

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

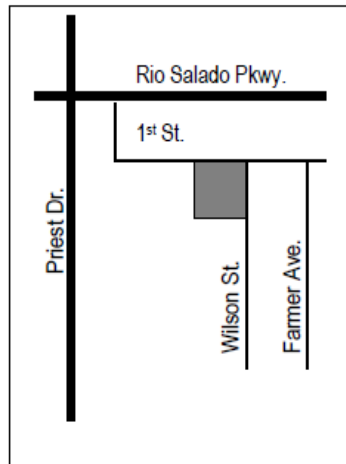
Meeting Date: 02/09/2016  
Agenda Item: 6

**ACTION:** Request for a Reversion of the Zoning Map Amendment of prior entitlements for **501 WEST 1ST** from current zoning district of MU-3 (PAD) Mixed Use Planned Area Development Overlay District to GID General Industrial District (original zoning), located at 501 West 1<sup>st</sup> Street. The applicant is City of Tempe.

**FISCAL IMPACT:** There is no fiscal impact to City funds.

**RECOMMENDATION:** Staff - Approval

**BACKGROUND INFORMATION:** On March 20, 2008, City Council approved the entitlement request for **501 WEST 1st (PL07085)** – (Ordinance 2008.05) MU-3 Mixed Use Planned Area Development Overlay with a condition that a building permit be obtained on or before March 20, 2010 or the zoning of the property may revert to that in place at the time of application, subject to a public hearing. On September 15, 2014, City Council approved an ordinance for PAD Reform that formalized the zoning reversion process. Since no building permits had been applied for this project to date, City Council held an initial administrative hearing on April 2, 2015 and directed staff to proceed with the zoning reversion process for **501 WEST 1ST (PL150467)**.



Current Property Owner	Plan C, LLC
Original Applicant	Todd Marshall, Marshall Urban Development Company
Current Zoning District	MU-3 PAD, Mixed-Use Planned Area Development
Former Zoning District	GID, General Industrial
Gross/Net site area	.36 Acres
Max. Density	19 du/ac (25 du/ac max. allowed)
Total Building Area	15,312 s.f.
Dwelling Units	7(two-bedroom units)
Work Space	2,931 s.f. (approx.. 420 s.f. per unit)
Max. Lot Coverage	38 ft. (50 ft. max. allowed)
Max. Building Height	40 ft (30 ft max. allowed in R-3, PAD increased)
Min. Building Setbacks	0' east, 0' north/south, 3' west (NS)
Min. Landscape Cover	7.1% (NS)
Min. Vehicle Parking	16 spaces (15 min. required)
Bicycle Parking	9 spaces (7 min. required)

**ATTACHMENTS:** Original Development Project File

**STAFF CONTACT(S):** Suparna Dasgupta, Principal Planner, (480)350-8562  
 Department Director: Dave Nakagawara, Community Development Director  
 Review by: Ryan Levesque, Deputy Community Development Director  
 Prepared by: Suparna Dasgupta, Principal Planner

**COMMENTS:**

This site is located at the southwest corner of 1<sup>st</sup> Street and Wilson Street, south of Rio Salado Parkway, in the Sunset-Riverside Neighborhood. On March 20, 2008 an entitlement consisting of seven (7) three-story live/work units with carports and detached garages within approximately 15,312 s.f. of building, on 0.36 acres in the GID, General Industrial District. The request included the following:

GEP08002 – (Resolution No. 2008.06) General Plan Density Map Amendment from Medium Density (up to 15 du/ac) to Medium-High Density (up to 25 du/ac).

ZON08002 – (Ordinance No. 2008.05) Zoning Map Amendment from GID, General Industrial District to MU-3, Mixed-Use, Medium-High Density District.

PAD08002 – Planned Area Development Overlay to establish development standards for a 15,312 s.f. building on 0.36 acres.

General Plan 2040 for this site is Mixed-Use/ Medium to High Density – (up to 25 du/ac). Once the property reverts back to its original zoning district, it would not be in conformance with General Plan 2040 but a future development proposal will allow the property to seek conformance with the General Plan through the appropriate process. The reversion of the existing entitlements would change the underlying zoning to GID General Industrial District and eliminate the development standards established by the MU-3 PAD Overlay. Any new development of the site would require conformance with the General Plan and a Development Plan Review process for the design and or seek modifications through the appropriate process.

The original applicant and the current property owner were notified of the purpose, the date and the time of the Neighborhood Meeting and Public Hearings via certified mail, with return receipt requested. At the time of this report, staff has not received any correspondence from the current property owner or the original applicant for this project.

**PUBLIC INVOLVEMENT PLAN:**

The Public Involvement Plan for the reversion hearing included that following:

- Extended mailing notification to all property owners within 600 feet of the project site.
- Extended mailing notification to all neighborhood associations within 1,320 feet (1/4 mile) of the project site.
- Neighborhood meeting at least 30-days prior to the first public hearing.
- Posting on the project site with a public notice about the neighborhood meeting date, time and location at least 30-days prior to the first public hearing and the meeting time, date and location of the Development Review Commission and the City Council meetings.
- Legal advertising in Arizona Republic at least 15 days prior to public hearings at the Development Review Commission and City Council meetings.

Scheduled Reversion Hearings:

Neighborhood Meeting	January 6, 2016 @ 6pm (Hatton Hall, 34, E. 7 <sup>th</sup> Street)
Development Review Commission	February 9, 2016 @ 6pm
City Council (1 <sup>st</sup> Hearing)	February 25, 2016 @ 6pm
City Council (2 <sup>nd</sup> Hearing)	March 17, 2016 @6pm

**PUBLIC INPUT:**

The public outreach process is as follows:

- Notifications for neighborhood meeting were mailed out on December 18, 2015 to affected property owners, neighborhood associations, as well as, former applicant and current property owner of the project.
- Posting of the public hearing notice on-site was completed on December 18, 2015.
- Certified mailed notification with return receipt was also mailed out to current property owner and former applicant on January 22, 2016.
- Legal advertisement for the public hearing for DRC agenda was published in Arizona Republic on January 25, 2016.

- A neighborhood meeting was held on January 6, 2016. In addition to staff, there were three individuals in attendance who asked about the project that was entitled in 2008 as well as, had general questions regarding the process for the General Plan and Zoning Amendment process but did not oppose the reversion requests.

**HISTORY & FACTS:**

March 20, 2008            City Council approved PL070385 for 501 WEST 1ST:  
GEP08002 – (Resolution No. 2008.06) General Plan Density Map Amendment from Medium Density (up to 15 du/ac) to Medium-High Density (up to 25 du/ac).  
ZON08002 – (Ordinance No. 2008.05) Zoning Map Amendment from GID, General Industrial District to MU-3, Mixed-Use, Medium-High Density District.  
PAD08009 – Planned Area Development Overlay to establish development standards for a 15,312 s.f. building on 0.36 acres.

September 15, 2014      City Council approved an ordinance for PAD Reform that formalized the zoning reversion process.

April 2, 2015            City Council voted to initiate the reversion process of prior entitlements for 501 WEST 1st.



## DEVELOPMENT PROJECT FILE

for

501 WEST 1ST  
(PL150467)

### ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Affidavit of Posting
- 4-6. City Council Staff Report of April 2, 2015 for Administrative Hearing on reversion
7. Original Development Project File

501 WEST 1ST

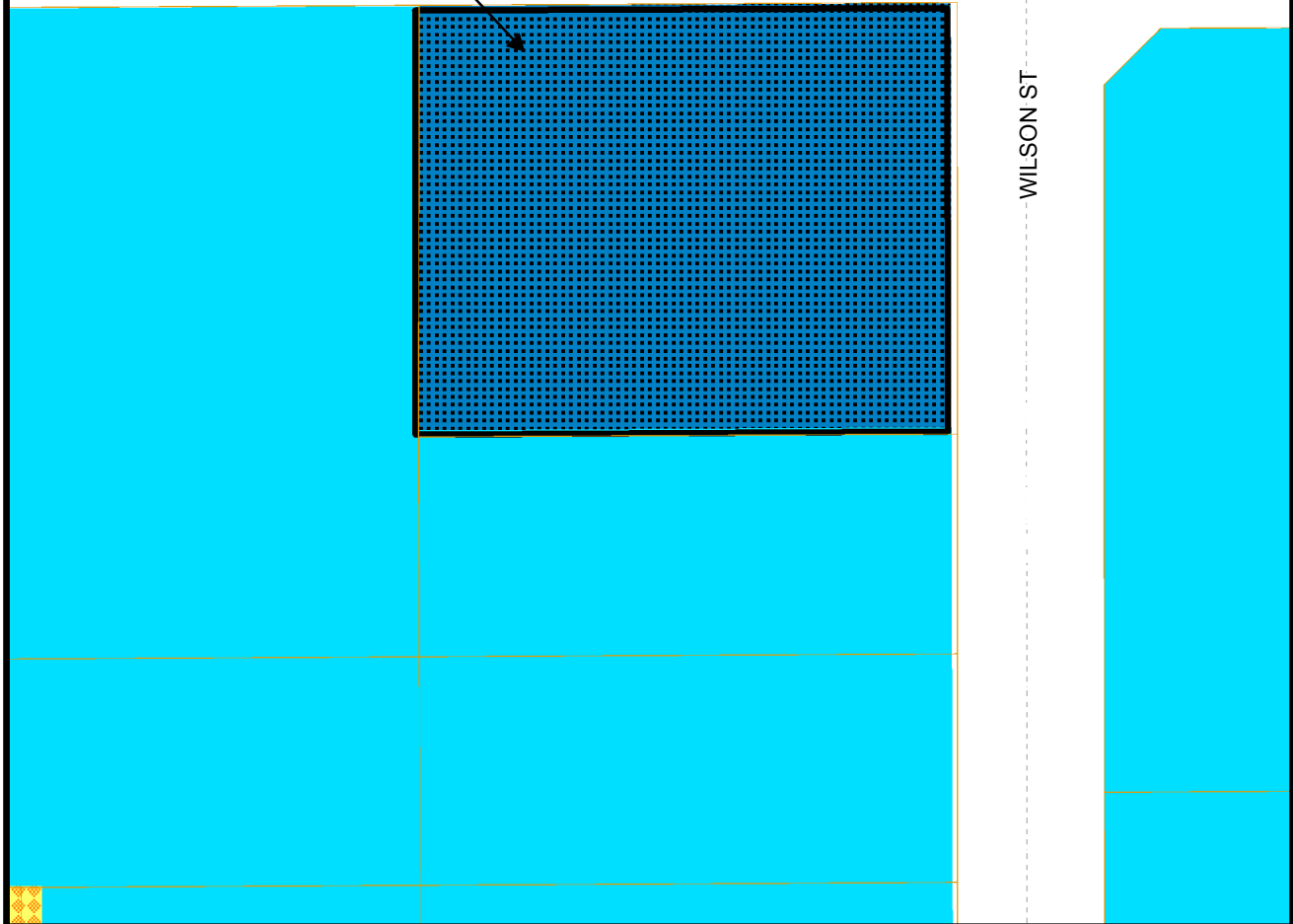
PL150467



Site  
MU-3

1ST ST

WILSON ST



Zoning

- MU-2
- MU-3
- MU-4
- GID
- R-2



# Location Map

501 WEST 1ST

PL150467



Aerial Map

Tempe

**AFFIDAVIT OF SIGN POSTING**

(Sign Modification)

The undersigned Applicant has complied with the City of Tempe's Notification requirements for the project #Case #PL150467, 501 WEST 1ST, located at 501 W. 1<sup>st</sup> Street on December 18, 2015.

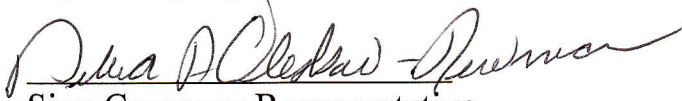
See attached phot exhibit.

For applicant:

Suparna Dasgupta, City of Tempe Community Development

ALB Industries Corporation

Sign Company Name



Sign Company Representative

Subscribed and sworn to be on this 21<sup>st</sup> day of December 2015 by

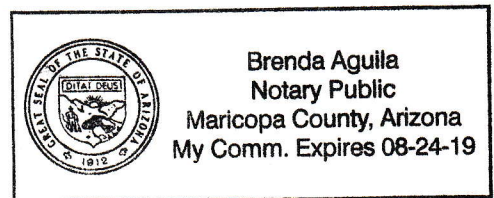
Debra Ann Oleskow-Newman

IN WITNESS WHEREOF, I Hereto set my hand and official seal.



Notary Public

My Commission expires: 8-24-19



**CITY OF TEMPE**  
**REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 04/02/2015**  
**Agenda Item: 6A5**

**ACTION:** Hold a public hearing for a review of Zoning Map Amendment and Planned Area Development Overlay for direction to permit a time extension or initiate the reversion of prior entitlements of 501 WEST 1ST, located at 501 West 1<sup>st</sup> Street.

**FISCAL IMPACT:** There is no fiscal impact to City funds.

**RECOMMENDATION:** Not applicable

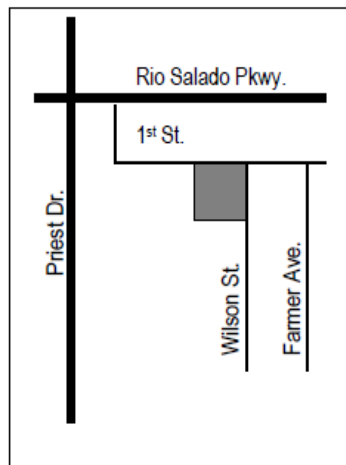
**BACKGROUND INFORMATION:** 501 WEST 1ST (PL070385) is a Mixed-Use Planned Area Development of seven (7) three-story live/work units with carports and detached garages within approximately 15,312 s.f. of building, on 0.36 acres in the GID, General Industrial District. City Council approved the entitlement request on March 20, 2008, with a condition that a building permit shall be obtained on or before March 20, 2010 or the zoning of the property may revert to that in place at the time of application, subject to a public hearing. The approved request included:

GEP08002 – (Resolution No. 2008.06) General Plan Density Map Amendment from Medium Density (up to 15 du/ac) to Medium-High Density (up to 25 du/ac).

ZON08002 – (Ordinance No. 2008.05) Zoning Map Amendment from GID, General Industrial District to MU-3, Mixed-Use, Medium-High Density District.

PAD08009 – Planned Area Development Overlay to establish development standards for a 15,312 s.f. building on 0.36 acres.

The original property owner and applicant were notified by certified mail with return receipt on March 2, 2015 regarding the expired conditional approval.



Current Property Owner	Plan C, LLC
Original Applicant	Todd Marshall, Marshall Urban Development Company
Current Zoning District	MU-3 PAD, Mixed-Use Planned Area Development
Former Zoning District	GID, General Industrial
Gross/Net site area	.36 Acres
Max. Density	19 du/ac (25 du/ac max. allowed)
Total Building Area	15,312 s.f.
Dwelling Units	7(two-bedroom units)
Work Space	2,931 s.f. (approx.. 420 s.f. per unit)
Max. Lot Coverage	38 ft. (50 ft. max. allowed)
Max. Building Height	40 ft (30 ft max. allowed in R-3, PAD increased)
Min. Building Setbacks	0' east, 0' north/south, 3' west (NS)
Min. Landscape Cover	7.1% (NS)
Min. Vehicle Parking	16 spaces (15 min. required)
Bicycle Parking	9 spaces (7 min. required)

**ATTACHMENTS:** Original Development Project File

**STAFF CONTACT:** Ryan Levesque, Deputy Community Development Director (480) 858-2393

Department Director: Dave Nakagawara, Community Development Director  
 Legal Review by: Teresa Voss, Assistant City Attorney  
 Prepared by: Obenia Kingsby II, Planner I



**COMMENTS:**

Below is a comparison of the Zoning and Development Code Standards from the former zoning of GID General Industrial District, and the existing entitled MU-3 PAD Mixed-Use, Medium-High Density District:

<b>Land Use Category</b>	<b>Industrial</b>	<b>Mixed-Use</b>
<b>Zoning District</b>	GID	MU-3 PAD Proposed
<b>Zoning Name</b>	General Industrial	Mixed-Use with Planned Area Development Overlay
<b>Density (DU/AC)</b>	0	19
<b>Minimum Lot Area per Dwelling Unit</b>	Not applicable	2,930 s.f.
<b>Building Height</b>	35 ft	38 ft
<b>Max. Lot Coverage (% of net)</b>	No Standard	58%
<b>Min. Landscape Area (% of net)</b>	10%	7.1%
<b>Front Parking setback</b>	20 ft	Building Setbacks: 0' east, 0' north/south, 3' west
<b>Front Building setback</b>	25 ft	
<b>Side building setback</b>	0 ft	
<b>Street side setback</b>	25 ft	
<b>Street side parking</b>	20 ft	
<b>Rear Building setback</b>	0 ft	

An approval of a two year time extension has the effect of:

- Retaining the existing entitlements MU-3 PAD standards for seven (7) three-story live/work units with carports and detached garages.
- Any significant changes would require a major amendment to PAD and require a new decision by the Council.

Direction to initiate a reversion of the existing entitlements back to the former zoning has the effect of:

- Determination of a hearing schedule to include a staff initiated neighborhood meeting, recommendation hearing by the Development Review Commission and two public hearings with a final decision by the City Council.
- Former zoning development standards would replace the PAD, allowing 0 dwelling units.
- Any development of the site would require a Development Plan Review process for the design of these units, with all multi-family standards of lighting, landscaping, materials and color review applicable.
- With the revocation of entitlements, any new submittal application (even if similar) would be brought back through the appropriate decision-making body.

The original report and supporting attachments are included for reference.

**NOTICE:**

The original applicant and the current property owner were notified of the purpose, the date and the time of the administrative hearing via certified mail, with return receipt requested. The current property owner accepted and received the notice. After receipt, Charles Huellmantel, the current property owner's legal representative, advised staff that the current property owner has no position at this time.

Should the City Council wish to authorize a time extension for this project, the following conditions would remain in effect unless modified as noted.

ORIGINAL ORDINANCE 2008.05 CONDITION(S) OF APPROVAL:

General

1. The property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, which shall be submitted to the Development Services Department no later than thirty (30) calendar days after the date of approval, or the General Plan Amendment, Zoning Map Amendment and Planned Area Development Overlay approval shall be null and void.
2. A building permit shall be obtained and substantial construction commenced on or before March 20, 2010 or the property shall revert to the previous zoning designation, subject to a formal public hearing.
3. The Planned Area Development Overlay shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.



## DEVELOPMENT PROJECT FILE

for

501 WEST 1ST  
(PL070385)

### ATTACHMENTS:

Staff Report from 03/20/08 City Council Final Entitlement Hearing

Attachments from Final Entitlement Hearing Report (in original order and pagination)

1. Ordinance
2. Legal Description
- 3-4. Waiver of Rights and Remedies
- 5-6. Location Maps (Zoning/Density)
- 7-9. Photos
- 10-14 Letter of Explanation
- 15-16. Neighborhood Meeting Information
- 17-19. Planned Area Development Overlay: Site Plan
- 20-21. Floor Plan
- 22-23. Building Elevations
24. Building Sections
25. Conceptual Landscape Plan
26. Unit Entry Courtyard Exhibit
27. Material Color Samples

# Staff Summary Report



City Council Meeting Date: 03/20/08

Agenda Item Number: 69

**SUBJECT:** This is the second public hearing for a General Plan Amendment, Zoning Map Amendment, and Planned Area Development Overlay for 501 WEST FIRST located at 501 West 1<sup>st</sup> Street.

**DOCUMENT NAME:** 20080320dsrl03

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **501 WEST FIRST (PL070385)** (Plan C LLC, property owner; Todd Marshall, Marshall Urban Development Company, applicant) consisting of seven (7) three-story live/work units with carports and detached garages within approximately 15,312 s.f. of building, on 0.36 acres in the GID, General Industrial District. The request includes the following:

**GEP08002 – (Resolution No. 2008.06)** General Plan Density Map Amendment from Medium Density (up to 15 du/ac) to Medium-High Density (up to 25 du/ac).

**ZON08002 – (Ordinance No. 2008.05)** Zoning Map Amendment from GID, General Industrial District to MU-3, Mixed-Use, Medium-High Density District.

**PAD08002 –** Planned Area Development Overlay to establish development standards for a 15,312 s.f. building on 0.36 acres.

**PREPARED BY:** Ryan Levesque, Senior Planner (480-858-2393)

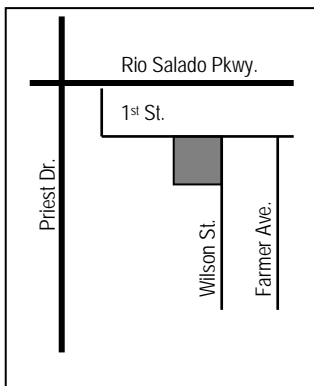
**REVIEWED BY:** Lisa Collins, Planning Director (480-350-8989)  
Chris Anaradian, Development Services Department Manager (480-858-2204)

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions (1-3).  
Development Review Commission – Approval (7-0 vote)

**ADDITIONAL INFO:**



Site area	0.36 acres
Total Building area	15,312 s.f.
Dwelling Units	7 (Two-bedroom units)
Work Space	2,931 s.f. (approx. 420 s.f. per unit)
Density	19 du/ac (25 du/ac max. allowed)
Lot Coverage	58% (NS)
Building Height	38 ft. (50 ft. max. allowed)
Building setbacks	0' east, 0' north/south, 3' west (NS)
Landscaped area	7.1% (NS)
Vehicle Parking	16 spaces (15 min. required)
Bicycle Parking	9 spaces (7 min. required)

- PAGES:**
1. List of Attachments
  - 2-4. Comments
  4. Reasons for Approval
  5. Conditions of Approval / History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Resolution No. 2008.06
  2. Ordinance No. 2008.05
  - 3-4. Waiver of Rights and Remedies form
  - 5-6. Location Maps (zoning/density)
  - 7-9. Photo(s)
  - 10-14. Letter of Explanation
  - 15-16. Neighborhood Meeting Summary
  - 17-19. Planned Area Development Overlay: Site plan
  - 20-21. Floor Plans
  - 22-23. Building Elevations
  24. Building Sections
  25. Landscape Plan
  26. Streetscape Details
  27. Color Material Samples

## **COMMENTS:**

This site is located at the southwest corner of 1<sup>st</sup> Street and Wilson Street, south of Rio Salado Parkway, in the Sunset-Riverside Neighborhood. The surrounding area includes on the north side, two residential condominiums with live/work units fronting 1<sup>st</sup> Street, with other sites consisting of existing industrial businesses. To the east is an APS sub-station with future plans of expansion. The remaining surrounding properties to the west and south are industrial uses and other multi-family units.

This request includes a General Plan Amendment, Zoning Map Amendment, and Planned Area Development Overlay for seven (7) new three-story live/work units. Each unit includes residential living space and two bedrooms at the second and third floor. The ground floor includes a single carport and walk-up opportunity for commercial space with minimal employees. The site also includes seven detached single-car garages and guest parking.

## **PUBLIC INPUT**

On January 14, 2008 the applicant held a neighborhood meeting in compliance with the Zoning and Development Code, Section 6-402 for Neighborhood Meetings. Two members from the public attended with general support of the project, including replacing the existing use. See attachments. Staff has not received any additional public comment for this project at this time.

## **PROJECT ANALYSIS GENERAL PLAN**

### **Land Use Element:**

This project meets the land use goals and element objectives for General Plan 2030. The land use projected for this site is "Mixed-Use". This category encourages creatively designed developments which create a living environment, reflective of a village concept, in which there is the opportunity to live, work and recreate in the same development or within the area. This request will provide both residential living integrated with ground floor commercial space, which may include office or service type uses.

The General Plan projected residential density for this site is "Medium Density" with up to 15 dwelling units per acre. The applicant is requesting a map amendment to "Medium to High Density" with up to 25 dwelling units per acre. The project includes seven (7) units on 0.36 acres with a density of 19.4 dwelling units per acre. This type of density creates a more compact environment with limited private outdoor space, but having access to shared or common open space and recreation (nearby Town Lake). Proximity to amenities and configuration of residences encourages community interaction. Although the projected density of the properties immediately to the east, west and south are designated with "Medium Density", the larger surrounding area's projected density designation of "Medium to High Density" is more consistent with the recent development pattern. This project is consistent with the surrounding areas and the projected residential density for the larger neighborhood.

### **Accessibility Element:**

The project is required to meet all requirements set forth in the ADA Design Guidelines for new projects. Implementing design for accessibility includes: accessible parking spaces, minimum size public sidewalks, and direct access from the main entrance to the public sidewalk. This project will provide one ADA accessible space.

### **Community Design Element:**

The project provides a mixed-use design, currently providing both residential and commercial uses. This project could benefit from the implementation of green building concepts, providing more energy efficient solutions and the use of advance technology in building materials.

### **Historic Preservation Element:**

This element is not applicable to this request.

### **Housing Element:**

The project will increase the potential for homeownership in Tempe with the opportunity of owner-occupied condominiums. The mixed-use product provides a diverse housing option that is consistent with other developments located along 1<sup>st</sup> Street.

**Neighborhoods Element:**

The project meets the objectives and strategies identified in this element. See meeting summary attachment.

**Redevelopment Element:**

This site is not within a defined redevelopment area.

**Economic Development Element:**

This project incorporates small business opportunities, which may serve to foster increased business investment and additional tax base. Providing residential with a commercial component space provides a dynamic opportunity for a diverse housing product and promoting local businesses.

**Cost of Development Element:**

The Water Utilities Department has indicated a need for increase in size connections, as a result of this development.

**Environment (Air, Noise, Ambient Temperature, Energy) Element:**

This site is located within the 65 decibel level reading for aircraft noise. Potential noise mitigations through alternative building materials may be improved for a better quality of life including reducing potential noise with appropriate fenestration. Additional design details should consider energy conservation through passive and sustainable principles.

**Land (Remediation, Habitat, Solid Waste) Element:**

There is no foreseen impact on this element. Staff encourages the applicant to recycle construction material to mitigate landfill impacts. To further implement this element, use of green building techniques, and energy efficient designs are encouraged. Additionally, the applicant may contact the Public Works Department about recycling services at this site.

**Water (Water, Wastewater, Stormwater) Element:**

The Engineering Department will require storm-water retention on this site for a 100 year storm event. The developer must contact the City of Tempe Engineering Department to finalize details for the retention requirements.

**Transportation (Pedestrian Network, Bikeways, Transit, Travel-ways) Elements:**

This project will further enhance the existing bikeways and travel-ways that exist adjacent to this site, including new 6' wide sidewalks.

**Aviation Element:**

The site is located near the Sky Harbor Airport flight path. The project does not require notification to the FAA.

**Open Space Element:**

This project has limited open space, but utilizes semi-private patio space in front of units with a combination of landscape and paving units utilizing a green screen. Units also have an expansive second floor outdoor deck open to the interior of the property.

**Recreational Amenities Element:**

No recreational amenities have been identified on this site. Public recreational areas within this area include the Tempe Town Lake and Beach Park, and the Hayden Butte. This site is also within walking distance of the Tempe Center of the Arts facilities through the use of a project integrated pedestrian pathway to the north.

**Public Art & Cultural Amenities Element:**

Public art is not required for this project. The units have the opportunity to be utilized as arts incubators for on-site residents.

**Public Buildings and Services Elements:**

Not applicable to this request.

**Public Safety Element:**

A crime prevention report has been provided to the applicant addressing security concerns and recommendations for this project. This report has been forwarded to the applicant, and in certain instances specific conditions of approval have been added to address those concerns. Tempe Fire Department will access the site via existing public streets and does not require on site circulation.

## **ZONING**

The applicant is requesting a Zoning Map Amendment from GID, General Industrial District to MU-3, Mixed-Use Medium-High Density District. This zoning district is consistent with the General Plan Project Land Use map of "Mixed-Use". The proposed density (19 du/ac) is consistent with recent developments along 1<sup>st</sup> Street and in the surrounding areas. South of 1<sup>st</sup> Street, including the neighboring properties to this site is zoned for industrial use, with some properties with non-conforming uses (residential). This current zoning designation at this location is an anomaly to the surrounding community

## **PLANNED AREA DEVELOPMENT OVERLAY**

As part of the Mixed-Use zoning designation, a Planned Area Development Overlay is required to establish general development standards specific to the project. The project provides a density and maximum height, consistent with the standards for the MU-3 zoning. Setback standards will be established as indicated on plans. The project is proposing to provide sixteen (16) parking spaces on site. Currently there are no designated parking provisions for live/work in the Code. Live/work provides both residential and limited commercial use within one unit. The project's proposed parking provides the minimum standard requirements for seven (7) two-bedroom units with guest parking (15 required). The assumption is that residents of the units will utilize the ground floor commercial, reducing the demand for additional parking and limit the potential of employees residing outside of the home. The project has also identified four (4) on-street parking spaces which may be used for visitors of the site. Previously approved projects along 1<sup>st</sup> Street with live/work units have proven to be successful at this location. With that success has resulted in a higher demand of on-street parking.

## **Conclusion**

Based on the information provided by the applicant, the project will provide the City of Tempe redevelopment of an existing industrial use that is no longer compatible with the surroundings and incorporate a mixed-use project that is consistent with the General Plan, supporting the land use goals and objectives and provide long term benefits that enhance the continuance of live/work along 1<sup>st</sup> Street and support Tempe-based businesses.

## **REASONS FOR APPROVAL:**

1. The project meets the General Plan 2030 Projected Land Use of Mixed-Use.
2. The project will eliminate an industrial use no longer compatible with the neighboring properties.
3. The project promotes the integration of residential and commercial opportunities as identified in the General Plan.
4. The proposed residential density amendment is compatible with existing and projected densities to the north and surrounding community.
5. The PAD overlay process was specifically created to allow for greater flexibility in providing mixed-use opportunities for redevelopment.
6. The proposed project meets the approval criteria for a General Plan Amendment, Zoning Amendment, and Development Plan Review.



**GEP08002, ZON08002 AND PAD08002**

**CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, which shall be submitted to the Development Services Department no later than thirty (30) calendar days after the date of approval, or the General Plan Amendment, Zoning Map Amendment and Planned Area Development Overlay approval shall be null and void.
2. A building permit shall be obtained and substantial construction commenced on or before March 20, 2010 or the property shall revert to the previous zoning designation, subject to a formal public hearing.
3. The Planned Area Development Overlay shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.

**HISTORY & FACTS:**

- |                   |   |
|-------------------|---|
| November 26, 1894 | Area part of Original Township.                                   |
| April 14, 1938    | First Zoning Ordinance No.177 designated location as Residential. |
| August 12, 1948   | Zoning Ordinance No. 193 designated location as Industrial.       |

NOTE: No relevant data found on existing building.

- |                   |  |
|-------------------|--|
| January 14, 2008  | Neighborhood meeting held by the applicant for this project.   |
| February 5, 2008  | Applicant attended the Sunset-Riverside Neighborhood Meeting to present an overview of the project.  |
| February 12, 2008 | Development Review Commission approved the Development Plan Review and a recommended approval on the General Plan Amendment, Zoning Map Amendment, and Planned Area Development Overlay for 501 WEST FIRST located at 501 West 1 <sup>st</sup> Street. |
| February 21, 2008 | City Council held the introduction and first public hearing for a General Plan Amendment, Zoning Map Amendment, and Planned Area Development Overlay for 501 WEST FIRST located at 501 West 1 <sup>st</sup> Street.                                    |

**ZONING AND DEVELOPMENT CODE REFERENCE:**

- Section 6-303, General Plan Amendment
- Section 6-304, Zoning Map Amendment
- Section 6-305, Planned Area Development (PAD) Overlay districts

**RESOLUTION 2008.06**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE GENERAL PLAN 2030 PROJECTED RESIDENTIAL DENSITY MAP FROM MEDIUM DENSITY (UP TO 15 DWELLING UNITS PER ACRE) TO MEDIUM TO HIGH DENSITY (UP TO 25 DWELLING UNITS PER ACRE) FOR APPROXIMATELY 0.36 ACRES LOCATED AT 501 WEST 1<sup>ST</sup> STREET.**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, that the General Plan 2030 Projected Residential Density Map is hereby amended for approximately 0.36 acres from Medium Density (up to 15 dwelling units/acre) to Medium to High Density (up to 25 dwelling units/acre), located at 501 West 1<sup>st</sup> Street.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this \_\_\_\_\_ day of \_\_\_\_\_ 2008.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

**ORDINANCE NO. 2008.05**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.**

\*\*\*\*\*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

**Section 1.** That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by removing the below described property from the GID, General Industrial District and designating it as MU-3, Mixed-Use Medium-High Density District with a Planned Area Development Overlay on 0.36 acres.

LEGAL DESCRIPTION:

THE NORTH 112.00 FEET OF THE EAST 160.00 FEET OF LOT 4, STATE PLAT NO. 12 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 69 OF MAPS, PAGE 38;

EXCEPT THE EAST 20.00 FEET THEROF AS QUIT CLAIMED TO THE CITY OF TEMPE, JANUARY 24, 1950, IN DOCKET 493, PAGE 264.

TOTAL AREA IS 0.36 GROSS ACRES.

**Section 2.** Further, those conditions of approval imposed by the City Council as part of **ZON08002 and PAD08002** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

**Section 3.** Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**WHEN RECORDED RETURN TO:**

Development Services  
City of Tempe  
31 E. 5<sup>th</sup> Street  
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES  
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by **Plan C, L.L.C.** (Owner/s).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner’s property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. **PL070385** to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER \_\_\_\_\_

*(Identify Action Requested)*

for development of the following real property (Property):

Parcel No. 124-32-042C

**LEGAL DESCRIPTION:**

THE NORTH 112.00 FEET OF THE EAST 160.00 FEET OF LOT 4, STATE PLAT NO. 12 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 69 OF MAPS, PAGE 38;

EXCEPT THE EAST 20.00 FEET THEROF AS QUIT CLAIMED TO THE CITY OF TEMPE, JANUARY 24, 1950, IN DOCKET 493, PAGE 264. TOTAL AREA IS 0.36 GROSS ACRES.

ADDRESS: 501 West 1<sup>st</sup> Street, Tempe, AZ. 85281

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist if the City approves the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
(Signature of Owner)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Signature of Owner)

\_\_\_\_\_  
(Printed Name)

State of Arizona                    )  
  ) ss  
County of \_\_\_\_\_ )

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by

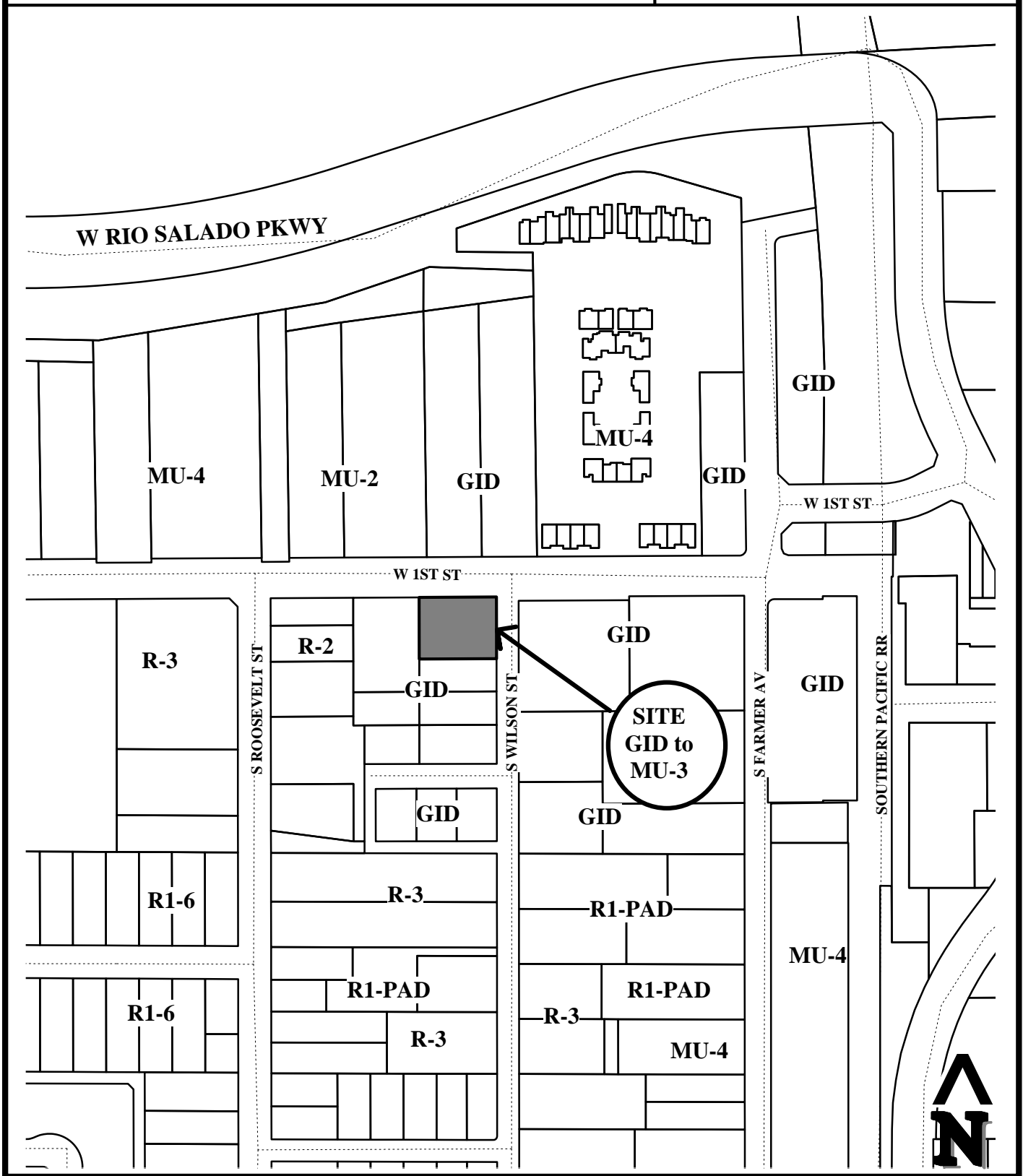
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Signature of Notary)

(Notary Stamp)

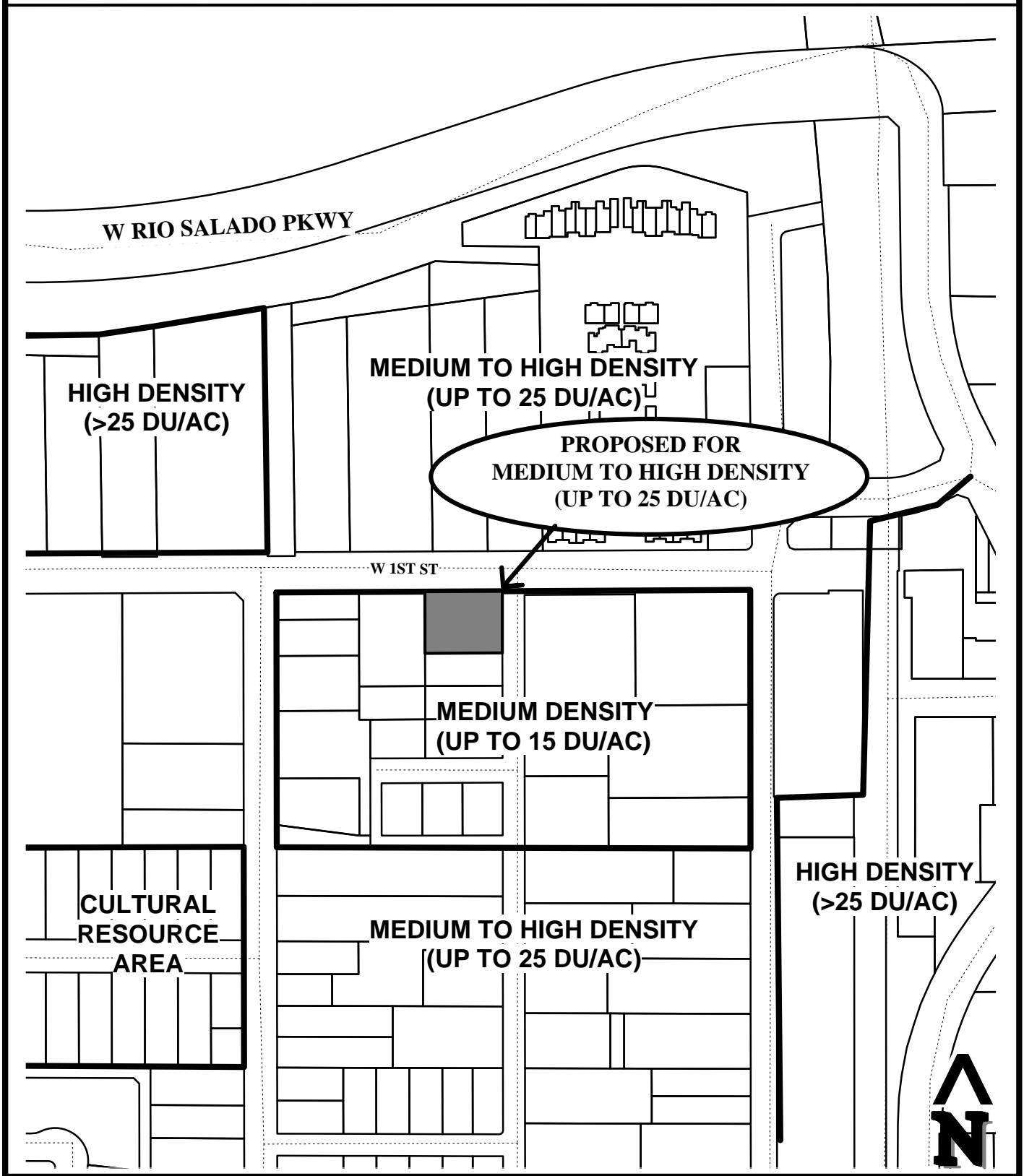
**501 WEST FIRST**

**PL070385**



**Location Map**

# PROJECT RESIDENTIAL DENSITY MAP



Location Map



501 WEST FIRST STREET (PL070385)







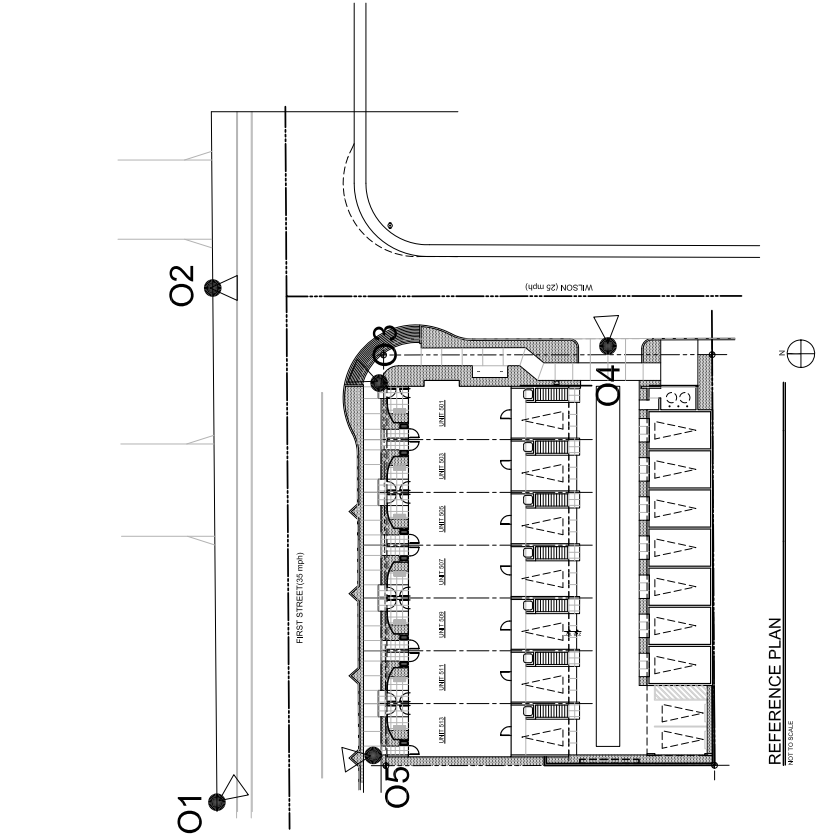
O1



O2



O3



O4



O5

PRELIMINARY - NOT FOR CONSTRUCTION



Marshall Urban Development Company is pleased to present a Planned Area Development for 501 West First, a live|work development located at the southwest corner of First Street and Wilson Street in Tempe. The project's site has long been characterized by industrial uses that no longer fit with the evolving nature of the area. In recent years, the surrounding neighborhood has seen significant residential and mixed use development that has significantly enhanced the pedestrian experience and streetscape. Such developments have not only improved the immediate neighborhood but have also furthered the City's goal of creating a vibrant downtown community where people can live, work, and play. 501 West First will continue this positive trend of redevelopment with a project that complements the existing neighborhood in scale and design while providing additional opportunities for prospective residents to both live and work in the community. Additionally, the mixed use nature of the development will promote enhanced services to the area by attracting businesses such as artist studios, galleries, and professional service offices.

### **Site**

501 West First is located on the south side of First Street and is bordered by an existing utility substation and a mix of industrial and aging rental residential property. The adjacent properties are in sharp contrast to the north side of First Street, where significant redevelopment activity has taken place including the construction of several live|work communities. 501 West First will build upon and further enhance the emerging streetscape by orienting both residential and storefront access for the project on First Street.

The 0.36 acre site will have a single residential building containing 7 live|work units for an overall planned residential density of just over 19 DU/AC. The face of the building will be 8' from the property line and 17' from the curb. However, the building setback on First Street is requested to be 0' from the property line to accommodate the projection of the balconies on the upper levels of the units. This design is intended to facilitate interaction with First Street while fostering pedestrian interest and maintaining an appropriate urban scale at the sidewalk. A setback of 14 feet from the curb (0 ft from the proposed property line) on Wilson Street will allow opportunities for landscaping at the street while promoting visual connectivity to the building's architectural detail and providing pedestrian linkage.

### **Project and Architecture**

Each unit of the development will be 3-stories in height with approximately 1,800 square feet of interior space. The residences will feature 2 bedrooms, first floor work space, and provide both 1-car attached parking and a separate 1-car detached garage. A total of 6 guest parking spaces will be available for the project with 2 of these located on-site and 4 non-exclusive spaces located on the street. The on-site parking will be accessed through a controlled entrance on Wilson Street that will remain open during the day and will be secured during evening hours. This design was created with mixed-use in mind and is intended to maximize the balance between security and

vehicle circulation. The 16 total parking spaces provided on-site for the project exceeds the 15 spaces required.

501 West First will also embrace alternate modes of transportation by providing bicycle parking at each unit as well as 2 guest bike spaces. The project's location will provide residents with easy pedestrian access to Tempe Town Lake, Tempe Center for the Arts, and Tempe Beach Park. Additionally, there is nearby access to the local/regional bus system and the future light rail station at 3<sup>rd</sup> Street and Mill.

The project's architecture is modern in style with clean lines and colors intended to create visual interest. A variety of exterior materials including stucco, block, glass, rain screen and metal accents will be utilized to give texture and depth to the design. The bottom floor facing First Street will apply traditional storefront principles with significant glazing and entrance details to invite people in from the street and sidewalk. On the building's 2<sup>nd</sup> and 3<sup>rd</sup> floors, patios with open railing, metal accents, and glazing will be used to provide additional visual points of interest along both First and Wilson Street. Many of the building's windows will have external trellis screens to add additional architectural detail and reduce solar heat gain within the units. To enhance neighborhood safety, each of the building's window locations were carefully chosen to promote natural surveillance of the sidewalk. Additionally, semi-transparent fencing will be utilized in the front courtyards and along Wilson Street to provide visibility to and from the street while providing resident privacy.

The site's landscaping will feature tree shaded sidewalks with low water shrubs and ground cover. Greenscreen fence treatments will be used in several areas of the project to provide vertical plant elements and to minimize heat retention. Landscape buffers will be placed along First and Wilson Street to separate the sidewalk and pedestrians from the street traffic. Although the official landscaped area is calculated as 6.7% of the net site, this calculation does not include portions of landscaping that will be within the public right of way.

## **Request**

To accomplish our vision for 501 West First, we are requesting approval of our PAD, modification of the site's current zoning designation from General Industrial District (GID) to Mixed Use 3 (MU-3), and modification of the site's General Plan Projected Density from Medium Density to Medium to High Density. The project will remain consistent with the City's long term vision of Mixed Use on the site as currently outlined in the General Plan.

Marshall Urban Development Company has a history of building responsible projects of which both homeowners and neighborhoods can be proud. If you grant our request, we look forward to being a part of the exciting transformation that is currently taking place in the neighborhood and in the larger Downtown.

Sincerely,

Todd Marshall

## General Plan Assessment for 501 West First

Marshall Urban Development is requesting an amendment to the **Density Projection** of the General Plan for 501 West First. **The sole request for this modification of the General Plan is to change the Projected Residential Density from Medium Density to Medium to High Density.** Including this change, the proposed project remains in concert with the vision of the General Plan and is consistent with the City's goals and objectives of the General Plan elements as follows:

- The proposed project is Mixed-Use, which is consistent with the **Land Use Element** of the General Plan.
- The project supports the **Accessibility Element** goals and objectives of the General Plan. The development is human-scaled and provides the opportunity to integrate residents into a larger neighborhood fabric, offering accessibility to the local/regional bus system, future light rail system, Tempe Town Lake, and park system.
- The project is in alignment with the **Community Design** element of the General Plan and its goal to “develop standards that will enhance the community’s quality of life for future generations.” 501 West First’s mixed use design and orientation on First Street will enhance pedestrian movement and create opportunities for interaction and observation of the street.
- We do not seek to modify the **Historic Preservation** goals or objectives of the General Plan. The site does not hold any historic structures.
- The project supports the General Plan **Housing Element**’s goal to “provide diverse housing opportunities for current and future residents”. Currently, there are few developments in Tempe that provide opportunities for residents to both live and work in the neighborhood. 501 West First will enhance the diversity of housing options by bringing additional Live/Work residences to the area.
- The project reinforces the **Neighborhood** goals of the General Plan. The project fits well with the goal of neighborhood enhancement by removing aging industrial property and replacing it with a use that is compatible with the surrounding area and of a scale that is appropriate for the neighborhood. The Live/Work nature of the project minimizes the impact of traffic on the neighborhood and encourages the growth of neighborhood services. The proposed project will promote a safe neighborhood, pedestrian lifestyle and alternate modes of transportation.

- We share the General Plan's **Redevelopment** goal of "maximizing the efficacy of the land uses". The project will remove an aging industrial property that is no longer compatible with the surrounding neighborhood and will enhance the existing streetscape. Through its Work component, the development will encourage the growth of services in the area.
- The project supports the **Economic Development** element of the General Plan. By providing Work space in addition to its residential component, 501 West First encourages the location of small businesses in Tempe and the growth of services in the neighborhood.
- We do not intend to amend the **Conservation** goals and objectives of the General Plan.
- The General Plan goal of creating a **Pedestrian Network** that "encourage(s) pedestrian travel as an important part of the transportation system" has been embraced by the project's design. 501 West First incorporates a pedestrian friendly design at the street that integrates well with the existing pedestrian grid and encourages the pedestrian lifestyle.
- The project embraces the **Bikeways** element of the General Plan. Both private and public secure bike parking is integrated into the project's design. The project fronts onto First Street, which offers a dedicated bicycle lane to encourage bike travel and enhance bike safety.
- The project embraces the **Transit** goals of the General Plan by creating a pedestrian-friendly project within walking distance of several bus stops and the nearby light rail station.
- We do not seek to modify the **Travel Way** goals or objectives of the General Plan.
- We do not seek to modify the **Motorist** goals or objectives of the General Plan.
- The **Aviation** element and goals do not apply to the specific request.
- The proposed request does not hinder the current or proposed **Open Spaces** plan within the City of Tempe. The site's location and pedestrian oriented design will provide excellent accessibility to nearby public spaces such as Tempe Town Lake, Tempe Beach Park, and Jaycee Park.
- We do not seek to modify the **Recreational Amenities** goals or objectives of the General Plan. As described above, the project provides excellent accessibility to the community's vast recreational amenities.

- We do not seek to modify the **Public Art and Cultural Amenities** goals or objectives of the General Plan.
- We do not seek to modify the **Public Services** goals or objectives of the General Plan.
- We do not seek to modify the **Human Services** goals or objectives of the General Plan.
- We do not seek to modify the **Public Safety** goals or objectives of the General Plan.

## 501 West First Neighborhood Meeting

Date Held: January 14<sup>th</sup>, 2008

Location: Hatton Hall - 34 E. 7<sup>th</sup> St., Tempe

Start Time: 6:00

End Time: 7:30 (project representatives were present until all other attendees had left)

### **Project Representatives:**

Todd Marshall

Ryan Lustig

### **Neighborhood attendees:**

Mary Anne Esparza

Kent Oertle

### **Notes:**

Mary Anne Esparza currently lives in the Sunset Riverside neighborhood on Roosevelt Street. She did not express any major concerns with the project design or proposed use, stating that she was glad it would remove the unsightly building that is currently on the property and create a more pedestrian friendly environment. Mary Anne did comment that that the project should provide light on First Street to promote a safe environment for pedestrians at night. She also voiced some concern that during the development process, the project would add to the noise and parking issues created by the new construction projects underway in the area.

Kent Oertle is a resident of Phoenix and owns rental property southwest of the project site. His primary reason for attending the meeting was simply to find out more about the project. After being oriented to the site and proposed development, Kent expressed that he was in favor of the project.



Sign in Sheet

501 West First Neighborhood Meeting

Name	Address	City	Zip	Phone #	e-mail
Mary Anne Espinoza	109 S. Roosevelt St	Tempe	85281		
KENT DEERTE	12045 S. BLACKFOOT DR.	PHX	85044	480-753-2295	

# PLANNED AREA DEVELOPMENT OVERLAY FOR 501 WEST FIRST

A PORTION OF SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

## ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY ACCEPT THE DEVELOPMENT STANDARDS SHOWN ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

PLAN C, LLC

BY: MARSHALL URBAN DEVELOPMENT COMPANY  
ITS: MANAGER

BY: \_\_\_\_\_  
ITS: PRESIDENT

ACKNOWLEDGEMENT:  
STATE OF ARIZONA, COUNTY OF MARICOPA THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008 BY AUTHORIZED REPRESENTATIVE, ON BEHALF OF PLAN C, LLC. WITNESS THEREOF I HAVE UNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

## LEGAL DESCRIPTION

THE NORTH 112.00 FEET OF THE EAST 160.00 FEET OF LOT 4, STATE PLAT NO.12 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 69 OF MAPS, PAGE 38;

EXCEPT THE EAST 20.00 FEET THEREOF AS QUIT CLAIMED TO THE CITY OF TEMPE, JANUARY 24, 1950, IN DOCKET 493, PAGE 264.

## OWNER / DEVELOPER

OWNER  
PLAN C, LLC  
689 WEST FIRST STREET, SUITE 1B  
TEMPE, ARIZONA 85281

DEVELOPER  
MARSHALL URBAN DEVELOPMENT COMPANY  
688 WEST FIRST STREET, SUITE 1B  
TEMPE, ARIZONA 85281

## PROJECT NAME AND ADDRESS

501 WEST FIRST  
501 WEST FIRST STREET  
TEMPE, ARIZONA 85821

## PROJECT DATA

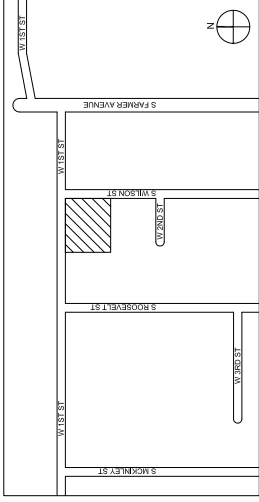
SEE SHEET PAD 2

## CITY APPROVAL

APPROVED BY THE CITY OF TEMPE CITY COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

ACCEPTED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
DEVELOPMENT SERVICES

## LOCATION MAP (N.T.S.)



CONDITONS OF APPROVAL : PAD00000

REC08002

PAD08002

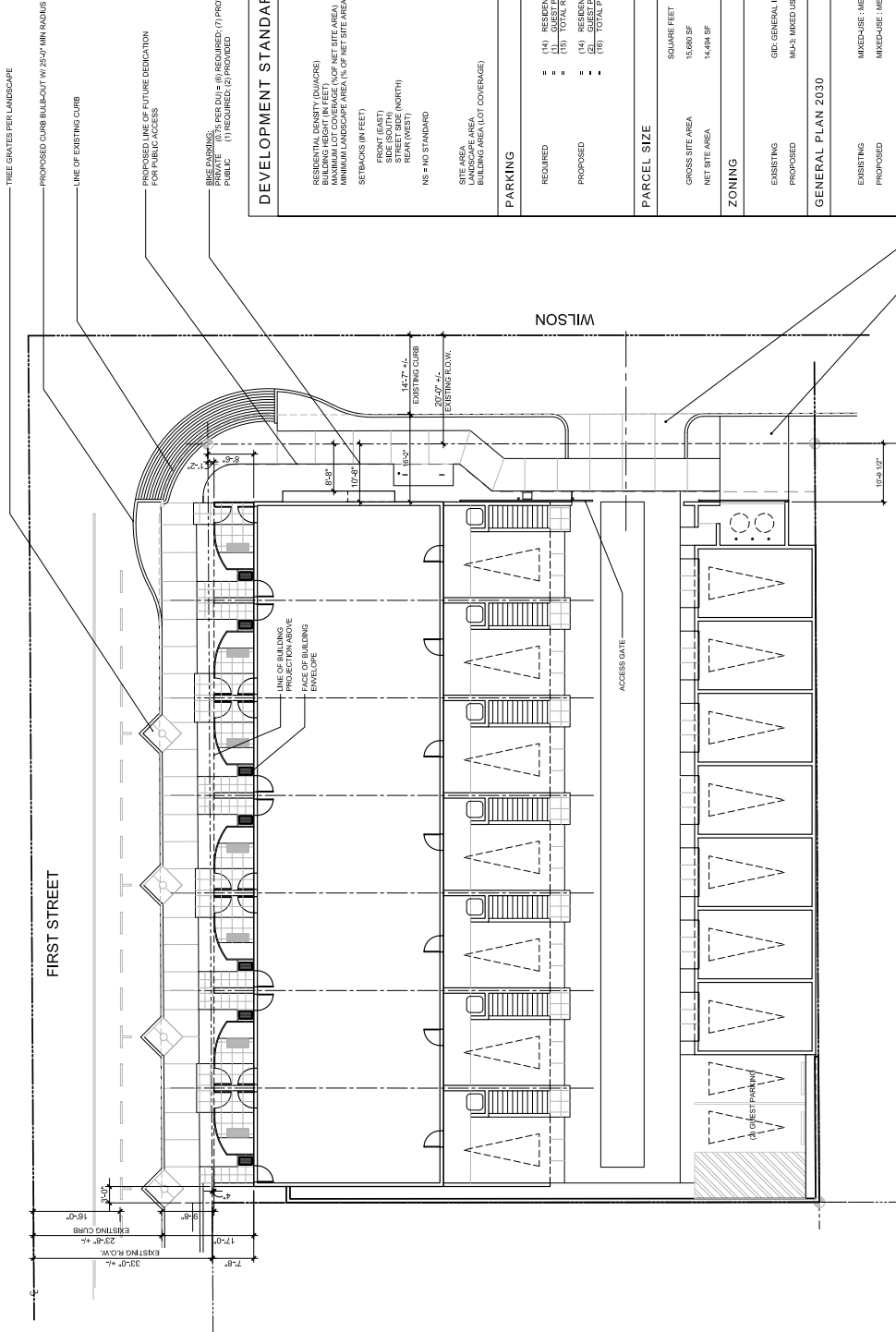
DS071146



COVER SHEET  
PL070385

DS071146  
PAD1  
REC08002

# PLANNED AREA DEVELOPMENT OVERLAY FOR 501 WEST FIRST



PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"

DS071146  
PAD08002  
REC08002

DS071146  
PAD08002  
REC08002

DS071146  
PAD08002  
REC08002



501 West First  
501 West First Street  
Tempe, Arizona 85281



SITE PLAN  
PL 070385

#	Date	Description
1	04/25/2008	Issue
2	05/20/2008	Rev
3	06/11/2008	Rev
4	06/11/2008	Rev
5	06/11/2008	Rev
6	06/11/2008	Rev
7	06/11/2008	Rev
8	06/11/2008	Rev
9	06/11/2008	Rev
10	06/11/2008	Rev

PAD 2  
Sheet Number of  
Project Number  
0195  
Checked By  
Drawn By  
Designed By  
Date

REC08002 PAD08002 DS071146

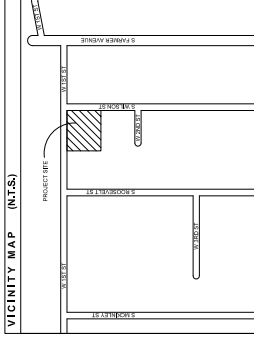
**SITE PLAN**

PRELIMINARY - NOT FOR CONSTRUCTION

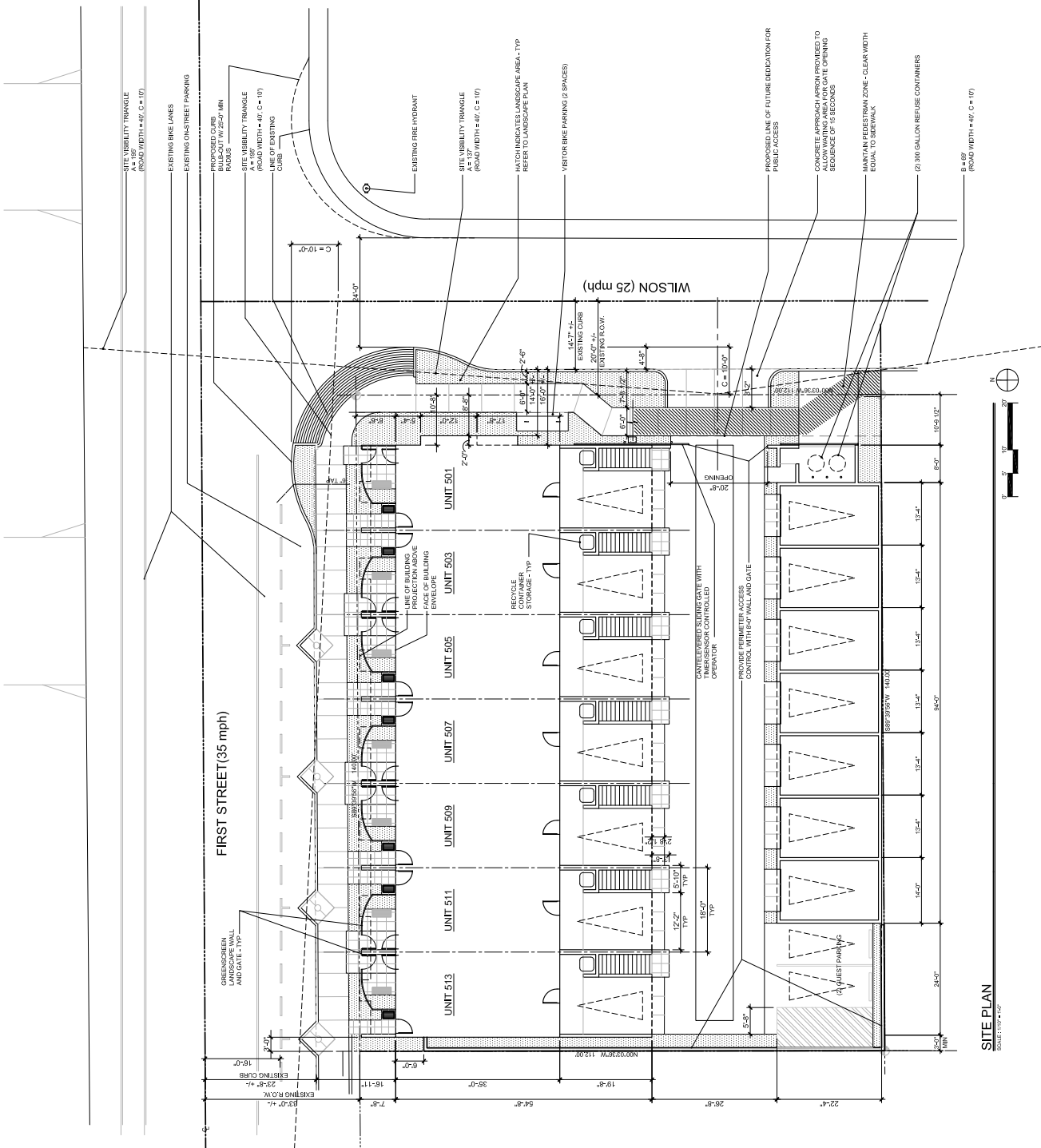
Date	Description
JAN 25, 2008	Final
DAVID TAYLOR	Designed By
TAYLOR	Drawn By
TAYLOR	Checked By
0188	Project Number

**A1.01**

Sheet Number of  
Overall Set of  
Final Plans for 501 West First Street



DEVELOPMENT SUMMARY	
ASSESSOR'S PARCEL NO.	124-320-010
NET PARCEL AREA	14,893 SF (0.34 ACRES)
2008 GENERAL PLAN	MED-HOUSE MEDIUM DENSITY
ZONING	MED-HOUSE MEDIUM DENSITY
DENSITY (PER GENERAL PLAN)	400 (GENERAL INDUSTRIAL DISTRICT)
USE	MU3 (MEDIUM-DENSITY)
PARKING	18.0 VEHICLES
PROVIDED NET LANDSCAPING (TOTAL INCLUDING I.O.V.M.)	1,073.56 SF (10.7%)
PROVIDED NET LANDSCAPING (ONSITE)	9,909.59 SF (66.2%)
PROVIDED NET LANDSCAPING (TOTAL INCLUDING I.O.V.M.)	1,073.56 SF (10.7%)
STRENGTHS	CONFORMS WITH PDG (WILSON ST) 20'-0" (WEST PROPERTY LINE) 20'-0" (WEST PROPERTY LINE) 5'-0" (WEST PROPERTY LINE) 3'-0" (WEST PROPERTY LINE)
GENERAL NOTES:	1. GATE OPERATOR TO BE PROVIDED AS INDICATED IN SPACE IN ABOVE AREA. GATE OPERATOR TO BE CONTROLLED BY TIMER, EXIT SENSOR AND REMOTE TRANSMITTER. 2. GATE OPERATOR TO BE CONTROLLED BY TIMER, EXIT SENSOR AND REMOTE TRANSMITTER. 3. 7:30 AM AND 5:30 PM MONDAY - FRIDAY
LEGAL DESCRIPTION	THE NORTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF LOT 4, STATE PLAT NO. 21, COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 88 OF MAPS, PAGE 38, EXCEPT THE EAST 20.00 FEET THEREOF AS OUT CLAIMED TO THE CITY OF TEMPE, JANUARY 24, 1950, IN DOCKET #83, PAGE #84.



**SITE PLAN**  
SCALE: 1/8" = 1'-0"



501 West First  
501 West First Street  
Tombpe, Arizona 85281

MARSHALL  
COMPANY

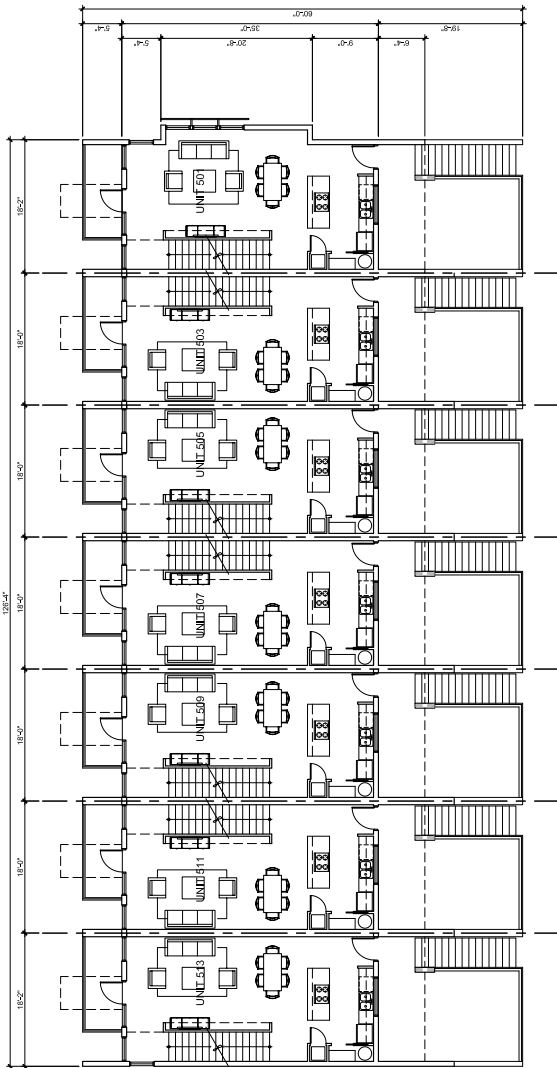
**GROUND +  
SECOND  
FLOOR  
PLANS**

#	Date	Description
1	1/15/2008	Issue
2	JAN 15, 2008	Date
	DM J TMV	Designed By
	TMV J PM	Drawn By
	TMV J PM	Checked By
	0188	Project Number

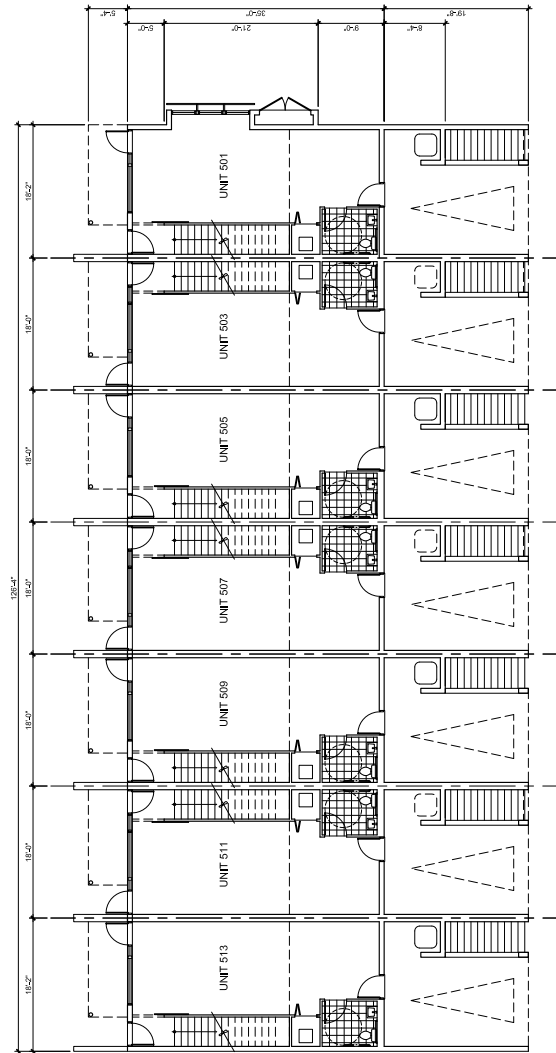
**A2.01**

Sheet Number of  
Copyright 2008  
If the drawing is not to be used,  
it is the responsibility of the user.

PRELIMINARY - NOT FOR CONSTRUCTION



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**GROUND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



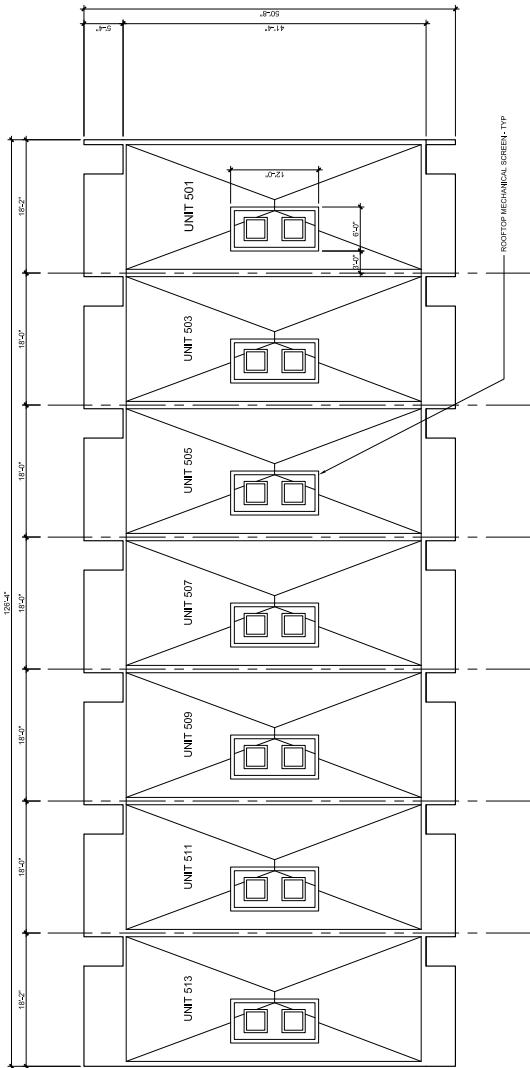
**THIRD  
FLOOR  
+ ROOF  
PLANS**

#	Date	Description
1	1/15/08	Issue
2	JAN 15, 2008	Date
3	DM, J. TM	Designed By
4	TMV, J. PM	Drawn By
5	TMV, J. PM	Checked By
6	0188	Project Number

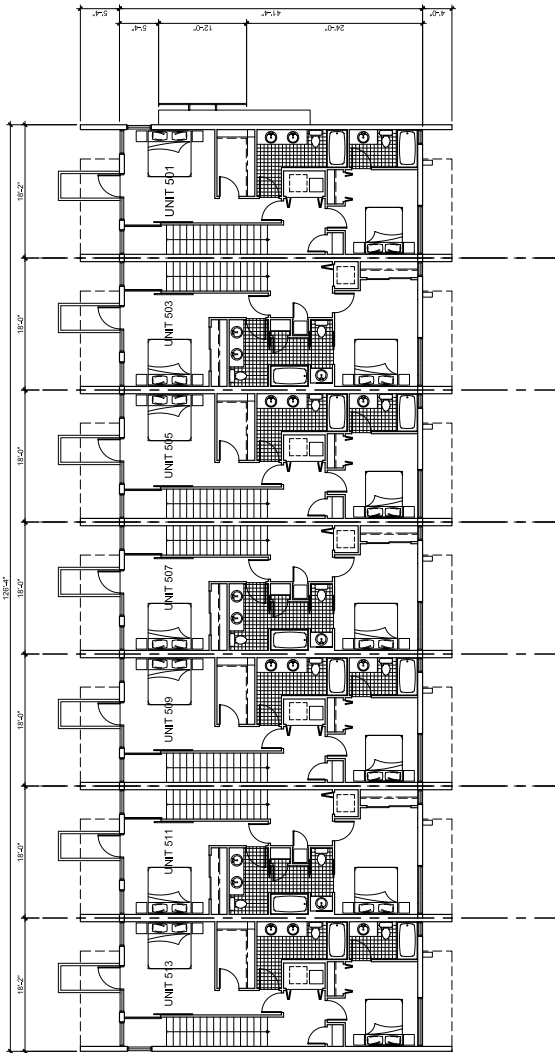
**A2.02**

Sheet Number of  
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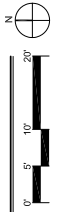
PRELIMINARY - NOT FOR CONSTRUCTION



**ROOF PLAN**  
SCALE: 1/8" = 1'-0"



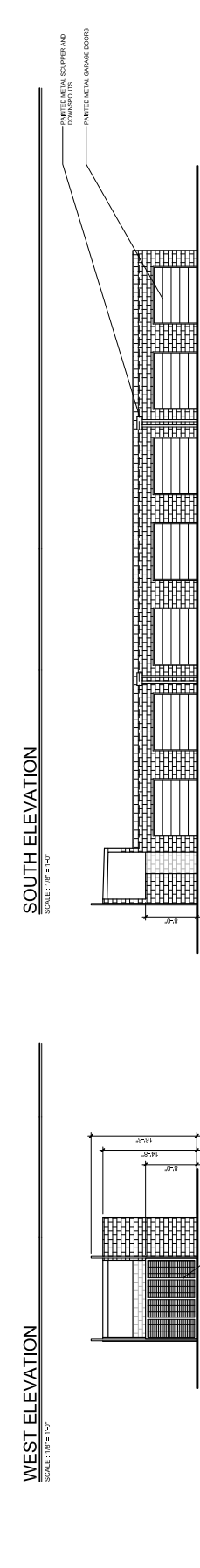
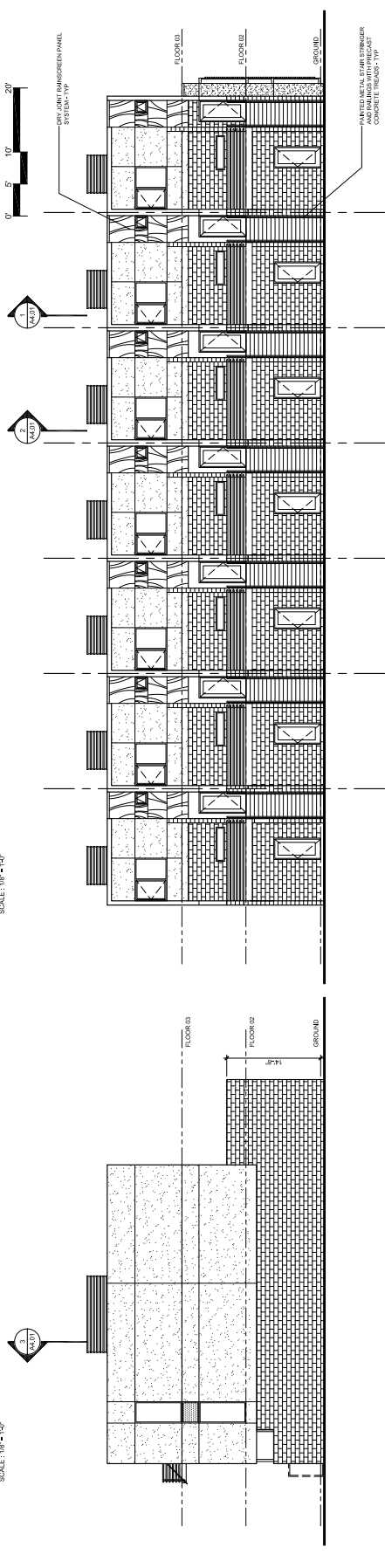
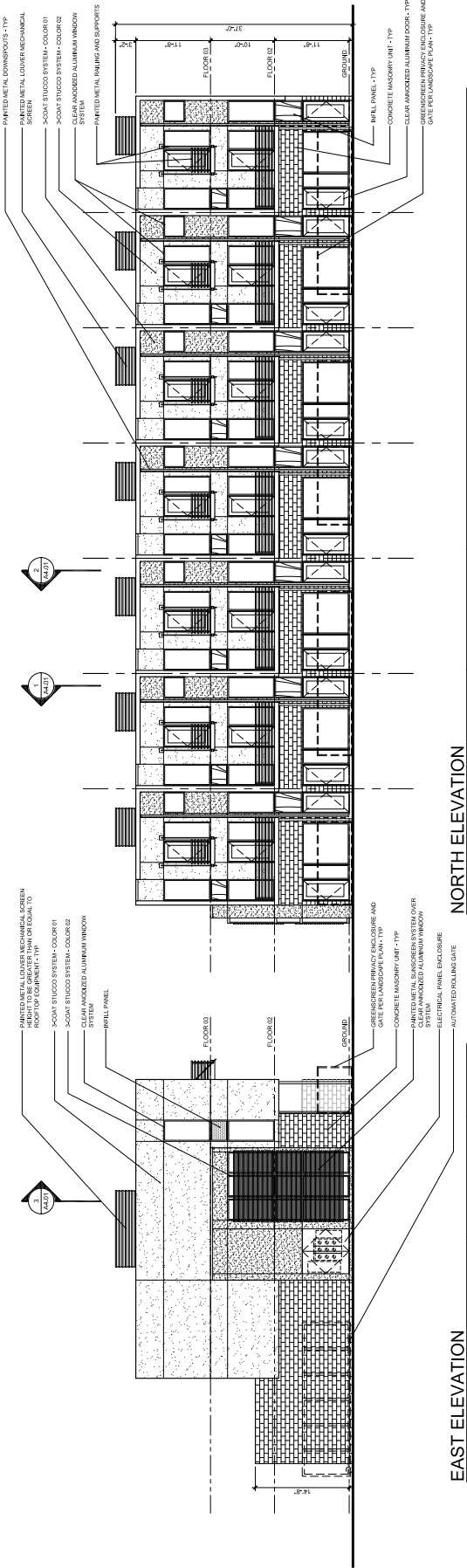
**THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



Date	Description
JAN 22, 2008	REVISED
JAN 22, 2008	DATE
DM J TMV	DESIGNED BY
TMV / J PM	DRAWN BY
TMV / J PM	CHECKED BY
0188	PROJECT NUMBER

**A3.01**  
 Sheet Number of  
 Overall 2008  
 of the drawings shall be 24. All work shall conform to the City of Tempe specifications.

PRELIMINARY - NOT FOR CONSTRUCTION



**EXTERIOR  
 COLOR  
 ELEVATIONS**

Date	Description
JAN 22, 2008	
Drawn	
Designed By	
Drawn By	
Checked By	
Project Number	

**A3.02**

Sheet Number of  
 Copyright 2008  
 If the drawings are not to scale







501 West First  
501 West First Street  
Tombpe, Arizona 85281

MARSHALL  
COMPANY

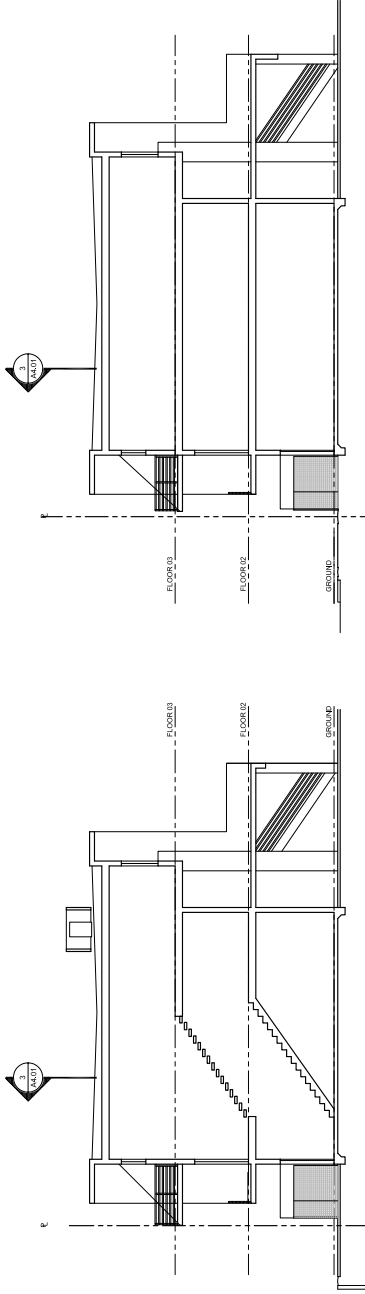
BUILDING  
SECTIONS

#	Date	Description
1	1/16/08	Issue
2	JAN 15, 2008	Revised
3		Revised
4		Revised
5		Revised
6		Revised
7		Revised
8		Revised
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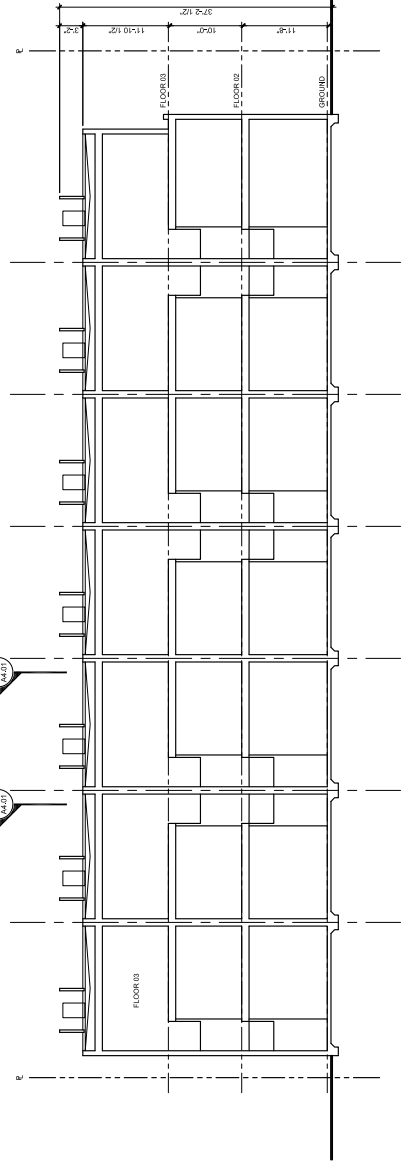
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of the drawings, plans, specifications, and contract documents.

PRELIMINARY - NOT FOR CONSTRUCTION



1. BUILDING CROSS SECTION  
SCALE: 1/8" = 1'-0"

2. BUILDING CROSS SECTION  
SCALE: 1/8" = 1'-0"



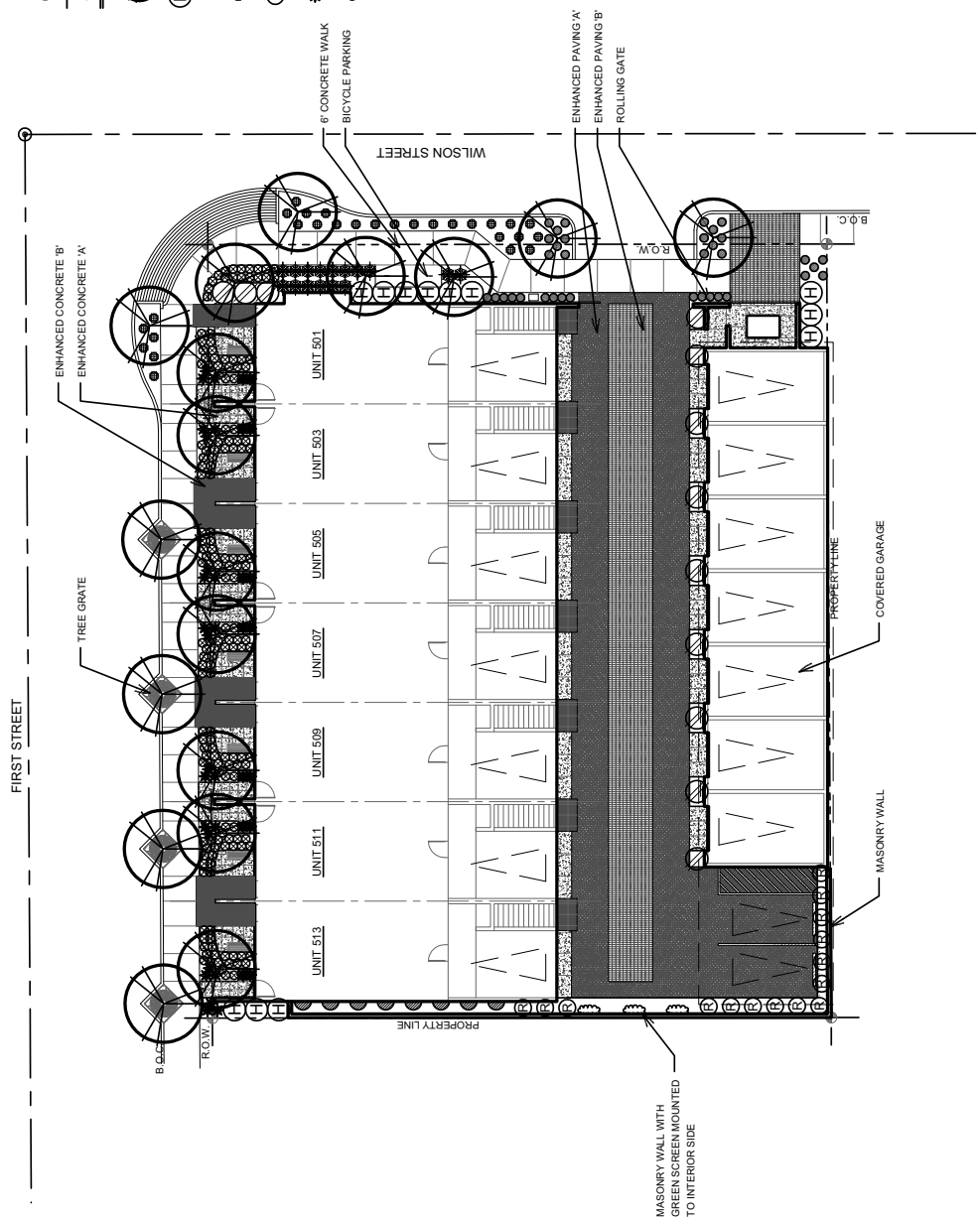
3. BUILDING SECTION  
SCALE: 1/8" = 1'-0"



# CONCEPTUAL PLANT LEGEND

SYM.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
<b>TREES</b>				
(Circle with diagonal lines)	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	24" BOX MIN	TALL UPRIGHT STANDARD
(Circle with horizontal lines)	LARGE SHRUBS	DODONAEA VISCOSA	5 GALL	FULL TO GRADE
(Circle with vertical lines)	HOPSPOON	FICUS BENJAMINA	5 GALL	FULL TO GRADE
(Circle with wavy lines)	WEeping CHINESE BANYAN	ROSMARINUS OFFICINALIS	1 GALL	SPACE PER PLANS
(Circle with dots)	MEDIUM/ SMALL SHRUBS	<b>MYRTUS COMMUNIS COMPACTA</b>	1 GALL	24" MAX. HEIGHT
(Circle with cross-hatch)	PROSTRATE ROSEMARY	RUPELLIA PENINSULARIS	1 GALL	24" MAX. HEIGHT
(Circle with diagonal cross-hatch)	COMPACT MYRTLE	AGAVE PALMERI	5 GALL	SPACE PER PLANS
(Circle with horizontal cross-hatch)	BLUE RUELLIA	HESPERALOE PARVIFLORA	1 GALL	SPACE PER PLANS
(Circle with vertical cross-hatch)	ACCENTS	LANTANA MONTEVIDENSIS	1 GALL	24" MAX. HEIGHT
(Circle with diagonal cross-hatch)	PALMER AGAVE	BOUGENVILLEA B. KARST	1 GALL	<b>TRAIN TO GREEN SCREEN OR WALL</b>
(Circle with vertical cross-hatch)	RED YUCCA	FICUS PUMILA	1 GALL	
(Circle with horizontal cross-hatch)	NEW GOLD LANTANA			
<b>VINES</b>				
(Circle with diagonal cross-hatch)	BOUGENVILLEA			
(Circle with vertical cross-hatch)	CREeping FIG			

NOTE:  
ALL LANDSCAPE AREAS TO BE TOP DRESSED WITH 2" OF DECOMPOSED GRANITE.  
ALL LANDSCAPE SHOWN ON THIS PLAN TO BE WATERED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.



17 JANUARY 2008  
NORTH  
SCALE: 1"=10'

## CONCEPTUAL LANDSCAPE PLAN 501 WEST FIRST STREET TEMPE, ARIZONA

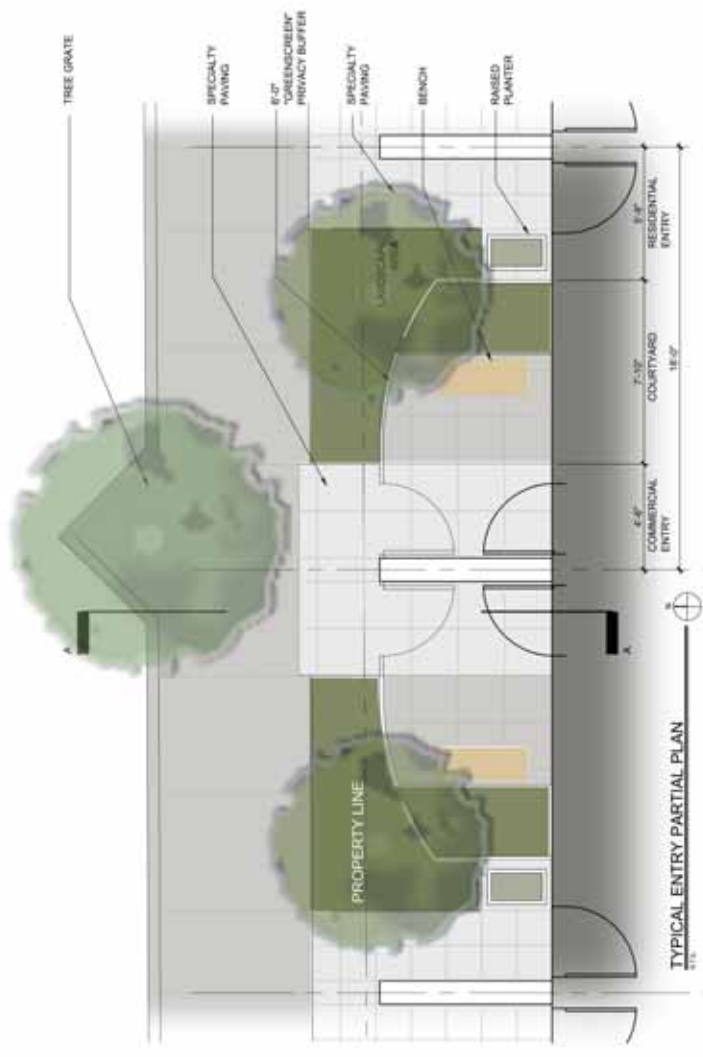


**MARSHALL COMPANY**  
LANDSCAPE ARCHITECTS

PL070385



**NORTH ELEVATION - WEST FIRST AVENUE**



**TYPICAL ENTRY PARTIAL PLAN**

# 501 WEST FIRST

MATERIAL COLOR SAMPLES

12.21.2007



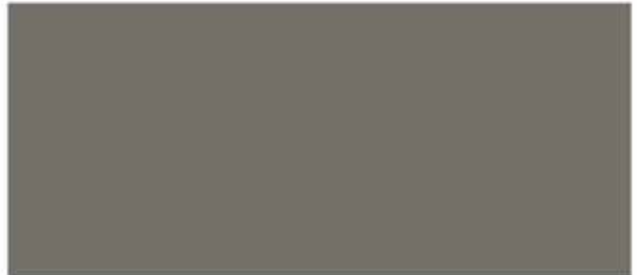
3 COAT STUCCO SYSTEM  
SAND TEXTURE FINISH  
COLOR 01



PANEL SYSTEM  
TRESPA METEON  
"NA-09 OXIDATION"



3 COAT STUCCO SYSTEM  
SAND TEXTURE FINISH  
COLOR 02



PAINTED METAL  
RAILINGS / STAIRS  
COLOR 02



CONCRETE BLOCK  
CHARCOAL



CLEAR ANNOIDIZED ALU-  
MINUM WINDOW SYSTEM

MARSHALL  
URBAN DEVELOPMENT  
COMPANY

