXTERIOR FOR DRYER. PROVIDE 48" MIN. CLEAR FLOOR SPACE AT PAPER/DRYER UNIT - I.C.C. ANSI 111.1 1004.10.1. HANG: PAPERPOOL, MODEL: PAPERPOOL-COLOR: WHITE OR APPROVED EQUAL."
3. "WOOD SHELF: 3/4" A.F.F. MAX."
4. METAL PARADET CAP: 1/2"
5. METAL ROOF CANOPY
6. CEILING - SEE REFLECTED CEILING PLAN
7. TWO MEMBRANE ROOFING OR APPROVED EQUAL MATERIAL PER MANUFACTURER SPECIFICATIONS, I.C.C. IBC 2603.
8. FIBERTRON CO. WHITE STUCCO SYSTEM OR APPROVED EQUAL - METALL PER MANUFACTURER SPECIF. I.C.C. IBC 2604.1
9. METAL BALCONY BRACKET
10. SOLID SURFACE COUNTERTOP
11. CONCRETE SLAB - SEE STRUCTURAL DRAWINGS
12. "5/8" TYPE K+K GYPSUM BOARD"

315019
HOWE AVE. PROJECT

Perlman
Architects of Arizona
400 N. 24th Street, Suite 501
Phoenix, AZ 85016
480.951.8900 480.951.3045

Seal

 Andrew Perlman
 License No. 5338
 State of Arizona
 Mechanical Engineering
 Expires 12-31-2018

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BY CONTRACT 2015, HOWARD PERLMAN, AIA.

Rev.	Date	By	Description

Project
HOWE AVE. PROJECT
2185 E. HOWE AVE.
TEMPE, ARIZONA 85281

Owner
STUDIO Y DEVELOPMENT LLC
1928 E. HIGHLAND AVE. BLDG. F-10, STE. 410,
PHOENIX, AZ 85016

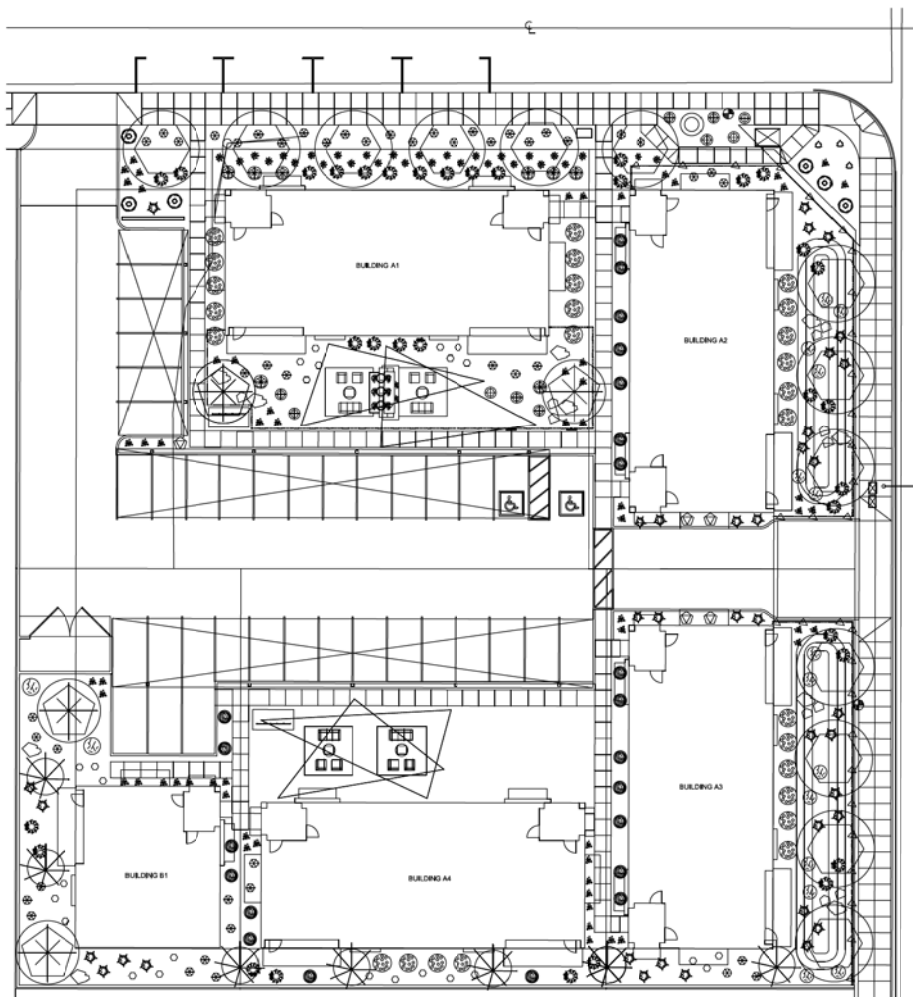
Drawn/Checked
MS / NPM

Date
November 09, 2015

Project Number
315019

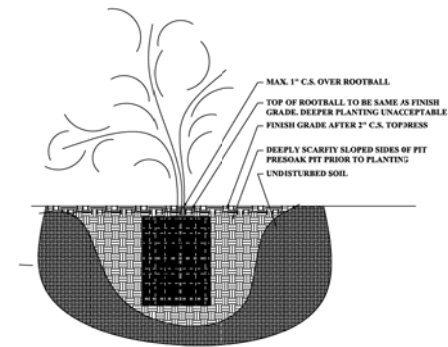
Sheet Number

BUILDING SECTION 1
A10.1

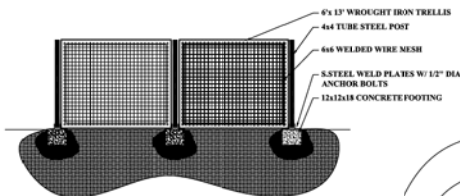


LANDSCAPE PLAN

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



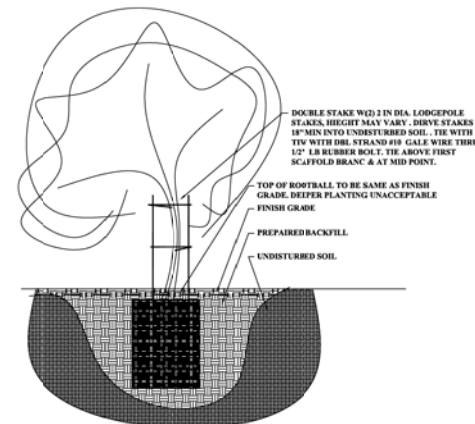
SHRUB PLANTING



Scale: 1/4" = 1'-0"

Trellis materials-wrought iron
 Dimensions 13' wide x 6' high

CUSTOM DESIGNED TRELLIS ELEVATION

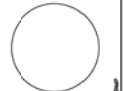


TREE PLANTING AND STAKING DETAIL

LANDSCAPE DETAILS

SCALE: 1/4" = 1'-0"

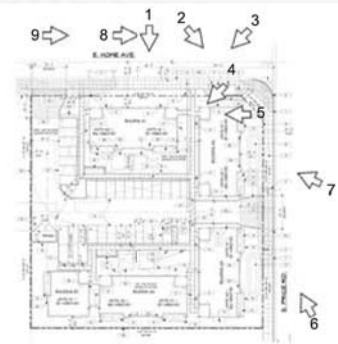
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QNTY
TREES				
	ULMAS PARVIFOLIA	CHINESE EVERGREEN ELM	34" BOX	13
	CAESALPINA MEXICANA	MEX. BIRD OF PARADISE	34" BOX	7
	PROSOPIS CHILENSIS	CHILEAN MESQUITE (THORNLESS CULTIVAR)	34" BOX	4
SHRUBS				
	EUPHORBIA RIGIDA	GOPIER PLANT	5 GAL.	26
	SAVIA COCCINEA	HUMMINGBIRD SAGE	5 GAL.	6
	MULBERGIA LINDHEIMERI	BLUE MULBERRYGRASS	5 GAL.	22
	LEUCOPHYLLUM FRUTESCENS (COMPACTA)	SILVER CLOUD	5 GAL.	4
	LEUCOPHYLLUM FRUTESCENS	SILVER CLOUD	5 GAL.	18
	CONVOLVULUS ENORHUM	BUSH MORNING GLORY/BLUE	5 GAL.	34
	ALOE 'BLUE ELF'	BLUE ELF ALOE	5 GAL.	60
	CALLISTEMON VIMINALIS	DWARF BOTTLEBRUSH	5 GAL.	8
	HYMENOXYS ACAULIS	ANGELITA DAISY	5 GAL.	18
	DALEA CAPITATA	LEMON DALEA	1 GAL.	3
GROUND COVER				
	MALEPHORA LUTIA	ROCKY POINT ICE PLANT	3 GAL.	48
	LATANA 'NEW GOLD'	NEW GOLD LATANA	1 GAL.	37
	RUELLIA	'KATIE BLUE'	5 GAL.	25
	RUELLIA	'KATIE PINK'	5 GAL.	29
VINES				
	BIGNONIA VIOLACEA	PURPLE TRUMPET VINE	5 GAL.	60



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DATE	05/11/2015
JOB #	20150511
SHEET	L1.0
OF	



**STUDIO Y
Design & Development**
1928 E. Highland Ave., Bldg F-10, Ste 410
Tempe, Arizona 85016
Ph: 623.764.4265 Fax: 310.412.6069

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Howe Ave. Project
2185 E. Howe Ave.
Tempe, Arizona 85281

DATE PLOTTED	BC
DATE	BC
DESIGNER	BC
DRAWN BY	BC
CHECKED BY	BC
DATE	05/11/2015
XREF #	20150511
SP1.0	
SHEET	01

Kaminski, Diana

From: Steven Womack [REDACTED]
Sent: Wednesday, November 25, 2015 9:11 PM
To: Kaminski, Diana; Mitchell, Mark
Subject: Proposed Howe Ave Apartments 2185 East Howe Ave Case #PL150427

SITE LOCATION: 2185 EAST HOWE AVE
CASE NAME: HOWE AVE APARTMENTS
CASE NUMBER: PL150427

Ms Diana Kaminski
Senior Planner
The City of Tempe, AZ

Dear Ms. Kaminski,

As a property owner a mere two blocks away from this proposed building, I wish to voice **STRONG OPPOSITION** to this apartment complex, which proposes:

- an eighteen unit apartment community
- which includes four 4-Plex buildings and one duplex building
- User Permit tandem parking
- all on a mere 43,063 sf site area

This apartment complex is proposed next to a quiet, mostly single family neighborhood where most homes are resident owned. This apartment complex will cause a depreciation of neighborhood property values caused by:

- increased vehicular traffic in an area already inundated and overwhelmed as the Interstate "side street" Price Road has been allowed to become.
- additional noise from the apartment complex, with a large number of residents crammed into a small area.
- a transitory population not committed to the well-being of the neighborhood.
- a potential increase in crime

My son lives at our property, and this proposal increases my concern for his safety, as well as the other residents of our neighborhood.

I understand the public hearing for this proposal is very soon:

Tuesday December 8, 2015
31 E. 5th St
Tempe, AZ
(Tempe Municipal Building Council Chambers)

I live in Wyoming and will not be able to attend. My son, who lives at our property as a full time Tempe resident and voter, may be able to attend; however, with such short notice, he may not be able to attend.

Thus, Ms. Kaminski, I have two questions which I respectfully ask you to answer:

1: How do I get my voice considered as strongly opposed to this project?

2: And as Senior Planner for the City of Tempe, would **YOU** approve this apartment complex two blocks from **YOUR** home?

The address of my wife's and my property is:



Our son Shawn Womack is a full time resident at the property.

Thank you very much for your time and consideration.

Steven D. Womack, Ph.D.

Debra A. Womack, M.A.