

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 02/09/2016
Agenda Item: 3

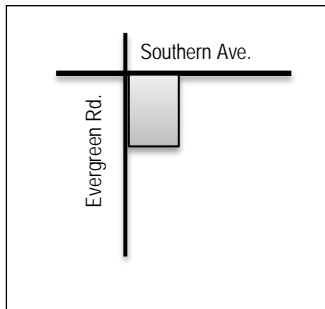
ACTION: Request for a Development Plan Review for three new duplex buildings for **FRIENDSHIP VILLAGE TEMPE COTTAGES – PHASE 1**, located at 2645 East Southern Avenue. The applicant is RSP Architects.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: **FRIENDSHIP VILLAGE TEMPE COTTAGES – PHASE 1 (PL150520)** is proposed to replace six existing single-story cottages within three duplex buildings with six new single-story cottages (three duplexes). The new buildings will be located in the same area of the campus and oriented in the same direction as the existing buildings. The request includes the following:

1. Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Friendship Village of Tempe
Applicant	Rebecca Baum, RSP Architects
Zoning District	R-4 PAD (Multi-Family Residential, Planned Area Development Overlay)
Gross/Net site area	51.2 acres
Total Building Area	14,454 s.f. (485.845 s.f. overall)
Lot Coverage	22 % (40% maximum allowed by PAD)
Building Height	19'-9" (60' maximum allowed by PAD)
Building Setbacks	41.5' front and 22' street side (20' and 10' min.)
Vehicle Parking	6 spaces (6 min. required)
Bicycle Parking	6 spaces inside units (3 min. required)

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

COMMENTS:

This site is located at the southeast corner of Evergreen Road and Southern Avenue and is part of the 51 acre Friendship Village retirement community that extends from Southern Avenue south to Ehrhardt Park bordering the US-60 Freeway. This portion of the site is zoned R-4 PAD. The applicant proposes to demolish three existing duplex buildings and construct three new duplex buildings in the same location. This phase is the first of many that the owner plans to replace the existing duplex buildings throughout the community. Future phases will be determined as current tenants vacate the units.

This request includes the following:

1. Development Plan Review to replace six existing single-story cottages with six new single-story cottages (three duplexes) and a new I.T./janitor closet. The total building area of the four structures is 14,454 square feet.

PRELIMINARY SITE PLAN REVIEW

12/9/2015: Preliminary Site Plan Review (site plan only) was completed. Minor comments were made requesting additional information in the project data table.

12/30/2015: A Development Plan Review application was submitted, and a second Preliminary Site Plan Review was completed. Comments made by staff include: provide additional trees along Southern Avenue and Evergreen Road to comply with ZDC requirements; provide 30% vegetative ground cover along internal street where grass is being replaced with decomposed granite; recommendation to replace existing perimeter wall design with higher stucco wall, no wrought iron, and incorporate off-set wall planes and view fencing; and the recommendation to use roof tiles instead of asphalt shingles.

PUBLIC INPUT

A neighborhood meeting was not required. No public input has been received.

PROJECT ANALYSIS

CHARACTER AREA PLAN

Friendship Village is located in the Alameda Character Area. The Friendship Village development is specifically called out on the character area Neighborhoods map as a senior living community. The character area plan contains 18 principles that focus on mobility and complete streets; aging in place; shade, streetscapes, and landscaping; pedestrian scaled development; parks; historic preservation; art; neighborhood identity; canal-oriented development; walkability; sustainability; entrepreneurship; and design transitions. The proposed redevelopment of Friendship Village meets or will meet the following Alameda Character Area principles (principles in *italics*):

1. *Mobility: Tempe's Vision as a 20-minute City* – the redevelopment improves upon existing conditions by adding a pedestrian path at the rear of units that is separate from vehicular circulation. The path will lead to the perimeter streets, including to an Orbit stop that exists on Evergreen Road.
2. *Aging in Place / A Place for All Ages* – the proposed development fosters living options in transitional housing, design, and transportation for adults who prefer to age in place.
3. *Shade [Natural + Structural]* – by condition, the development will add shade trees along perimeter streets to promote a walkable community and reduce urban heat island.
4. *Landscape Treatments* – while the existing turf areas will remain at the perimeter of the project, turf along the interior street frontage will be removed and replaced with decomposed granite and a xeriscape design to promote water conservation.

DEVELOPMENT PLAN REVIEW

Site Plan

The cottages will be oriented toward the east, which is the same direction as the existing buildings. Each unit has a two car, side-by-side garage with vehicular access occurring at the private road interior to the development. A new sidewalk will run along the west side of the private road, in front of the units. Front/side patios will extend half the depth of each unit. Six-foot high metal trellises are located between side patios to provide privacy. Covered patios are also provided at the rear of all units, and the patios closer to the interior pathway adjacent to Evergreen Road are screened by metal trellises.

A small utility shed is proposed on the south side of the south cottage building and will house electrical and janitorial equipment.

Building Elevations

The existing single-story cottages have stucco walls and a mixture of flat roofs with parapets and sloped roofs with red tile. The proposed buildings are also single-story with stucco walls but use all sloped roofs and mosaic patterned asphalt shingles. The design of the buildings in Phase 1 will set the tone of all future cottages as the older ones are vacated and demolition and reconstruction occurs with future phases. In order to maintain the existing character and quality of the development, a stipulation is included to require tile in place of the asphalt shingles.

The stucco walls will include reveals at the expansion joints to break up the wall planes. A condition is included to require a specific width and depth of these joints to ensure they remain visible details at completion of the project. Building colors will have three palette options that include varying shades of beige and gray. Wood pergolas cover the front/side patios and will be painted rust orange. Garage doors and the wood fascia of all units will be painted white.

Landscape Plan

The plan identifies no modifications to the street frontage landscaping along Southern or Evergreen. Adjacent to the portion of the site affected by this proposal, two trees exist along Southern, and three trees exist along Evergreen. The Zoning and Development Code requires a minimum of one tree for every 30' of lineal street frontage. This would require three trees along Southern (approximately 100 lineal feet) and 10 trees along Evergreen (approximately 300 lineal feet). Three transformers were recently installed along Evergreen and extend for a distance of approximately 57'; the utility provider will not permit trees directly adjacent to the transformers. A condition is included to require one additional tree along Southern Avenue (total of three) and five additional trees along Evergreen Road (total of eight, excluding the distance of transformers).

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; a perimeter wall surrounds the entire development, so the single-story buildings do not significantly impact the streetscapes. The proposed buildings will be located in approximately the same locations as the existing duplexes. Front elevations along the internal street include off-set walls and covered patios to provide variety.*
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; the units and front patios are oriented towards the east. Clerestory windows above the garage also face east. Rear patios are fully covered to mitigate heat gain.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; the proposed stucco buildings with wood trim are appropriate for their location. In order to maintain the existing quality of the development, a condition is included to require tile roofs instead of asphalt shingle roofs.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the single-story buildings are appropriately scaled to the site.*

5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; the front walls of each building are off-set. Sloped roofs above the garage and clerestory windows break up the building mass and create a sense of movement.*
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; architectural details are appropriate to the scale and context of the development. The design incorporates strong horizontal elements at front elevations and sloping roof elements on the sides. The rear elevation, which faces west, is designed to mitigate heat gain with limited openings.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the site is designed with a new decomposed granite path at the rear of the units that will lead to both Southern and Evergreen roads. Evergreen has an existing Orbit bus stop directly west of the units, and the path will provide convenient access.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the new decomposed granite path at the rear of the units will not conflict with the vehicular access at the front of the units.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the design complies with CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscape interior to the site includes new Afghan Pine trees between the duplex buildings and vining plants at trellises used to create privacy between private patios and the pedestrian path that runs along the rear of the units.*
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.*
12. *Lighting is compatible with the proposed buildings) and adjoining buildings and uses, and does not create negative effects. All lighting will comply with code requirements.*

Conclusion

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

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use 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 Development Plan Review.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan last revised January 7, 2016 and building elevations and landscape plan last revised January 11, 2016. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan

- 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.
- 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.

Building Elevations

- The materials and colors are approved as presented:
Primary Building – sand finished stucco –
Option 1 – Sherwin Williams – Bungalow Beige SW7511 and Keystone Gray SW7504
Option 2 – Sherwin Williams – Threshold Taupe SW7501 and Foothills SW7514
Option 3 – Sherwin Williams – Bungalow Beige SW7511 and Mesa Tan SW7695
Wood trim – Sherwin Williams – Extra White SW7006
Wood pergola and posts– Sherwin Williams – Brandywyne SW7710
Windows – dual glazed clear
Window frames – Sherwin Williams – Threshold Taupe SW7501
Garage doors – Sherwin Williams – Extra White SW7006
- Roofs shall have clay tile instead of asphalt shingles. Tile colors may be submitted and reviewed during the building plan check process.
- In order to ensure that the decorative/control joints remain visible wall details, joints shall be a minimum one-quarter of an inch (1/4") deep and a minimum one-half (1/2") wide.
- Conceal roof drainage system within the interior of the building.
- 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.

Landscape

- Provide one additional tree along Southern Avenue for a total of three trees. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
- Provide five additional trees along Evergreen Road for a total of eight trees.
- Minimum shrub size shall be five (5) gallons.
- Irrigation notes:
 - 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.
 - Locate valve controller in a vandal resistant housing.
 - Hardwire power source to controller (a receptacle connection is not allowed).
 - Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair.
- 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.
- 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.

15. 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

16. Provide address signs on the building elevations 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 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.
- **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
 - 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

- ENGINEERING:
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).

- 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:

June 27, 1974	The City Council denied the request for rezoning and a Planned Residential Development for the Casa Madre Retirement Community.
October 7, 1974	The City Council reconsidered and approved rezoning and a P.R.D. for the Casa Madre Retirement Community [now called Friendship Village].
July 10, 1986	The City Council approved the second amended P.A.D., a final P.A.D. for Phases II & III.
February 21, 1995	The Hearing Officer granted a variance to allow perimeter fences to be 8 ft. high.
June 19, 1996	The Design Review Board approved the requested building elevations, site plan, and landscape plan for this assisted living facility.
August 29, 1996	The City Council approved a zoning change from R1-4 to R-4 and an Amended Preliminary and a Final Planned Area Development for Friendship Village.
January 8, 2002	Planning Commission approved an amendment to the Preliminary P.A.D. of Friendship Village and a variance to increase the maximum allowed building height from 30 feet to 60 feet.
February 7, 2002	City Council approved an Amended Preliminary P.A.D. for Friendship Village totaling 684,182 s.f. of existing buildings including a new addition (including 508 garden homes/apartment units, and a health center facility with 166 beds), all on 51.2 net acres. The proposed new buildings and renovation of existing facilities total 211,885 s.f. (191,205 s.f. for a five-story village center and 20,680 s.f. for a two-story assisted living building addition) on 6.03 net acres, and building height variance from 35 feet to 60 feet. Since the P.A.D. was not recorded, the approved variance

expired.

- October 2, 2002 The Design Review Board approved building elevations, site plan and landscape plan for Friendship Village—Expansion, Phase I. This site is located at the southwest corner of Southern Avenue and Evergreen Road and marks an increase in overall area for Friendship Village. An Amended General Plan of Development for Hudson Place Offices was separately approved as part of this development. The building is intended to house Alzheimer’s care and general nursing home functions. The address is 2525 East Southern Avenue and the zone is PCC-1, Planned Commercial Center District.
- June, 18, 2003 The Design Review Board approved building elevations, site plan and landscape plan for Friendship Village of Tempe. This project is the 4,360 square foot Wellness Center. Initially, this building is intended to be used as an auditorium/meeting hall. The address is 2645 East Southern Avenue and the zone is R-4, Multi-Family Residential General District.
- July 10, 2003 City Council approved an Amended Preliminary Planned Area Development (P.A.D.) consisting of a 552,480 s.f. total building area of the retirement community on 51.2 net acres and a Final Planned Area Development for a Wellness Center (Phase ‘A’) consisting of 4,360 s.f. on 0.82 net acres, including a variance to increase the maximum allowed building height from 35 feet to 60 feet in the R-4 Zoning District.
- July 17, 2003 City Council approved an Amended Preliminary Planned Area Development (P.A.D.), a use permit and a Final P.A.D. for a new 6,520 s.f. auditorium building (Phase ‘B’) on 1.35 net acres, including a use permit to allow a 1,405 s.f. modular building to be used as temporary kitchen facilities and two outdoor walk-in coolers for a maximum of two years.
- October 28, 2003 Planning Commission approved an Amended Preliminary Planned Area Development (P.A.D.) consisting of a 475,879 s.f. total building area of the retirement community on 51.2 net acres and a Final Planned Area Development for an Auditorium (5,406 s.f.), the Nunnenkamp Assisted Living Facility (29,071 s.f.), and the Village Center (84 new independent apartments – 166,574 s.f.) on 11.7 net acres.
- December 03, 2003 The Design Review Board approved building elevations, site plan and landscape plan for Friendship Village Phase II of Tempe. This project included the Village Center and the addition to the Nunnenkamp Assisted Living Facility. The address is 2645 East Southern Avenue and the zone is R-4, Multi-Family Residential General District.
- May 19, 2004 The Design Review Board approved building elevations, site plan and landscape plan for Friendship Village of Tempe. This project included a new one-story 1,560 s.f. freestanding model dwelling unit and an accompanying 320 s.f. single car garage located at the southern end of the Village between existing cottages 116 and 117. The model was used for two years before being made part of the regular housing inventory.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE
for
FRIENDSHIP VILLAGE COTTAGES PHASE 1
(PL150520)

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-4. Letter of Explanation
5. Overall Site Plan
6. Site Plan
7. Landscape Plan
- 8-9. Black & White Elevations
- 10-18. Colored Elevations
19. Material Board
20. Cross Sections
21. Typical Floor Plan
- 22-25. Site Photos

Project Submittal Application

City of Tempe
 Community Development Department
 31 E. 5th Street, Garden Level, Tempe, AZ 85281
 Building Safety - Phone: 480-350-8341 Fax: 480-350-8677
 Planning - Phone: 480-350-8331 Fax: 480-350-8872



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 Project Address:
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 Legal Posting Signs
 Administrative Decision
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 Shared Parking
 CCR Review
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Fire
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 Spray Paint Booth
 Special Extinguishing
 Fire Alarm
 Kitchen Hood System
 Rack Storage
 Hazmat
 Other _____

Res Remodel/Add
 Pool
 Demo
 Grading Only
 Phased Constr
 Phased Constr w/UG MEP
 Structural Frame
 MEP Only
 Mobile Home
 Factory Built Bldg
 Deferred submittal
 Revision
 New Standard
 Permits based on Standard #
 Siting
 Other _____

SPR19209
 PC
 PPC
 CA
 FR
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 PF
 MCA Code:
 File With:
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Parking Analysis
 Lighting Cut Sheets
 Fire Signs
 Soils Report
 Report
 Materials
 Color Board
 Haz. Mat Form
 Other
 Total Valuation:
 Total Submittal Fees:
 \$ 1857⁰⁰ Per KS.
 Validation:
 15 DEC 21 VALIDATED
 Date Stamp:
 DEC 21 2015
 [Signature]

\$ 7910.86



21 December 2015
Revised 11 January 2016

City of Tempe
Community Development Department
Planning Division
Development Plan Review Application

RE: Letter of Explanation
Friendship Village Phase 1 Cottages

The Friendship Village Cottage project will be to replace six existing cottages with six new cottages (3 duplexes). The new buildings will be located on the same site as the existing buildings and will be orientated in the same direction as the existing cottages. Unlike the existing cottages, the new cottages will have exterior covered patios facing north and south respectively, depending on the units. These entry patios are designed to have maximum visual exposure from the internal street to add variety to the neighborhood and increase community connection. The cottages will also have west facing covered patios that will be screened by an 8' high plant screen and the perimeter campus wall to increase privacy and protect from the western sun exposure. A 24' long by 6' high plant screen will also be located in between the cottages for increased privacy. The west campus perimeter wall will be modified to accommodate the new layout and will match the existing 8" stucco wall with wrought iron fence wall details that surround the campus and fronts Evergreen and Southern Avenue streets. The minimum set back is 10' from the property line along Evergreen. The new wall will be located 12' from the property line. All existing trees will be maintained undisturbed.

The existing view of flat roof cottages with sloped accents from the NW corner of Southern and Evergreen will be replaced with sloped roof cottages. The new roof finish will be a high-grade textured, warm neutral color mosaic patterned asphalt shingle. The roof will slope upward west to east and east to west to create a clerestory facing east. The building height at the peak is approximately 20'-11 1/4". The perimeter plate height is 9'.

The exterior materials of the building are a three-coat medium stucco finish on 8" exterior stud walls. The finish of the building will have extra reveals to create a pattern and prevent long term cracking. The building exterior volumes will be painted with two different complementary neutral warm colors. Each duplex will have a different combination of warm neutrals to create more variety and visual interest. The street façade will have dark copper color gutters and internal downspouts, panel garage doors with windows and Shaker style accent lights. The entry patio and the window accents will follow Shaker inspired aesthetics.

Although floor plates are larger, the mass of the new cottages have been designed to complement the existing scale of the campus by utilizing a peak height that is consistent with other sloped roof cottages and

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a building placement that is consistent with the current campus cottage arrangement. The new cottages are located with Evergreen Street on the west, existing cottages on the east and further east the existing three story independent living apartment buildings and the newer existing six story independent living village tower apartments.

The cottages have been designed to accommodate both vehicular and pedestrian access typical of the current campus. The primary modes of movement are walking, electric carts, cars and FVoT bus. A City of Tempe bus stop fronts the campus just east of the Evergreen and Southern intersection. The cottages have been designed with a garage to replace the existing carports. The location of the garages and the addition of a new 6' wide side walk will increase visual access and safety from the driveway to the street.

All signage and lighting is to be consistent with the current campus standard. Friendship Village of Tempe takes very seriously the safety and comfort of their residents. The lighting levels are appropriate for safety at night. The cottages have been designed to not have any unsafe, unseen areas and to maximize easy and safe access from the street to the cottage entry and from the walking path to the cottages. The walking path is consistently lit like the streets to accommodate the reduced acuity of senior aged eyesight.

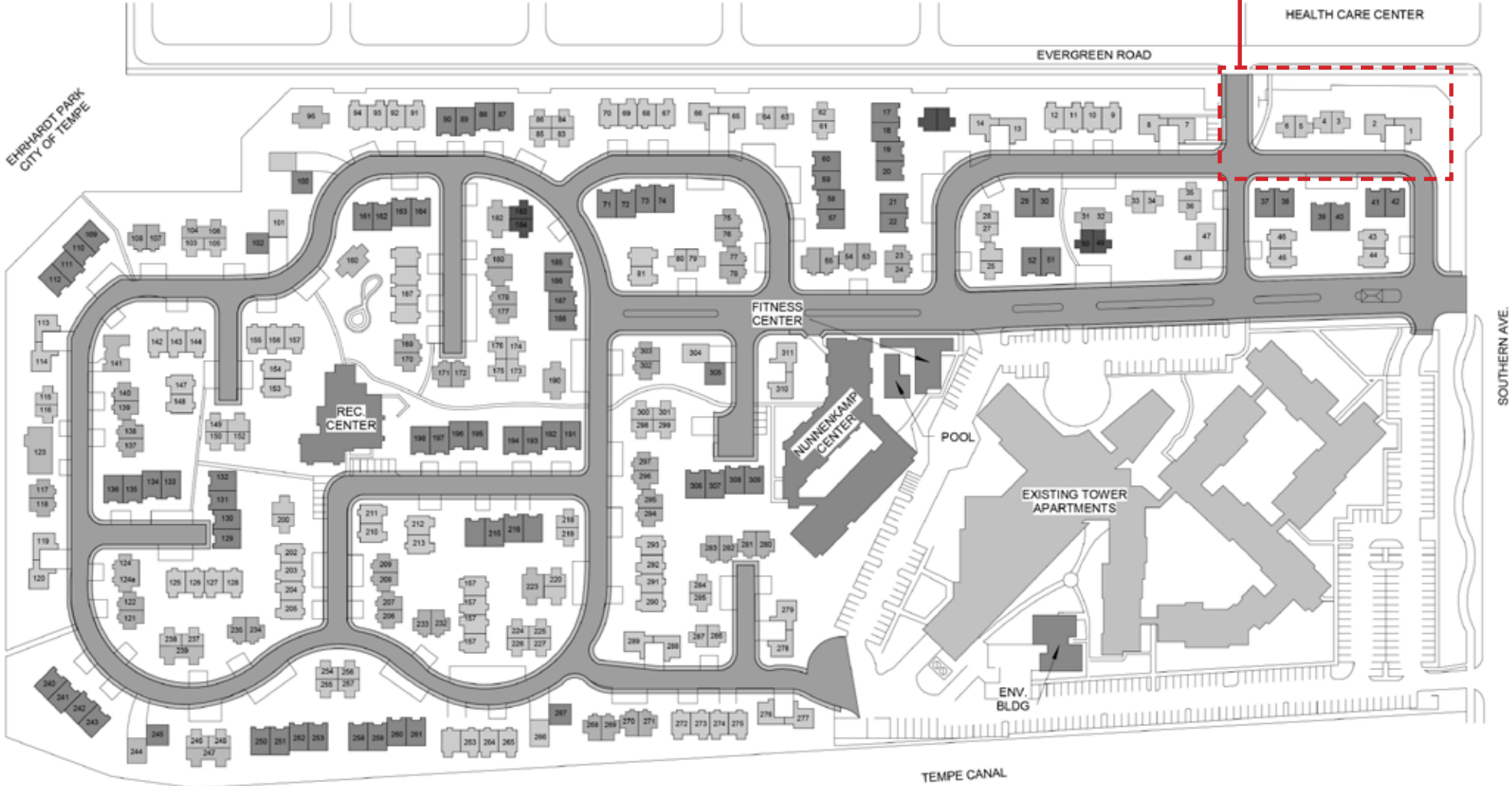
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Rebecca Baum, NCIDQ
Associate

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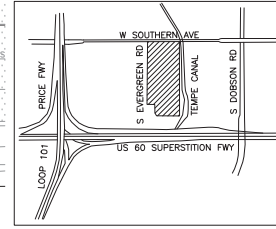
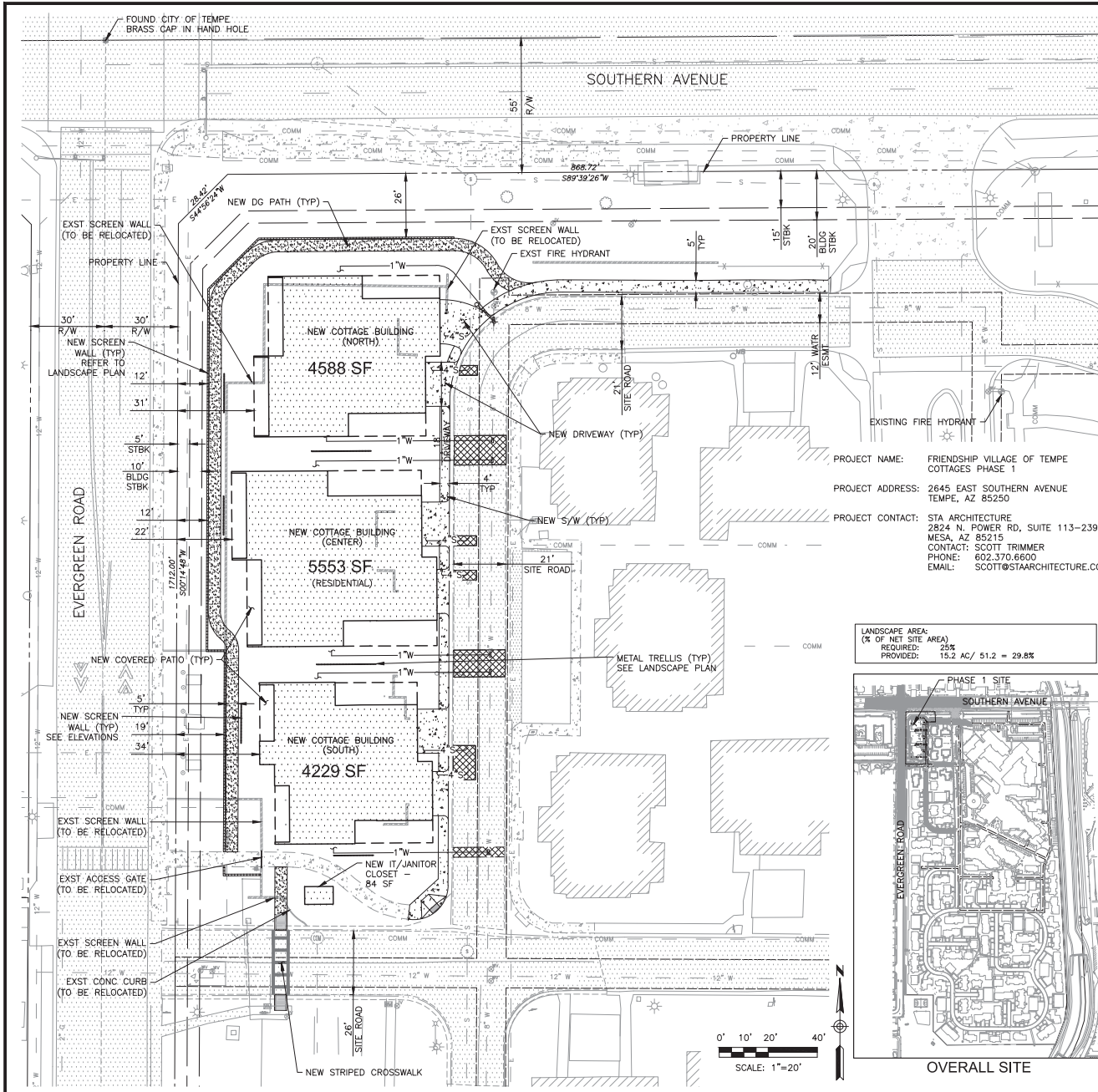
Friendship Village Cottages Phase 1
Existing Site Plan

Phase 1 Scope
Cottages Units 1-6 Replacement



NORTH





LOCATION MAP
NTS

PROJECT NARRATIVE:
THE FRIENDSHIP VILLAGE OF TEMPE SITE WILL UNDERGO RECONSTRUCTION OF 6 EXISTING COTTAGES (FORMERLY CALLED GARDEN HOMES) AT THE NORTHWEST CORNER OF THE CAMPUS. THE 3 EXISTING DUPLEX STRUCTURES WILL BE DEMOLISHED AND 3 NEW ONES WILL BE CONSTRUCTED IN THEIR PLACE. EACH OF THE UNITS IN THE NEW NORTH AND SOUTH STRUCTURES WILL CONTAIN 2 BEDROOMS AND EACH OF THE UNITS IN THE CENTER STRUCTURE WILL CONTAIN 3 BEDROOMS. THE RENOVATIONS WILL INCLUDE EXPANSION OF THE VILLAGE TO THE WEST TO MAKE ROOM FOR THE NEW STRUCTURES AS WELL AS A NEW PATH BEHIND THE STRUCTURES. THE PROJECT WILL REQUIRE RELOCATION OF SOME EXISTING UTILITIES THAT ARE CURRENTLY WITHIN THE LIMITS OF THE PROPOSED IMPROVEMENTS.

ZONING:
R-4 PAD (20.8 AC) (FRONTAGE ALONG SOUTHERN AVE)
R1-4 PAD (30.4 AC) (REMAINDER OF FRIENDSHIP VILLAGE)
PARCEL SIZE: 51.2 AC (NET)
51.2 AC (GROSS)
PROJECTED LAND USE: RESIDENTIAL
PROJECTED DENSITY: MEDIUM TO HIGH DENSITY (UP TO 25 DU/AC)
BUILDING COVERAGE (40% ALLOWED)
EXISTING = 435,494 SF (19,305)
PROPOSED = 438,066 SF (19,644)
BUILDING AREA
EXISTING = 477,804 SF
PROPOSED = 485,845 SF
(-6,413 SF EXISTING REMOVED)
(+14,454 SF PROPOSED)
- NORTH BLDG = 4,588 SF
- CENTER BLDG = 5,553 SF
- SOUTH BLDG = 4,229 SF
- JANITOR CLOSET = 84 SF

PROPOSED USES:

	SF	%
COTTAGES	271,585	55.9
MAIN BUILDINGS (PHASE B & C)	130,034	26.8
SATELLITE RECREATION AND DINING	5,360	1.1
SATELLITE CRAFTS AND MAINTENANCE	1,800	0.4
SATELLITE HOUSEKEEPING STATIONS	1,184	0.2
REPLACEMENT PROOHLHOUSE	0	0.0
NUNNENKAMP (ASST LIVING)	71,525	14.7
FITNESS CENTER (PHASE A)	4,360	0.9
TOTAL	485,845	100.0

HEIGHT
- NORTH BLDG - 19'9" 1 STORY
- CENTER BLDG - 19'4" 1 STORY
- SOUTH BLDG - 19'11" 1 STORY
PERMITTED HEIGHT = 60' IN R-4, 30' IN R1-4

CONSTRUCTION TYPE: TYPE V-B
*NON-SPRINKLERED W/FIRE ALARMS
NON-SEPARATED USE

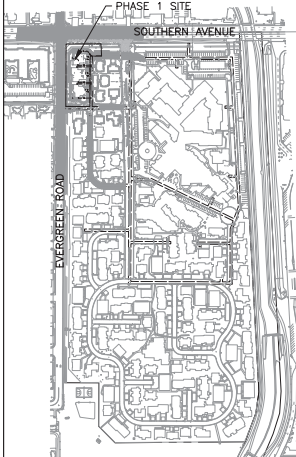
PARKING:
PROPOSED DEVELOPMENT:
VEHICLES:
REQUIRED - 2 SPACES PER UNIT
PROVIDED - 2 SPACES PER UNIT
BICYCLES:
REQUIRED - 1 PER 2 UNITS
PROVIDED - 1 PER UNIT (INSIDE UNIT)
TOTAL PER PAD AMEND #6:

GARDEN HOMES / MODEL APMT	319
MAIN BUILDINGS (PHASE B & C)	236
APARTMENTS	149
VISITORS / STAFF	0
SUBTOTAL	385
BOATS & TRAILERS	19
ASSISTED LIVING FACILITY	8
FITNESS CENTER (PHASE A)	5
SUBTOTAL	37
TOTAL	741

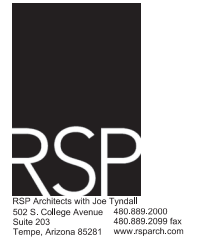
*PARKING REQUIREMENTS/PROVIDED REMAIN THE SAME. PARKING WILL BE PROVIDED IN NEW GARAGES AT EACH UNIT.

USE PERMITS/VARIANCES REQUESTED:
EXISTING:
1. NO LANDSCAPE PARKING ISLAND AT AUDITORIUM PARKING AREA FOR PERIOD OF 2 YEARS.
2. INCREASE THE MAXIMUM ALLOWED BUILDING HEIGHT PERMITTED IN R-4 FROM 35'-FEET TO 60'-FEET
3. REDUCE PARKING AS PER PLAN (381 SPACES) 8' HIGH WALL ALONG EVERGREEN
4. PROVIDE 8'-0" HIGH SCREEN WALL ALONG EVERGREEN RD
5. REDUCE REQUIRED MINIMUM COURTYARD SEPARATION FROM 30' TO 25' BETWEEN ASSISTED LIVING FACILITY AND UNIT 305.
6. NURSING HOME USE PERMIT.
PROPOSED:
N/A

LANDSCAPE AREA:
(% OF NET SITE AREA)
REQUIRED: 25%
PROVIDED: 15.2 AC / 51.2 = 29.8%



OVERALL SITE



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Arizona.

CLIENT:
FRIENDSHIP VILLAGE OF TEMPE
2645 EAST SOUTHERN AVENUE
TEMPE, AZ 85282

MECHANICAL / PLUMBING / ELECTRICAL ENGINEERS:
Energy Systems Group
1136 East Camelback Road
Scottsdale, AZ 85261
Phone: 480.481.4900
Fax: 480.481.9903

CIVIL ENGINEERS:
Dixie Engineering
7500 North Dreamy Draw Drive
Phoenix, AZ 85020
Phone: 602.971.1155
Fax: 602.971.2838



Cottages Phase 1

Project No. 2000.01

Drawn By TGD

Checked By AAC

Date 11/18/15

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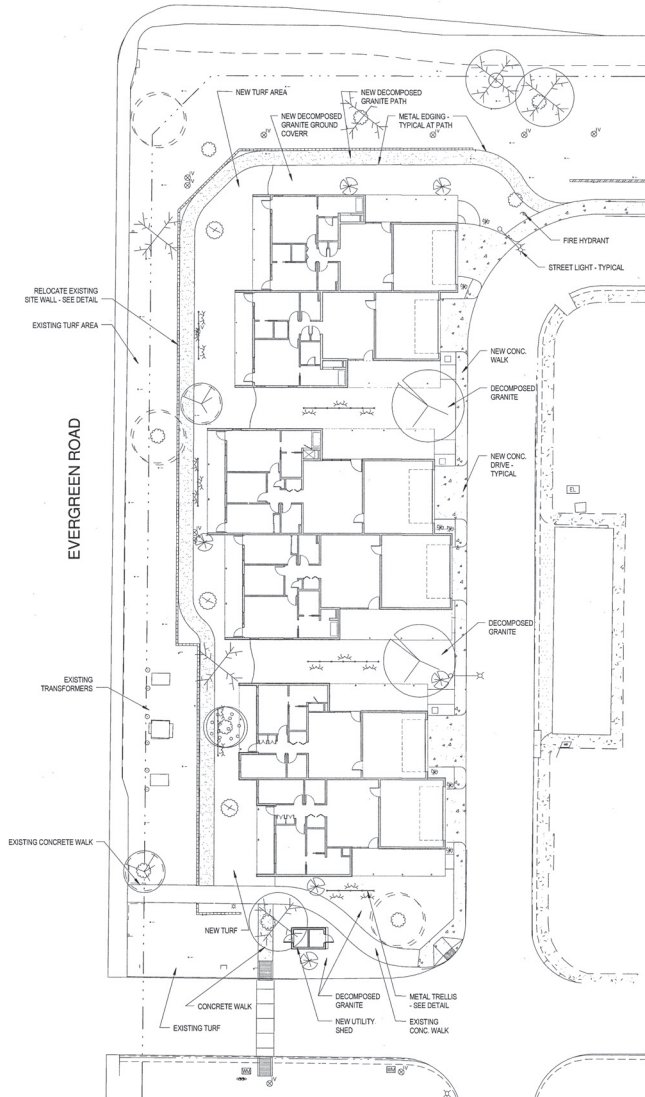
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Revision	No.	Date	Description
1	12/21/2015	DRP SUBMITTAL #1	
2	01/07/2016	DRP SUBMITTAL #2	

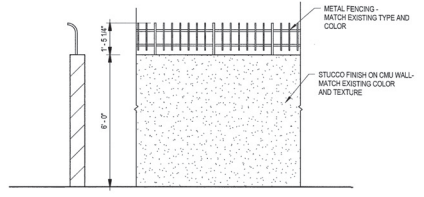
SITE PLAN

SP-0001

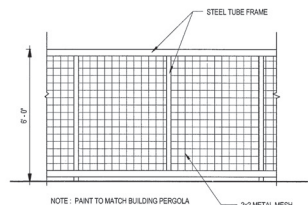
SOUTHERN AVENUE



Site Plan
1" = 20'-0"



Site Wall
3/8" = 1'-0"



Metal Trellis
3/8" = 1'-0"

- Pink Turpet Vine (*Podranea eposiphora*)
- Afghan Pine (*Pinus Elicata*)
- Coccoloba (*Cassipouira Coccoloba*)
- Firecracker Bush (*Hemelia Patens*)
- Mexican Bird of Paradise (*Caesalpinia Mexicana*)
- Existing Pine Tree
- Existing Jacaranda
- Existing Eucalyptus Tree
- Existing Olive Tree
- Existing Citrus Tree

NOTE: NEW TREES TO BE 1" CALIPER, 30" BOX MIN.
NEW SHRUBS TO BE 2 GALLON MIN.

Plant Legend
1" = 20'-0"



RSP Architects with Joseph A. Tyndall
502 S. College Avenue 480.889.2000
Suite 203 480.889.2099 fax
Tempe, Arizona 85281 www.rsparch.com



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a Licensed Architect under the laws of the State of Minnesota.

Signature _____
Registration Number _____
Date _____
Project For _____



Friendship Village Cottages
Phase 1 Design Review
2645 E. Southern Ave.
Tempe, Arizona 85250

Project No. _____
Drawn By _____ Author
Checked By _____ Checker
Date 11, January 2016

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Revisions		
No.	Date	Description
1	1-11-16	Revision 1

Landscape Plan

A105



Option 1 Front
 Friendship Village
 2645 E. Southern Ave.
 Tempe, Arizona 85282
 1/11/2016





Option 1 Side
 Friendship Village
 2645 E. Southern Ave.
 Tempe, Arizona 85282
 1/11/2016





Option 1 Back
 Friendship Village
 2645 E. Southern Ave.
 Tempe, Arizona 85282
 1/11/2016





Option 2 Front

Friendship Village
 2645 E. Southern Ave.
 Tempe, Arizona 85282
 1/11/2016





Option 2 Side
 Friendship Village
 2645 E. Southern Ave.
 Tempe, Arizona 85282
 1/11/2016





Option 2 Back

Friendship Village
2645 E. Southern Ave.
Tempe, Arizona 85282
1/11/2016





Option 3 Front

Friendship Village
 2645 E. Southern Ave.
 Tempe, Arizona 85282
 1/11/2016





Option 3 Side
 Friendship Village
 2645 E. Southern Ave.
 Tempe, Arizona 85282
 1/11/2016





Option 3 Back
 Friendship Village
 2645 E. Southern Ave.
 Tempe, Arizona 85282
 1/11/2016



EXTERIOR CONCEPT



Wood Pergola at Front Patio To Match Building Accent Color 'E'



Typical Steel Trellis
Color To Match Building
Accent Color 'E'










Varied Color Asphalt Shingle



Typical Site Wall Mounted
Light fixture L1 See
Electrical Plan For
Specification



Typical Building Mounted
Light Fixture Type S2 See Electrical
Plan For Specification

Opt. 1&3		SW 7511 BUNGALOW BEIGE	Opt. 2		SW 7501 THRESHOLD TAUPE		SW 7710 BRANDYWYNE (TYPICAL ACCENT COLOR)
Opt. 1		SW 7504 KEYSTONE GRAY	Opt. 2		SW 7514 FOOTHILLS		SW7006 EXTRA WHITE (TYPICAL TRIM COLOR)
Opt. 3		SW 7695 MESA TAN					



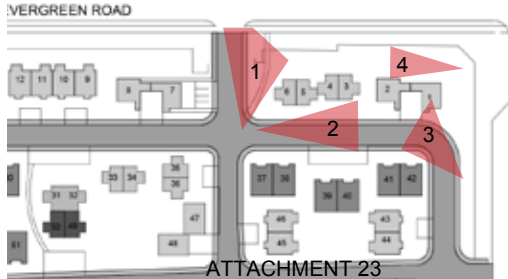
Materials
Friendship Village
2645 E. Southern Ave., Tempe, AZ 85250 1/11/2016



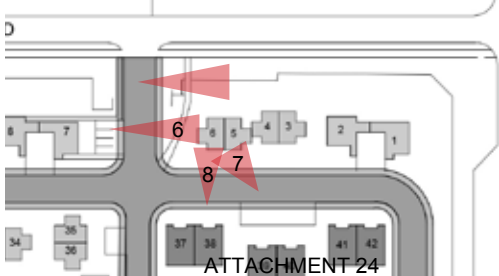
Friendship Village Cottages Phase 1
Existing Site Photos



Friendship Village Cottages Phase 1
Cottages Units 1-6 Replacement



Friendship Village Cottages Phase 1
Cottages Units 1-6 Replacement



Friendship Village Cottages Phase 1
Cottages Units 1-6 Replacement

