

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 02/23/2016
Agenda Item: 5

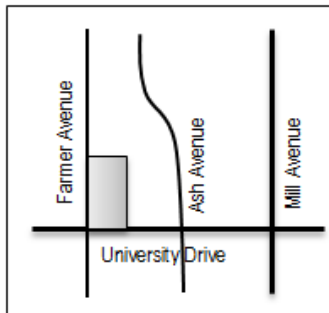
ACTION: Request for an Amended Planned Area Development Overlay and a Development Plan Review for a 13-story mixed-use development, containing 281 dwelling units and 1,641 s.f of retail for LOT 1 @ FARMER ARTS DISTRICT – PARCEL 1, located at 707 South Farmer Avenue. The applicant is Charles Huellmantel of, Huellmantel and Affiliates.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: LOT 1 @ FARMER ARTS DISTRICT- PARCEL 1 (PL150526) is a proposed mixed-use development, 13-stories consisting of residential, ground level retail and garage parking. **Note: This project is part of an approved development agreement. This site is required to provide underground parking and a streetscape design consistent with other Farmer Arts District projects.** The request includes the following:

1. Amended Planned Area Development Overlay to modify standards for number of dwelling units, building height, building setbacks, landscape and vehicle parking.
2. Development Plan Review including site plan, building elevations, and landscape plan.



<p>Existing Property Owner Applicant Zoning District</p> <p>Gross / Net site area Density / Number of Units Unit Types</p> <p>Total Building Area Lot Coverage Building Height Building Setbacks</p> <p>Landscape area Vehicle Parking</p> <p>Bicycle Parking</p>	<p>City of Tempe Charles Huellmantel, Huellmantel & Affiliates MU-4 PAD TOD(Corridor); Mixed-Use, Planned Area Development within the Transportation Overly District (Corridor Area)</p> <p>1.382 acres 204 du/ac / 281 units 31 studio 136 one bedroom 91 two bedroom 23 three bedroom</p> <p>391,704 s.f. 74.60% (82% max per previous PAD) 147'-6" (92' max per previous PAD) 0' front, 10'-4" west side, 15'-7" east side, 24'-6" rear (0', 0', 20', 0' min. per previous PAD) 15.90% (7% min. per previous PAD) 261 (9 on-street spaces) provided (374 min. required) 289 spaces provided (277 min. required)</p>
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ATTACHMENTS: Development Project File

STAFF CONTACT(S): Obenia Kingsby II, Planner I (480) 858-2394

COMMENTS:

This site is located on the northeast corner of Farmer Avenue and University Drive and is 1.382 acres in size. The lot is currently vacant and zoned MU-4/PAD/TOD (Corridor Area). Directly adjacent to the north of the property is a mixed-use development; to the west multi-family residential; on the east, tracks owned by Union Pacific Railroad (UPRR); and to the south, across University Drive, is commercial, industrial and multi-family residential.

The existing MU-4 PAD zoning for Farmer Arts District – Parcel 1 was approved in 2007 and in 2010 a Subdivision Plat was approved split Parcel 1 into (4) lots and (1) tract. This site is Lot 1 of the plat, which the existing PAD development standards established a building height of 92', 82% lot coverage and 7% landscape area; there has never been a Development Plan Review application submitted for the design of the site.

There were originally 16,000 square-feet of commercial space that was required for this site and allocated for a library for the City of Tempe, by a Development and Disposition Agreement (DDA). Per a Third Amendment to the DDA (Resolution No.R2016.09) approved by City Council on January 14, 2016; the 16,000 square-feet has been shifted to Parcel 2 of the Farmer Arts District development, which is located on the northeast corner of Farmer Avenue and 5th Street.

This request includes the following:

1. Amended Planned Area Development Overlay to modify standards for number of dwelling units, building height, building setbacks, landscape and vehicle parking.
2. Development Plan Review including site plan, building elevations, and landscape plan for a 13 – story, 147'-6" building containing; 281 dwelling units and 1,641 s.f. of retail area.

The applicant is requesting the Development Review Commission take action on the items four and five listed above, and provide recommendations to City Council for items one through three listed above.

PRELIMINARY SITE PLAN REVIEW

- Preliminary Site Plan Review not provided.
- December 23, 2015: Formal application was submitted. Plans proposed a 12-story mixed-use development with residential units above parking garage and ground floor commercial. The elevations identified a building that was primarily composed of a handful of colored metal panels, concrete, and glazing. Major comments from staff consisted of; applying masonry at pedestrian level to be consistent with two development directly to the north, provide more articulation at pedestrian level, incorporate a larger variation in materials, provide a refuse plan, show parking calculations with unit mix breakdown, provide required street trees, demonstrate that elevations are represented appropriately to provided material board and to address the Community Design Principles Downtown / Mill Avenue District concept study for building heights (designated this this site with a preferred maximum height of 50').
- February 1, 2016: Second submittal was made and second Site Plan Review completed. Upon review of submittal staff notified applicant the project was not meeting minimum parking requirements and a professional parking analysis is required and a no for than 40% of ground floor building façades adjacent to street frontages can be garage. Applicant addressed the majority of staff's minor comments.
- February 9, 2016: Third submittal was made; no Site Plan Review was completed.

PUBLIC INPUT

- Neighborhood meeting required.
- Neighborhood meeting held: January 5, 2016 at 5:30 p.m. at Residences on Farmer, located at 615 South Farmer Avenue.
- Approximately 30 individuals attended the neighborhood meeting, excluding the development team and city staff. The majority of attendees had concerns about the project and there were a handful in support. Concerns included,

density, building height, increase in traffic, and belief that project will increase the rent rate for properties in near vicinity, thus forcing current residents to relocate. A handful of attendees also, expressed dissatisfaction with the open-house format the meeting was setup in. The few residents showing support for the project expressed how this project would revitalize the area, increase property values and provide another housing option.

- Staff received one email in support of this request, see attachments.

PROJECT ANALYSIS

PLANNED AREA DEVELOPMENT

The existing PAD for this site was approved in 2007. The applicant requests an Amended Planned Area Development consisting of 281 dwelling units and a total of 1,641 s.f. of retail space. The table below shows a comparison of the existing approved development standards and the proposed development standards for the property.

FARMER ARTS DISTRICT – PARCEL 2 – PAD Overlay				
Standard	MU-4 TOD	Existing MU-4 PAD, TOD	Proposed MU-4 PAD, TOD	Change
Residential Density (du/ac)	NS	50	203 (46.63 for entire Farmer Arts District Development)	Increase
Building Height (feet) [Exceptions, see Section 4-205(A)]				
Building Height Maximum	NS	A1 – 92'	147'-6" (including mechanical)	Increase
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	Yes	Yes	
Maximum Lot Coverage (% of net site area)	NS	82%	74.6%	Decrease
Minimum Landscape Area (% of net site area)	NS	7%	15.9%	Increase
Setbacks (<i>Lot 1 only</i>) [Exceptions, see Section 4-205(B)]				
South – (Front)	NS	0'	0'	No Change
East – (Side)	NS	20'	15'-7"	Decrease
West – (Side)	NS	0'	10'-4"	Increase
North – (Rear)	NS	0'	24'-6"	Increase

There is a proposed increase in density for this site per the 2007 PAD, which does not conform to the General Plan 2040 projected density of up to 65 du/ac; but in conjunction with the overall 7.87 acres of site area of the Farmer Arts District, which extends to a lot located on the northeast corner of University Drive and 5th Street, the proposed project would comply with the General Plan 2040. The maximum building height is increasing from 92' to 147'-6". The maximum lot coverage is decreasing, and the percentage of landscaped area is increasing.

The table below summarizes the required and proposed *vehicle* parking for the project.

Unit Type	Unit Quantity / SF	Ratio	Parking Required per ZDC for TOD (Corridor)	Proposed Parking per PAD (Downtown Parking Standards Ratios)
Studio	31	.75 per bedroom	23.25	15.5 (0.50 per bedroom)
1 bedroom	136	.75 per bedroom	102	68 (0.50 per bedroom)
2 bedroom	91	.75 per bedroom	136.5	91 (0.50 per bedroom)
3 bedroom	23	.75 per bedroom	51.75	20.7 (0.30 per bedroom)

Guest	281 (total units)	.2 spaces per unit	56.2	28.1 (0.10 per unit)
Retail	1,641 SF	Waive 25% (up to 10,000 SF), then 1/300 SF	4.1	0 (first 5,000 SF waived)
TOTAL			374 required	223 required (261 provided per PAD)

The Transportation Overlay District allows for a reduction in vehicle parking for multi-family residential and retail uses, as noted in the table above. With these reductions, a total of 374 parking spaces are required. The proposed PAD is providing 261 (applied ratios for Downtown Parking Standards), which is 113 parking spaces short of the required amount.

Note: On February 16, 2016, applicant provided staff with a professional parking analysis.

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

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.* The proposed development for this site does not conform to the General Plan 2040, projected density of up to 65 dwelling units per acre; but the entire Farmer Arts District consists of 7.87 acres total. If the whole Farmer Arts District were taken into consideration the density would be 46.63 dwelling units per acre, falling within the projected density range for the General Plan 2040.
2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed.* The proposed standards are appropriate for the location and context of the site.
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* The proposed thirteen-story, mixed-use building will serve as a transition from the taller buildings to the east, closer to Mill Avenue in addition to creating a barrier between the existing neighborhood and UPRR.

DEVELOPMENT PLAN REVIEW

Site Plan

This site is located on the northeast corner of Farmer Avenue and University Drive, 1.382 acres in size and rectangular in shape. The building is proposed to cover 74.60% of the lot. There is only one driveway proposed for this site, directly aligning with 7th Street which is one street north on University Drive; the driveway leads to the only access point to the parking garage. Directly adjacent to the east property line of this lot is an 18' wide landscaped pedestrian pathway, identified as Tract A and extends along the entire Farmer Arts District development. There is 1,641 square-feet of retail space proposed on the ground floor level facing University Drive. Refuse collection pick-up area is proposed at the north end of site parallel to the garage entrance along the east property line.

Building Elevations

The building is proposed to be 147'6" in height. Building structure is podium with two connecting towers above. The podium level consists of storefront glazing, perforated metal, weathered steel panels composite panels, masonry and green screen. The materials used for the towers is primarily metal panels, varying in shades of in shades grey, some masonry and cast-in-place concrete running the length of the elevator core. The elevator core is the architectural feature connecting the towers. The towers are offset from each other to help relieve monotony and create visual interest in the building.

The first 25' of east elevation is proposed as only being masonry. A condition has been added that more architectural articulation be provided for that portion of the building to provide a better pedestrian level experience. Also the first 3' of the two parking garage levels facing Farmer Avenue are called out as being masonry but is not made clear on the elevation; so a condition has been added that the first 3' of each level be screen by a 100% opaque material.

Landscape Plan

The Amended PAD is proposing 15.9% of landscape, which is more than double of that the existing PAD provided. Street frontage landscaping is proposed in the right-of-way Along Farmer Avenue and University Drive. Trees selected for the site include; Argentine Mesquite, Desert Museum Palo Verde, Sonoran Palo Verde, Date Palm and Cascalote. The Sonoran Palo Verde trees are located along both street frontages and Date Palms are on the south end of Farmer Avenue, nearing the intersection to create an inviting entrance to the building. Along the east property line and within Tract A is where the Desert Museum Palo Verde and Argentine Mesquite are utilized. There is a large species variation and quantity of shrubs and groundcover proposed. The plans identify that the minimum street tree requirements be are not being met so a condition has been added the development provide the required amount of trees.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape; the elevations incorporate masonry, green screen and glazing at the first three levels which ties into the adjacent developments. The placement, step-back building height for residential units above podium, and materials provide variety in the streetscape. This development will also serve as a barrier between the neighborhood to the west of this site and UPRR.*
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; design of building and orientation does not combine to mitigate heat gain for human comfort. There are particularly concerns with the south and west elevations and providing shade to units/rooms along those façades. A condition has been provided to address this concern.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; materials primarily consist of metal panels and glazing, which are desired materials for this location.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; landscape elements are appropriately scaled to site. The building is not appropriately scaled to surroundings but will provide a transition to the downtown.*
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; development provides glazing and masonry and the pedestrian level and portions of the ground floor are recessed to enhance pedestrian experience. The building creates a sense of movement and relief in monotony by having two residential towers that are offset but connected by the elevator core, above the parking garage and amenity levels.*
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; design elements at the street level create visual interest. Architectural elements, including landscape improvements in the right-of-way, shade much of the sidewalk adjacent to the site and building entrances.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; plans identify Tract A, which is adjacent to the east of this site and is a dedicated 18' wide landscape strip with an 8' wide boardwalk for the use of pedestrians and cyclist. This tract extends along the entire Farmer Arts District Development. Tract A will assist in providing convenient access to multi-model transportation options.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; majority of vehicular circulation would occur along the perimeter of site. There is only one driveway proposed on site which leads to the parking garage.*

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; plans have been reviewed by the Police Department, and comments provided to applicant. The height of proposed landscaping adjacent to the public sidewalks will comply with CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; right-of-way landscaping delineates pedestrian pathways at the perimeter of the site.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; signs are subject to a separate plan review.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting must comply with current code requirements to meet minimum illumination levels and be non-intrusive to adjacent properties.*

Conclusion

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

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility, to allow for increased heights.
4. The proposed project meets the approval criteria for a Planned Area Development Overlay and Development Plan Review.

AMENDED PLANNED AREA DEVELOPMENT OVERLAY CONDITIONS OF APPROVAL:

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

General

1. Except as modified by conditions, the development shall be in substantial conformance with the 1st Amended Planned Area Development Overlay for Lot 1 @ Farmer Arts District – Parcel 1 cover sheet and site plan.
2. The property owner shall sign a waiver of rights and remedies form. By signing the form, the Owner voluntarily waives any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the Amended Planned Area Development approval shall be null and void.
3. A building permit application shall be made within four (4) years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
4. The 1st Amended Planned Area Development Overlay for Lot 1 @ Farmer Arts District – Parcel 1 shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval.
5. The developer must receive approval of the final Traffic Impact Study from the Traffic Engineering prior to issuance of a building permit.

6. Development shall not exceed 281 dwelling units and consist of no more than 41 studio units, 146 one bedroom units, 101 two bedroom units and 33 three bedroom units.
7. A minimum of 39 parking spaces shall be available for residential guests and retail customers; these spaces shall be provided on-site and shall not be demarcated or restricted for exclusive use. These spaces shall be accessible to the public and may be gated to enter garage.
8. A minimum of 60 bicycle parking spaces shall be provided on-site for the use of residential and commercial customers.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated February 11, 2016 and landscape plan dated January 25, 2016. Minor modifications may be review through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. 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 four (4) years 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.

Site Plan

3. Work with utility providers for irrigation structure and communication vault to consider decorative materials that are complimentary to those proposed for the development where equipment is identified on the site plan.
4. Fire hydrant proposed on Farmer Avenue shall be shifted south to meet the minimum 20' separation distance required from trees, subject to review by fire medical rescue staff.
5. A bi-directional ADA ramp, following the T-328 detail, shall be provided on the northeast corner of Farmer Avenue and University Drive. Approval is subject to final review by the Public Works Department, Transportation Division.
6. No more than 40% of the ground floor building length along Farmer Avenue or University Drive shall be parking structure façade. Coordinate on building elevations and floor plans.
7. Interior building walls, ceilings, and floors for the residential units shall provide a minimum sound transmission class of (55) or more. Exterior building walls for the residential units shall provide a minimum sound transmission class of (39) or more. Exterior windows for the residential units shall provide a minimum sound transmission class of (28) or more using insulated double paned windows with ¼" pane thickness or more.
8. Location for refuse and recycling pick-up on property shall be modified to provide 45' of unobstructed straight-line backing for service. Coordinate the collection and pick-up areas for refuse and recycling containers with the overall site and landscape layout. Approval is subject to final review by the Public Works Department, Solid Waste Division.
9. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
10. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the

adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.

11. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
12. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

13. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit is within 21'-0" of an alcove, corner or other potential hiding place, provide additional means of surveillance for this area.
14. Public Restroom Security: (Use for restaurants or if a security plan is required)
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by automatic sensors, key or remote control mechanism
 - b. Single user restroom door hardware:
 - 3) Provide a key bypass on the exterior side
15. Garage Security:
 - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
 - b. Provide exit stairs that are open to the exterior as indicated.
 - c. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
 - d. All levels of garage, including ceiling, columns, and walls, shall be painted white or similar with a minimum light reflectance value of 75%.
16. Parking Garage:
 - a. Minimum required parking dimensions shall be clear of any obstructions.
 - b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
 - c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.
 - d. Provide a minimum 10'x10' visibility triangle for garage exit.

Building Elevations

17. The materials and colors as presented:

Podium – Weathered Steel

Mechanical Screening (Rooftop) – Matte Grey Panel

Main Façade Metal Panels – White, Light Grey, Mid-Warm Grey and Dark Bronze Grey

Garage (extended from façade) – Perforated Metal

Windows - Anodized Aluminum Frame – Dark Bronze

Elevator Run – Mid-Grey Cast-in-Place Concrete

Accent Areas – Mid-Grey Composite Panel

Base – Grey Masonry

Provide primary building colors and materials with a light reflectance value of 75% or less.

18. Perforated metal shall be integrated with horizontal slots, to be consistent with other design and architectural features of building.
19. For first 25' of building height from grade for the entire building length of east elevation, provide more architectural articulation; this can be accomplished by incorporating other materials proposed for building or changes in horizontal and/or vertical planes.
20. First 3' of each above grade garage levels shall be screen with a 100% opaque material.
21. Above grade amenity deck adjacent to a public street shall provide a minimum 6'-0" barrier, measured from floor grade, with at minimum the top 2'-0" designed with glazing. Landscape planters shall be located on either the exterior or interior of the wall to act as a buffer from the building edge.
22. Televisions or electronic video screens shall not be visible from public view. Future exterior modifications may require a Development Plan Review application submittal.
23. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
24. Conceal roof drainage system within the interior of the building.
25. 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.
26. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
27. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

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

Landscape

30. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
31. A minimum of (18) street trees shall be provided, (14) along Farmer Avenue and (4) on University Drive, within 20 feet of street.
32. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
33. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.

34. 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.
35. 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.
36. 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.

Addressing

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

CODE/ORDINANCE REQUIREMENTS:

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

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **COMMUNICATIONS:**
 - Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: <http://www.tempe.gov/home/showdocument?id=30871>. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
 - For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and

repatriation of the items.

- POLICE DEPARTMENT SECURITY REQUIREMENTS:
 - Refer to Tempe City Code Section 26-70 Security Plans.
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
 - Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment. Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
 - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

- TRAFFIC ENGINEERING:
 - Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
 - Incorporate brick sidewalks for all off-site pedestrian paving. Follow City of Tempe Public Works Department Detail T-353, when designing all sidewalk areas in the Right-of-Way. Alternative paver materials may be considered subject to review, and approval, by the Engineering and Planning Departments. Any alternative patterns should be used in small amounts to create accent areas at entrances, or to demarcate architectural features of the building. Do not propose a wholesale change of material. These materials shall be compatible with the Americans with Disabilities Act, ADA, and the Building Code.
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

- FIRE:
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
 - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

- CIVIL ENGINEERING:
 - An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
 - Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering

Department.

- **SOLID WASTE SERVICES:**
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- **PARKING SPACES:**
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- **LIGHTING:**
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- **LANDSCAPE:**
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to "applications to move a native plant" to "notice of intent to clear land".
- **SIGNS:** Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

HISTORY & FACTS:

November 8, 2007 City Council approved the request for FARMER ARTS DISTRICT (PL070353) (Farmer Arts, LLC, owner; Todd Marshall, applicant) for a General Plan Amendment, Zoning Map Amendment and Planned Area Developments for a mixed-use development consisting of several buildings including residential, retail and public spaces (library) on 8.81 net acres located at 280 West University Drive in the GID, General Industrial District. The request includes the following:

GEP07005 – (Resolution No. 2007.82) General Plan Projected Residential Density Map Amendment from Medium-High Density (up to 25 du/ac) to High Density (greater than 25 du/ac).

ZON07008 – (Ordinance No. 2007.68) Zoning Map Amendment from GID, General Industrial District and TOD to MU-4, Mixed-Use High Density District and TOD.

PAD07020 – Planned Area Development Overlay for Farmer Arts District, Parcel 1 to establish development standards for five (5) buildings consisting of a public library, commercial and mixed-use with live/work up to seven (7) floors, on +/-4.82 acres.

PAD07024 – Planned Area Development Overlay for Farmer Arts District, Parcel 2 to establish development standards for four (4) buildings consisting of commercial and mixed-use with live/ work up to 5 floors on approximately +/-3.51 acres.

- October 21, 2010 City Council approved a Final Subdivision Plat for Farmer Arts District (PL100244), located at 601 South Farmer Avenue. This approval divided (1) parcel into (4) lots and (1) tract on 4.55 acres.
- March 3, 2016 1st City Council meeting scheduled (Introduction).
- March 17, 2016 2nd City Council meeting scheduled (Decision).

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development (PAD) Overlay districts
Section 6-306, Development Plan Review

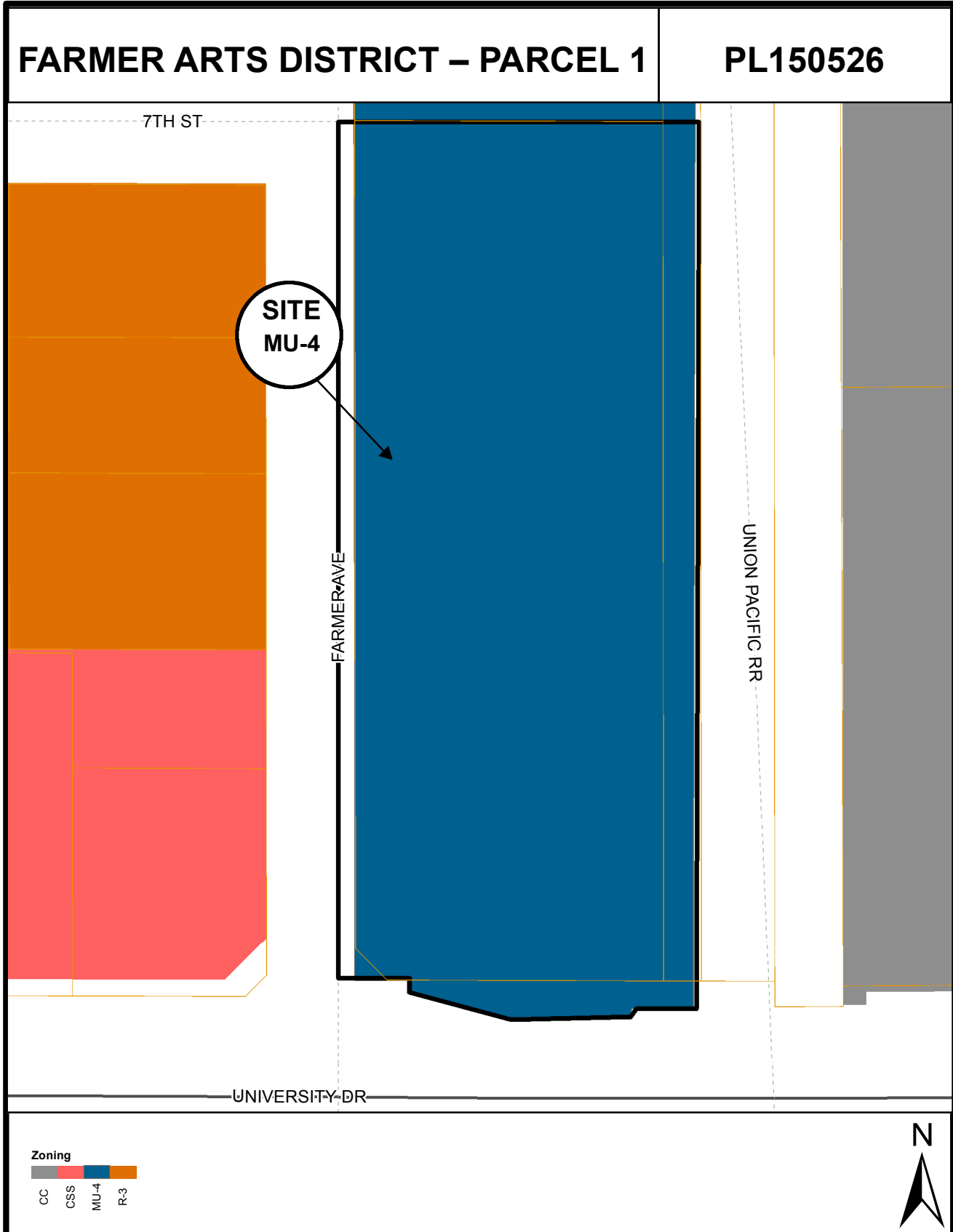


DEVELOPMENT PROJECT FILE
for
LOT 1 @ FARMER ARTS DISTRICT – PARCEL 1
(PL150526)

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-12. Letter of Explanation
- 13-14. Existing PAD Overlay for Farmer Arts District – Parcel 1
- 15-16. Proposed 1st Amended PAD Overlay for Lot 1 @ Farmer Arts District – Parcel 1
17. Site Plan
18. Black and White Elevations
19. Color Elevations
- 20-21. Building Sections
- 22-28. Floor Plans
29. Refuse Plan
- 30-31. Landscape Plan & Example Photos
32. Street Section
33. Perspectives

- 34-35. Materials Boards
- 36. Solar Study
- 37. Shadow Study
- 38. Site Photos
- 39-41. Public Involvement Final Report Summary
- 42-46. Public Input
- 47-52. Parking Analysis



Location Map

FARMER ARTS DISTRICT – PARCEL 1

PL150526



Aerial Map

LOT 1 @ FARMER ARTS DISTRICT – PARCEL 1

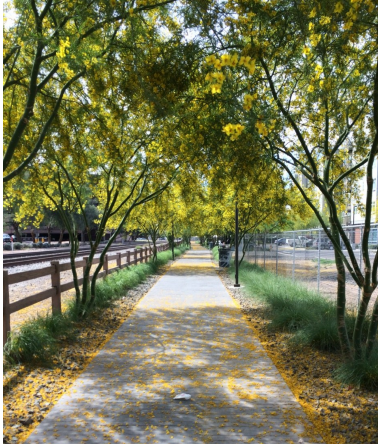
Farmer Arts District

Where the heart of the neighborhood meets the heart of the city

LETTER OF EXPLANATION

AMENDED PAD OVERLAY AND DEVELOPMENT PLAN REVIEW

707 SOUTH FARMER AVENUE - APN: 124-33-361



URBAN
DEVELOPMENT
PARTNERS

APPLICANT:

HUELLMANTEL
AFFILIATES

Charles Huellmantel

PO Box 1833 - Tempe, Arizona 85280-1833 - 480.921.2800 - charles@huellmantel.com

SUMMARY

What's Next for Farmer

Farmer Arts District is proposing two new phases in the transformation of Farmer Avenue. We are proud to present a five-floor workplace building along with a thirteen-story residential building, both of which will continue the transformation of the area by adding pedestrian friendly, modern, urban developments. Both buildings will carry on the tradition of upgraded “Farmer-style” sidewalks, the completion of the linear pathway and the enhanced pedestrian streetscape already established by UDP along Farmer Avenue and the Union Pacific railroad tracks.

The transformation of Farmer has not been simple and has come with its share of challenges but the change and improvement has been significant. The reshaping of the previously industrial district along Farmer Avenue has taken a great deal of time, careful planning, design and execution. This narrative will focus on the next phase of residential development.



How We Got Here

Farmer Avenue, north of University Drive started as a citrus packing plant location for Sunkist, complete with wide, industrial streets. In the beginning, the railroad was a significant asset to the industrial part of town. However, the railroad has not been a benefit to the site for some time. In fact, it took years to coordinate a Quiet Zone. As the citrus industry changed, the land on the east side of Farmer, wedged tightly in between Farmer on the west and the tracks on the east, became like the vacant property on the edge of many downtowns. Over a decade ago, sadly, it was reduced to a series of surface parking lots devoid of any signs of healthy pedestrian activity. Although the area was challenged, Urban Development Partners saw the opportunity to revive the location and make it both urban and pedestrian. We set out with a slogan, and we think we have lived up to it. That slogan is, “where the heart of the neighborhood meets the heart of the city.” We believe that these two projects will continue to help realize that goal for those who will live, work and play along Farmer Avenue.

The History of Farmer Arts District

Since the PAD's were approved in 2007, the land west of the railroad tracks has transformed into a special place. We are proud of what we have accomplished and we are excited to take the next two important steps in what has become the Farmer Arts District.

The buildings developed by Urban Development Partners are transformative buildings designed to fulfill the City's goal to strengthen both the surrounding neighborhoods and the downtown as a whole. The

success of this vision and the initial phases of the Farmer Arts District development is evident by the recent and ongoing investments in The Yard, The Lodge and several nearby housing developments.

As the City has evolved, it is clear that the areas north of 5th Street have become the business district and the streets, blocks and neighborhoods closer to University Drive have become more residential in character. 5th Street, much like Farmer, has become an important filtering and transition point as people travel from entertainment on Mill Avenue to residences to the west.

In 2007, two PADs were approved (PAD07020 and PAD07024) for the Farmer Arts District case PL070353. Since that time, two well-received residential buildings have been built.

A History of Residential Quality

The building proposed for University Drive and Farmer Avenue will be the third residential building on Farmer developed by UDP. The prior projects have been well received and in fact, we are proud that an encore on Farmer received the coveted Crescordia award for environmental excellence in 2013. The building, anchored on the northeast corner of University Drive and Farmer Avenue, also the corner of the Downtown Tempe Authority District, will host an exciting and unique contemporary urban design.



The photos above demonstrate the quality seen in other UDP buildings

Location

The proposed 13-story development on University and Farmer will sit immediately west of an approved 22-story mixed-use project. The design of this project includes a Whole Foods Market (approved July 6, 2006, DS050121 on University and Ash). The site also sits a city block from the 22-story and 30-story buildings known as West 6th. Both West 6th, a residential and mixed-use development approximately 600 feet from the proposed Lot 1 @ Farmer Arts District – Parcel 1 and the proposed 2006 Mosaic development, which will be directly adjacent to the train tracks, will make the University Drive and Farmer Avenue location a sought after business district where people will want to live and work. The office building on 5th Street and Farmer will be in line with and in walking distance to the roughly 15,000 plus employees working in what has quickly become the Valley's hottest business district. As shown in blue below, the core of Tempe's downtown business district has grown north of 5th Street. This makes Parcel 2 (shown as a red asterisk below) an appropriate location for the commercial building with office and a mix of other uses. Lot 1 @ Farmer Arts District – Parcel 1 (shown in yellow below), south of 5th Street but walking distance to most of the commercial uses north of 5th Street, is a prime location for a residential development.



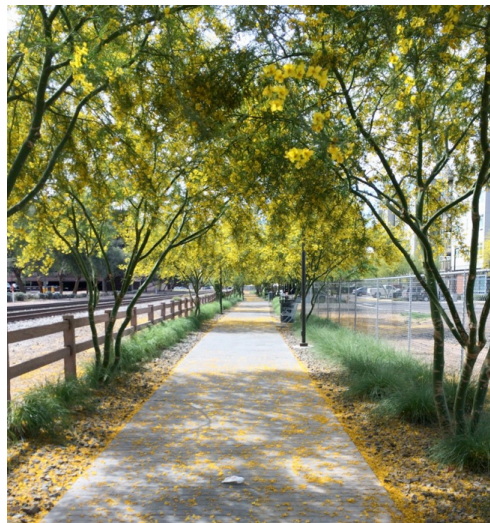
Walkability

One of the great features of the Farmer Arts District is the walkability to the business district, the entertainment district, City Hall, Metro Light Rail, Metro Urban Street Car, Tempe Town Lake and a seemingly never-ending list of new places to live, work and play. Additionally, in order to enhance the walkability of Farmer, and in the end, all of downtown, the District has developed enhanced shaded pedestrian pathways as shown below:

Pedestrian Pathway along east side of Farmer Avenue



Multi-Use Pathway along Union Pacific Railroad Tracks



The elements of these two pathways in the pictures above will be extended to the Lot 1 @ Farmer Arts District – Parcel 1 development on the east and west sides of the building. The beauty of these two pathways and their tastefully done urban landscaping make the area a pleasant pedestrian walkway that many current residents of the Farmer Arts District already frequent – we envision that the trend of pedestrians and bicyclist use will significantly increase with continued development of both Parcel 2 and Lot 1 of the Farmer Arts District.

AMENDMENT TO PAD OVERLAY

The proposed Amendment to the PAD Overlay is appropriate for this location as it conforms to the Tempe Zoning and the following justifications:

1. The development fulfills certain goals and objectives in the General Plan, and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives;

The Farmer Arts District is a mixed-use phased project in the rail corridor growth area in conformance with the General Plan and consistent with the city's long-term vision for the area. The proposed Lot 1 @ Farmer Arts District – Parcel 1 development is another phase of the Farmer Arts District and has a high density, consistent with the objectives of the General Plan. Lot 1 @ Farmer Arts District – Parcel 1 is part of the Rail Corridor Growth Area of the General Plan 2040. This growth area calls for "...office, retail, resort hotel, research and development and high-density multi-family residential development" near the light rail. The development of the currently vacant lot at University Drive and Farmer Avenue would serve to meet the goals of the Rail Corridor Growth Area by redeveloping and revitalizing the area and creating TOD development. The Farmer Arts District and the Lot 1 @ Farmer Arts District – Parcel 1 will meet the goals of this growth area by:

RC1: Focus mixed use development near rail investments to support reduced transportation costs for residents and, in turn, produce increased transit ridership. Farmer Arts District as a whole and the proposed phase for Lot 1 @ Farmer Arts District – Parcel 1 will provide high quality dwelling options for Tempe residents who can either take the light rail, proposed Tempe Streetcar or walk or bike to their desired destinations. The proximity of the site to the businesses on Mill Avenue and in the surrounding Farmer Arts District and to the University make the location perfect for residential uses.

RC2: Create a walkable community enhanced by rail transit. The Farmer Arts District and the Lot 1 @ Farmer Arts District – Parcel 1 phase will create a walkable community by prioritizing pedestrian and bicycle access. The multi-modal pathways on both the east and west side of the proposed development along with the existing multi-modal pathways will help bring a more walkable environment to the Farmer Avenue experience. The tasteful and luscious desert landscaping will provide shade and also help encourage a sense of place in the Farmer Arts District.

RC3: Encourage land use and development that creates a sense of community and place. The public space created by incorporating the existing Farmer Arts District pathways on the east and west side of the existing Residences on Farmer building into the Lot 1 @ Farmer Arts District – Parcel 1 phase will help encourage a the use open space and allow people to bike, walk, and walk their dogs to access a variety of destinations along Farmer Avenue.

RC5: Revitalize underutilized areas for employment. The Farmer Arts District developments have all been implemented in an underutilized area of the downtown Mill Avenue area and have created a new, placemaking neighborhood called the Farmer Arts District. Lot 1 @ Farmer Arts District – Parcel 1 will continue this tradition by developing a vacant lot into a mixed-use development that will have a space for a retail/commercial/office component that will add in employment opportunities.

RC6: Maintain high design standards in landscape and building treatments.

The Farmer Arts District has been designed to meet high landscaping and building standards and is an exemplary model of desert landscaping in Tempe. The Farmer Arts District has also allowed for improved access to businesses and jobs in the Mill Avenue District by providing affordable rental units at Residences on Farmer. The Farmer Arts District and the Lot 1 @ Farmer Arts District – Parcel 1 will also provide pedestrian connections between exiting businesses.

RC9: Create a balance of residential, commercial, recreational and educational uses.

The existing Farmer Arts District has already provided a mix of residential and live/work uses on Farmer Avenue and the proposed Lot 1 @ Farmer Arts District – Parcel 1 will create a quality live, work and play environment for residents who will be able to access the Farmer Arts restaurant developments to the north via the proposed and existing multi-modal pathways. UDP has also created a mix of commercial/retail/office space that will allow businesses to grow in Tempe.

RC10: Create a unique urban environment and authentic image.

The Farmer Arts District and the existing UDP buildings have created an authentic image of positive mixed-income and mixed-use development that will be continued with the development of Lot 1 @ Farmer Arts District – Parcel 1. The design of Lot 1 @ Farmer Arts District – Parcel 1 is human scale and includes retail/commercial/office use on the ground floor along with leasing amenities that will be accessible to the prospective residents.

RC11: Encourage investment that builds a strong sense of community.

Lot 1 @ Farmer Arts District – Parcel 1 as part of the existing Farmer Arts District will have high quality, innovative architecture and encourage positive residential uses along Farmer Avenue. Additionally, the site will provide adequate parking as required by the City but will also enhance the balance of the light rail, streetcar and local transit by implementing the multi-modal pathway Farmer Arts District is known for. The Lot 1 @ Farmer Arts District – Parcel 1 will also encourage vertical mixed-use development that will maximize the use of the land near the urban core.

RC13: Enhance area quality of life for existing and future residents.

The Farmer Arts District already has created a sense of place for residents who live in the existing UDP residential buildings. The redevelopment of the neighborhood has made Farmer Avenue a safe, well-lighted environment and has also improved the pedestrian and bicycle flow through the Farmer Arts District neighborhood.

2. Standards requested through the PAD Overlay District shall take into consideration the location and context for the site for which the project is proposed;

This site is appropriate for the PAD modification request. Increasing the height allowed, reducing the setbacks and increasing the residential density makes good planning sense, given the height of West6 across Ash Avenue to the east and the necessary height differentiations to make Farmer a more diverse and visually attractive street. Additionally, the surrounding business and residential district have changed since the PAD was approved in 2007 and increases in project intensity are appropriate. Adjacent to the east is an approved 22-story building. This will be directly adjacent to our proposed development (just across the Union Pacific Railroad tracks). Additionally, to the northeast, approximately 600 feet away, lies West 6th, a residential and mixed-use development that is over 30 stories high. To the west lies a Chilis restaurant. Our proposed development and the

Farmer Arts District have always envisioned the project would serve as a buffer and be located where the heart of the city meets the heart of the neighborhood.

3. The development appropriately mitigates transitional impacts on the immediate surroundings.

The proposed Farmer Arts District building will appropriately mitigate the impacts of Mill Avenue to the more residential buildings west of Farmer Avenue. The building, with the approval of the Amended PAD, will have a mixed-use component that will combine both the residential aspect of development to its west with the commercial and entertainment district of Mill Avenue to the east. The Farmer Arts building will be an appropriate mix of uses.

	2007 Approved PAD	Proposed Modifications to PAD
Dwelling Units per Acre	50	203.32
Max Height	A1 – 92'	148
Maximum Lot Coverage	82%	74.6%
Minimum Landscape %	7%	15.9%
Front (South) Setback	0 Feet	0'
Side (East) Setback	20 Feet	15' 7"
Side (West) Setback	0 Feet	10' 4"
Rear (North) Setback	0 Feet	24' 6"

DEVELOPMENT PLAN REVIEW

The new Lot 1 @ Farmer Arts District – Parcel 1 building will conform to the following Development Plan Review requirements, as stated below:

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

The Lot 1 @ Farmer Arts District – Parcel 1 building will create variety in the Farmer Arts District and along University Drive. The size and mass of the building will be appropriate on University Drive and the building accents will create a variety in the streetscape.

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

The well-designed landscaping that will mirror the existing landscaping in the Farmer Arts District will be both environmentally friendly and will also mitigate heat gain and provide pedestrian shading.

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

Lot 1 @ Farmer Arts District – Parcel 1 will include perforated metal, composite panels, weathered steel, cast-in-place concrete and a façade of metal panels in a variety of colors that will reflect the character of the Residences on Farmer, West 6th to the east and the downtown Tempe entertainment district. The project will have intricate detail in the placement of the screening for the garage, façade, and podium.

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

The building will use a podium structure in order to help scale the project. The lower level will be glass with railing and perforated metal panels, composite panels and green screen. This will create a pedestrian friendly environment that will invite residents to walk throughout Farmer and utilize the environmentally friendly landscaped walkways Farmer Arts District is known for.

5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;

The building itself will consist of a podium level and two connected building masses that will relieve the monotony of the large building. The podium itself will create an articulated base and the variety of colors and materials used on the Lot 1 @ Farmer Arts District – Parcel 1 building will help further define the base and top and enhance the pedestrian experience.

6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;

The building façade of weathered steel panels, composite panels and perforated metal paneling along with the glass of the windows will create a building with scale, rhythm and walkways that vary in architectural detail.

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

The pedestrian walkway along the railroad in the Farmer Arts District will create a pleasant and convenient way to access multi-modal transportation options along University Drive, Farmer Avenue and in the Downtown Tempe District.

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

The project will feature two vehicular entrances and a podium style design that will direct traffic underground and into the garage. These vehicular entrances are on the north and western side and the pedestrian entrances are on the southern and western side, which should minimize conflict between pedestrians, bicyclists and vehicles.

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

The plans for the Lot 1 @ Farmer Arts District – Parcel 1 building will integrate the Crime Prevention Through Environmental Design principles. The large windows and appropriate landscaping will create view corridors and the maintenance team run by UDP will keep the landscaping clear to reduce crime opportunities.

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

The proposed landscaping for the parcel will continue the pedestrian friendly and walkable multi-model transit that Farmer Arts District is known for. The pedestrian walkway will feature desert trees, bushes and shrubs but as the Farmer walkway feels now, will not be sparse or typical in desert landscaping. Additionally, the building will open at the southern portion, facing University Drive and on the western side, facing Farmer Avenue. These pedestrian openings should encourage residents to use public transportation options along these two streets.

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; and

The signs both on the building and off the building will be appropriately proportioned and feature compatible design and color.

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

The lighting on the Lot 1 @ Farmer Arts District – Parcel 1 building will be compatible with the proposed building and adjoining and adjacent buildings in the neighborhood.

PLANNED AREA DEVELOPMENT OVERLAY FARMER ARTS DISTRICT - PARCEL 1

A Portion of Southeast quarter of Section 16, Township 1 North, Range 4 East
of the Gila and Salt River Base and Meridian, Maricopa County Arizona

ACKNOWLEDGMENT

State of Arizona

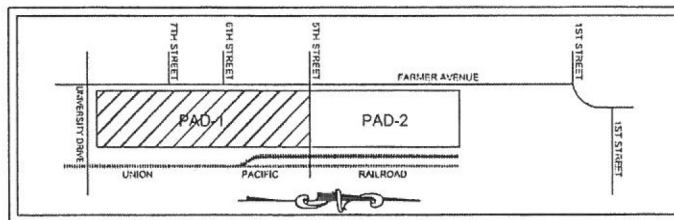
County of Maricopa

On this ____ day of _____ 2007, before me the undersigned personally appeared _____ (name here), who acknowledged himself to be the owner of (name here), an Arizona corporation, and that being authorized to do so, executed the foregoing instrument in the capacity therein stated and for the purpose therein contained.

In witness whereof, hereunto set my hand and official seal.

Notary Public

My commission expires _____



LOCATION MAP

N.T.S.

SHEET INDEX

- PAD1.0 COVER SHEET
- PAD1.1 SITE PLAN

LEGAL DESCRIPTION PARCEL 1

That portion of the Southeast quarter of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Southeast corner of said Section 16;

thence North 00° 17' 11" West (recorded = North 00° 18' 40" West), along the East line of the Southeast quarter of said Section 16, also being the centerline of the Union Pacific Railroad Main Track, a distance of 33.00 feet to the Point of Beginning, said point being on the Northern right-of-way of University Drive, as shown on the subdivision plot of State Plat No. 12 Amended, recorded in Book 69 of Maps, Page 38, Maricopa County Records;

thence South 89° 57' 13" West (recorded = South 89° 00' 00" West), along said Northern right-of-way line, 199.97 feet to the Easterly right-of-way line of Farmer Avenue;

thence North 00° 17' 01" West (recorded = North 00° 18' 40" West), along said Easterly right-of-way line, 1271.84 feet to the centerline of 9th Street as recorded in Docket 7324, Page 437, Maricopa County Records;

thence North 87° 04' 18" East, along said centerline, 199.93 feet to the East line of the Southeast quarter of said Section 16;

thence South 00° 17' 11" East, along said East line and the centerline of said Union Pacific Railroad Main Track, 1274.91 feet to the Point of Beginning;

EXCEPT the East 35.00 feet thereof.

BENCHMARK

Top of brass cap in handhole at the intersection of University Drive and Hardy Drive.
Elevation = 1145.69 feet City of Tempe datum

SITE BENCHMARK

TRM #1 - Top of brass cap in handhole at the intersection of University Drive and Farmer Avenue.
Elevation = 1159.88 feet City of Tempe datum
TRM #2 - Top of brass cap in handhole at the intersection of 9th Street (West) and Farmer Avenue.
Elevation = 1156.28 feet City of Tempe datum
TRM #3 - Top of brass cap flush with pavement at the intersection of 1st Street (West) and Farmer Avenue.
Elevation = 1157.51 feet City of Tempe datum

BASIS OF BEARING

The East line of the Southeast quarter of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, as monumented.

Said Bearing = North 00° 17' 11" West (recorded = North 00° 18' 40" West)

DEVELOPER

Farmer Arts, LLC
PO Box 1633
Tempe, Arizona 85280
(480) 204-0104

APPLICANT

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(480) 204-0104

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ARCHITECT

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PLANNER

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Lake Oswego, Oregon 97035
(503) 635-3616

LANDSCAPE ARCHITECT

Vallmor & Associates
Contact: Jim Smith
425 North 44th Street, Suite 350
Phoenix, AZ 85008
(602) 258-7711

CONDITIONS OF APPROVAL: PAD 07020

DATE	NO.	DESCRIPTION

Farmer Arts District
Where the heart of the neighborhood meets the heart of the city

COVER SHEET - PARCEL 1

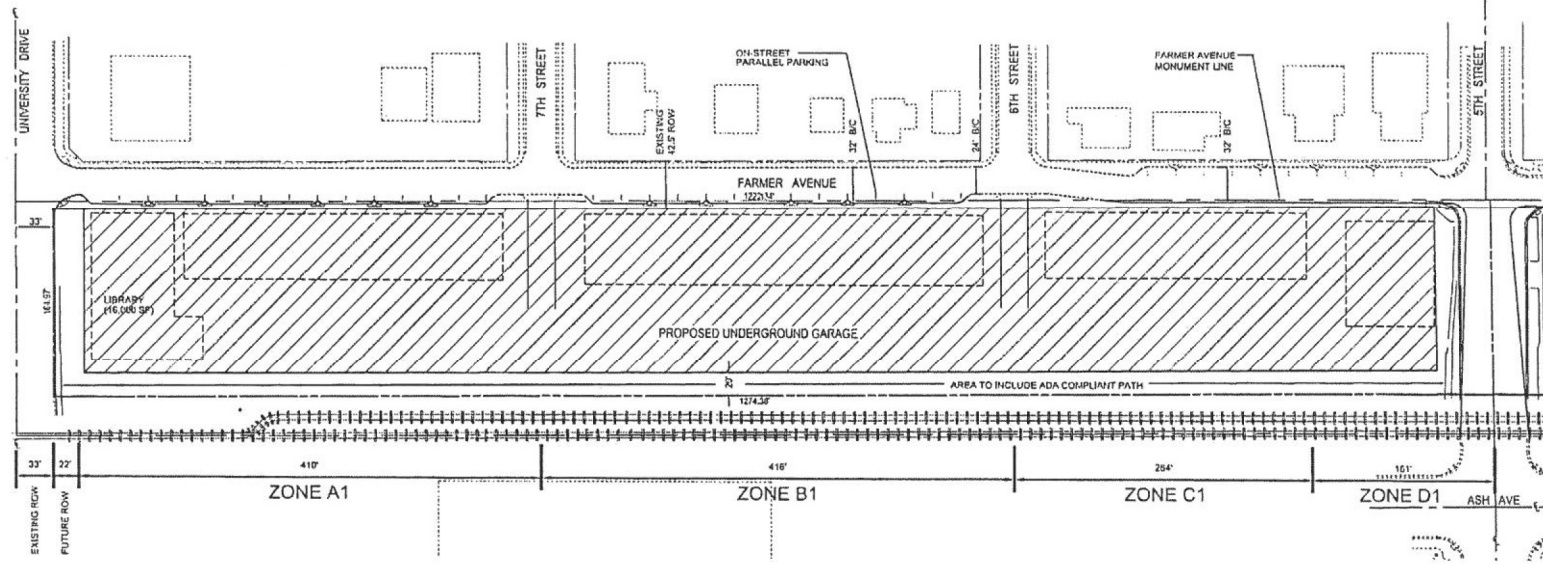
otak
17355 SW Boonies Ferry Rd.
Lake Oswego, OR 97035-3617
Phone: (503) 635-3616
FAX: (503) 635-3795
Internet: WWW.OTAK.COM

14457
Project No.
PAD1.0
Sheet No.

280 WEST UNIVERSITY DRIVE
DS 071056 PAD 07020 REC 70053

LOG: E:\071056_02720\2007_10_15\m.dwg → 2_L:\VMP\071056\14457\02720\Y:\ARJLR - PAD1 - 07020

JOB: DS07156, 07/19/2020 03:35pm --> L:\P16\057\14403\14457\0607\HUC1-PAD1-1-DWG



PARCEL 1 DEVELOPMENT STANDARDS	EXISTING C/D	M/U	PROPOSED WITH PAD
RESIDENTIAL DENSITY (DUALGIRL)	NS	NS	500
BUILDING HEIGHT (in feet)	35	NS	45
BUILDING ZONE A1			92
BUILDING ZONE B1			50
BUILDING ZONE C1			60
BUILDING ZONE D1 The height of buildings in the D1 Building Zone shall be limited to 15 feet of building height for an area not to exceed 55% of the building lot area.			15/15
MAXIMUM LOT COVERAGE (% OF NET SITE AREA)	15	NS	15%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	12%	NS	7%
SETBACKS (in feet)			
FRONT (SOUTH)	20	NS	0
SIDE (EAST)	0	NS	20
STREET SIDE (WEST)	0	NS	0
REAR (NORTH)	0	NS	0

NS = NO STANDARD

Vehicle Parking: Parcel 1

Parking Provided - Residential	250
Parking Provided - Visitors	45
Parking Provided - Non-Resident	173
Parking Provided - sub Total	477
Parking Located - On-Street	(27)
Parking provided for Parcel 1	450

Parcel Size

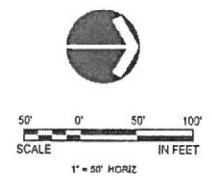
	square feet	acres
Gross site area:	225,147	5.17
Net site area:	209,939	4.82

Zoning

Existing: GID; General Industrial District
 Proposed: MU-4; Mixed-Use - High Density District

General Plan 2030

Existing: Mixed-Use; Medium to High Density
 Proposed: Mixed-Use; High Density



NO.	DATE	BY	DESCRIPTION

Farmer Arts District

When the Board of Planning and Zoning meets, the Board of the City

SITE PLAN - SOUTH PARCEL 1



1726 S. Boone Ferry Rd.
 Lake Oswego, OR 97033-3273
 Phone: (503) 632-2611
 FAX: (503) 632-5300
 Internet: WWW.OTAK.COM

14457
 Project No.
PAD1.1
 Sheet No.
 1 of 2

DS 071056 PAD 07020 REC 70053

DS 071056 PAD 07020 REC 70053 280 WEST UNIVERSITY DRIVE

1 ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOT 1 @ FARMER ARTS DISTRICT - PARCEL 1

A PORTION OF THE NORTHWEST QUARTER, SECTION 16N, TOWNSHIP 1N , RANGE 4E, GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

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

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES _____

FARMER ARTS LOT 1, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
OWNER DATE _____

ITS: MANAGER/OWNER/PRESIDENT

LEGAL DESCRIPTION

LOT 1, FARMER ARTS DISTRICT - PARCEL 1, ACCORDING TO BOOK 1070
OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
TEMPE ON THIS _____ DAY OF _____
20____

List any minor modification approval, with date, below the City Council
approval date if a minor modification occurs, {ref. ZDC, Section 6-312}

OWNER/DEVELOPER

OWNER	DEVELOPER
FARMER ARTS LOT 1, LLC	URBAN DEVELOPMENT PARTNERS
PO BOX 1833	688 WEST FIRST STREET
TEMPE, AZ 85280-1833	TEMPE, AZ 85281
(480) 921.2800	(480)966.3008

PROJECT DATA / DEVELOPMENT STANDARDS

MU-4 (PAD) (TOD) Table 5-611B	PAD PROVIDED
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY UP TO 65 DU/AC
SITE AREA	60,185 SF (1.382 AC)
BUILDING HEIGHT	147'-6"
BUILDING LOT COVERAGE	74.60% (44,898 SF)
SITE LANDSCAPE COVERAGE	15.90% (9,572 SF)
BUILDING SETBACKS	
FRONT (South)	0'-0"
SIDE (East)	15'-7"
REAR (North)	24'-6"
STREET SIDE (West)	10'-4"
VEHICLE PARKING QUANTITY	
RETAIL (1,641 SF/125) (TABLE 4-607A TOD WAIVE FIRST 5,000 SF)	0
STUDIO (31 @ 0.50/BEDROOM)	16
1 BEDROOM (136 @ 0.50/BEDROOM)	68
2 BEDROOM (91 @ 0.50/BEDROOM)	91
3 BEDROOM (23 @ 0.30/BEDROOM)	21
GUEST (31 @ 0.10/UNIT)	29
VEHICLE PARKING REQUIRED	225
VEHICLE PARKING PROVIDED - ON-SITE	252
VEHICLE PARKING PROVIDED - ON-STREET	9
VEHICLE PARKING PROVIDED - TOTAL	261
BICYCLE PARKING QUANTITY	
RETAIL (1,641 SF/7,500 SF, 4 MIN.)	4
STUDIO (31 @ 0.75/UNIT)	24
1 BEDROOM (136 @ 0.75/UNIT)	102
2 BEDROOM (91 @ 0.75/UNIT)	69
3 BEDROOM (23 @ 1/UNIT)	23
GUEST (31 @ 0.2/UNIT)	57
BICYCLE PARKING REQUIRED	279
BICYCLE PARKING PROVIDED - UNITS	281
BICYCLE PARKING PROVIDED - EXTERIOR	12
BICYCLE PARKING PROVIDED - TOTAL	293
USES	
RETAIL	1,641 SF
RESIDENTIAL AMMENITY/BOH - LEVEL 1	19,221 SF
RESIDENTIAL AMMENITY/BOH - LEVEL 3	2,946 SF
RESIDENTIAL	190,982 SF

SITE VICINITY MAP



1 VICINITY MAP
PAD1.00 | NTS

CONDITIONS OF APPROVAL: PL150526

GENERAL NOTES

REC151556

PL150526

DS151154



4733 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T: 503.245.7100
117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T: 206.576.1600
ANAKROM MOISAN ARCHITECTS, INC.

Farmer Arts District
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LOT 1 @ FARMER ARTS DISTRICT - PARCEL 1
707 SOUTH FARMER AVENUE

REVISION	DATE	REASON FOR ISSUE



COVER SHEET

DATE 02/11/2016	REVISION
PROJECT NUMBER 153010	SHEET NUMBER
SCALE NTS	PAD1.00

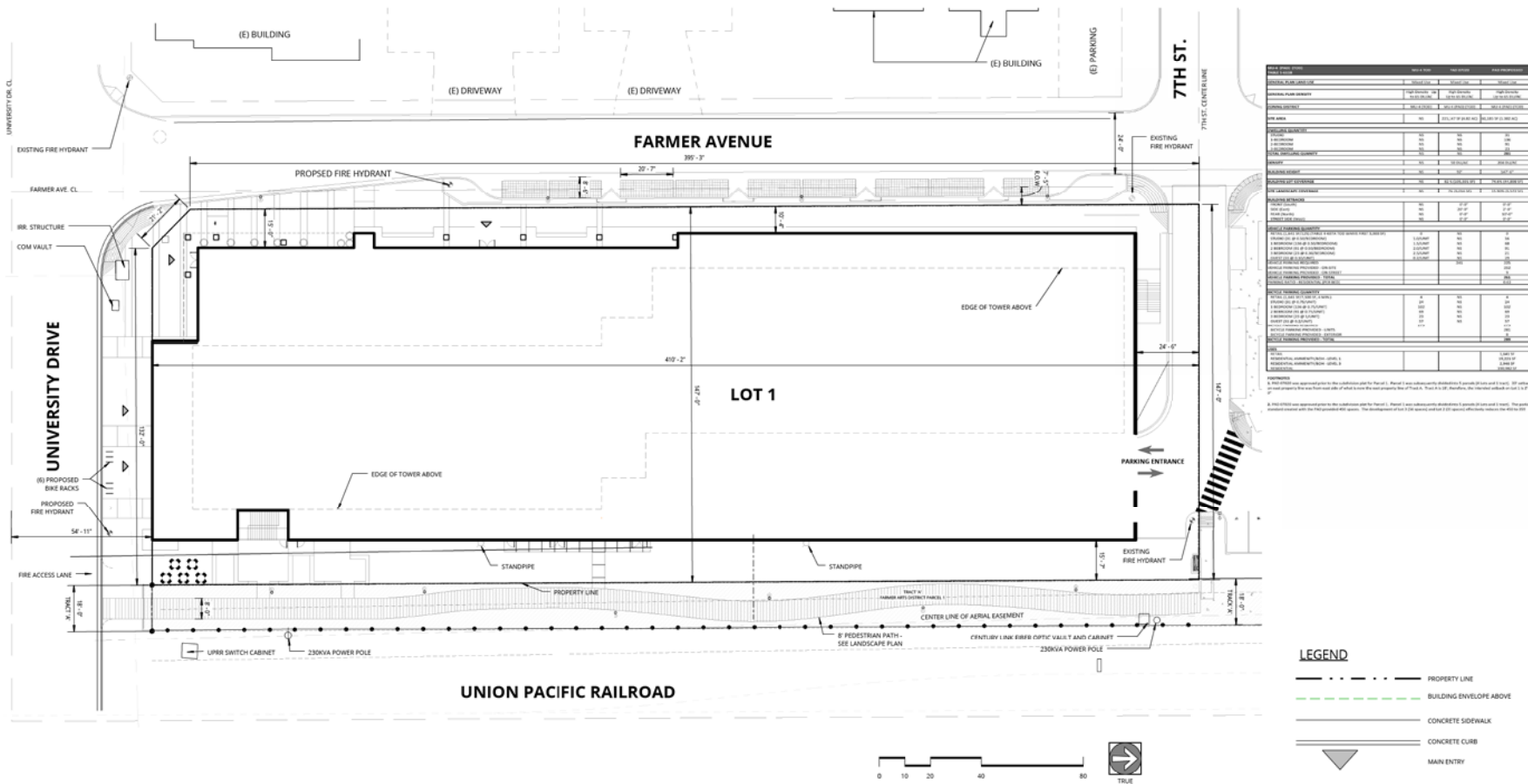
DS151154

PL150526

REC151556

1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOT 1 @ FARMER ARTS DISTRICT - PARCEL 1

A PORTION OF THE NORTHWEST QUARTER, SECTION 16N, TOWNSHIP 1N , RANGE 4E, GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA



NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE	REMARKS
1	TOTAL LOT AREA	100,000	100%	
2	EXISTING BUILDING FOOTPRINT	10,000	10%	
3	PROPOSED BUILDING FOOTPRINT	20,000	20%	
4	PARKING	30,000	30%	
5	LANDSCAPE	10,000	10%	
6	UTILITY	5,000	5%	
7	WALKWAY	2,000	2%	
8	DRIVEWAY	1,000	1%	
9	BIKE RACKS	1,000	1%	
10	STANDPIPE	1,000	1%	
11	PERMITS	1,000	1%	
12	CONCRETE	1,000	1%	
13	ASPHALT	1,000	1%	
14	PAVING	1,000	1%	
15	LANDSCAPE	1,000	1%	
16	UTILITY	1,000	1%	
17	WALKWAY	1,000	1%	
18	DRIVEWAY	1,000	1%	
19	BIKE RACKS	1,000	1%	
20	STANDPIPE	1,000	1%	
21	PERMITS	1,000	1%	
22	CONCRETE	1,000	1%	
23	ASPHALT	1,000	1%	
24	PAVING	1,000	1%	
25	LANDSCAPE	1,000	1%	
26	UTILITY	1,000	1%	
27	WALKWAY	1,000	1%	
28	DRIVEWAY	1,000	1%	
29	BIKE RACKS	1,000	1%	
30	STANDPIPE	1,000	1%	
31	PERMITS	1,000	1%	
32	CONCRETE	1,000	1%	
33	ASPHALT	1,000	1%	
34	PAVING	1,000	1%	
35	LANDSCAPE	1,000	1%	
36	UTILITY	1,000	1%	
37	WALKWAY	1,000	1%	
38	DRIVEWAY	1,000	1%	
39	BIKE RACKS	1,000	1%	
40	STANDPIPE	1,000	1%	
41	PERMITS	1,000	1%	
42	CONCRETE	1,000	1%	
43	ASPHALT	1,000	1%	
44	PAVING	1,000	1%	
45	LANDSCAPE	1,000	1%	
46	UTILITY	1,000	1%	
47	WALKWAY	1,000	1%	
48	DRIVEWAY	1,000	1%	
49	BIKE RACKS	1,000	1%	
50	STANDPIPE	1,000	1%	
51	PERMITS	1,000	1%	
52	CONCRETE	1,000	1%	
53	ASPHALT	1,000	1%	
54	PAVING	1,000	1%	
55	LANDSCAPE	1,000	1%	
56	UTILITY	1,000	1%	
57	WALKWAY	1,000	1%	
58	DRIVEWAY	1,000	1%	
59	BIKE RACKS	1,000	1%	
60	STANDPIPE	1,000	1%	
61	PERMITS	1,000	1%	
62	CONCRETE	1,000	1%	
63	ASPHALT	1,000	1%	
64	PAVING	1,000	1%	
65	LANDSCAPE	1,000	1%	
66	UTILITY	1,000	1%	
67	WALKWAY	1,000	1%	
68	DRIVEWAY	1,000	1%	
69	BIKE RACKS	1,000	1%	
70	STANDPIPE	1,000	1%	
71	PERMITS	1,000	1%	
72	CONCRETE	1,000	1%	
73	ASPHALT	1,000	1%	
74	PAVING	1,000	1%	
75	LANDSCAPE	1,000	1%	
76	UTILITY	1,000	1%	
77	WALKWAY	1,000	1%	
78	DRIVEWAY	1,000	1%	
79	BIKE RACKS	1,000	1%	
80	STANDPIPE	1,000	1%	
81	PERMITS	1,000	1%	
82	CONCRETE	1,000	1%	
83	ASPHALT	1,000	1%	
84	PAVING	1,000	1%	
85	LANDSCAPE	1,000	1%	
86	UTILITY	1,000	1%	
87	WALKWAY	1,000	1%	
88	DRIVEWAY	1,000	1%	
89	BIKE RACKS	1,000	1%	
90	STANDPIPE	1,000	1%	
91	PERMITS	1,000	1%	
92	CONCRETE	1,000	1%	
93	ASPHALT	1,000	1%	
94	PAVING	1,000	1%	
95	LANDSCAPE	1,000	1%	
96	UTILITY	1,000	1%	
97	WALKWAY	1,000	1%	
98	DRIVEWAY	1,000	1%	
99	BIKE RACKS	1,000	1%	
100	STANDPIPE	1,000	1%	

1 SITE PLAN - PAD
PAD2.00 | 1" = 20'-0"

DS151154

PL150526

REC15156

REC15156

PL150526

DS151154



4720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100
117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600
ANKROM MOISAN ARCHITECTS, INC.

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LOT 1 @ FARMER ARTS DISTRICT - PARCEL 1
707 SOUTH FARMER AVENUE

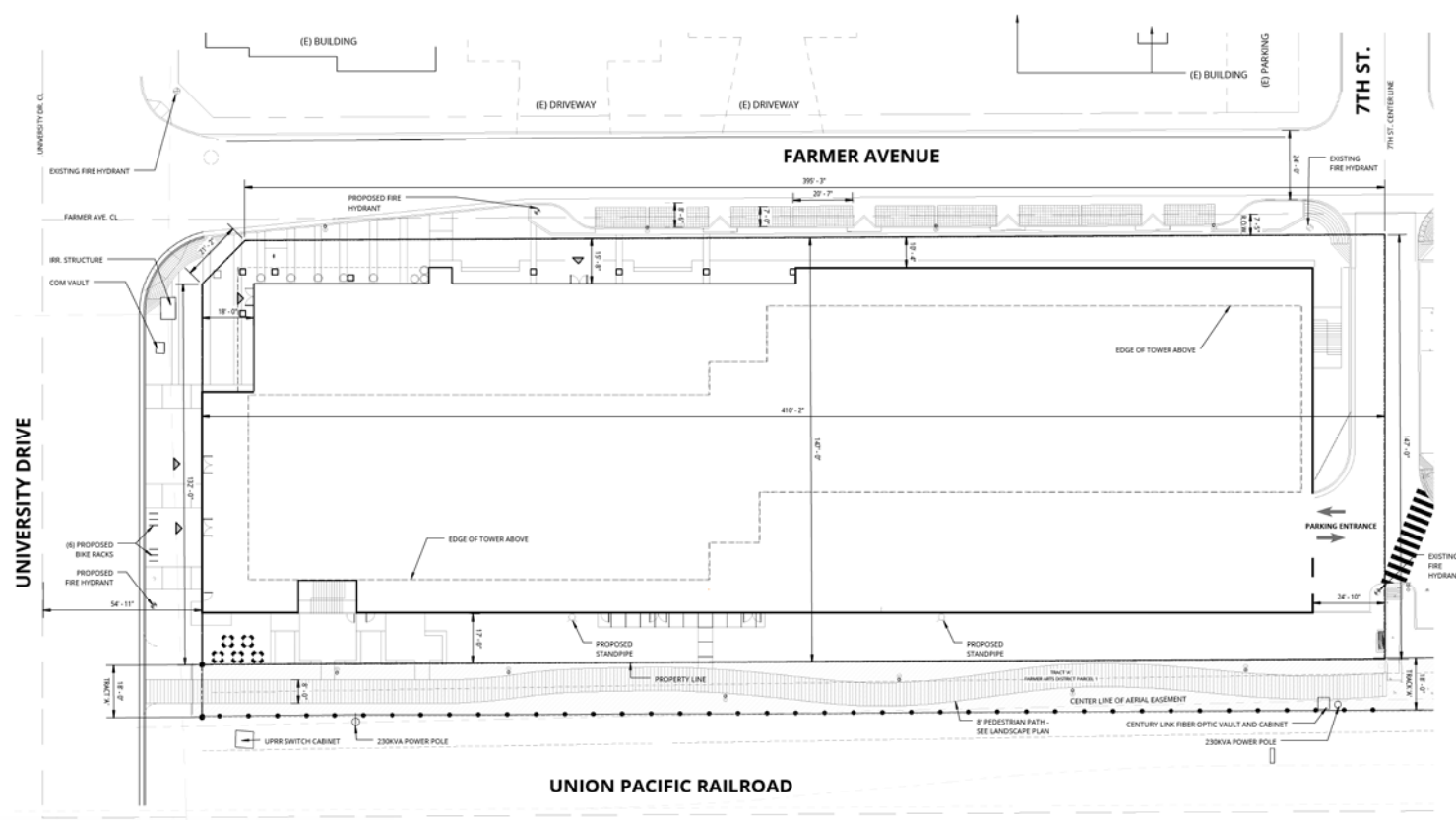
REVISION	DATE	REASON FOR ISSUE



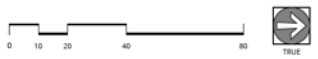
SITE PLAN

DATE	REVISION
02/11/2016	
PROJECT NUMBER 153010	SHEET NUMBER PAD2.00
SCALE As indicated	

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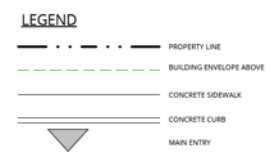


1 SITE PLAN - DPR
A1.00 | 1" = 20'-0"



PROJECT DATA	
CONTACT INFORMATION	
1000 MARSHALL	TOOD MARSHALL
URBAN DEVELOPMENT PARTNERS	PO BOX 1833
TEMPLE, AZ 85280-1833	(480) 966-3208
TMARSHALL@MARSHALLCOMPANY.COM	
PROJECT NAME	
FARMER ARTS DISTRICT LOT 1	
PROJECT ADDRESS	
707 SOUTH FARMER	
PROPOSED USE	
MIXED-USE	
GENERAL PLAN	
MIXED-USE	HIGH DENSITY (6P TO 6S DU)
PROJECTED LAND USE	MIXED-USE
PROPOSED LAND USE	HIGH DENSITY (6P TO 6S DU)
PROPOSED DENSITY	
ZONING	
EXISTING	MU-4 (PUD) (TOD)
PROPOSED	MU-4 (PUD) (TOD)
LOT AREA	
40,209 SF (1.362 AC)	
SEPARATE BUILDING AREA	
392,826 SF	
PROPOSED USES (%)	
RETAIL	1,641 SF (0.42%)
LEVEL 1 RESIDENTIAL AMENITY / BOH	19,221 SF (4.8%)
LEVEL 2 RESIDENTIAL AMENITY / BOH	2,346 SF (0.7%)
RESIDENTIAL	289,313 SF (71.8%)
PARKING	60,525 SF (15.3%)
BUILDING HEIGHT	
147'-0"	
ICE COVERAGE	
74.0% (4,838 SF)	
LANDSCAPE COVERAGE	
15.9% (9,372 SF)	
DENSITY ALLOWED/PROVIDED	
60 DU ALLOWED / 264 DU PROVIDED	

BUILDING SETBACKS	
FRONT (20'-0")	34'-0"
SIDE (EAST)	17'-0"
REAR (NORTH)	24'-0"
STREET SIDE (WEST)	16'-0"
VEHICLE PARKING REQUIRED/PROVIDED	
RETAL (3,443 SF/1.25) (TABLE 4-683A TOD WAVE)	225 REQUIRED / 264 PROVIDED
FIRST (5,000 SF)	0
5' UICD (31 @ 5.30/RESROOM)	18
1 BEDROOM (134 @ 5.50/RESROOM)	58
2 BEDROOM (74 @ 5.50/RESROOM)	91
3 BEDROOM (23 @ 3.30/RESROOM)	21
GUEST (31 @ 3.50/RES)	29
BIKE PARKING REQUIRED/PROVIDED	
277 REQUIRED / 277 PROVIDED	
RESIDENTIAL LIMITS	
5' UICD (31)	31
1 BEDROOM (134)	136
2 BEDROOM (74)	91
3 BEDROOM (23)	23
TOTAL RESIDENTIAL UNITS	281
TYPE OF CONSTRUCTION	
1A	
OCCUPANCE	
R2, R, M, A-3, S-2	
OCCUPANT LOAD (PER TABLE 1004.1.1)	
RESIDENTIAL: 1,000 GSF	
OFFICE: 1,000 GSF	
RETAIL: 1,000 GSF	
AMENITY: 1,115 GSF	
PARKING: 1,000 GSF	
STORAGE: 1,000 GSF	
EXERCISE ROOMS: 1,500 GSF	
SEPARATED OR NON SEPARATED USES	
NON SEPARATED OCCUPANCY	
SPRINKLERS & FIRE ALARMS	
AUTOMATIC FIRE EXTINGUISHING SYSTEM PER	
CUT AND IBC	
FIRE HYDRANTS	
PER PLAN	
REFUSE	
REFUSE TO BE COLLECTED ON-SITE USING	
CHUTES AND COMPACTORS	



VICINITY MAP DPR
A1.00 | NTS



4720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

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LOT 1 @ FARMER ARTS DISTRICT - PARCEL 1
707 SOUTH FARMER AVENUE

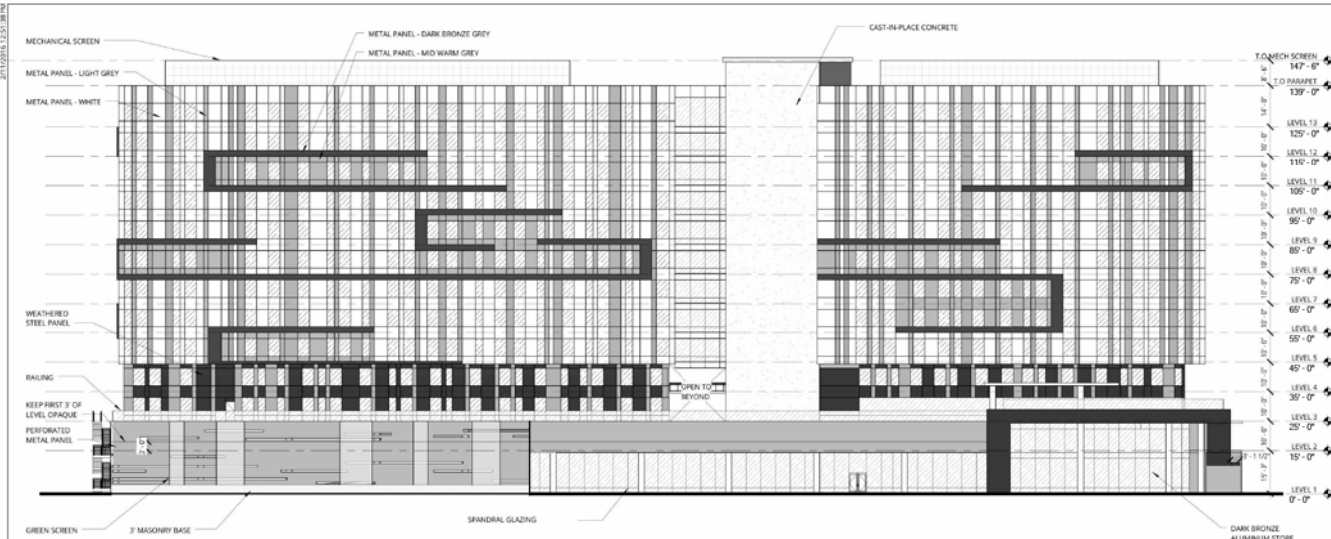
REVISION	DATE	REASON FOR ISSUE



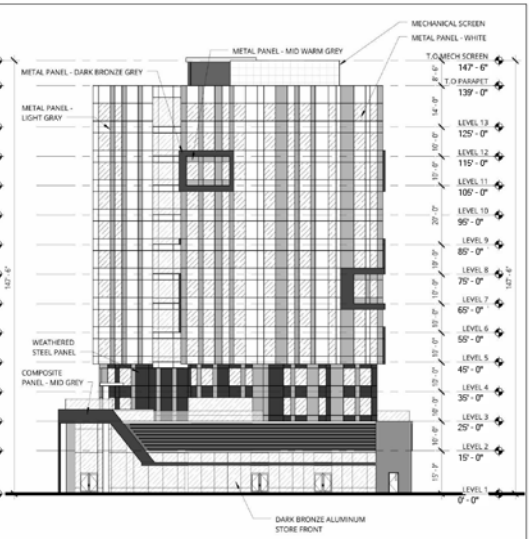
SITE PLAN

DATE	02/11/2016	REVISION	
PROJECT NUMBER	153010	SHEET NUMBER	
SCALE	As indicated	SHEET NUMBER	A1.00

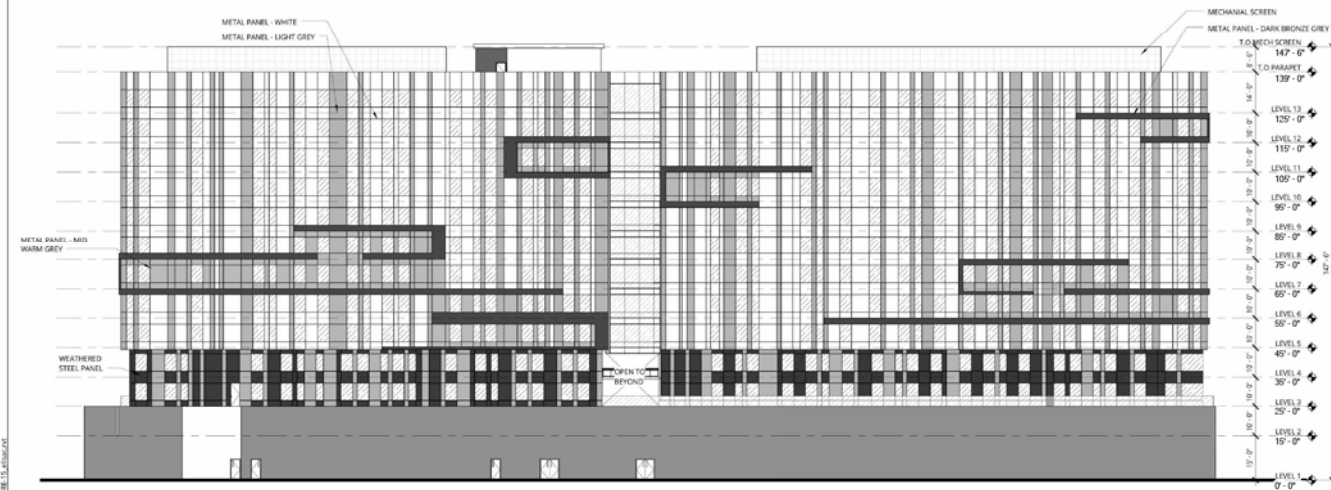
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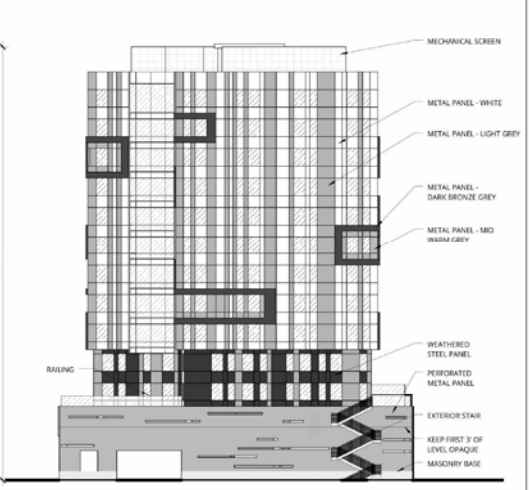
1 WEST ELEVATION (FARMER AVE.) - B&W
 A3.00 | 1" = 20'-0"



2 SOUTH ELEVATION - (UNIVERSITY DR.) - B&W
 A3.00 | 1" = 20'-0"



3 EAST ELEVATION - B&W
 A3.00 | 1" = 20'-0"



4 NORTH ELEVATION - B&W
 A3.00 | 1" = 20'-0"

MATERIALS

- METAL PANEL - WHITE
- METAL PANEL - LIGHT GREY
- METAL PANEL - DARK BRONZE GREY
- GREEN SCREEN
- CAST-IN PLACE CONCRETE
- GLAZING
- WEATHERED STEEL PANEL
- MECHANICAL SCREEN
- PERFORATED METAL PANEL
- MASONRY
- COMPOSITE PANEL - MID WARM GREY



Ankrom Moisan

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Farmer Arts District

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LOT 1 @ FARMER ARTS DISTRICT - PARCEL 1

707 SOUTH FARMER AVENUE

REVISION	DATE	REASON FOR ISSUE



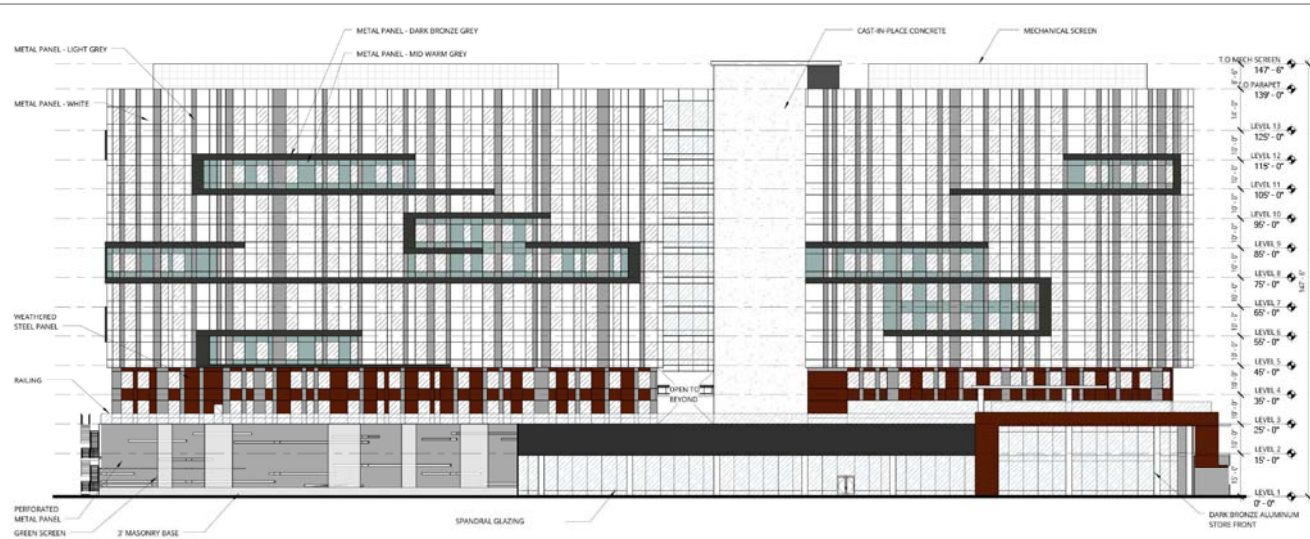
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS (B&W)

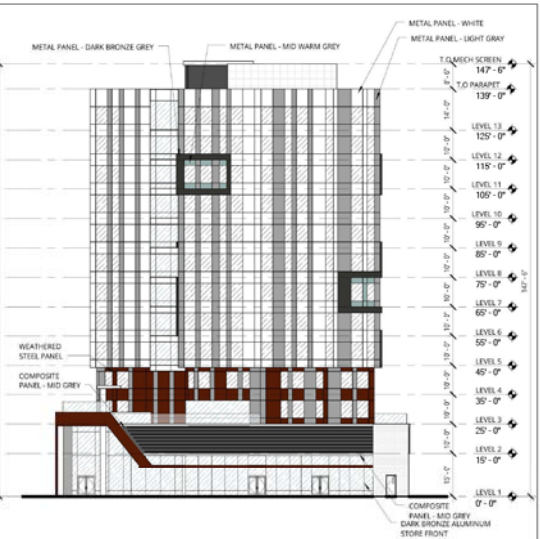
DATE 02/11/2016	REVISION
PROJECT NUMBER 153010	SHEET NUMBER
SCALE As indicated	A3.00

ATTACHMENT 18

2017/05/16 10:03:34 AM
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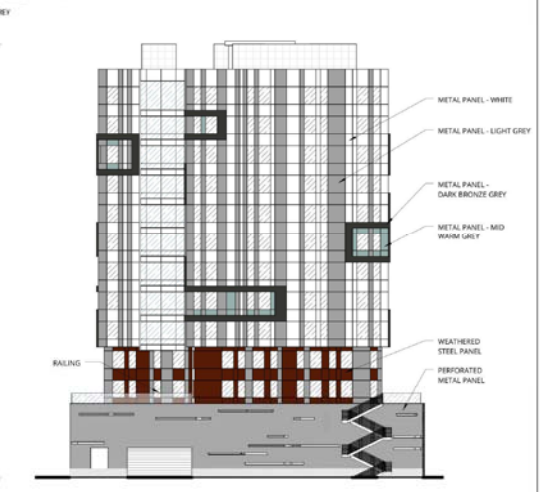
1 WEST ELEVATION (FARMER AVE.) - COLOR
 A3.01 | 1" = 20'-0"



2 SOUTH ELEVATION - (UNIVERSITY DR.) - COLOR
 A3.01 | 1" = 20'-0"



3 EAST ELEVATION - COLOR
 A3.01 | 1" = 20'-0"



4 NORTH ELEVATION - COLOR
 A3.01 | 1" = 20'-0"

- MATERIALS**
- METAL PANEL - WHITE
 - METAL PANEL - LIGHT GREY
 - METAL PANEL - DARK BRONZE GREY
 - GREEN SCREEN
 - CAST-IN PLACE CONCRETE
 - GLAZING
 - WEATHERED STEEL PANEL
 - MECHANICAL SCREEN
 - PERFORATED METAL PANEL
 - METAL PANEL - MID WARM GREY
 - MASONRY
 - COMPOSITE PANEL - MID WARM GREY

Ankrom Moisan

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LOT 1 @ FARMER ARTS DISTRICT - PARCEL 1
 707 SOUTH FARMER AVENUE

REVISION	DATE	REASON FOR ISSUE

NOT FOR CONSTRUCTION

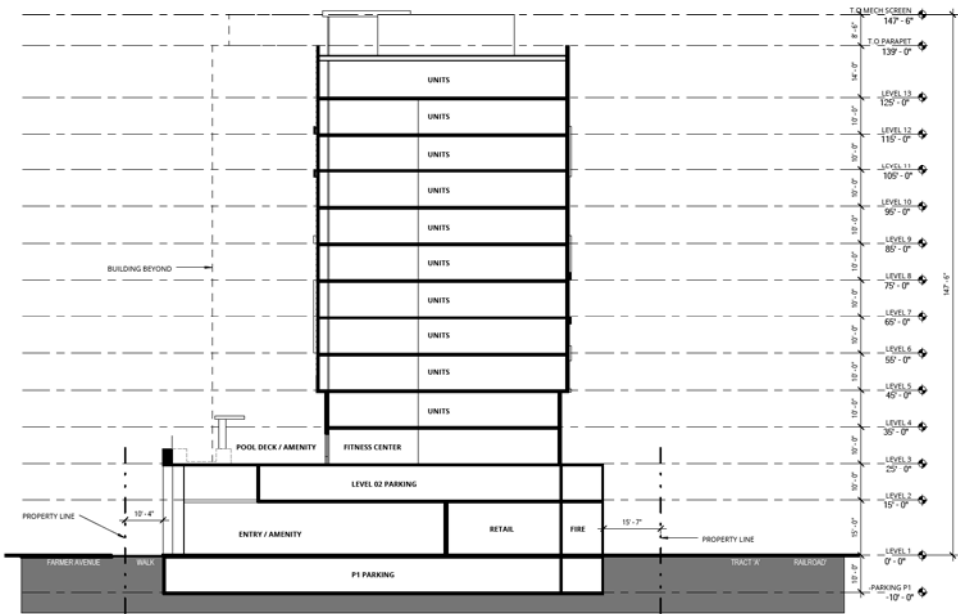
EXTERIOR ELEVATIONS (COLOR)

DATE	REVISION
02/11/2016	
PROJECT NUMBER 153010	SHEET NUMBER A3.01
SCALE As indicated	

2017.02.08.13.21.12.NA



1 SECTION - EAST
A4.00 | 1/16" = 1'-0"



2 SECTION - SOUTH
A4.00 | 1/16" = 1'-0"



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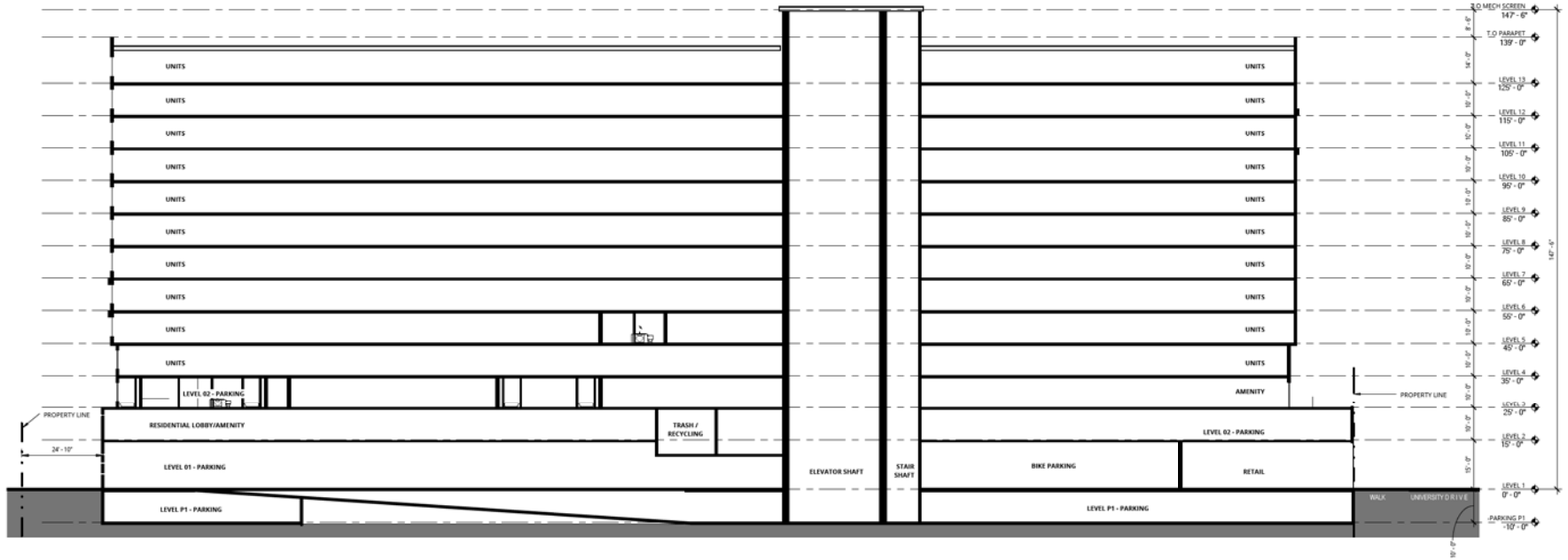
LOT 1 @ FARMER ARTS DISTRICT - PARCEL 1
707 SOUTH FARMER AVENUE

REVISION	DATE	REASON FOR ISSUE



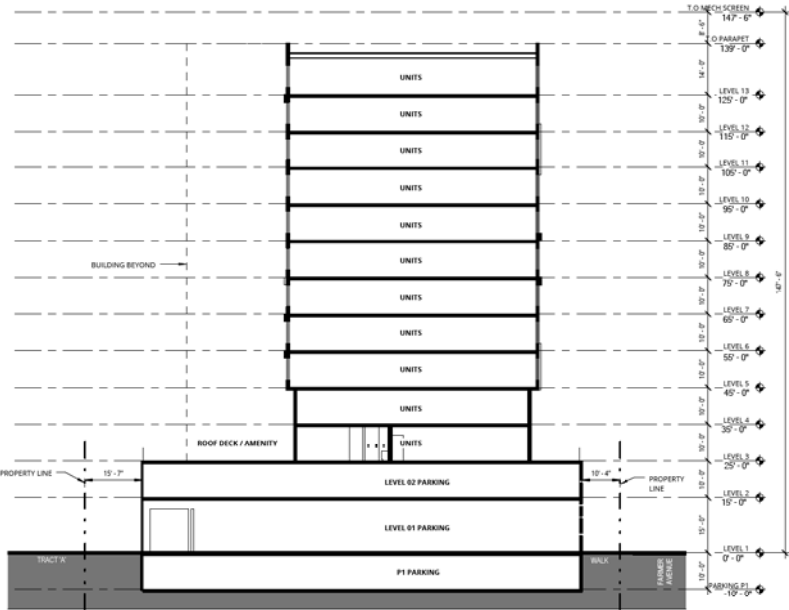
BUILDING SECTIONS

DATE 02/11/2016	REVISION
PROJECT NUMBER 153010	SHEET NUMBER
SCALE 1/16" = 1'-0"	A4.00



1 SECTION - WEST

A4.00C | 1/16" = 1'-0"



2 SECTION - NORTH

A4.00C | 1/16" = 1'-0"



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LOT 1 @ FARMER ARTS DISTRICT - PARCEL 1
707 SOUTH FARMER AVENUE

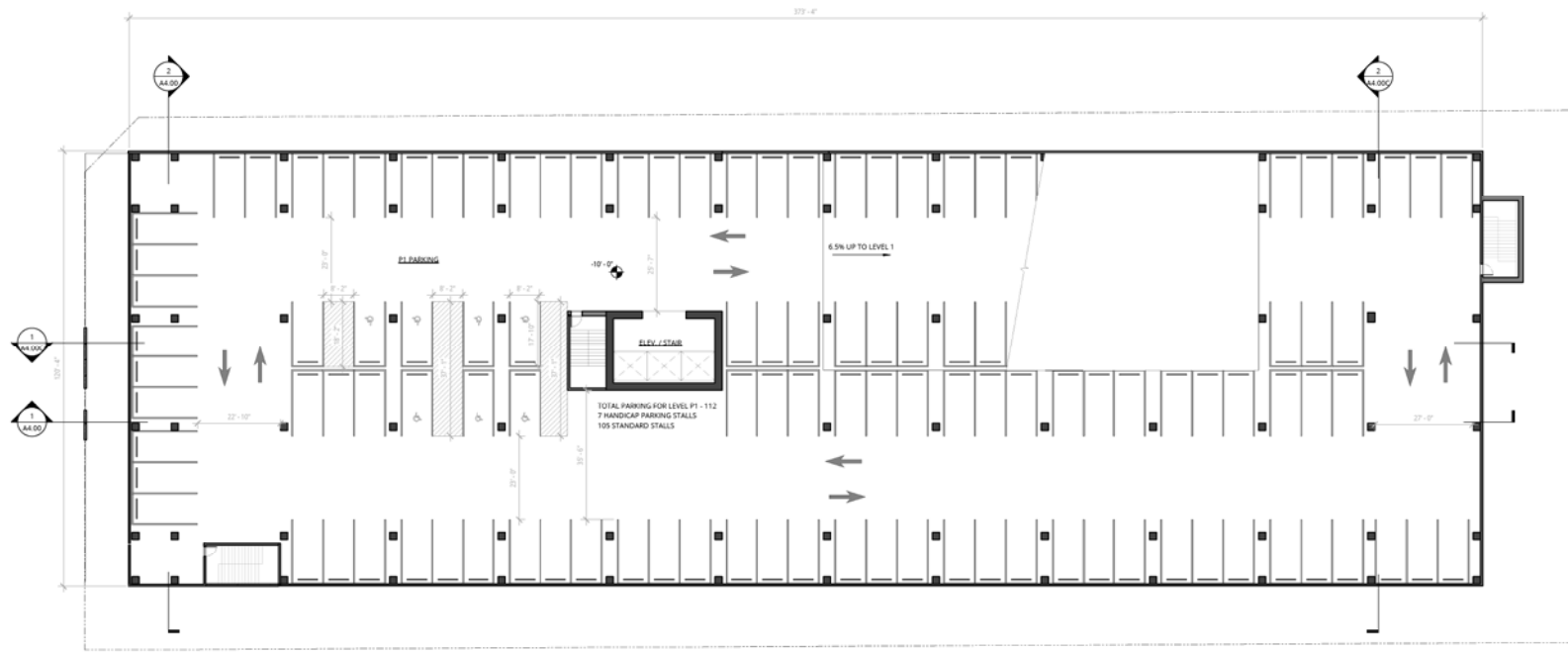
REVISION	DATE	REASON FOR ISSUE



BUILDING SECTIONS

DATE 02/11/2016	REVISION
PROJECT NUMBER 153010	SHEET NUMBER
SCALE 1/16" = 1'-0"	A4.00C

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1 LEVEL - P1
A2.00 | 1/16" = 1'-0"



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REVISION	DATE	REASON FOR ISSUE

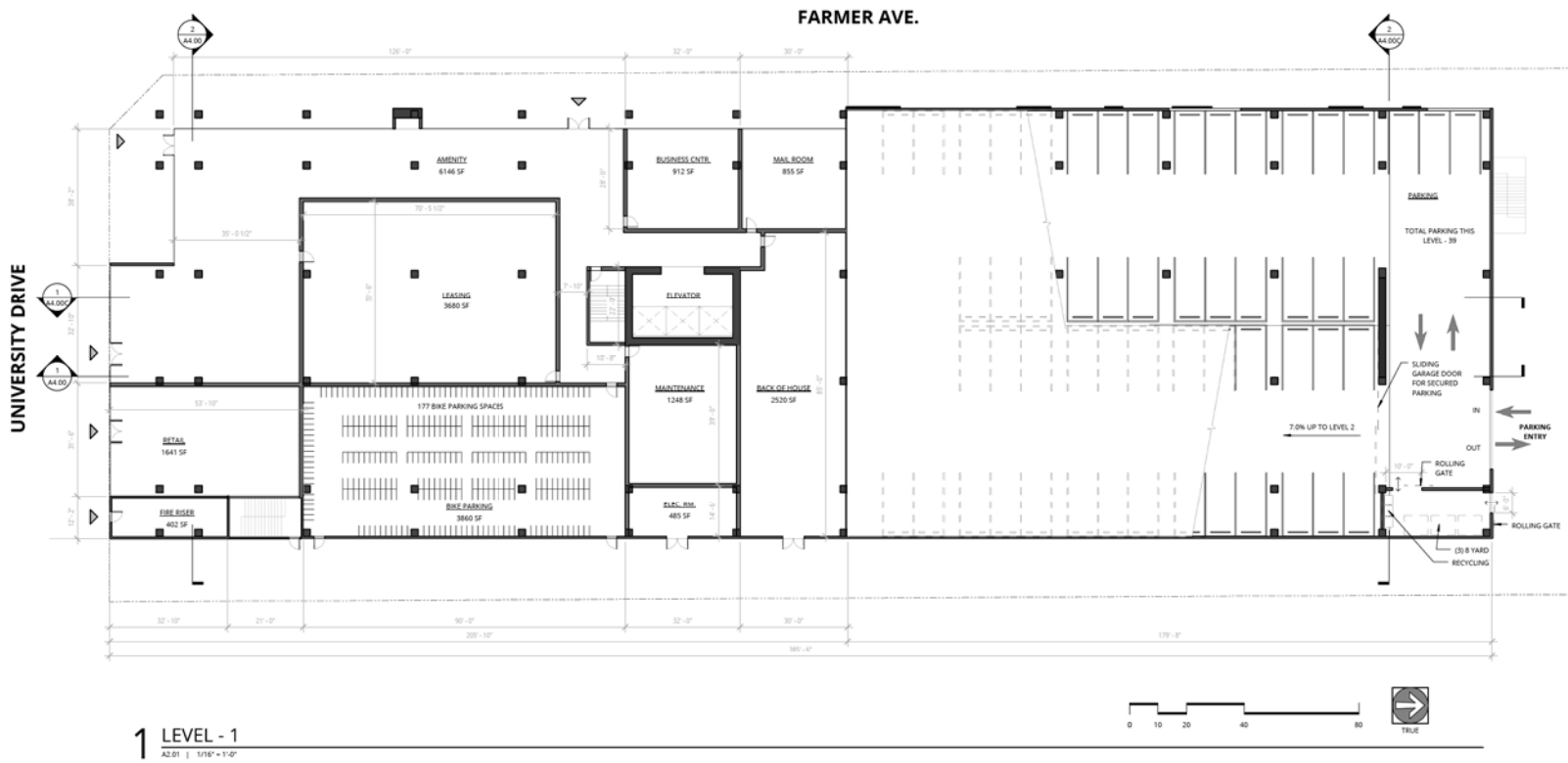


LEVEL P1

DATE 02/11/2016	REVISION
PROJECT NUMBER 153010	SHEET NUMBER
SCALE 1/16" = 1'-0"	A2.00

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1 LEVEL - 1
A2.01 | 1/16" = 1'-0"



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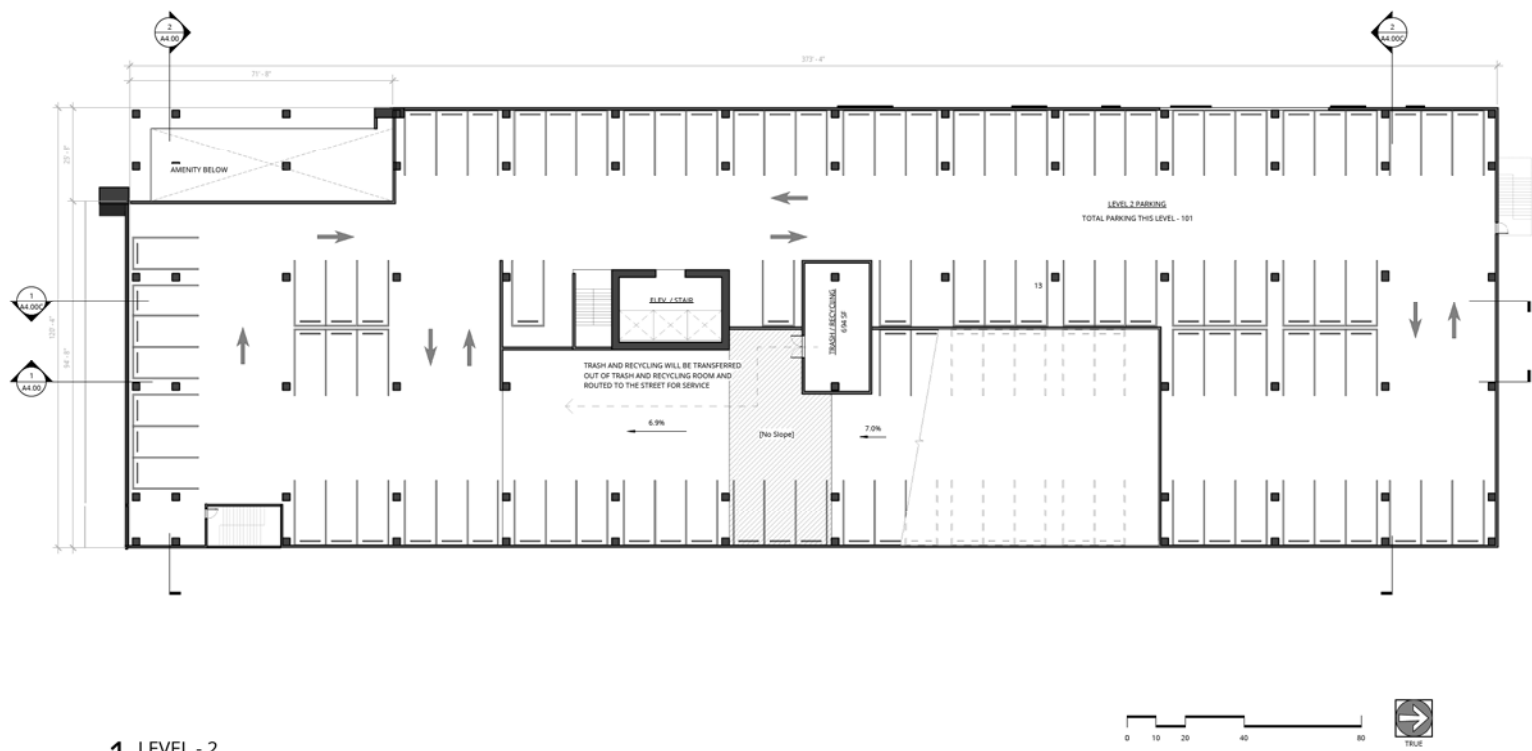
REVISION	DATE	REASON FOR ISSUE



LEVEL 01

DATE 02/11/2016	REVISION
PROJECT NUMBER 153010	SHEET NUMBER
SCALE 1/16" = 1'-0"	A2.01

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1 LEVEL - 2
A2.02 | 1/16" = 1'-0"



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REVISION	DATE	REASON FOR ISSUE



LEVEL 02

DATE 02/11/2016	REVISION
PROJECT NUMBER 153010	SHEET NUMBER A2.02
SCALE 1/16" = 1'-0"	



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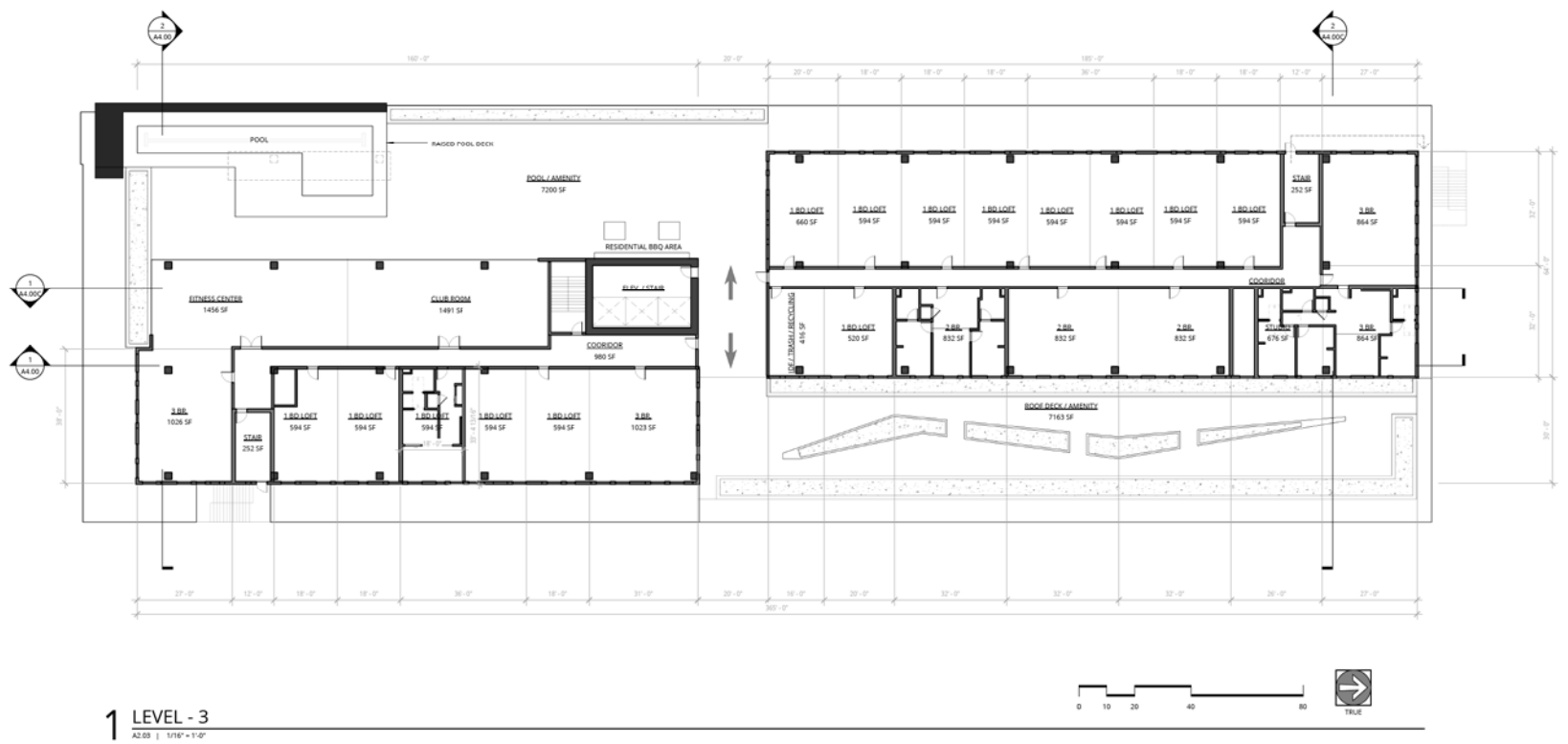
LOT 1 @ FARMER ARTS DISTRICT - PARCEL 1
707 SOUTH FARMER AVENUE

REVISION	DATE	REASON FOR ISSUE

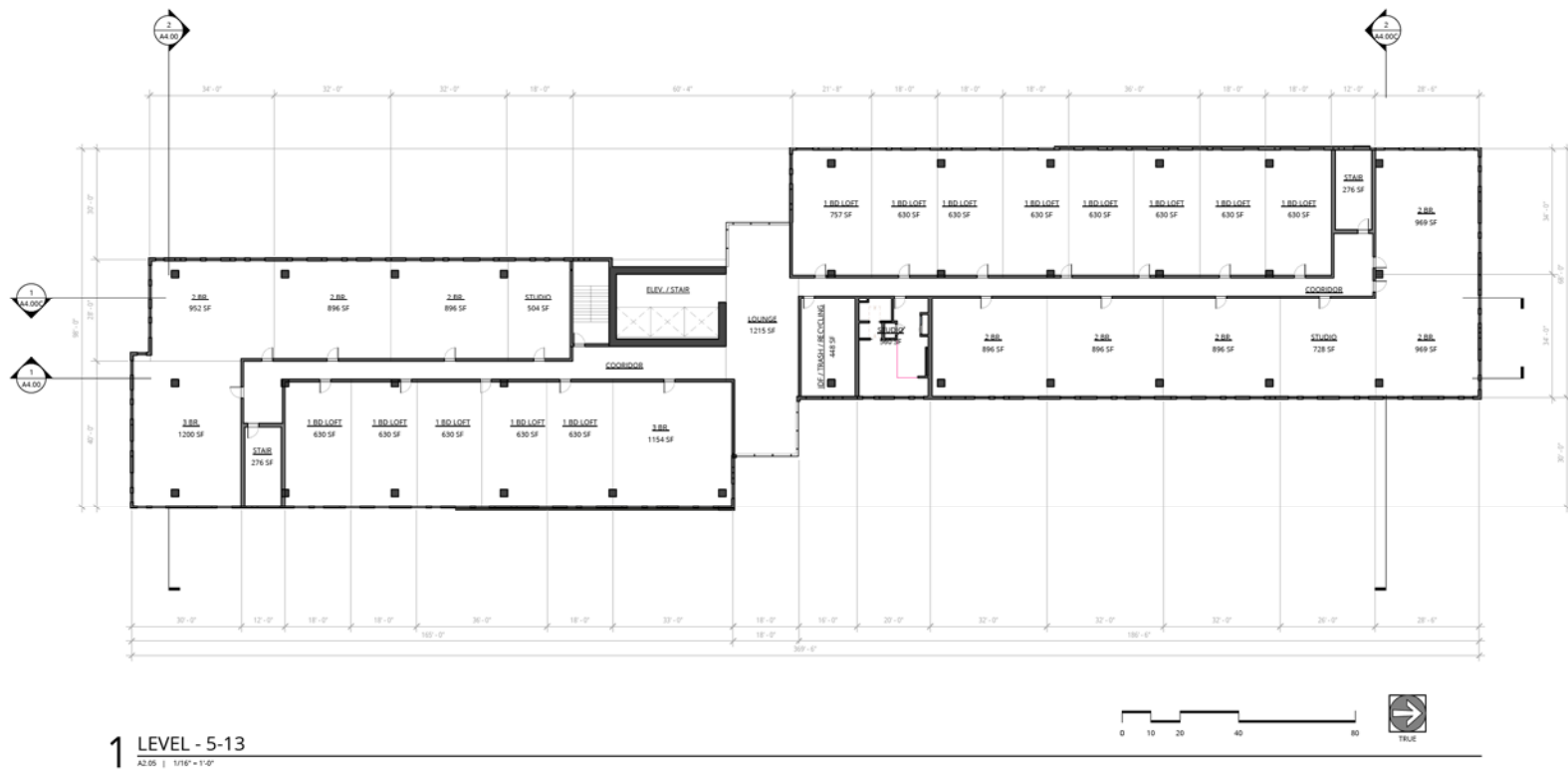


LEVEL 03

DATE 02/11/2016	REVISION
PROJECT NUMBER 153010	SHEET NUMBER
SCALE 1/16" = 1'-0"	A2.03



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REVISION	DATE	REASON FOR ISSUE



LEVEL 05 - 13

DATE 02/11/2016	REVISION
PROJECT NUMBER 153010	SHEET NUMBER A2.05
SCALE 1/16" = 1'-0"	



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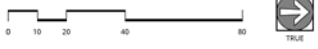
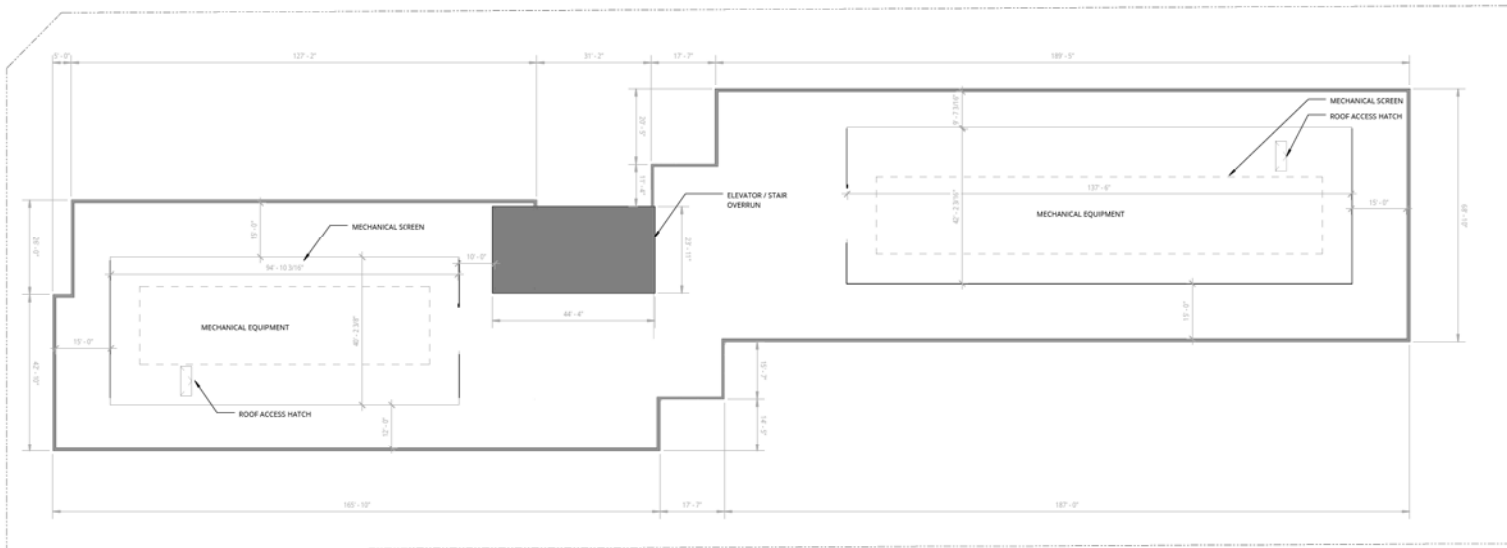
LOT 1 @ FARMER ARTS DISTRICT - PARCEL 1
 707 SOUTH FARMER AVENUE

REVISION	DATE	REASON FOR ISSUE

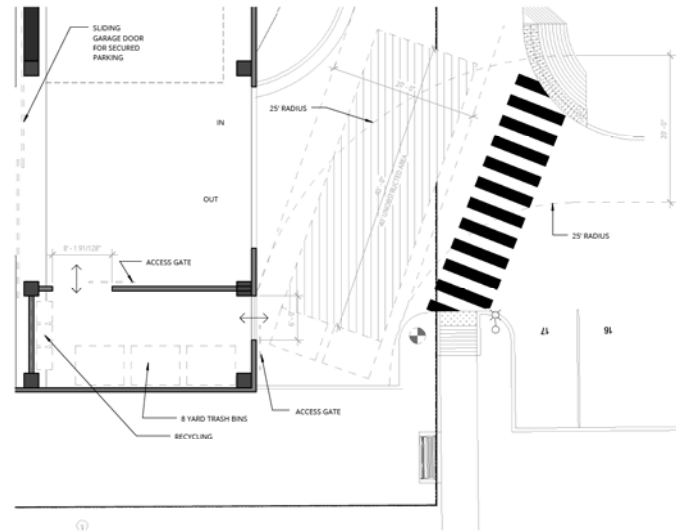


ROOF

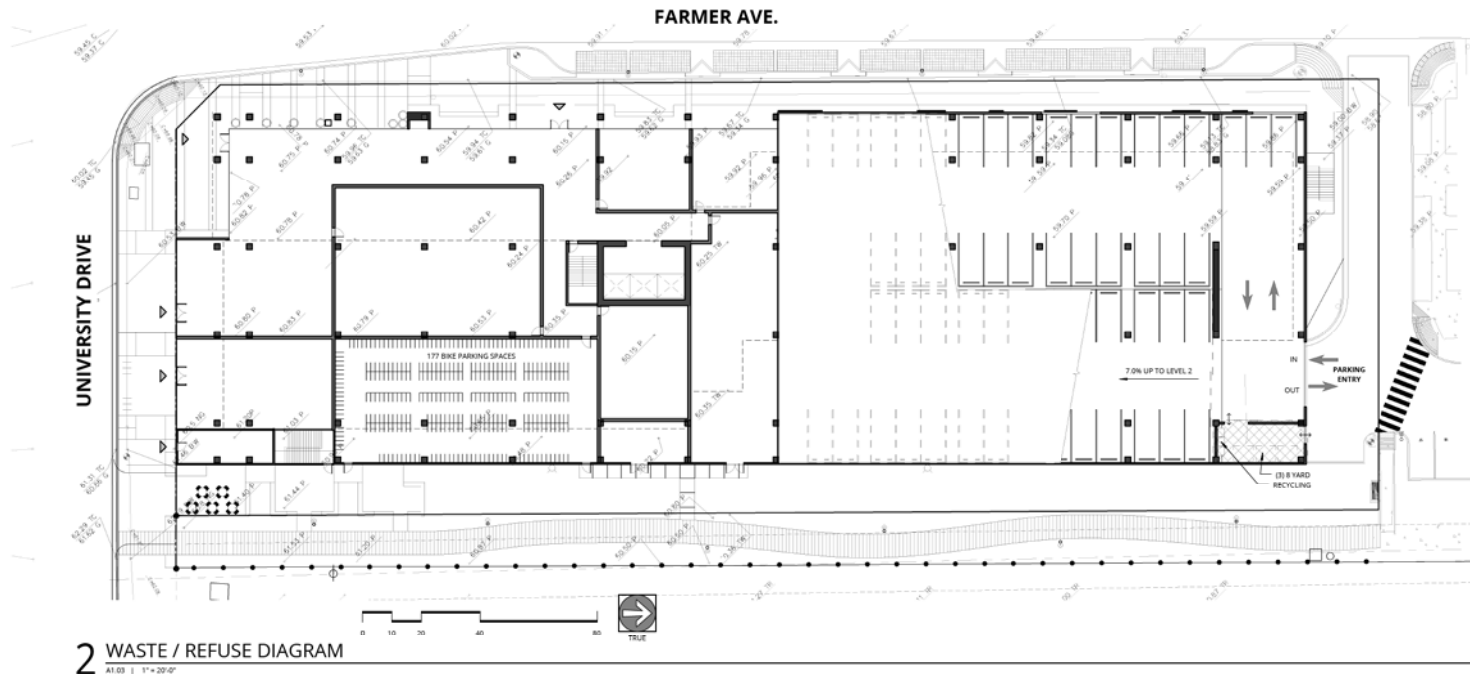
DATE 02/11/2016	REVISION
PROJECT NUMBER 153010	SHEET NUMBER A2.06
SCALE 1/16" = 1'-0"	



1 ROOF
 A2.06 | 1/16" = 1'-0"



1 ENLARGED WASTE/REFUSE PLAN
A1.03 | 1/8" = 1'-0"



2 WASTE / REFUSE DIAGRAM
A1.03 | 1" = 20'-0"



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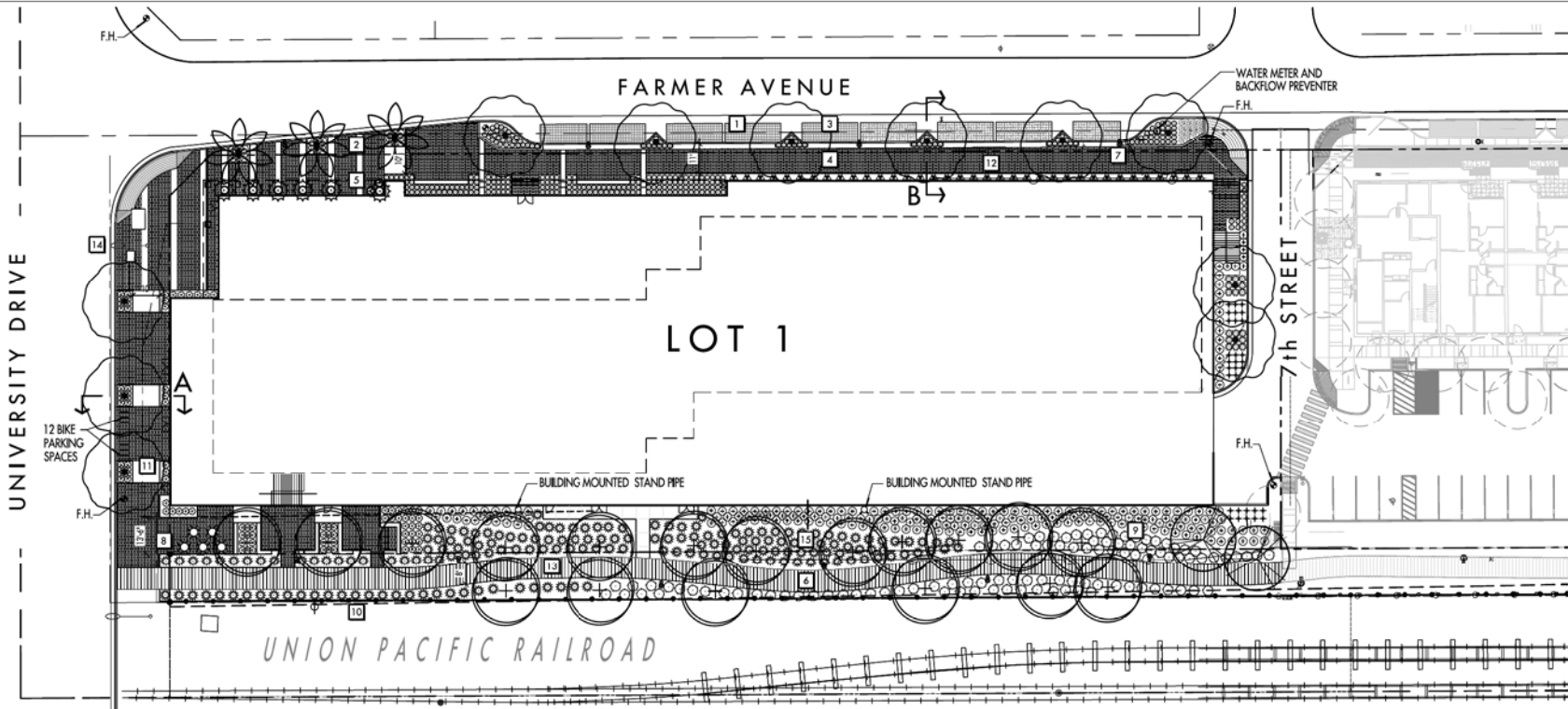
LOT 1 @ FARMER ARTS DISTRICT - PARCEL 1
707 SOUTH FARMER AVENUE

REVISION	DATE	REASON FOR ISSUE



WASTE REFUSE PLAN

DATE 02/11/2016	REVISION
PROJECT NUMBER 153010	SHEET NUMBER A1.03
SCALE As indicated	



REC15156

PL150526

DS151154

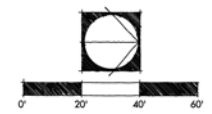
DESIGN KEYNOTES

- 1 PARALLEL AND STREET PARKING WITH INSET PAVERS AND STREET TREE POP OUT EVERY OTHER SPACE TO MATCH EXISTING PHASE.
- 2 24" TALL DATE PALM TO PROVIDE CLEAR VISIBILITY ONTO BUILDING ENTRY AND PROVIDE FILTERED SHADE.
- 3 36" BOX SIZE MULTI-TRUNK PALO BREA STREET TREES TO CONTINUE EXISTING LANDSCAPE CHARACTER ALONG FARMER AVENUE.
- 4 LINEAR PAVERS ALONG PEDESTRIAN WALK TO CONTINUE INTO THIS PHASE.
- 5 CONCRETE BANDS AND LARGE ACCENT POTS ALONG BUILDING ENTRY.
- 6 8" CONCRETE BOARDWALK ADJACENT TO RAILROAD TO CONNECT LINEAR PEDESTRIAN TRAIL FROM UNIVERSITY NORTH TO 5TH STREET.
- 7 APPROXIMATE LIGHT LOCATIONS. FIXTURE SPECIFICATIONS TO BE CONSISTENT WITH FARMER AVENUE AND TRACT 'A' FROM PRIOR PHASES.
- 8 MULTI-FUNCTIONAL OUTDOOR SPACE WITH CONCRETE SEAT WALLS AND MOVEABLE FURNITURE.
- 9 RETENTION WITH SHADE TREES TO FRAME LINEAR PATH.
- 10 EXTEND EXISTING FENCE ADJACENT TO RAIL LINE.
- 11 PLANTERS WITH STRONG PLANT MASSINGS TO COMPLEMENT ARCHITECTURE.
- 12 GREEN WALL WITH VINYS SEAMLESSLY BLENDED INTO ARCHITECTURE.
- 13 LANDSCAPE ALONG LINEAR PATH TO INCORPORATE SIMILAR PLANT VARIETIES AND DENSITIES.
- 14 EXISTING STREET LIGHTS AT UNIVERSITY.
- 15 ALL LANDSCAPE AREAS SHOWN TO BE INSTALLED IRRIGATED AND MAINTAINED BY PRIVATE DEVELOPER.

PLANT SCHEDULE

TREES	COMMON NAME / BOTANICAL NAME	SIZE	QTY	REMARKS	SHRUBS	COMMON NAME / BOTANICAL NAME	SIZE	QTY	REMARKS
	ARGENTINE MESQUITE / PROSORPA ALBA	36"BOX	2	9'H X 8'W X 2"C. MAX HEIGHT: 30'H X 30'W		MULHY / MUEHLENBERGIA CAPILLARIS 'REGAL MIST' TM	5 GAL	102	SPACE PER PLANS 36" FROM HARDSCAPE. MAX HEIGHT: 36"
	CASCALOTE / CAESALPINIA CACALACO 'SMOOTHIE' TM	24"BOX	6	8'H X 4'W X 2"C. MULTI-UPRIGHT VASE SHAPED. MAX HEIGHT: 16'		NEW GOLD LANTANA / LANTANA X 'NEW GOLD'	1 GAL	14	SPACE PER PLANS 36" FROM HARDSCAPE. MAX HEIGHT: 24"
	DATE PALM / PHOENIX DACTYLIFERA	20'	3	MATCHED, STRAIGHT TRUNK FRESH DIAMOND CUT. MAX HEIGHT: 20'+		PINK PARADE / HESPERALOE X	5 GAL	93	SPACE PER PLANS 24" FROM HARDSCAPE. MAX HEIGHT: 30"
	DESERT MUSEUM PALO VERDE / PARKINSONIA 'DESERT MUSEUM'	24"BOX	18	7'H X 4'W X 1.5"C. MAX HEIGHT: 25'H X 30'W		RED YUCCA / HESPERALOE PARVIFLORA	5 GAL	279	SPACE PER PLANS 36" FROM HARDSCAPE. MAX HEIGHT: 30"
	SONORAN PALO VERDE / CERCEJILUM PRAECOX	36"BOX	11	3.5" CAL. 12" H. UPRIGHT VASE SHAPED SELECT FOR UNIFORMITY. MAX HEIGHT: 30'H X 30'W		SPINELESS YUCCA / YUCCA RECURVIFOLIA	5 GAL	16	FORMAL SPACING, 36" FROM HARDSCAPE. MAX HEIGHT: 48"
					VINE/ESPAJER	COMMON NAME / BOTANICAL NAME	SIZE	QTY	REMARKS
						BOUGAINVILLEA / BOUGAINVILLEA X 'BARBARA KARST'	5 GAL	42	TRAIN TO TRELLIS. MAX HEIGHT: 36"

NOTE: ALL TREE CALIPER TO BE 1.5" MINIMUM



DS151154

PL150526

REC15156

REC15156



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REVISION	DATE	REASON FOR ISSUE



LANDSCAPE PLAN

collectiv
landscape architects

DS151154

DATE: 1/18/2016	REVISION: 1/25/2016
PROJECT NUMBER: 131.11	SHEET NUMBER: L1.00
SCALE: SEE PLAN	



EAST SIDE SEATING CHARACTER



BOARDWALK, FENCE AND PLANTING CHARACTER



BOARDWALK LIGHTING



FARMER STREET LIGHT



BOLLARD CHARACTER



FARMER AVE. PEDESTRIAN PAVING

DS151154



FARMER AVE. PARKING AND PLANTER CHARACTER

PL150526

REC15156

PL150526

DS151154



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REVISION	DATE	REASON FOR ISSUE



JIM WITT

REGISTERED LANDSCAPE ARCHITECT

36920
DM
52476
1/25/16
OREGON, U.S.A.

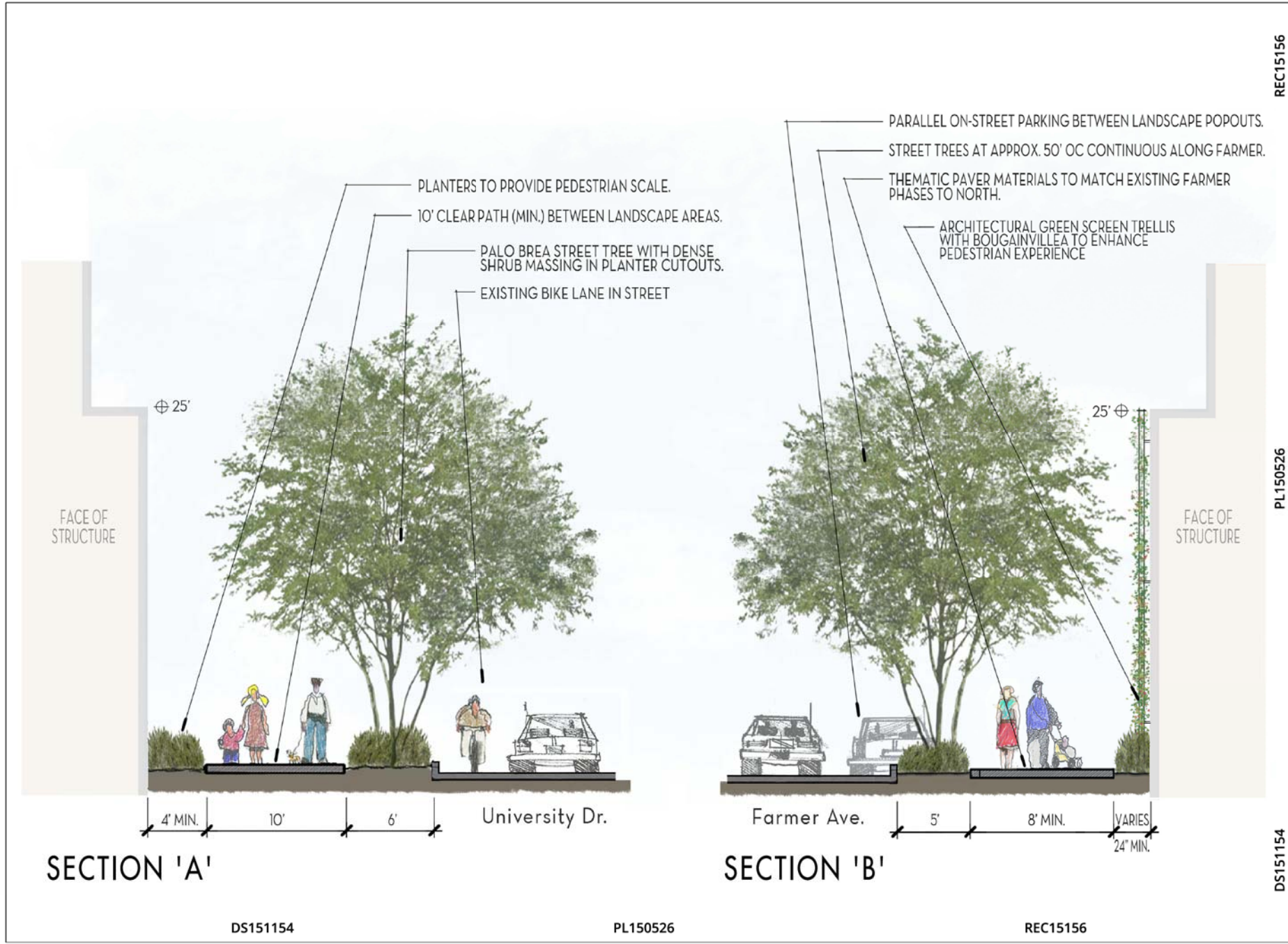
EXPIRES 12-31-16

IMAGES & MATERIALS



collectiV
landscape architecture

DATE 1/18/2016	REVISION 1/25/2016
PROJECT NUMBER 131.11	SHEET NUMBER
SCALE SEE PLAN	L1.02



REC15156

PL150526

DS151154

DS151154

PL150526

REC15156



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REVISION	DATE	REASON FOR ISSUE



STREET SECTIONS



DATE 1/18/2016	REVISION 1/25/2016
PROJECT NUMBER 131.11	SHEET NUMBER
SCALE SEE PLAN	L1.01



VIEW LOOKING NE FROM UNIVERSITY DRIVE



VIEW LOOKING SE FROM FARMER AVE



VIEW LOOKING NW FROM UNIVERSITY DRIVE

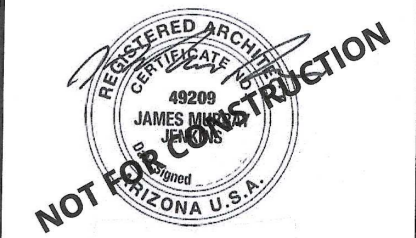


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REVISION	DATE	REASON FOR ISSUE



PERSPECTIVES

DATE 02/11/2016	REVISION
PROJECT NUMBER 153010	SHEET NUMBER A5.01
SCALE	



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Lot 1 @ Farmer Arts District - Parcel 1

podium:
weathered steel



mechanical screen:
matte grey panel



window frames:
dark bronze grey



facade metal panel:

white



light
grey



mid
warm
grey



dark
bronze
grey





Ankrom Moisan

Lot 1 @ Farmer Arts District - Parcel 1



perforated metal panel: at garage



elevator run:
mid grey cast-in-place concrete

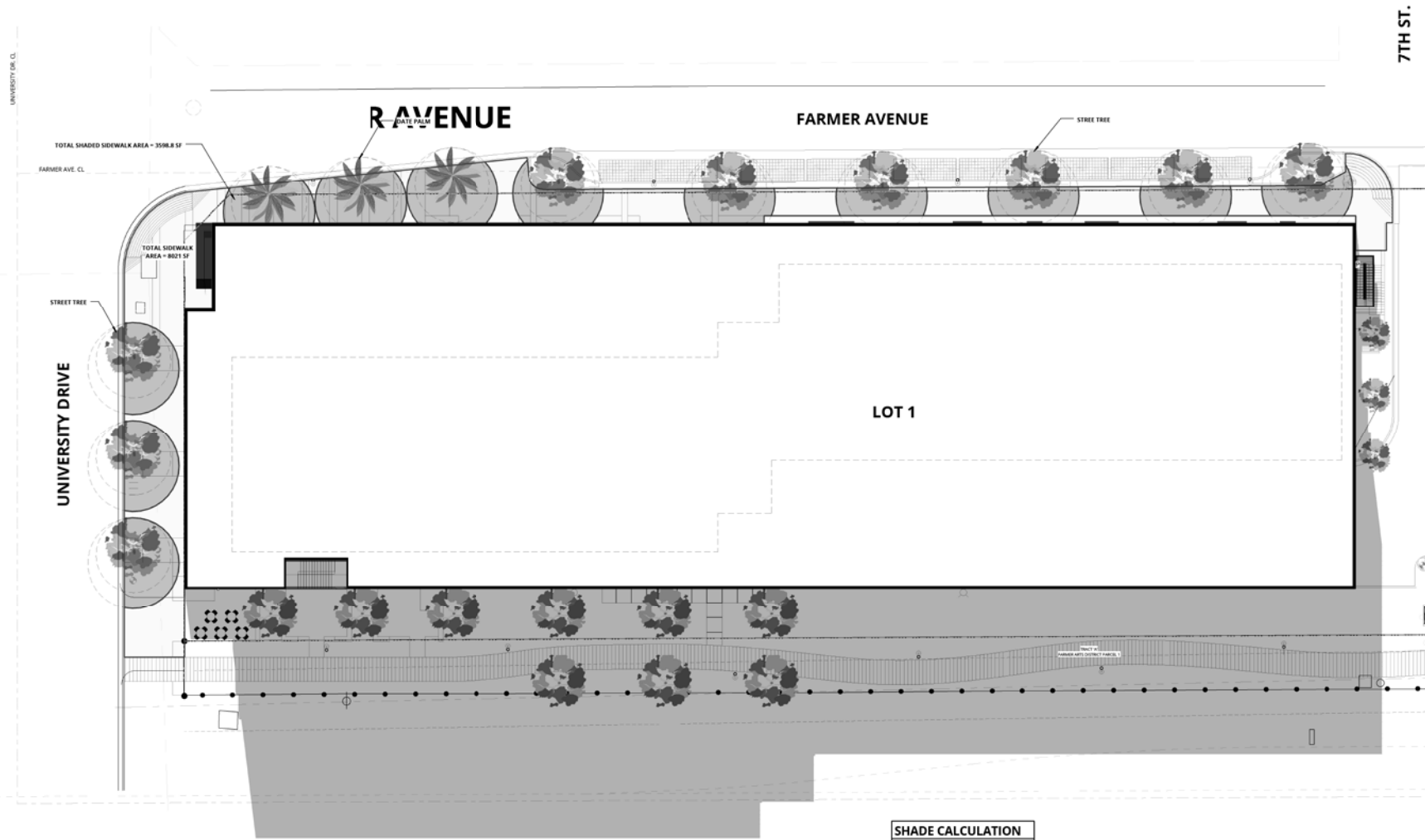


base:
grey masonry



accent areas:
mid grey composite panel

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SHADE CALCULATION
 SHADED SIDEWALK AREA = 3598.8 SF
 TOTAL SIDEWALK AREA = 8021 SF
 (3598.8 / 8021) x 100 = 44.86% SHADED AREA
 SEE LANDSCAPE FOR PLANTING PLAN



1 SITE PLAN - SHADOW STUDY
 A1.01 | 1/16" = 1'-0"



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Farmer Arts District

LOT 1 @ FARMER ARTS DISTRICT - PARCEL 1
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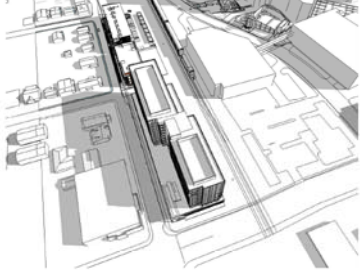
REVISION	DATE	REASON FOR ISSUE



SOLAR STUDY

DATE 02/11/2016	REVISION
PROJECT NUMBER 153010	SHEET NUMBER
SCALE 1/16" = 1'-0"	A1.01

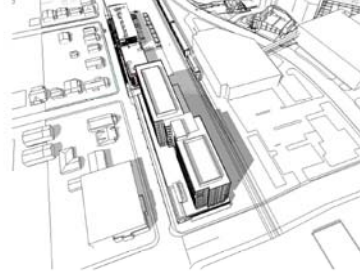
VERNAL EQUINOX - MARCH 20TH



9 AM



12 PM



3 PM

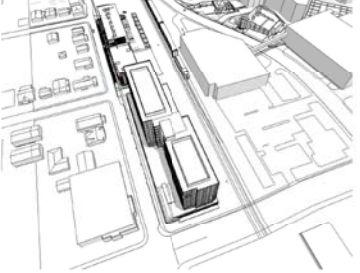


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SUMMER SOLSTICE - JUNE 21ST



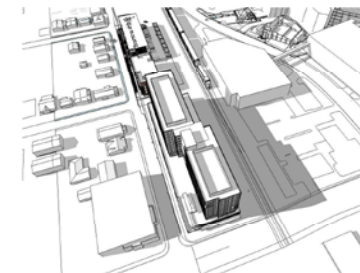
9 AM



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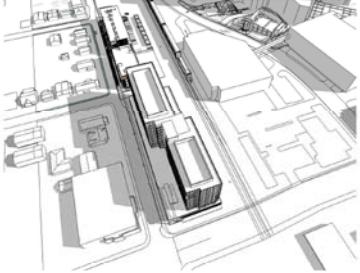


3 PM



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AUTUMNAL EQUINOX - SEPTEMBER 22ND



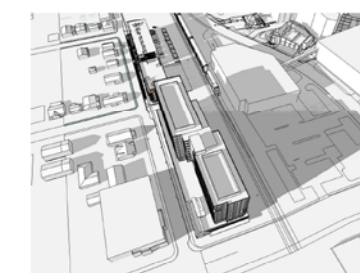
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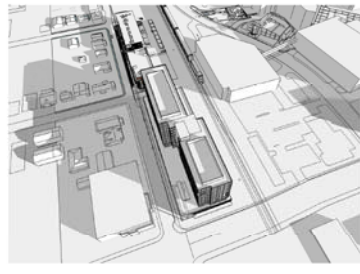


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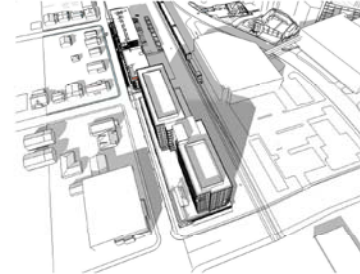
WINTER SOLSTICE - DECEMBER 21ST



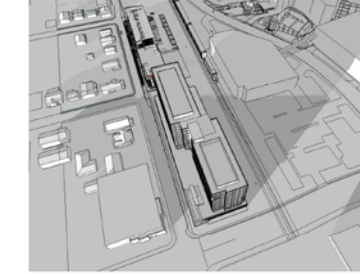
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SHADOW STUDY

DATE 02/11/2016	REVISION
PROJECT NUMBER 153010	SHEET NUMBER
SCALE	A1.02



VIEW - FARMER AVE. & UNIVERSITY DRIVE



VIEW - UNIVERSITY DRIVE



VIEW - FARMER AVE.



VIEW - FARMER AVE. & 7TH AVE.



VIEW - FARMER AVE. & 7TH AVE.



VIEW - FARMER AVE. & UNIVERSITY DRIVE



VIEW - FARMER AVE. & UNIVERSITY DRIVE



VIEW - FARMER AVE. & UNIVERSITY DRIVE



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Farmer Arts District

THE FARMER ARTS DISTRICT

LOT 1 @ FARMER ARTS DISTRICT - PARCEL 1
707 SOUTH FARMER AVENUE

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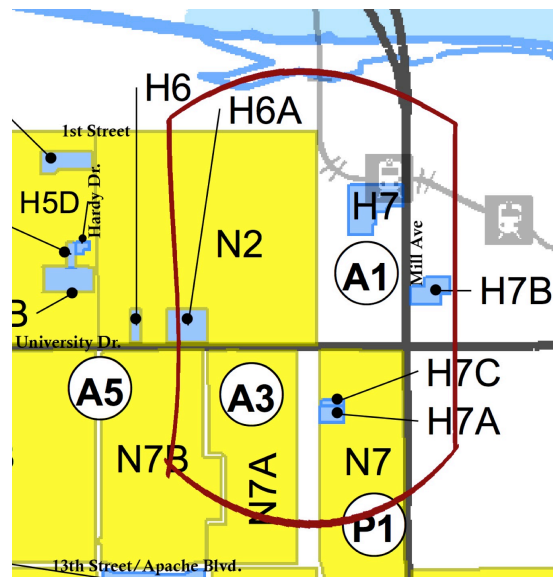


SITE PHOTOS

DATE 02/11/2016	REVISION
PROJECT NUMBER 153010	SHEET NUMBER
SCALE	A5.00

FINAL REPORT

Huellmantel & Affiliates mailed out the neighborhood notification letters on Monday, December 21, 2015. The notification sign was posted on Friday, December 18, 2015, by Dynamite Signs. The letters were mailed out to hundreds of property owners within 600 feet of the proposed projects at 707 S. Farmer Avenue and 401 S. Farmer Avenue as well as the 21 representatives of 15 registered neighborhood association, homeowners associations and affiliate associations within ¼ mile of the proposed projects. The registered associations were determined from the July 2014 City of Tempe Neighborhood Directory, sent to Huellmantel & Affiliates by planners Ryan Levesque and Larry Tom as indicated below:



On December 26, 2015, Huellmantel & Affiliates received an inquiry from Michael Harman regarding the proposed projects. Mr. Harman owns two properties at the intersection of 5th and Farmer. Charles Huellmantel arranged to meet with Mr. Harman to explain the plans for both sites. This meeting took place on January 5, 2016, prior to the neighborhood meeting scheduled for later in the evening. At the meeting, Mr. Harman expressed strong support for both projects and complimented the scale and design of both projects. He supports the projects as proposed and noted that if they were smaller projects, he would not support them.

On December 29, 2015, Mr. Todd Marshall met with Mr. John Kane (principal of Architekton and chairperson of the Sustainability Commission) after Mr. Kane requested information about the proposed projects. On January 1, 2016, John Kane requested additional information and provided comments on the proposed projects. Mr. Kane expressed his concern regarding the scale of the proposed building on Farmer Avenue. He noted concern over the activation of ground floor with space. Mr. Kane requested a digital copy of the submittal documents. The submittal was provided to Mr. Kane by Todd Marshall on January 4, 2016.

On January 5, 2016, the neighborhood meeting for Farmer Arts Lot 1, Parcel 1 occurred as scheduled at 615 South Farmer Avenue in downtown Tempe. This building is known as the Residences on Farmer and was developed by UDP. The location is very close to the proposed building site and the team decided that the units provided an important opportunity for neighbors to experience the quality of community and building that UDP creates. Because the team was hosting the neighborhood meetings for Lot 1 of Parcel 1 and Parcel 2 at the same time, each project occupied a separate (but adjacent) live/work unit along Farmer Avenue so that residents could view each development project. Representatives arrived at 4:30 p.m. to begin setting up presentation boards.

The first member of the public arrived at approximately 5:15 p.m. Dan Noma (we are unsure on the correct spelling). Mr. Noma stated that he owns several properties in the neighborhood adjacent to the proposed projects. Mr. Noma stated that he supports the proposed projects and believes they will be a positive addition to the neighborhood.

Shortly thereafter, Joe Carey arrived. Mr. Carey is a neighborhood resident and expressed strong support for both projects. Mr. Carey stated that he believes the projects will help revitalize the area and will be good for nearby businesses and was complimentary of the quality UDP has created along Farmer Avenue. Mr. Carey expressed support for the design and scale of the project.

At approximately 5:25 p.m., a number of individuals arrived together, some carrying signs that stated their opposition to the building of luxury condominiums. This group stayed for more than an hour and throughout that time stated that they had joined together to fight luxury condos and they demanded a moratorium on all non-affordable housing until what they perceive as the demand has been satisfied. They also repeatedly expressed concern about the Tempe Police Department and the proposed Whole Foods (While clear that these were not part of the meeting one of the individuals made clear he believed it was his 1st Amendment right to discuss these issues). One of the group members stated wants the land used for a lazy river.

At approximately 5:25 p.m., City planners Karen Stovall and Obenia Kingsby II arrived.

Andrew Cohn arrived at approximately the same time and expressed his strong support for the projects as proposed. Mr. Cohn was pleased with the scale of the projects and indicated that he was concerned we might scale the projects back. Mr. Cohn encouraged the team not to reduce the scale of the projects.

Many attendees expressed support of the project and stated that developments of this quality increase the safety of a neighborhood. Some stated they were impressed with the developer's commitment to improving the entire area along Farmer Avenue and commented about the additions of The Lodge and Culinary Dropout to the area.

Jason Silberschlag, the owner Cartel Coffee Lab and neighbor, attended the meeting and expressed his strong support as a local business owner and neighbor. He spoke with some of the protestors regarding their concerns and discussed neighborhood character. Mr.

Silberschlag noted that rental rates in this area have been depressed in many cases due to poor quality of housing stock.

Local architect John Kane and several employees of his architecture firm (Architekton) attended the neighborhood meetings for both Lot 1, Parcel 1 and Parcel 2. Some of Mr. Kane's employees refused to sign in, but those employees of Architekton who did included: Development Review Commission member Tom Brown, General Plan 2040 Chairperson Joe Salvatore, Sustainability Commission Chairperson John Kane, Rachel Rasmussen, and Doug Brown. At least one member of Architekton that refused to sign in but did attend the meeting was Ryan Grabe.

Mr. Kane made a number of comments regarding the proposed development in addition to the comments he has provided via e-mail prior to the neighborhood meeting. Mr. Kane inquired generally about the character of Farmer Avenue. Mr. Kane mentioned that he believes the largest buildings should be located on University Drive and step-down in height to 5th Street.

Councilmember Lauren Kuby attended the neighborhood meeting for Lot 1, Parcel 1. Councilmember Kuby discussed the desire for public input regarding the 16,000 square feet of public amenity space planned for the Farmer Arts District.

Attendees began trickling out around 6:45 p.m. One person, a local real estate agent, arrived at this time and Mr. Huellmantel presented both projects to him. He expressed his support for the scale and density of the projects.

Representatives from Huellmantel & Affiliates offered to meet with several of the individuals who oppose any non-affordable building and other people who had expressed negative sentiments toward the project. They refused to provide their names and some would not sign the sign-in sheet.

The last member of the public left the meeting at approximately 7:00 p.m. and representatives from Huellmantel & Affiliates and Urban Development partners remained on site until approximately 7:15 p.m.

On January 8, 2016, Huellmantel & Affiliates received a phone call from a woman named Monique who was calling on behalf of her father who received a notification letter. Mr. Huellmantel spoke with Monique about the project. She stated that this was the type of project she expected and her father had no further questions or concerns.

Kingsby II, Obenia

From: Levesque, Ryan
Sent: Wednesday, January 13, 2016 11:11 AM
To: Kingsby II, Obenia; Stovall, Karen
Subject: FW: The Maxwell Tempe

Follow Up Flag: Follow up
Flag Status: Flagged

FYI,
Public comments regarding NOT regarding The Maxwell, but initially Crescent Rio... and this latest email, comments the proposed Farmer Arts District projects.

Please file these public comments, notify the applicant, and please inform the resident of their receipt. There could be some level of communication and clarity for the resident regarding the time of attachments linked to the agendas. If someone could follow up, that would be appreciated.

Ryan Levesque
Deputy Director - Planning
City of Tempe, Community Development

From: Savard, Kay
Sent: Wednesday, January 13, 2016 9:31 AM
To: Higgins, Elizabeth; Gwinn, Kristin; Spisz, Parrish
Cc: Nakagawara, David; Levesque, Ryan
Subject: FW: The Maxwell Tempe

From: James Skinner [REDACTED]
Sent: Tuesday, January 12, 2016 6:00 PM
To: Savard, Kay
Subject: Re: The Maxwell Tempe

Thank you! I apologize, but I have a bit more to add. #1 is regarding the request of HFL to supersize their garage. #2 is regarding the negative reaction I have witnessed to the proposals for Farmer Ave. I really, really hope my comments on creating a Streetcar TOD plan and revising the misleading Farmer Arts District branding are read and taken seriously, as I have mentioned them before. I appreciate your help.

HFL GARAGE.

I'd like to urge disapproval of Hayden Ferry's request for an addition to their already oversized garage. Not only is this an aesthetic problem, especially considering the above-ground parking structures designed for Marina Heights, but it is inappropriate to allow HFL these privileges when they have continued to cut back on its public amenities. This garage was originally designed with a retail structure built on its west side to draw pedestrians through to the lake; at present, there is close to 0 retail or commercial space in this development. Like the Chase tower request on Ash Ave, this is yet another challenge for the DRC resulting from their non-existent standards for the streetcar route, and lack of requirements for above-ground parking structures in the core. With the investment being made in the streetcar, it's disingenuous to consistently approve additional parking spaces, and in all honesty, NO structure in 2015 should be built for the sole purpose of parking. Either integrate parking underground or in a podium, or at least incorporate active street uses.

HFL should reinvest the funds set aside for construction to create an educational program for employees on Tempe's transit options, and to offer vouchers for the use of all modes. DRC should prohibit single-use parking structures, and I'll repeat that TOD guidelines for the streetcar route have been far too delayed.

FARMER ARTS DISTRICT

A meeting was held where the developers hoping to build two projects on Farmer Ave presented their designs. The presentation was met with unwarranted hostility from nearby residents, and I'd like to express rational support for these projects in an attempt to mitigate the unfounded criticism being launched by this group. Much of their position is based on erroneous assumptions: they continue to refer to the project as 'luxury condominiums' (keeping in mind that many of these folks live in neighboring, high quality townhome projects...) which neither is proposed as being. AFAIK, one building is planned for retail+office, and the other market rate apartments. Regardless, this sentiment that developers roll into neighborhoods with products that are out of touch and out of reach for existing community members is dangerous and takes away from having a discussion about the ACTUAL details of these plans. Furthermore, these complaints highlight two serious failures of the City to provide its residents with proper education on the benefits of proper design:

a) The addition of market rate residential units into the downtown core should be welcomed by anyone with a stake in the community. In a retail market harmed by the temporary nature of a student population - a population that has until recently been forced to rent in these nearby neighborhoods due to lack of demand within campus - the stability offered by professionals present all year, with a disposable income, is vital if downtown is to evolve beyond bars/restaurants and gain much needed clothing, hardware, dry cleaning, grocery, and other businesses which those complaining would very likely take full advantage of. As more and more student-dedicated housing is built near campus, landlords are less likely to rent their properties to kids, further increasing the value and comfort of life in places like Maple-Ash. Finally, let me mention that luxury condos are not inherently evil developments. If overpriced, unsupported by the local market, and built on land previously occupied by more affordable options, then there is a cause for concern. But, filling vacant land with such projects would be another huge benefit for downtown. Condos mean high quality materials, increasing the value of a neighborhood, and nothing helps balance the student population like those who live in owner-occupied units. Any Tempean should welcome the addition of those willing to invest their money in real estate in the downtown core, and it is a shame that those considering the option have been villified. Downtown will thrive through a mix of student housing, market rate apartments, owner-occupied condos, affordable housing, senior housing, etc. Everyone should be able to find a property that suits their lifestyle, and considering the two nearby senior projects and student housing like University House and W6, it seems like this mix is well on its way to being satisfied.

b) I sent an email previously regarding this issue and it was likely ignored, but the continued use of the Farmer Arts District brand/moniker for the land between University and 1st Street is problematic and no doubt has contributed to the animosity expressed against these proposals. The Farmer Arts District - a name randomly chosen by a developer around 2008 for a series of housing projects [none of which had any arts uses] - no longer exists as the former parcels have been sold and the uses tweaked. Allowing this name to be used to market potential/built projects has done nothing but encourage the misconception that this land was or is to be used to create some type of Roosevelt Row for Tempean artists. Arts businesses, studios, galleries, and so forth were never part of the plans, and are still not. By using this brand, it is almost understandable why residents would feel misled when businesses like Sam Fox concepts and the The Lodge open. This area of development needs to be immediately clarified as to exactly what it was intended for: to use a challenging set of land split by the UPRR tracks for a mix of housing options with heights that will serve to buffer single-family neighborhoods from future high rises downtown.

TRUE ARTS DISTRICT

As also mentioned before, the delay in creating a true arts district in Tempe only exacerbates the issues voiced here. I urge the Council to prioritize the Arts Commission recommendation for fostering a place to cultivate artists through affordable housing, studio space, small business opportunities, etc. This is an egregious gap in the cultural and lifestyle choices offered by Tempe, and is now having an impact on the development of downtown as residents see diminishing land being set aside for other use. Since canceling a planned community west of the TCA in 2008, the city has lost talent to cities like Phoenix, sent a message to ASU students that a career in art is simply unattainable, and failed to take advantage of the tourism and shopping money potentially spent with the creation of a true arts district.

I must emphasize, however, that the Arts Commission recommendations in terms of site are not in the best interest of the city. History has proven time and time again that investing in programs of this size outside the urban core has detrimental impacts on the success of downtown. It's indisputable that ideas like the Midtown and Camelback corridors in Phoenix, and Civic Center/Library and Tempe Marketplace in Tempe have displaced what could/should have been even more thriving downtown districts. Creating an artist community in areas like South Tempe or north of the 202 will have similar impacts, and need to be reevaluated prior to planning. Spreading community assets to areas like South Tempe is certainly diplomatic, but these residents made the conscious decision to live beyond the limits of the walkable, transit-oriented heart of the city and must make sacrifices to enjoy things like art which should be located in centralized areas. Meanwhile, the Miller Rd. proposal has no advantages beyond the current availability of land.

More important than to almost any other group, access to public transportation is vital to artists - something unavailable along Miller Road. Artists struggle to earn money, and must rely on transit and walking in order to shop for things like groceries and supplies. For artists to feel that living/working in Tempe is viable, they must be located in an area of inspiration where their pieces will enjoy maximum exposure. Again, this is not possible on Miller Road. This artist community must absolutely be developed within the downtown boundaries to be successful, building on the synergy of TCA, the ASU art museums, annual art festivals, etc. Unfortunately, adaptive reuse opportunities are rare, and new construction might be required, but there are several potential strategies to make this work:

- a) Hayden Flour Mill - it seems as though the grandiose plans for Hayden Mill have failed once again; while the allure of hotels and condos is great, perhaps it is time to realize that a public project is more reasonable. Partnering with an org like Artplace could allow the existing buildings to be transformed into loft space, the lawn into outdoor performance space/public art garden, and the Mill Ave frontage transformed into arts-based retail and non-profit office space.
- b) Towne Square - the collection of historic homes on Ash known as Towne Square is sorely undervalued and unknown. Adjacent to the existing park is an awkwardly shaped piece of land currently for sale with little potential for a viable private project. At the same time, several historic homes - the one next to College Ave Commons, the one next to W6 etc. are empty or used for non-public use. Extending this park to the triangular lot to the south, adding these houses, and converting all of the structures into public spaces for galleries, ceramic studios, museums, boutiques, and more would create a destination worthy of these buildings' architecture similar to Phoenix's Heritage Square. With few opportunities for development along Ash, this would be a perfect attraction along the streetcar line. Housing could be created on the homes' 2nd levels, on the west side of the park in new construction, or on nearby lots like 1st St/Farmer.

CONCLUSION RE: FARMER

There are so many benefits to the projects that have been built and the two being proposed, and they are overshadowed by the unwillingness of officials to clarify its purpose. If built, the new projects will add to what has become the most diverse set of residential options in all of Tempe. As promised, the heights - ranging from 4 to 12 stories - add density and urban design at a scale appropriate to what exists on both the west and east sides. Mixed use, live/work, and commercial space has extended downtown beyond Mill Ave and provided Tempeans with small business opportunities, while adding surveillance and safety to otherwise desolate areas.

The project planned for 5th Street's intersection will help transform that corridor to the active boulevard it should become, as the main connector between Rural and Priest through downtown. Additionally, among the constant cries of parking challenges, its public garage will offer a convenient option that is surprisingly well-designed and integrated into a commercial project.

Long ago, Tempe made the choice to urbanize its downtown core and part of that decision came the idea to use Farmer Ave as a transitional space with a wide variety of uses. I strongly urge DRC/Council to review these high-quality projects logically and with consideration to the plans developed nearly a decade ago, rather than be swayed by the irrational complaints of uninformed negativity from the same neighborhoods this buffer was designed to protect. The condo towers proposed last decade have been slashed, converted, or canceled, and if this city wants to maximize the potential of its landlocked downtown, it needs to approve and praise what is being proposed here.

On Tue, Jan 12, 2016 at 5:19 PM, Savard, Kay <Kay_Savard@tempe.gov> wrote:

Mr. Skinner,

Thank you for your comments. Your comments will be forwarded to the Community Development staff and to the City Council, for their review.

Kay Savard

Deputy City Clerk

City of Tempe

31 East Fifth Street

Tempe, AZ 85281

[\(480\) 350-8947](tel:(480)350-8947)

From: James Skinner [REDACTED]
Sent: Tuesday, January 12, 2016 12:45 PM
To: Tempe City Clerk
Subject: The Maxwell Tempe

Hi,

I am sure the agenda will be updated as soon as it can, but I was intrigued by the DRC description of the Maxwell Tempe project. Are there any documents available for review at this time? Thanks either way.

Also, I had a question regarding the process for public input. So many times, agendas are posted with projects listed and no link to further details... by the time something is posted, the documents mention public comment - which is not surprisingly very rare unless a neighborhood is notified. Am I missing a step in the process where projects are available for review and comment? Thanks!

Lastly, it may be too late per the above, but there have been many comments regarding the likely decision to deny the Crescent Rio project, and if comments are still allowed, I'd like to add that I - and many others following the development downtown/lake - feel this is a terrible, short-sighted decision over a few feet and bedrooms. Crescent Bay is a highly regarded developer who would be a huge asset if they were to continue investing in downtown, their project's design is one of the highest-quality buildings I have seen proposed, and denying its request is completely contradictory to the other decisions made long 1st Street. By approving Argo and Broadstone - and requiring both, as well as Crescent, to include commercial space - the precedent for a dense 1st Street was made (seemingly) clear. What a shame if such a great project is tossed away for the existing blight.

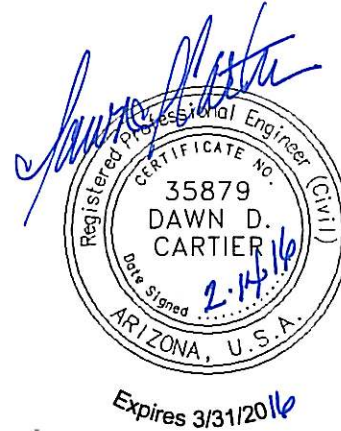
That's all. :)

- James



February 14, 2016

Charles Huellmantel
P.O. Box 1833
Tempe, Arizona 85280
Phone: (480) 921-2800
Email: charles@huellmantel.com



RE: Parking Study for Lot 1 @ Farmer Arts District – Parcel 1, Tempe, Arizona

Dear Mr. Huellmantel:

CivTech is pleased to provide this parking memorandum for the proposed Lot 1 @ Farmer Arts District – Parcel 1 development located on the northeast corner of Farmer Avenue and University Drive in Tempe, Arizona. The site encompasses approximately 1.55-acres and will be a mixed-use development with 281 dwelling units and 1,641 square feet of ground floor commercial space. The site plan is included as an **Attachment** to this statement.

A parking memorandum has been requested by the City of Tempe to fulfill the application for development.

This parking memorandum evaluates the relationship between the location of the property and the recent text amendment establishing the Downtown Parking Standards for properties located within the City Center zoning district which allows certain reductions. The parking memorandum has been completed in accordance with the City of Tempe standards as presented in their Zoning and Development Code.

PROPOSED DEVELOPMENT

Lot 1 @ Farmer Arts District – Parcel 1 is proposed north of University Drive and east of Farmer Avenue in the City of Tempe, Arizona. Access to the development will be from a primary driveway located approximately 460 feet north of University Drive along Farmer Avenue, aligning with 7th Street.

Lot 1 @ Farmer Arts District – Parcel 1 is proposed as a multi-story apartment building with 281 units plus 1,641 square feet of commercial use. A total of 252 parking spaces are proposed on-site with a proposed parking garage. The mixture of apartment types is summarized in **Table 1**.

Table 1: Proposed Residential Units

Apartment Type	Number of Units	Number of Bedrooms
Studio	31	31
One-Bedroom	136	136
Two-Bedroom	91	182
Three-Bedroom	23	69
TOTAL	281	418

The City of Tempe’s typical parking ratios are based on unit type rather than per bedroom. However, the proposed Lot 1 @ Farmer Arts District – Parcel 1 development is located within the Transportation Overlay District (TOD), which calculates required parking per bedroom. Additionally, the newly approved Downtown Parking Standards applicable to properties located within the City Center zoning district allow further reductions calculated per bedroom. A comparison of the parking ratios are provided later in this document.

TRANSPORTATION OVERLAY AND CITY CENTER OVERLAY DISTRICTS

Per the Tempe General Plan 2040, “Tempe’s vision for itself in the year 2040 is one of livability: a city with a diverse, active and engaged community; a city that is visually attractive and accessible by multiple modes of transportation.” And consisting of “revitalized neighborhoods that are walkable, pleasant and safe, and connected within a 20-minute walk, bike or transit ride.”

The proposed site for Lot 1 @ Farmer Arts District - Parcel 1 is located within the TOD and adjacent to downtown Tempe’s urban core, which consists of properties in the City Center zoning district. The mixed use nature of this area, within walking distance of downtown and transit opportunities, makes pedestrian and bicycle activity convenient. A car is not a necessity when living within the boundaries of the TOD or CC.

The proximity to Arizona State University, the new State Farm complex, the offices at Marina Heights, the retail along Mill Avenue and other job opportunities will create a higher percentage of walking and bicycle trips than anticipated by Tempe’s parking requirement.

The proposed site is located within 0.5 miles from the nearest light rail station at Mill Avenue and 3rd Street. The route for the proposed Tempe Street Car travels along Ash Avenue within close proximity to the proposed site. The proposed site is directly serviced by the Valley Metro bus service. Valley Metro route 30 is located on University Drive with bus stops within 500 feet of the proposed site. Valley Metro routes 48, 56, 62 and 65 are all within ¼-mile of the proposed site. The site is also located ¾-mile from the Tempe Transportation Center (less than 1-mile), which is a major multi-model transportation hub. The Tempe Transportation Center can also be accessed via light-rail. Dozens of bus routes serve the center including the free Orbit local shuttle.

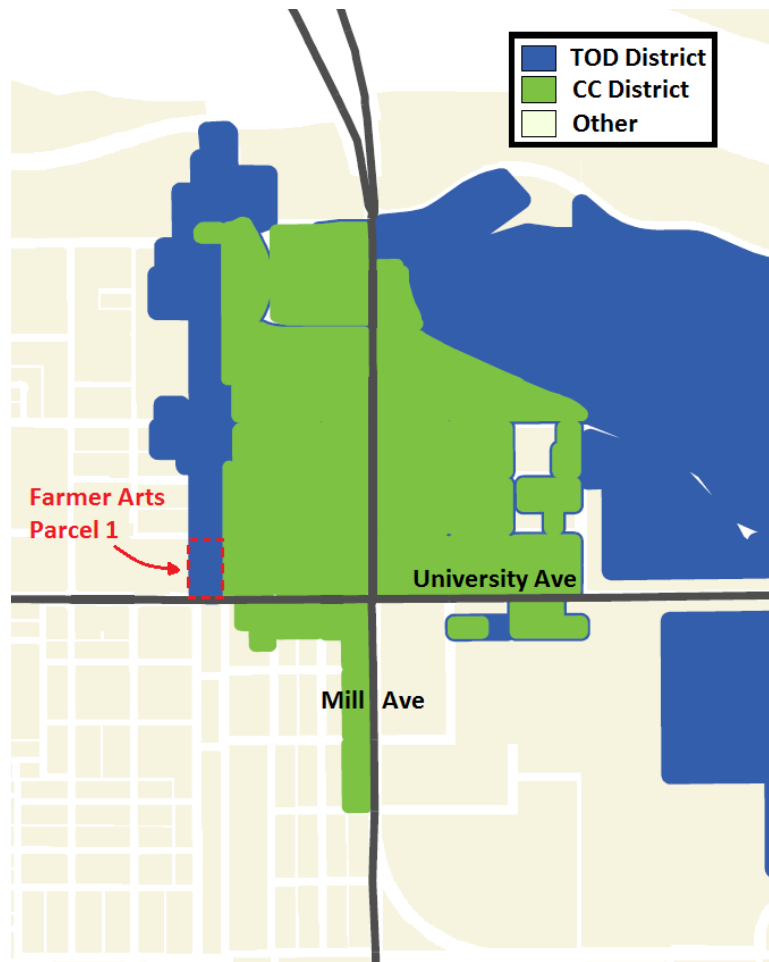


Exhibit 1: Location of Farmer Arts District Parcel 1

CITY OF TEMPE PARKING REQUIREMENTS

The City of Tempe provides parking requirements based on the location and type of development. There are two zoning districts that have reduced parking requirements, the transportation overlay district (TOD) and the City Center Zoning District (CC). For developments falling outside of the TOD and CC, the standard code parking is required. Parking requirements are specified in Section 4-603 of the Tempe Zoning Code.

The parking requirements considered the most appropriate for the Lot 1 @ Farmer Arts District - Parcel 1 are the newly approved rates from the text amendment for the CC. These were passed by the City Council on December 17, 2015. The parking ratios and resulting parking calculations for the TOD and the CC zoning districts are displayed in **Table 2**.

The newly formed parking ratios for the City Center District are specific to the city's downtown area and supplement the TOD reductions to otherwise standard parking requirements. The summation of the product of parking rates and applicable land use types result in the development's minimum parking requirement. The proposed amount, which is greater than the minimum required, is discussed.

It is CivTech’s understanding that the text amendment caused no change to bicycle parking requirements pertaining to the bicycle commute area as established within Tempe Zoning Code Section 4-603.

Table 2 (below) summarizes the requirements per the City of Tempe’s parking ratios based on the proposed development. These are compared with the Transportation Overlay District and the City Center Zoning District.

Table 2: Comparison of Required Parking by District

Residential			
Apartment Type	# of Units/SF	TOD Required Parking Spaces	CC Required Parking Spaces
Studio	31	0.75 space per bed	0.5 space per bed
One-Bedroom	136	0.75 spaces per bed	0.5 spaces per bed
Two-Bedroom	91	0.75 spaces per bed	0.5 spaces per bed
Three-Bedroom	23	0.75 spaces per bed	0.3 spaces per bed
Guest Parking ⁽²⁾		0.2 space per unit	0.1 space per unit ⁽¹⁾
Residential Parking Totals		315 spaces	223 spaces
Mixed-use (Spaces can be shared with Guest Parking)			
Retail	1,641 square feet	1.0 space per 400 SF ⁽²⁾	1.0 space per 500 SF ⁽³⁾
Retail Parking Totals		4 spaces	0 spaces

- (1) Guest parking required if commercial uses are not present
- (2) 25% reduction allowed for the first 10,000 square feet of commercial/retail uses
- (3) No parking is required for the first 5,000 square feet of commercial/retail uses

CONCLUSIONS

- The project is proposed with 281 dwelling units plus 1,641 square feet of retail uses consisting of a total of 418 bedrooms. The unit mix includes 31 studio units, 136 one-bedroom units, 91 two-bedroom units, and 23 three-bedroom units.
- The Farmer Arts District is a mixed use area with densities similar to those provided in downtown. It is within the current TOD and immediately adjacent to the CC zoning district. While its proximity to light-rail and other modes of transportation qualify this area for the TOD, its overall density and mix of uses more closely matched the CC zoning district.

- The required parking based on the City of Tempe's CC zoning district ratios is 223 parking spaces. The proposed Lot 1 @ Farmer Arts District - Parcel 1 is providing 252 parking spaces resulting in a surplus of 29 parking spaces when analyzed under the newly implemented Downtown Parking Standards.

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

Sincerely,

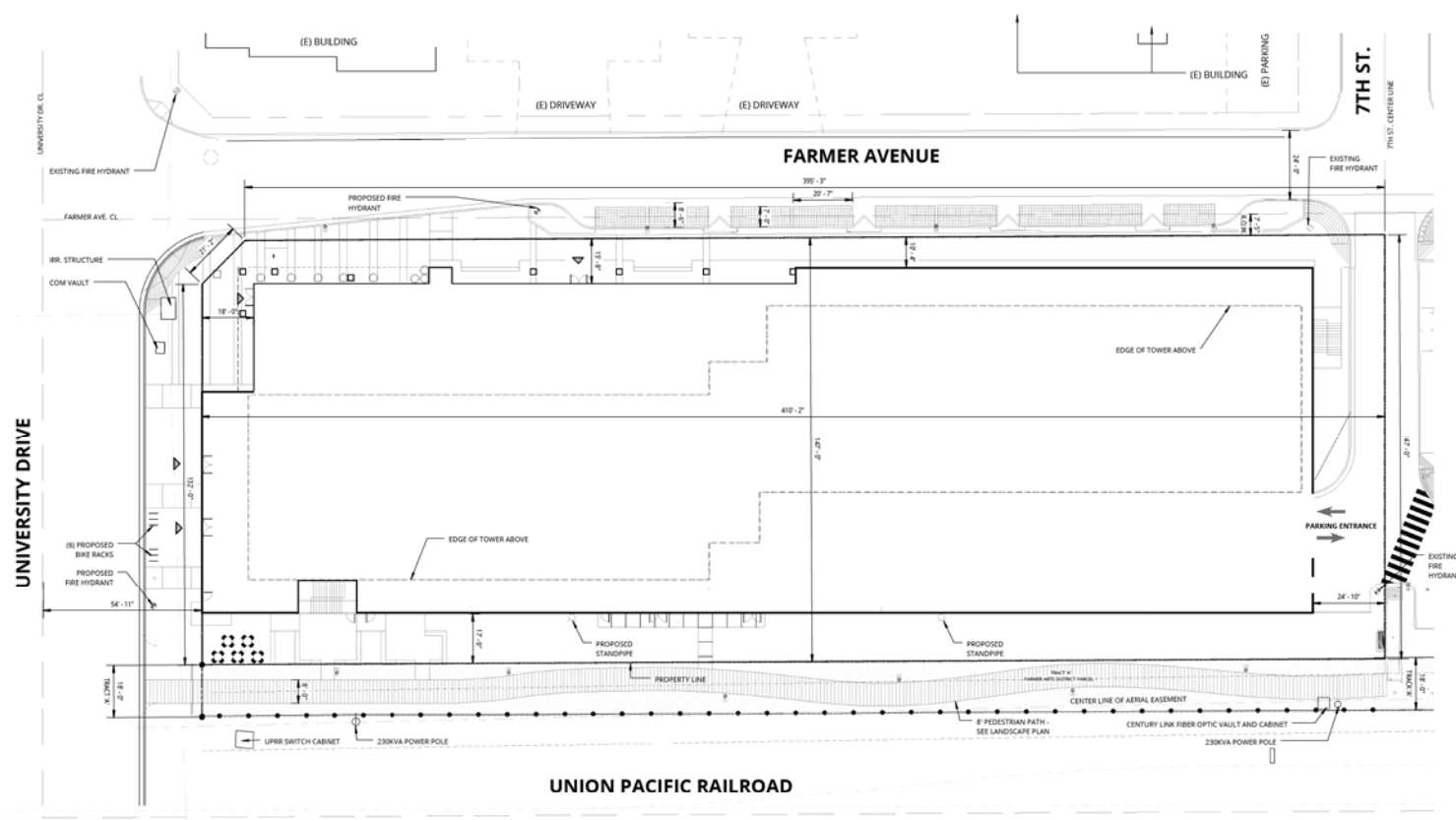
CivTech



Dawn D. Cartier, P.E., PTOE
President

Attachments:
Site plan

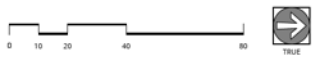
C:\Users\jmorris\OneDrive\Documents\Projects\2024\153010\153010_SitePlan_V01.dwg
 2/11/2024, 12:41:50 PM



1 SITE PLAN - DPR
A1.00 | 1" = 20'-0"

PROJECT DATA	
CONTACT INFORMATION	
1000 MARSHALL URBAN DEVELOPMENT PARTNERS PO BOX 1833 TEMPE, AZ 85286-1833 (480) 966-3208 TMARSHALL@MARSHALLCOMPANY.COM	TOOD MARSHALL URBAN DEVELOPMENT PARTNERS PO BOX 1833 TEMPE, AZ 85286-1833 (480) 966-3208 TMARSHALL@MARSHALLCOMPANY.COM
PROJECT NAME	
FARMER ARTS DISTRICT LOT 1	
PROJECT ADDRESS	
707 SOUTH FARMER	
PROPOSED USE	
MIXED-USE	
GENERAL PLAN	
MIXED-USE	
HIGH DENSITY (6P TO 6S DU)	
PROPOSED LAND USE	
MIXED-USE	
PROPOSED DENSITY	
HIGH DENSITY (6P TO 6S DU)	
ZONING	
EXISTING	MU-4 (PUD) (TOD)
PROPOSED	MU-4 (PUD) (TOD)
LOT AREA	
40,209 SF (1.362 AC)	
SEPARATE BUILDING AREA	
392,826 SF	
PROPOSED USES (%)	
RETAIL	1,641 SF (0.42%)
LEVEL 1 RESIDENTIAL AMENITY / BOH	19,221 SF (4.8%)
LEVEL 2 RESIDENTIAL AMENITY / BOH	2,346 SF (0.7%)
RESIDENTIAL	289,313 SF (71.8%)
PARKING	16,505 SF (0.33%)
BUILDING HEIGHT	
147'-0"	
ICE COVERAGE	
74.0% (4,838 SF)	
LANDSCAPE COVERAGE	
15.9% (9,372 SF)	
DENSITY ALLOWED/PROVIDED	
60 DU ALLOWED / 264 DU PROVIDED	

BUILDING SETBACKS	
FRONT (20'-0")	34'-0"
SIDE (EAST)	17'-0"
REAR (NORTH)	24'-0"
STREET SIDE (WEST)	15'-0"
VEHICLE PARKING REQUIRED/PROVIDED	
RETAL (3,443 SF/1.25) (TABLE 4-683IA TOD WAIVE FIRST 1,000 SF)	225 REQUIRED / 264 PROVIDED
5' UICD (31 @ 3.50/ROOM)	18
1 BEDROOM (19 @ 3.50/ROOM)	58
2 BEDROOM (19 @ 3.50/ROOM)	91
3 BEDROOM (23 @ 3.20/ROOM)	21
GUEST (31 @ 3.50/ROOM)	29
BIKE PARKING REQUIRED/PROVIDED	
277 REQUIRED / 277 PROVIDED	
RESIDENTIAL LIMITS	
5' UICD (31)	31
1 BEDROOM (19)	19
2 BEDROOM (19)	38
3 BEDROOM (23)	23
TOTAL RESIDENTIAL UNITS	281
TYPE OF CONSTRUCTION	
1A	
OCCUPANCY	
R2, R, M, A-3, S-2	
OCCUPANT LOAD (PER TABLE 1004.1.1)	
RESIDENTIAL: 1,000 GSF	
OFFICE: 100 GSF	
RETAIL: 100 GSF	
AMENITY: 100 GSF	
PARKING: 1,000 GSF	
STORAGE: 1,000 GSF	
EXERCISE ROOMS: 150 GSF	
SEPARATED OR NON SEPARATED USES	
NON SEPARATED OCCUPANCY	
SPRINKLERS & FIRE ALARMS	
AUTOMATIC FIRE EXTINGUISHING SYSTEM PER CUT AND IBC	
FIRE HYDRANTS	
PER PLAN	
REFUSE	
REFUSE TO BE COLLECTED ON-SITE USING CHUTES AND COMPACTORS	



LEGEND

--- (dashed line)	PROPERTY LINE
--- (dotted line)	BUILDING ENVELOPE ABOVE
--- (solid line)	CONCRETE SIDEWALK
--- (solid line)	CONCRETE CURB
--- (solid line)	MAIN ENTRY



VICINITY MAP DPR
A1.00 | NTS

NOTE: NTS



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LOT 1 @ FARMER ARTS DISTRICT - PARCEL 1
707 SOUTH FARMER AVENUE

REVISION	DATE	REASON FOR ISSUE



SITE PLAN

DATE	02/11/2016	REVISION	
PROJECT NUMBER	153010	SHEET NUMBER	
SCALE	As indicated	A1.00	