Tempe

CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION

Meeting Date: 04/12/2016
Agenda Item: 7

ACTION: Request approval for a Planned Area Development Overlay and a Development Plan Review for a new mixed-use development containing 295 dwelling units, restaurant, retail, office, classroom, and church uses for NEWMAN CENTER / THE MAXWELL ON COLLEGE (PL150419), located at 712 South College Avenue. The applicant is Maxwell Tempe, LLC.

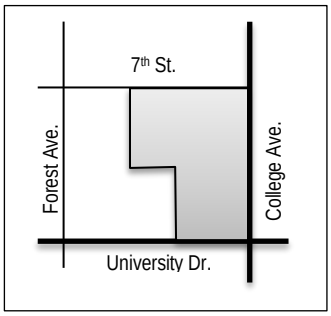
FISCAL IMPACT: While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Approval, subject to conditions

BACKGROUND INFORMATION: NEWMAN CENTER / THE MAXWELL ON COLLEGE (PL150419) a proposed development that encompasses an existing commercial site and the existing All Saints Newman Center. The building located at the southwest corner of 7th Street and College and the surface parking lots to the west (Site A) would be demolished, and a new building including a three-level parking garage and 18- and 20-story towers would be constructed. The residential component on Site A is designed to serve the needs of university students. All buildings on the All Saints Newman Center (Site B) will remain, and a new four-story building would be constructed in the northeast corner of the site. In 2008, Site B received approval from City Council for a PAD that allowed a 22-story tower for student housing, worship hall, and chapel while maintaining the existing St. Mary's church. This development was never constructed. In 2010, the Development Review Commission approved a DPR for a new chapel, sanctuary, social hall, classrooms, and a residence. All but the classrooms and residence of this 2010 approval have been constructed. The request includes the following:

1. Planned Area Development Overlay to establish development standards for density, building setbacks, building heights, landscape areas, and parking.

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



Existing Property Owners	College Enterprises, Inc. College Street, LLC All Saints Roman Catholic Newman Center Tempe Sabas Brothers Rentals, LLC
Applicant	Tony Wall, Maxwell Tempe, LLC
Zoning District (current/proposed)	CC TOD (Corridor Area) & CC PAD TOD H (Historic Overlay) / CC PAD TOD & CC PAD TOD H
Net site area	1.89 acres
Proposed Density / Units	156 du/ac / 295 units (NS)
Unit Types	23 one bedroom 156 two bedroom 1 three bedroom 152 four bedroom
Total Building Area	690,762 s.f.
Lot Coverage	Site A 100%, Site B 83% (NS)
Building Height	Site A 245', Site B 75' (50' and 270' max allowed)
Building Setbacks	0' front, 0' side, 0' street side, 0' rear (0, 0, 0, 0 min. allowed)
Landscape area	Site A 0% at grade & 41.2% at amenity deck, Site B 10% at grade (NS)
Vehicle Parking	217 spaces, incl. 10 on-street (387 min. required)
Bicycle Parking	256 spaces (272 min. required)

ATTACHMENTS: Development Project File

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

Department Director: Dave Nakagawara, Community Development Director
Legal review by: N/A
Prepared by: Karen Stovall, Senior Planner
Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:
The site is located at the northwest corner of College Avenue and University Drive and is adjacent to the Arizona State University campus. College Avenue is a primary connection to Tempe's Transportation Center for all bus routes and the Light Rail. To the north of the site, north of 7th Street, is the College Avenue Commons, a five-story facility operated by ASU that was constructed in 2014 and contains classrooms, offices, and retail uses. To the east of the site, across College Avenue, are the five-story ASU Foundation and a two-story commercial building. To the west is a two-story building that contains the University of Mary. To the south, across University Drive, is the main ASU campus.

The project includes a total of seven parcels that, for purposes of this request, are broken up into two sites. Site A includes six parcels at the southwest corner of 7th Street and College, totals 1.05 acres in size, and is currently zoned CC with a TOD Overlay. Site A currently contains single-story commercial buildings and surface parking. Site B is at the northwest corner of College and University, includes one parcel that is .84 acres is size, and is also zoned CC TOD but also has PAD and Historic overlays. Site B contains the historic St. Mary's Church, which was built in 1902-1903. Neither this historic building nor the existing sanctuary and social hall are being modified as part of this project.

The St. Mary's Church/Our Lady of Mt. Carmel Catholic Church property is listed on the Tempe Historic Property Registry (January 20, 2000) and on the National Register of Historic Places (January 30, 1978). The subject application was reviewed by the Historic Preservation Commission on January 21, 2016 and received approval of a Certificate of Appropriateness for the proposed redevelopment of portions of the All Saints Newman Center site. Although the Historic Preservation Commission action was limited to the designated parcel, the Commission voiced concern regarding the proposed College Avenue encroachment on Site A, which would limit views of the Tempe Butte when looking north from University, and the historic church steeple when looking south down College toward University. An Action Summary of this hearing is provided as an attachment.

In 2008, City Council approved a PAD Overlay (PL070404) for Site B to allow a mixed-use development consisting of a 22-story building for student housing, social hall, worship hall, and chapel within approximately 260,000 square feet of building area. This PAD approval maintained the existing St. Mary's Church.

In 2010, the Development Review Commission approved a DPR (PL100304) for Site B consisting of a new building with a chapel, social hall, sanctuary, offices, classrooms, and a residence within approximately 34,300 square feet of building area. This DPR approval also maintained the existing St. Mary's Church. Construction of the new chapel, social hall, and sanctuary was completed in 2013. The offices, classrooms, and residence, which were located near the northeast corner of the property, were never constructed.

This request includes the following:

1. Planned Area Development Overlay to establish development standards for a new mixed-use project with a combined density of 130 du/ac, maximum building heights of 225' (Site A) and 52' (Site B), landscape areas of 0% (Site A) and 10% (Site B), with 0' setbacks, and reduced parking.
2. Development Plan Review including site plan, building elevations, and landscape plan

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

For further processing, the applicant will need: approval of a Final Subdivision Plat to combine five of the six individual lots of Site A into one; recordation of a convenant and agreement to hold separately owned properties as one parcel, approval of a

license agreement for encroachments into the public right-of-way on both 7th Street and College Avenue and over the alley; and approval of maintenance agreements for non-standard work in the right-of-way.

PRELIMINARY AND FORMAL SITE PLAN REVIEW

10/21/15: Preliminary Site Plan Review (site plan only) was completed. Plans identified 630 units and 328 vehicle parking spaces. Narrative identified both student housing and for-sale housing. Comments made by staff included: requirement for a second preliminary review, identification of a plan for refuse pick-up, note that overhangs into right-of-way require license agreement, requirement for a traffic impact analysis (TIA), request for a south-bound right-turn lane on College Avenue at University, and the request for complete project data and parking data to determine the required number of parking spaces. It was noted that if provided parking is less than required, a parking analysis is required to justify the reduction.

10/28/15: A Development Plan Review application was submitted, and a second Site Plan Review was completed. The site plan was not modified from the preliminary submittal to address staff's comments. The data identified 272 units and 328 vehicle parking spaces. Floor plans identified student housing and for-sale units. Neither a parking analysis nor a traffic impact analysis was provided. Though floor plans for below-grade levels were not submitted, the building sections identified a five-level parking garage (two levels below grade and three levels above) on Site A. Comments made by staff included: review the submittal requirements for a formal DPR application and provide required project data so staff can analyze the request; identify a plan for refuse pick-up and show how truck maneuvering will work; provide on-site loading, delivery, and service access; provide 3' high opaque screening at each level of the garage; identify locations of all gates within the parking garage; provide sight visibility at both garage exits; maintain min. 8' wide clearance along both streets; eliminate building encroachment on College Avenue into the right-of-way at level 7 and above to allow light and air flow and maintain views from public space at street level; and provide a south-bound right-turn lane on College Avenue.

12/9/15: A second submittal was made, and a third Site Plan Review was completed. This submittal included an application for a Planned Area Development Overlay. Plans identified 226-228 units and 284 vehicle parking spaces. The submittal included a traffic impact study but did not include a parking analysis to justify the request for reduced parking. City staff was informed by the applicant that the numbers used in the TIS were inaccurate and that a revised TIA would be provided at a later date. Comments made by staff included: coordinate PAD sheets, site plan, elevations, floor plans, and landscape plan as they show different right-of-way improvements, different unit numbers, different parking counts, and different building heights; explain the parking plan for residents, residential guests, and the public (assigned, pay lot, etc.); provide sight visibility at both garage exits; identify a plan for refuse pick-up and show how truck maneuvering will work; and provide a south-bound right-turn lane on College Avenue

12/29/15: A third submittal was made. This submittal included an application for a Use Permit for tandem parking and a parking analysis. A revised TIA with updated numbers was also included. Plans identify 231 units and 137 vehicle parking spaces (including 10 spaces on-street). The revised submittal eliminates the two below-grade levels of parking in the garage on Site A. The revised landscape plan eliminates three shade trees from 7th Street and nine shade trees from College Avenue. The plan identifies refuse pick-up that could satisfy the requirements of the Solid Waste Division. Planning comments were not provided, because issues were to be addressed by condition in the DRC staff report.

2/22/16: At the applicant's request, the cases were pulled from the February 9, 2016 DRC agenda, and a fourth submittal was made that included the property on the immediate southwest corner of College and 7th Street. Comments made by staff requested clarification in the project data tables; increased width of the refuse service area to reduce the likelihood of damage by refuse trucks entering the building; limiting public accessibility to residential portions of development; more closely matching the colored elevations to the proposed colors; providing updated material boards with correct colors and materials; adding back the "fins" at more frequent intervals; de-emphasizing the rooftop screening; coordinating the perspectives and building elevations; correcting the photometric plan; correcting the calculations in the parking study; identifying alternate parking ratios if ratios other than those required by the code are requested; and providing a south-bound right-turn lane on College Avenue.

3/14/16: A fifth submittal was made. The applicant addressed the majority of staff's comments but disagreed with the recommendation for a south-bound right-turn lane on College.

PUBLIC INPUT

A neighborhood meeting was held on December 9, 2015. In addition to the applicant's team members, approximately five individuals were in attendance. Attendees asked questions that included the following: was any input received from Arizona State University; would the College Avenue frontage have retail; would the developer lease by unit or by room; if units would be open to the general public; what is the requested parking ratio; and would the development have student dining services. The applicant responded that he was in communication with ASU; leasing would be by room; yes, units would be open to the public; the current parking ratio is .5 spaces per bedroom; and that there would not be dining facilities. The applicant's meeting summary is attached.

Due to the inclusion of the corner parcel, the applicant held a second neighborhood meeting on March 2, 2016. In addition to the applicant's team, four individuals attended. General questions included the following: when rooms would be available; what sustainable elements were incorporated into the design; if the units would be affordable; if there is room for a Montessori school; if art was considered in the alley; that the buildings were too tall; a concern that this site was not the right location for student housing; that there is not enough parking. The applicant's summary of this meeting is also attached.

PROJECT ANALYSIS

TRANSPORTATION

A Traffic Impact Analysis (TIA) was submitted by the applicant (see attached), and the Transportation Division has provided the following comments:

The models, pedestrian analysis, and projections used in the TIA do not quite match the existing conditions (volumes, pedestrian walking patterns, Level-of-Service) or realistically predict future traffic patterns and conditions. Operationally, the southbound right- and left- turns share a single lane on College Avenue at University Drive. This situation is already at capacity during peak hours and requires geometric changes to safely and efficiently accommodate any future growth along College Avenue. The geometric improvements must be done as part of this project and shall include, at a minimum, separated right- and left- turn lanes, while still safely accommodating pedestrians, bicyclists, and transit within the City right-of-way. The dimension of the proposed new right-turn lane shall approximately 10' wide and 100' in length with a 60' taper length. Similar developments in the area have been required to, and have agreed to, provide separate southbound right-turn lanes approaching University Drive.

A condition is included that the TIA be revised to include the construction of the new right turn lane as described above and that a revised TIA be submitted and approved prior to issuance of the first building permit.

PLANNED AREA DEVELOPMENT

The applicant requests a Planned Area Development (PAD) Overlay consisting of 295 dwelling units, 54,206 s.f. of commercial area, 3,249 s.f. of classroom area, and 21,651 s.f. of existing church space. The total proposed building area is 690,762 s.f. The proposed development standards for the PAD are separated into those applicable to Site A (north of the alley) and Site B (south of the alley). The table below shows a comparison of the development standards for the CC TOD zoning district, the previous PAD Overlay approved for Site B in 2008, and the proposed standards for Site A and Site B with the new PAD Overlay.

THE MAXWELL ON COLLEGE – PAD Overlay				
Standard	**CC TOD**	**EXISTING PAD (SITE B ONLY)**	**SITE A PROPOSED CC TOD PAD**	**SITE B PROPOSED CC TOD PAD**
Lot Size (acres)	n/a	.86	1.05	.84
Residential Density (# of units)	NS	209 du/ac (180 units)	281 du/ac (294 units)	2 du/ac (1 unit)
Building Height (feet) [Exceptions, see Section 4-205(A)]				
Building Height Maximum	50'	270' (incl. mech.)	245' (incl. mech.)	75' (incl. mech.)
Maximum Lot Coverage (% of net site area)	NS	63%	100%	17.8%
Minimum Landscape Area (% of net site area)	NS	14%	0% (ground level) 41.2% (at amenity deck)	17.8%
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]				
Front	0'	7' (east)	0'	0'
Side	0'	0' (north)	0'	0'
Street Side	0'	0' (south)	0'	0'
Rear	0'	0' (west)	0'	0'

The General Plan Projected Land Use Map and Projected Density Map identify this site as Mixed-Use, High Density-Urban Core (more than 65 du/ac). The mixed-use proposal, with a combined density of 156 du/ac, complies with these designations.

The proposed maximum building height on Site A is 245'. While higher than other existing structures in the immediate vicinity, this height is supported by the Downtown Building Heights Concept Study included in the Downtown/Mill Avenue District and Vicinity Community Design Principle. This study identifies a maximum height in this area of 300'. Additionally, 7th Street Mixed Use, approved in 2015 and located at the northwest corner of Forest Avenue and University Drive, has a maximum permitted height of 300' and a proposed building height of 224'.

The proposed maximum height on Site B is 75', and the Downtown Building Heights Concept Study identifies a maximum height on this site of 75'. The proposed height is compatible with the existing sanctuary at a height of 46'-3".

Recognizing that that underlying CC zoning district has no maximum lot coverage, no minimum percentage of landscape area, and no minimum building setbacks, the proposed standards for Site A and Site B are appropriate and consistent with other high density mixed-use developments in the vicinity.

Parking

The 2008 PAD submittal included letters from two nearby property owners that authorized the use of a total of 111 vehicle parking spaces on nearby lots for the Newman Center Student Housing Project, which was never constructed. Approval of that project was conditioned on the developer providing a minimum of 50 vehicle parking spaces on the site or on an adjacent lot and a minimum of three vehicle spaces utilized for a "shared car program."

The parking analysis approved with the 2010 DPR application for the Newman Center chapel, social hall, sanctuary, offices, classrooms, and a residence included a lease agreement for 70 vehicle surface parking spaces on an adjacent lot (which will be eliminated by the proposed project), with the remainder of the 268 required spaces provided within on-street parking in the vicinity or within nearby ASU pay-to-park facilities.

The table below summarizes the required and proposed *vehicle* parking for the project. The "Number Required by ZDC" column uses the parking ratios established by the Downtown Parking Standards text amendment that was approved by City Council on December 17, 2015. Commercial uses include retail (12,870 s.f.), restaurant (17,223 s.f.), and office (24,113 s.f.).

Vehicle Parking Required and Provided					
Use	Unit Quantity / SF	ZDC Ratios	Number Required by ZDC	Proposed Ratios per PAD	Number Proposed by Study
1 bedroom	23 units	.5 space per bed	11.5	.5 spaces per bed	11.5
2 bedroom	156 units	.5 spaces per bed	156	.22 per bed	68.64
3 bedroom	1 unit	.3 spaces per bed	.9	0 per bed	0
4 bedroom	115 units	.3 spaces per bed	138	0 per bed	0
Guest		.1 per unit	29.5	.1 per unit	29.5
Total Residential	*295 units*	--	*336*	--	*110*
Commercial	54,206 s.f.	1st 5,000 s.f. waived, then 1/500 s.f.	98.41	1st 5,000 s.f. waived, then 1/500 s.f.	98.41
Classroom	3,249 s.f	1/300 s.f.	10.83	1/350	9.28
Church (existing)	21,651 s.f.	1/300 s.f.	72.17	0 (parking to occur in ASU Foundation garage)	0
TOTAL	--	--	517	--	217 (incl. 10 on-street)

A parking study was provided by the applicant and is included as an attachment. The study proposes alternate parking ratios for two-, three-, and four-bedroom units, an alternate ratio for the classroom use, and off-site parking for the existing church use. A total of 217 parking spaces would be provided compared to the 517 parking spaces required by the ZDC. Therefore, the PAD proposes 300 parking spaces less than what is required by the ZDC.

Provided Vehicle Parking Locations	
Parking Space Type	Number
Commercial uses & residential guest (metered, within garage)	127
Residential (gated access, within garage)	80
Total Garage Parking	*207*
On-Street adjacent to site	10
TOTAL	217

The 29 guest parking spaces required for the residential use and the 98 spaces for the commercial uses (total 127) are located within the parking garage. The study proposes a vehicle parking ratio of 1 space per 350 s.f. of classroom area, resulting in nine required spaces; however, these nine spaces are not accounted for in the provided on-site or on-street parking numbers. The study states that the spaces will be provided in the parking garage, but the total number of garage spaces only accounts for the commercial, residential, and residential guest spaces. The study must be revised to state where the nine parking spaces will be located.

The study identifies the existing Newman Center area of 21,651 s.f.; however, it shows that no parking spaces are required for the church use. The ZDC requires 72 vehicle parking spaces for the use. The study states that the required parking for the existing church will be provided within the ASU Foundation Building parking structure and includes a 2005 letter from ASU that stated the agreement between ASU and the Newman Center at that time but did not identify a specific number of spaces to be available. An updated letter was not provided, but the study concludes that this agreement is still in place. A condition is included to revise the study and PAD to correctly show the number of required vehicle parking spaces. Another condition is included to require that that developer provide an updated letter from ASU or another property owner in the vicinity that specifies the reservation of a minimum of 72 vehicle parking spaces for the existing church use.

The study concludes that other student housing projects have demonstrated that parking structures are under-utilized, so only 80 of the 306 required resident spaces will be provided. The 80 spaces include all the required parking for the one-bedroom units and 44% of the required parking for the two-bedroom units. The applicant believes that these unit types are more likely to be occupied by couples that include one individual who may not be an ASU student and who would need a vehicle to drive outside of downtown Tempe. No parking is provided for the three-bedroom unit, which is the rectory house

on Site B, or for the four-bedroom units, as the applicant believes residents of in these dwelling types will not need vehicles. The two- and four-bedroom units will be marketed with the limited parking. In order for this development to comply with the recently approved Downtown Parking Standards text amendment that was passed in 2015, a condition has been included to require that a minimum 307 parking spaces be provided for the residents of the development. This would bring the total number of spaces provided either on- or off-site to 516.

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

Bicycle Parking Required and Provided				
Use	Unit Quantity / SF	ZDC Ratios	Number Required by ZDC	Number Proposed by Study
1 bedroom	23 units	.75 space per unit	17.25	23
2 bedroom	156 units	.75 spaces per unit	117	312
3 bedroom	1	1 space per unit	1	3
4 bedroom	115 units	1 space per unit	115	460
Guest	--	.2 per unit	59	0
Total Residential	*295 units*	--	*309*	798
Retail	12,870 s.f.	1/7,500 s.f., 4 min.	1.72	4
Restaurant	17,223 s.f.	1/500 s.f.	34.45	34.45
Office	24,113 s.f.	1/8,000 s.f., 4 min.	3.01	4
Classroom	3,249 s.f	1/1,500 s.f.	2.17	2.17
Church	21,651 s.f.	1/1,500 s.f.	14.38	16.37
TOTAL	--	--	365	859 (incl. 64 on-street)

The parking study does not identify any bicycle parking spaces for the church use, but the PAD shows a total of 16 spaces. A condition is included to revise the study to correctly show the number of required bicycle parking spaces.

The parking study and PAD identify a total of 859 bicycle parking spaces provided, including 64 spaces on the street. The site plan, however, identifies only 52 spaces along 7th Street and College. A condition is included to correct the number of on-street spaces from 64 to 52 and correct the number of provided spaces from 859 to 847.

Of the 795 bicycle parking spaces provided on-site, 69 are provided on the first floor of the garage, 84 are provided on the third floor of the garage, 179 are provided on the fourth floor of the building. The remaining 463 bicycle spaces are provided within dwelling units. No guest parking for the residential use is provided. Although not explained in the study, the applicant has stated that guests of the residents will check-in at the lobbies and either takes bicycles to the gated areas of the garage or up to a residents' unit.

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

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.* The development fulfills the land use and residential density goals of the general plan and complies with the maximum building heights established through the Downtown Building Heights Concept Study.
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.* Except for the requested parking reductions, the requested development standards take the site context into consideration. Conditions are included in the recommendation to address parking.
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* The development is appropriate for the site and immediate surroundings.

DEVELOPMENT PLAN REVIEW

Site Plan

The site is 1.89 acres and is irregularly shaped. The development encompasses the two existing Newman Center buildings that will remain on Site B. A new four-story building is proposed at the northeast corner of Site B and an 18- and 20-story building on Site A. Site A will contain 294 units planned for rental to ASU students, and Site B will contain one unit for use by employees of the church.

All on-site parking is provided within a four-level garage at the bottom of the Site A building. One level of the garage is below grade, and three levels are above. Except for the vehicular entrances, the garage is not visible from the street frontages. Vehicular access to the garage is provided by a driveway on 7th Street and a driveway at the alley between Sites A and B. The alley also provides access to the electrical utilities and refuses collection areas. Refuse collection on Site A will occur inside the building and includes a trash compactor to service the entire project. Refuse collection on Site B will include a recycling container in the existing refuse area that will service the entire project. The buildings on Sites A and B are connected at the third floor by a bridge that goes over the alley.

Building entrances are provided at multiple points along the first floor of both proposed buildings. Retail areas front 7th Street and College on Site A with a restaurant fronting College on Site B. The plan identifies three residential lobbies on Site A. The parking garage is designed with stairwells and elevators accessible from the lobbies and the garage. The garage is gated at the west end of level 2, restricting the upper 80 vehicle spaces to residential use.

Exterior stairs on 7th Street lead up to a rooftop deck located at the fourth building level. This deck is expected to function as a patio for the associated retail/restaurant businesses in the building. A shade canopy is identified on the deck, but no details of the canopy have been provided.

The site plan shows eight bicycle parking spaces on 7th Street that are located north of building doors that swing outward, into the right-of-way, which would not leave the minimum 8' clearance required. A condition is included to relocate the four bicycle racks on 7th Street to meet the minimum clearance.

Building Elevations

The proposed building on Site A is of contemporary design and will complement the architecture of newer buildings to the north and east of the site. The building is constructed of glass, steel, and concrete. The first three levels of the building incorporate brick veneer to tie into the existing church and sanctuary buildings to the south. Upper levels use a glazing system and metal panels that are broken up by vertical aluminum fins. At the eighth level, the fins are broken by a floor of glazing that wraps the entire building. The building on Site A projects into the right-of-way for a distance of 14' along College leaves a vertical clearance of 10'-4" to 14' between the sidewalk and building. At the fourth floor, the building is pushed back to the property line. Along 7th Street, the building on Site A projects into the right-of-way for a distance of 9'-6", leaving a vertical clearance of less than 14' (not dimensioned) between the sidewalk and the building.

The south elevation of the south tower on Site A indicates "local art" (keynote 25) to be used where charcoal gray masonry is proposed at the garage. The applicant has not identified what this artwork might be. In order to prevent obstruction of the existing 20' wide alley, a condition is included to prohibit projections into the alleyway. In order to create artwork that is incorporated into the building design and is something other than a painted mural, a condition is included to require such artwork to be architecturally integrated with the building masonry through sandblasting, acid etching, bas-relief, or similar application prior to issuance of building permits.

The Transportation Overlay District (TOD) of the ZDC requires ground floor windows in at least 50% of the building length and 25% of the ground level wall area of all building façades that face a street. It is not clear if the north elevation of Site A complies with this requirement of the TOD, so a condition is included to provide the ground floor window measurements and provide additional windows if necessary.

At the west property line of Site A, the building is adjacent to an existing surface parking lot and a two-story building that is

situated on the south portion of the lot. The west elevation of the building on Site A identifies a three-story, 34' high solid wall with masonry veneer. This wall has no breaks in it. Although not called out on the plans, the elevation depicts a horizontal pattern in the masonry veneer that breaks up the solid, blank wall. A condition is included to specify a pattern with the wall. This can be done using a relief pattern, similar to what is proposed for other elevations of the project, or by incorporating the Endicott Red Blend veneer into the wall.

The proposed building on Site B is four-stories and less than 48' high (actual height not dimensioned). The south and west elevations use red brick veneer to blend with the two existing buildings on Site B. The east and north elevations incorporate red and charcoal brick veneers used on the new building on Site A. The height, massing, and materials complement the existing structures on the site. At the second floor, the building encroaches into the College Avenue right-of- way for a distance of 10'-7", leaving a vertical clearance of 10'-4" between the sidewalk and building. Interior to the site, the building connects to the existing Newman Center building at the second, third, and fourth levels by means of exterior bridges.

Landscape Plan

The site plan identifies Site A as having 1% ground-level landscape area. An amenity deck is provided on the fourth floor of the building, and this deck is permitted to be counted toward the on-site landscape area. The plans note this 18,800 s.f. deck as 43% of the site area; however, it calculates to 41%. The project data on the PAD and DPR sheets should be corrected to accurately reflect this. Site B provides a minimum of 18% ground-level landscaping, and the majority of this is within the courtyard between the existing historic church and sanctuary buildings.

The landscape plan identifies the right-of-way landscaping along 7th Street and College and excludes the University Drive frontage, because it will not be modified by the request. Southern Live Oak trees are provided along 7th Street and College with shrubs of Lantana, Yucca, Aloe, and Muhly.

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;* both proposed buildings are located at the street front/side property lines. At level two and above, both proposed buildings overhang into the right-of-way, creating a shaded pathway for pedestrians. On Site A, a break in the building is created by the fourth floor garden deck, at which point the two towers are established. The elevations incorporate brick veneer at the first three floors that ties into the adjacent developments. The placement, varying wall planes, varying building heights, and materials provide 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 building design will provide shade for pedestrians along both street frontages. The glass of both towers is shielded by metal fins that mitigate heat gain. The placement of all vehicle parking spaces within a garage below the building eliminates areas of exposed asphalt pavement.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* brick veneer and storefront windows are used at the first three floors of the buildings. A glazing system, metal wall system, and metal fins are used on higher floors. Where the garage is adjacent to property lines and may have limited openings, brick is arranged in decorative patterns to break up the long, opaque walls. The proposed materials are compatible with adjacent developments, including the existing historic Old St. Mary's church to the south that is constructed of brick and the College Avenue Commons to the north, across 7th Street, with steel frame construction and glazing shielded by metal cladding that runs in a horizontal direction.

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the four-story building proposed for Site B is appropriately scaled to the existing historic church and more recently constructed sanctuary building. While higher than the existing structures, it serves as a transition to the significantly higher 18- and 20- story towers on Site A.

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;* lower levels of the building incorporate glazing and brick veneer with upper portions constructed of glass and metal. Variation is provided in wall planes, materials, and building height to relieve monotony.

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 the proposed right-of-way encroachments, shade much of the sidewalk adjacent to the site, building entrances, and storefronts.

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* the project provides clear pedestrian access from the site to adjacent sidewalks. The condition requiring the right-turn lane would eliminate the bus pull-out on College, north of University, but the bus could use the lane temporarily, while passengers enter/exit the bus.

8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* vehicular circulation would occur at the entire perimeter of the site, with vehicles accessing the garage via College, 7th Street, and the alley that leads west to Forest Avenue.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the plans have been reviewed by the Police Department, and the applicant has incorporated several suggestions, such as separating access to the residential lobbies and the commercial usess and gating the walkway between the new building on Site B and the existing sanctuary. 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 separate plan review.

12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* The photometric and lighting plan submitted with the application excludes Site B; however, a plans that include Site B will be required with construction document submittal. 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 Planned Area Development, Use Permit, and Development Plan Review. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. Subject to the conditions of approval, 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. Subject to the conditions of approval, the proposed project meets the approval criteria for a Planned Area Development Overlay, Use Permit and Development Plan Review.

PLANNED AREA DEVELOPMENT CONDITIONS OF APPROVAL:

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

1. Except as modified by conditions, the development shall be in substantial conformance with the Planned Area Development Overlay for The Maxwell cover sheet, site plan, and site data sheets dated March 14, 2016.

2. A building permit application shall be made within two 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.

3. A demolition permit may not be issued for any existing structures on the site until full building permits for The Maxwell are issued, unless the applicant/developer provides the City of Tempe with a performance surety for the construction of structures on the site in the amount of $120,000.00 guaranteeing the faithful performance by the Contractor. Performance surety may be in the form of a bond, cashier's check, certified check, or money order. The applicant/developer may alternatively provide verification of financial capacity for completion of the new construction as approved by the Community Development Director or designee.

4. The property owners shall sign a waiver of rights and remedies form. By signing the form, the Owners voluntarily waive 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 PAD approval shall be null and void.

5. The Planned Area Development Overlay for The Maxwell 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.

6. A License Agreement for encroachments into the public right-of-way along 7th Street and College Avenue must be obtained from the Community Development Department prior to receiving a building permit for portions of the building above grade. Encroachments shall be per the approved site plan and building elevations.

7. Where the building crosses multiple parcels and connectivity or access is required to comply with building code, prior to issuance of building permits, the developer shall record a building code compliance covenants and agreements to hold properties as one parcel.

8. A Final Subdivision Plat is required for a portion of this development where one owner owns multiple adjacent lots and shall be recorded prior to issuance of building permits.

9. The developer must receive approval of the Final Traffic Impact Study from Transportation prior to submittal of the first building permit.

10. The plans shall be modified to provide a minimum 444 vehicle parking spaces, which excludes those required for the existing church use. These 444 spaces may be accomplished with below-grade parking in the garage or off-site parking with the recordation of a parking affidavit.

    The number of provided bicycle parking spaces may be reduced to comply with the requirements of the Zoning and Development Code Table 4-603.E.

11. The parking study and/or PAD shall be revised as follows:
    a. Update the parking management plan to identify the location of the commercial, guest, and classroom spaces.
    b. Correctly identify the required number of vehicle parking spaces for the church use as 72.

c. Provide an updated letter from ASU or another property owner in the vicinity of the project that specifies the reservation of a minimum of 72 vehicle parking spaces for the church use.
d. Correctly identify the number of required bicycle parking spaces for the church use as 16.
e. Correctly identify the provided number of bicycle parking spaces as 847.
f. Correctly identify the provided number of on-street bicycle parking spaces as 52.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

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

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan, landscape plan, and building elevations dated March 14, 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. The development shall prepare, at the time of initial building permits, ready-to-use commercial space for tenant leasing. The permit submittal for the ready-to-use commercial space shall include only the following: adequate roof space, evidence of roof structure support, and internal set lines for future adequate commercial space air conditioning (HVAC); provide a shaft to ventilate for commercial cooking exhaust; and a designated location for potential grease trap interceptor if needed.

3. 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 glazed windows with ¼" pane thickness or more.

4. Building plans submitted for compliance review to the City of Tempe's the Community Development Department shall be sealed and signed by an engineer licensed in Arizona with a proficiency in sound mitigation or noise control. The engineer shall note on the building plans that the building design is capable of achieving the required noise level reduction.

5. Submit an application for review of Covenants, Conditions, and Restrictions (CC&Rs) for the on-going care and maintenance of the common areas which are the responsibility of the property owners. The CC&Rs shall be reviewed and in a form acceptable by the City Attorney's Office and the Community Development Department.

Site Plan

6. In order to maintain an 8' clear width along 7th Street, relocate the four western-most bicycle racks shown north of the outward-swinging doors.

7. Provide No Parking signs on the north and south sides of the alley from College Avenue to the west end of the project.

8. The developer shall provide a south-bound dedicated right-turn lane on College Avenue. The Lane shall not extend north of the alley and will follow an approximate alignment with the original street curb. Final details shall be approved by the Public Works Department Transportation Division.

9. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.

10. Utility equipment boxes for this development that are visible from the perimeter of the buildings shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings. Such equipment may be

decorated as part of an art installation.

11. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

12. The site plan project data table shall be revised to reflect 41% landscape area at the deck level.

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, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.

14. Public Restroom Security:
    a. Lights in restrooms:
        1) Provide 50% night lights
        2) Activate by automatic sensors, key or remote control mechanism
    b. Single user restroom door hardware:
        3) Provide a key bypass on the exterior side

15. Garage Security:
    a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
    b. Provide exit stairs that are open to the exterior as indicated.
    c. Paint interior wall and overhead surfaces in below-grade garage floor levels with a highly reflective white color, minimum LRV of 75 percent which may be accented with color for wayfinding and decorative artwork or wall murals as approved by the Community Development Department.
    d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.

16. Parking Garage:
    a. Minimum required parking dimensions shall be clear of any obstructions.
    b. At the ends of dead-end drive aisles in locations currently shown on the plans, 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' x 10' visibility triangle at both garage exits.

Building Elevations

17. The materials and colors are approved as presented:
    Building at base – masonry – Endicott Brick Medium Ironspot #46, flush and relief pattern
    – masonry – Endicott Brick Manganese Ironspot, flush and relief pattern
    – masonry – Endicott Brock Red Blend, flush and relief pattern
    Gates at first floor services areas – perforated steel, Centria Silver Gray
    Upper and lower level glazing – clear insulated
    Lower level window frames – dark bronze aluminum
    Upper level window frames – clear anodized aluminum
    Upper building walls – aluminum composite metal wall panel system – Centria, Light Champagne
    Window fins at upper glazing – aluminum extrusion – Centria Silver Gray
    Window fins at upper glazing – aluminum extrusion – Arcadia Inc., 7594 XE Light Bronze
    Rooftop mechanical screening – perforated aluminum wall panel system, Centria Silver Gray

Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.

18. The artwork identified in key note 25 of the south elevation on Site A may not project into the 20' alley. Any artwork that projects into the 20' alley may be allowed, subject to review and approval of an encroachment permit by the City of Tempe.

19. The applicant shall submit a Minor Development Plan Review application for the "local art" identified in key note 25 of the south elevation on Site A. This art shall be architecturally integrated with the building design. The DPR shall be submitted and approved prior to issuance of certificate of occupancy for the residential portions of Site A.

20. Provide verification per Zoning and Development Code Section 5-612.F.1 that that ground floor windows on the north elevation on Site A are proposed in at least 50% of the building length and 25% of the ground level wall area by providing the percentages. If these minimums are not met, modify the elevations to comply.

21. Modify the west elevation on Site A to indicate a pattern in the brick. The pattern may be accomplished through relief in the brick, by incorporating the Endicott Red Blend, or by another means of architectural integrated design as approved by the Community Development Department, Planning Division.

22. Provide secure roof access from the interior of the building. Do not expose roof access to public view.

23. Conceal roof drainage systems within the interior of the buildings.

24. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

25. Locate the electrical service entrance section (S.E.S.) inside buildings.

Lighting

26. Excluding the College Avenue and 7th Street frontages, this project shall follow requirements of ZDC Part 4, Chapter 8, Lighting. The College and 7th Street frontages shall be designed per the photometric plan submitted March 14, 2016. Modifications to this plan shall be made to accomplish a minimum illumination level of five (5) foot-candles at residential building entrances (i.e. residential lobbies).

Landscape

27. 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.
    f. Repair existing irrigation system (on site or in the adjacent public rights-of-way) where damaged by work of this project. Provide temporary irrigation to existing landscape (on site or in street frontages) for period of time that irrigation system may be out of repair. Design irrigation so existing plants on site or in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.

28. Include the 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.

29. 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.

30. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Signage

31. Provide address signs on the building elevation facing the street to which the property is identified.
    a. Conform to the following for building address signs:
        1) Provide street number only, not the street name
        2) Compose of 10" or 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 on Site A. 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.

- The owners shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.

- 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 an all other Development Services forms at this link: http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms. The enclosure details are under Civil Engineering & Right of Way.

- BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

- COMMUNICATIONS:
  - Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: www.tempe.gov/index.aspx?page=949. 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:
  - 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 all 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 and/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.
  - 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.
  - Two 100 year onsite retention is 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 Public Works specifications.
  - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
  - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
  - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

- 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:

February 2, 1960	The Board of Adjustment approved a parking variance for the Newman Center from 36 spaces to 26 spaces.
September 24, 1980	The Board of Adjustment (A-80-9.8) approved a Use Permit to operate a restaurant and a Variance to reduce the required number of parking spaces from 46 to 26 in the Central Commercial District at the site located at 706 South College Avenue.
June 21, 1989	Design Review Board approved a new courtyard site plan and landscape plan for the Newman Center, subject to conditions.
September 19, 1996	The City Council approved the requests for a Use Permit to allow an existing restaurant to expand by 667 s.f. for outside dining in the CCD District and Variances to 1) reduce the minimum required parking from 49 to 25 spaces the entire site and 2) allow non-conforming conditions of parking area to remain intact for by College Street Deli (SIP-96.75) located at 706 South College Avenue.
January 20, 2000	The City Council approved the designation of the Old St. Mary's Church as a historic property.
February 19, 2002	The Hearing Officer approved a Use Permit to allow the retail sale of clothing and accessories for V-Underground (BA020018) located at 714 South College Avenue.
February 7, 2006	The Redevelopment Review Commission approved ALL SAINTS CATHOLIC NEWMAN CENTER (RRC06001) for Development Plan approval of a new two-story social hall, day chapel, and sanctuary (34,936.83 s.f.) including building elevations, site plan and landscape plan and a Use Permit Development Standard to increase the maximum allowable height for a structure by 20%, from 50 feet to 60 feet, located at 230 East University Drive., located at 230 East University Drive.
February 10, 2006	Development Services Department approved the request for a shared parking model to allow 27 parking spaces on-site with off-site parking for the All Saints Catholic Newman Center, for the addition of a new sanctuary and chapel, located at 230 East University Drive.

October 11, 2007	The Historic Preservation Commission recommended approval of the Planned Area Development Overlay request for ALL SAINTS NEWMAN CENTER STUDENT HOUSING related to preservation review of the historic Old St. Mary's Church.
February 12, 2008	Development Review Commission recommended approval of ALL SAINTS NEWMAN CENTER STUDENT HOUSING (PL070404) with a modified condition that would allow a 270' building. (4-2 vote)
March 20, 2008	City Council approved the request for a Planned Area Development Overlay for ALL SAINTS NEWMAN CENTER STUDENT HOUSING (PL070404) for a mixed-use development consisting of a twenty-two (22) story building for student housing, worship hall and chapel within approximately 260,000 sq. ft. of building area located at 230 East University Drive.
October 14, 2010	Historic Preservation Commission approved this request for the ALL SAINTS CAHOTIC NEWMAN CENTER building in context with preserving the historic building on site. This item was conditionally approved by the Commission.
December 14, 2010	The Development Review Commission approved the request by ALL SAINTS CATHOLIC NEWMAN CENTER (PL100304) for a new chapel building with offices, social hall, classrooms, and residence within approximately 34,300 s.f. of building area, while maintaining the existing church on approximately .72 acres located at 230 East University Drive.
April 28, 2011	The City Council approved the request by ALL SAINTS CATHOLIC NEWMAN CENTER (PL100304) for a final subdivision plat for one (1) lot on .84 acres.
January 21, 2016	The Historic Preservation Commission approved a certificate of appropriateness for THE MAXWELL (HP121015A / PL150419), located at 712 S. College Avenue.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-305, Planned Area Development (PAD) Overlay districts
Section 6-306, Development Plan Review
Section 6-308, Use Permit

DEVELOPMENT PROJECT FILE
for
NEWMAN CENTER / THE MAXWELL ON COLLEGE
(PL150419)

ATTACHMENTS:

1. Location Map

2. Aerial Photo

3-64. Letter of Explanation

65-72. Previously Approved PAD and Elevations for All Saints Newman Center Student Housing (PL070404)

73. Proposed PAD Cover Sheet for Newman Center / The Maxwell on College

74. Proposed PAD Site Plan for Newman Center / The Maxwell on College

75. Proposed PAD Comparison Table

76-77. Site Plan and Enlarged Site Plans

78-81. Street and Podium Levels Landscape and Hardscape Plans

82-88. Black and White Building Elevations

89-95. Colored Building Elevations

96-98. Enlarged Elevations and Sections

99-102. Building Sections

103-111. Floor Plans

112. Renderings

113. Solar Orientation Study

114-116. Shadow Study

117. Level 4 Landscape Character

118. Site Photos

119-130. Parking Study

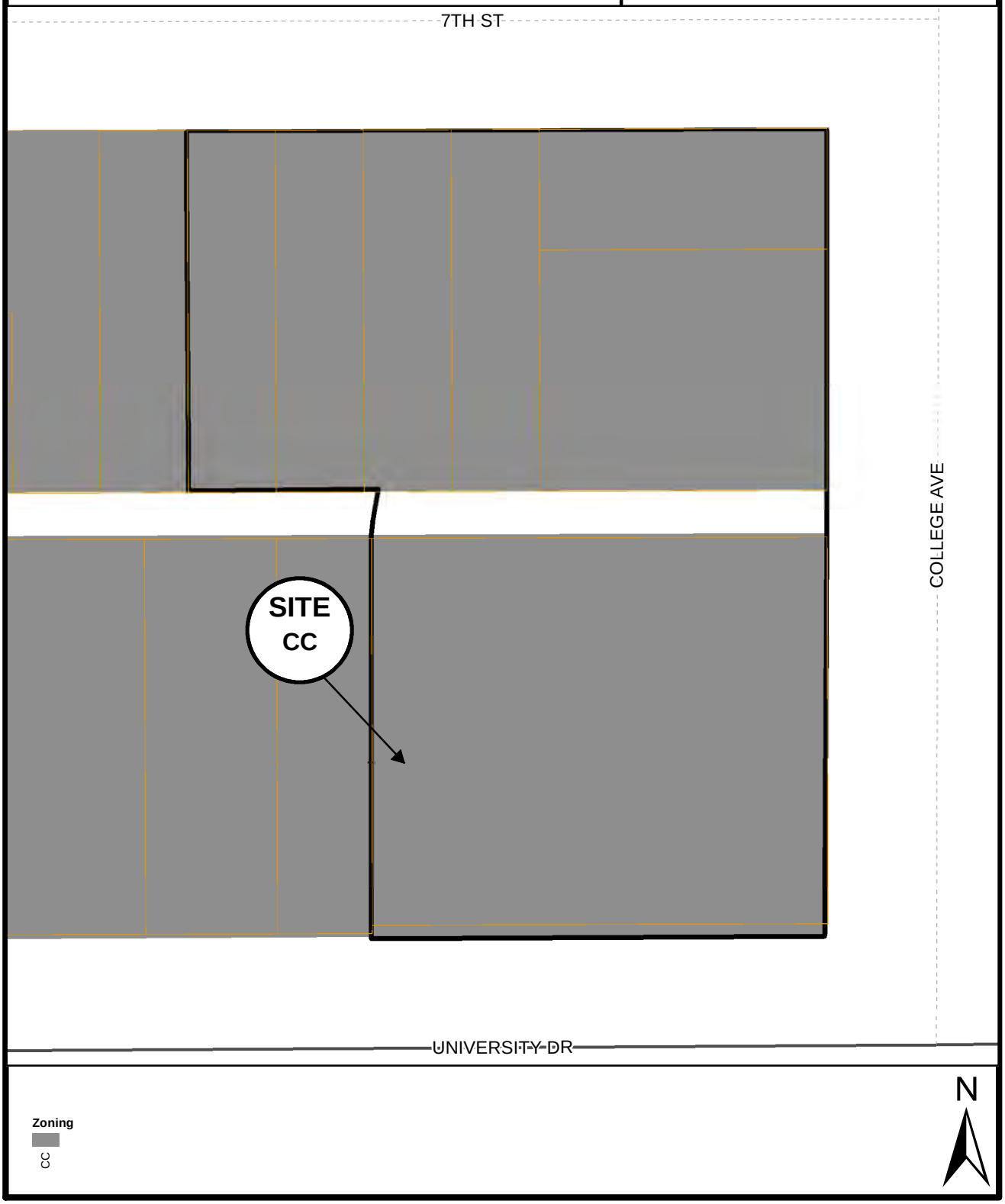
131-133. Traffic Impact Analysis Executive Summary

134-139. Public Involvement Final Report Summaries for Neighborhood Meetings

140. Action Summary of the January 21, 2016 Historic Preservation Commission hearing for The Maxwell

Tempe

THE MAXWELL	PL150419



Location Map

Tempe

THE MAXWELL	PL150419

Aerial Map

LETTER OF EXPLANATION

Newman Center/The Maxwell on College

Project Address:
712 South College Avenue
Tempe, Arizona 85281

Cross Streets:
College Avenue and University Drive

Project Location: Northwest corner of University Drive and College Avenue

Parcels: 132-27-356
132-27-107A
132-27-110
132-27-111
132-27-112
132-27-113
132-27-108A

Case Number: PL150419

Prepared by:
Espiritu Loci Incorporated
Trevor Barger, AICP CUD
6625 N Scottsdale Rd
Antibes Bldg, Suite E
Scottsdale AZ 85250
480.481.9100
Trevor@EspirituLoci.com

13 March 2016

INTRODUCTION

The All Saints Roman Catholic Newman Center Tempe ("Newman Center") and Arizona State University ("ASU") have grown up together. The historic Old St. Mary's was constructed in 1903 just nine (9) years after Old Main in 1894. These days the Newman Center's mission is to serve the ever growing population of ASU; not only the students, but also the professors, supporting professionals and their families. While most of the programs at the Newman Center focus on the college students, the baptisms of newborns and weddings of alumni are weekly events on the grounds. Realizing that ASU had grown to be one of the largest collections of Catholics seeking college degrees in the country, the Newman Center began rethinking its role on the national stage. Three (3) years ago, the Newman Center and the Diocese of Phoenix, searching for a way to offer a Catholic degree in Arizona, talked the University of Mary ("U Mary") into setting up a campus in Tempe across the parking lot from the Newman Center's property. Unlike the Catholic Universities that were later sought out by Mesa and Gilbert, this educational opportunity was established without significant financial support from the host city. U Mary now offers dual degrees with ASU and has both graduate and undergraduate programs. In the same time period the Newman Center established a sorority and fraternity both recognized by ASU. These very successful organizations and are now noticeable elements of life on the grounds.

Throughout this transition, the Newman Center has been working to incorporate a student housing component to its grounds. With a previous development partner, rights to a twenty-two (22) story, 270', 432 bed, 180 dwelling unit tower were approved (and exist) on the Newman Center's property (see Exhibit A - Existing Newman Center Student Housing Entitlements). The Newman Center proceeded with the first phase of those development plans, the new sanctuary, social hall and adoration chapel, and has continued to look for a development partner for the student housing portion. They have also worked with the owners of an adjacent parking lot over which the Newman Center has a ninety-nine (99) year lease, to see if that property could be included in the development plans. Through further conversations, it became possible to include not only the parking lot, but also two (2) adjacent parcels, the parking lot and the shops along College Avenue. As such, this development proposal is a unique partnership between four (4) existing land owners, U Mary's Tempe campus, the Newman Center and our development partner, The Maxwell Tempe, LLC.

EXHIBIT A
EXISTING NEWMAN CENTER STUDENT HOUSING ENTITLEMENTS

twenty-two (22) story - 270’ maximum height
432 beds - 180 dwelling units

The Maxwell will provide the retail and student life portions of an expanded faith-focused complex for Newman Center and U Mary's Tempe Campus. It will provide a unique setting for the development of "whole-health" (mind, soul, and body), healthy students at Arizona State University. This will provide high quality housing that can compete with housing opportunities at Catholic universities elsewhere in the country; housing that is safe, protected and provides a focused environment for academic studies. The proposed project will:

- keep retail store fronts along College Avenue
- enhance the walking and biking experience along College Avenue (the main pedestrian route from the Tempe Transit Center to the campus)
- add retail store fronts to 7th Street
- provide structured parking on the parcels north of the alley (206 stalls)
- add offices, classrooms, meeting rooms, a student lounge, and a rectory (3 beds), with restaurant space at the ground level in the north corner of the Newman Center parcel along College Avenue
- add two faith-based student housing towers above the parking structure on the parcels north of the alley (798 beds, 295 units, 245' maximum building height)
- add a sky-park level above the parking structure at the base of the towers
- add a health and amenity ("bridge") level on the eighth (8th) floor of the towers

REQUEST

The Newman Center's property currently is zoned City Center (CC) with a Planned Area Development overlay (PAD) setting requirements for density, lot coverage, landscape area, building setbacks, building height, and reduced parking. The Newman Center's property is also in the Transportation Overlay District (TOD) and has a Historic Overlay District (HOD) designation. The proposal is to:

1.) expand the PAD to include the three (3) adjacent property owners, to the north of the alley (currently zoned CC TOD),
2.) to replace the commercial uses along College Avenue with new commercial uses (retail/restaurant) on the ground floor and commercial or office space above,
3.) add commercial uses along the 7th Street frontage at the ground level,
4.) move the student housing portions of Newman Center's existing rights to the northern parcels and, for operational reasons and to offset the high cost of the property, add 366 beds for a total of 798 beds,
5.) add a three-bedroom rectory, separate from the student housing towers, to house the priests on-site,
6.) continue with reduced parking standards, providing full commercial and guest parking, but very limited parking for the church and student residents,
7.) encroach 12' into the 7th Street right-of-way and 15' into the College Avenue right-of-way to provide a shaded pedestrian experience by cantilevering the building above just as ASU's College Avenue Commons building ("CAC Building") has on the northwest corner of College Avenue and 7th Street, and
8.) encroach into the alley to provide a pedestrian bridge at the third building level between the Newman Center offices and the south residential tower.

To accomplish this, we are applying to rezone all four (4) owner's properties with a PAD, requesting a re-plat for one of the owner's property to consolidate their lots into a single lot, and applying for Development Plan Review (DPR) for all new development on the properties. The HOD will remain on the Newman Center's property only.

SITE CONTEXT AND SURROUNDING CONDITIONS

The infill site is 1.89 acres and is approximately the eastern half of Block 13 of the original town site for Tempe, bounded by University Drive on the south, College Avenue on the east and 7th Street on the north, located at 712 S College Avenue (College Ave shops – Parcel A), 230 E University Drive (Newman Center – Parcel B), 211 E 7th Street (parking lot – Parcel C), and 704 S College Avenue (Student Book Center – Parcel D) (collectively the "Site") (see Exhibit B – Land Parcels and Owners). The College Avenue shops and Student Book Center have all been used for decades as retail along the street with parking in the rear via a surface lots off of the alley and 7th Street; while it is underutilized compared to other urban properties in the area, it is the most freestanding retail that the site can support on its own with surface parking. All but the northeastern corner of the Newman Center site is currently utilized as a church, offices and meeting hall. The parking lot is currently a surface parking lot with 68 stalls providing parking for Newman Center staff, guests and hourly for fee parking for the general public. Again while underutilized in this urban area, the site can continue to function profitably as a surface parking facility.

To the east of the Site is ASU's Foundation Building (a.k.a. the Fulton Center) constructed in 2005. The multi-story building uses a south facing glass wall to enclose the historic forecourt of Old Main and in doing so, eliminated views of A Mountain from the campus and views of the historic church steeple from points east along University Drive. This second view was of major concern to the City's Historic Preservation Commission who opposed the foundation building for this reason. To the north of the Foundation Building a pedestrian alley cuts through their site from east to west. The alignment of this pedestrian alley is just south of the historic alley cutting through the adjacent blocks. North of the pedestrian alley and still east of the Site is a multi-level parking garage intended to serve the Foundation Building, the liner retail uses and guest of the university. While exposed to surrounding uses on the north, east and south sides, on the west the parking garage is only exposed on the upper levels and is shielded from College Avenue by ground level restaurants and a second level of classroom spaces. A couple of years ago, after the approval of the Newman Center's twenty-two story tower, solar panels were added to the upper most level of the parking structure. These panels are not screened from the view of adjacent sites or College Avenue. East of the Foundation building is a collection of student housing buildings that fill out the block north of University Drive and south of Veteran's Way. Currently the University is constructing an approximately eight (8) story, 1600 bed, freshmen engineering dormitory just east of the Foundation Building's parking structure and south of an existing parking structure off of Veteran's Way. See Exhibit C – Aerial Site Context

Northwest of the Site is the historic Harrington-Birchett House. North of the Site is ASU's College Avenue Commons. This building which has retail on most of the ground level with several stories of classrooms above was built in 2014. It's sustainable east-west orientation, building lines, and cantilevered upper levels are all matched in the proposed Maxwell development. The same architectural team has been used for both buildings to ensure that there is a complementary streetscape created by the space between the buildings.

West of the Site on the north half of the block is a proposed student housing development which received entitlements in 2009 for a 235', 20 story building with a density higher than that being proposed for the Site. The same property is currently used as commercial space with retail uses along Forest Avenue and U Mary on the upper floors of the building that enters from 7th Street. On the south half of the block, west of the Newman Center, are several commercial lots with a wide variety of uses from restaurant to tattoo parlor – all surface parked

and generally profitable businesses, but underutilized when compared to other urban areas in down town Tempe. One of the lots in this row is currently vacant and cleared.

EXHIBIT B
LAND PARCELS AND OWNERS

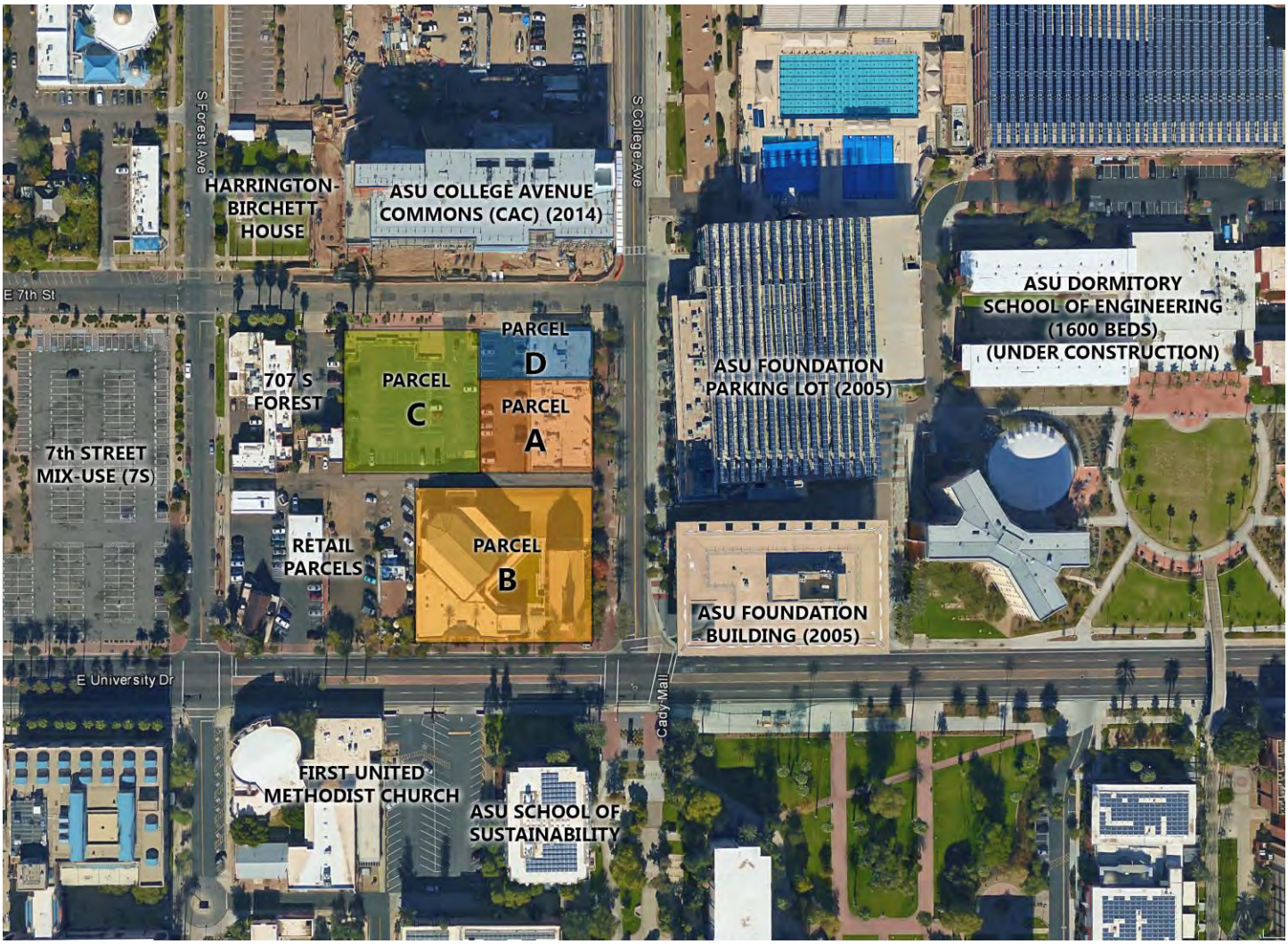


EXHIBIT C
AERIAL SITE CONTEXT

South of the Newman Center is the surface parking lot for the First United Methodist Church with access from University Drive and ASU's School of Sustainability on the east. The view from both of these properties to A Mountain is primarily interrupted at the ground level by ASU's College Avenue Commons building.

The Site is surrounded on the north, east and south sides by MU-Ed zoning which is not limited in height massing or density. On the west and southwest sides, the Site is surrounded by low intensity uses that are likely to redevelop based on existing dense (329 du/ac) and tall (235') entitlements or other similar proposals to come in the near future. The general plan designates this Site and the surrounding properties as High Density-Urban Core (more than 65 du/ac) with those south of the Site as High Density (up to 65 du/ac) (see Exhibit D - General Plan – Projected Density). The Site and the surrounding properties are also designated Mixed Use with Educational land use designation on the property southwest of the Site (see Exhibit E – General Plan – Projected Land Use). The Downtown Building Heights Concept Study designates the north half of the site and all of the Properties to the north and west as Urban Center area with a height called out as 300' max. It designates the Newman Center property with its existing 270' entitlement and the properties south of University Drive as Civic/Cultural area with a height called out as 75' max. See Exhibit F – Downtown Building Heights.

EXHIBIT D
GENERAL PLAN – PROJECTED DENSITY

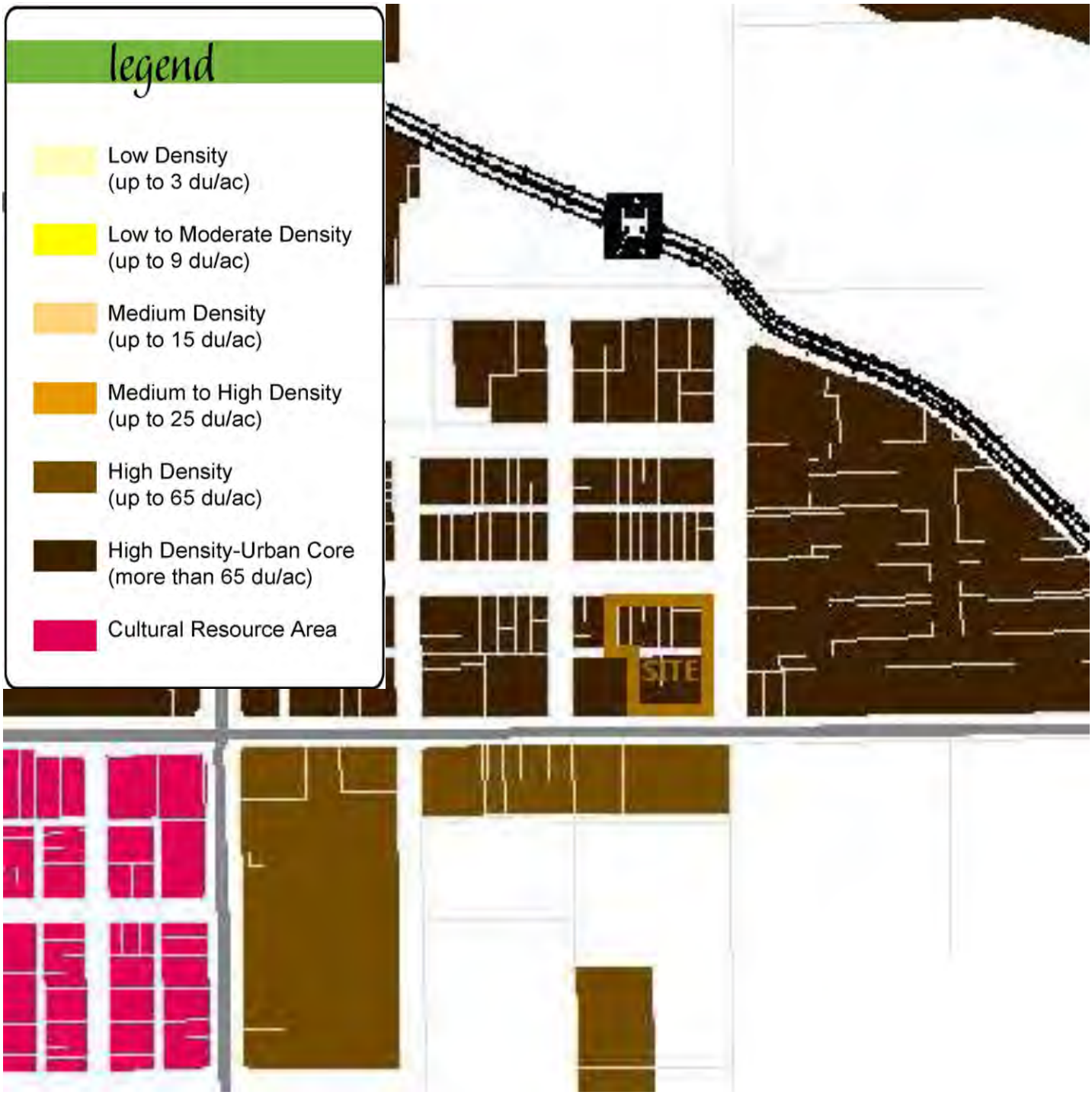


EXHIBIT E
GENERAL PLAN – PROJECTED LAND USE

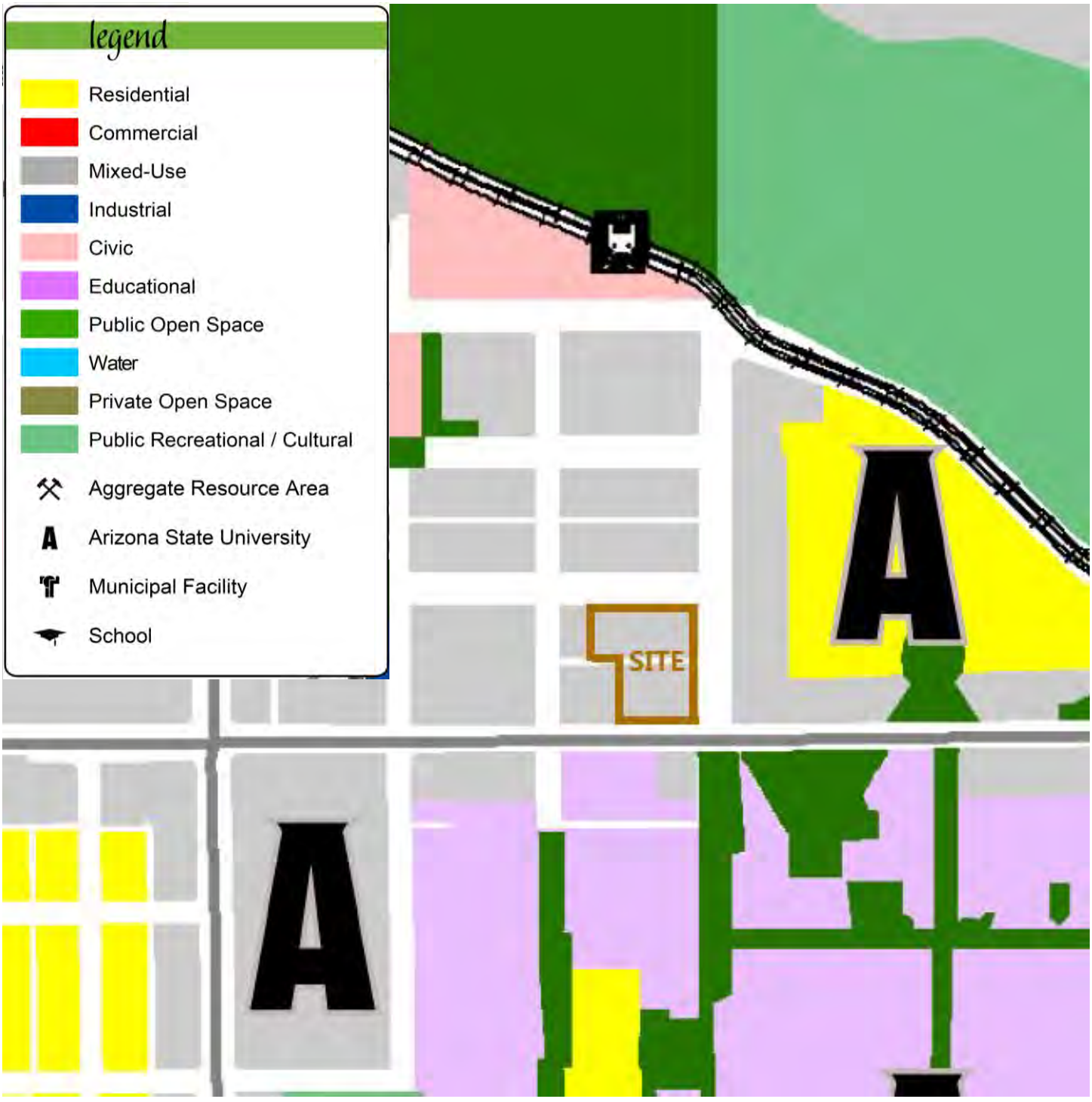


EXHIBIT F
DOWNTOWN BUILDING HEIGHTS

legend

symbol	area	height
	NEIGHBORHOOD BUFFER	**50' max.**
	HERITAGE CORE	**75' max.** (15' stpbk. @50' height)
	CIVIC/CULTURAL	**75' max.**
	MILL AVENUE CORRIDOR	**150' max.** (15' stpbk. @50' height; 10' stpbk. @ 75' height)
	URBAN- PARK TRANSITION	**200' max.** (20' stpbk. @75' height)
	URBAN CENTER	**300' max.**
	HAYDEN FERRY SOUTH SPECIAL STUDY AREA	**See specific guidelines***
	PARK/PRESERVE	

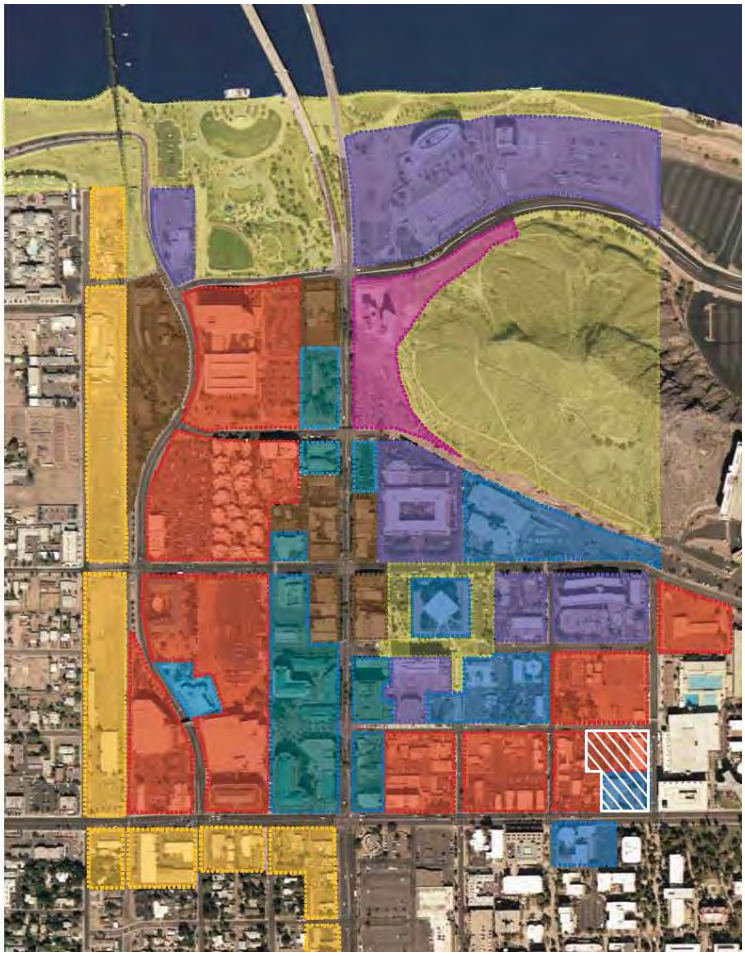
north
scale: 1"=400±

* "Hayden Ferry South Development Guidlines" were accepted by the Rio Salado Advisory Commission in March 2000, accepted by the Tempe City Council in August 2000 and amended by development agreement in April 2001.

Accepted 6 April 2006 (Central City Development Committee of the Whole)

CONCEPT STUDY
DOWNTOWN BUILDING HEIGHTS

CITY OF TEMPE ARIZONA
community development department



DEVELOPMENT CONCEPT

This is a unique opportunity to create a faith based college community anchored by the successful social, support and educational programs of the Newman Center and U Mary. The two (2) organizations are committed to supporting religious education and personal growth as part of the ASU academic experience. This partnership will be able to offer a lifestyle and community similar to that sought out by students and their families at eastern religious colleges. This will not be a copy of the older organizations, but a re-invention of what they provide taking from their best practices and adding a partnership with ASU; together developing a new element of the New American University.

The buildings will be a mixed-use expansion of the Newman Center and U Mary grounds to include the three (3) parcels north of the alley. This will allow the organizations to enhance their offices and classroom space on their existing property and add a 798 bed, faith-based student housing community in a setting that integrates learning, sharing of cultural ideas, and integrates faith in the collegiate conversations. The project will do this through some un-conventional ways like incorporating a coffee shop/public house in the College Avenue frontage behind the historic church, integrating out-door classroom space into the Sky Park, and providing ground level retail/restaurant space to encourage interaction with the greater community at the front door of this one.

The buildings have been cleverly designed to provide transition and layering between the historic brick buildings existing along University drive (Historic Old St. Mary's, the new sanctuary and social hall, and the ASU Foundation Building) and the very contemporary College Avenue Commons building recently constructed by ASU just north of 7th Street. The buildings are sustainably oriented in the east-west alignment which also minimizes their presence on the strong pedestrian corridor – College Avenue. Rather than a solid block that cuts off the pedestrian alley corridor and fills the entire block with internal private courtyards, the layered towers open up views from College Avenue up into the project. This design links upper level semi-private open spaces to the public ground level while still providing the privacy and security necessary for student housing. The south residential tower meets College Avenue providing a very private open space for the resident pool on the western side. This intentionally separates the pool from the public street to reduce the "party" qualities of the contemplative outdoor space. The north residential tower slides to the west, sitting 70' off of College Avenue, opening up the corner and allowing the buildings to be off-set from one another. The placement of the north tower again isolates the pool from the public realm along 7th Street. See Exhibit G – Proposed Site Plan and Exhibit H – Proposed College Avenue Composite Elevation.

The Newman Offices building will include a coffee shop/public house on the ground level along College Avenue north of the historic church. The ground level will also house the reception office and student lounge off of the existing the courtyard lawn as well as offices for the student ministers. On the second level will be offices, meeting rooms and classrooms for the Newman Center. On the third level will be offices, meeting rooms and classrooms for U Mary and a pedestrian bridge connecting across the alley to the multi-purpose spaces in the south tower of the Maxwell. On the fourth level, will be the rectory with three bedrooms for the priests to live on-site.

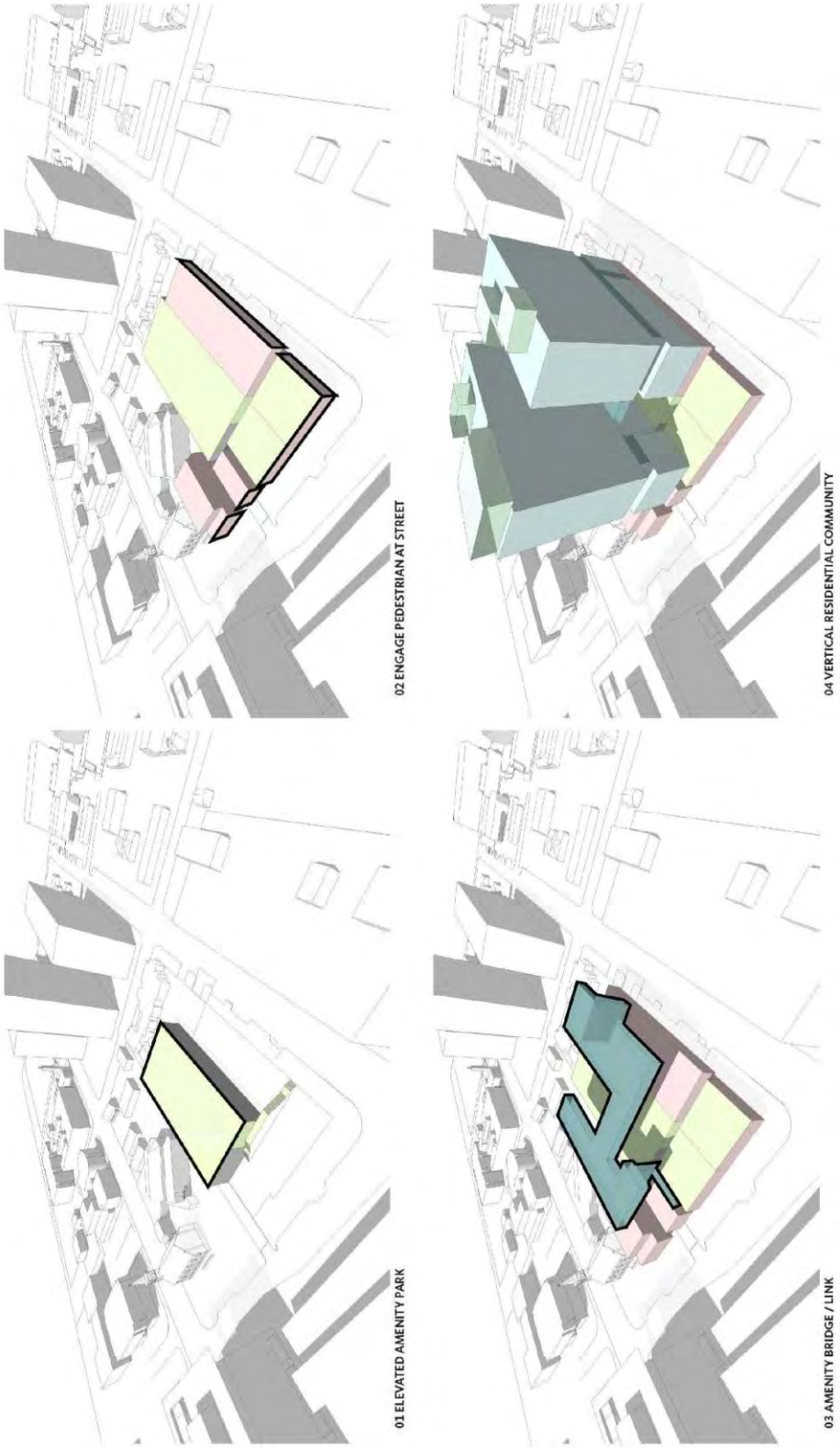
EXHIBIT G

PROPOSED SITE PLAN

EXHIBIT H

PROPOSED COLLEGE AVENUE COMPOSITE ELEVATION

EXHIBIT I
MAXWELL DESIGN CONCEPT ELEMENTS



The Maxwell (student residence) portion of the Site (see Exhibit I – Maxwell Design Concept elements) has a parking structure with one (1) underground level and three (3) levels above grade in the southwest corner with vehicular access from 7th Street and the alley. On top of the garage is the Sky Park, an outdoor contemplative setting connecting the two residential towers at the 4th level (see the **green** element on Exhibit I – Maxwell Design Concept Elements). See Sky Park Section to follow.

Ground level retail lines College Avenue and 7th Street, opening internal uses to the street to engage pedestrians and activate the streetscape (see the **pink** and **red** elements on Exhibit I – Maxwell Design Concept Elements). The retail has been designed so that it could be restaurant uses with supporting grease traps and dinning spilling out into the right-of-way with café tables and chairs. These outdoor dining spaces along College Avenue and 7th Street may be enclosed by low walls or fences as required for the service of alcoholic beverages. The retail space entirely screens the parking garage from the 7th Street and College Ave streetscapes. Along College Avenue above the ground level retail, the second and third levels have office/retail/restaurant space and multi-purpose rooms. The multi-purpose rooms are designed to support events, conversation and learning in the faith-based residential community as well as providing additional space for U Mary to utilize and offer programing to residents and their student body. The office space may be leased to outside companies, organizations or to the Newman Center and U Mary as their programs grow. The second level along 7th Street is designed to house office or retail/restaurant space.

The commercial spaces that extend from the corner of College Avenue and 7th Street have a one and a half floor height to both commercial levels (16' typically). The commercial spaces on either side of the ally have a typical floor to floor height and have three (3) levels while the corner has two (2) in the same height. The building levels re-unite on the fourth level. The two-level commercial uses have a separate lobby accessed from 7th Street to provide an arrival for uses on the second level. A dramatic stair case also rises from the corner to the 4th level Sky Park along the commercial lobby, providing second commercial level access on the way up.

Artist Rendering of College Avenue Retail/Restaurant Uses from Southeast Corner of the Newman Offices Looking North

Artist Rendering of College Avenue Retail/Restaurant Uses from Northeast Corner Looking South

Shaded Sidewalks on 7th Street and College Avenue to Complement the Existing ASU CAC Building

Artist Rendering of Retail/Restaurant Uses along 7th Street Looking West

Surrounding the community spaces, the Sky Park on the 4th level and the Resident Lounge on the 8th level are four (4) residential blocks that make up the north and south residential towers (see the **light blue** elements on Exhibit I – Maxwell Design Concept Elements). It is contemplated that these blocks may separate under-graduate from graduate students and be restricted to single sexes on some levels. These spaces are intended to have quality, contemporary, contemplative and simple interiors. Each unit is set up apartment style with one (1) kitchen and living room in each unit and the towers contain a mix of single, two (2) and four (4) bedroom units, typically leased by the bed. Pets are not permitted or accommodated at this time. The four (4) residential blocks are linked together by the community spaces, and both towers open to each other on the 4th and 8th level.

The residential communities are accessed by narrow lobbies on College Avenue and 7th Street. The College Avenue lobby will be the main lobby and includes building security on the ground level. This lobby also provides access to the upper levels of the three-story commercial/multi-purpose space portion of the building. The 7th Street lobby will be key card accessed and un-manned.

Artist Rendering of the Collage Avenue Residential Lobby

Artist Rendering of Student Housing Unit's Living Room

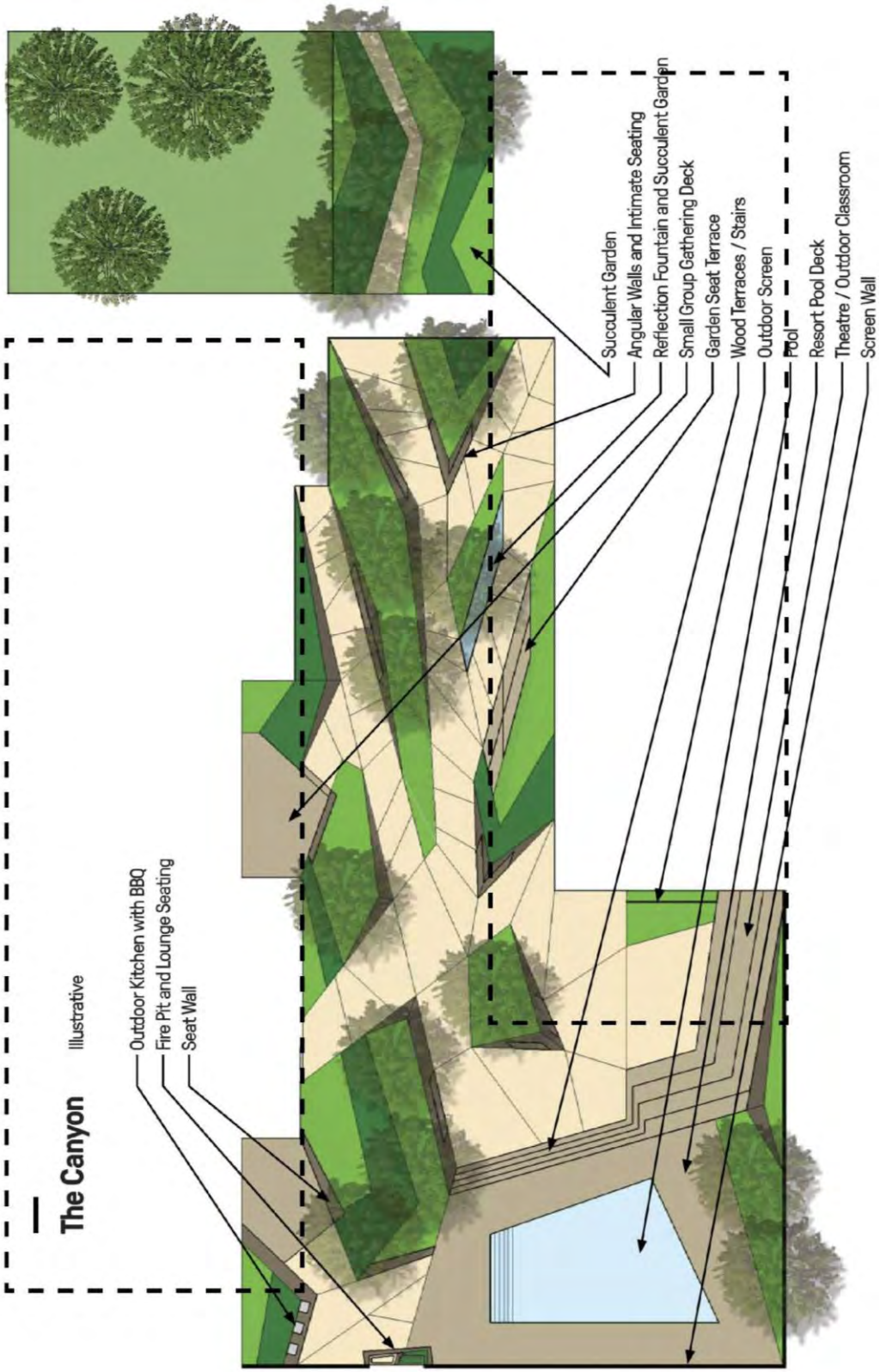
SKY PARK

The Sky Park on the 4th level provides one of the four (4) main open spaces on the grounds and the primary semi-private open space for the residents of the Maxwell towers (see Exhibit J – Proposed Sky Park). The park is designed with outdoor cooking and pool amenities on the west end, with outdoor classroom and breakout spaces in the middle, and small intimate outdoor spaces on the east end. At the corner the Sky Park has a separately accessed, roof top grove. The grove may have a commercial restaurant use or be leased for private events. This corner element may also include a structural shade canopy for restaurant like uses. The garden setting of the Sky Park is filled with useful plants as well as those found in the landscapes of important historic faith stories. There is no large party deck or open event space, jumbotron or grand sun deck as this space is designed to be more contemplative. Inspired by ASU's Barrett Honor's College, the multi-purpose spaces that surround the Sky Park open into the park's landscape so that walking through the community spaces one can always see that this is an academic environment

The other three (3) main open spaces are also available to residents of the Maxwell, but have other primary uses – the courtyard lawn at the center of the existing Newman Center grounds, the plaza at the steps of Old St. Mary's, and the retail/restaurant activated streetscapes of Collage Avenue and 7th Street.

EXHIBIT J

PROPOSED SKY PARK



COLLEGE AVENUE STREETSCAPE AND MASSING

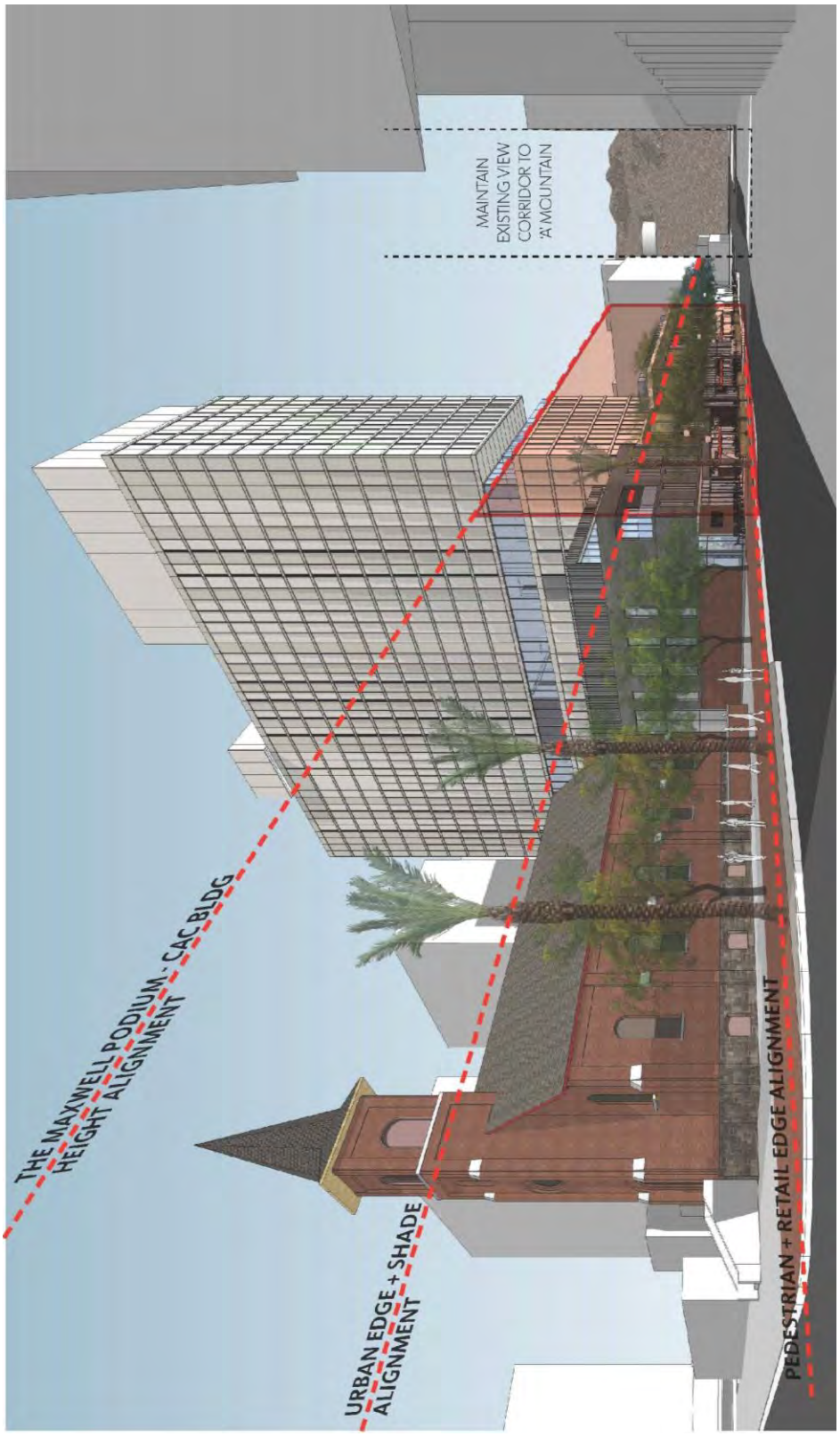
Over the course of the last decade, College Avenue has become a major pedestrian entry to ASU, anchored by the Stadium and Tempe Transit Center on the north, College Avenue becomes Cady Mall as it enters the campus south of University Drive. It is likely that in time, the ever increasing pedestrian traffic along this route will make it an impractical corridor for vehicle traffic except busses and service vehicles. As such, careful attention has been paid to orchestrating the design of this environment. The same architectural team that ASU used for the design of the CAC building and streetscape, Gensler, is the architect for this project. In that way the project is able to ensure that the massing, building lines and site lines would complement those established by ASU's CAC building and the Historic Old Saint Mary's for College Avenue.

The neighboring ASU Foundation Building (a.k.a. Fulton Center) was massed and placed to enclose the forecourt to Old Main (south of University Drive). ASU's College Avenue Commons (CAC) building was positioned and massed to hold the corner and provide a shaded, active streetscape along a portion of College Avenue designed to be closed on game days. The placement and massing of both of these buildings obstruct the major views of A Mountain from the campus and University Drive. As such, the placement of the proposed building masses are carefully aligned to match the building line and overhangs of the CAC building on the lower three (3) levels, in that way ensuring that no more of the open corridor to A Mountain at the north end of College Avenue is obstructed, see Exhibit K – College Avenue Building and Site Lines. We were asked by City Staff to step the upper levels of the building back and to accommodate their request, we have not encroached into the right of way along College Avenue above the Sky Park.

Existing View of A Mountain from College Avenue and University Drive

EXHIBIT K

COLLEGE AVENUE BUILDING AND SITE LINES



MATERIALS

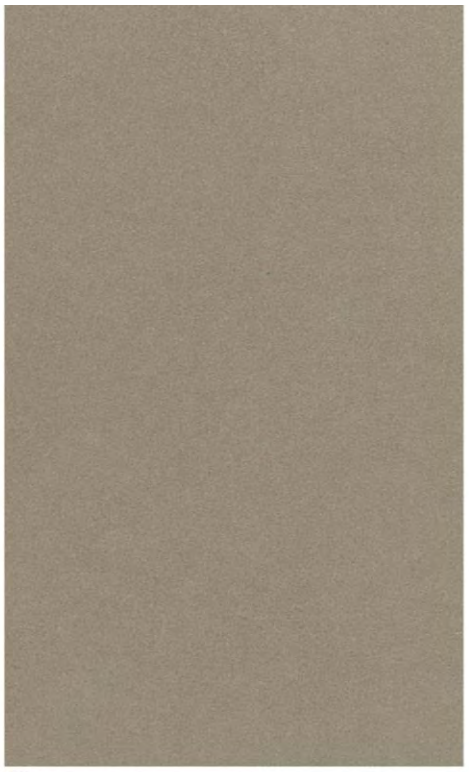
This will be a glass, steel and concrete structure as requested by the City for buildings in this part of the City. Along College Avenue and 7th Street, the buildings, on the ground level, continue the theme set by the old church and the Foundation Building. The first floor façade is red brick undulated to create shade patterns. This pattern complements the darker tones and rougher texture of the stone work on the Old Church and completes the College Avenue streetscape. On the second and third levels of the Newman Offices the façade is a mix of red and charcoal brick in typical and decorative patterns. This complements the upper levels of the old church and begins to transition to the residential building. The second and third levels of south tower of the Maxwell on the College Avenue frontage are in a charcoal color brick with varying decorative patterns. On the north tower the charcoal brick continues to the fourth level along the 7th Street frontage, see Artist Renderings above. This gray tone complements that of the adjacent ASU College Avenue Commons building, see Exhibit L - College Avenue Enlarged Partial Elevation. Above the brick façade on the Newman Offices and on both towers, the buildings are clad in translucent and opaque glass panels. These panels are broken at the floor with horizontal metal panels capping the end of the floor slab. The glass panels are accented by perpendicular metal fins. The fins are sculpted with an organic taper and provide the illusion of movement in the building façade as one walks around the structure. The fins are broken at the 8th level (the community level) to provide accent in the building and to emphasize the street lines created by the existing structures, see Exhibit K - College Avenue Building and Site Lines. The lobbies in glass appear to slice through the heavier base, and provide a key element tying the upper vertical glass and steel expressions to the horizontal brick façade of the base. Collectively, these materials provide a graceful transition from the historic old St. Mary's church to the contemporary College Avenue Commons building. The high quality, long-lasting, low maintenance materials have been selected to improve the sustainability of the building and, much like the materials of the old church, express its longevity.

UNDULATED RED BRICK

CHARCOAL BRICK IN VARYING DECORATIVE PATTERNS

1
ALUMINUM COMPOSITE METAL WALL PANEL SYSTEM,
FIELD COLOR, Centria 9962 XL Silver Gray

2
ALUMINUM COMPOSITE METAL WALL PANEL SYSTEM,
ACCENT COLOR, Centria Champagne



9
ALUMINUM SUNSHADE EXTRUSION COLOR,
ARCADIA INC, 7594 XE Light Bronze

4
MASONRY TEXTURED RELIEF PATTERN
Endicott Brick, Color: Manganese Ironspot

5
MASONRY
Endicott Brick, Color: Manganese Ironspot

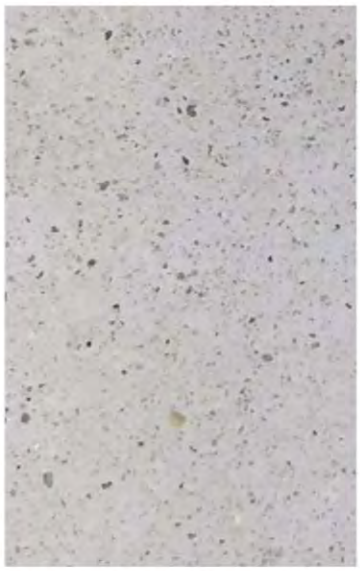
6
MASONRY SCRIM
Endicott Brick, Color: Manganese Ironspot

7
MASONRY
Endicott Brick, Colors: Red Blend, Medium Ironspot #46

11
PARKING GARAGE - PERFORATED METAL PANEL SYSTEM
GKD Metal Fabrics, Ellipse 14, Stainless Steel

PARK PODIUM HARDSCAPE

PARK PODIUM CONCRETE PAVER
Concrete Collaborative - Coal



PARK PODIUM CONCRETE PAVER
Concrete Collaborative - Ivory

PARK PODIUM CONCRETE PAVER
Concrete Collaborative - Mocha

PARK PODIUM DECKING
Mangaris Wood - Natural

SIDEWALK PAVING COLLEGE AVENUE / 7TH STREET

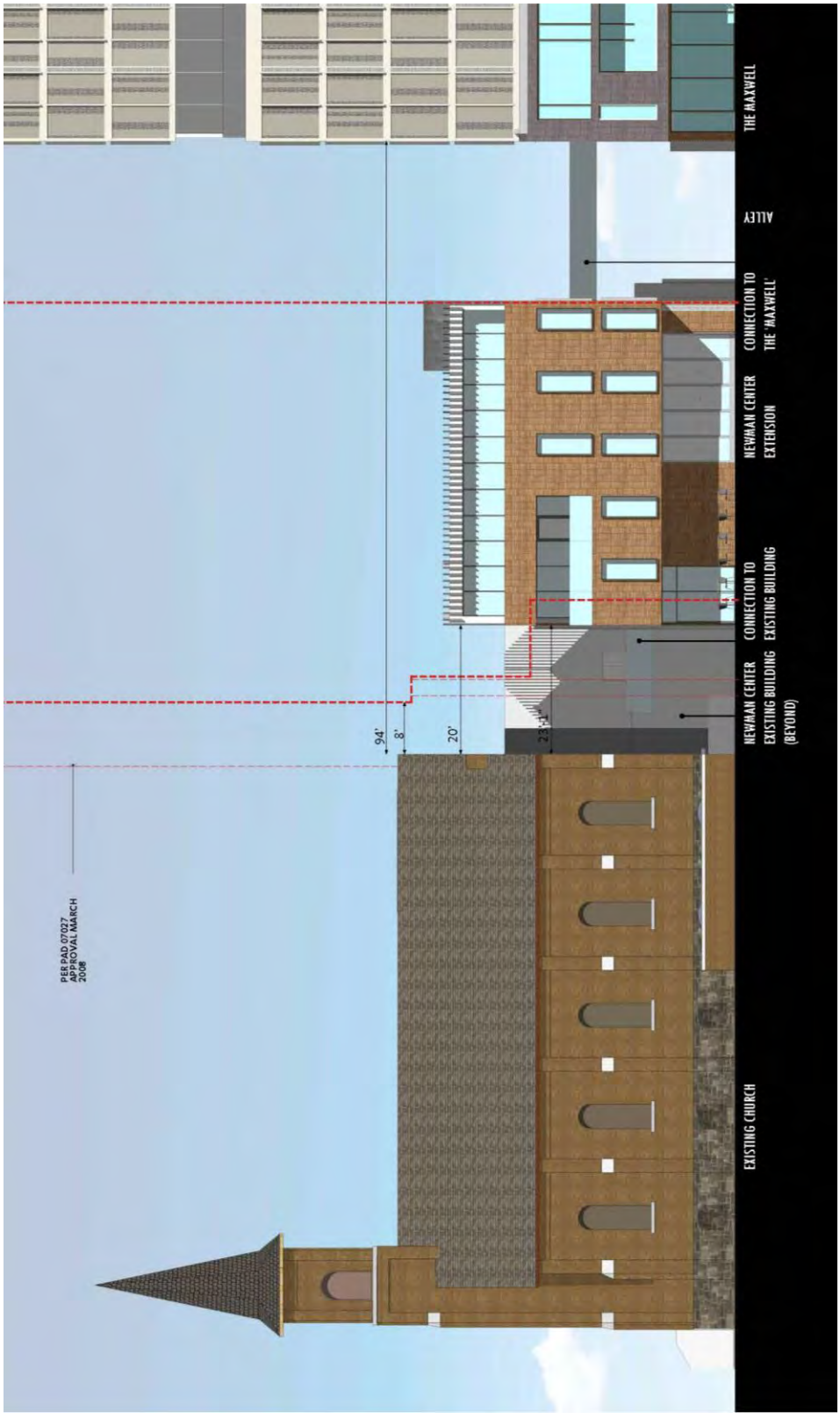
BRICK PAVERS - FIELD
REUSE EXISTING
Color to Match Existing

CONCRETE PAVING-ACCENT
Davis Color - Cobblestone

CONCRETE PAVING-ACCENT
Davis Color - Adobe

EXHIBIT L

COLLEGE AVENUE ENLARGED PARTIAL ELEVATION



LANDSCAPE

Much of the mature landscape and paving along College Avenue was originally installed for the visit of Pope John Paul II on September, 14th, 1987. As such, our plans will work to save as much of the landscape and paving as possible. The landscape along 7th Street may be paving dominate and enhanced with planting beds and shade trees. The landscape and hardscape are designed to complete the streetscape character established by the improvements installed by ASU with the CAC Building.

In addition to streetscape landscape at the at the ground level, the existing Newman Center courtyard lawn and planting zones along College Avenue and University Drive complete the open space landscape on the Site. While not officially counted in the Site's open space percentages, additional open space is provided on the 4th level in the Sky Park, see Sky Park section above.

Existing Mature Landscape and Paving Along College Avenue Looking North

LIGHTING

As we are working to create a great dinning location along College Avenue, we request to be allowed to match the lighting levels of the restaurants, Postino's and Snooze, existing along College Avenue. This light level which we believe is 3fc, is far more conducive to outdoor dining than brighter light levels. The light levels at the residential entries (the two lobbies), the entry to the office lobby, and the pedestrian alley will meet the ZDC required light levels. We request similar "lesser" levels of illumination be permitted in the outdoor areas of the Sky Park.

VEHICLE AND BICYCLE PARKING

While we are trying to discourage vehicular ownership and use in this very urban area of Tempe by the students who will be living here, we do acknowledge the need to provide parking for all of the commercial uses, all of the residential guests, and some of the residential units that are likely to house couples which may include one member not attending ASU or working in the downtown area. Vehicle parking on Site will be provided on-street and in the on-site garage accessed from 7th Street and the alley, see Exhibit M – Proposed Parking Diagram. The on-street vehicular parking will include nine (9) parallel stalls on 7th Street and two (2) parallel stalls on College Avenue, at the corner with 7th Street. These will continue to be metered by the City's system and will provide fifteen percent (15%) of the parking for the commercial uses north of the alley.

By interviewing other urban student housing projects, we have learned that parking in these structures is often very expensive long term car storage. While students are charged monthly for the right to park in the associated structures, they often find more affordable locations to store vehicles they rarely use because of the surrounding urban context. This often leads to expensive under-utilized parking structures. In an attempt to find the appropriate balance for urban student housing, the upper most levels of the parking garage will be gated and reserved with eighty (80) residential spaces. Per the CC District Parking Code, twenty-nine percent (29%) of the code required vehicular parking for residential units (85 of 294 units) will be fully accommodated by these stalls. These will provide the code required vehicular parking for all of the one (1) bedroom units and the code required vehicular parking for forty percent (40%) of two (2) bedroom units. Vehicular stalls are provided for these units as they are the unit types are most likely to have a partner living in the unit who may not be an ASU student or work outside of the downtown area. To offset the rest of the code required vehicular parking for these unit types (1 &2 bedroom), we will be providing more than two and a half (2 ½) times the code required bicycle parking for these units. The only three (3) bedroom unit is the rectory and as a live/work unit is covered by the parking reserved for the Newman Center described below. For the convenience of the rectory residents, we will also be providing three (3) times the required bicycle parking for this unit. The four (4) bedroom units are the most dorm like and most likely to be all students because of the unit type (shared baths, limited shared common space, etc.) and being leased by the bed. Instead of providing vehicular parking for these units, we will be providing four (4) times the required bicycle parking.

The ground level, lower level and most of the second level parking will be semi-public paid/metered or reserved parking for the commercial uses, the required residential guest parking, and for the Newman Center and University of Mary's daily use (28 stalls). The number of vehicular parking stalls required for the Newman Center and University of Mary's daily use were determined through extensive interviews with Michele Kilker, Business Manager for the Newman Center. Per their vast experience managing the existing private surface parking lot north of the alley, they are vitally aware of how many spaces are needed for the Newman Center staff and daily

visitors. The Newman facilities rarely (if ever) have all of the staff and additional visitors on-site at the same time. For the past six (6) years, Newman has leased out most of the existing parking spaces on an hourly, daily or semester long basis reserving five (5) to eight (8) for staff uses and keeping three (3) to five (5) available for guests/visitors. Estimating the long term growth of the activities at the center, and incorporating the University of Mary into the site (currently in an adjacent property), Newman anticipated that its needs will grow to twenty (20) daily spaces with eight (8) additional spaces for the University of Mary. In total these twenty-eight (28) spaces will provide all of the required vehicle parking spaces for the commercial uses and eighty-five percent (85%) of the classroom uses south of the alley except the existing office space that will be converted into storage space (in the basement of Historic Old Saint Mary's) and the restaurant space that is separately accommodated in the garage. This vehicular parking will also provide a space for the rectory and its priests as employees and/or a three (3) bedroom residence. Because of the small size of the classrooms being added (conference room sized), and the large percentage of access space in each (walkways, door swings, etc.) they can be vehicular parked more efficiently than the larger more typical classrooms the code was written to accommodate. Approximately eighteen (18) of the stalls will be reserved for Newman Center/University of Mary Staff and ten (10) for their guests/visitors. These will not likely be gated, but may be metered or otherwise limited. On weekends, the Newman Center has made arrangements to park in adjacent facilities and the stalls in the parking garage will be used as handicapped and special access stalls for groups using the church facilities. There will be no vehicular parking south of the alley. All of the code required bicycle parking required for the uses south of the alley will be accommodated on-street in the space between the back of curb and the face of building.

The rest of the vehicular parking on the ground level, lower level and second level will provide 100% of the code required vehicular parking for the residential guests and all of the parking required by code for the commercial uses. It is anticipated that the College Avenue frontage on the first second levels will be retail and restaurant uses with office on the small third level. On the 7th Street façade, the ground floor is anticipated to be retail with some restaurant uses and office uses above. The percentage of each of these commercial uses may be adjusted based on market acceptance of these uses at this location. The percentage of semi-public parking spaces that are for guests and visitors or for employees will also adjust based on the type of use with retail or restaurant being heavy on guests/visitors and office being heavy on reserved for employees. While the commercial uses in the vehicular parking code are allowed to freely adjust, they have separate bicycle parking requirements that must and will also be met in the on-street parking in the area between back of curb and face of building. Because of the dramatically enhanced bike parking being provided for the residents (1 space/bed), additional guest bike parking will not be provided for the residential uses. At least thirty-seven (37) on-street bicycle parking spaces will be provided between the back of curb and face of building to accommodate all of the commercial uses north of the alley.

Because of the close proximity to the ASU campus and the issues it creates with parking in the area, all spaces in the garage will be reserved or metered, limited to support the uses on Site, and therefore not truly public, but called out here as "semi-public" for the commercial and classroom spaces. The vehicular parking stalls permanently reserved for residences are not part of the semi-public spaces. Building management will tow the vehicles of users who have parked in the garage, but are not associate with one of the uses on Property. Upper levels of the parking Garage are gated and reserved parking for residents and potentially the employees of the leased office or commercial space. The gates for the upper levels are within the garage and provide amble stacking length within the garage itself. An empty (striped out) vehicular parking stall will be provided outside the location of the gate so that vehicles that are not allowed to enter can turn around.

In total the project will provide 217 of the code required 516 vehicular parking stalls. As required by City Staff, none of the bicycle parking will be provided on the lower level, and the project in total will be providing 859 bicycle parking spaces, more than twice the code required 363 bike spaces.

RESIDENT AND COMMERCIAL LOADING

Twice a year student residents are loaded into and out of the building through a well-orchestrated "load in" event run by the building management company. Much like it is accommodated for ASU dormitories, this event is staged in the garage with one-way traffic circulating from the alley through to 7th Street. The line of vehicles, with tightly assigned drop off windows, are quickly evacuated into loading bens that are wheeled away to the individual units immediately after un-loading. The un-loading occurs at the base of each tower separately speeding the transition.

Commercial and residential deliveries (packages) are handled through the existing loading zone on College Avenue. Major commercial deliveries to the retail/restaurant uses are accommodated by the commercial loading dock on the in the northwest corner of the site. This dock will be screened from 7th Street with a decorative roll up door, see Exhibit M – Proposed Parking Diagram.

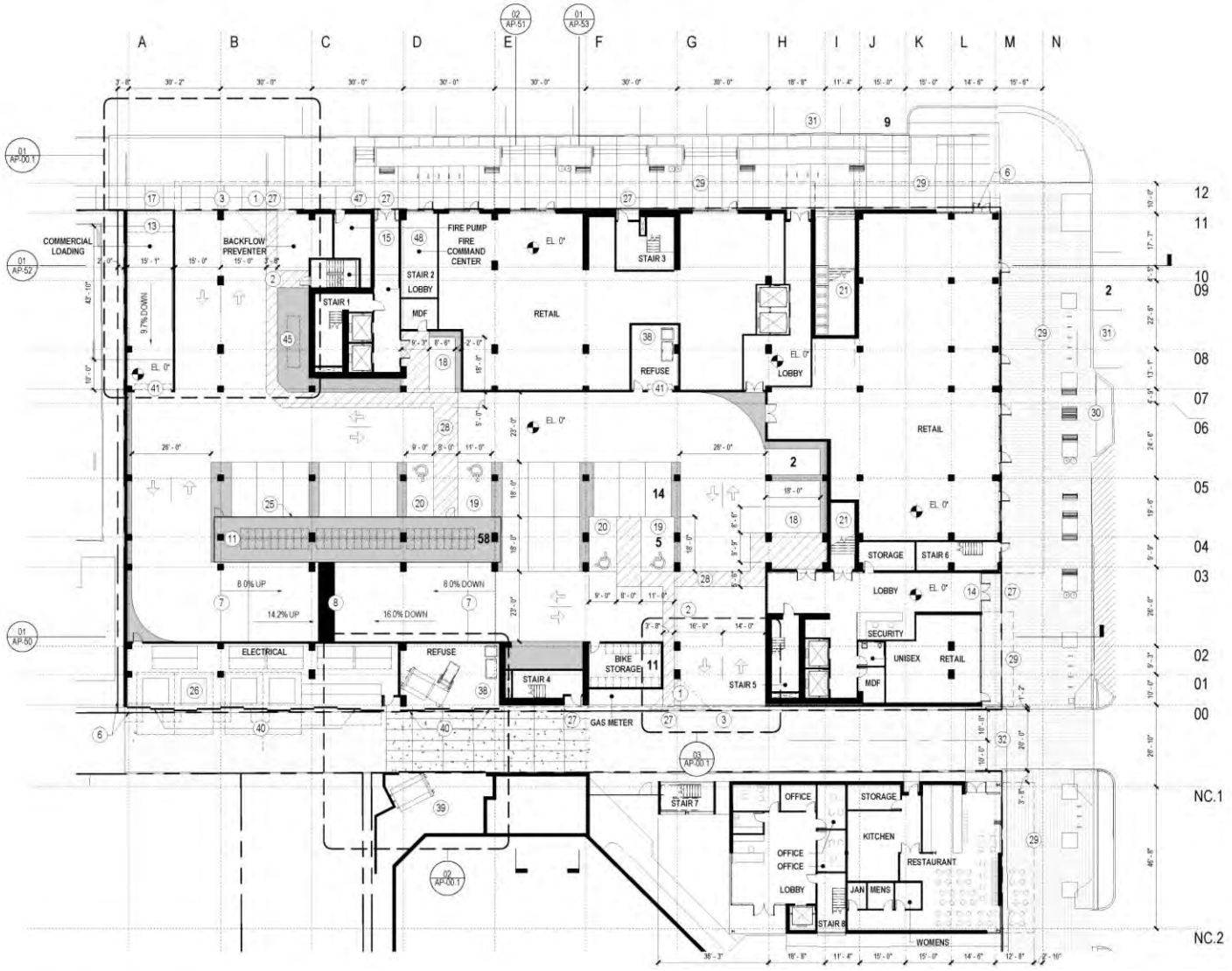
MANAGEMENT AND PROGRAMING

The Newman Center is not interested or skilled in the day-to-day management and operation of student housing, as such, we have partnered with a national property management company with extensive experience in student housing to manage and operate the student housing portions of the project. The management company will incorporate a Newman Center approved code of conduct into its regular operating procedures and work to create the contemplative academic setting we have described herein. The Newman Center and the management company will be jointly responsible for outreach for the leasing of the community.

While events on the existing Newman Center grounds are Catholic based, they are open to the general public and will anchor activities in the residential towers. These events currently include sponsored prayer groups, men's and women's groups, bible study groups, and social events such as dinner on the lawn and dances. In a similar way, while most U Mary classes are limited to registered students, U Mary hosts quarterly guest lecturers and in-depth conversations about the intersection of faith and science. Similar programs will be expanded to support the new residential community on the grounds, and the Newman Center and U Mary will be responsible for programing faith based and social events in the Sky Park and Maxwell multi-purpose spaces to enhance the academic experience of the residents.

Wanting this to be an exclusive place to live, the Newman Center will reach out to other religious organizations affiliated with ASU to offer the opportunity to host students and programing within these faith-based towers.

EXHIBIT M
PROPOSED PARKING DIAGRAM



CITY OF TEMPE PAD APPROVAL CRITERIA

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.

As described below, the Newman Center's Maxwell project fulfills many of the goals and objectives of the General Plan 2040 (Dec 2013) as well as the principles and guidelines of the Community Design Principles, Downtown / Mill Avenue District and Vicinity (Apr 2006), Mill + Lake District Streetscape Principles + Guidelines (Feb 2011) and the Tempe Urban Open Space Plan (Dec 2007).

GENERAL PLAN 2040 - Goals and Objectives

MAJOR THEMES OF GENERAL PLAN 2040

Develop as a leader in "Urban Living," Expand pockets of urban activity centers or "hubs," and enhance connections for pedestrian, bike and transit to produce a "20-minute city"

The Newman Center's Maxwell project will be the first of its kind in urban living - a faith based student housing community in an urban glass, steel and concrete high-rise setting rather than the traditional remote, stone monastic one. This will be a unique partnership of four (4) landowners and two religious organizations (Newman Center and U Mary) to create a contemplative faith-based place to grow academically and spiritually at the ASU main campus. It will expand and intensify the existing urban activity center Downtown and bring additional pedestrian life to the College Avenue corridor. Finally, the project will enhance connections for pedestrians and bikes with the addition of retail activity, a shaded walkway, and sidewalk dinning along 7th Street to connect the uses of College Avenue to those at Forest Avenue and 7th Street. It will maintain the great pedestrian and bike connections along College Avenue and enhance them by opening up the retail uses to the street and adding additional pedestrian activity to support the retail uses in the off hours.

LAND USE ELEMENT

Goal: Foster quality development through land use that provides sustainable growth and enhances the quality of life where people live, learn, work and play

Objectives:

- ***LU1 Establish development of multiple hubs with higher density cores serving the surrounding neighborhoods as its mixed-use urban activity center***
- ***LU2 Promote land use patterns that encourage long-term sustainability***
- ***LU3 Seek balance and compatibility of new land use development with established residential neighborhoods***
- ***LU4 Encourage a balanced community with a diversity of uses and employment opportunities***
- ***LU5 Provide land use and transportation integrated planning, design and development that reinforces and enhances the character of the entire community***
- ***LU6 Promote compact, efficient infill development***
- ***LU7 Encourage preservation of significant historic and archeological resources***
- ***LU8 Develop and implement plans that address particular geographic area needs***
- ***LU9 Promote neighborhood enhancement and livability***
- ***LU10 Ensure that new development will be consistent with general plan goals and objectives***

LU11 Ensure that public participation standards include ongoing communication and active involvement

This urban, mixed use project is proposed in Tempe's downtown core. By redeveloping the existing mid-century development sites, this project will convert single level retail and a surface parking lot into uses that are more appropriate to the urbanizing portions of Tempe. This new development will support the growing population of ASU and provide some relief for the established residential neighborhoods surrounding the campus.

The proposed uses are only possible because of the site's extensive transportation options at this location - only a few blocks from the Tempe Transit Center offering extensive bus and light-rail connections. The unique site, immediately adjacent to ASU's campus, is perfect because the student housing and ground level commercial uses can be supported by pedestrian and bicycle traffic. These are already heavy uses in the area, and widely supported by the urban streetscape with wide sidewalks, bike lanes, bike parking and extensive pedestrian only mall system on campus.

The character of the proposed development reinforces the recent improvements to College Avenue and 7th Street made by ASU with the College Avenue Commons (CAC) Building. The character also enhances the character of the surrounding community by complementing the design, form and intensity of the nearby 7S project and adjacent project on the southeast corner of 7th Street and Forest Avenue. Like these other adjacent projects, the proposed development will be compact, efficient infill development. It will take the existing approved student housing element and spread it across a larger site, add to the residential component and enhance ground level commercial to activate the streetscapes of College Avenue and 7th Street. The retail component will be similar in scale to all of the other contemporary projects providing activity along the entire frontage. The residential component will be less dense than previously approved, and not as dense as some projects in the immediate area, but generally as dense as recent residential projects in the area.

The proposed project will continue to protect the historic Old Saint Mary's church on the site (1903). The new design will place a greater emphasis on the old church physically with dominate views from the 8th level community rooms in the South Tower. The proposed project will allow more space around the historic landmark than the current entitlement does by setting the residential towers further back from University Drive, reducing the height of structures immediately adjacent to the old church, see Exhibit H – Proposed College Avenue Composite Elevation. The proposed design will also provide more of a transition from the design elements of the historic structure to the very contemporary design elements of the CAC building. The building immediately adjacent to the old church will be predominately red brick with window openings and massing to complement the historic structure. This transitions to charcoal brick as we move north along College Avenue increasing the amounts of gray in the structure as well as the amounts of glass and metal panels.

The proposed project addresses the particular design needs of College Avenue, an important developing corridor in the downtown Tempe core. This corridor is distinctly different than Mill Avenue or University Drive. It is on a daily basis the most heavily used pedestrian and bicycle route in the city. It connects the Tempe Transit Center with ASU's campus. It is the site of ASU's "welcome to campus" activities including the starting point for all campus tours. It is often the first look of campus when the outside business world engages ASU through the Foundation Building. Finally, it is the connection between campus and the stadium for events, and is often partially closed to traffic for large parties. As such, it is important that this project continue to provide the active

ground level with retail and restaurant uses, outdoor dining in a shaded environment, wide sidewalks, bike lanes and abundant bike parking. It was also important that elements such as the lobby or social spaces interact with the streetscape, but take up as little frontage on the ground level as possible. The towers align east-west, to minimize their frontage on College Avenue so they do not dominate the street, and enhance the street lines already established by the recent urban additions, see Exhibit K - College Avenue Building and Site Lines & the College Avenue Streetscape and Massing section above. Finally, it was important that the pedestrian link of the existing alley remain, so this project proposes undergrounding the adjacent portion of the power and communication lines as well as repaving the alley for the length of the project to ensure that it will remain a vital pedestrian link.

The proposed project is consistent with the general plan goals and objectives and has worked to ensure that the public has been engaged throughout the process. Meetings were held on site with the congregation, the general public and key community leaders. The development team has met individual with many community leaders to share the goals and aspirations of the project and the Newman Center / U Mary team, soliciting their feedback and integrating their ideas into the proposed development.

COMMUNITY DESIGN ELEMENT

Community Design Goal: Promote design and development standards that improve the community's visual quality, urban form, and functionality to enhance the quality of life for future generations.

Objectives:

CD1 Create recognizable and usable "places"
CD2 Provide focal points
CD3 Achieve diverse continuity
CD4 Encourage and enhance pedestrian movement
CD5 Respond to climactic factors and human comfort
CD6 Provide opportunities for interaction and observation
CD7 Encourage mixed-use designs
CD8 Encourage architecture that will withstand changes in style and economy, enabling adaptive re-uses in the future
CD9 Promote sustainable design concepts
CD10 Maintain or reduce lighting impacts on night skies
CD11 Recognize and celebrate geographic distinctions in architectural character
CD12 Utilize the built environment to promote a healthy community and encourage active lifestyles

Accessibility Goal: Instill solutions for community needs through universal designs that provide universal access and benefit through accessible public and private facilities, services and programs

Objectives:

AE1 Create adaptive environments capable of meeting current and future needs of the community
AE2 Utilize universal design
AE3 Where possible, create multi-user access
AE4 Promote ergonomic, human-scaled environments

The site plan for the proposed development utilizes the design principles of connections, permeability and transparency. The vital connections for pedestrians and bicycles along College Avenue and 7th Street corridors are protected and enhanced with the addition of more transparent and engaging retail/restaurant uses along the ground level. These ground level uses will also create a more permeable ground level with users along the street drawn into the outdoor dining and indoor spaces. The site plan also protects the increasing pedestrian activity along the alley corridor. Along the site, power and communication lines will be undergrounded and the alley surface repaved. Landscape along College Avenue will keep its historic paving and mature shade tree character, keeping many of the trees installed for the Pope's visit in the 1987. These oak and pistache trees are consistent with overall streetscape character an accented by the date palms. Along 7th Street, a new landscape and enhanced sidewalk will be installed to complement that established by ASU's CAC building to the north and the 7S project to the east.

The proposed site plan works to further enhance the historic icon on the property – Historic Old Saint Mary's Church. The plan moves the existing entitlement for a student housing tower further north (85' +/-) to provide more space around the historic church. The lobbies for each of the residential towers also provide focal points in the project, breaking the brick façade of the lower levels with a light, glass façade connecting the towers above to the ground level. With these focal points clearly established, the mass of the building provides strong horizontals on the lower level of the building inviting the eye to move down the length of the activated streetscape. On the upper levels of the building, the eye is drawn further upward with strong vertical expressions in floor to ceiling glass and the vertical fins that stretch the length of the building. To avoid monotony however, these fins are broken at the 8th level to provide accent at the community level, and further complement the lines of the streetscape established by ASU's CAC building, see Exhibit K - College Avenue Building and Site Lines. The site plan assists this movement of the eye by offsetting the north and south tower to provide interest in the streetscape and changing vantage points as the silhouette of the two towers change based on the viewer's vantage point. This offset position also encourages the eye to look upward into the space created between the two towers, the Sky Park on the fourth level and the bridge between the buildings on the eighth level.

The architectural elements relate to the existing built context. On the south side, the Historic Old Saint Mary's provides the inspiration with its tall vertical windows, dark and rough stone base and red brick above. Just north of the site, ASU's CAC building is a contemporary counterpart with sandstone ground level slender windows and horizontal metal panels above in variations of gray. The proposed project transitions between these two extremes, with the southernmost portions strongly influenced by the old church with its rough textured first level and red brick above with vertical window expressions. North of the alley the brick work above the first level is primarily charcoal to complement the colors and texture of the CAC building with horizontal metal panels and vertical glass expressions above.

The proposed project is designed to encourage people to walk and bike. This starts with its unparalleled location at the edge of the ASU campus and downtown Tempe – easy walking distance to all of the best Tempe has to offer including Tempe Town Lake, Papago Park, A Mountain and Tempe's Transit Center with its extensive connections to the greater region. The project minimizes automotive parking in favor of bike parking – providing one bike parking spot per bed. This is enhanced by the shade trees along College Avenue and 7th Street and the cantilever of the buildings over the ground level, pedestrian realm further enhancing the shaded pedestrian routes.

The orientation of the buildings responds to the local climatic factors, minimizing the western exposures and protecting the southern exposures with the regularly spaced vertical fins. The orientation also creates shaded environments along the north and east faces of the proposed project which enhance the human comfort in the retail/restaurant spaces at the ground level.

On the upper levels of the buildings, multi-purpose and office uses look over College Avenue, providing a natural observation and surveillance (eyes-on-the-street). Over 7th Street the same is provided with residential uses just above the ground level commercial spaces.

The architecture is designed to be simple and elegant, able to withstand changes in style. The building construction type and floor plan layout allow a great deal of flexibility for the buildings to adapt to varying economic conditions. In addition to student housing, the building type can easily be retrofitted to accommodate hospitality, residential and office uses supported by denser automated parking and off-site parking agreements.

The proposed development has been designed to obtain LEED certification and in addition to the environmentally appropriate orientation and facades, the building will collect rain water for landscape irrigation. The Sky Park will be watered with this through a water conserving drip irrigation system. The building design will also incorporate LED lighting throughout the structures and minimize water amenities to those elements that could not be easily provided in other ways (i.e. pool).

The project is requesting an exception to the City of Tempe S.E.P.T.D. lighting requirements to provide light levels that match those currently found in ASU's new buildings and rehabilitated old buildings along College Avenue. These lower light levels provide a safe, comfortable nighttime illumination levels that encourage outdoor use while protecting the "Dark Sky."

The proposed housing, office, retail, restaurant and educational spaces will all meet American with Disabilities Act requirements for accessibility and include readily adaptable elements for future accessibility. This development will replace older spaces that do not meet these requirements and will provide the accessible element for some of the existing structures on the existing Newman Center site.

The proposed development meets the Community Design Element's goal by improving the community's visual quality, urban form, and functionality and enhancing the quality of life for future generations.

HISTORIC PRESERVATION ELEMENT

Goal: Enhance community character and heritage through the identification and preservation of significant sites, properties and districts

Objectives:

HP1 Identify, preserve and protect significant historic properties and archaeological sites

HP2 Identify those districts for designation and preservation

HP3 Foster economic vitality through preservation and adaptive rehabilitation of historic properties that contribute to the character of the community

HP4 Integrate historic preservation planning with boards, commissions, neighborhood and redevelopment planning efforts to protect and enhance community heritage and complement city redevelopment and revitalization efforts

HP5 Preserve historically significant character of single-family homes that use repair or rehabilitation programs

Historic Old Saint Mary's (1903) (survey number HPS-235) is one of two churches on the City of Tempe's List of Historic Properties and Districts (Table 7) - First Congregational Church is the other 45 years later in 1948. The old church was a significant part of early Tempe, built 32 years after the C.T. Hayden House and 14 years after Main Building, Tempe Normal School. It is noteworthy that it also built 28 years before the Tempe (Old Mill Avenue) Bridge.

> *"St. Mary's Church is significant as a prominent landmark in Tempe. This building was constructed to replace the earlier adobe chapel which served the Catholic community since 1881. The project was stimulated by Severinus Westhoff, O.F.M., a German immigrant who had come to the Tempe chapel in 1895, and who had started missions in both Scottsdale and Guadalupe. With the help of volunteer labor from both Mexican-American and Anglo community, the church was dedicated in 1903. Among the prominent citizens in Tempe who were originally involved in the church building project were John Curry, J. J. Hodnett, Winchester Miller, and J. T. Priest. The church was granted parish status in 1932, and was transferred to the Newman Club in 1962." – City of Tempe website – St. Mary's Church*

This historic landmark has been protected and restored with the help of the larger community and remains in regular operation today as the Newman Center's offices, meeting space, and on upper level, the historic sanctuary which is still in use. Recent repair and replacement of the church roof made it possible to once again ring the historic church bell. The church is used regularly for religious ceremonies and particularly for weddings that spill out after onto the steps and small plaza at the corner along University Drive.

With our first phase of modern development, replacing the 1962 social hall with a new, larger sanctuary and social hall, the Historic Preservation Commission asked us to work to protect distant views of the historic steeple along University Drive. As such, the social hall and sanctuary components of the 2008 approved plans were flipped on site, so that the lower elements would be placed along University Drive, protecting the distant views. These components of the grounds were completed in 2012 and are in regular use today.

This historic building remains a focal point of the new Newman Center grounds and the proposal moves the student housing towers further north (85'+/-) to provide more visual openness around the landmark than previously approved plans did. The new design will place a greater emphasis on the old church physically with dominate views from the 8th level community rooms in the South Tower. The proposed development will also provide a greater level of architectural transition between the historic structure and the very contemporary design of ASU's CAC building north of it along College Avenue. The building immediately adjacent to the old church will be predominately red brick with window openings and massing to complement the historic structure. This transitions to charcoal brick as we move north along College Avenue increasing the amounts of gray in the structure as well as the amounts of glass and metal panels.

Listed in the National Register of Historic Places since January 30, 1978, the Newman Center has worked for years with Tempe's Historic Preservation Office preserving and maintaining the historic structure. It has been a strong relationship and in addition to its religious duties, the old church has been a part of many historic walking tours in Tempe. As part of this project's approval process, we will be seeking the recommendation of the Historic Preservation Commission.

NEIGHBORHOOD PRESERVATION AND REVITALIZATION ELEMENT

Goal 1: Strengthen community by encouraging residents to engage in their neighborhoods

Objectives:

NP1 Provide a participatory planning process and programs that engage neighborhoods

NP2 Continue to educate and involve the public and neighborhoods in city processes

Goal 2: Enhance neighborhoods with community-inspired solutions, ultimately serving to improve the quality of life

Objectives:

NP3 Promote neighborhood maintenance and enhancement

NP4 Promote a healthy and safe neighborhood environment

NP5 Attain the best possible neighborhood maintenance and appearance through collaboration between property owners and the City

The project team has submitted a required Public Involvement Plan and has held public meetings (one required) to engage residents in the planning process as well as hosting meetings with many of the area's key community leaders. We continue to reach out to members of the community to keep them involved in the process.

The residential portion of the project will be managed by a national professional residential housing management company. They will ensure that the buildings will be maintain to high quality standards.

The Newman Center and U Mary work to create community leaders and strive to engage ASU students in larger social issues - homelessness, feeding the hungry, and social justice. This work will extend to the faith-based residents of the student housing components of the project. It is through these efforts that students will not only live on campus but become active, engaged, young members of the larger Tempe community.

REDEVELOPMENT ELEMENT

Goal: Sustain or maximize the efficiency of land uses within areas of stagnation or decline by promoting the greatest economic, social and cultural potential

Objectives:

RED1 Encourage reinvestment, rehabilitation, redevelopment or reuse

RED2 Prevent and eliminate slum and blight

RED3 Stimulate private investment

RED4 Attract new development that adds to urban livability

RED5 Ensure the provision of adequate infrastructure

The proposed project is within the University / Hayden Butte Redevelopment Area. The proposed development will utilize an existing empty lot that originally was the site of a surface parking lot north of the old church. The project will also develop an existing surface parking lot and single story commercial building and surface parking lot along College Avenue. This project will be an investment of more than $65 million dollar of private investment,

enhancing the downtown area with quality development. The residents in this tower will be paying rental rates at the top of the market and will likely enhance the economic viability of supporting retail and restaurant uses in the immediate area as car ownership will be discouraged. This will be a captured population that will rely on services provided in the downtown or easily accessible by transit. These limitations will encourage and support development of these types of services in these urban areas rather than ones easily accessible by automotive routes only. The site is adjacent to a major arterial street (University Drive), a few blocks from the City of Tempe Transit Center with extensive bus and light rail service and is along the College Avenue corridor offering a wide variety of restaurants open to the public along the City's most heavily used pedestrian route. The site is well supported by existing infrastructure.

HOUSING ELEMENT

Goal: Provide diverse housing opportunities for current and future residents, for all income levels and household types, with specific focus on providing affordable housing to help those in greatest need

Objectives:

H1 Encourage mixed-income housing developments and neighborhoods

H2 Facilitate property reinvestment to maintain the condition and value of existing housing

H3 Support housing development that meets the needs of the disabled, those with special needs, older adults and those aging in place

H4 Increase the quality of owner-occupied housing through housing rehabilitation assistance to low and moderate income households

H5 Increase affordable owner-occupied housing options

H6 Increase affordable rental housing and rehabilitation of existing rental housing

H7 Support affordable housing initiatives and work with other public and private non-profit agencies through site acquisition and development activities

H8 Create opportunities for low- and very-low-income households to achieve permanent housing

H9 Support housing that allows for the greatest level of self-sufficiency, dignity and independence

H10 Encourage development of needed housing in close proximity to transit, employment and services

H11 Coordinate a collaborative process to reduce the number of people experiencing homelessness locally and regionally

While the proposed student housing project will not be affordable, it will meet the needs of the disabled and increase (all be it, very slightly) the availability of for sale single family homes in the neighborhoods surrounding ASU by providing student housing for the growing population of ASU. If the proposed project was not developed, an additional 798 beds, that student population would likely rent in the surrounding neighborhoods as all other student housing projects have had little difficulty leasing quickly. The proposed project will allow for a high level of self-sufficiency as it is surrounded by regularly required household supporting services such as the Tempe Market on University Drive and the restaurants of College and Mill Avenues. The proposed project also provides many desired household services such as in-unit clothes washer and dryers, pool and fitness amenities. This proposed housing will be in close proximity to the Tempe Transit Center providing extensive bus and light-rail connections and immediate proximity to the classes of ASU and U Mary.

ECONOMIC DEVELOPMENT ELEMENT

Goal: Stimulate a sustainable, diversified and vibrant economy and job force

Objectives:

ED1 Sustain a business climate that fosters private business investment

ED2 Develop an increased tax base

ED3 Promote a sustained improvement in the standard of living and quality of life for all residents

ED4 Remain flexible in a constantly changing economy

ED5 Attract businesses and employers that provide jobs paying wages at or above the regional average

ED6 Maintain and attract a highly trained workforce

While not the typical economic development project, the Newman Center's Maxwell student housing project expands the Newman Center's and U Mary's ability to train and nurture community and business leaders. These facilities will help attract students considering Catholic university education elsewhere in the country. The ability to combine U Mary's degree in theology with ASU's degree in engineering is a unique opportunity and these facilities will provide the housing component. While they will not be the typical limestone and stained glass residential quads found in the east, they will provide the contemporary, urban counterpart – the best the West has to offer. Such proposed facilities will attract students who will become the highly trained workforce modern employers are seeking. The strong connection to place enhanced by the local religious organizations, their clubs, facilities and alumni will all work to anchor this workforce in this place.

GROWTH AREA ELEMENT

RIO SALADO GROWTH AREA

Project is not included in this growth area.

RAIL CORRIDOR GROWTH AREA

Goal 1: Attract mixed use development along the rail corridor and create a dynamic and eclectic urban environment to maximize public investment

Objectives:

RC1 Focus mixed use development near rail investments to support reduced transportation costs for residents and, in turn, produce increased transit ridership

RC2 Create a walkable community enhanced by rail transit

RC3 Encourage land use and development that creates a sense of community and place

RC4 Preserve historic structures and buildings of significance

Goal 2: Support development of City and Valley-based employment centers in the rail corridor

Objectives:

RC5 Revitalize underutilized areas for employment
RC6 Maintain high design standards in landscape and building treatments
RC7 Ensure improved access to jobs for households of all incomes

Goal 3: Continue investment in improvements to make the Downtown a financial, civic, cultural and professional hub of the region

Objectives:
RC8 Sustain the Mill Avenue District as a regional destination
RC9 Create a balance of residential, commercial, recreational and educational uses
RC10 Create a unique urban environment and authentic image
RC11 Encourage investment that builds a strong sense of community

Goal 4: Encourage reinvestment and establish compact, desirable and walkable urban neighborhoods

Objectives:
RC12 Continue investment consistent with the public investment in transit and reflective of transit-oriented design and development
RC13 Enhance area quality of life for existing and future residents
RC14 Promote desirable reuse of land
RC15 Stabilize and improve the Apache Boulevard area
RC16 Balance density and open space

The proposed mixed use project is near the major transportation investments at the Tempe Transit Center. The project is designed to discourage vehicular use and encourage pedestrian and bicycle use. This combination will likely reduce transportation costs and increase transit ridership. The development of the site will enhance the walkable environment along College Avenue, one of the most heavily used pedestrian and bike routes in the City. This project will continue to provide the active ground level with retail and restaurant uses, outdoor dining in a shaded environment, wide sidewalks, bike lanes and abundant bike parking. The proposal will add many of these elements to the 7th Street streetscape as well. The proposed development will complete the sense of place being created along College Avenue and preserve the historic Old Saint Mary's Church in place. The proposed development will support the Rail Corridor Growth Area goal with mixed used development along the rail corridor that enhances the dynamic and eclectic urban environment to maximize the public's investment.

The proposed development also supports the Rail Corridor Growth Area goal to make the Downtown a cultural hub of the region. The project will not only provide additional office and classroom space for the Newman Center and their on-going outreach to the students of ASU but also additional office and classroom space for U Mary, Arizona's first Catholic University and student housing to help both attract students and nurture the development of community and business leaders. It is the natural extension of the cultural hub established on the site with the construction of the historic (1903) old Saint Mary's Church.

The proposed development also fulfills the Rail Corridor Growth Area goal to encourage reinvestment and establish compact, desirable and walkable urban neighborhoods. The project will utilize an existing empty lot that originally was the site of a surface parking lot north of the old church. The project will also develop an

existing surface parking lot and single story commercial building and surface parking lot along College Avenue. This project will be an investment of more than $65 million dollar of private investment, enhancing the downtown area with quality development. As car ownership will be discouraged, the residents will rely on services provided in the downtown or easily accessible by transit. These limitations will encourage and support development of these types of services in these urban areas rather than ones easily accessible by automotive routes only. This compact development pattern will naturally create and enhance the desirable and walkable urban neighborhood downtown.

ARIZONA STATE UNIVERSITY GROWTH AREA

Goal: Collaborate on development, infrastructure capacity and land use issues that are consistent with Tempe's and ASU's long-term needs, and embed ASU in the community through increased campus and community relations and public participation

Objectives:

ASU1 Engage new efforts toward sustainable growth and development
ASU2 Promote public health, safety and welfare on and around the campus
ASU3 Preserve and celebrate historic structures and buildings of significance on campus
ASU4 Provide diverse and compatible housing and academic development, complementary to the neighborhoods
ASU5 Embed the Arizona State University campus within the City
ASU6 Promote Tempe campus regionally as educational hub of the Valley
ASU7 Promote campus and community interaction
ASU8 Create an international identity as the model for University-Community relations

The proposed development sits in within the Arizona State University Growth Area of the General Plan. As a private development it will proceed through the City of Tempe's rezoning and development plan review public processes. The previously approved student housing development proposed and approved on the Site was supported by ASU as described in their letter to Ryan Levesque dated October 17, 2007. In the letter they describe the project as, "an exciting project on the edge of our campus and a welcome addition to the community."

The project will meet many of this goal's objectives by being sustainably designed, preserving and celebrating the historic old Saint Mary's Church, providing faith-based housing compatible with high quality housing in the downtown area. The proposed project also provides expanded space for U Mary's Tempe campus strengthening downtown Tempe's reputation as the educational hub of the Valley. The Newman Center's involvement with the residents will promote student and community interaction through social justice programs such as feeding the homeless and outreach programs hosting in-depth conversations on the intersection of faith, science, business and the modern world. The proposed development provides an international model for faith based housing and education in the New American University.

ASU STADIUM DISTRICT GROWTH AREA

Project is not included in this growth area.

101/202 INTERCHANGE GROWTH AREA

Project is not included in this growth area.

WARNER & I-10 GROWTH AREA

Project is not included in this growth area.

SOUTH TEMPE TECHNOLOGY CORRIDOR GROWTH AREA

Project is not included in this growth area.

BASELINE & RURAL GROWTH AREA

Project is not included in this growth area.

COST OF DEVELOPMENT

Goal: Ensure funding availability for growth and maintenance of all planned development, both public and private

Objectives:

COD1 Encourage development that does not exceed planned infrastructure or service capacity

COD2 Ensure that land use intensification or redevelopment provide for necessary infrastructure or service capacity

COD3 Maintain fiscal stability for the City of Tempe

COD4 Promote a financially sustainable economy with economic development tools

COD5 Provide opportunities for development that benefits the community

The proposed development will be supported by the existing infrastructure present in downtown Tempe.

CIRCULATION SYSTEM-WIDE

Goal: Develop an effective multi-modal transportation system integrated with sound land use planning, thereby creating safe, efficient and accessible mobility for persons, goods and commerce within the City and region

Objectives:

T1 Develop a functional relationship between the diverse land uses in Tempe and the transportation system that serves them

T2 Accommodate regional travel demands with transit and other modes, as alternatives to street widening, to address capacity needs

The proposed uses are only possible because of the site's extensive transportation options at this location, only a few blocks from the Tempe Transit Center offering extensive bus and light-rail connections. The proposed development does not include any proposals for street widening, but rather discourages the use of automobiles for travel by design. The location and provisions for enhanced bike and pedestrian transit support the general plan goal to integrate the surrounding land uses with the existing effective multi-modal transportation system.

PEDESTRIAN AND BIKEWAY ELEMENT

Pedestrian Network Goal: Develop safe, comfortable walking environments and pedestrian connections to encourage pedestrian travel

Objectives:

PN1 Increase awareness that pedestrians are a priority in Tempe, and that pedestrian travel is an important part of the overall transportation system

PN2 Provide convenient and safe pedestrian access to destinations to promote neighborhood sustainability

PN3 Ensure pedestrian accessibility for all

PN4 Increase pedestrian accessibility and enhance the pedestrian environment with engaging and interesting experiences for pedestrians

Bikeways Goal: Expand and enhance bicycle travel within the City

Objectives:

B1 Provide safe and convenient access between neighborhoods and schools, parks, shopping, transit, employment, and other destinations

B2 Ensure that the circulation network and facilities will accommodate all types and levels of bicyclists

B3 Facilitate regional bikeway planning efforts to ensure that Tempe's bikeways connect with those of neighboring communities and that Tempe's system is an integral part of the overall region-wide system

B4 Improve the bikeways network

The unique site, immediately adjacent to ASU's campus, is perfect because the student housing and ground level commercial uses can be supported by pedestrian and bicycle traffic. These are already heavy uses in the area, and widely supported by the urban streetscape with wide sidewalks, bike lanes, bike parking and extensive pedestrian only mall system on campus.

The vital connections for pedestrians and bicycles along College Avenue and 7th Street corridors are protected and enhanced with the addition of more transparent and engaging retail/restaurant uses along the ground level. These ground level uses will also create a more permeable ground level with users along the street drawn into the outdoor dining and indoor spaces. The site plan also protects the increasing pedestrian activity along the alley corridor. Along the Site, power and communication lines will be undergrounded and the alley surface repaved.

TRANSIT ELEMENT

Goal 1: Coordinate and produce efficient, safe, convenient and interconnected transit options to increase ridership

Objectives:

TR1 Increase transit modes and services that support ridership increases and an expanded transit mode share

TR2 Facilitate connections among transportation modes

Goal 2: Support transit that facilitates regional and interregional commute patterns

Objective:

TR3 Expand transit availability to regional and interregional systems

The proposed development will protect and enhance the heavily used pedestrian and bicycle route (College Avenue) between ASU's campus and the Tempe Transit Center.

TRAILWAYS ELEMENT

Goal 1: Encourage redevelopment of the street network that balances the needs for various types of travelers and more fully serves all modes of transportation safely and efficiently

Objectives:

TW1 Retain existing traffic capacity while reducing reliance on the automobile

TW2 Ensure the system integrity is conserved through maintenance and preservation

TW3 Establish guidelines that enhance the land use and transportation connection

TW4 Facilitate safe and efficient movement on arterial and collector streets

Goal 2: Encourage transportation interconnections between street, highway and rail networks that balance and more fully serve all modes of transportation safely and efficiently

Objectives:

TW5 Avoid widening highways as the only solution to traffic congestion

TW6 Plan and encourage beneficial rail uses

The proposed uses are only possible because of the site's extensive transportation options at this location only a few blocks from the Tempe Transit Center offering extensive bus and light-rail connections. The proposed development does not include any proposals for street widening, but rather discourages the use of automobiles for travel. The location and provisions for enhanced bike and pedestrian transit, support the general plan goal to reduce reliance on the automobile and more fully serve all modes of transportation safely and efficiently.

PARKING AND ACCESS MANAGEMENT

Goal: Incorporate parking and access management strategies that influence travel behavior and reduce congestion on busy streets

Objectives:

PAM1 Promote consolidated and shared use parking areas

PAM2 Promote a balanced and sustainable community access strategy

PAM3 Ensure neighborhoods are not adversely impacted by parking issues

PAM4 Integrate urban design principles relative to parking facility design and land use policies with transportation and parking needs

The proposed development discourages the use of automobiles for travel by consolidating and sharing the limited vehicular parking provided on-site and by providing parking for bikes as a viable alternative for automobiles in this pedestrian dominated part of the City. Neighborhoods will not be adversely impacted by this consolidation as the corresponding reduction in vehicular traffic while still accommodating the growth of ASU will be a benefit to the neighborhoods which are generally too far away to be considered an alternative parking location.

AVIATION ELEMENT

Goal: Facilitate compatible land uses, minimize airport over-flight noise impacts, and promote easy access to and between different modes of transportation, within Tempe and the region

Objectives:

A1 Encourage regional approaches to aviation transportation, while recognizing the regional role of Phoenix Sky Harbor International Airport

A2 Encourage continued growth at the reliever airports to disperse airport traffic and cargo

A3 Coordinate with regional and federal aviation authorities on aviation issues

The glass, steel and concrete high-rise type of construction being proposed will by its nature minimize airport over flight noise impacts. The location of the Site just a few blocks from the Tempe Transit Center and its light rail connection to the airport promotes easy access to and from air travel.

CONSERVATION ELEMENT

Goal 1: Increase energy efficiency and renewable energy to sustain economic growth, social equity and environmental preservation

Objectives:

ER1 Seek clean energy solutions and reduction of greenhouse gasses to protect the environment

ER2 Promote programs that increase the use of clean alternative energy and enhance environmental quality

ER3 Increase energy efficiency in Tempe's municipal buildings and facilities

Goal 2: Provide energy efficiency leadership to the community and promote sustainable energy programs

Objectives:

ER4 Encourage energy and resource conservation as part of all development

ER5 Reduce the environmental cost as well as the monetary cost of energy

The site's location only a few blocks from the Tempe Transit Center offer extensive bus and light-rail connections. This allows the proposed development to discourage the use of greenhouse gas producing automobiles for travel. The location and provisions for enhanced bike and pedestrian transit support the general plan objective to increase the use of clean alternatives and enhance environmental quality. Similarly, the use of LED lighting through the proposed buildings will encourage energy conservation, reducing the environmental as well as monetary cost of energy.

LAND ELEMENT

Land Remediation Goal: Support redevelopment of sites with environmental contamination to achieve the best land uses for the community

Objectives:

LR1 Recommend land-use actions that promote land preservation, restoration, and efficient use of brownfields

LR2 Ensure that the North Indian Bend Wash Superfund site is managed to mitigate impacts

LR3 Support redevelopment of sites with environmental contamination to achieve the best land use for the community

Solid Waste and Recycling Goal: To reduce the amount of trash and hazardous waste generated through an integrated solid waste managed approach

Objectives:

SWR1 Reduce the amount of solid and hazardous waste sent to landfills

SWR2 Reduce hazardous waste impacts on landfills and water supplies

SWR3 Reduce municipal solid and hazardous waste

Wildlife Habitat Management Goal: Manage wildlife habitat to ensure a safe urban environment for the healthy coexistence of humans and wildlife, to the greatest extent possible

Objectives:

WHM1 Monitor and manage wildlife to balance the benefit of nature within an urban setting

WHM2 Facilitate habitat restoration where riparian conditions are present

WHM3 Develop methods within urban development to mitigate public health, safety and welfare issues involving wildlife in the most humane and natural means possible

WHM4 Coordinate with other organizations and agencies on wildlife issues

Floodplain Management Goal: Manage flood prone areas to reduce damage to people and property and protect natural floodplain functions

Objectives:

FM1 Manage floodplains for the welfare of people, property and the natural environment

FM2 Encourage a comprehensive approach to floodplain management

While this is a brown field redevelopment site, there is no know contamination on Site. The plans for the site incorporate facilities for separate landfill and recycling pick up. The facilities are shared across the alley by all of the users of the site, with the recycling collection point south of the alley and the landfill collection point on the north.

The Site has very little urban wildlife at the present time, but with the addition of the Sky Park, we are hoping to attract and maintain a small urban bird population.

ENVIRONMENTAL PLANNING ELEMENT

Air Quality Improvement Goal: Improve regional air quality through regulatory compliance, policies and programs that minimize air pollution

Objectives:

AQ1 Meet or exceed air quality regulatory standards in Tempe

AQ2 Reduce the number of vehicle miles traveled locally and regionally

AQ3 Include residents and businesses in the efforts to reduce air pollutants

AQ4 Promote pollen sensitive landscape treatment

AQ5 Support regional incentives, ordinances and procedures to minimize PM2.5 and PM10

Noise Reduction Goal: Control noise levels for living, working and learning environments free from nuisance noise that affect comfort, productivity, and the enjoyment of indoor and outdoor environments

Objectives:

N1 Reduce noise impacts though enforcement of the noise ordinance

N2 Promote land use and building design buffers that mitigate noise
N3 Promote regional noise mitigation and monitoring regionally to protect Valley-wide quality of life

Ambient Temperature Reduction Goal: Minimize heat island impacts to maintain a comfortable year-round outdoor environment and reduce energy consumption

Objectives:
AT1 Consider ambient temperature reduction within development, energy and water resources policies and programs
AT2 Evaluate local and regional opportunities to address ambient temperature (heat island) impacts
AT3 Participate locally in temperature reduction efforts and promote temperature monitoring and mitigation regionally

Buildings such as this one being proposed locate people's homes in close proximity to the services they need on a regular basis. This coupled with the request to dramatically reduce the automobile's dominance on Site by providing extensive bicycle facilities further enhance the building's ability to minimize air pollution. This combination of location and vehicle reduction will lead to a reduction in the number of vehicle miles traveled locally and regionally.

Designed as a contemplative place to live while studying at ASU, the proposed building's social spaces on the fourth and eight level are designed to minimize the ability of hosting large, noisy parties (a.k.a. ragers). The building will be managed by a private management company that will also monitor the noise quality of the project and help to ensure compliance.

Finally, the Sky Park will add a landscaped space to the roof of a parking garage, limiting the heat gain in the space between the towers. On the ground level, shade trees and cantilevered buildings will add shade to the paved urban environment.

The proposed project supports the General Plan's goals of air quality improvement, noise reduction and ambient temperature reduction.

WATER RESOURCES ELEMENT

Water Goal: Ensure the highest level of water quality, source reliability and customer service at the lowest possible cost for utility customers

Objectives:
W1 Rely on renewable and sustainable water supplies and protect access to those supplies
W2 Provide drinking water that meets or exceeds all federal and state water quality standards
W3 Continue to provide the highest level of water services at the lowest possible cost
W4 Develop and acquire new renewable water supplies
W5 Maintain safe yield levels of groundwater use
W6 Maximize the direct reuse of reclaimed water for non-potable water uses

W7 Use groundwater recharge to store excess CAP water and reclaimed water for future use
W8 Maintain an effective water conservation program
W9 Integrate land use and water planning for proposed new and redeveloped sites

Stormwater Goal: Capture, infiltrate, re-use and route stormwater to minimize load or total volume of pollutants carried to receiving waters in order to protect those water bodies for their designated uses

Objectives:
SWP1 Implement storm water pollution control measures to minimize, to the maximum extent practicable, the discharge of pollutants to the State's water bodies from Tempe's storm drain system
SWP2 Maintain compliance with Tempe's AZPDES permit by implementing structural and non-structural control measures to satisfy the terms of the permit

Wastewater Goal: Safely collect and treat wastewater from residences and businesses using the best available technology and most cost effective means of treatment

Objectives:
WW1 Utilize the best available technology and most cost effective means of wastewater collection and treatment
WW2 Implement programs to ensure compliance with applicable regulations
WW3 Keep wastewater utility costs as low as possible for utility customers
WW4 Maximize the reuse of reclaimed water for appropriate non-potable water uses

While this proposed development will have little impact on the goals and objectives of the Water Resources Element of the General Plan, it was reviewed by these departments, meets code requirements for these facilities and will enhance the City water supply moderately by collecting rainwater to use in the landscape via a drip irrigation system. As required, stormwater will be stored on-site in underground containers.

OPEN SPACE ELEMENT

Goal: Provide a variety of natural and landscaped open spaces and parks that serve the diverse and changing needs of an urban community

Objectives:
OS1 Maintain and enhance existing open space and parks to serve the changing need of the community
OS2 Plan and identify opportunities for new open space and parks in the Parks Master Plan
OS3 Evaluate the connection between new development and the open space and parks needed to serve that new development
OS4 Provide exemplary maintenance of parks and recreation facilities
OS5 Utilize Public/Private Partnerships and volunteerism to preserve and enhance open space and park facilities
OS6 Create a system of linked open space and parks throughout the City

While the proposed project will have no public parks, it will dramatically enhance the connection between ASU (dense developed area) and A Mountain (desert open space) via College Avenue. The residents of the Maxwell will have a great urban street network to connect them not only to the desert open space of A Mountain, but also to the Tempe Town Lake urban recreational core and the park and desert open space of Papago Park just beyond.

Separate from the public system, the project will provide an extensive Sky Park, covering nearly a third of the Site north of the alley. This semi-private park will serve the residents as well as the Newman Center who will be providing programing to this park space. While not a setting for outdoor sports, it will host, together with the eight level community space, a wide range of urban fitness activities. Both levels will also provide gathering spaces that open to the outdoors with walkout rooms on the park level and walk out balconies on the community level.

RECREATION ELEMENT

Goal: Promote health, physical fitness, leisure, creativity and entertainment with programs serving a diverse range of abilities and interests

Objectives:

R1 Consider current community needs and interests rather than traditional services
R2 Provide a variety of recreational opportunities that reaches as many citizens as possible
R3 Identify mechanisms for funding to ensure the sustainability of programs and facilities
R4 Encourage community involvement and volunteerism with recreation programs
R5 Work with other agencies to identify and augment recreation opportunities
R6 Renovate and renew the recreation facilities
R7 Utilize technology to enhance outreach and service delivery to the community

The urban context of the site will naturally encourage walking and biking as primary methods of transit (rather than automotive that adds not fitness benefit). The Maxwell will include a Sky Park on the fourth level. While not a setting for outdoor sports, it will host, together with the eight level community space, a wide range of urban fitness activities. Both levels will also provide gathering spaces that open to the outdoors with walkout rooms on the park level and walk out balconies on the community level. The eight level will host a variety of fitness activities including space for work out equipment, meditation and yoga.

PUBLIC ART AND CULTURAL AMENITIES ELEMENT

Goal: Enhance and promote Tempe as a diverse, stimulating cultural, library and arts community where cultural amenities inspire and enrich people's lives and experiences

Objectives:

PACA1 Maintain a strong commitment to advance Tempe as a vibrant and progressive community for cultural and artistic activity

PACA 2 Continue to collaborate with the community partners, neighborhoods, artists, cultural groups, educational institutions and other entities

PACA 3 Enhance the diversity of art, library and cultural amenities, facilities and collections that support, educate and enrich the community

PACA 4 Encourage incorporation of public art into major public and private projects to enhance the city's community character as well as the built environment

PACA 5 Encourage the continuation and expansion of innovative arts, cultural and library programming that further enriches the community

PACA 6 Ensure access to arts, library and cultural amenities to benefit the entire community including residents, businesses, visitors, and tourists

PACA 7 Protect and promote artistic expression and cultural awareness to bring people together to celebrate diverse traditions that strengthen Tempe's sense of community and place

PACA 8 Utilize technologies to provide greater access, build public awareness and encourage participation in arts, cultural and library activities

The proposed project will protect in place the public art present in the palm tree bus stop on the Newman Center property on the south end of the Site, along University Drive. The buildings will also provide several highly visible locations for the presentation of additional public art.

PUBLIC BUILDINGS AND FACILITIES ELEMENT

"Additionally, schools, colleges and universities, museums, hospitals, county, state and federal buildings provide essential government and community services in Tempe."

(no goal or Objective PB1 provided in the General Plan)

Objectives:

PB2 Design public structures with flexibility for future needs

PB3 Build structures for sustainable long-term use

PB4 Promote design excellence while achieving community compatibility

PB5 Provide for fiscally sound planning, design and construction decision-making of public buildings

PB6 Practice universal design principles (such as ADA requirements) for maximum comfort and access

PB7 Promote use of semi-public or private facilities for shared uses that serve the community

While the proposed project will not include any public buildings or facilities. The University of Mary and Newman Center (church) elements provide essential community services in Tempe. As such, the building type proposed was chosen because of its long durability, its ability to be easily remodeled to accommodate future uses, and its sustainable long term use qualities. The design as described above is intentionally compatible and complementary to the historic 1903 structure on Site as well as the contemporary 2013 structure just north of the Site. As a private financed building, it will be fiscally sound and accommodate ADA requirements.

PUBLIC SERVICES ELEMENT

Public Services Goal: Provide efficient and effective public services to serve current and future community needs

Objectives:

PS1 Maintain high levels of service to residents, businesses and visitors

PS2 Facilitate planning for future service needs

PS3 Provide cost efficient means of service delivery

PS4 Promote public and private service provision where appropriate

Other Facilities and Services Goal: Coordinate and jointly plan for the non-city services and facilities to meet the community needs

Objectives:

PF1 Provide facilities that promote community interaction and build relationships with service providers

PF2 Promote use of semi-public or private facilities for shared uses that serve the community, except where a defined service territory is established

PF3 Facilitate activities of providers of public utilities to ensure coordinated infrastructure improvements which support technology advancements and required system expansion of enhancements

Human Service Goal 1: Improve the quality of life for all Tempe residents, with an emphasis on the most in need

Objectives:

HS1 Establish a comprehensive system of human services that works seamlessly to support residents

HS2 Work with residents to determine Tempe's service provision and to guide priorities for services offered by non-profit human service partners

HS3 Incorporate services that facilitate senior well-being and aging in place

HS4 Integrate land planning and redevelopment efforts with human services located within and throughout the community

Human Service Goal 2: Support learning and education in Tempe

Objectives:

E1 Seek academic and social links with learning institutions, their students and educators

E2 Encourage and support sharing of facilities

While the Newman Center has been a provider of Human Services for decades in our community. The proposed development project will have little impact on goals and objectives of the Human Services Element of the General Plan, other than to expand Newman Center's and U Mary's ability to train community leaders who may be instrumental in leading efforts to provide such services in the future. As high-end student housing, the project itself will not likely create any additional need for Human Services.

MUNICIPAL COURT ELEMENT

Goal: Provide the community with an independent judiciary which serves the public through fair and impartial administration of justice

Objectives:

CAJ1 Improve public access to justice through court services, facilities and technology

CAJ2 Enhance transparency, accountability and operational efficiencies through educational efforts and partnerships

The proposed development will have no effect on the goals and objectives of the Municipal Court Element of the General Plan.

SAFETY ELEMENT

Emergency Management Goal: Plan, prepare and coordinate operations to prevent or minimize impact of disasters and ensure appropriate response and recovery operations for large scale emergencies

Objectives:

EM1 Take all appropriate steps to minimize or prevent disasters from occurring

EM2 Maintain a strong disaster response and recovery capability

EM3 Enhance public education for disaster preparation, survival and recovery

EM4 Maintain flexibility to address new issues, respond and change as necessary

EM5 Maintain safe use, storage and disposal of hazardous materials

EM6 Maintain safe routes for public evacuation and emergency responder access to an area during a disaster

Public Safety/Law Enforcement Goal: Enhance and promote the safety of the community and suppress crime

Objectives:

LE1 Fight crime and enhance public safety

LE2 Support and develop a law enforcement organization that serves the community

LE3 Promote community involvement

LE4 Enhance innovation and technology

Fire Operations Goal: Plan and provide for public safety and welfare of the public through preservation of life and protection of property from fire and hazardous materials

Objectives:

FP1 Prevention of fires and other emergencies through an effective fire code development and management program

FP2 Develop a strong cooperative working relationships with all appropriate agencies

FP3 Respond to emergencies like fire, medical, hazardous materials and rescue calls in a timely, professional and efficient manner to minimize loss of life, property or damage to the environment

FP4 Provide a leadership role with teaching and educating residents, children, and visitors how to take care of themselves and neighbors during times of emergency

FP5 Establish a highly skilled workforce that is able to address the future demands of public safety and emergency medical services

While the proposed project has been designed with input from the Police and Fire Departments and reviewed by both departments, the development itself will have little impact on the goals and objectives of the Safety Element of the General Plan.

COMMUNITY DESIGN PRINCIPLES – DOWNTOWN/MILL AVENUE DISTRICT

The Community Design Principles Downtown/Mill Avenue District, identifies four "cornerstone" principles: integration, innovation, articulation and definition as concepts that should be incorporated into every project downtown.

Integration

Community > Area/District > Subdistrict

Newman Center's Maxwell project keeps and enhances the historic street and alley grid. It does not provide any barriers to historic pedestrian movement through the site, and enhances connections along College Avenue and 7th Street.

Integration

Buildings > Streets/Spaces

The project incorporates sidewalk dining and display areas; balconies at the Sky Park and community levels; overhangs in the lower levels to shade the sidewalk; and a high degree of transparency and permeability with windows and entries all along as much of the 7th Street and College Avenue facades as the City will permit.

The staggered placement of the towers, and the massing of the uses in two narrow east west towers allow for perception of an expansive sky canopy from streets. On-street parking is used as a streetscape element, and structured parking is faced with building elements containing other interactive uses.

Integration

Buildings > Function/Environment

Per the detailed description above, forms, details, materials relate to the adjacent historic old church and contemporary CAC building, providing a transition between the two with compatibility at each end. Moving the residential towers north, provided more space and a better relationship with the adjacent designated Historic Property. The proposed project orients the towers in an east-west direction to minimize solar heat gain and includes a Sky Park landscape setting on top of the parking garage to minimize the heat island effect. These efforts are complemented by the tree lined streets which shade the pavement dominated urban infrastructure. The project will enhance the connectivity to the urban open spaces of A Mountain, Tempe Beach Park, and Papago Park beyond through additions to the pedestrian street grid of downtown Tempe.

Innovation

Planning

The design of the Maxwell accommodates the commercial lower levels and student housing in the upper levels while the construction type ensures that the building can have additional anticipated uses if those should prove unsuccessful or unneeded at this location in the future. a. Allow for multiple uses at the outset and anticipate new uses and technology in the future. The site plan respects and enhances the street grid and urban context, yet creatively accommodate access for service and sanitation.

Innovation

Urban Design

The Maxwell is designed to enhance human comfort, interaction and wayfinding with active uses on along the street frontages that engage passers-by. The urban street landscape is hardscape dominated to relate to the existing context and uses. It will continue the established theme set in 1987 for the Pope's visit and complement

the overall streetscape experience by providing two blocks of more historic "background" to the CAC's block of contemporary streetscape furniture. Amenities such as seating and sidewalk dining will be found along the length of the street frontages. A final element to enhance the experience is the staggered placement of the towers with the Sky Park in between and the ability to look up into the space from the ground level. This provides a "sense of discovery" to enhance "the journey."

Innovation
Architecture
The buildings of the Maxwell combine traditional materials – brick and glass in new forms to create a timeless transition between the historic and contemporary buildings along College Avenue. The project strives for sustainability by incorporating passive and active strategies, utilizing durable, energy-efficient materials and designing to accommodate a variety of uses and tenants over time.

Innovation
Visualization
Please note the sketches, vignettes and models throughout this submission intended to enhance the design process and make the concept "accessible" to a wider audience.

Definition
District within Community
The buildings of the Maxwell are different from those around it, yet they relate to the adjacent structures. They are a part of the concentration of tall buildings in the urban core, resulting in an identifiable skyline.

Definition
Spaces, Places and Streets
The Maxwell is designed to establish edges and contribute character in the form of "traditional" street fronts with an interactive street "wall" on along the street frontages that engage passers-by. The urban street landscape is hardscape dominated to relate to the existing context and uses. It will continue the established urban accessories set in 1987 for the Pope's visit and complement the overall streetscape experience by providing two blocks of more historic "background" to the CAC's block of contemporary streetscape furniture.

The placement of the buildings with lower levels cantilevered over College Avenue, and the upper levels held back to the property line, maintains the existing views up the center of College Avenue to A Mountain. Other views of the mountain from the ground level have been screened by ASU's CAC and Foundation Buildings, so the proposed buildings will not further impede those views.

Definition
Buildings
The entries to the Maxwell are accentuated by long vertical architectural forms. They lightly touch the ground level without interrupting the other activity generating uses along the street frontage. The commercial lower levels are architecturally expressed in horizontal brick forms to keep the eye moving along the street frontage while the residential portions are expressed in glass and steel vertical forms to move the eye skyward.

Articulation

Lower Building Façades [streetfronts]

The lower level building facades are red brick, placed in an undulating pattern to create shade, texture and shadow at a human scale. The ground level open into residential lobbies and commercial storefronts to create a highly permeable pedestrian experience. The street frontage is broken into fairly traditional building opening widths, but contemporary tenants may take more than one bay.

Articulation

Upper Building Façades

The upper towers architecturally strive to exaggerate the vertical elements. From the Sky Park up, the buildings are set back from the cantilevered lower levels shading the street, and rise as two east west forms connected by an eighth level bridge rather than as a massive L shaped building holding the corner. Both towers are set back from the corn so that at this urban open area, views open up with the towers in perspective.

Articulation

Building Tops [skyline]

The building tops for the Maxwell towers are designed to be internally illuminated boxes of perforated steel and translucent glass panels. These will give a playful component and a reason for the eye to look skyward at night.

Articulation

General

The Maxwell towers and Newman Office building use the traditional tripartite form abstracted with contemporary use of traditional materials. The base for both structures is undulating red brick on the ground level and in the Newman Office building this is the full base. In the taller Maxwell towers, the levels above in red and charcoal brick complete the horizontal base. The shafts on the Maxwell are the two glass towers and their strong vertical geometries. On the Newman Office Building the shaft complements the base in brick but adds vertical window elements. For the cap, the Maxwell towers use internally illuminated boxes of perforated steel and translucent glass panels to screen mechanical equipment, while the Newman Office building is capped with vertical expressions similar to those of the shaft of the Maxwell towers.

The Community Design Principles Downtown/Mill Avenue District and its four "cornerstone" principles are clearly incorporated into this project.

MILL & LAKE DISTRICT STREETSCAPE PRINCIPLES + GUIDELINES

The proposed project is in line with the purpose and principles of the document. The Newman Center/The Maxwell on College is designed to enhance the community's quality of life for future generations by creating a memorable and sustainable sense of place with an aesthetically pleasing theme, safe human scaled pedestrian environment, adequate lighting, shade, and circulation accessible to all as described in this letter. 7th Street is an Internal Connector as described in the Street Types / Character section. College Avenue and University Drive are Town + Gown streets and the proposed Newman Offices and Maxwell student housing will complement the ASU uses along these corridors, providing an enhanced entrance from the Tempe Transit Center to the campus.

URBAN OPEN SPACE PLAN

The Urban Open Space Plan does not specify any specific uses are areas on this block except the alley way which it refers to as a "Pedestrian Back Road." These plans will keep the alley open for such uses and enhance the alley slightly by removing the overhead powerlines (the length of the Property), adding screening for trash and utilizes on Site, and repaving the alley adjacent to the Site.

CITY OF TEMPE PAD APPROVAL CRITERIA (continued)

Standards requested through the PAD overlay district shall take into consideration the location and context for the Site for which the project is proposed.

As expressed above, the standards requested through this PAD overlay district request take into consideration the location in Downtown Tempe at the major pedestrian entrance to ASU. The standards also are appropriate for the context of the Site, transitioning aesthetically form the architecture of the historic Old Saint Mary's to the very contemporary architecture of ASU's CAC building. In its streetscape design, both College Avenue and 7th Street are designed to complement their counterpart on the opposite side of the street.

The Development appropriately mitigates transitional impacts on the immediate surroundings.

The proposed project provides a transition between historic and contemporary architectures on each end of the block completing a key segment of the entry to ASU. It works to mitigate traffic impacts by limiting the number of cars that can park and dramatically increasing the availability of bicycle parking. Finally it provides faith-based student housing to complement the bock of student housing ASU has just to the east of the sight with towers of similar scale.

As required in Section 6-305 D. Approval Criteria for P.A.D., the proposed project fulfills certain goals and objectives of the General Plan and the principles and guidelines of the Community Design Principles – Downtown/Mill Avenue District, the Mill & Lake District Streetscape Principles and Guidelines, and the Urban Open Space Plan. As also required, the proposed development's standards requested through the PAD overlay district take into consideration the location and context of the Site. Finally, as required, the proposed project appropriately mitigates transitional impacts on the immediate surroundings.

DEVELOPMENT PLAN REVIEW (DPR)

A Development Plan approval shall be based on the consideration of the following criteria:

Placement, form and articulation of buildings and structure provide variety in the streetscape.
The residential towers (the most predominate masses) are east-west facing but do not fill the entire site from east to west - allowing the building masses to offset each other and open views upwards from the open area at the corner of College Avenue and 7th Street. The Newman Office building is a smaller structure providing the transition between the historic Old Saint Mary's Church and the residential towers to the north. The tallest tower is mid-block and with the help of the horizontal base element transitions to the contemporary CAC building north of 7th Street. While the "lines" of the building complement those of the old church and CAC building, they also provide variety in between with a change in floor to floor heights, and vertical accents at the residential lobbies. See Development Concept section above.

Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort.
The residential towers are east-west facing to address optimal solar orientation. The buildings are cantilevered over the ground level dinning and retail opportunities to provide structured shade at these locations. Much of the mature vegetation along College Avenue will be saved in place, and enhanced with a similar street tree program along 7th Street for pedestrian comfort. On the Sky Park level (4) landscape is again added to reduce the heat gain from the top of the parking deck and to provide a comfortable outdoor setting. See Development Concept, Sky Park and Landscape sections above.

Materials are of superior quality, providing detail appropriate with their location and function while complementing the surroundings.
See Materials section above.

Building structures and landscape elements are appropriately scaled relative to the site and surroundings.
See Exhibit H – Proposed College Avenue Composite Elevation above. It shows the context of the proposed project with the surrounding approved towers and existing buildings.

Large building masses are sufficiently articulate so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring enhanced pedestrian experience at and near street level.
See Development Concept section above.

Building faces provide architectural detail and interest overall within 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.
See Development Concept section above.

Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage.
See Site Context and Surrounding Conditions section above.

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

See Vehicle and Bicycle Parking and Resident and Commercial Loading sections above.

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

All plans have been reviewed by the Tempe Police department for appropriateness in this category. Changes to the plans have been made to incorporate their recommendations.

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

See Landscape section above.

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 not included in this submission, but will be complementary or appropriate accents to the design, colors, orientation and materials of the building or site on which they are located.

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

See Lighting section above.

This Development Plan submittal for the Newman Center/The Maxwell on College meets the criterial for such structures as outlined above.

PLAT AND CROSS PARCEL BUILDING CODE EASEMENTS

We will be requesting to re-plat one of the owners parcels as it currently consists of four (4) individual lots. We are also aware that because we are building one structure across 4 different owners that an agreement to hold them in common for building code will be required by the City.

CONCLUSION

The Newman Center's Maxwell student housing project meets the approval requirements for a PAD and DPR. The innovative project will be the first of its kind in the states and a social and educational icon adding to the legacy and reputation of downtown Tempe. It will re-inforce Tempe's role as the leader in higher education in the state, and provide a new faith-based component to ASU's plan for a New American University. This will be a unique tool in Tempe's economic and cultural development, a center to attract, train, educate, support, house and retain as alumni - business and community leaders. We respectfully request the approval of the PAD and DPR for the Newman Center/The Maxwell on College student housing project.

PLANNED AREA DEVELOPMENT OVERLAY FOR ALL SAINTS NEWMAN CENTER

A PORTION OF THE SE QUARTER, SECTION 15, 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 17TH DAY OF DECEMBER 2007 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED FR. FRED LUCCI, WHO ACKNOWLEDGED HIMSELF TO BE THE PASTOR OF ALL SAINTS NEWMAN CENTER AND THAT HE BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT IN THE CAPACITY THERIN STATED FOR THE PURPOSES THERIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

LEGAL DESCRIPTION

Parcel 1

The east 30 feet of Lot 17 and all Lots 18,19, and 20, Block 13 Town of Tempe, also the north 16 feet of 8th street lying adjacent on the south side of above described lots according to the plat in book 2 of maps, page 26, Maricopa County, Arizona.

Parcel 2

Parcel No. 1: The west 10 feet of Lot seventeen (17), and Lot Sixteen (16), except the west 3 feet, block thirteen (13), Tempe, in the City of Tempe, according to the plat in book 2 of maps, page 26. Parcel No. 2: that portion of 8th street now vacated and abandoned by the City of Tempe adjoining portions of Lots 16 and 17, Block 13, City of Tempe West, according to the plat of record in the office of the county recorder in book 2 of maps, page 26 described as follows:

Beginning at a point on the south line of said Lot 16 which is 3 feet east of the southwest corner thereof and running thence east, along the south line of said Lots 16 and Seventeen, a distance of 47 feet to a point which is 10 feet east of the southwest corner of said Lot 17; thence south, on a line parallel to the west line of said Lot 17, a distance of 16 feet to the north line of 8th street as it now exists; thence westerly, along the north line of 8the street as it now exists, a distance of 47 feet to a point in a line which is 3 feet east of and parallel to the west line of said Lot 16; thence north along said parallel line, a distance of 16 feet to the point of beginning.

ATTACHMENT 62

OWNER:

ALL SAINTS NEWMAN CENTER
230 EAST UNIVERSITY DRIVE
TEMPE, AZ 85281
480.967.7823

DEVELOPER:

DOMUS COMMUNITIES
30 WEST PERSHING ROAD
SUITE 201
KANSAS CITY, MO 64180
866.543.6687

GENERAL NOTES:

PROJECT DATA:

SITE AREA:	37,455 SF
BUILDING AREA:	258,588 SF
PROPOSED USES:	MULTIPLE FAMILY DWELLINGS, RELIGIOUS ASSEMBLY, CLASSROOMS
# OF UNITS:	180
# OF STORIES:	22
BUILDING HEIGHT:	243'-2"

APPROVAL:

BY: _____ DATE: _____
DEVELOPMENT SERVICES MANAGER

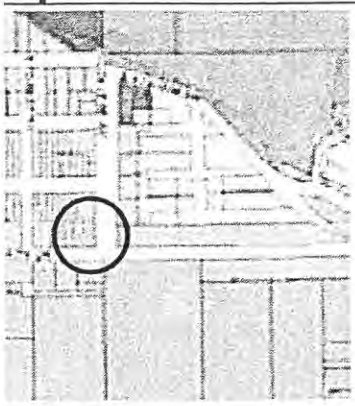
LOCATION MAP

CONDITIONS OF APPROVAL:

DOMUS

Solomon
Cordwell
Buenz

lap



and 20, Block 13 Town of
g adjacent on the south side of
ook 2 of maps, page 26, Mari-

n (17), and Lot Sixteen (16),
ape, in the City of Tempe,
26. Parcel No. 2: that portion
he City of Tempe adjoining
empe West, according to the
er in book 2 of maps, page 26

.ot 16 which is 3 feet east of the
east, along the south line of said
o a point which is 10 feet east
south, on a line parallel to the
o the north line of 8th street as it
ie of 8the street as it now exists,
s 3 feet east of and parallel to
g said parallel line, a distance of

Site Data

A.	SUBMITTED BY: NAME ADDRESS PHONE	 DOMUS COMMUNITIES 30 WEST PERSHING ROAD SUITE 201 KANSAS CITY, MO 64108 866.543.6687
B.	PROJECT NAME:	ASU NEWMAN CENTER
C.	SITE ADDRESS:	230 EAST UNIVERSITY DRIVE TEMPE, ARIZONA
D.	SCALE, NORTH ARROW	SEE SITE PLAN SHEET
E.	LOCATION MAP	SEE GRAPHIC THIS SHEET
F.	PROPERTY LINES/LEASE LINES/PHASE LINES	SEE SITE PLAN SHEET
G.	LEGAL DESCIPTION	SEE DESCRIPTION THIS SHEET
H.	GENERAL PLAN PROJECTED LAND USE & PROJECTED DENSITY	MIXED USE RES.DENSITY 26+
I.	ZONING: EXISTING PROPOSED	 CITY CENTER (TOD) CITY CENTER - PAD (TOD)
J.	PARCEL SIZE (NET & GROSS)	37,455 SF (.86 ACRES)
K.	BUILDING AREA PERCENTAGE OF LOT COVERAGE HEIGHT OF BUILDING NUMBERS OF STORIES	258,588 SF (INCLUDING BASEMENT) 63% (INCLUDES EXISTING CHURCH TO REMAIN) 243'-2" 22
L.	TYPE OF CONSTRUCTION PER INTERNATIONAL BUILDING CODE	TYPE 1-A* (Table 503) * Type I-A construction may be reduced to type 1-B The height of the reduced construction type shall be the same as for the original construction type (403.3.1-3)
M.	AUTOMATIC EXTINGUISHING SYSTEM	The Building will be equiped with an automatic extinguishing system per City of Tempe IBC
N.	PROPOSED USES	MULTIPLE FAMILY DWELLINGS, RELIGIOUS ASSEMBLY, UNIVERSITY CLASSROOMS
O.	NUMBER AND TYPE OF RESIDENTIAL UNITS	1 BD 12 2 BD 84 3 BD 84 Total 180
P.	DENSITY	209 DWELLING UNITS/ACRE
Q.	PARKING FOR MOTOR VEHICLES AND BICYCLES REQUIRED & PROVIDED	

PARKING	TOD	ULI	ITE	PROVIDED
1 BR APARTMENT (.75 /UNIT)	9	9	2	3
2 BR APARTMENT (1.5 /UNIT)	126	63	46	42
3 BR APARTMENT (2.25 /UNIT)	189	63	46	63
GUEST (.2 /UNIT)	36			12
CHURCH (1 PER 100 SF)	67			0
OFFICE (1 PER 300 SF)	13			18
CLASSROOM (1 PER 200 SF)	21			0
LESS SHARED PARKING*	(35)			9
TOTAL	426	135	94	147

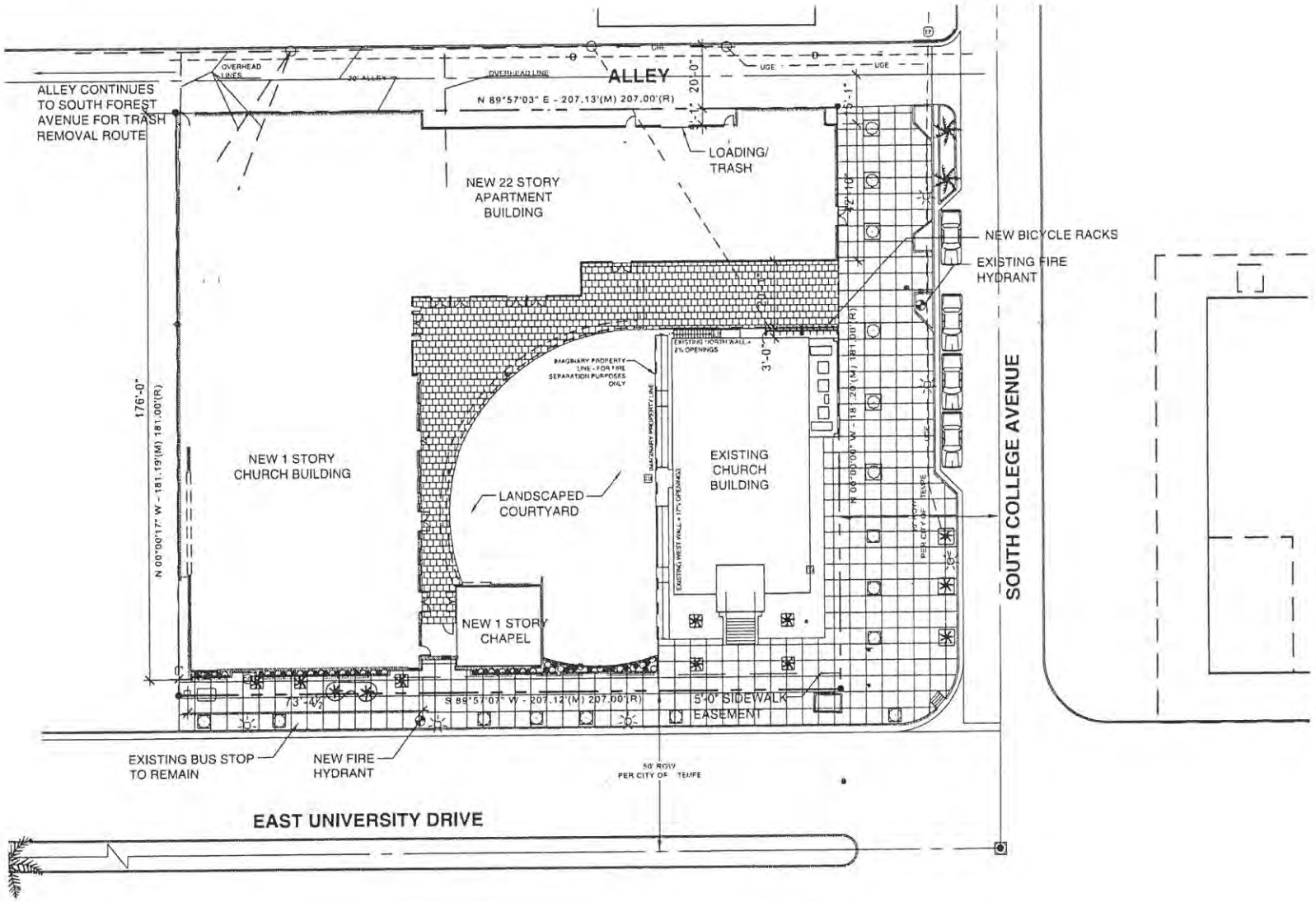
*SHARED PARKING INCLUDES OFFICE AND CLASSROOM SPACES SINCE THEY WILL NOT BE USED SIMULTANUEOUSLY WITH THE CHURCH

SEE ATTACHED LETTER REGARDING PARKING ACCOMMODATIONS

BIKE COMMUTE AREA	REQUIRED	PROVIDED
1 BR APARTMENT (.75 /UNIT)	9	18
2 BR APARTMENT (.75 /UNIT)	63	126
3 BR APARTMENT (1 /UNIT)	84	168
GUEST (.2 SPACES/UNIT)	36	36
CHURCH (1 SPACE PER 1500 SF)	9	18
OFFICE (1 SPACE PER 8000 SF; 2 MIN.)	2	4
CLASSROOM (1 SPACE PER 1500 SF)	3	6
LESS SHARED PARKING*	0	0
TOTAL	206	376

R.	LANDSCAPE AREA ON-SITE	5,355 sf; 14%
S.	PAD OVERLAY	SEE SITE PLAN SHEET
T.	CLOSEST FIRE HYDRANT	SEE SITE PLAN SHEET
U.	ALL EXISTING & PRPOSED REFUSE ENCLOSURES	SEE SITE PLAN SHEET
V.	ALL STREETS, MEDIANS & DRIVEWAYS (BOTH SIDES OF STREET) WITHIN 125' OF PROPERTY	SEE SITE PLAN SHEET

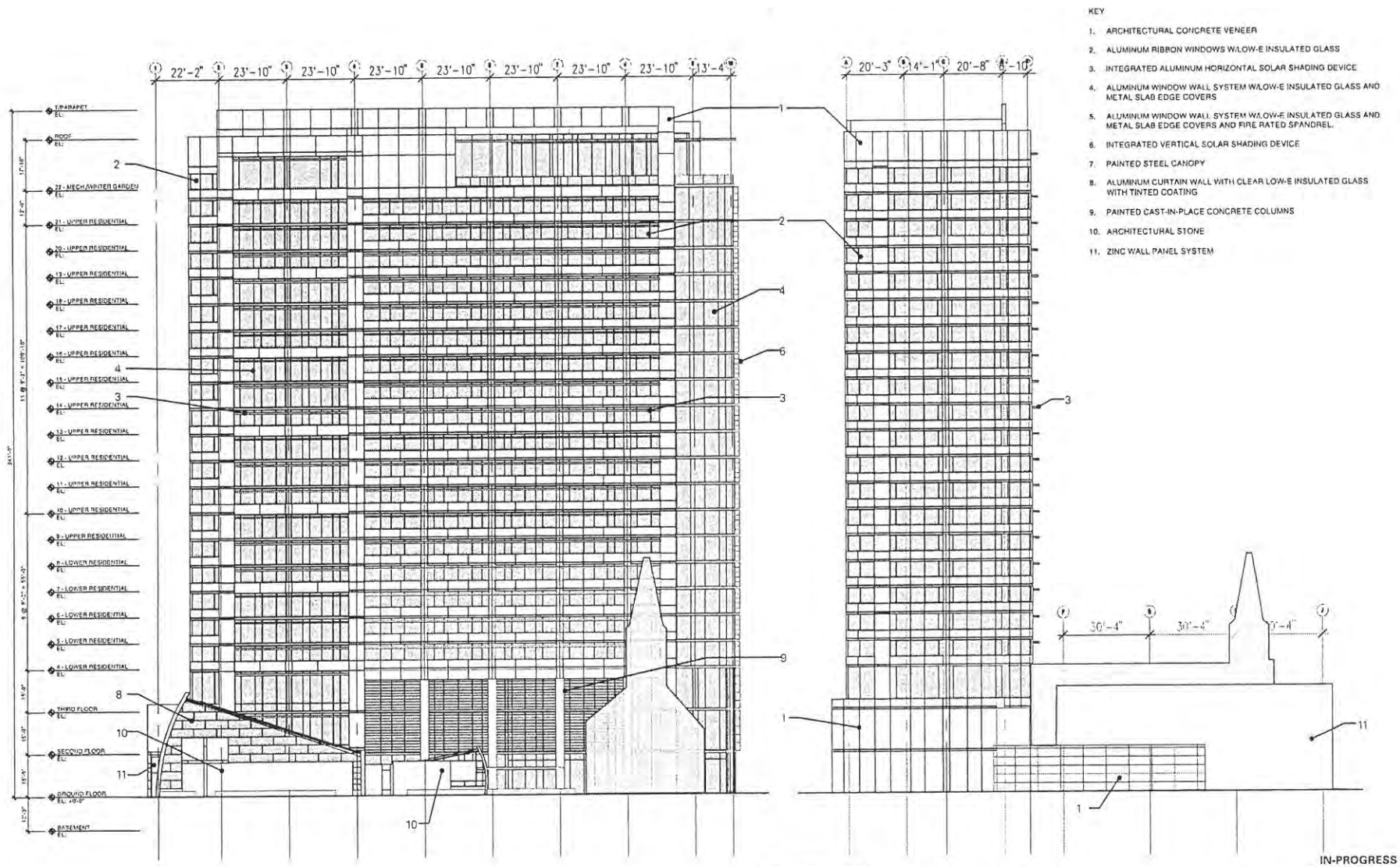
IN-PROGRES



ARCHITECTURAL SITE PLAN
ALL SAINTS NEWMAN CENTER
Domus Communities

10.09.2007
12.18.2007 revised
2007023

IN-PROGRESS
0 15' 30'



SCB

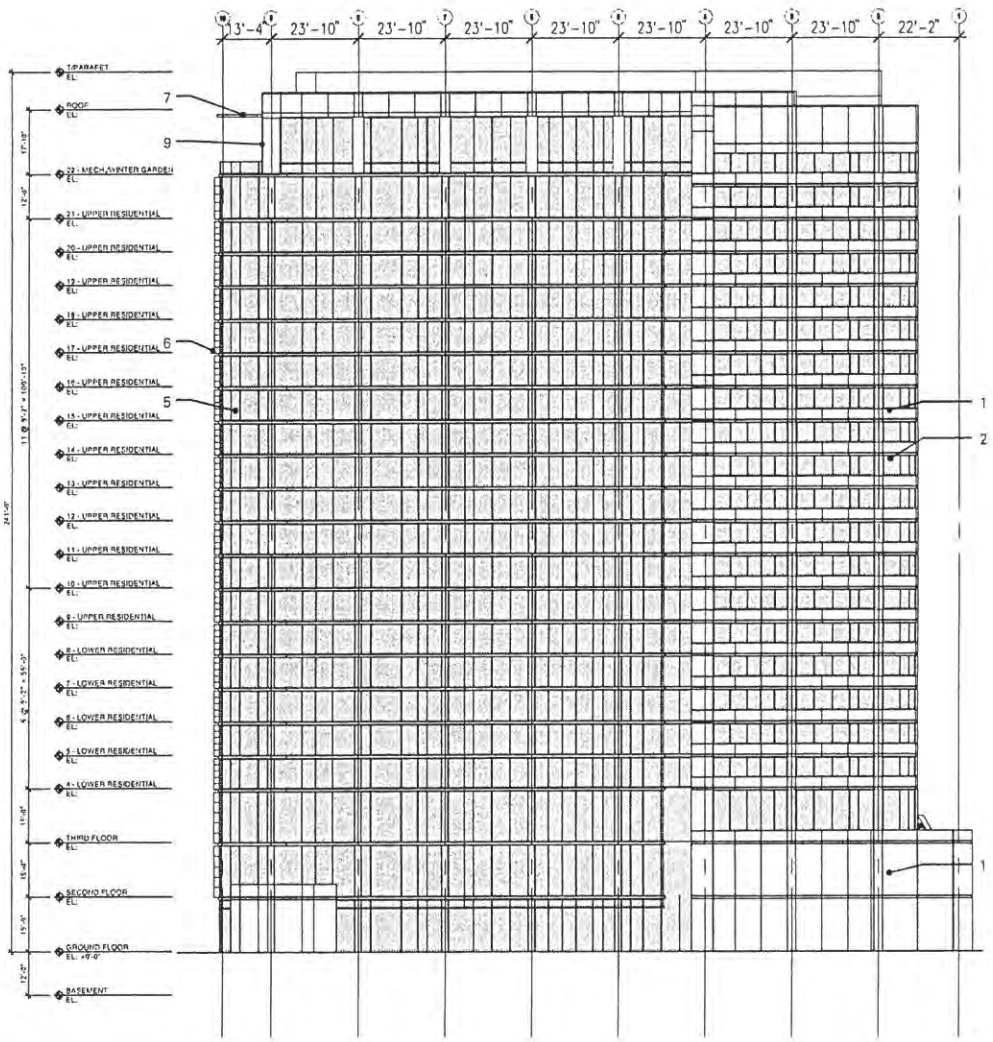
SOUTH & WEST ELEVATIONS
ALL SAINTS NEWMAN CENTER
Domus Communities

10.09.2007
12.18.2007 revised
2007023

IN-PROGRESS

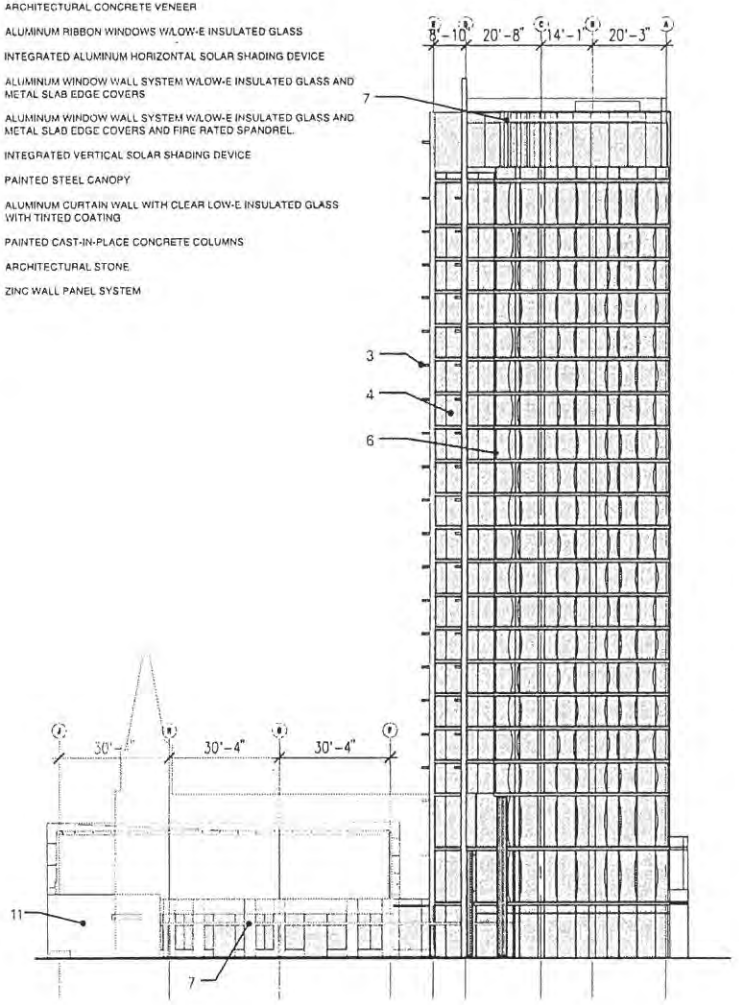
0 16 32'

17



KEY

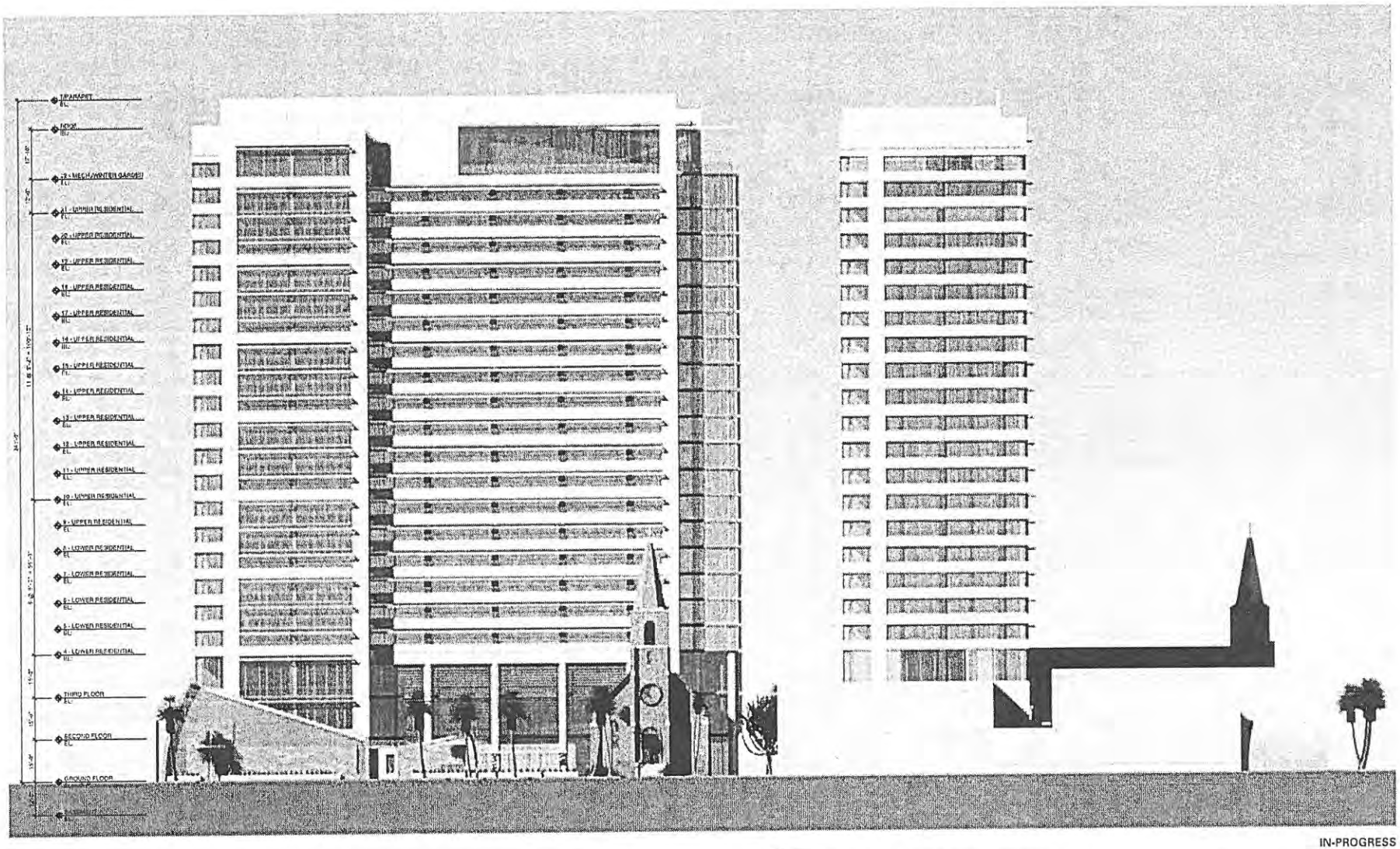
1. ARCHITECTURAL CONCRETE VENEER
2. ALUMINUM RIBBON WINDOWS W/LOW-E INSULATED GLASS
3. INTEGRATED ALUMINUM HORIZONTAL SOLAR SHADING DEVICE
4. ALUMINUM WINDOW WALL SYSTEM W/LOW-E INSULATED GLASS AND METAL SLAB EDGE COVERS
5. ALUMINUM WINDOW WALL SYSTEM W/LOW-E INSULATED GLASS AND METAL SLAB EDGE COVERS AND FIRE RATED SPANDREL
6. INTEGRATED VERTICAL SOLAR SHADING DEVICE
7. PAINTED STEEL CANOPY
8. ALUMINUM CURTAIN WALL WITH CLEAR LOW-E INSULATED GLASS WITH TINTED COATING
9. PAINTED CAST-IN-PLACE CONCRETE COLUMNS
10. ARCHITECTURAL STONE
11. ZINC WALL PANEL SYSTEM



NORTH & EAST ELEVATIONS
ALL SAINTS NEWMAN CENTER
Domus Communities

IN-PROGRESS
10.09.2007
12.18.2007 revised
2007023

0 16' 32'



SCB

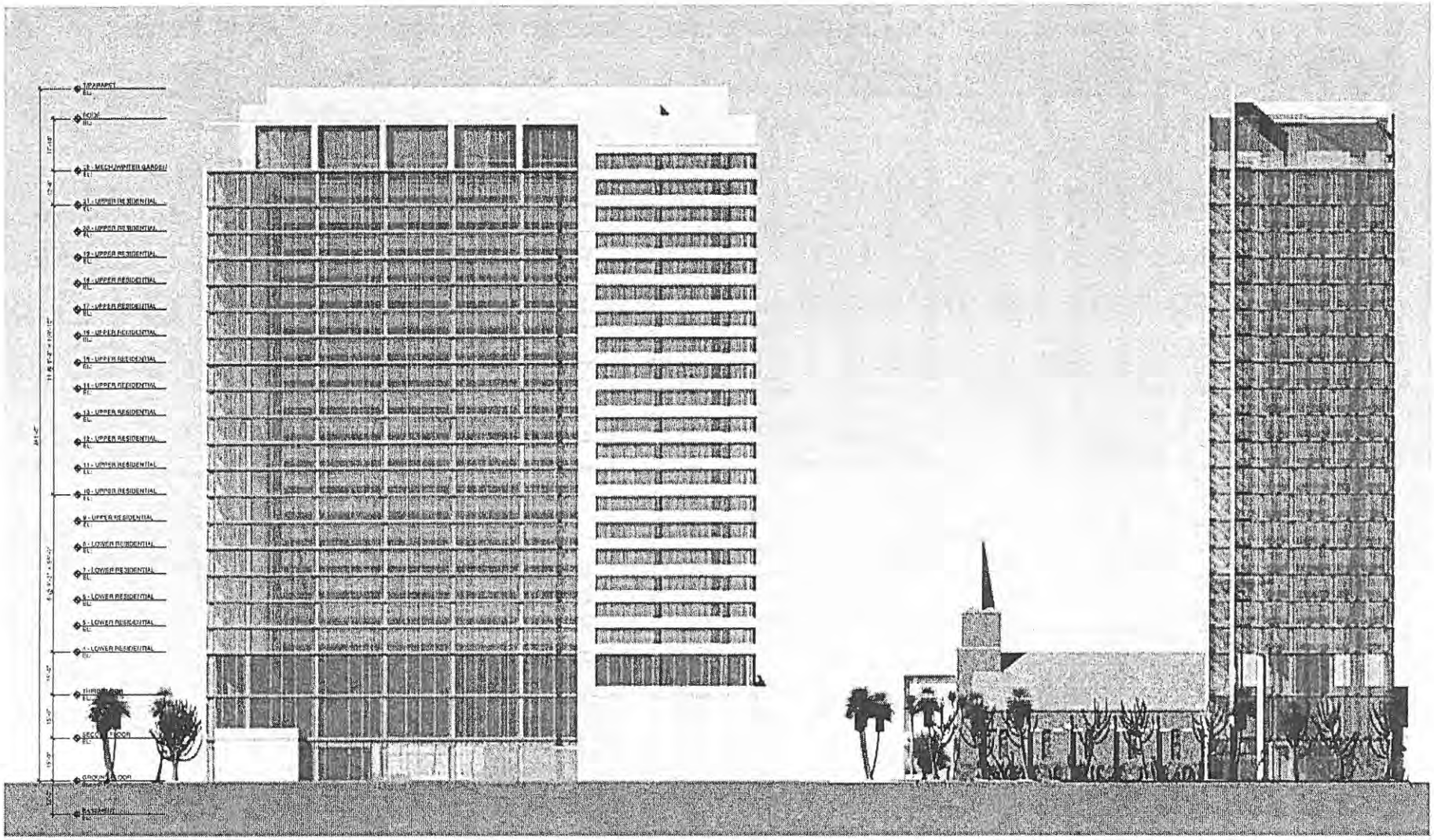
domus

SOUTH & WEST ELEVATIONS
ALL SAINTS NEWMAN CENTER
Domus Communities

10.09.2007
12.18.2007 revised
2007023

IN-PROGRESS

0 16' 32'



NORTH & EAST ELEVATIONS
ALL SAINTS NEWMAN CENTER
Domus Communities

10.09.2007
12.18.2007 revised
2007023

IN-PROGRESS

0 16' 32'

IN-PROGRESS

SCB

VIEW FROM UNIVERSITY DRIVE
ALL SAINTS NEWMAN CENTER
Domus Communities

10.09.2007
12.18.2007 revised
2007023

2

PLANNED AREA DEVELOPMENT OVERLAY FOR NEWMAN CENTER / THE MAXWELL ON COLLEGE

A PORTION OF THE SOUTHWEST QUARTER, OF SECTION 15, TOWNSHIP 1N, RANGE 4E, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER

COLLEGE STREET, L.L.C.
712 S. COLLEGE AVE
TEMPE, AZ 85281

COLLEGE ENTERPRISES, INC.
704 S. COLLEGE AVE
TEMPE, AZ 85281

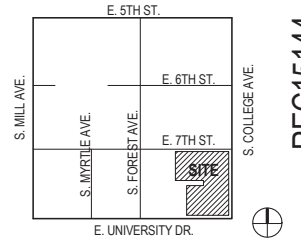
SABA BROTHERS RENTALS, LLC.
704 S. COLLEGE AVE
TEMPE, AZ 85281

ALL SAINTS ROMAN CATHOLIC NEWMAN CENTER TEMPE
230 E. UNIVERSITY DR
TEMPE, AZ 85281

PROJECT DATA

ZONING: CC PAD, TOD, HP TABLE 4-203B, 5-611A	PROPOSED SITE A***	PROPOSED SITE B***	PAD PROVIDED (SITE A & B)
GENERAL PLAN LAND USE (2040 PLAN)	MIXED USE	MIXED USE	MIXED USE
GENERAL PLAN DENSITY (2040 PLAN)	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC)	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC)	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC)
SITE AREA	45,637 SF / 1.05 AC	36,488 SF / 0.84 AC	82,125 SF / 1.89 AC
DWELLING QUANTITY:	294 DWELLING UNITS	1 DWELLING UNIT	295 DWELLING UNITS
DENSITY:	281 DU / AC	2 DU / AC	156 DU / AC
BUILDING HEIGHT:	245'-0"	75'-0" (EXISTING, HISTORIC OLD ST MARY'S EXCEPTED)	245'-0"
BUILDING LOT COVERAGE:	100%	83%	92%
SITE LANDSCAPE COVERAGE - GROUND LEVEL**	0%	17.8% (6,500 SF)	7.9% (6,500 SF)
SITE LANDSCAPE COVERAGE - DECK LEVEL**	41.2% (18,800 SF)		22.9% (18,800 SF)
FRONT SETBACK	0'-0" (EAST) 15' BUILDING ENCROACHMENT INTO ROW	0'-0" (SOUTH)	0'-0"
SIDE SETBACK	0'-0" (SOUTH)	0'-0" (WEST)	0'-0"
STREET SIDE SETBACK	0'-0" (NORTH) 12' BUILDING ENCROACHMENT INTO ROW	0'-0" (EAST) 15' BUILDING ENCROACHMENT INTO ROW	0'-0"
REAR SETBACK	0'-0" (WEST)	0'-0" (NORTH)	0'-0"
___VEHICLE PARKING QUANTITY			
1 BEDROOM (23 UNITS)	11.50 (0.5/BED)	0	11.50 (0.5/BED)
2 BEDROOM (156 UNITS)	68.64 (0.22/BED)	0	68.64 (0.22/BED)
3 BEDROOM (1 UNIT)	0	0 (0.0/BED - LIVE/WORK RECTORY)	0 (0.0/BED - LIVE/WORK RECTORY)
4 BEDROOM (115 UNITS)	0 (0.0/BED)	0	0 (0.0/BED)
GUEST	29.40 (0.1/UNIT)	0 (0.1/UNIT)	29.40 (0.1/UNIT)
COMMERCIAL (OFFICE, RESTAURANT, RETAIL)	74.70 (-5000 SF, 1/500)	23.71 (1/500)	98.41 (-5000 SF, 1/500)
CLASSROOM	0	9.28 (1/350)	9.28 (1/350)
CHURCH (EXISTING)	0	0 (0/300 - PROVIDED OFF SITE ON WEEKENDS)	0 (0/300 - PROVIDED OFF SITE ON WEEKENDS)
OFFICE (EXISTING)	0	0 (0/500)	0 (0/500)
VEHICLE PARKING PROVIDED:	217 (10 ON STREET)	0	217 (10 ON STREET)
___BICYCLE PARKING QUANTITY			
1 BEDROOM (23 UNITS)	23 (1/BED)	0	23 (1/BED)
2 BEDROOM (156 UNITS)	312 (1/BED)	0	312 (1/BED)
3 BEDROOM (1 UNIT)	0	3 (1/BED)	3 (1/BED)
4 BEDROOM (115 UNITS)	460 (1/BED)	0	460 (1/BED)
GUEST	0 (0.0/UNIT)	0 (0.0/UNIT)	0 (0.0/UNIT)
OFFICE	4 (1/8000, 4 MIN)	0	4 (1/8000, 4 MIN)
RESTAURANT	29.04 (1/500)	5.41 (1/500)	34.45 (1/500)
RETAIL	4 (1/7500, 4 MIN)	0	4 (1/7500, 4 MIN)
CLASSROOM	0	2.17 (1/1500)	2.17 (1/1500)
CHURCH (EXISTING)	0	12.20 (1/1500)	12.20 (1/1500)
OFFICE (EXISTING)	0	4 (1/8000, 4 MIN)	4 (1/8000, 4 MIN)
BICYCLE PARKING PROVIDED:	832 (37 ON STREET, SEMI PUBLIC)	27 (ON STREET)	859 (64 ON STREET)
___USES			
RESIDENTIAL	472,953 SF	4,903 SF	477,856 SF
OFFICE*	14,960 SF	9,153 SF	24,113 SF
RETAIL*	12,870 SF	-	12,870 SF
RESTAURANT*	14,520 SF	2,703 SF	17,223 SF
CLASSROOM	-	3,249 SF	3,249 SF
POOL & OUTDOOR AMENITY	18,800 SF	-	18,800 SF
STRUCTURED PARKING	115,000 SF	-	115,000 SF
CHURCH (EXISTING)****	-	18,306 SF	18,306 SF
OFFICE (EXISTING)*,****		3,345 SF	3,345 SF
TOTAL	649,103 SF	41,659 SF	690,762 SF

SITE VICINITY MAP



CONDITIONS OF APPROVAL:

PAD NOTES:

* THESE COMMERCIAL USES ARE NOT LIMITED BY THE PAD AND MAY BE CONFIGURED DIFFERENTLY.
** THESE AREAS INCLUDE HARDSCAPE PEDESTRIAN AREAS AND POOL.
*** THESE SITES ARE NOT LIMITED BY THE PAD AND MAY BE CONFIGURED DIFFERENTLY.
**** EXISTING AREAS WERE PROVIDED BY MARICOPA COUNTY ASSESSOR'S OFFICE.

NOTES:

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2016 _____
BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____
_____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY:_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

COLLEGE ENTERPRISES, INC.:

BY: _____ _____
OWNER DATE

ON THIS _____ DAY OF _____, 2016 _____
BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____
_____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY:_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

COLLEGE STREET, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY:

BY: _____ _____
OWNER DATE

ON THIS _____ DAY OF _____, 2016 _____
BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____
_____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY:_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

SABA BROTHERS RENTALS, LCC.:

BY: _____ _____
OWNER DATE

ON THIS _____ DAY OF _____, 2016 _____
BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____
_____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY:_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

ALL SAINTS ROMAN CATHOLIC NEWMAN CENTER TEMPE:

BY: _____ _____
OWNER DATE

LEGAL DESCRIPTION

LOTS 1, 2 AND 3 OF BLOCK 13, OF TEMPE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY, RECORDER IN BOOK 2 OF MAPS, PAGE 26; EXCEPT THE NORTH 55.1 FEET THEREOF;

TOGETHER WITH
LOT 1, ALL SAINTS ROMAN CATHOLIC NEWMAN CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1089 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA.

TOGETHER WITH
LOTS 4, 5, 6 AND 7, BLOCK 13, TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE
ON THIS _____ DAY OF _____, 2016.

DS150915 PL150419 REC15144

DS150915 PL150419 REC15144

The Maxwell Tempe, LLC
712 S College Avenue
Tempe, AZ 85281

Gensler
201 East Washington St
Suite 750
Phoenix, AZ 85004
United States
Tel 602.523.4900
Fax 602.523.4949

Date	Description
02.22.16	Amended Site Plan Submittal
03.14.16	Amended Site Plan Submittal

Seal/Signature

REGISTERED ARCHITECT
03764
LUIS C. CRUZ-MARTINEZ
STATE OF ARIZONA
EXPIRES 06/30/2016

Project Name
Newman Center / The Maxwell on College

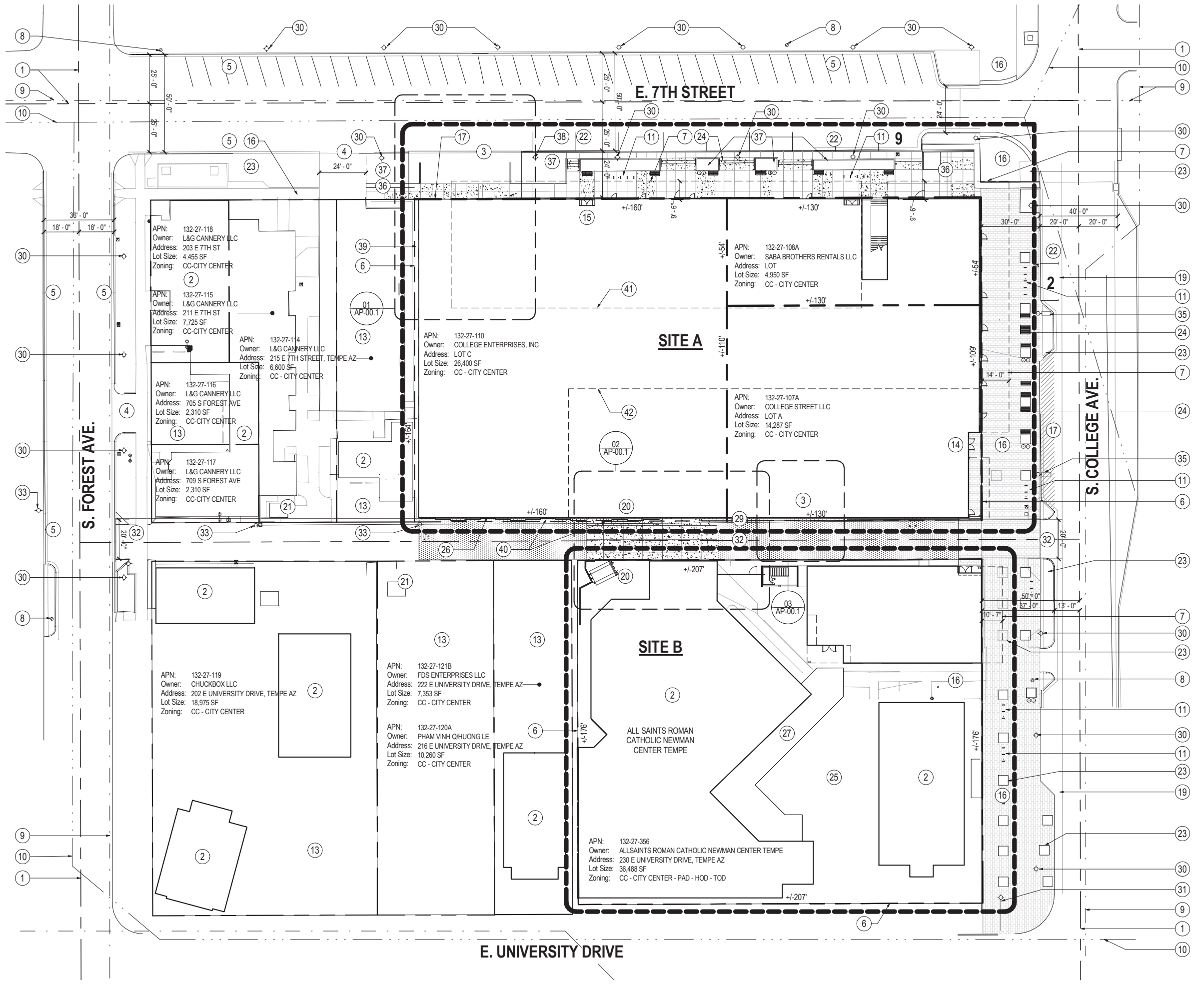
Project Number
57.6119.000

Description
PAD COVER

Scale
12" = 1'-0"

PAD-01

PLANNED AREA DEVELOPMENT OVERLAY FOR NEWMAN CENTER / THE MAXWELL ON COLLEGE



01 SITE PLAN - LEVEL 01
SCALE: 1" = 30'-0"

DS150915 PL150419 REC15144

1. STREET CENTERLINE
2. EXISTING BUILDING TO REMAIN
3. VEHICULAR DRIVEWAY ENTRY
4. EXISTING DRIVEWAY
5. EXISTING ON-STREET PARKING
6. PROPERTY LINE
7. BUILDING OVERHANG
8. EXISTING FIRE HYDRANT
9. EXISTING WATER LINE
10. EXISTING SEWER LINE
11. BIKE PARKING
12. EXISTING BICYCLE PARKING
13. EXISTING PARKING LOT
14. SOUTH TOWER ENTRANCE
15. NORTH TOWER ENTRANCE
16. EXISTING SIDEWALK
17. COMMERCIAL LOADING ZONE
18. VEHICULAR PARKING
19. EXISTING BIKE LANE
20. REFUSE COLLECTION AREA
21. EXISTING REFUSE ENCLOSURE
22. ON-STREET PARKING
23. EXISTING PLANTER
24. SEATING AREA
25. EXISTING COURTYARD
26. ELECTRICAL EQUIPMENT TO BE ACCESSED FROM ALLEY
27. EXISTING ARCADE
28. ACCESSIBLE PATH
29. GAS METER
30. EXISTING STREET LIGHT
31. EXISTING TRAFFIC LIGHT
32. EXISTING ALLEY
33. EXISTING UTILITY POLE
34. NEW UTILITY POLE
35. NEW STREET LIGHT
36. NEW SIDEWALK
37. NEW LANDSCAPE PLANTER
38. RELOCATED STREET LIGHT
39. DECOMPOSED GRANITE
40. SLIDING ACCESS GATES
41. NORTH TOWER ABOVE
42. SOUTH TOWER ABOVE

SITE PLAN LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- PROJECT LIMITS
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- STREET LIGHT

REC15144 PL150419 DS150915

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REGISTERED ARCHITECT CERTIFICATE NO. 49764 LUIS G. CRUZ-MARTINEZ ARIZONA, U.S.A. EXPIRES 06.30.2018

Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

Description
PAD SITE PLAN

Scale
As indicated

PAD-02

ZONING: CC PAD, TOD, HP TABLE 4-203B, 5-611A	TOD CORRIDOR (SITE A & B)	EXISTING PAD SITE B	PROPOSED SITE A ***	PROPOSED SITE B***	PAD PROVIDED (SITE A & B)
GENERAL PLAN LAND USE	MIXED USE	MIXED USE	MIXED USE	MIXED USE	MIXED USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC
SITE AREA	82,125 SF / 1.89 AC	37,462 SF / 0.86 AC	45,637 SF / 1.05 AC	36,488 SF / 0.84 AC	82,125 SF / 1.89 AC
DWELLING QUANTITY	MORE THAN 123 DWELLING UNITS	180 DWELLING UNITS 432 BEDROOMS	294 DWELLING UNITS 795 BEDROOMS	1 DWELLING UNIT 3 BEDROOMS	295 DWELLING UNITS 798 BEDROOMS
DENSITY	65+ DU / AC	214.3 DU / AC	281 DU / AC	2 DU / AC	156 DU / AC
BUILDING HEIGHT	50' MAX	244'-0" 270'-0" AS APPROVED PER 07027 CONDITION 5	245'-0"	75'-0" (EXISTING, HISTORIC OLD ST MARY'S EXCEPTED)	245'-0"
BUILDING LOT COVERAGE	NS	63%	100%	83%	92%
SITE LANDSCAPE COVERAGE - GROUND LEVEL**	NS	14%	0%	17.8% (6,500 SF)	7.9% (6,500 SF)
SITE LANDSCAPE COVERAGE - DECK LEVEL**	NOT REQUIRED		41.2% (18,800 SF)		22.9% (18,800 SF)
FRONT SETBACK	0'-0"	7' (EAST)	0'-0" (EAST) 15' BUILDING ENCROACHMENT INTO ROW	0'-0" (SOUTH)	0'-0
SIDE SETBACK	0'-0"	0' (NORTH)	0'-0" (SOUTH)	0'-0" (WEST)	0'-0"
STREET SIDE SETBACK	0'-0"	0' (SOUTH)	0'-0" (NORTH) 12' BUILDING ENCROACHMENT INTO ROW	0'-0" (EAST) 15' BUILDING ENCROACHMENT INTO ROW	0'-0"
REAR SETBACK	0'-0"	0' (WEST)	0'-0" (WEST)	0'-0" (NORTH)	0'-0"
___VEHICLE PARKING QUANTITY					
RESIDENTIAL USE:					
1 BEDROOM (23 UNITS)	11.50 (0.5/BED)		11.50 (0.5/BED)	0	11.50 (0.5/BED)
2 BEDROOM (156 UNITS)	156.00 (0.5/BED)		68.64 (0.22/BED)	0	68.64 (0.22/BED)
3 BEDROOM (1 UNIT)	0.90 (0.3/BED)		0	0 (0.0/BED - LIVE/WORK RECTORY)	0 (0.0/BED - LIVE/WORK RECTORY)
4 BEDROOM (115 UNITS)	138.00 (0.3/BED)		0 (0.0/BED)	0	0 (0.0/BED)
___TOTAL RESIDENTS	306.40		73.90	0	73.90
GUEST	29.50 (0.1/UNIT)		29.40 (0.1/UNIT)	0 (0.1/UNIT)	29.40 (0.1/UNIT)
___TOTAL RESIDENTIAL	335.90		109.54	0	110.54
COMMERCIAL (OFFICE,RESTAURANT, RETAIL)	98.41 (-5000, 1/500)		74.70 (-5000 SF, 1/500)	23.71 (1/500)	98.41 (-5000 SF, 1/500)
CLASSROOM	9.28 (1/350)		0	9.28 (1/350)	9.28 (1/350)
CHURCH (EXISTING)	0 (0/300 - PROVIDED OFF SITE ON WEEKENDS)		0	0 (0/300 - PROVIDED OFF SITE ON WEEKENDS)	0 (0/300 - PROVIDED OFF SITE ON WEEKENDS)
OFFICE (EXISTING)	0 (0/500 - CONVERTED TO STORAGE)		0	0 (0/500)	0 (0/500)
___TOTAL VEHICLE PARKING PROVIDED	516	530	217 (10 ON STREET)	0	217 (10 ON STREET)
		147, 50 DEDICATED ON-SITE OR CONTIGUOUS LOT & 3 SPACES FOR SHARED CAR PROGRAM			
___BICYCLE PARKING QUANTITY					
RESIDENTIAL USE:					
1 BEDROOM (23 UNITS)	17.25 (0.75/UNIT)		23 (1/BED)	0	23 (1/BED)
2 BEDROOM (156 UNITS)	117.00 (0.75/UNIT)		312 (1/BED)	0	312 (1/BED)
3 BEDROOM (1 UNIT)	1.00 (1/UNIT)		0	3 (1/BED)	3 (1/BED)
4 BEDROOM (115 UNITS)	115.00 (1/UNIT)		460 (1/BED)	0	460 (1/BED)
___TOTAL RESIDENTS	250.25		795	3	798
GUEST	59.00 (0.2/UNIT)		0 (0.0/UNIT)	0 (0.0/UNIT)	0 (0.0/UNIT)
___TOTAL RESIDENTIAL	309		795	3	798
OFFICE	4 (1/8000, 4 MIN)		4 (1/8000, 4 MIN)	0	4 (1/8000, 4 MIN)
RESTAURANT	34.45 (1/1500)		29.04 (1/500)	5.41 (1/500)	34.45 (1/500)
RETAIL	4 (1/7500, 4 MIN)		4 (1/7500, 4 MIN)	0	4 (1/7500, 4 MIN)
CLASSROOM	2.17 (1/1500)		0	2.17 (1/1500)	2.17 (1/1500)
CHURCH (EXISTING)	12.20 (1/1500)		0	12.20 (1/1500)	12.20 (1/1500)
OFFICE (EXISTING)	4 (1/8000, 4 MIN)		0	4 (1/8000, 4 MIN)	4 (1/8000, 4 MIN)
___TOTAL BICYCLE PARKING PROVIDED	363	366	832 (37 ON STREET, SEMI PUBLIC)	27 (ON STREET)	859 (64 ON STREET)
___USES					
RESIDENTIAL	477,856 SF	-	472,953 SF	4,903 SF	477,856 SF
OFFICE*	24,113 SF		14,960 SF	9,153 SF	24,113 SF
RETAIL*	12,870 SF	-	12,870 SF	-	12,870 SF
RESTAURANT*	17,223 SF	-	14,520 SF	2,703 SF	17,223 SF
CLASSROOM	3,249 SF	-	-	3,249 SF	3,249 SF
POOL & OUTDOOR AMENITY	18,800 SF	-	18,800 SF	-	18,800 SF
STRUCTURED PARKING	115,000 SF	-	115,000 SF	-	115,000 SF
CHURCH/SOCIAL HALL/KITCHEN (EXISTING)****	18,306 SF	-	-	18,306 SF	18,306 SF
OFFICE (EXISTING)*,****	3,345 SF		-	3,345 SF	3,345 SF
___TOTAL	690,762 SF	-	649,103 SF	41,659 SF	690,762 SF

PAD NOTES:

* THESE COMMERCIAL USES ARE NOT LIMITED BY THE PAD AND MAY BE CONFIGURED DIFFERENTLY.
** THESE AREAS INCLUDE HARDSCAPE PEDESTRIAN AREAS AND POOL.
*** THESE SITES ARE NOT LIMITED BY THE PAD AND MAY BE CONFIGURED DIFFERENTLY.
**** EXISTING AREAS WERE PROVIDED BY MARICOPA COUNTY ASSESSOR'S OFFICE.

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Date	Description
02.22.16	Amended Site Plan Submittal
03.14.16	Amended Site Plan Submittal

Seal/Signature

Project Name

Newman Center / The Maxwell on College

Project Number

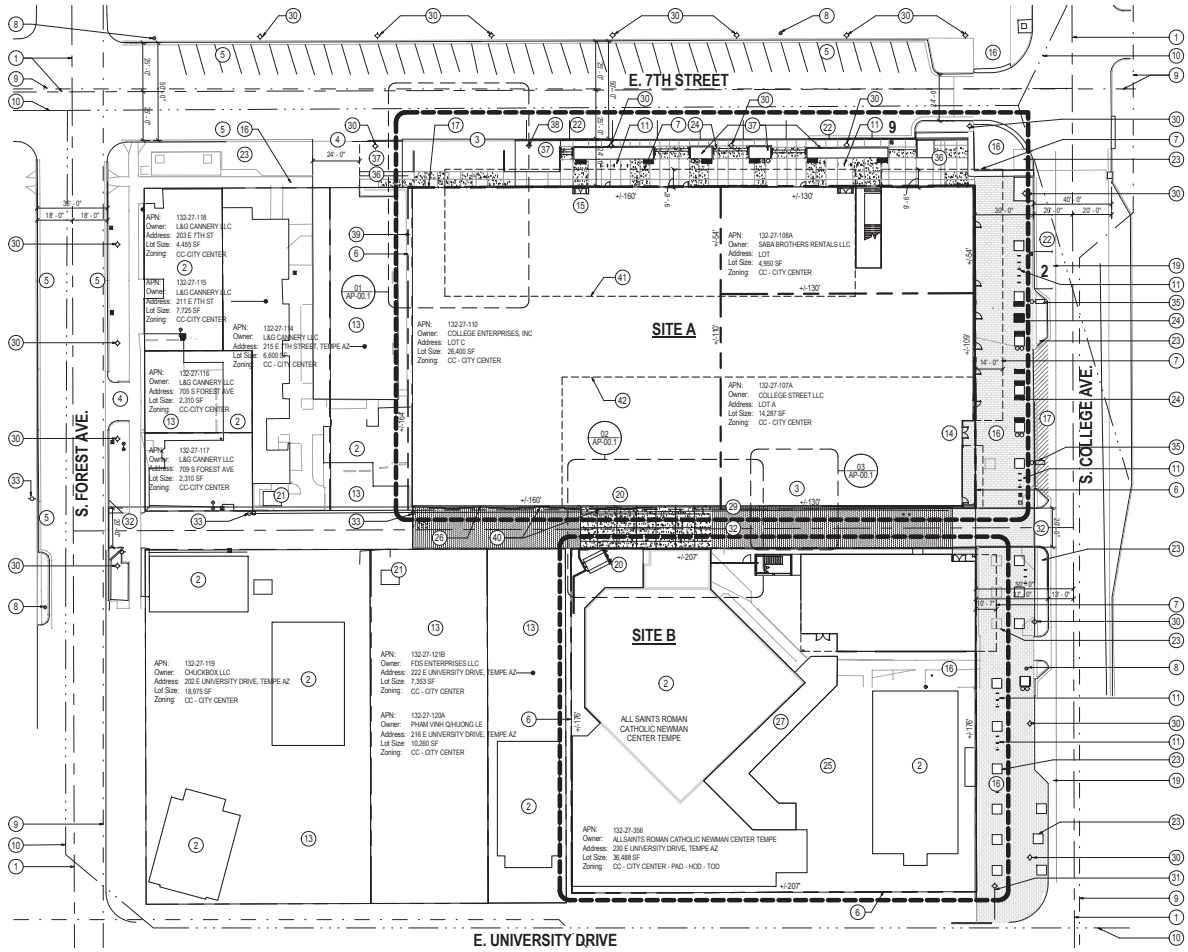
57.6119.000

Description

PAD SITE DATA

Scale

PAD-03



1. STREET CENTERLINE
2. EXISTING BUILDING TO REMAIN
3. VEHICULAR DRIVEWAY ENTRY
4. EXISTING DRIVEWAY
5. EXISTING ON-STREET PARKING
6. PROPERTY LINE
7. BUILDING OVERHANG
8. EXISTING FIRE HYDRANT
9. EXISTING WATER LINE
10. EXISTING SEWER LINE
11. BIKE PARKING
12. EXISTING BICYCLE PARKING
13. EXISTING PARKING LOT
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15. NORTH TOWER ENTRANCE
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25. EXISTING COURTYARD
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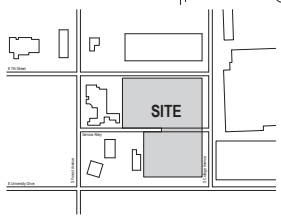
28. ACCESSIBLE PATH
29. GAS METER
30. EXISTING STREET LIGHT
31. EXISTING TRAFFIC LIGHT
32. EXISTING ALLEY
33. EXISTING UTILITY POLE
34. NEW UTILITY POLE
35. NEW STREET LIGHT
36. NEW SIDEWALK
37. NEW LANDSCAPE PLANTER
38. RELOCATED STREET LIGHT
39. DECOMPOSED GRANITE
40. SLIDING ACCESS GATES
41. NORTH TOWER ABOVE
42. SOUTH TOWER ABOVE

SITE PLAN LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- PROJECT LIMITS
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- STREET LIGHT



16 SITE PLAN
SCALE: 1" = 30'-0"

04 VICINITY MAP
SCALE: NTS

OWNER:	COLLEGE STREET, L.L.C.	COLLEGE ENTERPRISES, INC.	SABA BROTHERS RENTALS, LLC.	ALL SAINTS ROMAN CATHOLIC NEWMAN CENTER TEMPE
	712 S. COLLEGE AVE	704 S. COLLEGE AVE	704 S. COLLEGE AVE	230 E. UNIVERSITY DR
	TEMPE, AZ 85281	TEMPE, AZ 85281	TEMPE, AZ 85281	TEMPE, AZ 85281
CONTACT:	THE MAX, MAXWELL TEMPE LLC.	ALL SAINTS ROMAN CATHOLIC NEWMAN CENTER		
	TONY J. WALL	TREVOR BARGER		
	7349 N VIA PASEO DEL SUR SUITE 515 BOX 261	6626 N SCOTTSDALE RD, ANTIBES BUILDING, SUITE E		
	SCOTTSDALE, AZ 85258-3764	SCOTTSDALE, AZ 85250		

SITE	SITE A	SITE B
JURISDICTION:	CITY OF TEMPE	CITY OF TEMPE
ZONING:	CC-CITY CENTER	CC-CENTER CENTER
OVERLAY DISTRICT:	TOD - CORRIDOR	TOD - CORRIDOR, HOD
PARCEL SIZE:	45,637 SF / 1.05 AC	36,488 SF / 0.84 AC
PROPOSED BUILDING AREA:	631,478 SF	17,670 SF NEW + 21,650 SF EXISTING = 39,321 SF
PROPOSED USES:	MIXED USE	MIXED USE
RESTAURANT*	13,200 SF (2%)	2,310 SF (6%)
OFFICE*	13,600 SF (2%)	7,823 SF (21%)
RETAIL*	11,700 SF (2%)	N/A
CLASSROOM	N/A	2,777 SF (8%)
RESIDENTIAL	459,178 SF (74%)	4,760 SF (13%)
POOL & OUTDOOR AMENITY	18,800 SF (3%)	N/A
STRUCTURED PARKING	115,000 SF (19%)	N/A
CHURCH (EXISTING)***	N/A	18,306 SF (49%)
OFFICE (EXISTING)*,***	N/A	3,345 SF (9%)
BUILDING HEIGHT:	237'	48' (FOR THE NEW CONSTRUCTION)
LOT COVERAGE:	99% (45,307 SF)	72% (26,221 SF)
LANDSCAPE AREA**:	1% (330 SF GROUND LEVEL) 43% (18,800 DECK LEVEL)	18% (6,500 SF GROUND LEVEL)
TYPE OF CONSTRUCTION:	TYPE I-A	TYPE II-B
DENSITY:	273 DWELLING UNITS / ACRE	1.2 DWELLING UNITS / ACRE
TOTAL UNITS	286 DWELLING UNITS	1 DWELLING UNIT
FRONT SETBACK	0'-0" (EAST) 15' BUILDING ENCROACHMENT INTO ROW	0'-0" (SOUTH)
SIDE SETBACK	0'-0" (SOUTH)	0'-0" (WEST)
STREET SIDE SETBACK	0'-0" (NORTH) 12' BUILDING ENCROACHMENT INTO ROW	0'-0" (EAST) 15' BUILDING ENCROACHMENT INTO ROW
REAR SETBACK	0'-0" (WEST)	0'-0" (NORTH)
VEHICLE PARKING:		
RESIDENTIAL USE		
_1 BEDROOM (19 UNITS)	9.50 (0.5/BED)	0
_2 BEDROOM (154) UNITS)	67.76 (0.22/BED)	0
_3 BEDROOM (1 UNIT)	0	0 (0.0/BED - LIVE/WORK RECTORY)
_4 BEDROOM (113 UNITS)	0 (0.0/BED)	0
_GUEST	28.60 (0.1/UNIT)	0.10 (0.1/UNIT)
TOTAL RESIDENTIAL	105.86	0.10
COMMERCIAL (OFFICE, RESTAURANT, RETAIL)	67 (-5000, 0.1/500)	20.27 (1/500)
CLASSROOM USE	0	7.93 (1/350)
CHURCH USE (EXISTING)	0	0 (0/300 - PROVIDED OFF SITE ON WEEKENDS)
OFFICE (EXISTING)	0	0 (0/500 - CONVERTED TO STORAGE)
TOTAL VEHICLE PARKING REQUIRED:	173	28
TOTAL VEHICLE PARKING PROVIDED:	209 (INCLUDING 28 FROM SITE B)(99 RESIDENT SPACES)	INCLUDED ON SITE A
TOTAL VEHICLE PARKING ON-STREET:	11	0
BICYCLE PARKING:		
RESIDENTIAL USE		
_1 BEDROOM (19 UNITS)	19.00 (1/BED)	0
_2 BEDROOM (154 UNITS)	308.00 (1/BED)	0
_3 BEDROOM (1 UNIT)	0	3 (1/BED)
_4 BEDROOM (113 UNITS)	452.00 (1/BED)	0
_GUEST	0 (0.0/UNIT)	0 (0.0/UNIT - ENHANCED RESIDENT PARKING PROVIDED INSTEAD)
TOTAL RESIDENTIAL	779	3
OFFICE USE	4 (1/8000, 4 MIN)	4 (1/8000, 4 MIN) COMBINED W/ SITE A
RESTAURANT USE	26.40 (1/500)	5.41 (1/500)
RETAIL USE	4 (1/7500, 4 MIN)	0
CLASSROOM USE	0	2.17 (1/1500)
CHURCH USE (EXISTING)	0	12.20 (1/1500)
OFFICE (EXISTING)	0	4 (1/8000, 4 MIN) COMBINED W/ SITE A
TOTAL BICYCLE PARKING REQUIRED:	809	31
TOTAL BICYCLE PARKING PROVIDED:	779	
TOTAL BICYCLE PARKING ON-STREET:	37	31
FIRE PROTECTION:	BUILDING EQUIPPED WITH AUTOMATIC EXTINGUISHING SYSTEM	BUILDING EQUIPPED WITH AUTOMATIC EXTINGUISHING SYSTEM
OCCUPANCY CLASSIFICATIONS:		
GROUP A-2	RESTAURANT	RESTAURANT
GROUP A-3	MEETING ROOMS, AMENITY SPACES, POOL DECK	CLASSROOMS, MEETING ROOMS, SANCTUARY (EXISTING)
GROUP B	LEASING OFFICE	CLASSROOM AND MINISTRY OFFICES
GROUP M	RETAIL SPACES	N/A
GROUP R-2	RESIDENTIAL	RESIDENTIAL
GROUP S-2	ENCLOSED PARKING	N/A

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02 PROJECT DATA
SCALE: NTS

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NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
LUIS G. CRUZ-MARTINEZ
40704
STATE OF ARIZONA, U.S.A.
EXPIRES 06.30.2016

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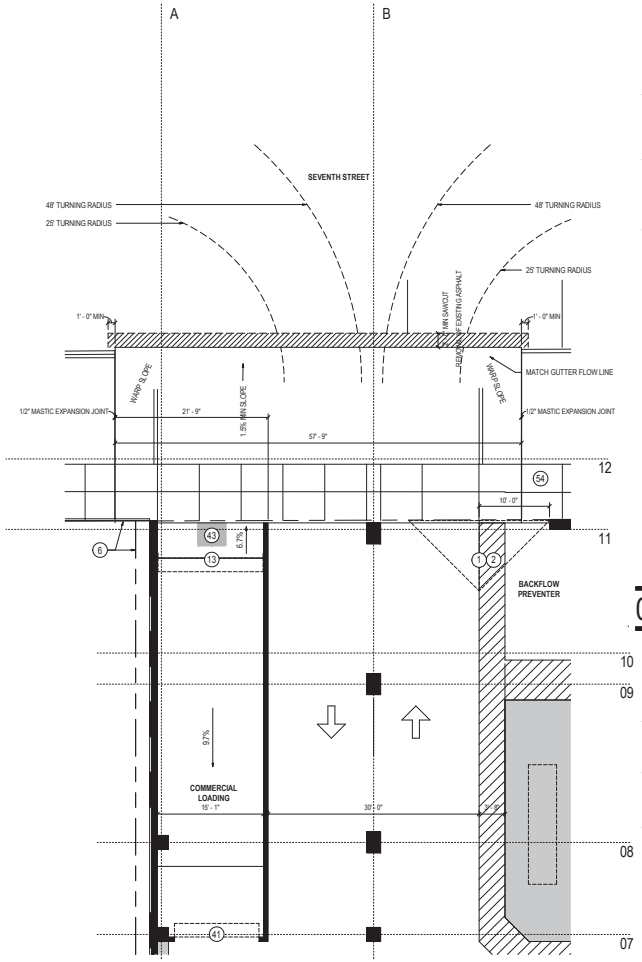
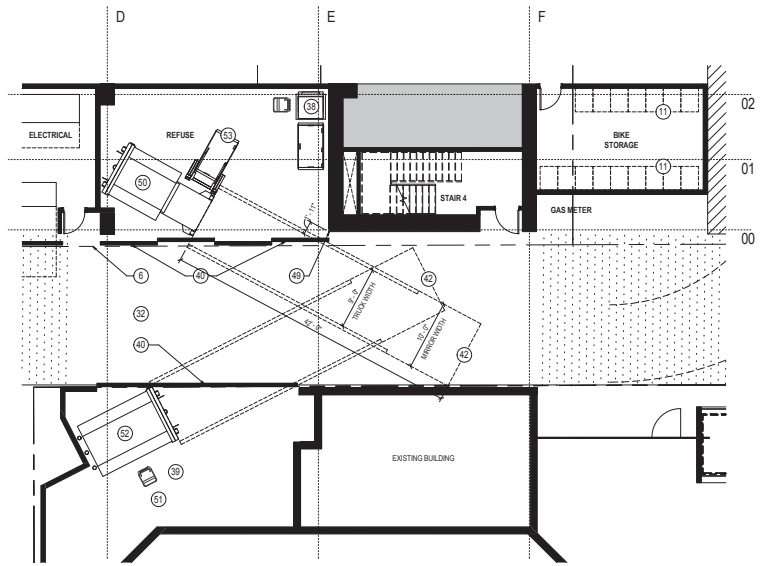
SITE PLAN

Scale
As indicated

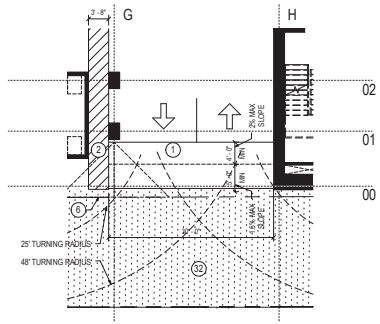
AP-00



01 NORTH PARKING GARAGE ENTRANCE
SCALE: 1" = 5'-0"



02 SOUTH TRASH COLLECTION
SCALE: 1" = 5'-0"



03 SOUTH PARKING GARAGE ENTRANCE
SCALE: 3/32" = 1'-0"

LEGEND
1. 10' X 10' SIGHT VISIBILTY TRIANGLE
2. PEDESTRIAN PATH TO PUBLIC WAY
3. VEHICULAR DRIVEWAY ENTRY
4. VEHICLE SCREEN WALL
5. VEHICLE TURN-AROUND
6. PROPERTY LINE
7. PARKING RAMP
8. SECTION CUT THROUGH PARKING RAMP
9. EDGE OF PARKING DECK
10. BICYCLE WALL MOUNT
11. BICYCLE PARKING
12. EXISTING BICYCLE PARKING
13. OVERHEAD SECURITY DOOR
14. SOUTH TOWER ENTRANCE
15. NORTH TOWER ENTRANCE
16. PARKING GATE WITH INTERCOM
17. COMMERCIAL LOADING ZONE
18. RESIDENTIAL LOADING ZONE
19. VAN ACCESSIBLE PARKING SPACE
20. ACCESSIBLE PARKING SPACE
21. OPEN TO ABOVE
22. OPEN TO BELOW
23. PEDESTRIAN BRIDGE
24. GUARDRAIL
25. FULL HEIGHT SECURITY GATE
26. ELECTRICAL EQUIPMENT
27. EXIT DISCHARGE
28. ACCESSIBLE PATH
29. LINE OF BUILDING ABOVE
30. PUBLIC SEATING
31. ON-STREET PARKING
32. EXISTING ALLEY
33. POOL
34. POOL DECK
35. PLANTER WITH INTEGRAL SEATING
36. PLANTER
37. PLAZA DECK
38. REFUSE & RECYCLE COLLECTION
39. RECYCLE COLLECTION
40. SLIDING ACCESS GATES
41. OVERHEAD COILING DOOR
42. SOLID WASTE TRUCK CLEARANCE
43. STORM WATER OVERFLOW GRATING
44. STORM WATER VAULT
45. BACKFLOW PREVENTION DEVICE
46. ACCESSIBLE RAMP TO POOL DECK
47. FIRE DEPARTMENT CONNECTION
48. BI-DIRECTIONAL AMPLIFIER LOCATION
49. STEEL PLATE CORNER GUARD
50. 15 CY REFUSE COMPACTOR CONTAINER
51. 95 GALLON TOTER TIPPER
52. 14 CY RECYCLING CONTAINER
53. 2 CY REFUSE TIPPER
54. SIDEWALK
SPOT FLOOR ELEVATION

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Description
ENLARGED SITE PLANS

Scale
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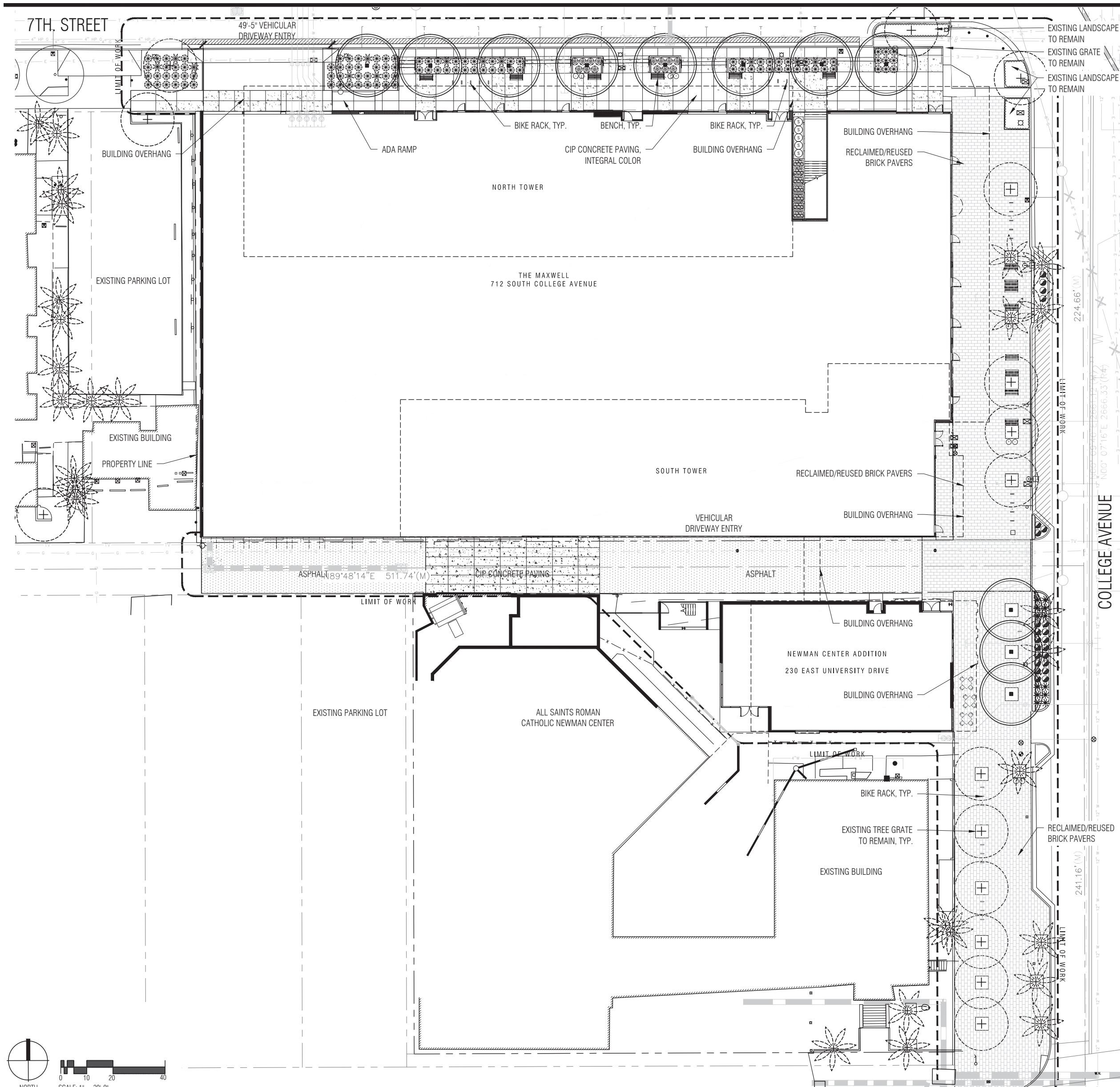
AP-00.1



PLANT LEGEND - STREET LEVEL

SYMBOL	TYPE	SIZE	QTY.	HEIGHT x	WIDTH	CALIPER
	TREES					
	Quercus virginiana Southern Live Oak	36" Box	11	10.0-12.0	5.0-7.0	1.75-2.5
	Existing Tree/Palm (Protect in Place)					

SYMBOL	TYPE	SIZE	QTY.
	ACCENTS		
	Aloe barbadensis Yellow Blooming Aloe	5 Gallon	14
	Hesperaloe parviflora Brakelights Red Yucca	5 Gallon	12
	Muhlenbergia rigida 'Nashville' Purple Muhly	5 gallon	98
S	*Pedlianthus macrocarpus* Slipper Plant	5 Gallon	5
	Yucca rostrata Beaked Yucca	20 Gallon	12

SYMBOL	TYPE	SIZE	QTY.
	GROUNDCOVERS/VINES		
	Lantana x 'New Gold' Gold Mound Lantana	5 Gallon	23
Z	*Zephyranthes candida* White Rain Lily	1 Gallon	35

MISCELLANEOUS LEGEND

SYMBOL	DESCRIPTION	QTY.
	5'-0" LENGTH BENCH	14
	BIKE RACK	30
T R	TRASH RECEPTACLES	5
	NEW LIGHT FIXTURE	2

The Maxwell Tempe, LLC

712 S. College Avenue
Tempe, Arizona 85281

Gensler
201 East Washington St
Suite 750
Phoenix, AZ 85004
United States
Tel 602.523.4900
Fax 602.523.4949

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△ Date	Description
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03.14.16	Amended Site Plan Submittal

Seal/Signature

NOT FOR CONSTRUCTION
39268
ROGER SOCHA
ARIZONA, U.S.A.
expires: 06/30/2018

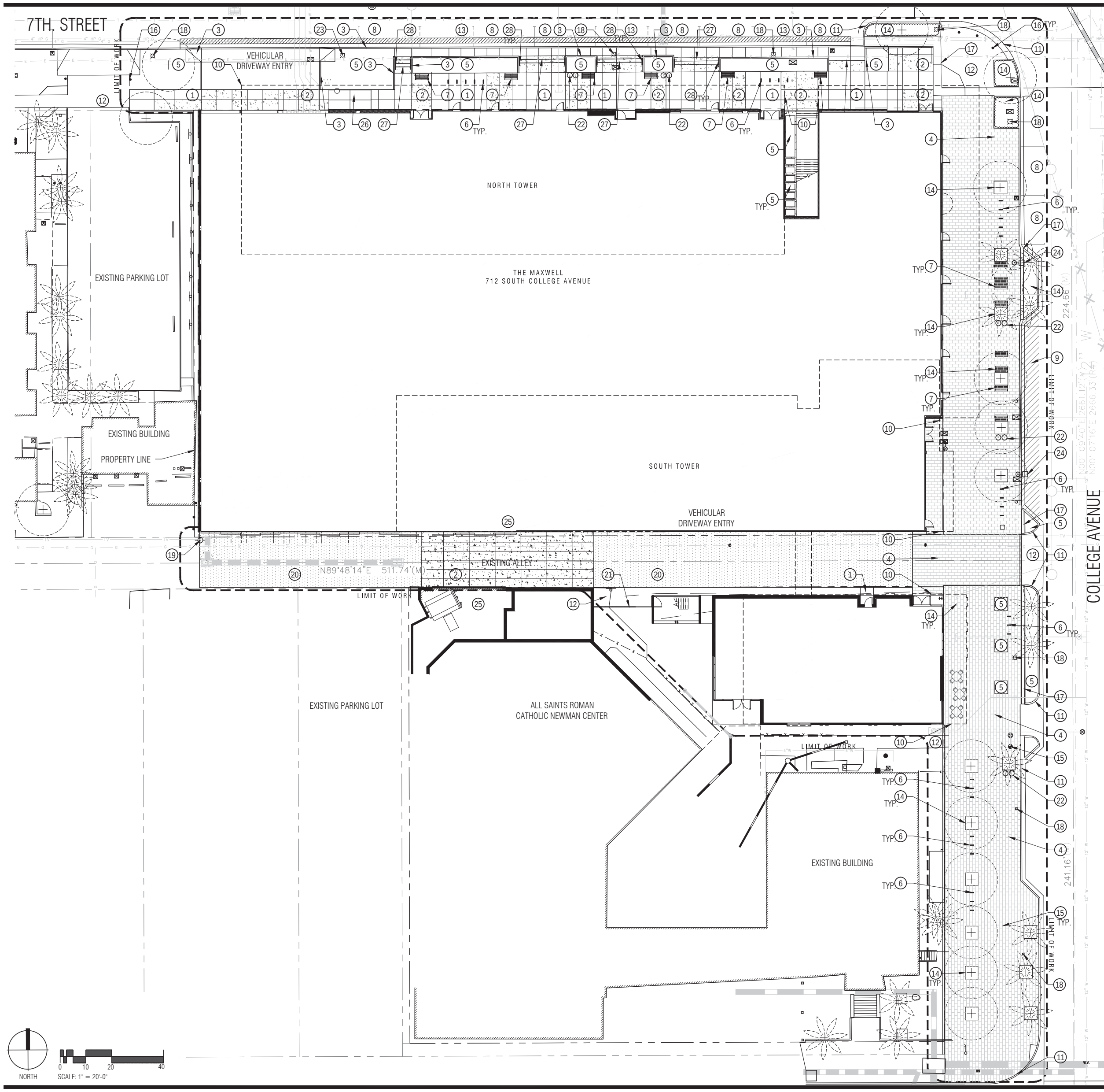
Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

Description
PLANTING PLAN
STREET LEVEL

Scale
1" = 20'-0"

L2.01



HARDSCAPE KEY NOTES:

#	DESCRIPTION	DETAIL/SHEET
1	CIP CONCRETE PAVING -INTEGRAL COLOR W/BROOM FINISH	
2	CIP CONCRETE PAVING - INTEGRAL COLOR W/SANDBLAST FINISH	
3	CIP CONCRETE CURB - INTEGRAL COLOR	
4	EXISTING BRICK PAVERS	
5	PLANTING AREA	
6	BIKE PARKING	
7	BENCHES	
8	VEHICULAR PARKING	
9	COMMERCIAL LOADING ZONE	
10	BUILDING OVERHANG	PER ARCH.
11	EXISTING CURB TO REMAIN	
12	EXISTING PAVING TO REMAIN	
13	EXISTING PARALLEL PARKING TO REMAIN	
14	EXISTING LANDSCAPE TO REMAIN	
15	EXISTING FIRE HYDRANT TO REMAIN	
16	EXISTING BOLLARD TO REMAIN	
17	EXISTING STORM GUTTER TO REMAIN	
18	EXISTING LIGHT FIXTURE TO REMAIN	
19	EXISTING UTILITY POLE TO REMAIN	
20	ASPHALT PAVING	PER CIVIL
21	SECURITY GATE	PER ARCH.
22	TRASH RECEPTACLES	
23	RELOCATED LIGHT FIXTURE	
24	NEW LIGHT FIXTURE	
25	REFUSE COLLECTION AREA	
26	ADA RAMP	
27	CIP CONCRETE STAIRS	
28	HANDRAILS	

PAVING LEGEND

SYMBOL	DESCRIPTION
	EXISTING PAVERS TO REMAIN
	CIP CONCRETE PAVING -INTEGRAL COLOR WITH BROOM FINISH
	CIP CONCRETE PAVING - INTEGRAL COLOR WITH SANDBLAST FINISH
	ASPHALT PAVING
	1/8" SAWCUT JOINT
E.J.	EXPANSION JOINT

MISCELLANEOUS LEGEND

SYMBOL	DESCRIPTION	QTY.
	5'-0" LENGTH BENCH	14
	BIKE RACK	30
T R	TRASH RECEPTACLES	5
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REGISTERED LANDSCAPE ARCHITECT
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ROGER SOCHA
ARIZONA, U.S.A.
NOT FOR CONSTRUCTION
expires: 06/30/2018

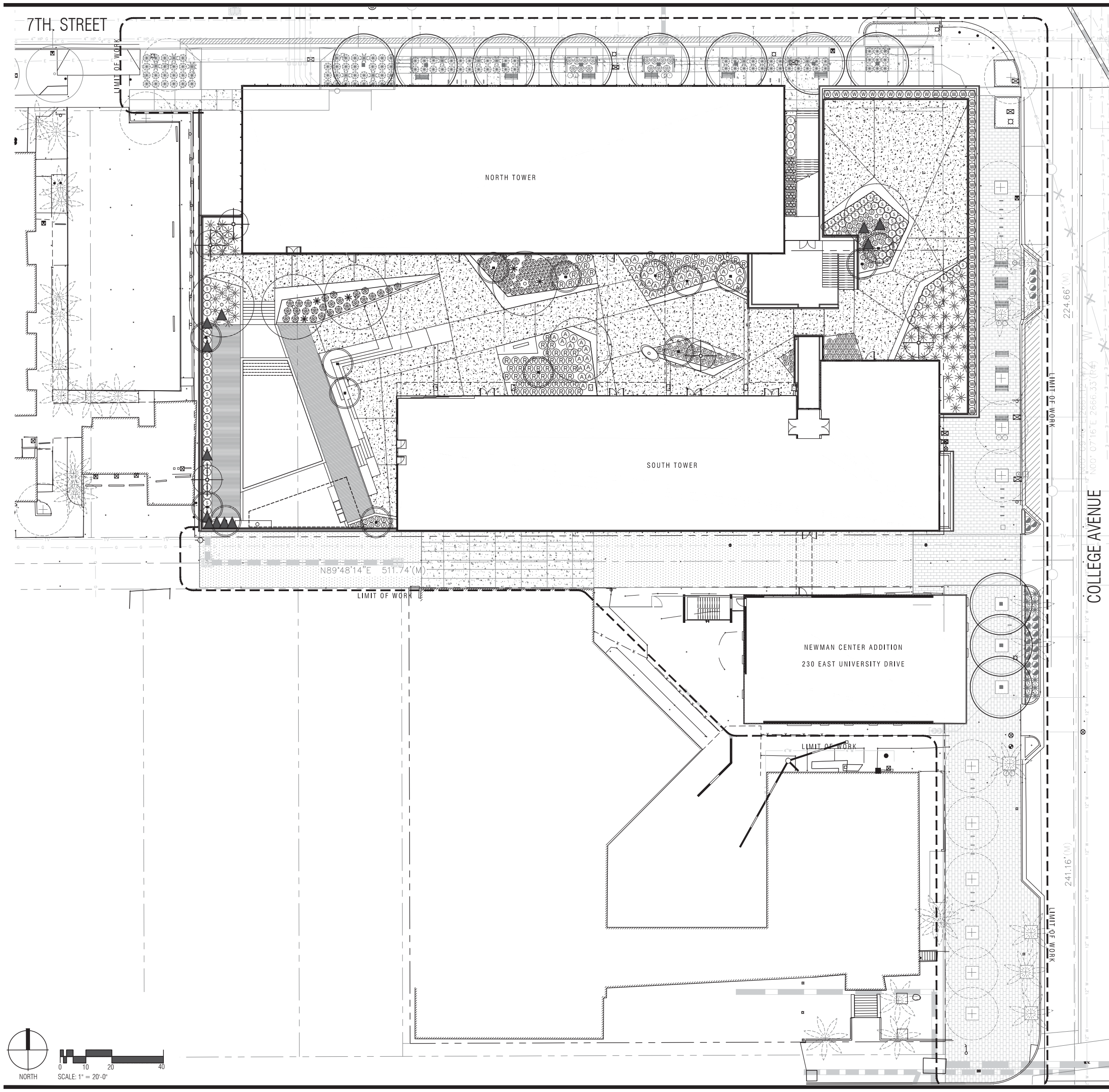
Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

Description
HARDSCAPE PLAN
STREET LEVEL

Scale
1" = 20'-0"

L1.01



PLANT LEGEND - PODIUM LEVEL 4

SYMBOL	TYPE	SIZE	QTY.	HEIGHT x	WIDTH	CALIPER
	TREES					
	Cercidium praecox 'AZT' Palo Brea	48" Box	7	10.0-12.0	10.0-12.0	3.0-4.0
	Sophora secundiflora Texas Mountain Laurel	24" Box	15	3.0-4.0	2.0-3.0	0.75-1.0

SYMBOL	TYPE	SIZE	QTY.
	SHRUBS		
	Cordia bossieri Texas Olive	5 Gallon	5
e	*Portulacaria afra* Elephant's Food	3 Gallon	58
R	*Ruellia brittoniana* Ruellia	5 Gallon	77

SYMBOL	TYPE	SIZE	QTY.
	ACCENTS		
A	*Agave desmettiana* Agave Smooth	5 Gallon	50
	Aloe barbadensis Yellow Blooming Aloe	5 Gallon	75
	Muhlenbergia rigens Deer Grass	1 Gallon	68
	Opuntia ficus-indica Indian Fig Prickly Pear	15 Gallon	14
s	*Pedlianthus macrocarpus* Slipper Plant	5 Gallon	73
	Yucca rupicola Twisted Leaf Yucca	5 Gallon	5

SYMBOL	TYPE	SIZE	QTY.
	GROUNDCOVERS/VINES		
p	*Setcreasea pallida* Purple Heart Plant	1 Gallon	53
W	*Wedelia trilobata* Yellow Dot	1 Gallon	52

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ROGER SOCHA
NOT FOR CONSTRUCTION
ARIZONA, U.S.A.
expires: 06/30/2018

Project Name
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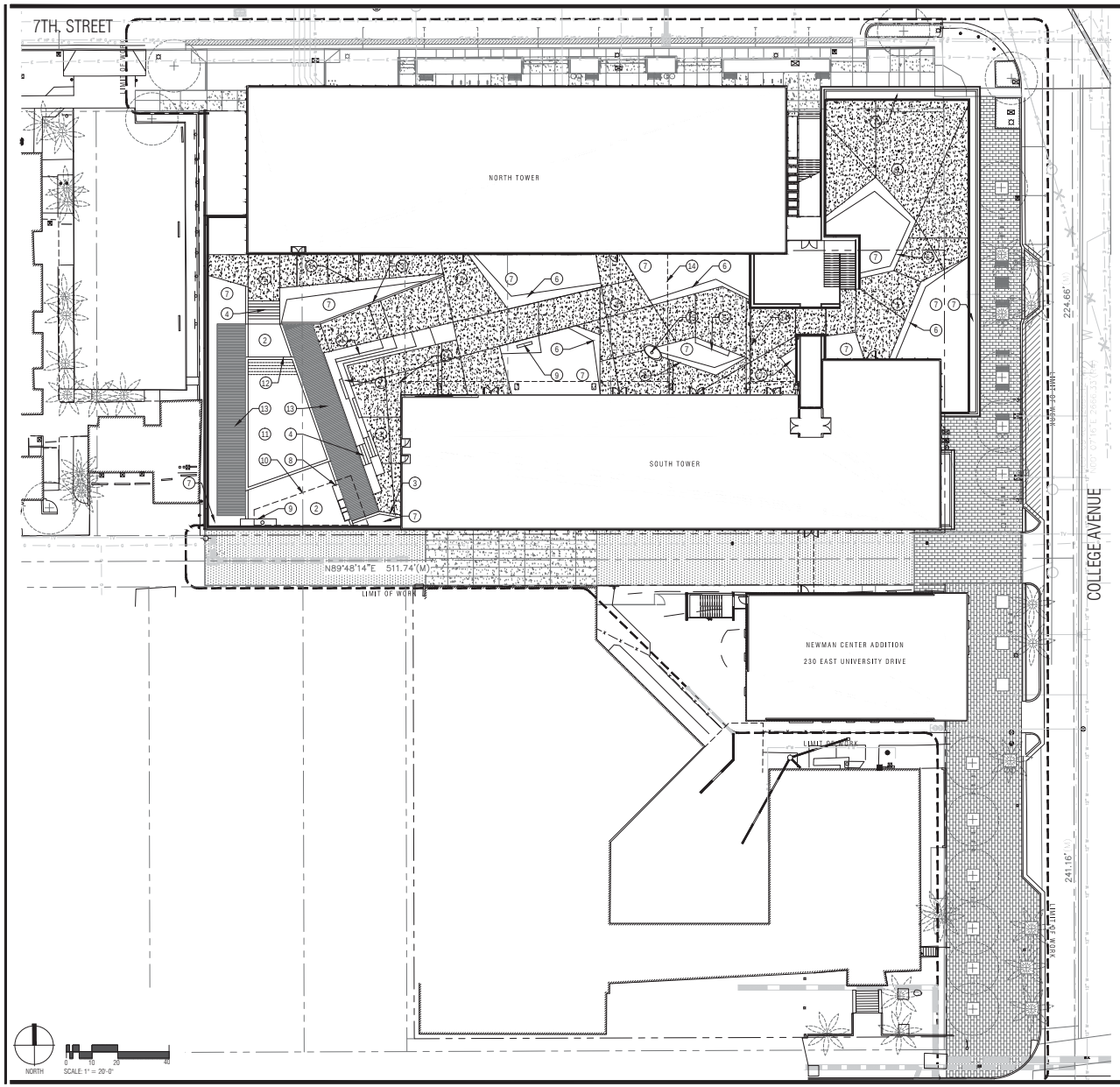
Project Number
57.6119.000

Description
PLANTING PLAN
PODIUM LEVEL 4

Scale

L2.02

ATTACHMENT 80



HARDSCAPE KEY NOTES:

#	DESCRIPTION	DETAIL/SHEET
1	CIP CONCRETE PAVING TYPE 'A'	
2	CIP CONCRETE PAVING TYPE 'B'	
3	CIP CONCRETE HEADER	
4	CIP CONCRETE STAIRS	
5	CIP CONCRETE BENCH TYPE 'A'	
6	CIP CONCRETE BENCH TYPE 'B'	
7	PLANTING AREA	
8	BBQ GRILL	
9	FIRE FEATURE	
10	OVERHANG SHADE STRUCTURE	
11	POOL	
12	POOL COPING	
13	WOOD COMPOSITE POOL DECK	
14	BUILDING OVERHANG	PER ARCH.
15	WATER FEATURE	

PAVING LEGEND

SYMBOL	DESCRIPTION
	WOOD COMPOSITE POOL DECK
	CIP CONCRETE PAVING TYPE 'A'
	CIP CONCRETE PAVING TYPE 'B'

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Newman Center / The Maxwell on College

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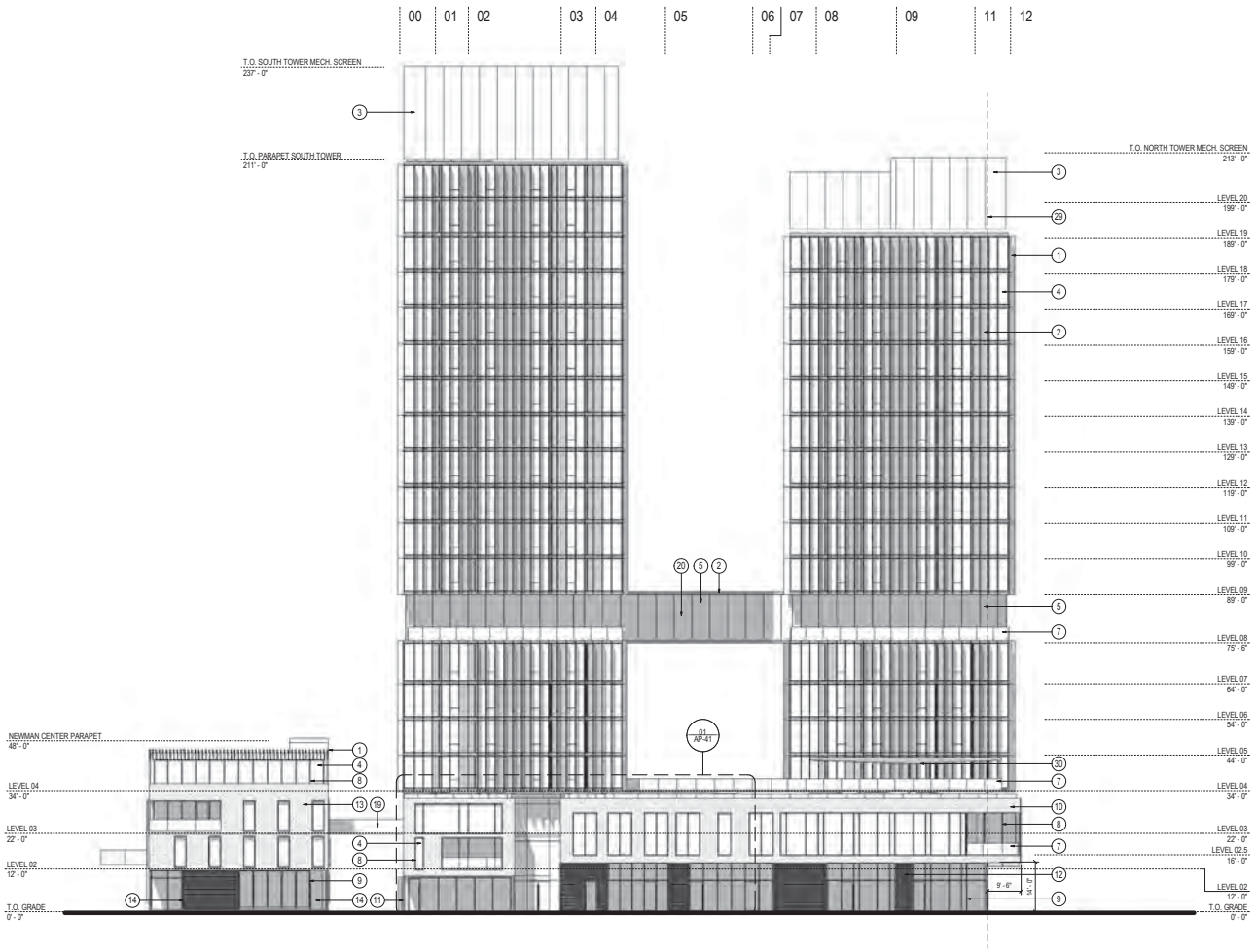
57.6119.000

Description
HARDSCAPE PLAN
PODIUM LEVEL 4

Scale

L1.02



01 EXTERIOR EAST ELEVATIONS - NORTH & SOUTH TOWERS
SCALE: 1/16" = 1'-0"

LEGEND

1. ALUMINUM EXTRUSION. COLOR: CENTRIA SILVER GRAY
2. ALUMINUM COMPOSITE METAL WALL PANEL SYSTEM. COLOR: CENTRIA LIGHT CHAMPAGNE
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Tempe, AZ 85281

Gensler
201 East Washington St
Suite 750
Phoenix, AZ 85004
United States
Tel 602.523.4900
Fax 602.523.4949

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REGISTERED ARCHITECT
48784
LUIS G. CRUZ-MARTINEZ
ARIZONA, U.S.A.
EXPIRES 06.30.2016

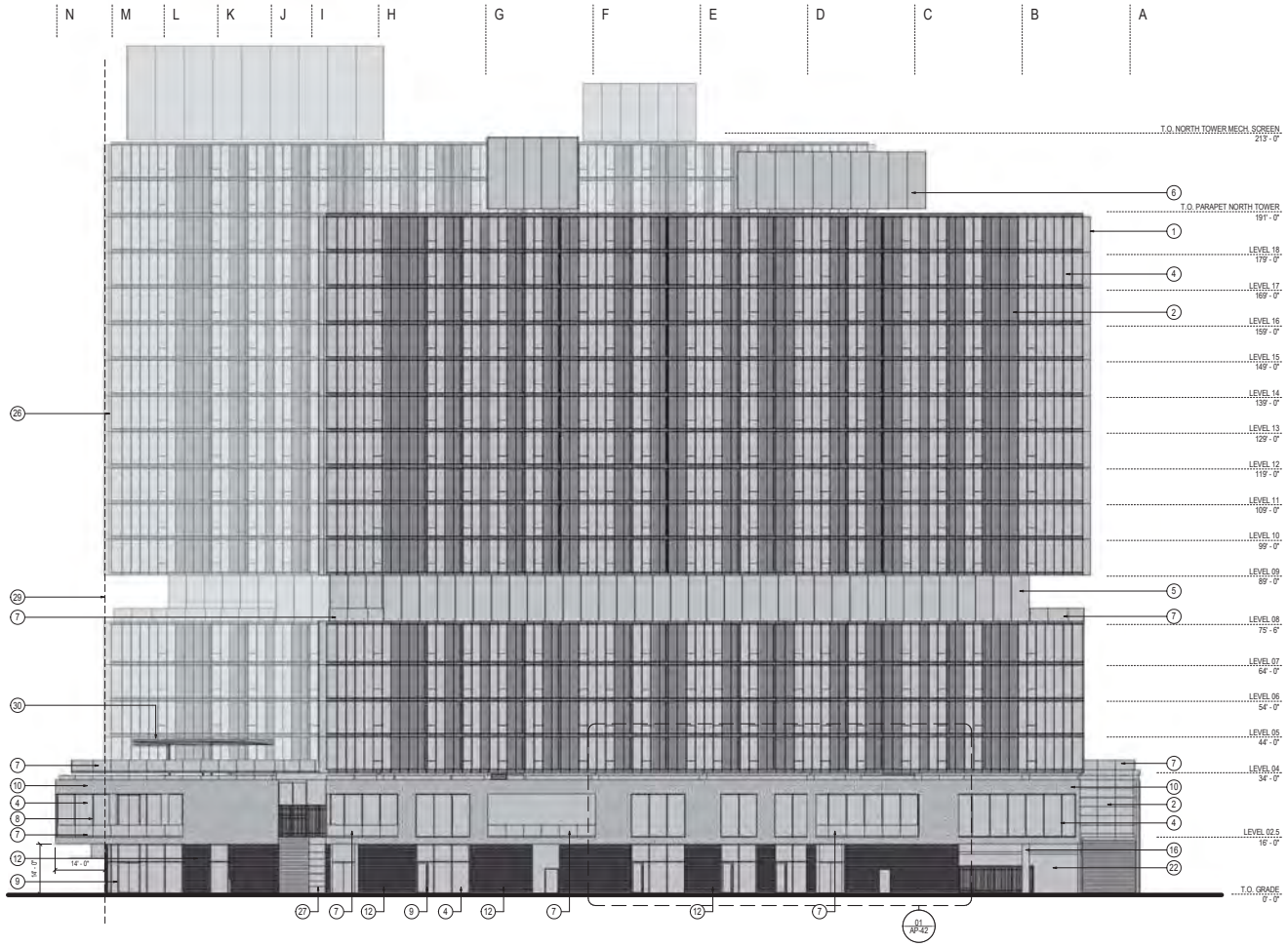
Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

Description
EXTERIOR EAST ELEVATIONS - NORTH & SOUTH TOWERS

Scale
As indicated

AP-20



01 EXTERIOR NORTH ELEVATION - NORTH TOWER

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

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Tempe, AZ 85281

Gensler

201 East Washington St
Suite 750
Phoenix, AZ 85004
United States

Tel 602.523.4900
Fax 602.523.4949

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NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
46784
LUIS G. CRUZ-MARTINEZ
ARIZONA, U.S.A.
EXPIRES 06.30.2016

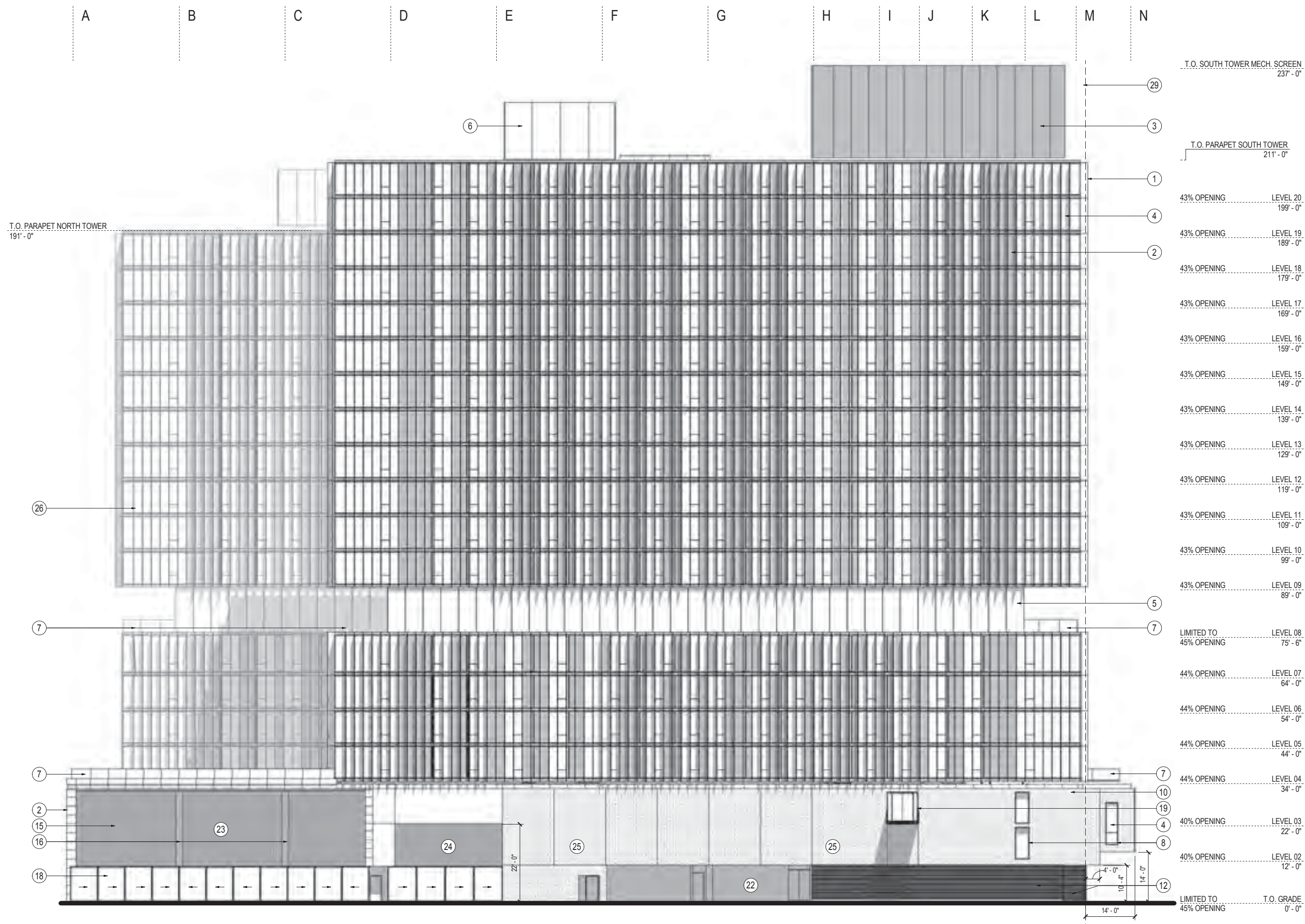
Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

Description
EXTERIOR NORTH ELEVATION - NORTH TOWER

Scale
As indicated

AP-21



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01 EXTERIOR SOUTH ELEVATION - SOUTH TOWER

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

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Gensler
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REGISTERED ARCHITECT CERTIFICATE NO. 49764 LUIS G. CRUZ-MARTINEZ ARIZONA, U.S.A. EXPIRES 06.30.2018

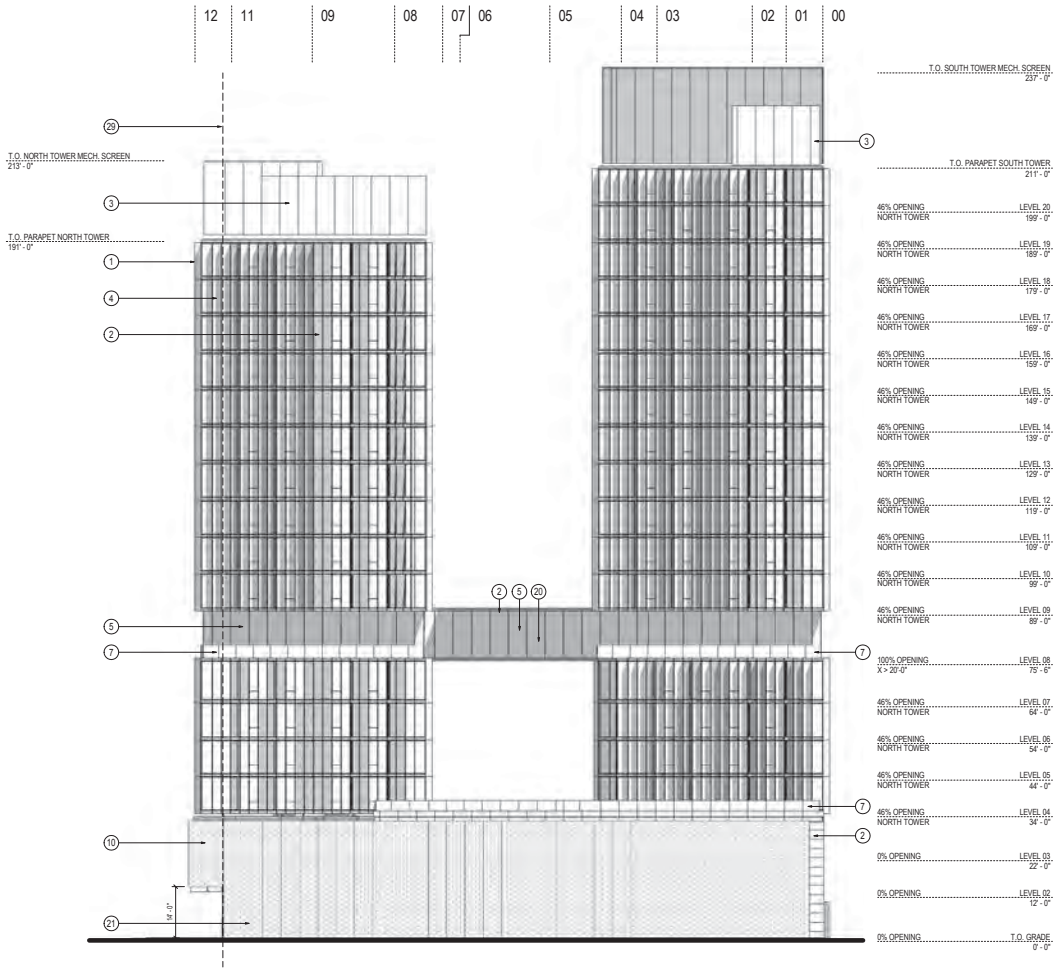
Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

Description
EXTERIOR SOUTH ELEVATION - SOUTH TOWER

Scale
As indicated

AP-22



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01 EXTERIOR WEST ELEVATIONS - NORTH & SOUTH TOWERS
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REGISTERED ARCHITECT
CERTIFICATE HOLDER
40704
LUIS G.
CRUZ-MARTINEZ
ARIZONA, U.S.A.
EXPIRES 06.30.2016

Project Name

Newman Center / The Maxwell on College

Project Number

57.6119.000

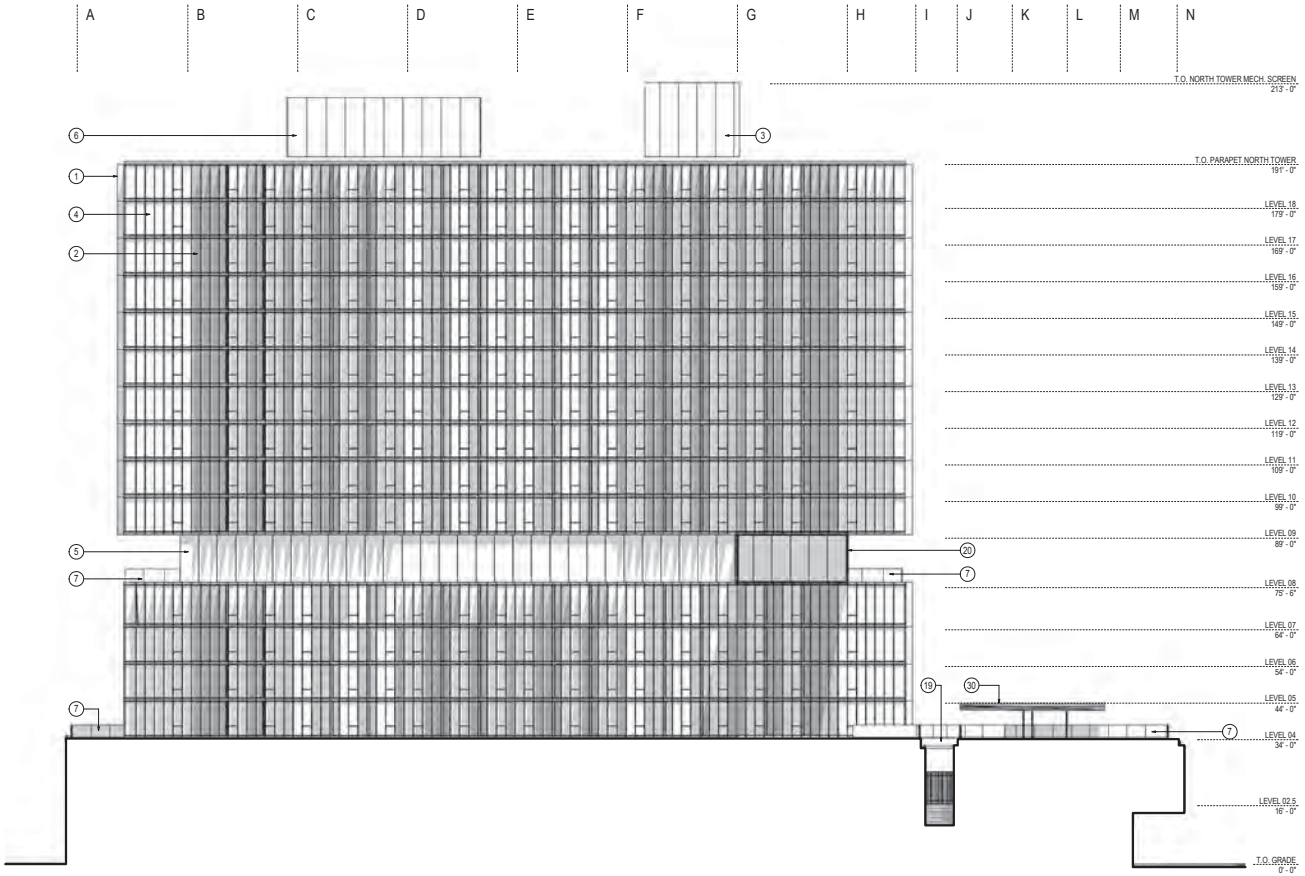
Description

EXTERIOR WEST ELEVATIONS - NORTH & SOUTH TOWERS

Scale

As indicated

AP-23



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NOT FOR CONSTRUCTION

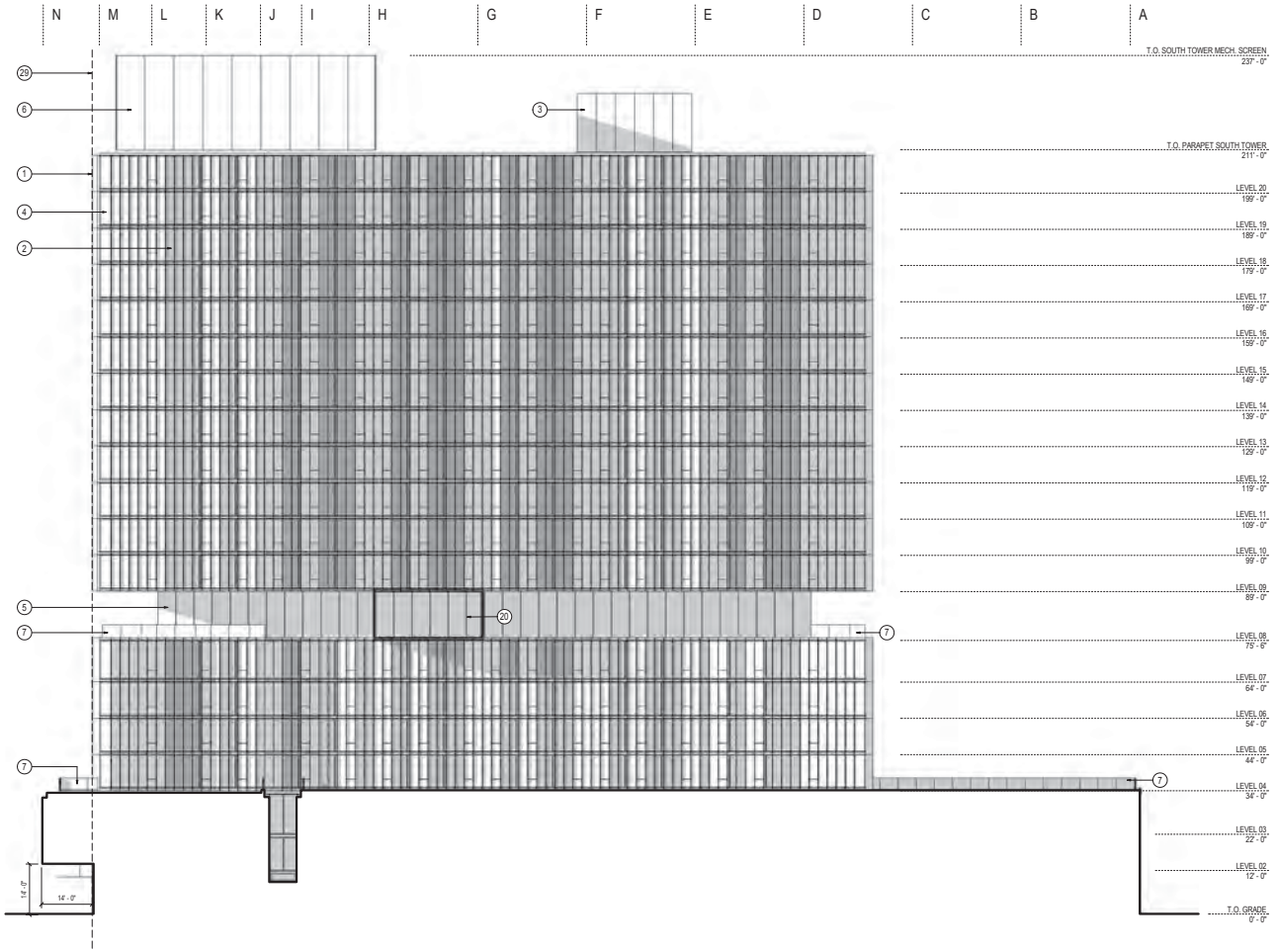
Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

Description
EXTERIOR SOUTH ELEVATION - NORTH TOWER

Scale
As indicated

AP-24



01 EXTERIOR NORTH ELEVATION - SOUTH TOWER
SCALE: 1/16" = 1'-0"

LEGEND

1. ALUMINUM EXTRUSION. COLOR: CENTRIA SILVER GRAY
2. ALUMINUM COMPOSITE METAL WALL PANEL SYSTEM. COLOR: CENTRIA LIGHT CHAMPAGNE
3. PERFORATED ALUMINUM WALL PANEL SYSTEM. COLOR: CENTRIA SILVER GRAY
4. INSULATED GLAZING SYSTEM. COLOR: CLEAR, LOW-E COATING
5. INSULATED GLAZING SYSTEM. COLOR: CLEAR, LOW IRON
6. TRANSLUCENT GLAZING SYSTEM. COLOR: FOG
7. LAMINATED GLASS GUARDRAIL. COLOR: CLEAR
8. ALUMINUM WINDOW WALL FRAMING SYSTEM. COLOR: CLEAR ANODIZED
9. ALUMINUM WINDOW WALL FRAMING SYSTEM. COLOR: DARK BRONZE
10. MASONRY. COLOR: ENDICOTT MANGANESE IRONSPOT
11. MASONRY. COLOR: ENDICOTT MEDIUM IRONSPOT #46
12. MASONRY. COLOR: ENDICOTT MEDIUM IRONSPOT #46 W/ RELIEF PATTERN
13. MASONRY. COLOR: ENDICOTT RED BLEND
14. MASONRY. COLOR: ENDICOTT RED BLEND W/ RELIEF PATTERN
15. MASONRY STAINED. COLOR: ENDICOTT MANGANESE IRONSPOT
16. CAST-IN-PLACE CONCRETE, SMOOTH. COLOR: NATURAL GREY
17. MASONRY STAINED VEHICLE SCREEN WALL. COLOR: ENDICOTT MANGANESE IRONSPOT
18. PERFORATED STEEL SLIDING EQUIPMENT ACCESS GATES. COLOR: CENTRIA SILVER GRAY
19. PEDESTRIAN BRIDGE
20. AMENITY BRIDGE
21. MASONRY STAINED. COLOR: ENDICOTT MEDIUM IRONSPOT #46
22. VEHICULAR DRIVEWAY
23. ELECTRICAL EQUIPMENT CLEARANCE WALL OPENING
24. REFUSE COLLECTION CLEARANCE WALL OPENING
25. LOCAL ART
26. BUILDING BEYOND
27. PLANTER
28. EXISTING BUILDING
29. PROPERTY LINE
30. SHADE CANOPY

The Maxwell Tempe, LLC
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Tempe, AZ 85281

Gensler

201 East Washington St
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REGISTERED ARCHITECT
CERTIFICATE HOLDER
40704
LUIS G.
CRUZ-MARTINEZ
ARIZONA, U.S.A.
EXPIRES 06.30.2016

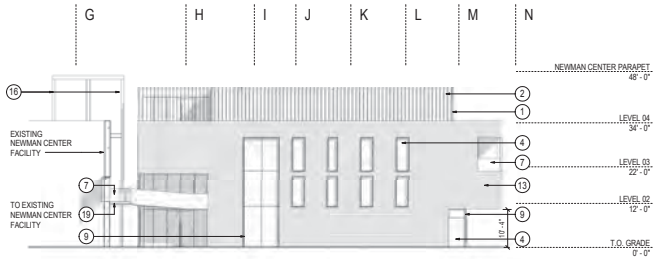
Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

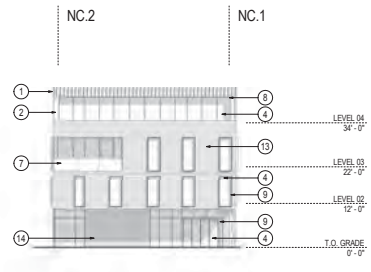
Description
EXTERIOR NORTH ELEVATION - SOUTH TOWER

Scale
As indicated

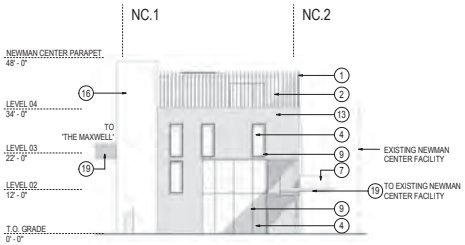
AP-25



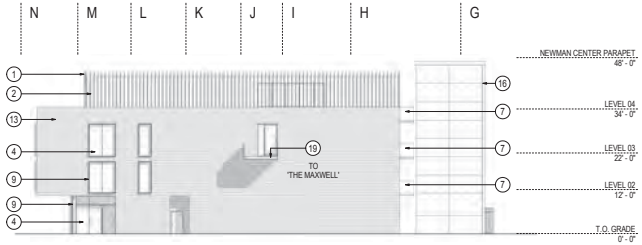
03 NEWMAN CENTER - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



01 NEWMAN CENTER - EAST ELEVATION
SCALE: 1/16" = 1'-0"



07 NEWMAN CENTER - WEST ELEVATION
SCALE: 1/16" = 1'-0"



02 NEWMAN CENTER - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

LEGEND

1. ALUMINUM EXTRUSION. COLOR: CENTRIA SILVER GRAY
2. ALUMINUM COMPOSITE METAL WALL PANEL SYSTEM. COLOR: CENTRIA LIGHT CHAMPAGNE
3. PERFORATED ALUMINUM WALL PANEL SYSTEM. COLOR: CENTRIA SILVER GRAY
4. INSULATED GLAZING SYSTEM. COLOR: CLEAR, LOW-E COATING
5. INSULATED GLAZING SYSTEM. COLOR: CLEAR, LOW IRON
6. TRANSLUCENT GLAZING SYSTEM. COLOR: FOG
7. LAMINATED GLASS GUARDRAIL. COLOR: CLEAR
8. ALUMINUM WINDOW WALL FRAMING SYSTEM. COLOR: CLEAR ANODIZED
9. ALUMINUM WINDOW WALL FRAMING SYSTEM. COLOR: DARK BRONZE
10. MASONRY. COLOR: ENDICOTT MANGANESE IRONSPOT
11. MASONRY. COLOR: ENDICOTT MEDIUM IRONSPOT #46
12. MASONRY. COLOR: ENDICOTT MEDIUM IRONSPOT #46 W/ RELIEF PATTERN
13. MASONRY. COLOR: ENDICOTT RED BLEND
14. MASONRY. COLOR: ENDICOTT RED BLEND W/ RELIEF PATTERN
15. MASONRY STAINED. COLOR: ENDICOTT MANGANESE IRONSPOT
16. CAST-IN-PLACE CONCRETE, SMOOTH. COLOR: NATURAL GREY
17. MASONRY STAINED VEHICLE SCREEN WALL. COLOR: ENDICOTT MANGANESE IRONSPOT
18. PERFORATED STEEL SLIDING EQUIPMENT ACCESS GATES. COLOR: CENTRIA SILVER GRAY
19. PEDESTRIAN BRIDGE
20. AMENITY BRIDGE
21. MASONRY STAINED. COLOR: ENDICOTT MEDIUM IRONSPOT #46
22. VEHICULAR DRIVEWAY
23. ELECTRICAL EQUIPMENT CLEARANCE WALL OPENING
24. REFUSE COLLECTION CLEARANCE WALL OPENING
25. LOCAL ART
26. BUILDING BEYOND
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Date	Description
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03.14.16	Amended Site Plan Submittal

Seal/Signature

NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
48784
LUIS G.
CRUZ-MARTINEZ
ARIZONA, U.S.A.
EXPIRES 06.30.2016

Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

Description
NEWMAN CENTER EXTERIOR ELEVATIONS

Scale
As indicated

AP-26

01 EXTERIOR ELEVATIONS EAST - NORTH & SOUTH TOWERS
SCALE: 1/16" = 1'-0"

LEGEND

1. ALUMINUM EXTRUSION. COLOR: CENTRIA SILVER GRAY
2. ALUMINUM COMPOSITE METAL WALL PANEL SYSTEM. COLOR: CENTRIA LIGHT CHAMPAGNE
3. PERFORATED ALUMINUM WALL PANEL SYSTEM. COLOR: CENTRIA SILVER GRAY
4. INSULATED GLAZING SYSTEM. COLOR: CLEAR, LOW-E COATING
5. INSULATED GLAZING SYSTEM. COLOR: CLEAR, LOW IRON
6. TRANSLUCENT GLAZING SYSTEM. COLOR: FOG
7. LAMINATED GLASS GUARDRAIL. COLOR: CLEAR
8. ALUMINUM WINDOW WALL FRAMING SYSTEM. COLOR: CLEAR ANODIZED
9. ALUMINUM WINDOW WALL FRAMING SYSTEM. COLOR: DARK BRONZE
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12. MASONRY. COLOR: ENDICOTT MEDIUM IRONSPOT #46 W/ RELIEF PATTERN
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LUIS G. CRUZ-MARTINEZ
ARIZONA, U.S.A.
EXPIRES 06.30.2016

Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

Description
EXTERIOR EAST ELEVATIONS - NORTH & SOUTH TOWERS - COLOR

Scale
As indicated

AP-30

01 EXTERIOR NORTH ELEVATION - NORTH TOWER

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

LEGEND

1. ALUMINUM EXTRUSION. COLOR: CENTRIA SILVER GRAY
2. ALUMINUM COMPOSITE METAL WALL PANEL SYSTEM. COLOR: CENTRIA LIGHT CHAMPAGNE
3. PERFORATED ALUMINUM WALL PANEL SYSTEM. COLOR: CENTRIA SILVER GRAY
4. INSULATED GLAZING SYSTEM. COLOR: CLEAR, LOW-E COATING
5. INSULATED GLAZING SYSTEM. COLOR: CLEAR, LOW IRON
6. TRANSLUCENT GLAZING SYSTEM. COLOR: FOG
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8. ALUMINUM WINDOW WALL FRAMING SYSTEM. COLOR: CLEAR ANODIZED
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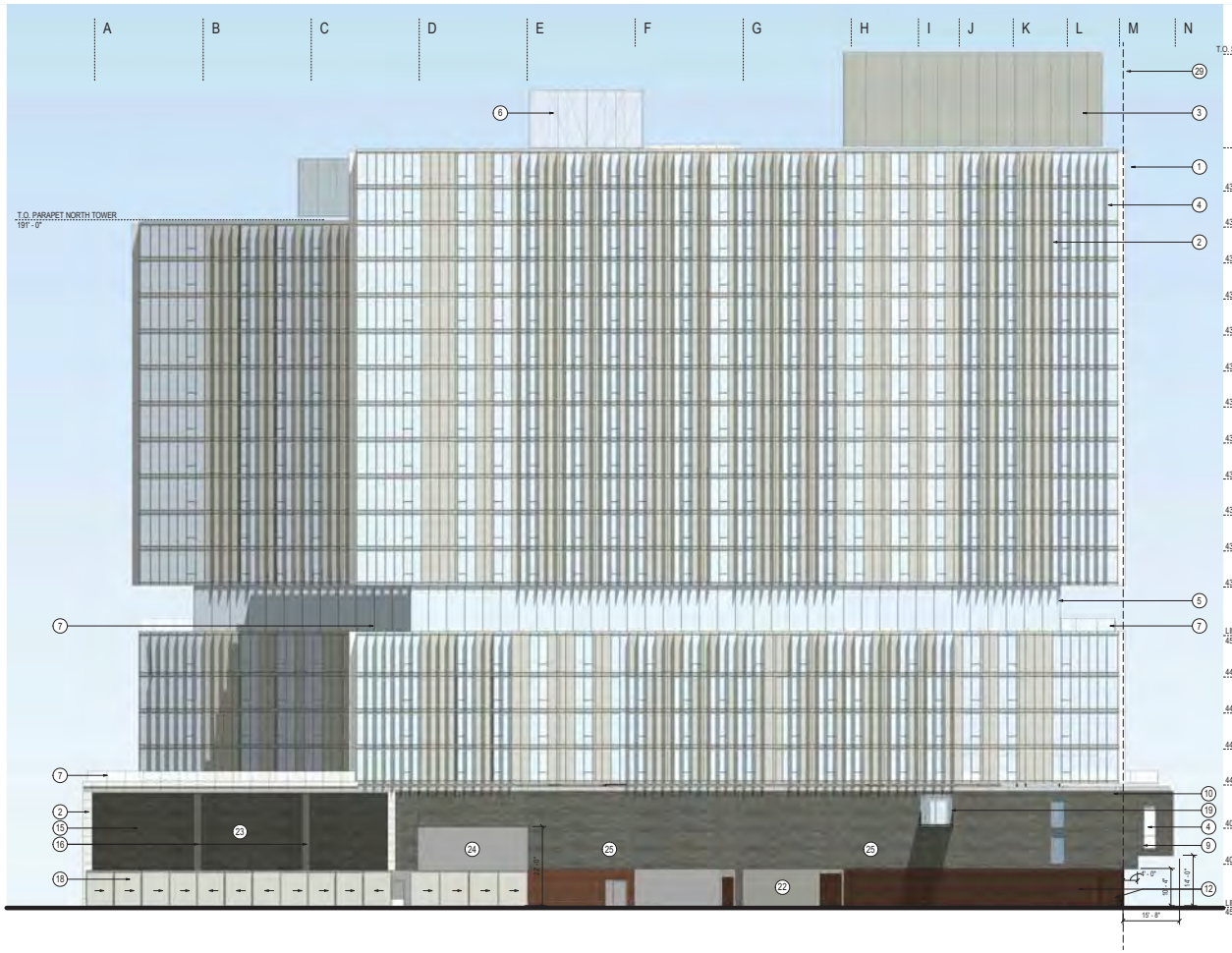
Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

Description
EXTERIOR NORTH ELEVATION - NORTH TOWER - COLOR

Scale
As indicated

AP-31



01 EXTERIOR SOUTH ELEVATION - SOUTH TOWER
SCALE: 1/16" = 1'-0"

LEGEND

1. ALUMINUM EXTRUSION. COLOR: CENTRIA SILVER GRAY
2. ALUMINUM COMPOSITE METAL WALL PANEL SYSTEM. COLOR: CENTRIA LIGHT CHAMPAGNE
3. PERFORATED ALUMINUM WALL PANEL SYSTEM. COLOR: CENTRIA SILVER GRAY
4. INSULATED GLAZING SYSTEM. COLOR: CLEAR, LOW-E COATING
5. INSULATED GLAZING SYSTEM. COLOR: CLEAR, LOW IRON
6. TRANSLUCENT GLAZING SYSTEM. COLOR: FOG
7. LAMINATED GLASS GUARDRAIL. COLOR: CLEAR
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Gensler

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Seal/Signature

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REGISTERED ARCHITECT
CERTIFICATE HOLDER
40704
LUIS G.
CRUZ-MARTINEZ
SIGNED
ARIZONA, U.S.A.
EXPIRES 06.30.2016

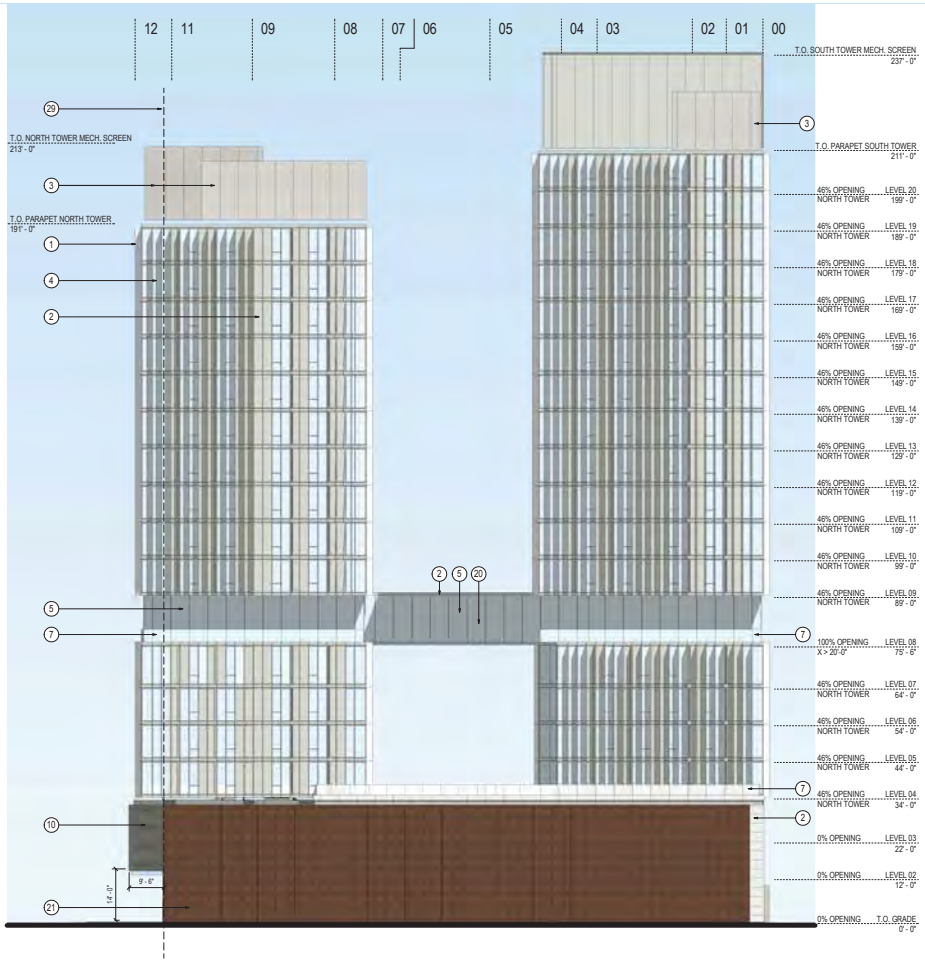
Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

Description
EXTERIOR SOUTH ELEVATION - SOUTH TOWER - COLOR

Scale
As indicated

AP-32



LEGEND

1. ALUMINUM EXTRUSION. COLOR: CENTRIA SILVER GRAY
2. ALUMINUM COMPOSITE METAL WALL PANEL SYSTEM. COLOR: CENTRIA LIGHT CHAMPAGNE
3. PERFORATED ALUMINUM WALL PANEL SYSTEM. COLOR: CENTRIA SILVER GRAY
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01 EXTERIOR WEST ELEVATIONS - NORTH & SOUTH TOWERS
SCALE: 1/16" = 1'-0"

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REGISTERED ARCHITECT
CERTIFICATE HOLDER
46784
LUIS G. CRUZ-MARTINEZ
ARIZONA, U.S.A.
EXPIRES 06.30.2016

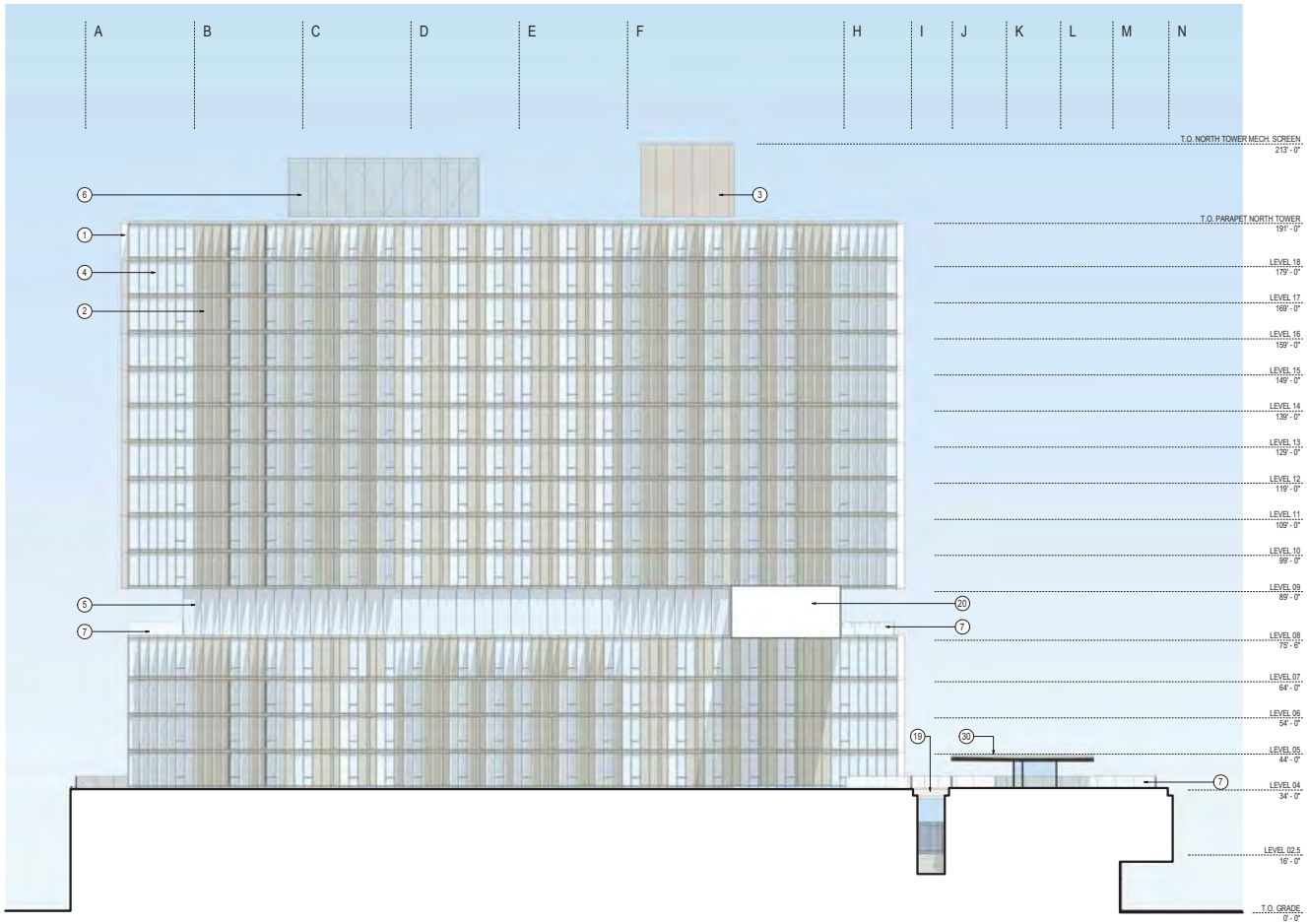
Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

Description
EXTERIOR WEST ELEVATIONS - NORTH & SOUTH TOWERS - COLOR

Scale
As indicated

AP-33



LEGEND

1. ALUMINUM EXTRUSION. COLOR: CENTRIA SILVER GRAY
2. ALUMINUM COMPOSITE METAL WALL PANEL SYSTEM. COLOR: CENTRIA LIGHT CHAMPAGNE
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01 EXTERIOR SOUTH ELEVATION - NORTH TOWER COLOR
SCALE: 1/16" = 1'-0"

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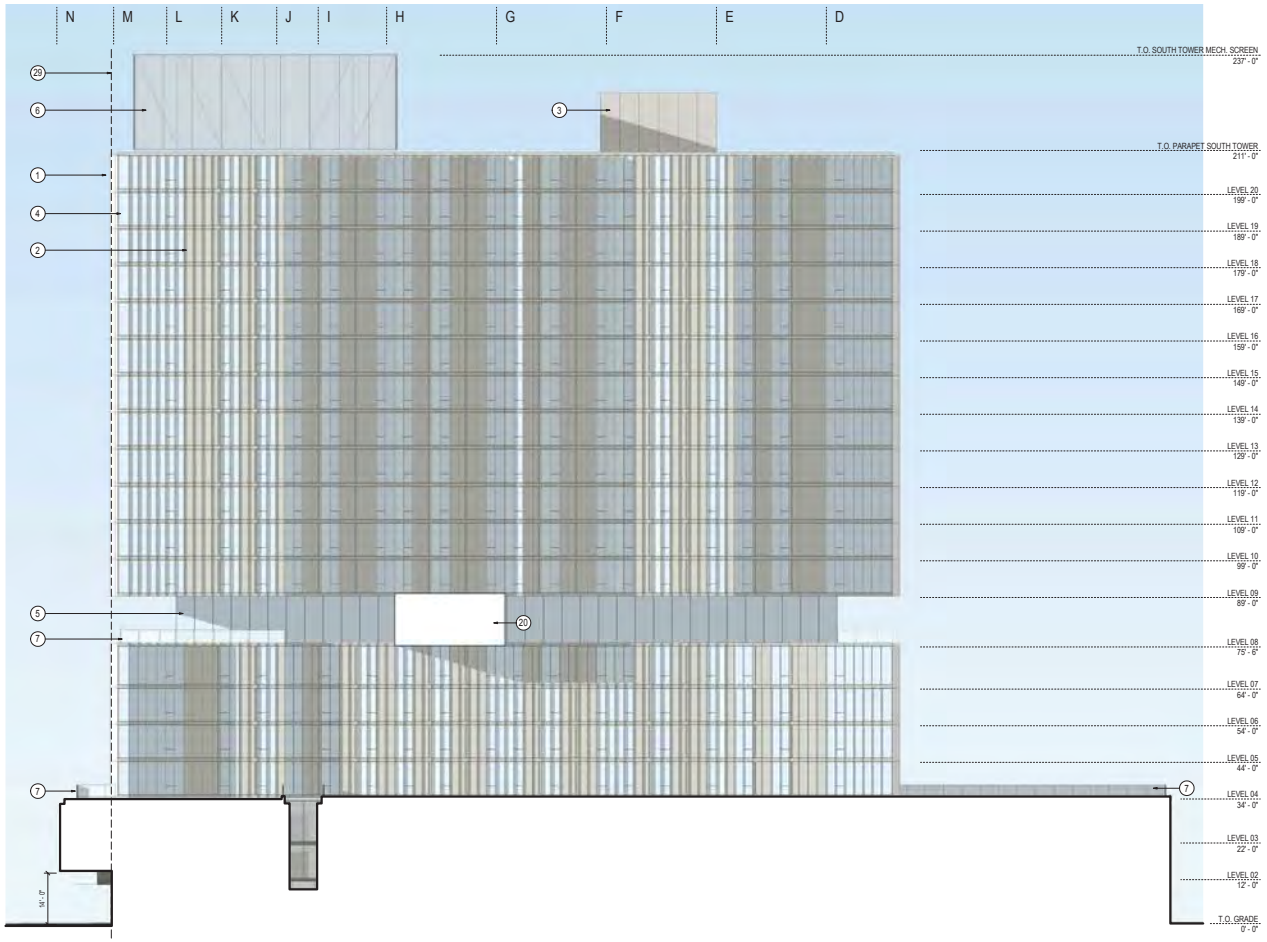
Description
EXTERIOR SOUTH ELEVATION - NORTH TOWER - COLOR

Scale
As indicated

AP-34



01 EXTERIOR NORTH ELEVATION - SOUTH TOWER
SCALE: 1/16" = 1'-0"

LEGEND

1. ALUMINUM EXTRUSION. COLOR: CENTRIA SILVER GRAY
2. ALUMINUM COMPOSITE METAL WALL PANEL SYSTEM. COLOR: CENTRIA LIGHT CHAMPAGNE
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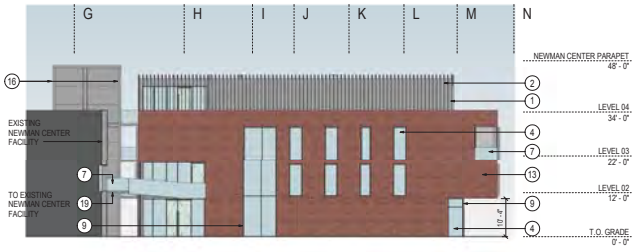
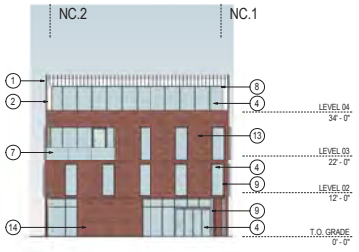
Description
EXTERIOR NORTH ELEVATION - SOUTH TOWER - COLOR

Scale
As indicated

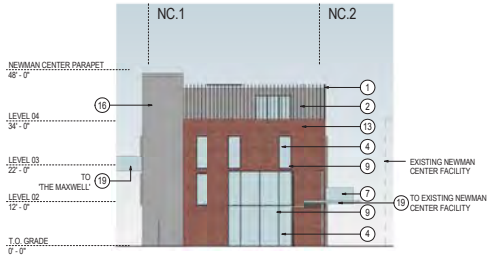
AP-35



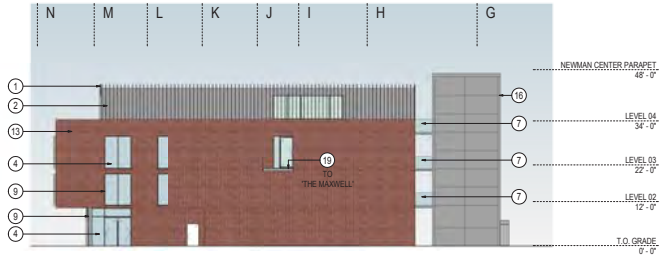
03 NEWMAN CENTER - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



01 NEWMAN CENTER - EAST ELEVATION
SCALE: 1/16" = 1'-0"



07 NEWMAN CENTER - WEST ELEVATION
SCALE: 1/16" = 1'-0"



02 NEWMAN CENTER - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

LEGEND

1. ALUMINUM EXTRUSION. COLOR: CENTRIA SILVER GRAY
2. ALUMINUM COMPOSITE METAL WALL PANEL SYSTEM. COLOR: CENTRIA LIGHT CHAMPAGNE
3. PERFORATED ALUMINUM WALL PANEL SYSTEM. COLOR: CENTRIA SILVER GRAY
4. INSULATED GLAZING SYSTEM. COLOR: CLEAR, LOW-E COATING
5. INSULATED GLAZING SYSTEM. COLOR: CLEAR, LOW IRON
6. TRANSLUCENT GLAZING SYSTEM. COLOR: FOG
7. LAMINATED GLASS GUARDRAIL. COLOR: CLEAR
8. ALUMINUM WINDOW WALL FRAMING SYSTEM. COLOR: CLEAR ANODIZED
9. ALUMINUM WINDOW WALL FRAMING SYSTEM. COLOR: DARK BRONZE
10. MASONRY. COLOR: ENDICOTT MANGANESE IRONSPOT
11. MASONRY. COLOR: ENDICOTT MEDIUM IRONSPOT #46
12. MASONRY. COLOR: ENDICOTT MEDIUM IRONSPOT #46 W/ RELIEF PATTERN
13. MASONRY. COLOR: ENDICOTT RED BLEND
14. MASONRY. COLOR: ENDICOTT RED BLEND W/ RELIEF PATTERN
15. MASONRY STAINED. COLOR: ENDICOTT MANGANESE IRONSPOT
16. CAST-IN-PLACE CONCRETE, SMOOTH. COLOR: NATURAL GREY
17. MASONRY STAINED VEHICLE SCREEN WALL. COLOR: ENDICOTT MANGANESE IRONSPOT
18. PERFORATED STEEL SLIDING EQUIPMENT ACCESS GATES. COLOR: CENTRIA SILVER GRAY
19. PEDESTRIAN BRIDGE
20. AMENITY BRIDGE
21. MASONRY STAINED. COLOR: ENDICOTT MEDIUM IRONSPOT #46
22. VEHICULAR DRIVEWAY
23. ELECTRICAL EQUIPMENT CLEARANCE WALL OPENING
24. REFUSE COLLECTION CLEARANCE WALL OPENING
25. LOCAL ART
26. BUILDING BEYOND
27. PLANTER
28. EXISTING BUILDING
29. PROPERTY LINE
30. SHADE CANOPY

The Maxwell
Tempe, LLC
712 S College Avenue
Tempe, AZ 85281

Gensler
201 East Washington St
Suite 750
Phoenix, AZ 85004
United States
Tel 602.523.4900
Fax 602.523.4949

Date	Description
02.22.16	Amended Site Plan Submittal
03.14.16	Amended Site Plan Submittal

Seal/Signature

NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
CERTIFICATE HOLDER
40784
LUIS G.
CRUZ-MARTINEZ
ARIZONA, U.S.A.
EXPIRES 06.30.2016

Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

Description
NEWMAN CENTER ELEVATIONS - COLOR

Scale
As indicated

AP-36

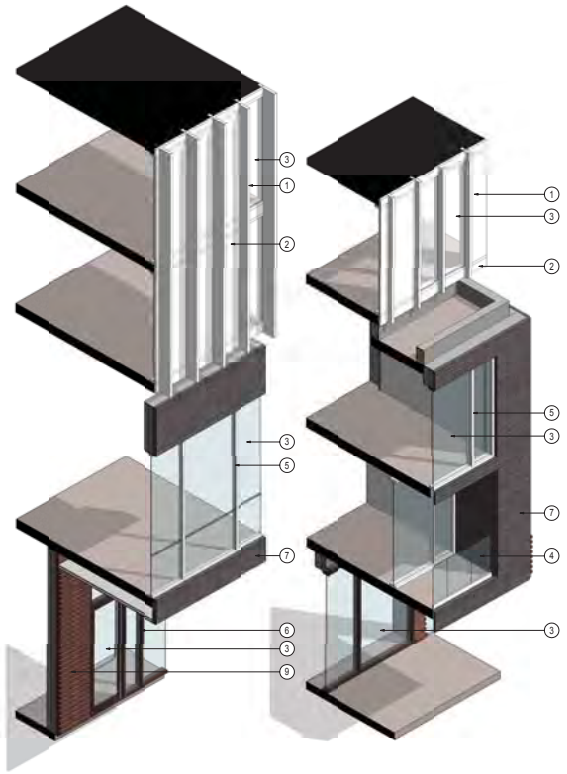
05 ENDICOTT MANGANESE IRONSPOT
SCALE: 1/2" = 1'-0"

04 ENDICOTT MEDIUM IRONSPOT #46
SCALE: 1/2" = 1'-0"

LEGEND

1. ALUMINUM EXTRUSION. COLOR: CENTRIA SILVER GRAY
2. ALUMINUM COMPOSITE METAL WALL PANEL SYSTEM. COLOR: CENTRIA LIGHT CHAMPAGNE
3. INSULATED GLAZING SYSTEM. COLOR: CLEAR, LOW-E COATING
4. LAMINATED GLASS GUARDRAIL. COLOR: CLEAR
5. ALUMINUM WINDOW WALL FRAMING SYSTEM. COLOR: CLEAR ANODIZED
6. ALUMINUM WINDOW WALL FRAMING SYSTEM. COLOR: DARK BRONZE
7. MASONRY. COLOR: ENDICOTT MANGANESE IRONSPOT
8. MASONRY. COLOR: ENDICOTT MEDIUM IRONSPOT #46
9. MASONRY. COLOR: ENDICOTT MEDIUM IRONSPOT #46 W/ RELIEF PATTERN
10. CAST-IN-PLACE CONCRETE, SMOOTH. COLOR: NATURAL GREY

03 ENLARGED ELEVATION - BRICK
SCALE: 1/4" = 1'-0"



02 BRICK DETAIL AXONMETRIC
SCALE: 1/4" = 1'-0"

01 BRICK DETAIL AXONMETRIC
SCALE: 1/4" = 1'-0"

The Maxwell Tempe, LLC
712 S College Avenue
Tempe, AZ 85281

Gensler

201 East Washington St
Suite 750
Phoenix, AZ 85004
United States

Tel 602.523.4900
Fax 602.523.4949

Date	Description
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Seal/Signature

NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
46784
LUIS G. CRUZ-MARTINEZ
ARIZONA, U.S.A.
EXPIRES 06.30.2016

Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

Description
ENLARGED ELEVATIONS & SECTIONS - BRICK DETAILING

Scale
As indicated

AP-40

LEGEND

1. ALUMINUM EXTRUSION. COLOR: CENTRIA SILVER GRAY
2. ALUMINUM COMPOSITE METAL WALL PANEL SYSTEM. COLOR: CENTRIA LIGHT CHAMPAGNE
3. INSULATED GLAZING SYSTEM. COLOR: CLEAR, LOW-E COATING
4. LAMINATED GLASS GUARDRAIL. COLOR: CLEAR
5. ALUMINUM WINDOW WALL FRAMING SYSTEM. COLOR: CLEAR ANODIZED
6. ALUMINUM WINDOW WALL FRAMING SYSTEM. COLOR: DARK BRONZE
7. MASONRY. COLOR: ENDICOTT MANGANESE IRONSPOT
8. MASONRY. COLOR: ENDICOTT MEDIUM IRONSPOT #46
9. MASONRY. COLOR: ENDICOTT MEDIUM IRONSPOT #46 W/ RELIEF PATTERN
10. CAST-IN-PLACE CONCRETE, SMOOTH. COLOR: NATURAL GREY

01 ENLARGED ELEVATION - RETAIL EAST
SCALE: 1/4" = 1'-0"

The Maxwell
Tempe, LLC
712 S College Avenue
Tempe, AZ 85281

Gensler

201 East Washington St
Suite 750
Phoenix, AZ 85004
United States
Tel 602.523.4900
Fax 602.523.4949

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46784
LUIS G. CRUZ-MARTINEZ
ARIZONA, U.S.A.
EXPIRES 06.30.2016

Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

Description
ENLARGED ELEVATIONS & SECTIONS - RETAIL EAST

Scale
As indicated

AP-41

LEGEND

1. ALUMINUM EXTRUSION. COLOR: CENTRIA SILVER GRAY
2. ALUMINUM COMPOSITE METAL WALL PANEL SYSTEM. COLOR: CENTRIA LIGHT CHAMPAGNE
3. INSULATED GLAZING SYSTEM. COLOR: CLEAR, LOW-E COATING
4. LAMINATED GLASS GUARDRAIL. COLOR: CLEAR
5. ALUMINUM WINDOW WALL FRAMING SYSTEM. COLOR: CLEAR ANODIZED
6. ALUMINUM WINDOW WALL FRAMING SYSTEM. COLOR: DARK BRONZE
7. MASONRY. COLOR: ENDICOTT MANGANESE IRONSPOT
8. MASONRY. COLOR: ENDICOTT MEDIUM IRONSPOT #46
9. MASONRY. COLOR: ENDICOTT MEDIUM IRONSPOT #46 W/ RELIEF PATTERN
10. CAST-IN-PLACE CONCRETE, SMOOTH. COLOR: NATURAL GREY

01 ENLARGED ELEVATIONS - RETAIL NORTH
SCALE: 1/4" = 1'-0"

The Maxwell Tempe, LLC
712 S College Avenue
Tempe, AZ 85281

Gensler

201 East Washington St
Suite 750
Phoenix, AZ 85004
United States
Tel 602.523.4900
Fax 602.523.4949

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REGISTERED ARCHITECT
46784
LUIS G. CRUZ-MARTINEZ
ARIZONA, U.S.A.
EXPIRES 06.30.2016

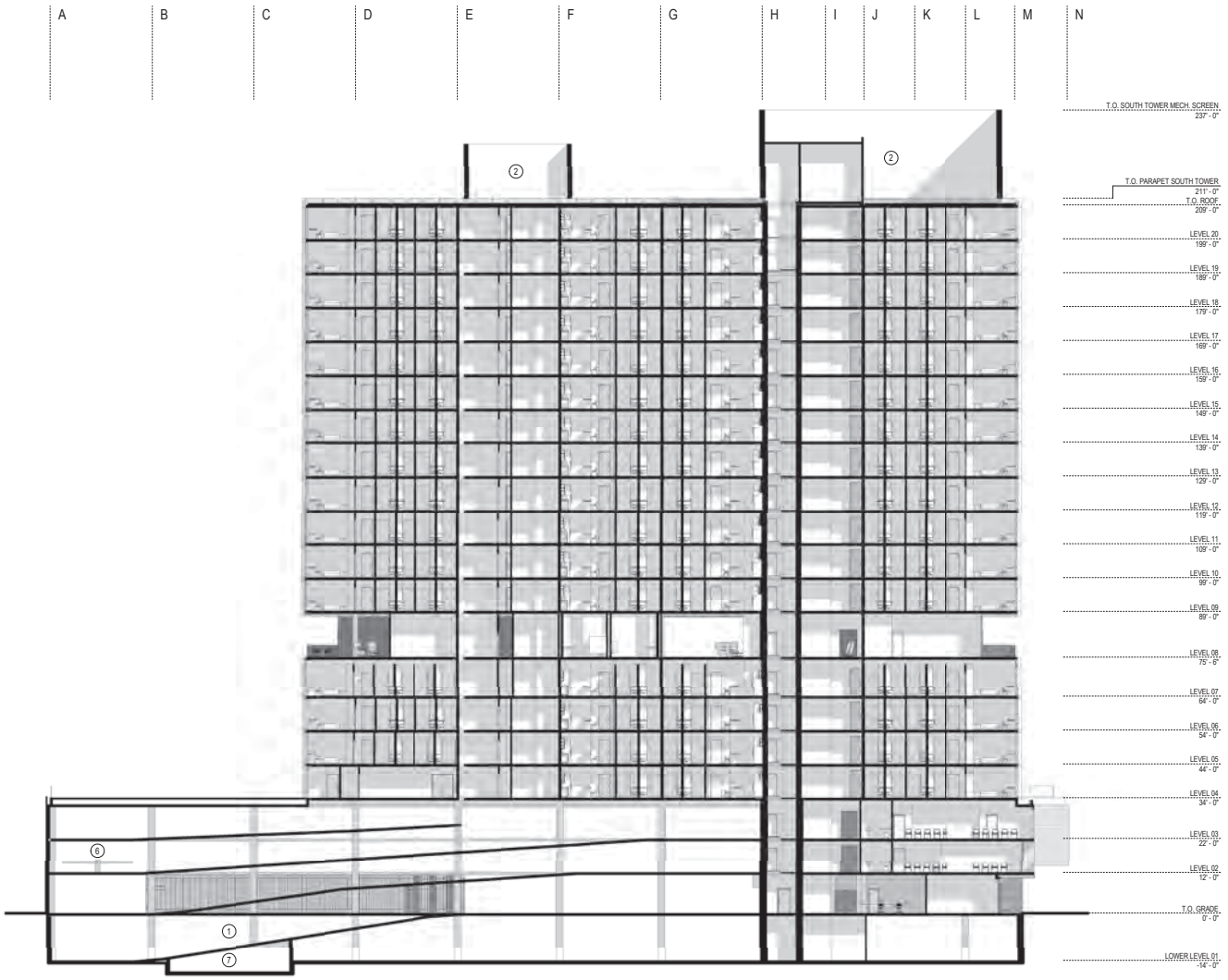
Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

Description
ENLARGED ELEVATIONS - RETAIL NORTH

Scale
As indicated

AP-42



LEGEND

1. PARKING RAMP
2. MECHANICAL PENTHOUSE
3. PEDESTRIAN BRIDGE
4. AMENITY BRIDGE
5. SLIDING EQUIPMENT ACCESS GATES
6. PARKING GARAGE GATES
7. STORM WATER VAULT
8. COMMERCIAL LOADING AREA

01 EAST WEST SECTION - 1
SCALE: 1/16" = 1'-0"

The Maxwell Tempe, LLC
712 S College Avenue
Tempe, AZ 85281

Gensler

201 East Washington St
Suite 750
Phoenix, AZ 85004
United States

Tel 602.523.4900
Fax 602.523.4949

△	Date	Description
	02.22.16	Amended Site Plan Submittal
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REGISTERED ARCHITECT
40704
LUIS G. CRUZ-MARTINEZ
ARIZONA, U.S.A.
EXPIRES 06.30.2016

Project Name

Newman Center / The Maxwell on College

Project Number

57.6119.000

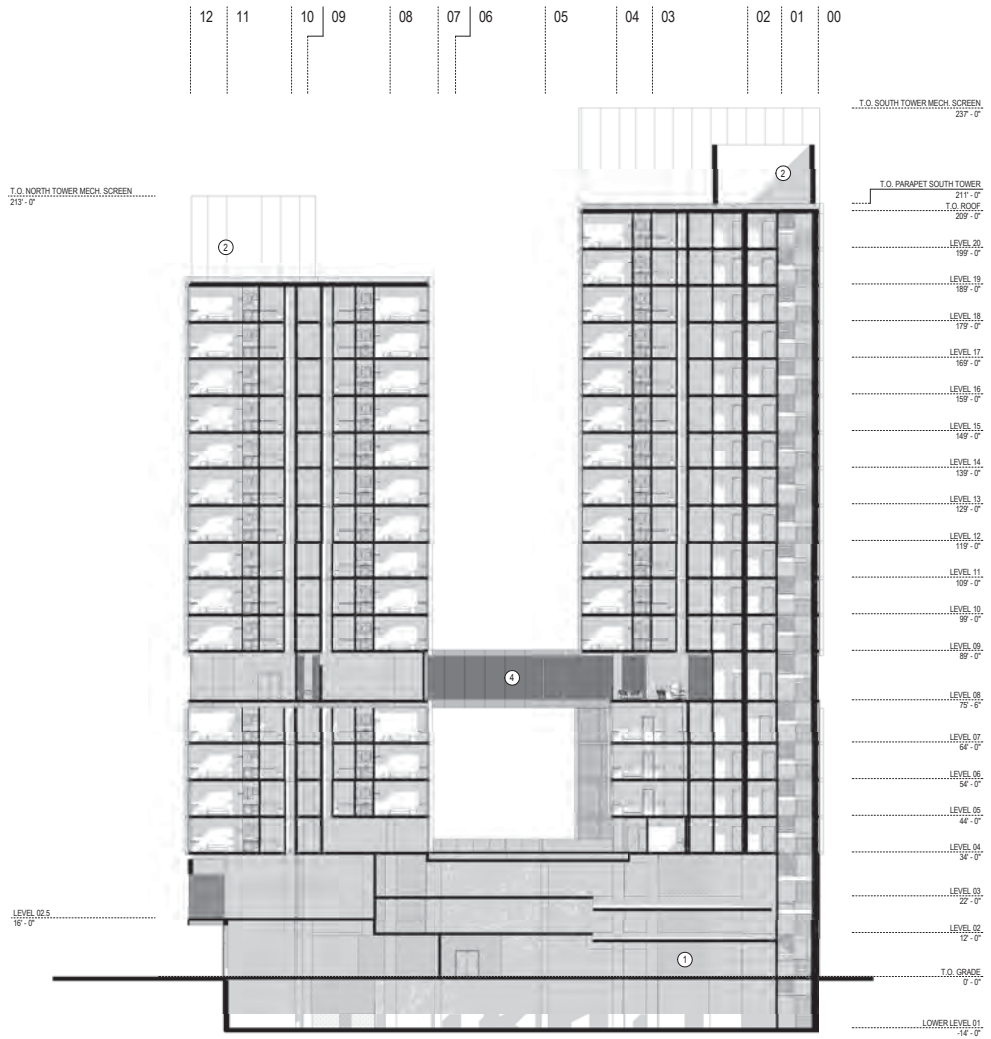
Description

BUILDING SECTIONS

Scale

As indicated

AP-50



LEGEND

1. PARKING RAMP
2. MECHANICAL PENTHOUSE
3. PEDESTRIAN BRIDGE
4. AMENITY BRIDGE
5. SLIDING EQUIPMENT ACCESS GATES
6. PARKING GARAGE GATES
7. STORM WATER VAULT
8. COMMERCIAL LOADING AREA

02 NORTH SOUTH SECTION - 2
SCALE: 1/16" = 1'-0"

The Maxwell Tempe, LLC
712 S College Avenue
Tempe, AZ 85281

Gensler

201 East Washington St
Suite 750
Phoenix, AZ 85004
United States

Tel 602.523.4900
Fax 602.523.4949

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REGISTERED ARCHITECT
46704
LUIS G. CRUZ-MARTINEZ
ARIZONA, U.S.A.
EXPIRES 06.30.2016

Project Name

Newman Center / The Maxwell on College

Project Number

57.6119.000

Description

BUILDING SECTIONS

Scale

As indicated

AP-51

LEGEND

1. PARKING RAMP
2. MECHANICAL PENTHOUSE
3. PEDESTRIAN BRIDGE
4. AMENITY BRIDGE
5. SLIDING EQUIPMENT ACCESS GATES
6. PARKING GARAGE GATES
7. STORM WATER VAULT
8. COMMERCIAL LOADING AREA

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

The Maxwell
Tempe, LLC
712 S College Avenue
Tempe, AZ 85281

Gensler

201 East Washington St
Suite 750
Phoenix, AZ 85004
United States

Tel 602.523.4900
Fax 602.523.4949

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REGISTERED ARCHITECT
48704
LUIS G. CRUZ-MARTINEZ
ARIZONA, U.S.A.
EXPIRES 06.30.2016

Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

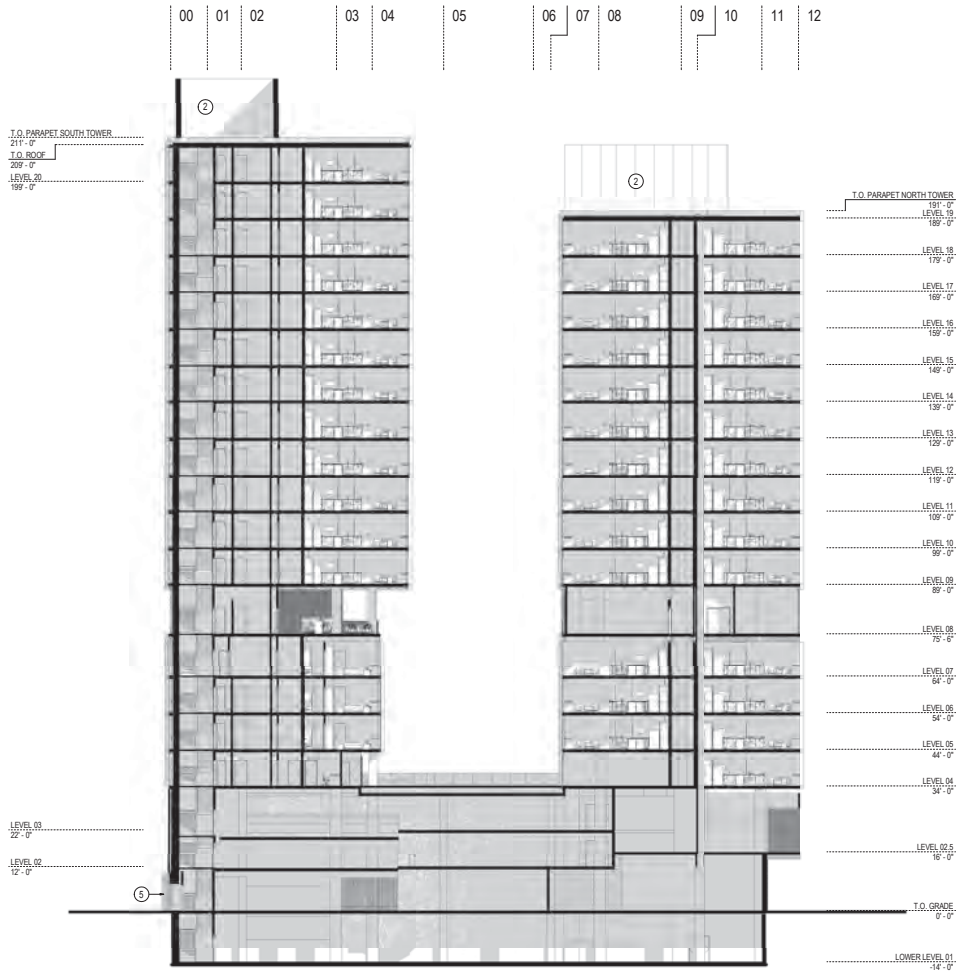
Description
BUILDING SECTIONS

Scale
As indicated

AP-52

LEGEND

1. PARKING RAMP
2. MECHANICAL PENTHOUSE
3. PEDESTRIAN BRIDGE
4. AMENITY BRIDGE
5. SLIDING EQUIPMENT ACCESS GATES
6. PARKING GARAGE GATES
7. STORM WATER VAULT
8. COMMERCIAL LOADING AREA



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

The Maxwell Tempe, LLC
712 S College Avenue
Tempe, AZ 85281

Gensler

201 East Washington St
Suite 750
Phoenix, AZ 85004
United States

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Project Number

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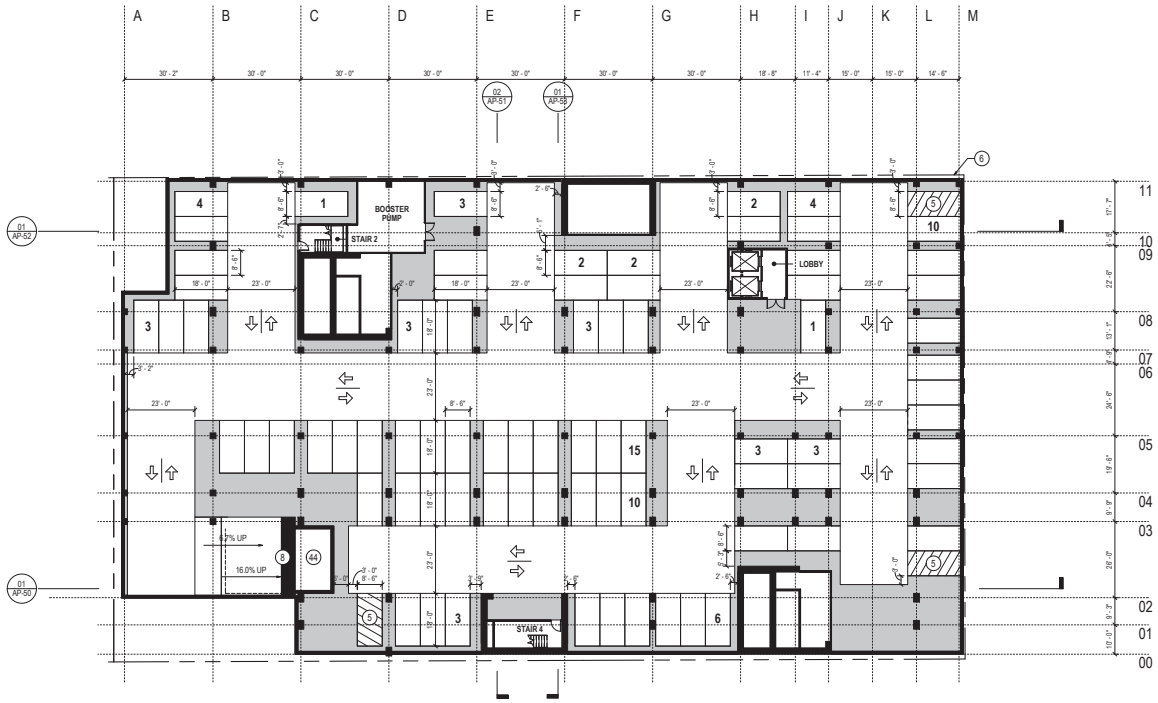
Description

BUILDING SECTIONS

Scale

As indicated

AP-53



78 AUTOMOBILE PARKING SPACES

01 FLOOR PLAN - LOWER LEVEL 01
SCALE: 1" = 20'-0"

LEGEND

1. 10' X 10' SIGHT VISIBILTY TRIANGLE
2. PEDESTRIAN PATH TO PUBLIC WAY
3. VEHICULAR DRIVEWAY ENTRY
4. VEHICLE SCREEN WALL
5. VEHICLE TURN-AROUND
6. PROPERTY LINE
7. PARKING RAMP
8. SECTION CUT THROUGH PARKING RAMP
9. EDGE OF PARKING DECK
10. BICYCLE WALL MOUNT
11. BICYCLE PARKING
12. EXISTING BICYCLE PARKING
13. OVERHEAD SECURITY DOOR
14. SOUTH TOWER ENTRANCE
15. NORTH TOWER ENTRANCE
16. PARKING GATE WITH INTERCOM
17. COMMERCIAL LOADING ZONE
18. RESIDENTIAL LOADING ZONE
19. VAN ACCESSIBLE PARKING SPACE
20. ACCESSIBLE PARKING SPACE
21. OPEN TO ABOVE
22. OPEN TO BELOW
23. PEDESTRIAN BRIDGE
24. GUARDRAIL
25. FULL HEIGHT SECURITY GATE
26. ELECTRICAL EQUIPMENT
27. EXIT DISCHARGE
28. ACCESSIBLE PATH
29. LINE OF BUILDING ABOVE
30. PUBLIC SEATING
31. ON-STREET PARKING
32. EXISTING ALLEY
33. POOL
34. POOL DECK
35. PLANTER WITH INTEGRAL SEATING
36. PLANTER
37. PLAZA DECK
38. REFUSE & RECYCLE COLLECTION
39. RECYCLE COLLECTION
40. SLIDING ACCESS GATES
41. OVERHEAD COILING DOOR
42. SOLID WASTE TRUCK CLEARANCE
43. STORM WATER OVERFLOW GRATING
44. STORM WATER VAULT
45. BACKFLOW PREVENTION DEVICE
46. ACCESSIBLE RAMP TO POOL DECK
47. FIRE DEPARTMENT CONNECTION
48. BI-DIRECTIONAL AMPLIFIER LOCATION
49. STEEL PLATE CORNER GUARD
50. 15 CY REFUSE COMPACTOR CONTAINER
51. 95 GALLON TOTER TIPPER
52. 14 CY RECYCLING CONTAINER
53. 2 CY REFUSE TIPPER
54. SIDEWALK
- SPOT FLOOR ELEVATION

Ref North

The Maxwell Tempe, LLC
712 S College Avenue
Tempe, AZ 85281

Gensler
201 East Washington St
Suite 750
Phoenix, AZ 85004
United States
Tel 602.523.4900
Fax 602.523.4949

Date	Description
02.22.16	Amended Site Plan Submittal
03.14.16	Amended Site Plan Submittal

Seal/Signature

NOT FOR CONSTRUCTION

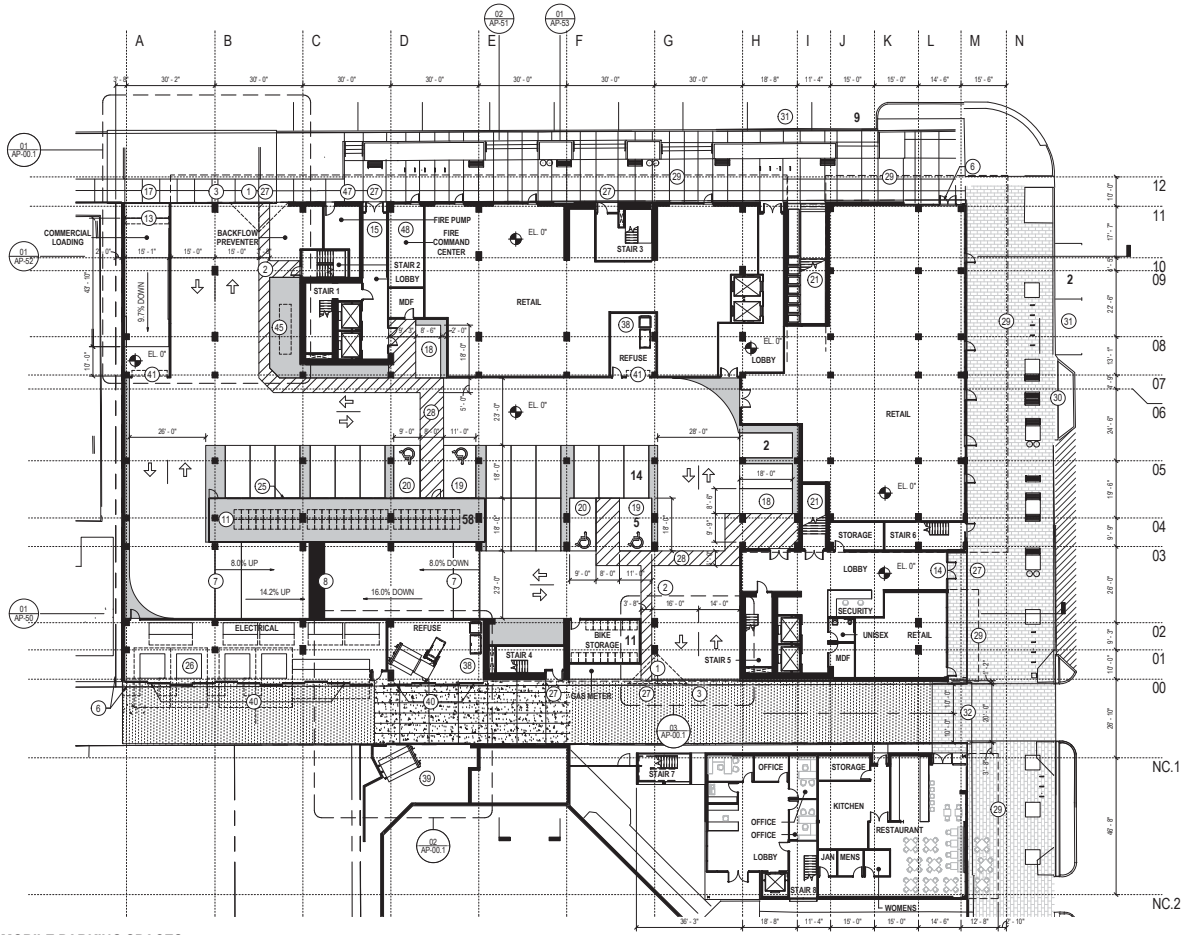
Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

Description
FLOOR PLAN - LOWER LEVEL

Scale
As indicated

AP-0L



21 AUTOMOBILE PARKING SPACES

01 FLOOR PLAN - LEVEL 01 - GROUND FLOOR

SCALE: 1" = 20'-0"

LEGEND

1. 10' X 10' SIGHT VISIBILTY TRIANGLE
2. PEDESTRIAN PATH TO PUBLIC WAY
3. VEHICULAR DRIVEWAY ENTRY
4. VEHICLE SCREEN WALL
5. VEHICLE TURN-AROUND
6. PROPERTY LINE
7. PARKING RAMP
8. SECTION CUT THROUGH PARKING RAMP
9. EDGE OF PARKING DECK
10. BICYCLE WALL MOUNT
11. BICYCLE PARKING
12. EXISTING BICYCLE PARKING
13. OVERHEAD SECURITY DOOR
14. SOUTH TOWER ENTRANCE
15. NORTH TOWER ENTRANCE
16. PARKING GATE WITH INTERCOM
17. COMMERCIAL LOADING ZONE
18. RESIDENTIAL LOADING ZONE
19. VAN ACCESSIBLE PARKING SPACE
20. ACCESSIBLE PARKING SPACE
21. OPEN TO ABOVE
22. OPEN TO BELOW
23. PEDESTRIAN BRIDGE
24. GUARDRAIL
25. FULL HEIGHT SECURITY GATE
26. ELECTRICAL EQUIPMENT
27. EXIT DISCHARGE
28. ACCESSIBLE PATH
29. LINE OF BUILDING ABOVE
30. PUBLIC SEATING
31. ON-STREET PARKING
32. EXISTING ALLEY
33. POOL
34. POOL DECK
35. PLANTER WITH INTEGRAL SEATING
36. PLANTER
37. PLAZA DECK
38. REFUSE & RECYCLE COLLECTION
39. RECYCLE COLLECTION
40. SLIDING ACCESS GATES
41. OVERHEAD COILING DOOR
42. SOLID WASTE TRUCK CLEARANCE
43. STORM WATER OVERFLOW GRATING
44. STORM WATER VAULT
45. BACKFLOW PREVENTION DEVICE
46. ACCESSIBLE RAMP TO POOL DECK
47. FIRE DEPARTMENT CONNECTION
48. BI-DIRECTIONAL AMPLIFIER LOCATION
49. STEEL PLATE CORNER GUARD
50. 15 CY REFUSE COMPACTOR CONTAINER
51. 95 GALLON TOTER TIPPER
52. 14 CY RECYCLING CONTAINER
53. 2 CY REFUSE TIPPER
54. SIDEWALK

SPOT FLOOR ELEVATION

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712 S College Avenue
Tempe, AZ 85281

Gensler

201 East Washington St
Suite 750
Phoenix, AZ 85004
United States

Tel 602.523.4900
Fax 602.523.4949

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Seal/Signature

NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
48704
LUIS G. CRUZ-MARTINEZ
ARIZONA, U.S.A.
EXPIRES 06.30.2016

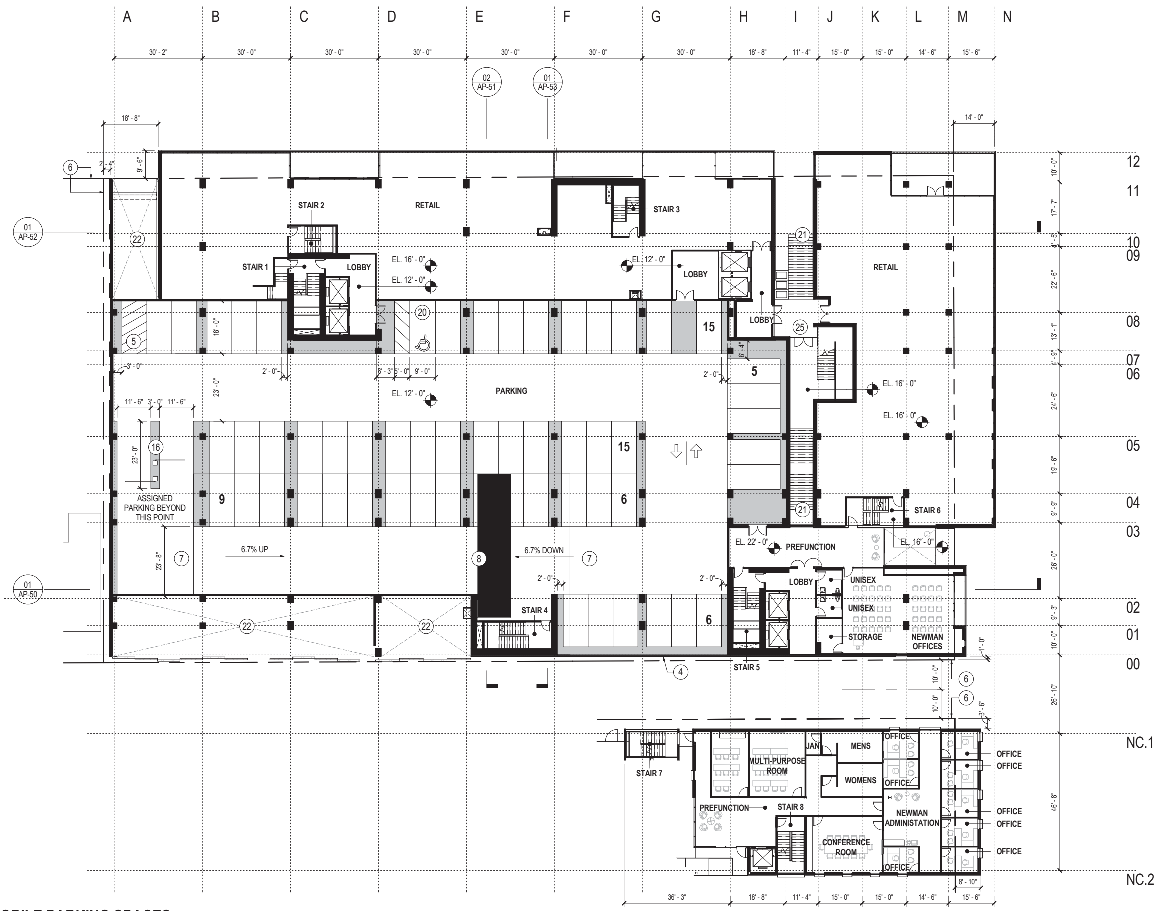
Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

Description
FLOOR PLAN - GROUND FLOOR

Scale
As indicated

AP-01



56 AUTOMOBILE PARKING SPACES

01 FLOOR PLAN - LEVEL 02

SCALE: 1" = 20'-0"

LEGEND

1. 10' X 10' SIGHT VISIBILTY TRIANGLE
2. PEDESTRIAN PATH TO PUBLIC WAY
3. VEHICULAR DRIVEWAY ENTRY
4. VEHICLE SCREEN WALL
5. VEHICLE TURN-AROUND
6. PROPERTY LINE
7. PARKING RAMP
8. SECTION CUT THROUGH PARKING RAMP
9. EDGE OF PARKING DECK
10. BICYCLE WALL MOUNT
11. BICYCLE PARKING
12. EXISTING BICYCLE PARKING
13. OVERHEAD SECURITY DOOR
14. SOUTH TOWER ENTRANCE
15. NORTH TOWER ENTRANCE
16. PARKING GATE WITH INTERCOM
17. COMMERCIAL LOADING ZONE
18. RESIDENTIAL LOADING ZONE
19. VAN ACCESSIBLE PARKING SPACE
20. ACCESSIBLE PARKING SPACE
21. OPEN TO ABOVE
22. OPEN TO BELOW
23. PEDESTRIAN BRIDGE
24. GUARDRAIL
25. FULL HEIGHT SECURITY GATE
26. ELECTRICAL EQUIPMENT
27. EXIT DISCHARGE
28. ACCESSIBLE PATH
29. LINE OF BUILDING ABOVE
30. PUBLIC SEATING
31. ON-STREET PARKING
32. EXISTING ALLEY
33. POOL
34. POOL DECK
35. PLANTER WITH INTEGRAL SEATING
36. PLANTER
37. PLAZA DECK
38. REFUSE & RECYCLE COLLECTION
39. RECYCLE COLLECTION
40. SLIDING ACCESS GATES
41. OVERHEAD COILING DOOR
42. SOLID WASTE TRUCK CLEARANCE
43. STORM WATER OVERFLOW GRATING
44. STORM WATER VAULT
45. BACKFLOW PREVENTION DEVICE
46. ACCESSIBLE RAMP TO POOL DECK
47. FIRE DEPARTMENT CONNECTION
48. BI-DIRECTIONAL AMPLIFIER LOCATION
49. STEEL PLATE CORNER GUARD
50. 15 CY REFUSE COMPACTOR CONTAINER
51. 95 GALLON TOTER TIPPER
52. 14 CY RECYCLING CONTAINER
53. 2 CY REFUSE TIPPER
54. SIDEWALK

SPOT FLOOR ELEVATION

The Maxwell Tempe, LLC
712 S College Avenue
Tempe, AZ 85281

Gensler
201 East Washington St
Suite 750
Phoenix, AZ 85004
United States
Tel 602.523.4900
Fax 602.523.4949

Date	Description
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Seal/Signature

NOT FOR CONSTRUCTION

REGISTERED ARCHITECT CERTIFICATE NO. 49764 LUIS G. CRUZ-MARTINEZ ARIZONA, U.S.A. EXPIRES 06.30.2018

Project Name

Newman Center / The Maxwell on College

Project Number

57.6119.000

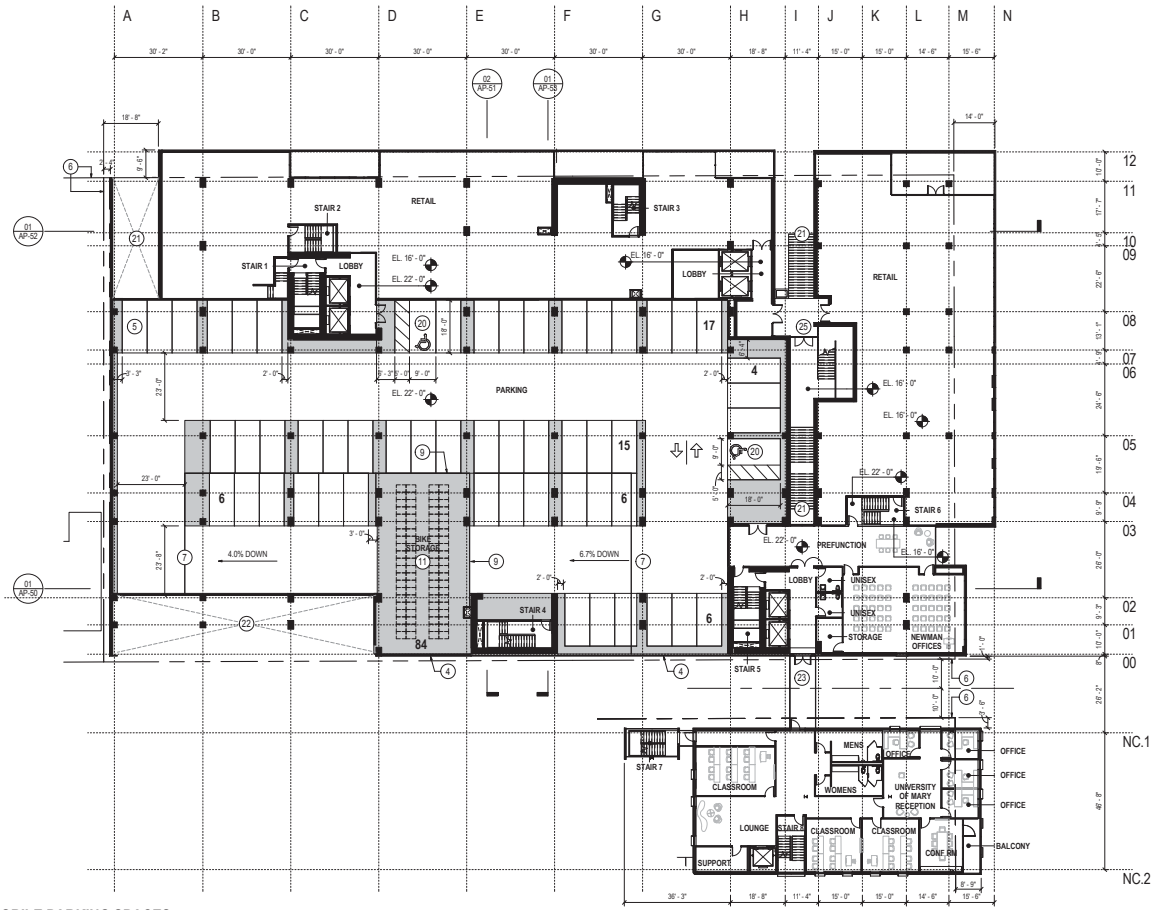
Description

FLOOR PLAN - LEVEL 02

Scale

As indicated

AP-02



53 AUTOMOBILE PARKING SPACES

01 FLOOR PLAN - LEVEL 03
SCALE: 1" = 20'-0"

LEGEND

1. 10' X 10' SIGHT VISIBILTY TRIANGLE
2. PEDESTRIAN PATH TO PUBLIC WAY
3. VEHICULAR DRIVEWAY ENTRY
4. VEHICLE SCREEN WALL
5. VEHICLE TURN-AROUND
6. PROPERTY LINE
7. PARKING RAMP
8. SECTION CUT THROUGH PARKING RAMP
9. EDGE OF PARKING DECK
10. BICYCLE WALL MOUNT
11. BICYCLE PARKING
12. EXISTING BICYCLE PARKING
13. OVERHEAD SECURITY DOOR
14. SOUTH TOWER ENTRANCE
15. NORTH TOWER ENTRANCE
16. PARKING GATE WITH INTERCOM
17. COMMERCIAL LOADING ZONE
18. RESIDENTIAL LOADING ZONE
19. VAN ACCESSIBLE PARKING SPACE
20. ACCESSIBLE PARKING SPACE
21. OPEN TO ABOVE
22. OPEN TO BELOW
23. PEDESTRIAN BRIDGE
24. GUARDRAIL
25. FULL HEIGHT SECURITY GATE
26. ELECTRICAL EQUIPMENT
27. EXIT DISCHARGE
28. ACCESSIBLE PATH
29. LINE OF BUILDING ABOVE
30. PUBLIC SEATING
31. ON-STREET PARKING
32. EXISTING ALLEY
33. POOL
34. POOL DECK
35. PLANTER WITH INTEGRAL SEATING
36. PLANTER
37. PLAZA DECK
38. REFUSE & RECYCLE COLLECTION
39. RECYCLE COLLECTION
40. SLIDING ACCESS GATES
41. OVERHEAD COILING DOOR
42. SOLID WASTE TRUCK CLEARANCE
43. STORM WATER OVERFLOW GRATING
44. STORM WATER VAULT
45. BACKFLOW PREVENTION DEVICE
46. ACCESSIBLE RAMP TO POOL DECK
47. FIRE DEPARTMENT CONNECTION
48. BI-DIRECTIONAL AMPLIFIER LOCATION
49. STEEL PLATE CORNER GUARD
50. 15 CY REFUSE COMPACTOR CONTAINER
51. 95 GALLON TOTER TIPPER
52. 14 CY RECYCLING CONTAINER
53. 2 CY REFUSE TIPPER
54. SIDEWALK

SPOT FLOOR ELEVATION

The Maxwell
Tempe, LLC
712 S College Avenue
Tempe, AZ 85281

Gensler

201 East Washington St
Suite 750
Phoenix, AZ 85004
United States
Tel 602.523.4900
Fax 602.523.4949

Date	Description
02.22.16	Amended Site Plan Submittal
03.14.16	Amended Site Plan Submittal

Seal/Signature

NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
CERTIFICATE HOLDER
40704
LUIS G.
CRUZ-MARTINEZ
ARIZONA, U.S.A.
EXPIRES 06.30.2016

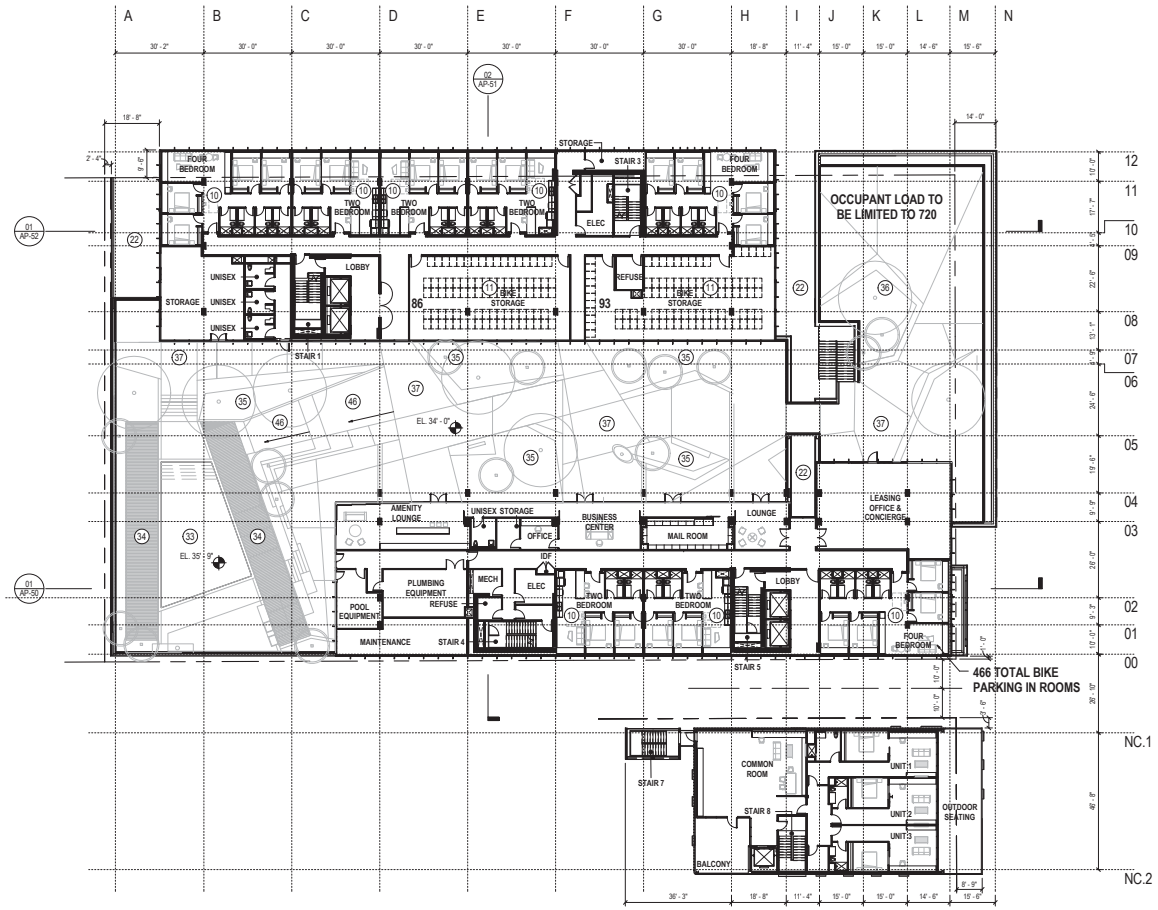
Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

Description
FLOOR PLAN - LEVEL 03

Scale
As indicated

AP-03



01 FLOOR PLAN - LEVEL 04
SCALE: 1" = 20'-0"

LEGEND

1. 10' X 10' SIGHT VISIBILTY TRIANGLE
2. PEDESTRIAN PATH TO PUBLIC WAY
3. VEHICULAR DRIVEWAY ENTRY
4. VEHICLE SCREEN WALL
5. VEHICLE TURN-AROUND
6. PROPERTY LINE
7. PARKING RAMP
8. SECTION CUT THROUGH PARKING RAMP
9. EDGE OF PARKING DECK
10. BICYCLE WALL MOUNT
11. BICYCLE PARKING
12. EXISTING BICYCLE PARKING
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15. NORTH TOWER ENTRANCE
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17. COMMERCIAL LOADING ZONE
18. RESIDENTIAL LOADING ZONE
19. VAN ACCESSIBLE PARKING SPACE
20. ACCESSIBLE PARKING SPACE
21. OPEN TO ABOVE
22. OPEN TO BELOW
23. PEDESTRIAN BRIDGE
24. GUARDRAIL
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26. ELECTRICAL EQUIPMENT
27. EXIT DISCHARGE
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52. 14 CY RECYCLING CONTAINER
53. 2 CY REFUSE TIPPER
54. SIDEWALK

SPOT FLOOR ELEVATION

The Maxwell Tempe, LLC
712 S College Avenue
Tempe, AZ 85281

Gensler

201 East Washington St
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Phoenix, AZ 85004
United States

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Fax 602.523.4949

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40704
LUIS G. CRUZ-MARTINEZ
ARIZONA, U.S.A.
EXPIRES 06.30.2016

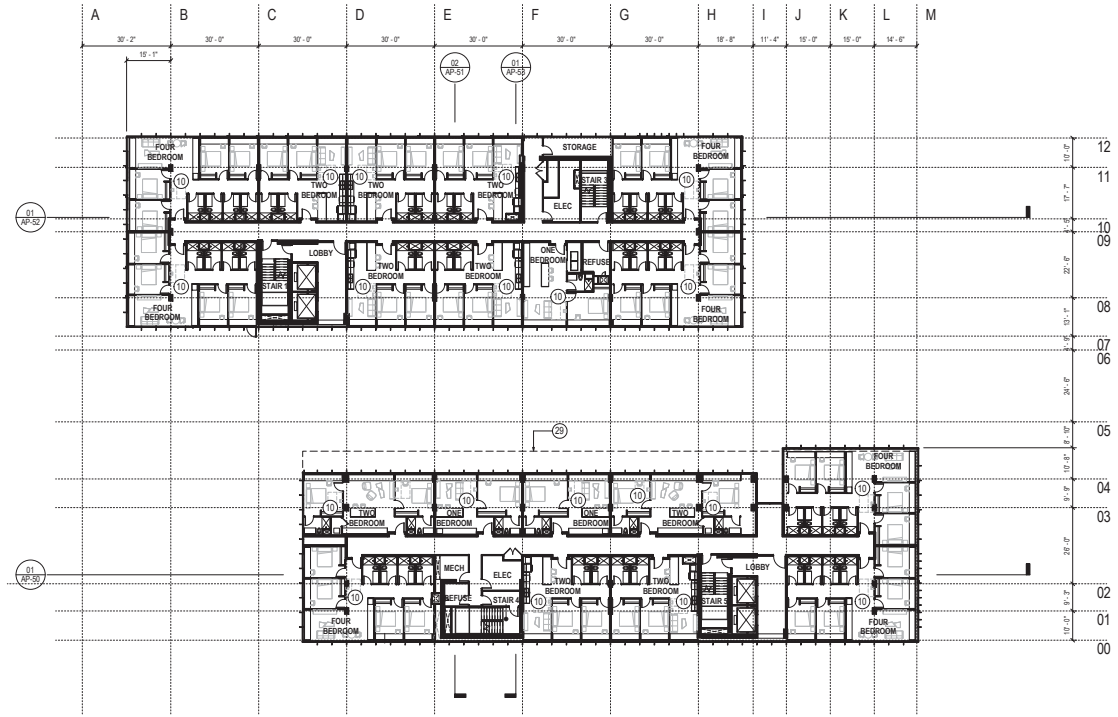
Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

Description
FLOOR PLAN - LEVEL 04

Scale
As indicated

AP-04



01 FLOOR PLAN - LEVEL 05
SCALE: 1" = 20'-0"

LEGEND

1. 10' X 10' SIGHT VISIBILTY TRIANGLE
2. PEDESTRIAN PATH TO PUBLIC WAY
3. VEHICULAR DRIVEWAY ENTRY
4. VEHICLE SCREEN WALL
5. VEHICLE TURN-AROUND
6. PROPERTY LINE
7. PARKING RAMP
8. SECTION CUT THROUGH PARKING RAMP
9. EDGE OF PARKING DECK
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19. VAN ACCESSIBLE PARKING SPACE
20. ACCESSIBLE PARKING SPACE
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34. POOL DECK
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36. PLANTER
37. PLAZA DECK
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53. 2 CY REFUSE TIPPER
54. SIDEWALK

SPOT FLOOR ELEVATION

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Gensler

201 East Washington St
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NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
48704
LUIS G. CRUZ-MARTINEZ
ARIZONA, U.S.A.
EXPIRES 06.30.2016

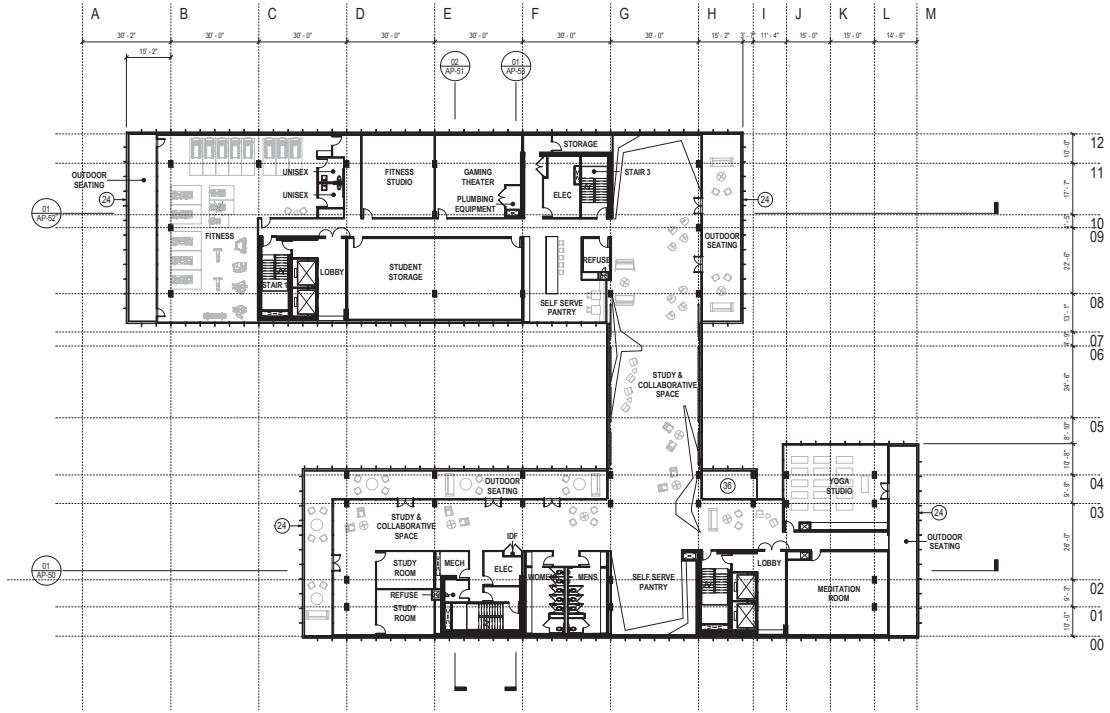
Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

Description
FLOOR PLAN - LEVEL 05-07

Scale
As indicated

AP-05



01 FLOOR PLAN - LEVEL 08 - BRIDGE LEVEL
SCALE: 1" = 20'-0"

LEGEND

1. 10' X 10' SIGHT VISIBILTY TRIANGLE
2. PEDESTRIAN PATH TO PUBLIC WAY
3. VEHICULAR DRIVEWAY ENTRY
4. VEHICLE SCREEN WALL
5. VEHICLE TURN-AROUND
6. PROPERTY LINE
7. PARKING RAMP
8. SECTION CUT THROUGH PARKING RAMP
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54. SIDEWALK

SPOT FLOOR ELEVATION

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Tempe, AZ 85281

Gensler

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Phoenix, AZ 85004
United States

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Fax 602.523.4949

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Seal/Signature

NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
40704
LUIS G. CRUZ-MARTINEZ
ARIZONA, U.S.A.
EXPIRES 06.30.2016

Project Name

Newman Center / The Maxwell on College

Project Number

57.6119.000

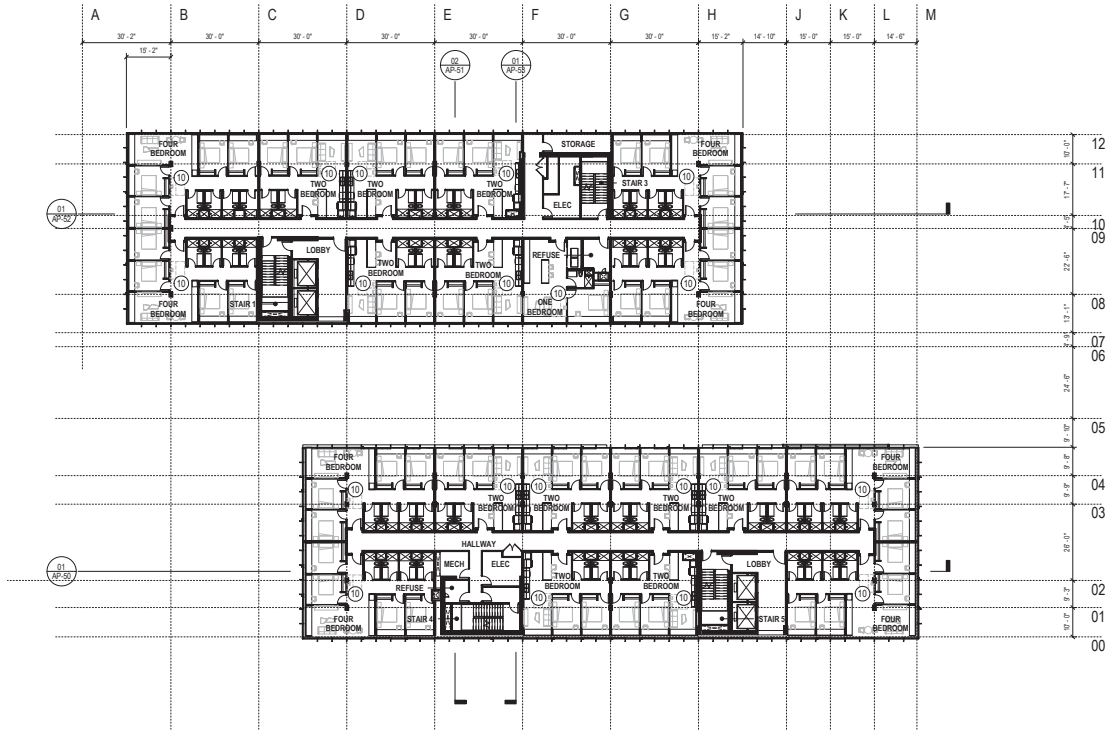
Description

FLOOR PLAN - LEVEL 08 - BRIDGE LEVEL

Scale

As indicated

AP-06



01 FLOOR PLAN-TYP LEVEL 9-18 NORTH TOWER, LEVEL 9-20 SOUTH TOWER
SCALE: 1" = 20'-0"

LEGEND

1. 10' X 10' SIGHT VISIBILTY TRIANGLE
2. PEDESTRIAN PATH TO PUBLIC WAY
3. VEHICULAR DRIVEWAY ENTRY
4. VEHICLE SCREEN WALL
5. VEHICLE TURN-AROUND
6. PROPERTY LINE
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53. 2 CY REFUSE TIPPER
54. SIDEWALK

SPOT FLOOR ELEVATION

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Tempe, AZ 85281

Gensler

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Date	Description
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Seal/Signature

NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
CERTIFICATE HOLDER
48784
LUIS G. CRUZ-MARTINEZ
ARIZONA, U.S.A.
EXPIRES 06.30.2016

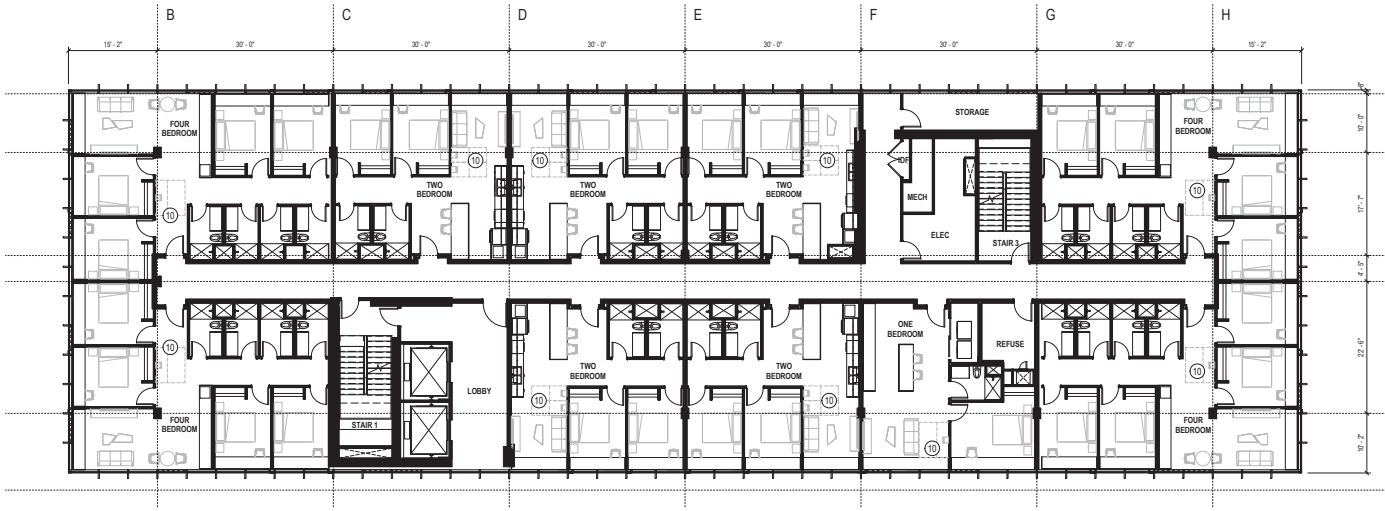
Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

Description
FLOOR PLAN - TYPICAL LEVEL 9-20

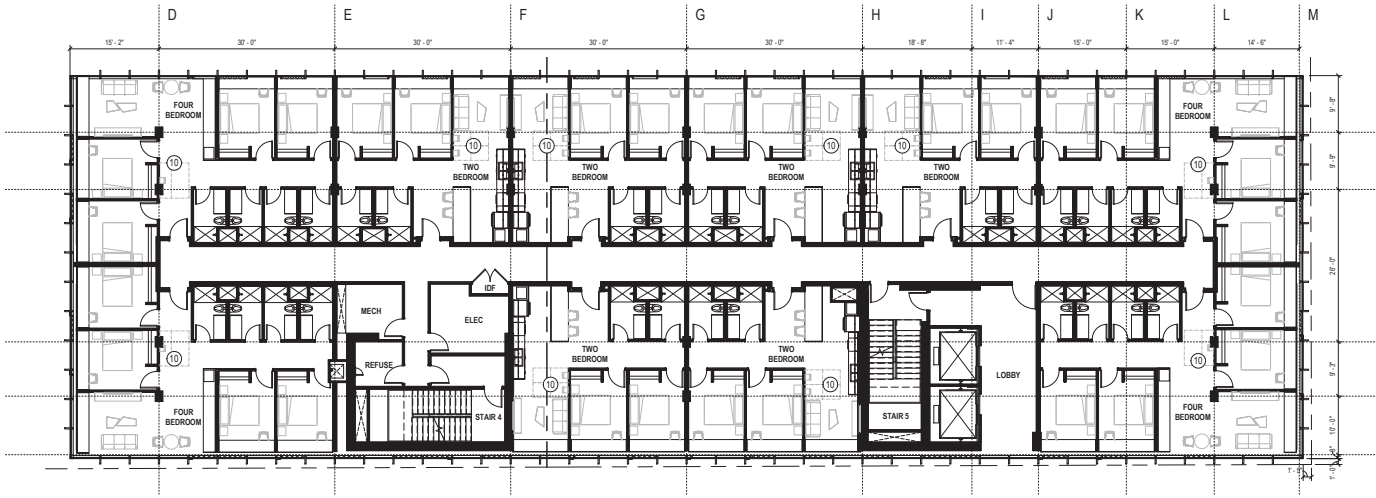
Scale
As indicated

AP-07



01 FLOOR PLAN - NORTH TOWER - TYPICAL ENLARGED FLOOR PLANS

SCALE: 1" = 10'-0"



02 FLOOR PLAN - SOUTH TOWER - TYPICAL ENLARGED FLOOR PLANS

SCALE: 1" = 10'-0"

LEGEND

1. 10' X 10' SIGHT VISIBILTY TRIANGLE
2. PEDESTRIAN PATH TO PUBLIC WAY
3. VEHICULAR DRIVEWAY ENTRY
4. VEHICLE SCREEN WALL
5. VEHICLE TURN-AROUND
6. PROPERTY LINE
7. PARKING RAMP
8. SECTION CUT THROUGH PARKING RAMP
9. EDGE OF PARKING DECK
10. BICYCLE WALL MOUNT
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12. EXISTING BICYCLE PARKING
13. OVERHEAD SECURITY DOOR
14. SOUTH TOWER ENTRANCE
15. NORTH TOWER ENTRANCE
16. PARKING GATE WITH INTERCOM
17. COMMERCIAL LOADING ZONE
18. RESIDENTIAL LOADING ZONE
19. VAN ACCESSIBLE PARKING SPACE
20. ACCESSIBLE PARKING SPACE
21. OPEN TO ABOVE
22. OPEN TO BELOW
23. PEDESTRIAN BRIDGE
24. GUARDRAIL
25. FULL HEIGHT SECURITY GATE
26. ELECTRICAL EQUIPMENT
27. EXIT DISCHARGE
28. ACCESSIBLE PATH
29. LINE OF BUILDING ABOVE
30. PUBLIC SEATING
31. ON-STREET PARKING
32. EXISTING ALLEY
33. POOL
34. POOL DECK
35. PLANTER WITH INTEGRAL SEATING
36. PLANTER
37. PLAZA DECK
38. REFUSE & RECYCLE COLLECTION
39. RECYCLE COLLECTION
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53. 2 CY REFUSE TIPPER
54. SIDEWALK
- SPOT FLOOR ELEVATION

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△	Date	Description
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Seal/ Signature

NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
46784
LUIS G.
CRUZ-MARTINEZ
ARIZONA, U.S.A.
EXPIRES 06.30.2016

Project Name

Newman Center / The Maxwell on College

Project Number

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Description

FLOOR PLAN - ENLARGED FLOOR PLANS

Scale

As indicated

AP-08

View from University Drive and College Avenue - Looking North

View from 7th Street and College Avenue - Looking South

The Maxwell Tempe, LLC
712 S College Avenue
Tempe, AZ 85281

Gensler

201 East Washington St
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ARIZONA, U.S.A.
EXPIRES 06.30.2016

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Newman Center / The Maxwell on College

Project Number

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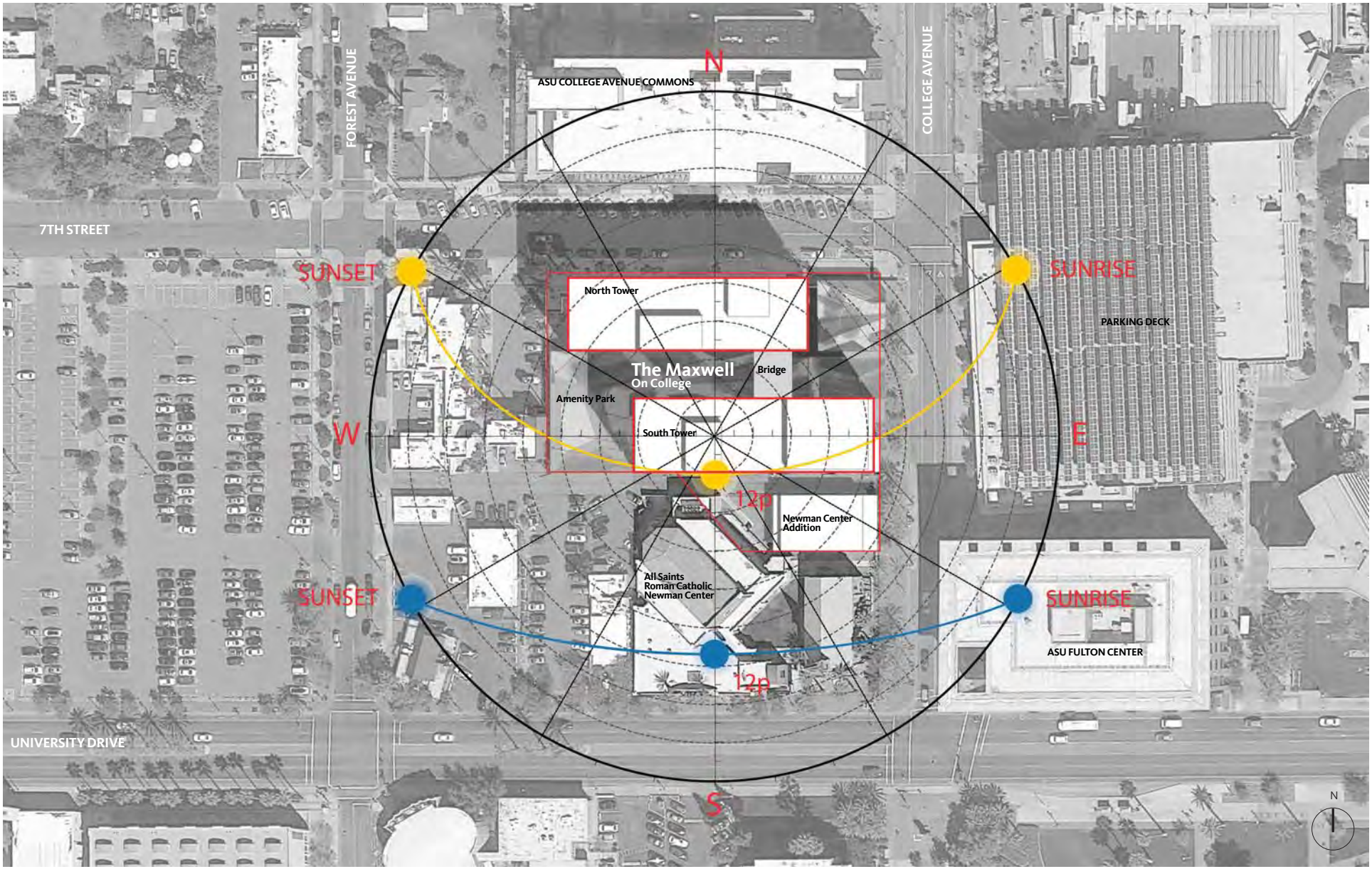
Description

PERSPECTIVE VIEWS

Scale

12" = 1'-0"

AP-44


N
ASU COLLEGE AVENUE COMMONS
FOREST AVENUE
COLLEGE AVENUE
7TH STREET
SUNSET
SUNRISE
North Tower
PARKING DECK
The Maxwell
On College
Bridge
Amenity Park
South Tower
W
E
12p
Newman Center
Addition
All Saints
Roman Catholic
Newman Center
SUNSET
SUNRISE
ASU FULTON CENTER
12p
UNIVERSITY DRIVE
S
N


MARCH 21 / SEPTEMBER 21
9:00 AM

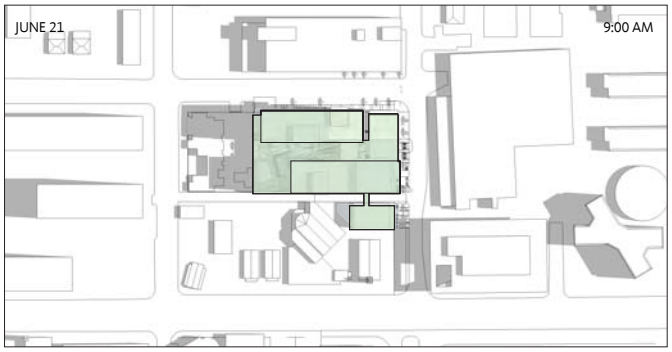

MARCH 21 / SEPTEMBER 21
12:00 PM


MARCH 21 / SEPTEMBER 21
3:00 PM

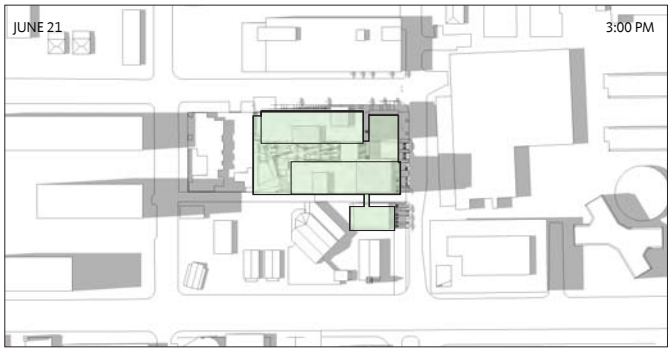

MARCH 21 / SEPTEMBER 21
4:00 PM


5:00 PM

N


JUNE 21
9:00 AM


JUNE 21
12:00 PM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JUNE 21
4:00 PM


JUNE 21
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DECEMBER 22
9:00 AM


DECEMBER 22
12:00 PM


DECEMBER 22
3:00 PM


DECEMBER 22
4:00 PM


DECEMBER 22
5:00 PM

N

NATIVE SHADE TREES

CIP CONCRETE PAVING

WOOD DECKING

SCULPTURAL PLANTING

TERRACED PLANTING

TERRACED SEATING

TERRACED DECKS

SCULPTURAL PLANTING

ANGULAR LANDFORMS

ANGULAR WALL AND INTIMATE SEATING

INTIMATE SEATING

OUTDOOR SCREEN

The Maxwell
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Tempe, Arizona 85281

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201 East Washington St
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Phoenix, AZ 85004
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TRUEFORM
landscape architecture studio
2009 north 7th street
phoenix, az 85006
480.382.4244
www.trueformlas.com

ARIZONA BLUE STAKE, INC.
Dial 811 or
602-263-1100
1-800-STAKE-IT

Date	Description
02.22.16	Amended Site Plan Submittal
03.14.16	Amended Site Plan Submittal

Seal/Signature

STATE OF ARIZONA REGISTERED LANDSCAPE ARCHITECT
3926
ROGER
BROOKS
NOT FOR CONSTRUCTION
expires: 06/30/2018

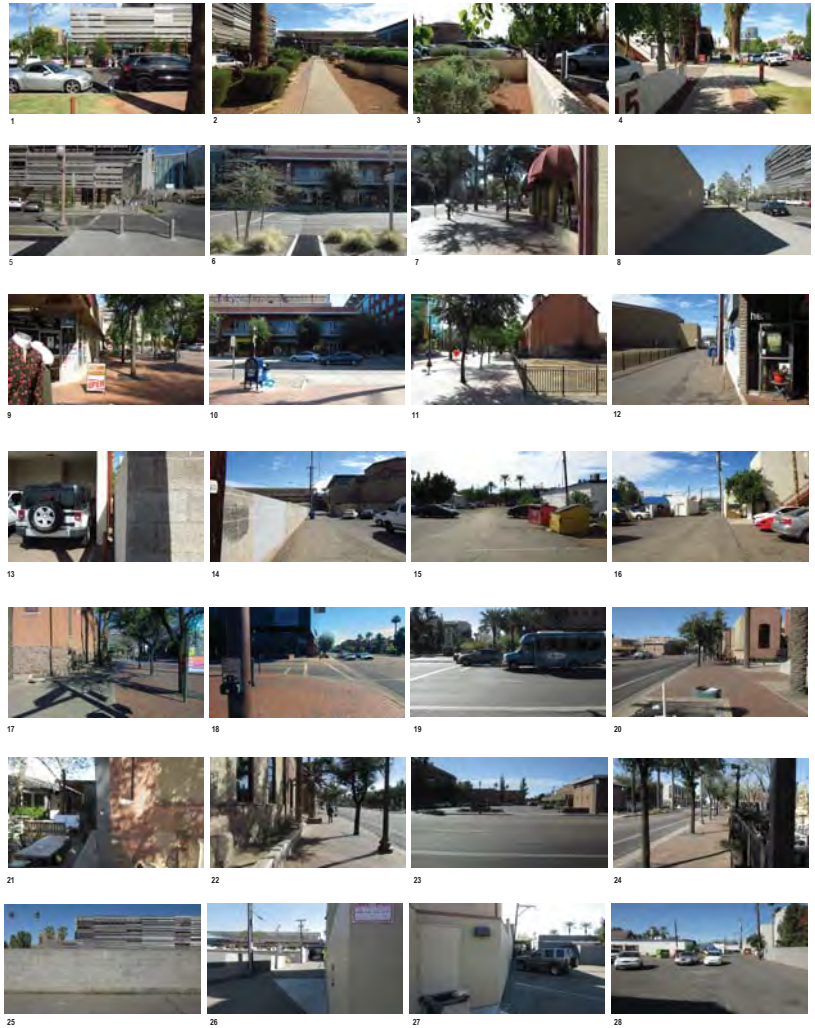
Project Name
Newman Center / The Maxwell on College

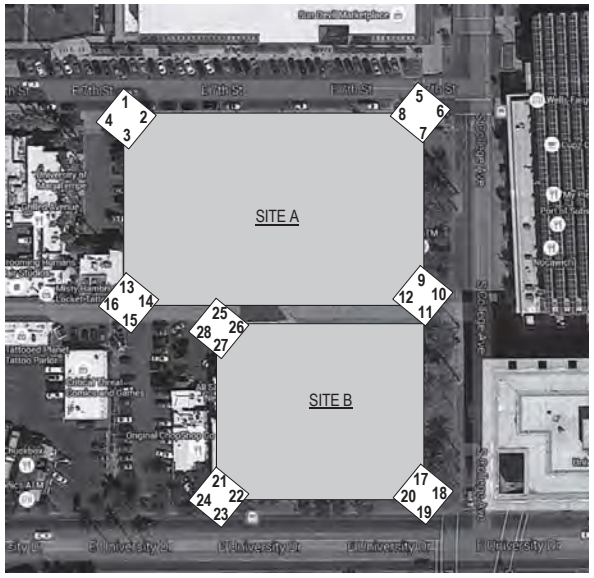
Project Number
57.6119.000

Description
LANDSCAPE CHARACTER
LEVEL 4

Scale
N/A

L1.03





1 SITE PHOTO DIAGRAM
SCALE: NTS

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ARIZONA, U.S.A.
EXPIRES 06.30.2016

Project Name
Newman Center / The Maxwell on College

Project Number
57.6119.000

Description
SITE PHOTOS

Scale
As indicated

AP-60

CivTech

March 14, 2016

John Williams
Gensler
201 East Washington Street, Suite 750
Phoenix, Arizona 85004

RE: Parking Study for Newman Center/The Maxwell on College- Tempe, Arizona

Dear Mr. Williams:

CivTech has completed a parking study for the proposed Newman Center/The Maxwell on College mixed-use development. The project is proposed in the southwest corner of College Avenue and 7th Street in the City of Tempe, Arizona. A detailed parking analysis has been requested by the City of Tempe to fulfill the application for development. This parking study documents CivTech's findings and clarifies any disparity between the number of spaces required and the number of spaces provided. The parking study has been completed in accordance with the City of Tempe standards as presented in their Zoning and Development Code.

PROPOSED DEVELOPMENT

The site currently consists of a parking lot and a retail building, which will be redeveloped into 'Newman Center/The Maxwell on College'. The location of the site is in downtown Tempe and adjacent to the ASU campus. Access to the development will be via 7th Street and an alley to the south.

The proposed development will provide a total of 217 parking spaces. The total parking spaces is comprised of 10 on-street parking spaces for commercial and office, 127 parking spaces in the garage for commercial and guests, and 80 parking spaces reserved for residents. Bicycle spaces/storage will be provided on-site at a ratio of one per bedroom. Surface bike racks will also be provided on-street for the commercial uses. At full build-out, the project will consist of 295 apartment units (798 bedrooms), retail, restaurant, and office space. The land uses are summarized in **Table 1**, and the mixture of apartment types is summarized in **Table 2**.

Table 1: Proposed Land Uses

Land Use	Size
SITE A:	
Residential	294 units (795 bedrooms)
Retail	12,870 SF
Office	14,960 SF
Restaurant	14,520 SF
SITE B:	
Residential	1 unit (3 bedrooms)
Office	9,153 SF
Restaurant	2,703 SF
Classroom	3,249 SF
Existing Office	3,345 SF
Existing Sanctuary/Church	18,306 SF

Table 2: Proposed Residential Units

Apartment Type	Number of Units		Number of Bedrooms	
	Site A	Site B	Site A	Site B
Studio	0	0	0	0
One-Bedroom	23	0	23	0
Two-Bedroom	156	0	312	0
Three-Bedroom	0	1	0	3
Four-Bedroom	115	0	460	0
TOTAL	**294**	**1**	**795**	**3**

SITE'S PROXIMITY TO ALTERNATE MODES OF TRANSPORTATION

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." Tempe's goal of connecting neighborhoods within 20-minutes via multiple modes of transportation has resulted in numerous transit options in close proximity to the proposed site.

LIGHT RAIL

The project site is approximately 1,200 feet from the center of the light rail station platform on Veteran's Way at the Tempe Transportation Center.

BUS ROUTES

The site is located within a ¼ mile of the Tempe Transportation Center on Veteran's Way, which is a major multi-model transportation hub. Dozens of bus routes serve the center including the free Orbit local shuttle.

College Avenue provides bus stops for bus routes 62 and 72 and Tempe Orbits: Mercury, Mars, and Venus. Within the vicinity of the site, University Drive provides bus stops for bus routes 48, 62, 65, 66, ASU FLASH, Tempe Orbits: Earth, Mars, Mercury, Jupiter and Venus.

PEDESTRIAN/BICYCLE

Tempe has a long-standing commitment to encourage bicycling since the inception of the Tempe Bicycle Program. The proposed development will have a high volume of pedestrian and bicycle activity due to its close proximity to ASU. Bicycle spaces/storage will be provided on-site at a ratio of one per bedroom. The proposed sidewalks along the 7th Street and College Avenue frontages tie into the existing pedestrian facilities and are pedestrian friendly with ample landscaping and benches. The development is being designed with pedestrians and bicyclists in mind and will provide sidewalks that preserve the character of downtown Tempe.

College Avenue and University Drive both have dedicated bicycle lanes in both directions of traffic. The proposed site is located just outside of the ASU campus making pedestrian and bicycle activity convenient for accessing the ASU campus. The farthest side of the ASU campus may be reached within 15 minutes by walking, and the majority of campus is reached within 5-10 minutes. The Tempe Transportation Center can be reaching within 5 minutes by walking, and the majority of downtown Tempe on Mill Avenue can be reached within 10 minutes by walking. The area around the ASU campus is designed to be pedestrian friendly.

TEMPE'S TRANSPORTATION OVERLAY DISTRICT (TOD)

The site is within the City of Tempe's Transportation Overlay District (TOD). The project site is approximately 1,200 feet from the center of the light rail station platform on Veteran's Way at the Tempe Transportation Center.

CITY OF TEMPE PARKING REQUIREMENTS

Ordinance no. 02015.60 – City Center (CC) District

The City of Tempe recently approved an ordinance amending the Zoning and Development Code, Part 4, Chapter 6 – Parking, Section 4-603 and adding a new section 4-607 – Downtown Parking Standards. This section provides new off-street parking standards for developments within the City Center District. The site of the proposed Maxwell on College development is within the City Center (CC) district. **Table 3** summarizes the required parking per the ratios in Table 4-607A (CC District Parking Standards).

Table 3: Required Parking Spaces per City of Tempe's City Center (CC) District Parking Standards

Residential				**Required Spaces per ZDC**	
Apartment Type	**Number of Units**	**Number of Bedrooms**	**Required Ratios per City Center District[1]**	**Vehicle**	**Bicycle[2]**
One-Bedroom	23	23	0.50 space per bdrm 0.75 bicycle per unit	11.50	17.25
Two-Bedroom	156	312	0.50 space per bdrm 0.75 bicycle per unit	156.00	117.00
Three-Bedroom	1	3	0.30 space per bdrm 1.0 bicycle per unit	0.90	1.00
Four-Bedroom	115	460	0.30 space per bdrm 1.0 bicycle per unit	138.00	115.00
Guest Parking	295	798	0.1 space per unit 0.2 bicycle per unit	29.50	59.00
			Total Residential Parking	*335.90*	*309.25*
Non-Residential				**Required Spaces per ZDC**	
Use	**Size**		**Required Ratios per City Center District[1]**	**Vehicle**	**Bicycle[2])**
Commercial	54,206 SF		1.0 space per 500 SF[4]	98.41	
Retail	*12,870 SF*		1.0 bicycle/7,500 SF		1.72
Office	*24,113 SF*		1.0 bicycle/8,000 SF[3]		34.45
Restaurant	*17,223 SF*		1.0 bicycle/500 SF		3.01
Classroom	3,249 SF		1.0 space per 350 SF[4] 1.0 bicycle/1,500 SF	9.28	2.17
			Total Non-Residential Parking	*107.69*	*41.34*
			Total Required Parking	**443.59**	**350.59**
Existing Newman Center[5]				**Required Spaces per ZDC**	
Use	**Size**		**Required Ratios per City Center District[1]**	**Vehicle**	**Bicycle[2]**
Existing Sanctuary	18,306 SF		0.0 space per 300 SF[5] 0.0 bicycle/1,500 SF	0	0
Existing Office	3,345 SF		0.0 space per 500 SF[5] 0.0 bicycle/8,000 SF	0	0
			Total Required Parking for Existing Newman Center	**0**	**0**
			GRAND TOTAL	**443.59**	**350.59**

1. The parking and bicycle ratios are from proposed Table 4-607A for the City Center (CC) District.
2. The bicycle parking ratios are based on those required for the 'Bicycle Commute Area.'
3. Bicycle parking - 4 spaces minimum. (The minimum is accounted for in the overall total of the mixed uses.)
4. Per proposed Table 4-607A, the required parking for the total commercial waives the first 5,000 SF and then 1 space per 500 SF thereafter.
5. The existing Newman Center office is being converted to storage, and the Newman Center has an agreement with the ASU Foundation to utilize their garage for parking.

As summarized in **Table 3**, the required parking based on the proposed City Center (CC) requirements is 336 parking spaces for the residential and 108 parking spaces for the non-residential uses. The existing Newman Center office is being converted to storage and the Newman Center has an agreement with the ASU Foundation to utilize their garage for parking.

The proposed development will provide a total of 217 parking spaces. The total parking spaces is comprised of 10 on-street parking spaces for commercial and office, 127 parking spaces in the garage for commercial and guests, and 80 parking spaces reserved for residents. Therefore, 137 parking spaces are provided for guests and commercial uses. The provided parking for the residential use results in a deficit per the City Center (CC) requirements.

The project in total will be providing 859 bicycle parking spaces. Of these bicycle spaces, 61 will be provided on-street for commercial uses and guests.

The resident parking will be limited to 80 rented permits. The garage parking spaces designated for commercial and office uses will be controlled by the use of metering to discourage student residents from utilizing them. Most of the student residents will be restricted to bicycle spaces. Due to the close proximity of the Tempe Transportation center (less than ¼ mile to the north), ASU Campus (less than ¼ mile to the south), and Mill Avenue, student residents will have a reduced need for personal vehicles. The student housing will be marketed with the limited parking.

PARKING MANAGEMENT PLAN

The proposed development will provide a total of 217 parking spaces. The total parking spaces is comprised of 10 on-street parking spaces for commercial uses, 127 parking spaces in the garage for commercial and guests, and 80 parking spaces reserved for residents. The number of parking spaces is summarized in **Table 4**. As required by City Staff, none of the bicycle parking will be provided on the lower level, and the project in total will be providing 859 bicycle parking spaces, more than twice required by code. Of these bicycle spaces, 61 will be provided on-street for commercial uses and guests.

Table 4: Provided Vehicle Parking

	Number
Commercial and guest parking in garage	127
Resident parking in garage	80
Total Garage	*207*
Commercial and guest parking on-street	*10*
TOTAL	**217**

The required parking based on the proposed City Center (CC) requirements is 336 parking spaces for the residential use, and 108 parking spaces for the non-residential uses.

Within the garage, 127 parking spaces will be designated for guest parking, commercial uses and the Newman Center offices and 10 spaces will be provided on-street for a total of 137 parking spaces for commercial and guests. The residents will have 80 reserved parking spaces in the garage separated by a gate. The garage parking spaces designated for commercial uses will be controlled by the use of metering to discourage student residents from utilizing them.

The existing Newman Center has an agreement with the ASU Foundation to utilize their parking garage during the weekend for church activities. Because the student residents will have a reduced need for personal vehicles, limited parking has been provided. Should the land use change in the future such as to a hotel, the lower level of the garage has a height of 15 feet

allowing for automated parking to be installed if needed. Off-site parking would also be procured at that time if necessary.

While the project is trying to discourage vehicular ownership and use in this very urban area of Tempe by the students who will be living here, they do acknowledge the need to provide parking for all of the commercial uses, all of the residential guests, and some of the residential units that are likely to house couples, which may include one member not attending ASU or working in the downtown area. Vehicle parking on-site will be provided on-street and in the on-site garage accessed from 7th Street and the alley. The on-street vehicular parking will include nine (9) parallel stalls on 7th Street and one (1) parallel stall on College Avenue, at the corner with 7th Street. These will continue to be metered by the City's system and will provide fifteen percent (15%) of the parking for the commercial uses north of the alley.

By interviewing other urban student housing projects, the project has learned that parking in these structures is often very expensive long-term car storage. While students are charged monthly for the right to park in the associated structures, they often find more affordable locations to store vehicles they rarely use because of the surrounding urban context. This often leads to expensive under-utilized parking structures. In an attempt to find the appropriate balance for urban student housing, the upper most levels of the parking garage will be gated and reserved with eighty (80) residential spaces. Per the CC District Parking Code, twenty-nine percent (29%) of the code required vehicular parking for residential units (85 of 294 units) will be fully accommodated by these stalls. These will provide the code required vehicular parking for all of the one (1) bedroom units and the code required vehicular parking for forty percent (40%) of two (2) bedroom units. Vehicular stalls are provided for these units as they are the unit types most likely to have a partner living in the unit who may not be an ASU student or work outside of the downtown area. To offset the rest of the code required vehicular parking for these unit types (1 &2 bedroom), the project will be providing more than two and a half (2 ½) times the code required bicycle parking for these units. The only three (3) bedroom unit is the rectory and as a live/work unit is covered by the parking reserved for the Newman Center described below. For the convenience of the rectory residents, the project will also be providing three (3) times the required bicycle parking for this unit. The four (4) bedroom units are the most dorm like and most likely to be all students because of the unit type (shared baths, limited shared common space, etc.) and being leased by the bed. Instead of providing vehicular parking for these units, the project will be providing four (4) times the required bicycle parking.

The ground level, lower level and most of the second level parking will be semi-public paid/metered or reserved parking for the commercial uses, the required residential guest parking, and for the Newman Center and University of Mary's daily use (28 stalls). The number of vehicular parking stalls required for the Newman Center and University of Mary's daily use was determined through extensive interviews with Michele Kilker, Business Manager for the Newman Center. Per their vast experience managing the existing private surface parking lot north of the alley, they are vitally aware of how many spaces are needed for the Newman Center staff and daily visitors. The Newman facilities rarely (if ever) have all of the staff and additional visitors on-site at the same time. For the past six (6) years, Newman has leased out most of the existing parking spaces on an hourly, daily or semester long basis reserving five (5) to eight (8) for staff uses and keeping three (3) to five (5) available for guests/visitors. Estimating the long term growth of the activities at the center, and incorporating the University of Mary into the site (currently in an adjacent property), Newman anticipated that its needs will grow to twenty (20) daily spaces with eight (8) additional spaces for the University of Mary. In total, these twenty-eight (28) spaces will provide all of the required vehicle parking spaces for the commercial uses and eighty-five percent (85%) of the classroom uses south of the alley except the existing office space that will be converted into storage space (in the basement of

Historic Old Saint Mary's) and the restaurant space that is separately accommodated in the garage. This vehicular parking will also provide a space for the rectory and its priests as employees and/or a three (3) bedroom residence. Because of the small size of the classrooms being added (conference room sized), and the large percentage of access space in each (walkways, door swings, etc.) they can be vehicular parked more efficiently than the larger more typical classrooms the code was written to accommodate. Approximately eighteen (18) of the stalls will be reserved for Newman Center/University of Mary Staff and ten (10) for their guests/visitors. These will not likely be gated, but may be metered or otherwise limited. On weekends, the Newman Center has made arrangements to park in adjacent facilities and the stalls in the parking garage will be used as handicapped and special access stalls for groups using the church facilities. There will be no vehicular parking south of the alley. All of the code required bicycle parking required for the uses south of the alley will be accommodated on-street in the space between the back of curb and the face of building.

The rest of the vehicular parking on the ground level, lower level and second level will provide 100% of the code required vehicular parking for the residential guests and all of the parking required by code for the commercial uses. It is anticipated that the College Avenue frontage on the first and second levels will be retail and restaurant uses with office on the small third level. On the 7th Street façade, the ground floor is anticipated to be retail with some restaurant uses and office uses above. The percentage of each of these commercial uses may be adjusted based on market acceptance of these uses at this location. The percentage of semi-public parking spaces that are for guests and visitors or for employees will also adjust based on the type of use with retail or restaurant being heavy on guests/visitors and office being heavy on reserved for employees. While the commercial uses in the vehicular parking code are allowed to freely adjust, they have separate bicycle parking requirements that must and will also be met in the on-street parking in the area between back of curb and face of building. Because of the dramatically enhanced bike parking being provided for the residents (1 space/bed), additional guest bike parking will not be provided for the residential uses. At least thirty-seven (37) on-street bicycle parking spaces will be provided between the back of curb and face of building to accommodate all of the commercial uses north of the alley.

Because of the close proximity to the ASU campus and the issues it creates with parking in the area, all spaces in the garage will be reserved or metered, limited to support the uses on Site, and therefore not truly public, but called out here as "semi-public" for the commercial and classroom spaces. The vehicular parking stalls permanently reserved for residences are not part of the semi-public spaces. Building management will tow the vehicles of users who have parked in the garage, but are not associate with one of the uses on Property. Upper levels of the parking Garage are gated and reserved parking for residents and potentially the employees of the leased office or commercial space. The gates for the upper levels are within the garage and provide amble stacking length within the garage itself. An empty (striped out) vehicular parking stall will be provided outside the location of the gate so that vehicles that are not allowed to enter can turn around.

In total, the project will provide 217 of the code required 444 vehicular parking stalls for the new uses. As required by City Staff, none of the bicycle parking will be provided on the lower level, and the project in total will be providing 859 bicycle parking spaces, more than twice the required code. Of these bicycle spaces, 61 will be provided on-street for commercial uses and guests.

As previously described, the provided parking for the residential use is less than that required by code per the above explanation. The proposed reduced ratios for the residential use are summarized in **Table 5**.

Table 5: Proposed Residential Ratios

Unit	Number of Bedrooms	Parking Provided	Ratio
One-Bedroom	23	11.56	0.5/Bed
Two-Bedroom (partial students)	312	68.64	0.22/Bed
Three-Bedroom (live/work rectory)	3	0	0.0/Bed
Four-Bedroom (students)	460	0	0.0/Bed
TOTAL	**798**	**80**	

CONCLUSIONS

- At full build-out, the project will consist of 295 apartment units (798 bedrooms), retail, restaurant, and office space.

- The proposed development will provide a total of 217 parking spaces. The total parking spaces is comprised of 10 on-street parking spaces for commercial and guests, 127 parking spaces in the garage for commercial and guests, and 80 parking spaces reserved for residents separated by a gate. The garage parking spaces designated for commercial uses will be controlled by the use of metering to discourage student residents from utilizing them.

- The project will be providing 859 bicycle parking spaces, more than twice required by code. Of these bicycle spaces, 61 will be provided on-street for commercial uses and guests.

- Pet the City of Tempe City Center (CC) District requirements, 336 parking spaces are required for the residential use, and 108 parking spaces are required for the non-residential uses. The existing Newman Center office is being converted to storage, and the Newman Center has an agreement with the ASU Foundation to utilize their garage for parking.

- Because the student residents will have a reduced need for personal vehicles, limited parking has been provided for the residential use. Should the land use change in the future such as to a hotel, the lower level of the garage has a height of 15 feet allowing for automated parking to be installed if needed. Off-site parking would also be procured at the time if needed.

- The provided parking for the residential use is less than that required by code. The proposed reduced ratios for the residential use is 0.5 spaces per bedroom for one-bedroom units, 0.22 spaces per bedroom for two-bedroom units, 0.0 spaces per bedroom for the three-bedroom live-work unit, and 0.0 spaces per bedroom for the four-bedroom units.

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

Sincerely,

CivTech

Kelly S. Fletcher, P.E.
Project Engineer

ASU
ARIZONA STATE UNIVERSITY

October 3, 2005

Father Nathan Castle
All Saints Catholic Newman Center
230 E. University Avenue
Tempe, AZ 85281

Dear Father Nathan:

In response to your recent request, I would like to summarize the current agreement between Arizona State University and the All Saints Catholic Newman Center in Tempe regarding parking in the ASU Foundation Building parking structure:

- Newman Center patrons who do not have current ASU Foundation Building parking decals are required to pay for parking during the regular work week (Monday through Friday).
- On non-event weekends, the structure's gate arms are raised and parking is currently free. The Newman Center may utilize free parking for their early morning services, as they have done in the past.
- On ASU football (or other Sun Devil Stadium event) days, Newman Center patrons will not be charged provided they are out of the structure before event parking begins.
- If Newman Center patrons require parking during an ASU football game or other special event, coordination through the ASU Parking and Transit Services Events Office (480-965-6209) is required, and charges may apply.

We value our long-standing relationship with the Newman Center. Please feel free to contact me if you have any questions regarding this policy.

Sincerely,

Linda I. Riegel
Director

cc: Ira A. Jackson, President and CEO, ASU Foundation

MAIN CAMPUS
PARKING AND TRANSIT SERVICES
PO BOX 875205, TEMPE, AZ 85287-5205
(480) 965-6406 FAX: (480) 965-0712
E-MAIL: PARKSVCS@asu.edu

CATHOLIC NEWMAN CENTER
SERVING ARIZONA STATE UNIVERSITY

13 March 2016

RE: Parking demand at the All Saints Roman Catholic Newman Center, Tempe Arizona

To whom it may concern,

In our efforts to incorporate a student housing component and additional office and classroom space into our ASU Newman Center Grounds, we have diligently examined our vehicular parking needs. We intend to move existing offices into the new facilities when completed, converting the existing space into a kitchen to service our social hall and storage space in the basement of the Historic Old Saint Mary's Church.

Newman staff work flexible hours and come and go at various time throughout the day and evening. Many are ASU students interning part-time at the Newman Center. Other staff members who provide counseling or marriage preparation only come in the evenings. Most of the staff work Monday through Thursday, and the Newman offices are closed on Fridays. The University of Mary currently has a staff of three (3) and teach classes each weekday for ASU students and in the evening for many living in the metro area. The only major event that goes on, on-site daily is the evening Mass, which is currently scheduled at 6:00 PM and lasts for approximately forty-five minutes. Many of the students and individuals attending work in the immediate surrounding area and can easily walk to mass.

The big events at the Newman Center occur on the weekends. Weddings are often scheduled in the Historic Church on Saturdays when ASU is not hosting a football game. On Sunday, the Newman Center currently holds five (5) masses which currently hold up to 400 parishioners, but with the new construction should be able to hold up to 600 parishioners as originally intended and designed.

CATHOLIC NEWMAN CENTER
SERVING ARIZONA STATE UNIVERSITY

Per our vast experience managing the existing private surface parking lot north of the alley for the last six (6) years, we know how many spaces are needed for the Newman Center staff and daily visitors. We rarely (if ever) have all of the staff and additional visitors on-site at the same time. As such, we typically lease out most of the existing parking spaces on an hourly or daily rate reserving five (5) to eight (8) for staff use and keeping three (3) to five (5) available for guests/visitors. We have spent time with all of our key staff members estimating the long term growth of the activities at the center. We have also had discussions about incorporating the University of Mary into the grounds as they are currently housed in an adjacent property. As a result of these efforts, we were able to inform the architect of our needs for office space, conference rooms, and small (conference room sized) classrooms in our new building south of the alley as well as the vehicular parking we will need in the project's garage. We anticipate that our needs will grow to twenty (20) daily spaces with eight (8) additional spaces for the University of Mary.

Approximately eighteen (18) of the stalls will be reserved for Newman Center/University of Mary Staff and ten (10) for their guests/visitors. This ratio would adjust throughout the day, with more visitors in the evening than staff. These do not have to be gated, but should be metered or otherwise limited. On weekends, we have made arrangements to park in the adjacent ASU Foundation Building as part of a long term agreement when they wanted to remove the generations old parking lot there and add the existing building and parking structure to their site. We would also like to use the Newman Center stalls in the parking garage on weekends when the staff (except the priests) are not on site as handicapped and special access stalls for groups using the church facilities.

Sincerely,

Michele Kilker

Michele Kilker, Director of Administration
All Saints Roman Catholic Newman Center Tempe

MAXWELL ON COLLEGE
TRAFFIC IMPACT ANALYSIS

Southwest Corner of College Avenue and 7th Street
Tempe, AZ

Prepared for:

Gensler
201 East Washington Street, Suite 750
Phoenix, Arizona 85004

For Submittal to:
City of Tempe

Prepared By:

CivTech

CivTech, Inc.
10605 North Hayden Road
Suite 140
Scottsdale, Arizona 85260
(480) 659-4250

Expires 12-31-2015

December 2015
CivTech Project No. 15-1470

EXECUTIVE SUMMARY

This report documents a traffic impact study prepared for the proposed 'The Maxwell on College' apartment development to be located in the southwest corner of College Avenue and 7th Street in the City of Tempe, Arizona. The project is proposed with 271 dwelling units consisting of 615 total bedrooms. The project will also have 6,000 square feet of retail space. A proposed garage entrance is proposed on 7th Street and the adjacent alley. CivTech Inc. has been retained to complete a traffic impact study for the proposed development during the planning process.

The purpose of this study is to address traffic and transportation impacts of the proposed development on the surrounding streets and intersections. This was prepared to standard criteria set forth by the City of Tempe in their *Guide for the preparation of Transportation Impact Studies, updated 05/2014*. The specific objectives of the study are:

1. Evaluate lane requirements on all existing roadways and at all existing intersections within the study area.
2. Determine future level of service for all proposed major intersections within the study area and recommend any capacity related improvements.
3. Determine necessary lane configurations at all major intersections within the proposed development to provide acceptable future levels of service.
4. Evaluate the need for future traffic control changes within the proposed study area.
5. Evaluate the need for auxiliary lanes at stop and signal controlled intersections.

This study evaluates the existing year (2015) and opening year (2017). For purposes of this study, it was assumed that full build-out of the proposed development will occur in 2017.

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

- The project is proposed with 271 dwelling units consisting of 615 total bedrooms per the proposed site plan. The project will also have 6,000 square feet of retail space. The projected build-out year assumed for this analysis is 2017.

- The proposed development is anticipated to generate 1,140 external daily trips with 57 trips occurring during the AM peak hour and 97 trips occurring during the PM peak hour. Due to the proximity of the site to ASU's main campus, it is expected that many of the residents will be college students. Therefore, trip generation for the proposed apartments was estimated utilizing similar student housing rates that have been applied within studies for other apartment developments in Tempe. These rates are derived from a *Private Student Housing Apartments Memo*. Generated trips for the retail use were estimated for the proposed development utilizing the data given in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9th Edition*.

- *Access A*: Access A on 7th Street is a full movement driveway that will provide access to the proposed garage and service access. The driveway entrance will be designed per Tempe's detail T-320.

- *Access B*: Access B on the adjacent alley is a full movement driveway that will provide access to the proposed garage. The driveway entrance will be designed per Tempe's detail T-320.

- *Bicycles and Pedestrians*: The proposed development will have a high volume of pedestrian and bicycle activity due to its close proximity to ASU. Bike racks are provided in the northeast corner of the development. The site plan also includes bike storage within the parking garage. There are existing bike lanes on College Avenue. The proposed sidewalks along the 7th Street and College Avenue frontages tie into the existing pedestrian facilities and are pedestrian friendly with ample landscaping and benches. Because the development is being designed with pedestrians and bicyclists in mind and will provide sidewalks that preserve the character of downtown Tempe, pedestrian and bicyclists will not be adversely affected.

- Right-turn deceleration lanes are not warranted at the proposed driveways.

- In horizon year 2017, all study intersections are expected to have an overall acceptable level of service (LOS D) or better.

- The model for this traffic impact study resulted in zero vehicles from 'The Maxwell on College' development making the southbound right-turn movement from College Avenue onto University Avenue. Per the model, only 5 vehicles from 'The Maxwell on College' development are anticipated to make a southbound left-turn at the College Avenue/University Drive intersection. Because the access points are on 7th Street and the Alley and not on College Avenue, most vehicles heading west would avoid College Avenue. The 'The Maxwell on College' student housing project would have minimal impact to the southbound approach at the College Avenue/University Drive intersection. Constructing a southbound right-turn lane at the College Avenue/University Drive intersection would require the removal of decorative pavement, landscaping, and would change the existing crosswalk that provides direct access to ASU. The crosswalk would need to be moved west with the construction of a right-turn lane.

PUBLIC INVOLVEMENT FINAL REPORT

The Maxwell on College – All Saints Catholic Newman Center – University of Mary

Project Address:
712 South College Avenue
Tempe, Arizona 85281

Cross Streets:
College Avenue and University Drive

Project Location: Northwest corner of University Drive and College Avenue
Parcels: 132-27-356
132-27-107A
132-27-110
132-27-111
132-27-112
132-27-113

Case Number: PL150419

16 November 2015

NOTIFICATION AND POSTING DATES

Signs were installed (posted) in locations as directed by the Project Planner, Karen Stovall beginning on 24 November 2015 with the text approved in the PIP (see Exhibit E-Affidavit of Sign Posting). On the same day, letters were sent to all property owners of record within 600' via U.S. Mail as well as to the chairperson registered neighborhood association (NA) and homeowners association (HOA) within 1320' of the property. See a copy of the letter sent in Exhibit C. – Copy of Notification Letter. In addition, as directed by City Staff, the same notification letter was sent to ASU via Angela Creedon.

MAP OF NOTIFICATION AREA

All property owners of record within 600' (see Exhibit A – Parcels within 600' (map) and Exhibit B – Parcels within 600' (list)) of the project were informed by letter via U.S. Mail of the neighborhood meeting that was hosted in the Newman Center's Social Hall on the evening of December 9th, 2015. One letter wea sent to each different property owner or mailing address provided by Maricopa County's parcel map. Three letters were returned as un-deliverable.

LIST OR REGISTERED NEIGHBORHOOD AND HOMOWNERS' ASSOCIATIONS NOTIFIED

Letters were sent to the chairperson registered neighborhood association (NA) and homeowners association (HOA) within 1320' of the property (see Exhibit D – NAs and HOAs within 1320').

DATES AND LOCATIONS OF MEETINGS WHERE CITIENS WERE INVITED TO DISCUSS THE PROPOSAL

Neighborhood Meeting (required)	December 9th, 2015	Newman Center's Social Hall – 230 E University Dr
Parish Meeting	November 22nd, 2015	Newman Center's Sanctuary – 230 E University Dr
Private Meeting for neighboring Tenant	November 25th 2015	Newman Center's Social Hall – 230 E University Dr
Private Meeting for Neighbor	December 2nd 2015	Newman Center's Social Hall – 230 E University Dr
Private Meeting for Neighbor	December 7th 2015	Newman Center's Social Hall – 230 E University Dr
Private Meeting for Neighbor	December 9th 2015	Newman Center's Social Hall – 230 E University Dr
Private Meeting for Neighbor	December 14th 2015	Neighbor's Place of Business – College Avenue

INDIVIDUALS NOTICED AND PARTICIPATED

Because of the high visibility and traffic along College Ave and University Drive where signs were posted advertising the neighborhood meeting, it is unclear how many individuals were noticed, but clearly the number is in the thousands of individuals. Five (5) people not directly involved with the project attended the Neighborhood Meeting who all found out about the meeting via the posted signs. Private meetings were scheduled with stakeholders (neighbors and tenants) including eight (8) additional individuals. Finally, a meeting was held primarily for parishioners which was attended by approximately fifty (50) individuals. We continue to reach out to neighbors and stakeholders, but will not be including those in this final report as it is due five (5) days after the required neighborhood meeting.

NEIGHBORHOOD MEETING FORMAT

As requested by City Staff, the format of the neighborhood meeting was in the "Preferred Format" with a group presentation followed by citizen questions and responses. At the Newman Center, the Social Hall has an entrance from the central courtyard lawn, inside this entrance a table was be set up with sign in sheets. Chairs were provided for attendees to sit in. The meeting included an introduction and a presentation of the project

with images provided by image boards and via electronic presentation. Members of the project team stayed after the presentation to answer any individual questions that were posed by attendees.

STAKEHOLDER ISSUES OR CONCERNS

Below is a list stakeholder issues or concerns expressed by the participants.

STAKEHOLDER ISSUE OR CONCERN	ADDRESSED?
What does ASU think?	ASU has been contacted, meetings have occurred and a formal opinion of the project has not been provided to date.
Will shopping remain along College Avenue?	The College Avenue frontage will be lined with ground level retail.
Height and Massing along College Avenue	The height is substantially less than the existing entitlement. Reducing the height further is not cost effective in a steel, glass and concrete structure and Council has directed that wood framed structures for multi-family housing are in appropriate in this character area. The massing along College Avenue has been minimized by arranging the tower portions of the project in an east-west orientation.
How can we integrate the student housing into ASU's student housing programs?	We will continue to work with ASU on this topic.

SUBMISSION

This Public Involvement Final Report is hereby provided to Karen Stovall as required.

PUBLIC INVOLVEMENT FINAL REPORT

Newman Center/The Maxwell on College

Project Address:
712 South College Avenue
Tempe, Arizona 85281

Cross Streets:
College Avenue and University Drive

Project Location: Northwest corner of University Drive and College Avenue
Parcels: 132-27-356
132-27-107A
132-27-110
132-27-111
132-27-112
132-27-113
132-27-108A

Case Number: PL150419

14 March 2016

NOTIFICATION AND POSTING DATES

Signs were installed (posted) in locations as directed by the Project Planner, Karen Stovall beginning on 15 February 2016 with the text approved in the PIP (see Exhibit E-Affidavit of Sign Posting). On the same day, letters were sent to all property owners of record within 600' via U.S. Mail as well as to the chairperson registered neighborhood association (NA) and homeowners association (HOA) within 1320' of the property. See a copy of the letter sent in Exhibit C. – Copy of Notification Letter. In addition, as directed by City Staff, the same notification letter was sent to ASU via Angela Creedon.

MAP OF NOTIFICATION AREA

All property owners of record within 600' (see Exhibit A – Parcels within 600' (map) and Exhibit B – Parcels within 600' (list)) of the project were be informed by letter via U.S. Mail of the neighborhood meeting to be hosted in the Newman Center's Social Hall on the evening of March 2nd 2016. One letter was sent to each different property owner or mailing address provided by Maricopa County's parcel map. One letter was returned as un-deliverable.

LIST OF REGISTERED NEIGHBORHOOD AND HOMEOWNERS" ASSOCIATIONS NOTIFIED

Letters were also be sent to the chairperson of registered neighborhood association (NA) and homeowners association (HOA) within 1320' of the property (see Exhibit D – NAs and HOAs within 1320').

DATES AND LOCATIONS OF MEETINGS WHERE CITIZENS WERE INVITED TO DISCUSS PROPOSAL

Private Meeting for Neighbor	March 1st, 2016	Newman Center's Social Hall (West) – 230 E University Dr
Neighborhood Meeting (Required)	March 2nd, 2016 5:30p	Newman Center's Social Hall (West) – 230 E University Dr
Parish Meeting	March 2nd 2016 6:45p)	Newman Center's Social Hall (West) – 230 E University Dr

INDIVIDUALS NOTICED AND PARTICIPATED

Because of the high visibility and traffic along College Ave and University Drive where signs were posted advertising the neighborhood meeting, it is unclear how many individuals were noticed, but clearly the number is in the thousands of individuals. Four (4) people not directly involved with the project, but members of the church, attended the Neighborhood Meeting who all found out about the meeting via announcements at weekend masses. A private meeting was scheduled with a stakeholders (neighbor) including two (2) additional individuals. Finally, a meeting was held primarily for parishioners at which there was no attendance. We continue to reach out to neighbors and stakeholders.

NEIGHBORHOOD MEETING FORMAT

As requested by City Staff, the format of the neighborhood meeting was the "Preferred Format" with a group presentation followed by citizen questions and responses. At the Newman Center, signs pointed the way to the meeting in the Social Hall inside a table was be set up with sign in sheets. Chairs were be provided for attendees to sit in. The meeting included an introduction and a presentation of the project with images projected on the large wall. Members of the project team stayed after the presentation to answer any individual questions that may be posed by attendees.

STAKEHOLDERS ISSUES OR CONCERNS

Below is a list of Stakeholders issues or concerns expressed by participants.

STAKEHOLDER ISSUE OR CONCERN	ADDRESSED?
When will rooms be available?	Fall 2018, may be a soft opening of one of the towers the semester before
What sustainable elements are being incorporated?	Likely LEED Silver level, but may pursue other certification for sustainability.
Have you thought about affordability of the units?	The units will start out at the top of the market because of Tempe's requirements in architecture and other elements for such buildings. This will ensure the building will last for a century as the rental prices normalize.
Is there room to include a Montessori school? The students could volunteer there and we need to have young children in the mix.	Newman Center's mission is to ASU. While we do serve some alumni and teachers with young children, it is not our primary goal, and as such we have partnered with Our Lady of Mount Carmel to provide educational services to our young children.
Have you considered adding art to the alley?	Yes, we are currently working with an ASU artist and Tempe's Economic Development Office to pursue such options.
You should add gardens and make the students work them.	We are looking at the possibility of incorporating Agriscaping into the Sky Park, and can offer the opportunity for students to participate.
The buildings are too tall.	ASU's master plan and the City's Design Guidelines for downtown both express that this is an area that is appropriate for this type of height. Student housing on this type of urban, privately held land requires enough units to attract a quality national operator as well as an economically viable project.
Do not believe this is the appropriate location for students.	ASU is currently building student housing for 1600 freshmen engineering students on the other side of the Foundation Building parking structure at a bed/acre ratio at or above ours, and at eight stories
Do not think there is enough parking provided.	We are accommodating all of the commercial and guest code required parking and are parking 29% of the residential units as is required by the CC parking code. We are providing more than twice the required bicycle parking.
What are the next steps through the process	Tentative hearing dates provided. Walked through the approval process.

SUBMISSION

This Public Involvement Final Report is hereby provided to Karen Stovall as required.

ACTION SUMMARY

Tempe

On January 21st, 2016, the Tempe Historic Preservation Commission considered a certificate of appropriateness request for **THE MAXWELL (HP121015A / PL150419)**, a proposed mixed-use development containing 231 dwelling units, restaurant, retail, office, classroom, and church uses. The proposal includes redevelopment of portions of the Tempe Historic Property Register-listed St. Mary's Church / Our Lady of Mt. Carmel Catholic Church parcel, but does not entail alteration of the 1903 church building. Staff recommended conditional approval of the request certificate of appropriateness.

Trevor Barger of Espiritu Loci presented on behalf of the applicant. Following Barger's presentation, staff expressed conditional support for the request. Audience and Commission questions and discussions followed, with some concern voiced regarding the proposed College Avenue encroachment building space limiting views of Tempe (Hayden) Butte when looking north from University and the historic church steeple when looking south down College Avenue. Staff advised the Commission that their jurisdiction was limited to the designated parcel. As the College Avenue encroachment is proposed for what is currently a separate parcel, Historic Preservation Commission action could not address that aspect of the development proposal. After further discussion and consideration, the Historic Preservation Commission voted in favor of the following motion relating to agenda item three (Request for a certificate of appropriateness approving proposed redevelopment of portions of the **St. Mary's Church / Our Lady of Mt. Carmel Catholic Church** parcel for THE MAXWELL, located at 712 South College Avenue. The applicant is Tony Wall of Maxwell Tempe, LLC.):

MOTION [PROPER]: Move to approve applicant's certificate of appropriateness request, contingent upon completion of HPO-recommended condition regarding protection plan. SECOND [SOLLIDAY]; APPROVED, 7-0.

The condition of approval, as recommended in the staff report and approved by a unanimous vote of the Historic Preservation Commission, is as follows:

1. A protection plan detailing the means by which structural damage to the 1903 church building resulting from construction activities will be prevented is to be submitted to the Tempe Historic Preservation Officer. Said plan must be approved by the Tempe Historic Preservation Officer before construction activities commence.

John Larsen Southard, Tempe Historic Preservation Officer

January 25th, 2016