

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 04/12/2016
Agenda Item: 8**

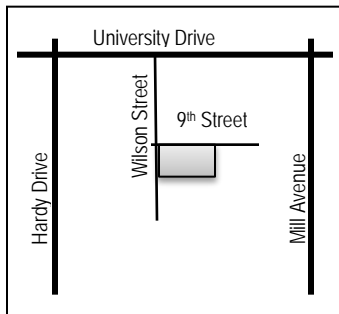
ACTION: Request for a Planned Area Development and Development Plan Review for six single-family homes on an R-3 zoned lot, for **9TH AND WILSON (PL150336)**, located at 431 W 9th Street. The applicant is Jerry Palmer of Palmer Architects.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: **9th AND WILSON (PL150336)** is a proposed new single-family residential development consisting of two buildings each comprised of three attached homes on individual lots. The six residences would replace one existing house located on two lots, totaling approximately .34 acres, on the south east corner of 9th and Wilson streets. The request includes the following:

1. **Planned Area Development Overlay for modification to the R-3 Zoning District setback standards of 13' front yard, 5' side yard, 15' rear yard, 10' street side yard setbacks and 3' street side parking setback.**
2. **Development Plan Review including site plan, building elevations, and landscape plan**



Existing Property Owner	Joe Risi, Risi Development Corp.
Applicant	Jerry Palmer, Palmer Architects
Zoning District	R-3 Multi-Family District
Gross / Net site area	.34 acres
Density / Number of Units	20 du/ac / 6 units
Unit Types	3-Bedroom Attached Single-Family Residences
Total Building Area	6,750 s.f.
Lot Coverage	45 % (50% maximum allowed)
Building Height	27 ft (30 ft maximum allowed)
Building Setbacks	13' west front yard, 5' south side yard, 15' east rear yard, 10' north street side (20' front, 10' side, 10' 15' rear, 10' street side yard minimum in R-3)
Parking Setback	3' street side yard parking setback (on 9 th Street)
Landscape area	27% (25% minimum required)
Vehicle Parking	16 spaces (12 garage, 4 guest on site) (8 min. required for single family)
Bicycle Parking	8 guest spaces (none required for single family, garage storage available)

ATTACHMENTS: Ordinance, Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391
Department Director: Dave Nakagawara, Community Development Director
Legal review by: N/A
Prepared by: Diana Kaminski, Senior Planner

COMMENTS:

This site is located south of University Drive, north of Broadway Road, east of Priest Drive and west of Mill Avenue and is located within the Wilson Art and Garden Neighborhood Association (formerly named Mitchell Park East Neighborhood). Nearby uses include commercial uses along University Drive, multi-family apartments to the north of the site, single-family residences on multi-family R-2 zoned lots to the west of the site, and a combination of single-family and multi-family residences on multi-family R-3 zoned lots to the east and south of the site. The Farmer Goodwin house is approximately 500 feet to the east, and Mitchell Park and Childs play Campus is approximately 700 feet to the west. The site currently consists of one single family residence with a guest house. The proposed project would replace the existing house with six single-family attached homes within two buildings consisting of three residences each. This is a revised site configuration from the originally submitted plan, resulting from neighborhood input during this process.

This request includes the following:

1. Planned Area Development Overlay for modifications to the front and side yard setbacks for the site, to allow the front yard setback on Wilson Street to be reduced from 20' to 13' inclusive of a bay window, the side yard from 10' to 5' to allow side by side standard garages, the street side (north) setback would remain 10' and the rear yard (east) setback would remain 15' within the back yards, the street side parking setback would be reduced from 20' to 3' for two guest spaces.
2. Development Plan Review which includes: two two-story buildings with three attached residences in each building, the site plan with a shared drive on 9th Street, landscape plan with front yards facing Wilson Street, and building elevations in a Craftsman style building design.

The applicant is requesting the Development Review Commission provide recommendations to City Council for the above-listed items. For further processing, the applicant will need approval for a Subdivision Plat, to combine the existing two lots and subdivide into six lots, with any common areas to be maintained by CC&Rs created as part of the HOA.

PRELIMINARY SITE PLAN REVIEW

8/26/2015 – First inter-departmental Site Plan Review (SPR) addressed technical requirements for the proposed plan, made suggestions regarding the design of the units, expressed concern regarding the number of units (suggested removing one), expressed concern regarding the number of bedrooms (some were labeled den or office, but could function as bedrooms). Design comments included need for privacy to adjacent properties, provision of shade, adequate room for tree growth, need for front porch elements facing the street and direction to refer to the architectural context of the neighborhood for building form and materials. The plan had three separate driveways on Wilson, with three tandem garages and drives; traffic engineering indicated there was insufficient room for three driveways within 100' of the intersection, and that only one driveway would function.

11/12/2015 – Second SPR included more information and response to technical details and entitlements required, including PAD, Use Permit and DPR. Similar comments to first review were made regarding number of units, number of bedrooms, parking configuration, and design which had not been addressed.

1/6/2016 – Third SPR showed a new parking configuration on Wilson, with one driveway serving 3 tandem guest spaces behind three tandem private garages. Comments regarding retention and refuse collection were made. Questions about the roof top decks were made. Staff had questions about design details and transitions between materials on elevations. Number of units in the site layout proposed remained a concern.

1/19/2016 – A formal submittal was made requesting a PAD, Use Permit and DPR for the proposed project, initiating the requirements for the neighborhood outreach and involvement plan and notification for a neighborhood meeting.

1/27/2016 – Staff routed the formal submittal plans for SPR again.. The design did not change substantially from what was seen in prior versions. Although staff did not agree with the condominium portion of the project in the configuration of the tandem guest and garage parking, the applicant was free to make the request as presented.

2/19/2016 – The applicant held a neighborhood meeting (see summary below and in attachments). As a result of this

meeting, substantial changes were made to the plans.

3/2/2016 – Fifth site plan review was made as a result of these changes, to make sure that the revisions still met technical requirements of the interdepartmental review team (fire, solid waste services, engineering, water utilities, police, planning, development services building code, traffic engineering, transit, etc.) The plan had one driveway instead of 4, it removed tandem parking, it replaced the condominiums with attached single-family units, it reduced the height to meet the code, it still required setback reductions due to the side by side garage design, it modified the landscape plan to provide 15' front or rear yards for the units, front porches, bay windows, and a new architectural style that picked up elements of other buildings in the neighborhood inspired by Craftsman style architecture. The significance of the changes required the applicant to host a second neighborhood meeting to show the proposed revisions (see summary of the second meeting below and in attachments).

3/16/2016 – The last SPR was held for the project to address any outstanding technical issues such as grading and drainage, landscape design, building elevation details, etc. This internal staff meeting was held the same day as the second neighborhood meeting, with the applicant receiving staff input back at the end of the week, after the neighborhood meeting. The comments included a need for more details on the elevations in terms of materials and colors and transitions, and an improved landscape plan with turf and shade trees and more variety in ground cover materials to meet the design criteria for shade, color, texture and seasonal variety. The applicant was required to resubmit plans to address these last staff comments.

PUBLIC INPUT

- Neighborhood meeting was required for this request
- Neighborhood meeting held: Friday February 19th, 2016 from 6:00 p.m. to 9:00 p.m. at 715 W 5th Street, the Boys & Girls Club.
- See attached summary of meeting provided by the applicant.
- Community Development staff attended the meeting.
- Approximately 50 people were in attendance exclusive of staff and the applicant team.
- The proposed project consisted of three single-family detached homes facing 9th street, each with standard 2 car garages and driveways deep enough for tandem guest on each lot (traditional lot design), creating 3 driveways on 9th Street. South of these three houses were three condominiums, sharing one driveway, with attached tandem garages with tandem guest behind the garage. The original request, as presented, included a Planned Area Development for reduced setbacks and a building height increase to 35' for the condominiums. Each condominium had 4 bedrooms and small private yards. A use permit was also necessary for the tandem parking.
- Comments from residents included:
 - removing a single house to replace with six houses is too much density for the site,
 - do not remove the house, keep the lot as it is now and sell it to someone who wants to live there,
 - even if the R-3 zoning allows six units it does not allow the change to the setbacks or height therefore do not ask to change the development standards (work within the code), do not ask for a PAD,
 - the parking provided will not work; it removes on-street parking with the number of proposed driveways and increases the number of bedrooms to 21 on site. Because of the location to the University, even sold as owner occupied could result in rental housing for students with cars and guests (shifting the parking burden further down the street), the plan has too many bedrooms and not enough parking
 - tandem parking will not work, expecting three separate owners to back their guests and their own vehicles out of one driveway is not realistic,
 - the building height is too tall and out of character for the area,
 - expressed desire for affordable housing, concern about the price of the units being too high for existing renters to afford,
 - desire to keep flood irrigation and large mature shade trees as part of the character of the area,
 - desire for the architecture to be in character with the area, do not build the Newport Beach style product in Mitchell Park, use colors and materials and forms that fit the context of the area,
 - concern about function of rooftop patios, and privacy to surrounding neighbors
 - concern about the process and why they didn't get to see the design earlier (applicant was meeting the requirements of notification and meeting prior to hearing, but residents wanted to see it prior to this

- required 30 day period),
 - Why had the applicant not reviewed the existing Northwest Tempe Strategic Plan (2000) before designing the project
- At the end of the meeting residents agreed that a smaller group of residents, representative of the neighborhood, would meet with the developer to discuss what changes were needed to the project.
- As a result of this meeting, the applicant revised the plans to address as many of the comments as possible. A copy of the originally submitted plans is provided for reference in the attachments. The changes resulted in a complete redesign of the site plan, landscape plan, grading and drainage plan and building elevations.
- A neighborhood representative put together a team of approximately 12 people to meet separately from the developer to gather all concerns to be provided at one time. This information was then communicated to the developer from the representative.
- 2nd Neighborhood meeting held: Wednesday March 16th, 2016 from 6:00 p.m. to 7:00 p.m. at 715 W 5th Street, the Boys & Girls Club.
- See attached summary of meeting provided by the applicant.
- Community Development staff attended the meeting.
- Approximately 25 people were in attendance exclusive of staff and the applicant team.
- Response from the Developer regarding the prior comments from residents included:
 - The density of the lot is allowed by right within the General Plan and the Zoning Ordinance, removal of units will not work for the project as it is being proposed.
 - He purchased the property to develop it as it is allowed to be used.
 - The building height has been lowered to meet the R-3 zoning; however, a PAD is still necessary for two of the setbacks.
 - Tandem parking is no longer part of the program, all units have standard garages with side by side parking and additional on site guest parking is available. Removal of the driveways also allows on street parking.
 - Although an earlier design for podium parking with 6 apartments above was considered, and would be more affordable, the applicant was working from earlier conversations with staff that owner-occupied product would be preferred to multi-family apartments. Affordable housing is generally handled through tax credits and special programs, which this project is not a part of; it is privately financed for market rate product.
 - The rooftop patios have been removed.
 - The applicant wishes to have a low water use landscape, but agrees that shade trees are important for the attractiveness of the product and the shade value and street appeal. Larger sized trees of a variety of species are provided based on his survey of surrounding landscape materials.
 - The applicant reviewed the existing Northwest Tempe Strategic Plan and incorporated the vision within this document into his new plan.
 - The design of the buildings is no longer Newport Beach, but more Craftsman style with influences of materials and forms from the surrounding area.
- Comments from residents in response to the new plan:
 - Some do not like the number of units
 - Some want a requirement for affordable housing included
 - Some do not want the PAD to be allowed to change the setbacks
 - Recognizing the private property rights allowed within the zoning need for the discussion should focus on the details and design
 - Concern about process with the smaller representative group not reflecting/representing the whole neighborhood but only a select few.
 - Thank you for listening and making the changes
 - Concern that the landscape plan showed gravel and no turf and limited ground cover.
 - The character of the area is lush shade trees and turf; the project should blend with the landscape of the area.
 - Questions about colors and materials, desire to not have a beige project, which would be out of character with the colorful eclectic palette of the neighborhood.
 - Questions about CC&Rs and HOA and how this functions
 - Discussion about on street parking and who could use this (anyone, unless residents chose to request

- permit parking).
- From staff's perspective of the meeting, a majority of those attending appeared appreciative of the proposed changes, and a faction of residents remained dissatisfied with the development.

At the completion of this report on 3/29/16, staff received 10 emails regarding the project. Comments included opposition, support, or input for improvement (larger windows on 9th Street side elevations and more turf). The emails are provided in the attachments.

PROJECT ANALYSIS

CHARACTER AREA PLAN

This area does not yet have a Character Area Plan. The Northwest Tempe Strategic Plan 1998-2002, which was accepted by Council but was not formally adopted. The plan addresses the entire northwest Tempe area, not just Mitchell Park. Issues raised within this document included neighborhood deterioration and maintenance, traffic, parking, parks and recreation facilities (at the time Mitchell School was closed), maintenance of streets and sidewalks and enforcement of the zoning ordinance. Assets of the neighborhood included neighborhood character, diversity in housing, mature landscaping and convenient location. Desires expressed included owner-occupied family-oriented housing, fewer rental houses, and stronger advocacy and neighborhood involvement for revitalization. Defined character objectives included architecture relating to street character and activity, functional landscape for all land uses, general design and maintenance policies for the different neighborhoods. Housing objectives included maintaining and increasing residential property values, accommodate additional population through small scale infill housing options appropriate to the zoning without adversely affecting the character of the neighborhood.

PLANNED AREA DEVELOPMENT

9th & Wilson – PAD Overlay			
Standard	R-3 Multi-Family	R-3 PAD	Change
Residential Density (du/ac)	20	20	No change
Number of Units	7	6	No change
Number of Bedrooms Per Unit / Total	3 / 18	3 / 18	No change
Building Height (feet) [Exceptions, see Section 4-205(A)]			
Building Height Maximum	30 ft	27 ft	Decrease
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	Yes	No Change
Maximum Lot Coverage (% of net site area)	50%	45% (6,750 s.f.)	Decrease
Minimum Landscape Area (% of net site area)	25%	27% (4,045 s.f.)	Increase
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]			
Front (west, facing Wilson Street) Parking	20 ft 20 ft	13 ft 20 ft	Decrease No Change
Side (south)	10 ft	5 ft	Decrease
Rear (east)	15 ft	15 ft	No Change
Street Side (north, facing 9 th Street) Parking	10 ft 20 ft	10 ft 3 ft	No Change Decrease
Vehicle Parking	16 spaces (as a multi-family development) 8 spaces (as a single-family development)	16 spaces on site 5 on street	Decrease from multi-family, Increase from single family
Bicycle Parking	6 spaces for multi-family 0 spaces for single-family	8 spaces on site Plus garage parking	Increase from either multi-family or single-family

The Planned Area Development respects the underlying zoning and modifies the setbacks to accommodate the project design. Although the zoning standards would allow ground floor paved parking underneath a podium building, and the character of the area is predominantly single car carports or garages with tandem parking in driveways, the proposed design provides a standard side-by-side parked garage for each unit, enabled by the reduced side yard from 10 feet to 5 feet to accommodate the width of the individual units aligned three deep on either side of a shared driveway, with additional guest parking tucked between units. Each unit has a private 15' deep by 28' wide yard, with a bay window projection on a part of this open space and a 67 square foot porch for sheltered outdoor space. The design allows less building lot coverage, more landscape area and less building height. The applicant is seeking relief on the side yard parking setback from 20' to 3' to accommodate 2 additional guest parking spaces on site. In 2002, this property received an extensive list of variances, tied to a specific site plan for three houses. The entitlements, if built as three houses would allow:

- Waive all required landscape islands and accompanying plant material.
- Reduce the length of two parking spaces from 18' to 16'.
- Waive all parking screening walls.
- Allow required parking to encroach into the required side yard setback.
- Waive required parking space striping.
- Reduce required parking from 4 to 3 spaces.
- Waive the (1) required guest parking space.
- Waive required bicycle parking ("ASU-commuting area").
- Waive required 8' masonry wall on the south and east property lines.
- Waive required 6' landscape buffer at the east property line.
- Waive required trees (15 gal. 15' on center) along east property line.
- Waive all required street trees.

With the proposed Planned Area Development, the applicant is:

- Providing the required landscape islands adjacent to the two guest parking spaces on 9th Street, within the parking setback.
- Reducing the length of the two interior guest parking spaces from 18' to 16' to accommodate the interior stairwell and landing leading to the second floor; these guest spaces are compact in length, but not required by code.
- Providing parking screen walls along 9th street as required.
- Increasing parking from 8 (required for single family) to 12 spaces on site, inclusive of 2 compact.
- Providing guest parking
- Providing bike parking
- Providing a 6' wall for the east and south sides, in character with the neighborhood.
- Providing a 5' landscape buffer on the south side and a 15' landscape buffer on the east side, but not required by code for single family product.
- Trees are not required on east side for single family; however the design provides trees along the east side for the back yard units.
- Provides required street trees 1 ½" caliper as required by code.

As a result of this proposed PAD, the design of the site is tied to the development standards and cannot be modified without further public process. Without this PAD, the owner could develop 3 units per the prior entitlements with variances, or develop the site within the allowed standards of the code, utilizing podium parking for an apartment product.

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 project meets goals within the General Plan Community Design, Neighborhood Preservation and Revitalization, Land Use and Housing Elements utilizing the strategies defined within the General Plan.
2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed.* The project addresses the neighborhood context and strategic plan in form, materials, stylistic elements, landscape and use.
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* The project is a

corner lot across from a small apartment community, on a block zoned for multi-family and used for single family. It provides a new attached home product that transition from multi-family to single family by design.

DEVELOPMENT PLAN REVIEW

Site Plan

The site plan has three attached residences facing Wilson Street to the west, with sidewalks from the public sidewalk leading through the 13-15 foot front yards to the front porches of each unit. From 9th Street, the side of the units are facing north, with the second set of three attached residences facing east, with private 13-15 foot rear yards. The shared drive from 9th Street provides access to the guest parking and six garages for the units. Bike parking for guests is provide at the 9th Street drive entrance, behind a screen wall. Refuse will be located in the rear yards of the east units and in the garages of the west units, with designated brick areas located at the curb front for each unit to place the cans for solid waste and recycling collection. The public sidewalk on 9th Street meanders behind this brick area, and serves as an extended sidewalk on non-collection days.

Building Elevations

The architecture picks up the low pitch roofline common to ranch homes in the area, with gable ends similar to the bungalow and craftsman styles in nearby Maple Ash neighborhood. The roof material is a newer architectural asphalt shingle used in historic home restoration, providing a wood shake roof look with the fire resistance and durability desired for newer homes. The thickness of these tiles provides more insulated quality as well as aesthetic depth that casts shadows, adding to the three dimensional quality of the roof. Windows have mullioned individual lights more in character with homes from the 1920s through 1960s before large paned glazing became more common. The use of cement board textured in wood and laid in lap plank ties in to the older architecture with wood panel construction while providing a newer more durable product less susceptible to termite and sun damage. Board and baton construction is used on gable ends, as is common in the area. The neighborhood architecture has masonry accents as well as slump block constructed ranch homes, this design incorporates a masonry wainscot and chimney on the homes. The use of stucco is seen in nearby apartments and some remodeled homes in the area, and is used in the elevations of these homes, broken up by the above-listed materials, windows and doors.

Landscape Plan

The proposed landscape design is a very diverse palette, utilizing newer low-water using species such as Acacia Mulga, Leather-leaf Acacia and Live Oak trees, accented with Mexican Fan Palm, and Hopseed Bush, Red Yucca, Sage, and Muhlenbergia; the palette also includes older more traditional plants found throughout the neighborhood such as Shamel Ash and Afghan Pine and limited areas of turf. Conditions related to the yards visible from the street frontage have been added to increase the turf area and the ground coverage visible from the streets. The proposed street tree along Wilson Street is the Shamel Ash, and along 9th Street are Chinese Elm and Live Oak. The south side utilizes Afghan Pine and the east side has Live Oak, Afghan Pine and Acacia Mulga.

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

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; The proposed project provides homes facing Wilson with projected bay windows, front porches, changes in roof height and chimneys, with significant street front architectural detail and variation in materials and colors.
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 uses contemporary energy efficient materials and significant tree coverage to shade the sidewalks and units.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; materials are of superior quality and provide a high level of architectural detail reflective of historic elements within the area, but providing diversity in housing product, style and form.

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the buildings are shorter than the allowed zoning standard height, are two story units in character to the apartments to the north, and other two-story units in the surrounding area, and are set back from the street edge. Landscape material will be pedestrian scaled and enhance the streetscape.*
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; the building mass is broken up on the front and back of the units, the end sides are more continuous in form, but use the windows to create a sense of movement. A wainscot and gable rooftop help define the base and top of the structures.*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; the building facades provide significant architectural interest and detail.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the site is a small infill site, walking distance from transit availability on University Drive, and has bicycle racks on site.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the single shared drive minimizes sidewalk conflicts for pedestrians, and provides forward motion for vehicles leaving the site.*
9. *Plans appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the design of the buildings and site provides significant street front interaction.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; the landscape enhances the street front and the architecture.*
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; are not a part of this request.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Will be sensitively designed to a single-family environment.*

Conclusion

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

REASONS FOR APPROVAL:

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

General

1. 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.

2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) 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.
3. The Planned Area Development Overlay for 9th Street and Wilson Residences 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.
4. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

General

1. Except as modified by conditions, development shall be in substantial conformance with the revised site plan and building elevations received March 28, 2016 and the revised landscape plan received March 28, 2016. Minor modifications may be review through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan

2. HVAC to be fully screened from public view with walls that are at least the height of the equipment being enclosed. Equipment not shown on elevations is not to be added to the roof without architectural integration to provide requisite screening. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
3. Provide upgraded paving at driveway consisting of integral colored unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
4. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
5. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Building Elevations

6. The materials and colors are approved as presented (March 28, 2016):
Roof –Owens Corning, Architectural composition shingles 50 yr life, Heritage pattern Vintage color
Front Door – Cedar pattern wood grained Masonite door.
Garage Door –Insulated metal door to match Sherwin Williams Ceiling Bright White SW7007 (white)
Reclaimed Faux Stone Wainscot
Reclaimed Brick

Primary Building Unit 1– Cementitious panel, lap board and board and baton pattern, wood grain finish, painted Sherwin Williams Grassland SW6163 (light green)

Trim & Columns Unit 1 – Wood, painted Sherwin Williams Ramie SW6156 (cream/beige)

Frames – Fiberglass composite window, integral to match Sherwin Williams Ceiling Bright White SW7007 (white)

Shutters (composite) & Railing (wood)– painted to match Sherwin Williams Ceiling Bright White SW7007 (white)

Primary Building Unit 2 – Cementitious panel, lap board and board and baton pattern, wood grain finish, painted Sherwin Williams Peppercorn SW7674 (dark grey)

Trim & Columns Unit 2 – Wood, painted Sherwin Williams Tin Lizzie SW9163 (medium grey)

Frames – Fiberglass composite window, integral to match Sherwin Williams Ceiling Bright White SW7007 (white)

Shutters & Railing – Wood, painted to match Sherwin Williams Ceiling Bright White SW7007 (white)

Primary Building Unit 3 – Cementitious panel, lap board and board and baton pattern, wood grain finish,, painted Sherwin Williams Downing Sand SW2822 (sand/tan)

Trim & Columns Unit 2 – Wood, painted Sherwin Williams Well-Bred Brown SW7027 (medium brown)

Frames – Fiberglass composite window, integral to match Sherwin Williams Rookwood Dark Green SW2816 (olive green)

Shutters & Railing – Wood, to match Sherwin Williams Rookwood SW2816 (olive green)

Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.

7. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
8. Conceal roof drainage system within the interior of the building.
9. 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.
10. Locate the electrical service entrance section (S.E.S.) inside the building or concealed from public view.

Lighting

11. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned:
 - a. Driveway to be illuminated from dawn to dusk 2 foot candles by a commonly controlled (HOA) light source with photocell control, not timer or switch. Fixtures shall be residential in scale and dark sky compliant.
 - b. Front doors to be illuminated to a minimum of 2 foot candles with dark sky compliant fixtures appropriate to the character of the architecture. Lights can be switch controlled by homeowner.
 - c. Lighting on units shall be in character and scale with the architecture and not produce excessive light.

Landscape

12. The plant palette is approved as proposed and specified on the landscape plan (March 28, 2016). Any additions or modifications may be submitted for review during building plan check process.
 - a. Additional turf shall be provided in the front yards of the units facing Wilson Street.
 - b. Where turf is not used in the yards facing Wilson and siding 9th Street, the mature vegetative cover of alternative plant materials shall be a minimum of 70% ground coverage (exclusive of tree canopy above).
13. Irrigation notes:
 - a. 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.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
 - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
14. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.

15. 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.
16. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Addressing

17. Provide address sign(s) on the building elevation facing west and east.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 4 or 6" high, individual mount, metal characters with a dedicated light source.
 - 3) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 4) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

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

- The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping and parking required by Ordinance or located in any common area on site. Garages shall be maintained as the parking spaces for each unit and may not be used for storage or living space that prevents parking vehicles in garages. 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 DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.
- BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- 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:
 - 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.
- TRAFFIC ENGINEERING:
 - Provide 6'-0" wide public sidewalk, or as required by Traffic Engineering Design Criteria and Standard Details.
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- FIRE:
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- CIVIL ENGINEERING:
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- SOLID WASTE SERVICES:
 - Enclosure indicated on site plan is exclusively for refuse.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
- PARKING SPACES:
 - 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:

January 1930	According to aerial photography from Flood Control District of Maricopa County, a residential structure was on site at this time.
December 1937	Aerial photography indicated property changes to the building configuration. 1938 Residential District was 30' (all residential was in one category)
1948	Zoning Ordinance 193 created two residential districts, Residential A & B had 30' and 40' respectively. This site was zoned Residential A.
1957	Zoning Ordinance 268 Map shows property and surrounding lots as R-2. The ordinance had five residential districts: Residential Districts 1, 2, 3, 3A and 4 were created with 30' for 1, 2 & 3, “3 stories” for R-3A, and 48' for R-4.
February 22, 1960	Property record card information indicates a request was made to change the zoning from R-1 to R-3 on all lots between 9 th & 10 th streets, on the east side of Wilson Street.
May 19, 1960	Property record card information indicates a change of zoning from R-1 to R-2, but no information regarding an ordinance for this change was located.
January 24, 1964	City Council adopted Zoning Ordinance 405, which changed the zoning map to R-3 for the east side of Wilson in the block between 9 th and 10 th streets.
July 31, 1967	A building application received for permission to construct a one story building to be used as apartment and garage/carport. The structure appeared completed in aerial photos from 1969.
May 22, 2002	Board of Adjustment approved Variance requests for the Richards Residence. Relevant variances that were approved included: <ul style="list-style-type: none">• Waive all required landscape islands and accompanying plant material.• Reduce the length of two parking spaces from 18' to 16'.• Waive all parking screening walls.• Allow required parking to encroach into the required side yard setback.• Wave required parking space striping.

- Reduce required parking from 4 to 3 spaces.
- Waive the (1) required guest parking space.
- Waive required bicycle parking ("ASU-commuting area").
- Waive required 8' masonry wall on the south and east property lines.
- Waive required 6' landscape buffer at the east property line.
- Waive required trees (15 gal. 15' on center) along east property line.
- Waive all required street trees.

These variances were conditioned specific to the approved site plan as submitted and for three units only. These variances with conditions would run with the land; however the current proposal is a different site plan and number of units.

ZONING AND DEVELOPMENT CODE REFERENCE:

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

Section 6-306, Development Plan Review



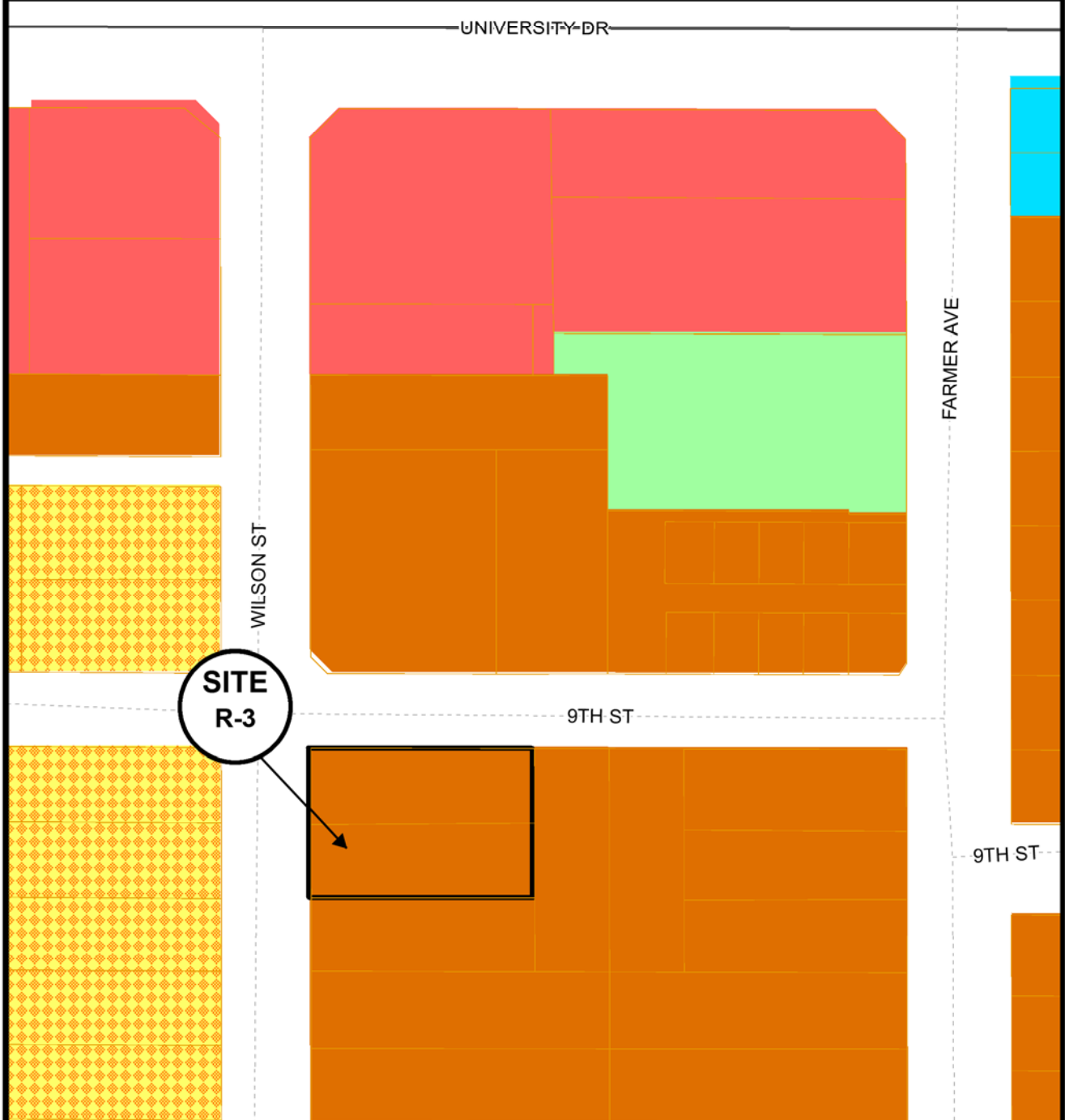
DEVELOPMENT PROJECT FILE
for
9th & Wilson Residences

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-4. Letter of Explanation
5. Planned Area Development Cover
6. Site Plan
7. Landscape Plan
8. Floor Plans
9. Building Elevations
10. Color Building Elevations
11. Material Sample Board (actual to be provided at hearing)
12. Building Section
- 13-14. Context Photos
15. Building Character Design Ideas (images of design elements)
- 16-23. Prior Design Submittal shown during first neighborhood meeting (for reference only)
- 24-26. Minutes from two neighborhood meetings (provided by applicant)
- 27-38. Public Input Received as of 3/29/16

9TH AND WILSON

PL150336



Location Map

9TH AND WILSON

PL150336



Aerial Map



PALMER ARCHITECTS, LTD.

Letter of Explanation

W 9th ST & Wilson (Mews @ 9th St Project)
431 West 9th Street Tempe, AZ 85281

Revised Design Reflecting Neighborhood Comments

The proposed site is located on the Southeast corner of 9th Street and Wilson. The neighborhood is one and a half blocks Southwest of University and Mill Avenue in the Downtown Tempe area. This is an older neighborhood with a mixture of single family, apartments, and multifamily that has both rentals and private ownership. The existing property is zoned R-3 Multifamily Residential Limited. The owner/developer, Risi Homes is looking to develop six single family homes for sale product with private ownership on these 2 adjoining 7,500 sf. lots

6 Homes

The six single family homes have been revised per neighborhood review meeting, and a new concept has been developed to accommodate neighbors comment. The new design proposed is a craftsman style product with craftsman style details at direction of neighborhood comments. The 6 homes are 1,800 sf. livable, with 2 car garages, private fenced yards and covered patios on both first and second floors. The 6 homes comply with general plans designation of residential development (up to 25 units per acre) and 18 dwelling units per acre complies with the allowed density of the sites existing R-3 zoning. All other criteria will be in compliance with R-3 P.A.D. criteria.

Amenities

Entry's are private and each unit has a private fenced yard. A second entry has been added to units on S. Wilson Street along with covered front porches per "Northwest Tempe Neighborhoods Strategic Plan 1998-2002". This allows eyes on the street providing higher level of neighborhood security. Brick walkways, simulated wood shake, post and beam design elements complement this lower profile craftsman style cottages. These (6) units are 3 bedroom and 2.5 baths, 1,800 sf. livable with extra deep 2 car garages for storage and vaulted ceilings on 2nd floor. The units craftsman style design, color pallets and exterior finishes complements the historical history of the neighborhoods many homes built in the 20s,30s, and 40s and follows the comments received from the neighborhood meeting and suggestions/ directives from the Strategic Plan Study, as well as City of Tempe planning staff and engineering requirements.

Conformance with ZDC 6-305 D

Building and streetscape provide a variety of colors, textures, and high quality finishes. These combined elements provide a complement to the craftsman design character that integrate into this neighborhood of older homes. The craftsman style with a cottage/courtyard design is scaled to site and its surroundings. Both building and landscape provide provide shade, energy conservation, mitigating heat gain and proving a pleasing experience for both home owner and guest or neighbor. By putting both garage and guest parking on center private driveway on property, vehicular circulation and cars are screened from neighbors. Site lighting has been designed to reflect dark sky lighting fixtures that minimize light overflow beyond property while providing sufficient light for task and security criteria.



PALMER ARCHITECTS, LTD.

W. 9th St. / S. Wilson St.

TALKING POINTS

We have reviewed the Northwest Tempe Neighborhood Strategic Plan 1998-2002.

The following directives have been addressed:

1. Eliminated the 6 car tandem garage.
2. Have reduced home height by over 10'-0".
3. Have single driveway off W. 9th Street. We exceeded parking requirements and all parking is within interior of property.
4. The units facing S Wilson Street will have front porches and a second entry has been added to address neighborhoods as proposed in report. This provides a higher neighborhood security with eyes on the street.
5. Garage depths have been increased to provided additional storage for homeowners.
6. Design is now a Craftsman Heritage Style popular in the 20s,30s, and the 40s to complement the character of the existing neighborhood homes.
7. Landscape complements that of existing neighborhood with many similar trees.
8. This product is single family for sale residential homes, all have yards. This product is family friendly and pride of ownership keeps neighborhood values high.
9. All utilities are underground.
10. The color palette and materials complement the Craftsman Heritage Style yet provide individual identity to each unit.
11. These homes will meet energy star ratings, low water usage, while fostering livability and creating a more sustainable lifestyle for the homeowners.
12. This type of product will maintain and increase residential property.
13. The project encourages preservation of the historic character of the neighborhood.
14. Use of architectural elements that increase the interest of passers-by (example: windows and doorways instead of walls)
15. Parking garages, bike racks, and guest parking on interior of lots.
16. Exterior covered patios on second floor look into interior of project affording neighborhood greater privacy.
17. Landscaping is used to soften areas and connect neighborhoods providing shade and cooling, as well as, ample pedestrian shade.
18. Project is courtyard style development with varied facades, colors, and textures.

PLANNED AREA DEVELOPMENT OVERLAY FOR W 9TH ST & WILSON

A PORTION OF THE NORTHWEST QUARTER, SECTION 21N, TOWNSHIP 1N, RANGE 4E, GILA AND SALT BASE AND MERIDIAN,
MARICOPA COUNTY ARIZONA

SITE ADDRESS
431 WEST 9TH STREET
TEMPE, AZ 85281

ASSESSOR'S PARCEL NO.
APN 124-69-070
APN 124-69-072

OWNER/ DEVELOPER
JOE RISI
RISI COMPANIES, LLC
PO BOX 8653
NEWPORT BEACH, CA 92658
risicorp@hotmail.com

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2015 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOE RISI OWNER WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.
BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

RISI COMPANIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY:
BY: _____ OWNER _____ DATE _____

ITS: MANAGER/ OWNER/PRESIDENT

LEGAL DESCRIPTION

PARCEL NO. 1
LOT 1, BLOCK 6, GOODWIN HOMES PER BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST HALF OF THE EAST HALF OF SAID LOT.

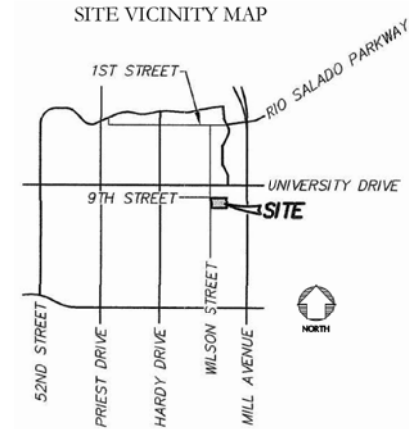
PARCEL NO. 2
LOT 2, BLOCK 6, GOODWIN HOMES PER BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST HALF OF THE EAST HALF OF SAID LOT.

APPROVAL

APPROVED BY THE ZONING ADMINISTRATION OF THE CITY OF TEMPE ON THIS _____ DAY OF _____, 2015

ZONING DISTRICT(S) & OVERLAY(S)	PAD PROPOSED
GENERAL PLAN LAND USE	R-3
GENERAL PLAN DENSITY	20 DU/ACRE
SITE AREA	15,000 S.F. (.344 ACRES)
DWELLING QUANTITY	6 UNITS
DENSITY	20 DU/AC
BUILDING HEIGHT	30'-0" REQUIRED HEIGHT 26'-8" (SINGLE FAMILY)
BUILDING LOT COVERAGE	45% (6,750 SF)
SITE LANDSCAPE COVERAGE	27% (4,045 SF)
BUILDING SETBACKS	
	(6) SINGLE FAMILY
FRONT	13'-0"
SIDE	5'-0"
REAR	15'-0"
STREET SIDE	10'-0"
STREET SIDE YARD PARKING	1'-0"
VEHICLE PARKING QUANTITY	SINGLE FAMILY (2 SPACES PER UNIT) REQUIRED: 12 SPACES TOTAL PROVIDED: 16 SPACES
BICYCLE PARKING QUANTITY	SINGLE FAMILY REQUIRED: NONE TOTAL PROVIDED: 14 SPACES
USES	
SINGLE FAMILY RESIDENTIAL	(6) SINGLE FAMILY HOMES WITH 3 BEDROOMS / 2.5 BATHS



CONDITIONS OF APPROVAL: PAD000000

DESCRIPTION OF WORK

PLANNING
6 SINGLE FAMILY HOMES

BUILDING
NEW HOMES WITH CARPORTS

ENGINEERING
ON SITE RETENTION, CURB CUTS, WATER/ SEWER

FIRE SPRINKLER
NEW FIRE SPRINKLER SYSTEM UNIT A

CODES
2012 IBC AND 2011 NEC

DS150749

PL150336

REC16054

RE 16054

PL150336

DS150749

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THE MEWS AT 9TH ST.
 COVER SHEET

 REGISTERED ARCHITECT
 JOE RISI
 431 WEST 9TH STREET
 TEMPE, AZ 85281

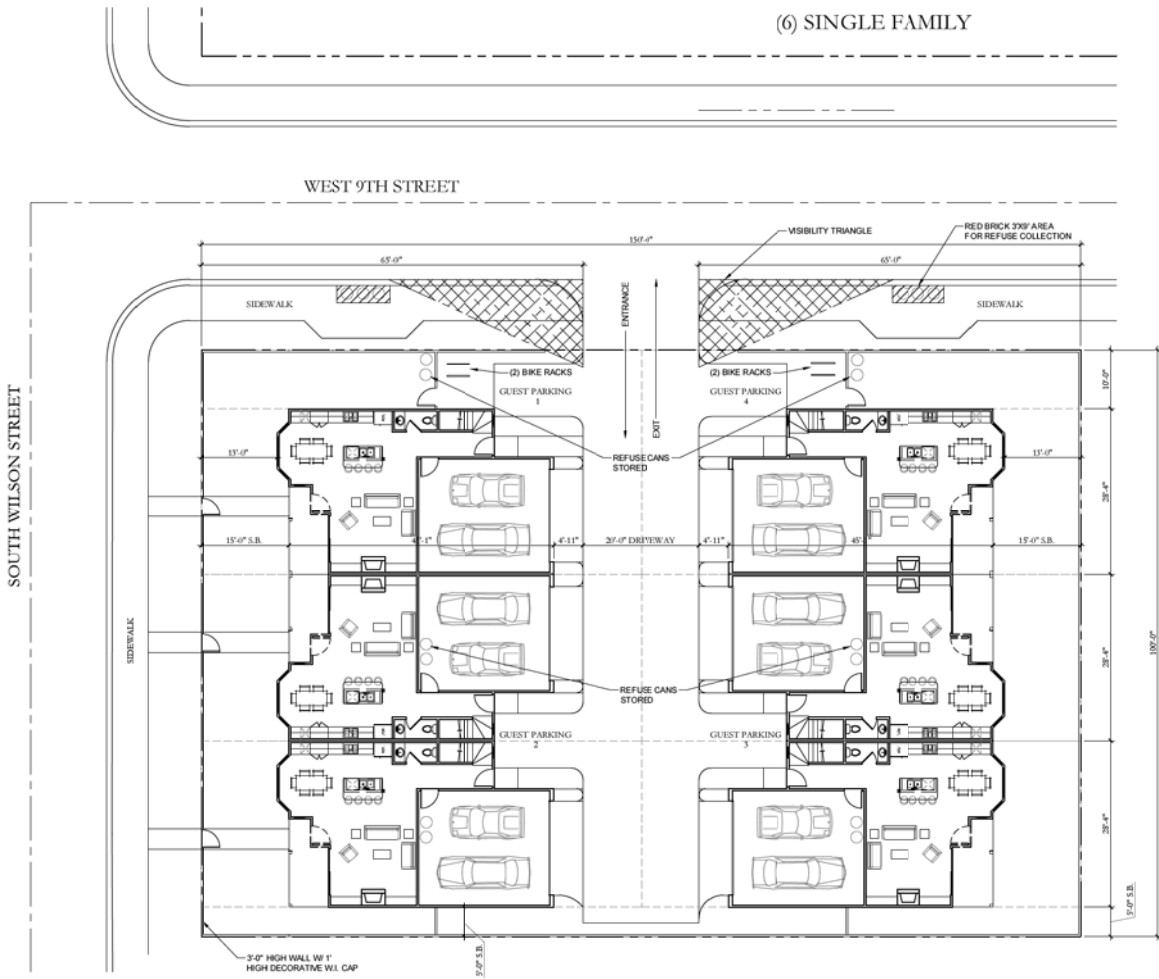
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CHECKED	GP
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SCALE	AS SHOWN
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11 OF SHEETS	

COVER SHEET

PLANNED AREA DEVELOPMENT OVERLAY FOR W 9TH ST & WILSON SITE PLAN

(6) SINGLE FAMILY



SITE PLAN (FIRST LEVEL FLOOR PLAN)



ZONING DISTRICT(S) & OVERLAY(S)	ZDC STANDARDS FOR DISTRICT	PAD PROPOSED
GENERAL PLAN LAND USE	R-3	R-3
GENERAL PLAN DENSITY	20 DU/ACRE	20 DU/ACRE
SITE AREA	N/A	15,000 S.F. (.344 ACRES)
DWELLING QUANTITY	# UNITS	6 UNITS
DENSITY	DU/ACRE	20 DU/ACRE
BUILDING HEIGHT	30 FT MAX	26'-8" SINGLE FAMILY
BUILDING LOT COVERAGE	50% MAX	45% (6,750 S.F.)
SITE LANDSCAPE COVERAGE	25% MIN	27% (4,045 S.F.)
BUILDING SETBACKS		(6) SINGLE FAMILY
	FRONT	20Ft / 13Ft
	SIDE	10Ft / 5 FT
	REAR	15Ft / 15FT
	STREET SIDE	10Ft / 10FT
VEHICLE PARKING QUANTITY		SINGLE FAMILY (2 SPACES PER UNIT) REQUIRED: 12 SPACES TOTAL PROVIDED: 16 SPACES
BICYCLE PARKING QUANTITY		SINGLE FAMILY REQUIRED: NONE TOTAL PROVIDED: 6 SPACES
USES		(6) SINGLE FAMILY HOMES WITH 3 BEDROOMS / 2.5 BATHS

DS000000

PAD000000

REC000000

REC000000

PAD000000

DS000000

PLANNED AREA DEVELOPMENT OVERLAY FOR W 9TH ST & WILSON
SITE PLAN
4222 E Camelback Rd. • Suite 11-200 • Phoenix, AZ 85018
(480) 947-7777 Fax (480) 947-7776

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W 9TH ST & WILSON
4222 E Camelback Rd. • Suite 11-200 • Phoenix, AZ 85018
SITE PLAN

REVISIONS	BY

DRAWN: JM
CHECKED: GP
DATE: 2013
SCALE: 1/4"=1'-0"
JOB NO.: 000
SHEET
A1.0
11 OF SHEETS
SITE PLAN

PLANTING PLAN

MTH Design Group
 landscape architecture
 office/fax 602.214.4214
 mobile 859.948.5411
 matt@mthdesigngroup.com
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**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

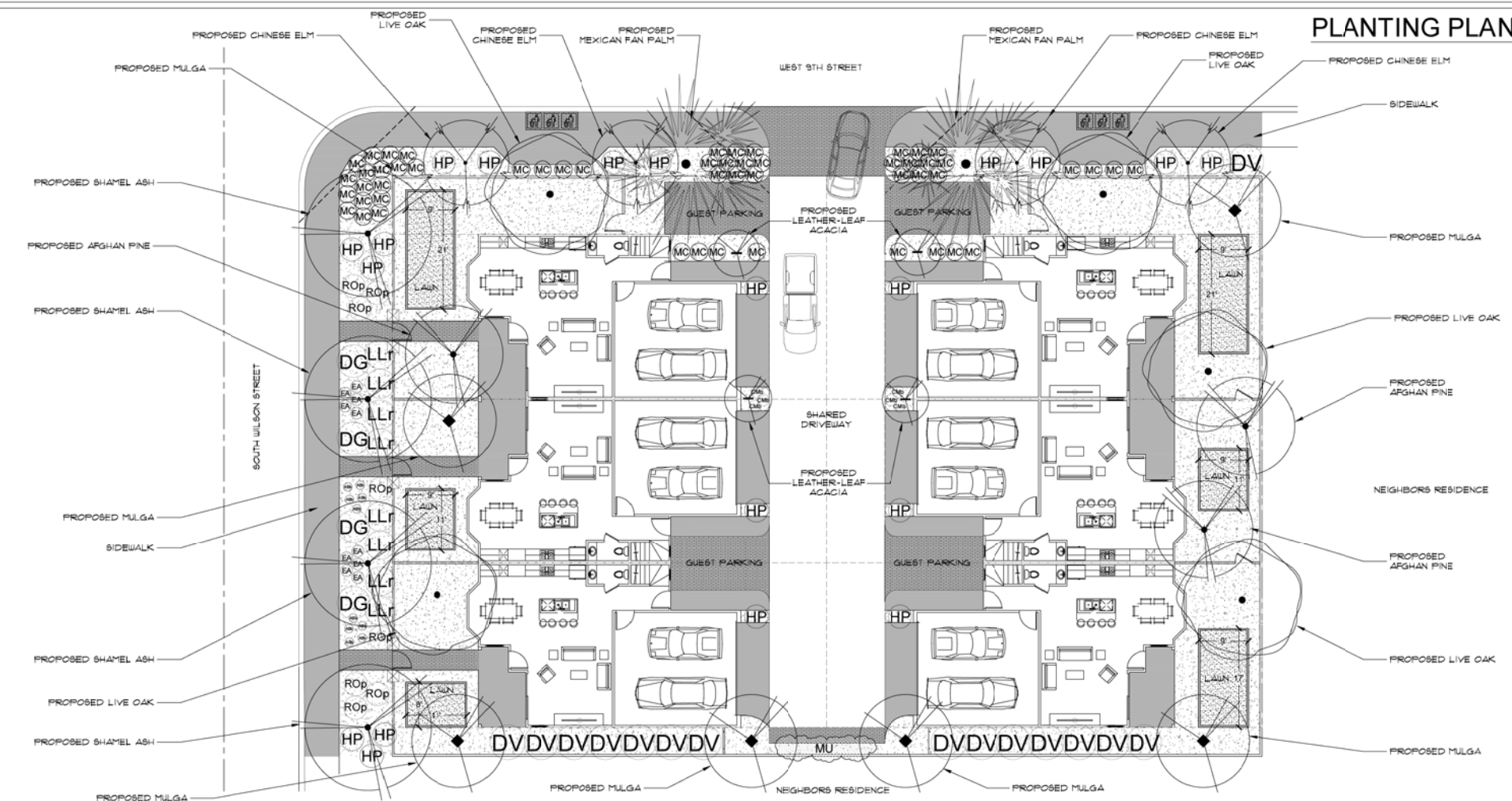
9TH & WILSON
 431 WEST 9TH STREET
 TEMPE, ARIZONA 85281

MTHDesignGroup
 landscape architecture
 matt@mthdesigngroup.com

Project
 Landscape
 Title
 Names
 Date
 03/03/16
 Designed/Drawn By
 Matthew Horne
 Revisions

No.	Revision	Date
01	Initial Layout	08/02/15
02	Revised Plan	09/23/15
03	Revised Plan	12/12/15
04	New Design	03/03/16
05	Revised Plan	03/24/16

PLANTING PLAN
 SHEET LG
 - of -



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
PROPOSED TREES					
	<i>Acacia aneura</i>	MULGA	24" BOX, 125 CAL.	06	PER PLAN
	<i>Acacia craspedocarpa</i>	LEATHER-LEAF ACACIA	24" BOX, 125 CAL.	04	PER PLAN
	<i>Fraxinus uhdei</i>	SHAMEL ASH	24" BOX, 125 CAL.	04	PER PLAN
	<i>Pinus eiderica</i>	AFGHAN PINE	24" BOX, 125 CAL.	03	PER PLAN
	<i>Quercus virginiana</i>	LIVE OAK	24" BOX, 125 CAL.	05	PER PLAN
	<i>Ulmus parvifolia</i>	CHINESE ELM	24" BOX, 125 CAL.	04	PER PLAN
	<i>Washingtonia robusta</i>	MEXICAN FAN PALM	24" BOX, 125 CAL.	02	PER PLAN
PROPOSED PLANTS					
	<i>Aloe brevifolia</i> var. Blue Elf	BLUE ELF	5 GAL.	10	PER PLAN
	<i>Carissa macrocarpa</i>	NATAL FLUM 'Boxwood Beauty'	5 GAL.	06	PER PLAN
	<i>Dalea greggii</i>	TRAILING DALEA (Indigo Bush)	5 GAL.	04	PER PLAN
	<i>Dodonaea viscosa</i>	HOPSEED BUSH	5 GAL.	15	PER PLAN

EA	<i>Euphorbia antalyphillita</i>	CANDELLILLA	5 GAL.	10	PER PLAN
HP	<i>Hesperaloe parviflora</i>	RED YUCCA	5 GAL.	20	PER PLAN
LLr	<i>Leucophyllum langianiae</i>	LANGMAN'S SAGE 'Rio Bravo'	5 GAL.	08	PER PLAN
MU	<i>Macfadyena unguis</i>	CAT CLAW VINE	5 GAL.	03	PER PLAN
MC	<i>Muhlenbergia capillaris</i>	REGAL MIST	5 GAL.	53	PER PLAN
ROP	<i>Rosmarinus officinalis</i>	TRAILING ROSEMARY	5 GAL.	08	PER PLAN

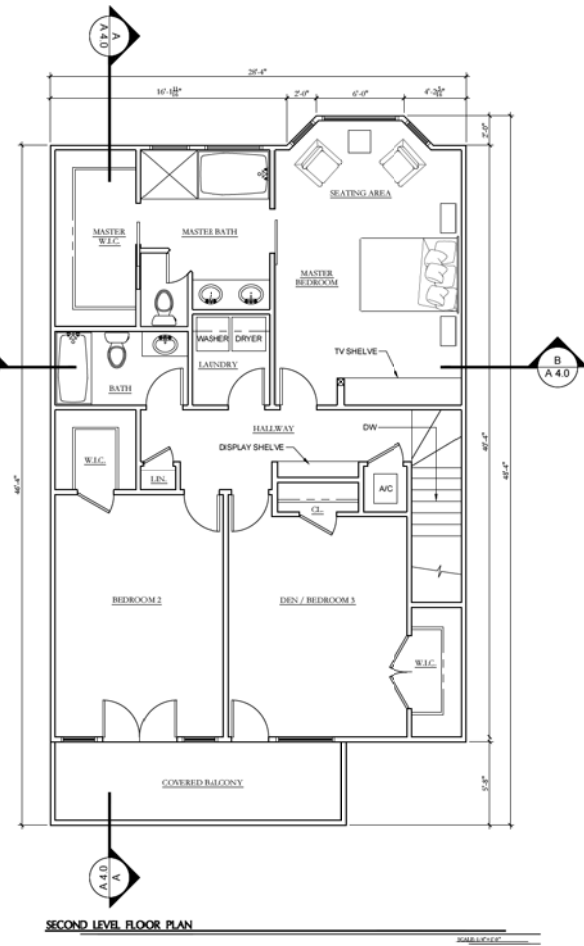
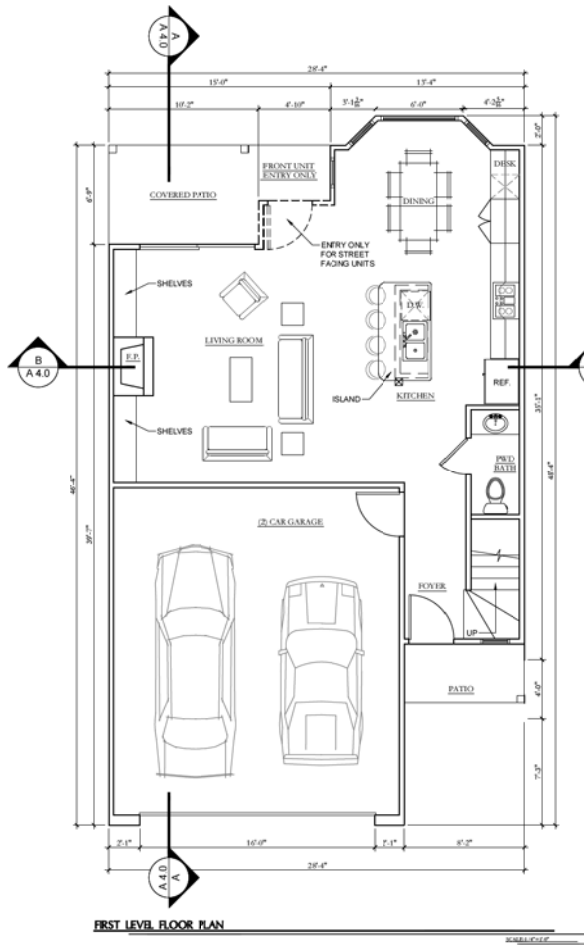
MISCELLANEOUS LEGEND

SYMBOL	DESCRIPTION	QUANTITY	COMMENTS
[Pattern]	PAVEMENT - PAVING MATERIAL TO BE DETERMINED	1480 SQ FT	PER PLAN
[Pattern]	RED BRICK	1200 SQ FT	PER PLAN
[Pattern]	DECOMPOSED GRANITE - SIZE & COLOR TO BE DETERMINED	4,805 SQ FT	PER PLAN
[Pattern]	TURF - MIDIRON BERMUDA 50D UNLESS NOTED	685 SQ FT	PER PLAN
[Pattern]	TURF HEADER - RED BRICK	285 LN FT	PER PLAN

Scale: 1/8" = 1'-0"

CALL TWO WORKING DAYS BEFORE YOU DIG
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 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

progress set
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PROJECT NAME: **THE MEWS AT 9TH ST. FLOOR PLANS**
 401 WEST 9TH STREET
 PHOENIX, AZ 85018
 EXPIRES 12/31/2014

REVISIONS	BY

DRAWN: JM
 CHECKED: GP
 DATE: 2013
 SCALE: 1/8" = 1'-0"
 JOB NO.: 000
 SHEET: **A2.0**
 12 OF SHEETS
 FLOOR PLANS



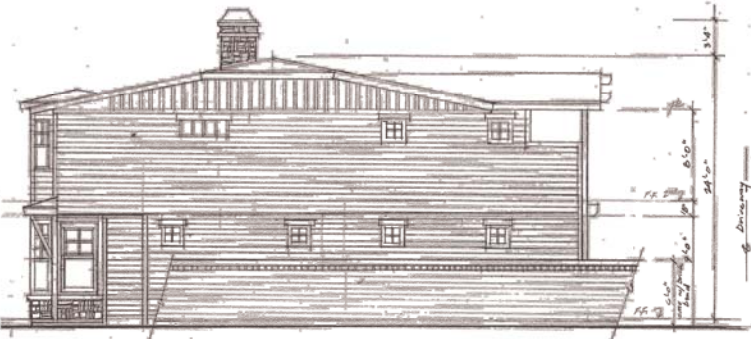
NORTH ELEVATION (WEST 9TH STREET)

SCALE: 3/16" = 1'-0"



EAST ELEVATION (DRIVEWAY SIDE)

SCALE: 3/16" = 1'-0"



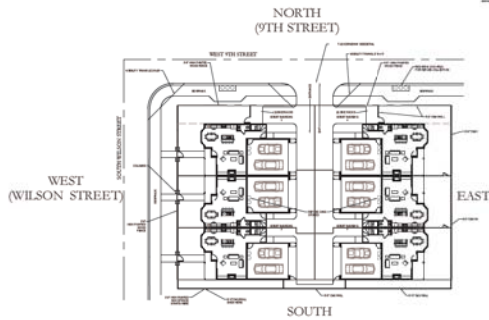
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION (SOUTH WILSON STREET)

SCALE: 3/16" = 1'-0"



SITE PLAN KEY REFERENCE

SCALE: 1/8" = 1'-0"

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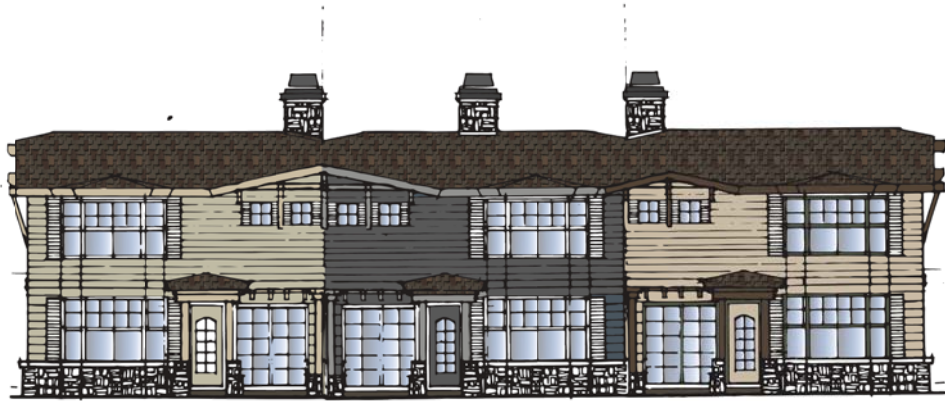


RESIDENTIAL
 THE MEWS AT 9TH ST.
 421 WEST 9TH STREET
 PHOENIX, AZ 85011
 SITE ELEVATIONS
 EXPIRES: 12/31/2014

REVISIONS	BY

DRAWN
 JM
 CHECKED
 CJP
 DATE
 2013
 SCALE
 3/16" = 1'-0"
 JOB NO.
 000
 SHEET
 A3.0
 02 OF SHEETS
 ELEVATIONS

ELEVATIONS



S WILSON ST. ELEVATION

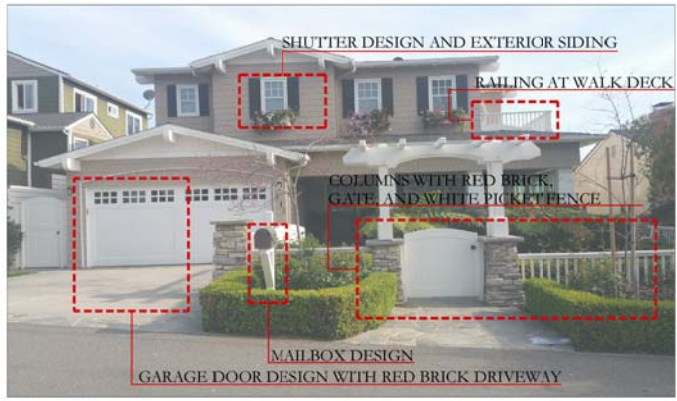
SCALE: 3/16"



DRIVEWAY ELEVATION

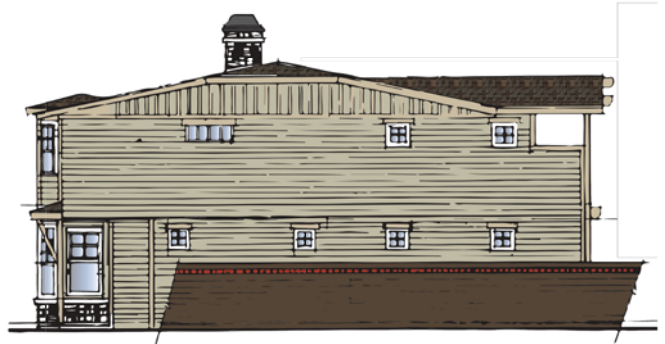
SCALE: 3/16"

BUILDING DESIGN IDEAS



W 9TH ST. ELEVATION (NORTH)

SCALE: 3/16"=1'-0"



SOUTH ELEVATION

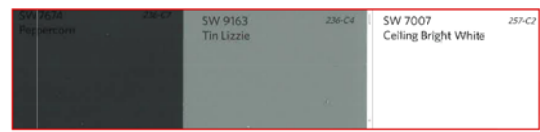
SCALE: 3/16"=1'-0"



COLOR PALETTE



WEST END UNITS COLOR PALLET



CENTER UNITS COLOR PALLET



EAST TO WEST UNITS COLOR PALLET

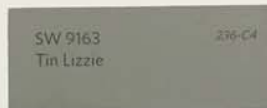
MATERIAL BOARD

6 SINGLE FAMILY HOMES
431 W 9TH ST

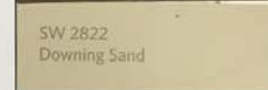


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TRIM & COLUMNS



BASE COLORS



VINYL FRAMES,
SHUTTERS & RAILING



UNIT 1

UNIT 2

UNIT 3



EXTERIOR SIDING
(PAINTED TO MATCH BASE COLOR)



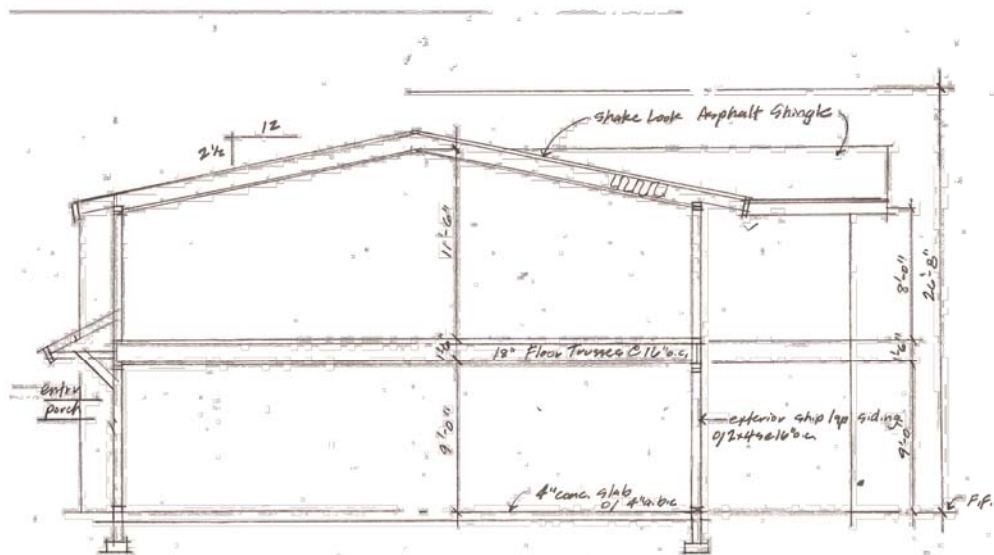
FAUX STONE VENEER



HERITAGE VINTAGE ROOF SHINGLES
BY OWENS CORNING



USED BRICK AT STREET WALKWAY



STUDY SECTION

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

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W 9TH ST & WILSON
 421 WEST 9TH STREET
 PHOENIX, AZ 85011

SECTIONS

EXPRES: 12/31/2014

REVISIONS	BY

DRAWN: JM
 CHECKED: GP
 DATE: 2013
 SCALE: 1/4" = 1'-0"
 JOB NO.: 000
 SHEET

A4.0
 02 OF SHEETS

CONTEXT MAP

9TH ST & WILSON
431 WEST 9TH STREET, TEMPE, AZ 85281



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Architect/Principal

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CONTEXT PHOTOGRAPHS

9TH ST & WILSON
431 WEST 9TH STREET, TEMPE, AZ 85281



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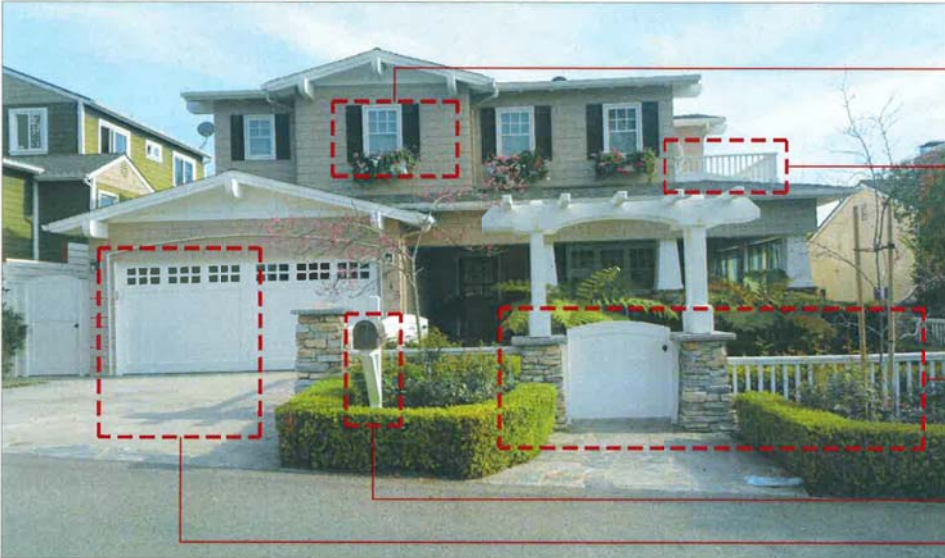
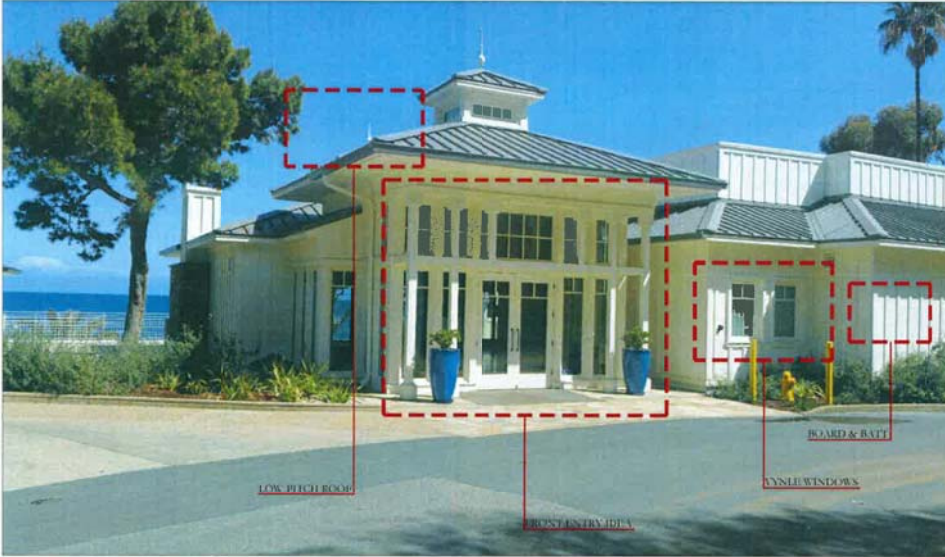
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Architect/Principal

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jerry@palmerarchitects.com

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BUILDING CHARACTER DESIGN IDEAS

9TH ST & WILSON
431 WEST 9TH STREET, TEMPE, AZ 85281



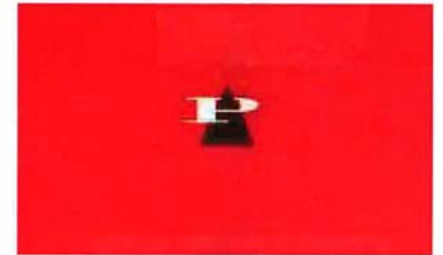
SHUTTER DESIGN AND EXTERIOR SIDING

RAILING AT WALK DECK

COLUMNS WITH RED BRICK, GATE, AND WHITE PICKET FENCE

MAILBOX DESIGN

GARAGE DOOR DESIGN WITH RED BRICK DRIVEWAY



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Architect/Principal

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PLANNED AREA DEVELOPMENT OVERLAY FOR W 9TH ST & WILSON

A PORTION OF THE NORTHWEST QUARTER, SECTION 21N, TOWNSHIP 1N, RANGE 4E, G1A AND SALT BASE AND MERIDIAN,
MARICOPA COUNTY ARIZONA

SITE ADDRESS
431 WEST 9TH STREET
TEMPE, AZ 85281
ASSESSOR'S PARCEL NO.
APN 124-69-070
APN 124-69-072
OWNER/ DEVELOPER

JOE RIS
RISI COMPANIES, LLC
PO BOX 8953
NEWPORT BEACH, CA 92658
risicorp@hotmail.com

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2015 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOE RISI OWNER WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

BY: _____ NOTARY PUBLIC MY
COMMISSION EXPIRES _____

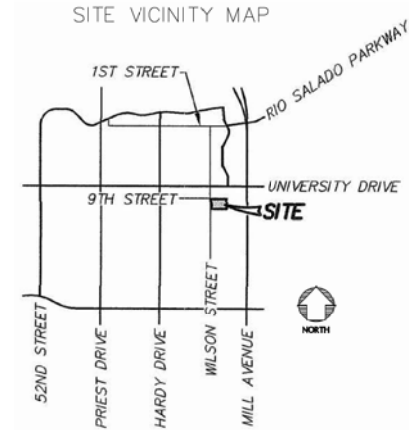
RISI COMPANIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY:

BY: _____

DATE _____ OWNER

ITS: MANAGER/OWNER/PRESIDENT

ZONING DISTRICT(S) & OVERLAY(S)	PAD PROPOSED
GENERAL PLAN LAND USE	R-3
GENERAL PLAN DENSITY	20 DU/ACRE
SITE AREA	15,000 S.F. (.344 ACRES)
DWELLING QUANTITY	6 UNITS
DENSITY	20 DU/AC
BUILDING HEIGHT	30'-0" REQUIRED HEIGHT 34'-8" (SINGLE FAMILY) 30'-0" (CONDOS)
BUILDING LOT COVERAGE	40% (5,930 SF)
SITE LANDSCAPE COVERAGE	36% (5,663 SF)
BUILDING SETBACKS	
	(3) SINGLE FAMILY
FRONT	16'-0"
SIDE	5'-4"
REAR	11'-0"
STREET SIDE	9'-0"
	(3) CONDOS
FRONT	22'-0"
SIDE	6'-0"
REAR	15'-6"
STREET SIDE	N/A
VEHICLE PARKING QUANTITY	UNIT A-3 BEDROOM (2 CAR TANDEM GARAGE + 1 GUEST BEHIND GARAGE) UNIT B- 4 BED (2 CAR TANDEM GARAGE + 1 GUEST BEHIND GARAGE) MULTIFAMILY <u>9 REQUIRED 10 PROVIDED</u> UNIT C- 3 BED (2 CAR GARAGE + 2 GUEST BEHIND GARAGE) SINGLE FAMILY <u>6 REQUIRED 12 PROVIDED</u>
BICYCLE PARKING QUANTITY	UNIT A - 3 BED (.75 SPACES) UNIT B (2) - 4 BED (.75 SPACES) TOTAL REQUIRED: 2.25 SPACES TOTAL PROVIDED: 3 SPACES
USES	(3) SINGLE FAMILY HOMES WITH 3 BEDROOM & DEN (3) CONDOMINIUMS WITH (1) 3 BEDROOM & (2) 4 BEDROOM



CONDITIONS OF APPROVAL: PAD000000

DESCRIPTION OF WORK

PLANNING
P.A.D. NEW S F R - 3 CONDOMINIUMS
3 SINGLE FAMILY HOMES

BUILDING
NEW HOMES WITH CARPORTS

ENGINEERING
ON SITE RETENSION, CURB CUTS, WATER/ SEWER

FIRE SPRINKLER
NEW FIRE SPRINKLER SYSTEM UNIT A

CODES
2012 IBC AND 2011 NEC

LEGAL DESCRIPTION

PARCEL NO. 1
LOT 1, BLOCK 6, GODWIN HOMES PER BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST HALF OF THE EAST HALF OF SAID LOT.

PARCEL NO. 2
LOT 2, BLOCK 6, GODWIN HOMES PER BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST HALF OF THE EAST HALF OF SAID LOT.

APPROVAL

APPROVED BY THE ZONING ADMINISTRATION OF THE CITY OF TEMPE ON THIS _____ DAY OF _____, 2015

DS000000

PAD000000

REC000000

REC000000

PAD000000

DS000000

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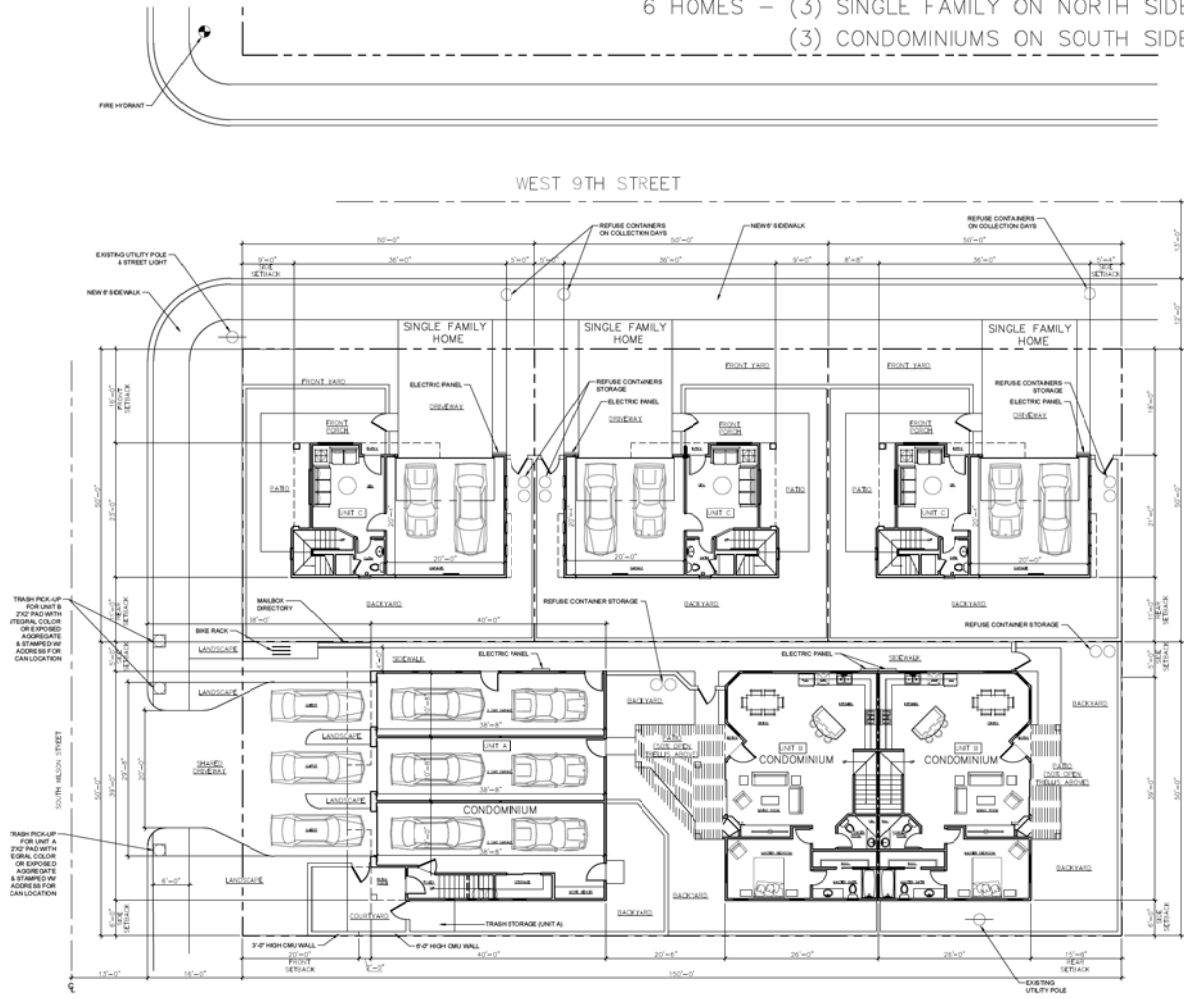
PROJECT: W 9TH ST & WILSON
 431 WEST 9TH STREET
 TEMPE, AZ 85281
 EXPIRES: 12/31/2015
COVER SHEET

REVISIONS	BY

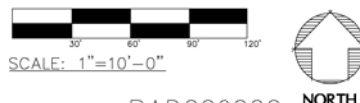
DRAWN: JM
 CHECKED: GP
 DATE: 2013
 SCALE: 1"=1'-0"
 JOB NO.: 000
 SHEET: A0.0
 01 OF SHEETS
 COVER SHEET

PLANNED AREA DEVELOPMENT OVERLAY FOR W 9TH ST & WILSON SITE PLAN

6 HOMES - (3) SINGLE FAMILY ON NORTH SIDE
(3) CONDOMINIUMS ON SOUTH SIDE



SITE PLAN (FIRST LEVEL FLOOR PLAN)



ZONING DISTRICT(S) & OVERLAY(S)	ZDC STANDARDS FOR DISTRICT	PAD PROPOSED
GENERAL PLAN LAND USE	R-3	R-3
GENERAL PLAN DENSITY	20 DU/ACRE	20 DU/ACRE
SITE AREA	N/A	15,000 S.F. (.344 ACRES)
DWELLING QUANTITY	# UNITS	6 UNITS
DENSITY	DU/ACRE	20 DU/ACRE
BUILDING HEIGHT	30 FT MAX	34'-8" SINGLE FAMILY 30'-0" CONDOS
BUILDING LOT COVERAGE	50% MAX	40% (5,930 S.F.)
SITE LANDSCAPE COVERAGE	25% MIN	36% (5,663 S.F.)
BUILDING SETBACKS		(3) SINGLE FAMILY
		FRONT 20Ft
		SIDE 10Ft
		REAR 15Ft
		STREET SIDE 10Ft
		(3) CONDOS
		FRONT 20Ft
		SIDE 10Ft
		REAR 15Ft
		STREET SIDE 10Ft
VEHICLE PARKING QUANTITY		UNIT A- 3 BEDROOM (2 CAR TANDEM GARAGE + 1 GUEST BEHIND GARAGE) UNIT B- 4 BED (2 CAR TANDEM GARAGE + 1 GUEST BEHIND GARAGE) MULTIFAMILY 9 REQUIRED 10 PROVIDED UNIT C- 3 BED (2 CAR GARAGE + 2 GUEST BEHIND GARAGE) SINGLE FAMILY 6 REQUIRED 12 PROVIDED
BICYCLE PARKING QUANTITY		UNIT A - 3 BED (.75 SPACES) UNIT B (2) - 4 BED (.75 SPACES) TOTAL REQUIRED: 2.25 SPACES TOTAL PROVIDED: 3 SPACES
USES		(3) SINGLE FAMILY HOMES WITH 3 BEDROOM & DEN (3) CONDOMINIUMS WITH (1) 3 BEDROOM & (2) 4 BEDROOM

DS000000

PAD000000

NORTH

REC000000

REC000000

PAD000000

DS000000

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PROFESSIONAL
W 9TH ST & WILSON
SITE PLAN
433 WEST 9TH STREET
TUMACACI, AZ 85081
EXPIRES: 12/31/19

REVISIONS	BY

DRAWN: JM
CHECKED: GP
DATE: 2013
SCALE: 1"=10'-0"
JOB NO.: 000
SHEET: A1.0
91 OF SHEETS

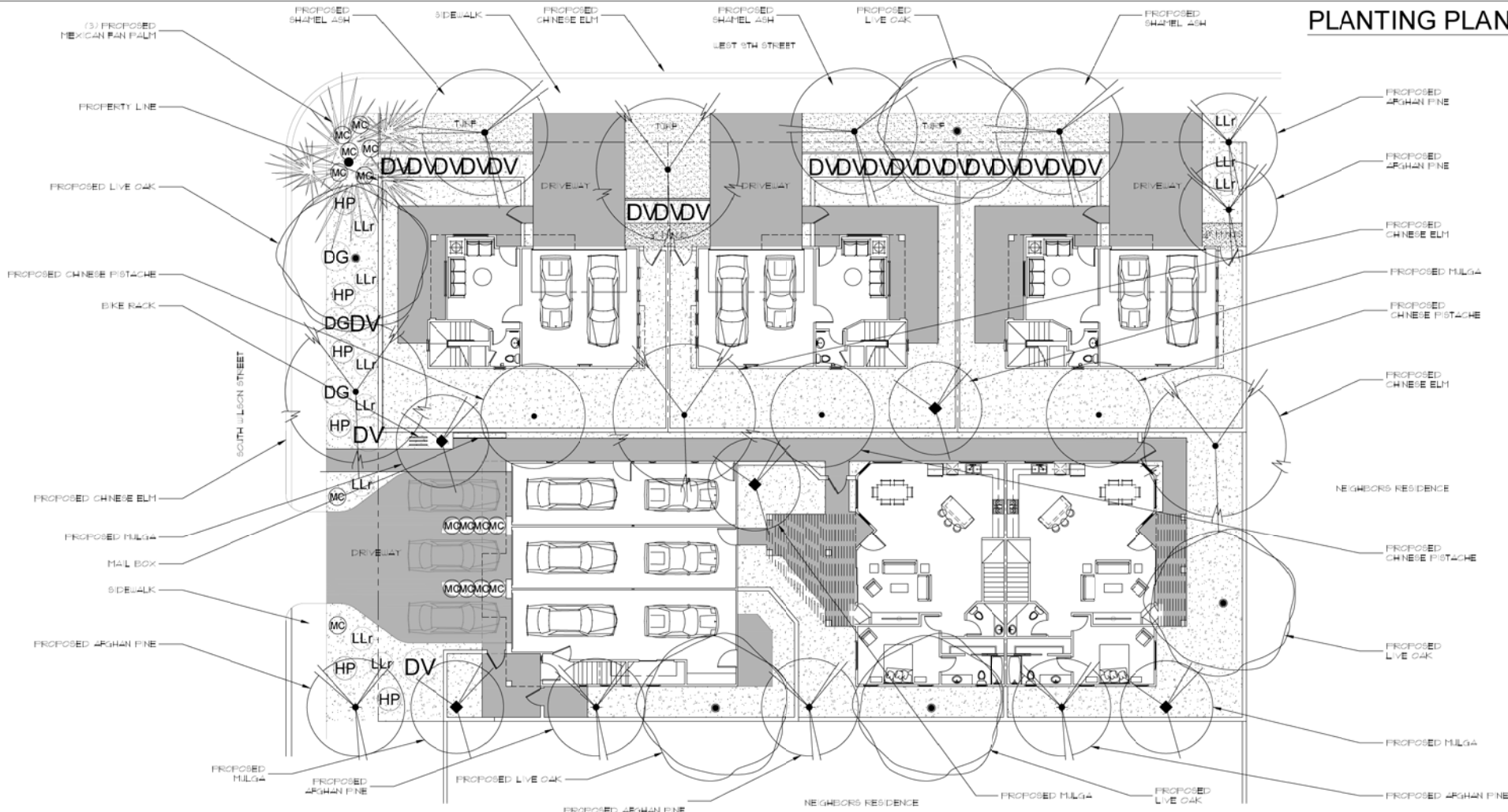
PLANTING PLAN

MTH Design Group
 landscape architecture
 office/fax 602.274.4274
 mobile 859.948.5811
 matt@mthdesigngroup.com
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 NOT FOR
 CONSTRUCTION**

9TH 4 WILSON
 431 WEST 9TH STREET
 TEMPE, ARIZONA 85281

MTHDesignGroup
 landscape architecture
 matt@mthdesigngroup.com



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
PROPOSED TREES					
MC	<i>Acacia aneura</i>	MULGA	34" BOX, 125 GAL	04	FER PLAN
MC	<i>Raxinus indel</i>	SHAMEL ASH	34" BOX, 125 GAL	05	FER PLAN
MC	<i>Pinus edulis</i>	ARGHAN PINE	24" BOX, 125 GAL	06	FER PLAN
MC	<i>Platanus chinensis</i>	CHINESE PISTACHE	24" BOX, 125 GAL	03	FER PLAN
MC	<i>Quercus virginiana</i>	LIVE OAK	24" BOX, 125 GAL	05	FER PLAN
MC	<i>Junus parvifolia</i>	CHINESE ELM	24" BOX, 125 GAL	04	FER PLAN
MC	<i>Washingtonia robusta</i>	MEXICAN FAN PALM	24" BOX, 125 GAL	03	FER PLAN
PROPOSED PLANTS					
DG	<i>Dalea greggii</i>	TRAILING DALEA (Indigo Bush)	5 GAL	03	FER PLAN
DV	<i>Dodonaea viscosa</i>	HOPSEED BUSH	5 GAL	22	FER PLAN
HP	<i>Hesperaloe parviflora</i>	RED TUCCA	5 GAL	06	FER PLAN

LLr	<i>Leucophyllum laniginosae</i>	LANIGAN'S SAGE 'Rio Bravo'	5 GAL	10	FER PLAN
MC	<i>Muhlenbergia capillaris</i>	REGAL HST	5 GAL	16	FER PLAN

MISCELLANEOUS LEGEND

SYMBOL	DESCRIPTION	QUANTITY	COMMENTS
[Pattern]	PAVEMENT - PAVING MATERIAL TO BE DETERMINED	395 SQ FT	FER PLAN
[Pattern]	DECOMPOSED GRANITE - SIZE + COLOR TO BE DETERMINED	5685 SQ FT	FER PLAN
[Pattern]	1" MINUS DECOMPOSED GRANITE - SIZE + COLOR TO BE DETERMINED	100 SQ FT	FER PLAN
[Pattern]	LAWN	145 SQ FT	FER PLAN

progress set
 not for construction

CALL TWO WORKING DAYS BEFORE YOU DIG
 602-263-1100
 1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

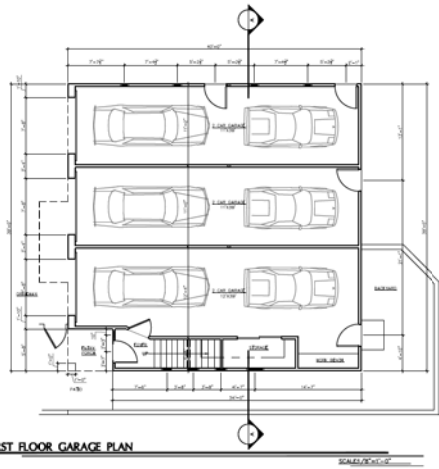
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North arrow pointing up.

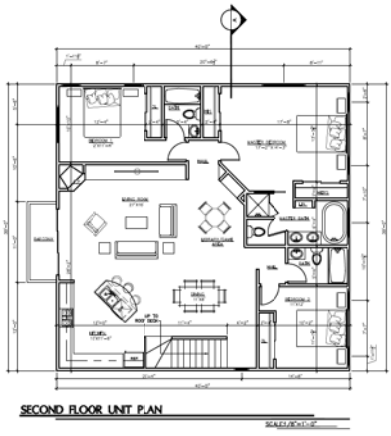
Project: Landscape
 Title: Names
 Date: 7.20.2015
 Designed/Drawn By: Matthew Horne
 Revisions:

No.	Revision	Date
01	Final Layout	08.20.15
02	Revised Plan	09.23.15
03	Revised Plan	09.23.15

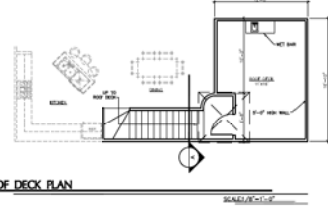
PLANTING PLAN
 SHEET 18
 - of -



FIRST FLOOR GARAGE PLAN

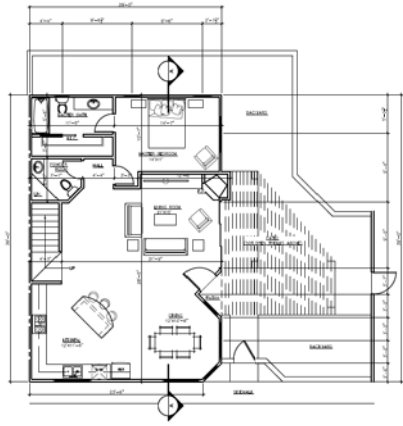


SECOND FLOOR UNIT A PLAN

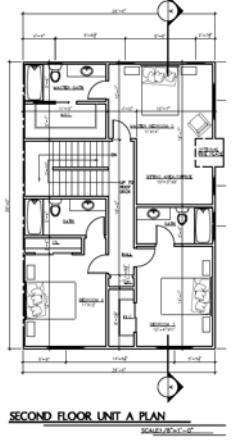


ROOF DECK PLAN

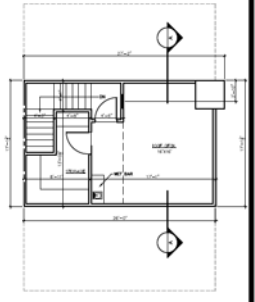
UNIT A
TOTAL: 1,600 S.F.



FIRST FLOOR UNIT B PLAN

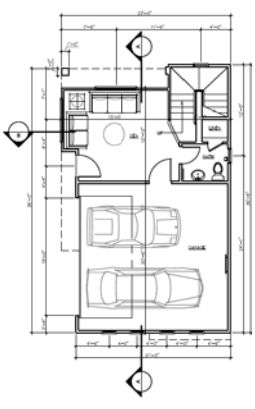


SECOND FLOOR UNIT B PLAN

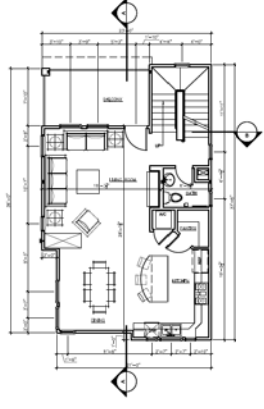


ROOF DECK PLAN

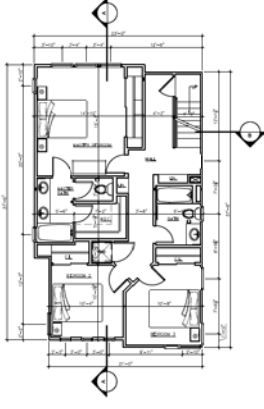
UNIT B
TOTAL: 2,090 S.F.



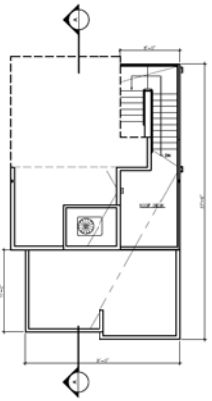
FIRST FLOOR UNIT C PLAN



SECOND FLOOR UNIT C PLAN



THIRD FLOOR UNIT C PLAN



ROOF DECK UNIT C PLAN

UNIT C
TOTAL: 1,821 S.F.

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 ARCHITECTS OF RECORD FOR THE PROJECT
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PROFESSIONAL
 W 9TH ST & WILSON
 FLOOR PLANS
 4322 WEST 9TH STREET
 PHOENIX, AZ 85018
 EXPIRES: 12/31/19

REVISIONS	BY

DRAWN
 JM
 CHECKED
 GP
 DATE
 2013
 SCALE
 1/8"=1'-0"
 JOB NO.
 000
 SHEET
 A2.0
 02 OF SHEETS
 FLOOR PLANS

- MATERIAL NOTES** **COLOR**
- 1 EXTERIOR STUCCO DEC 705, DE6178 BURNT CRIMSON (RED BROWN) & BOUTIQUE BEIGE (GOLD TONED BEIGE)
 - 2 SMOOTH HARDIE PLANK HRZN'L LAP SIDING DE6379 SILVER LAKE (LIKE COOL GREY)
 - 3 SMOOTH HARDIE PANEL BOARD AND BATTEN
 - 4 GALVANIZED CORRUGATED METAL SIDING
 - 5 METAL STANDING SEAM ROOF
 - 6 DECORATIVE METAL AWNING DE6384 IRON FIXTURE (DARK WARM GREY)
 - 7 DECORATIVE METAL TRELLIS DE6384 IRON FIXTURE (DARK WARM GREY)
 - 8 STUCCO O/ FOAM TRIM DE6384 IRON FIXTURE (DARK WARM GREY)
 - 9 WOOD TRIM DE6384 IRON FIXTURE (DARK WARM GREY)
 - 10 STUCCO METAL REGLET
 - 11 METAL GUARDRAIL DE6384 IRON FIXTURE (DARK WARM GREY)
 - 12 TRANSLUCENT PANEL GARAGE DOOR
 - 13 EXPOSED RAFTER TAILS DE6384 IRON FIXTURE (DARK WARM GREY)

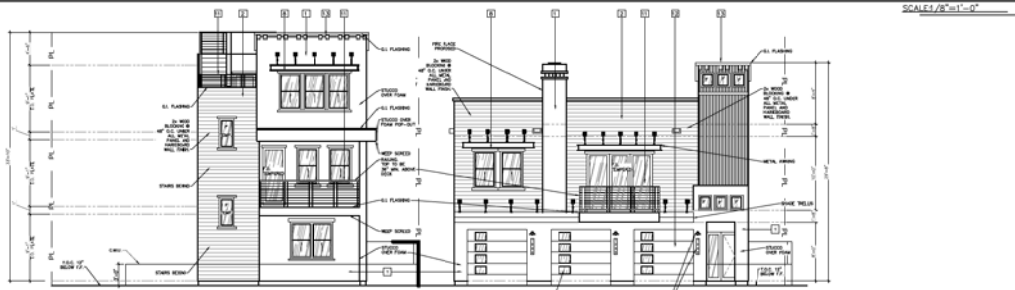
THE MATERIALS AND COLORS ARE APPROVED AS FRISENTED:

ROOF - STANDING SEAM METAL ROOFING WITH 1.75" SEAM HEIGHT
 SIDING - HARDIEPLANK ARTISAN LAP SIDING SMOOTH 5" EXPOSURE
 MAIN BUILDING - LA HAKKA STUCCO SAND FINISH
 SIDING - CORRUGATED METAL SIDING 7/8" X 2 3/4" PROFILE, BONDORIZED
 SIDING - HARDIEPANEL CEDARMILL VERTICAL SIDING, BOARD & BATTEN

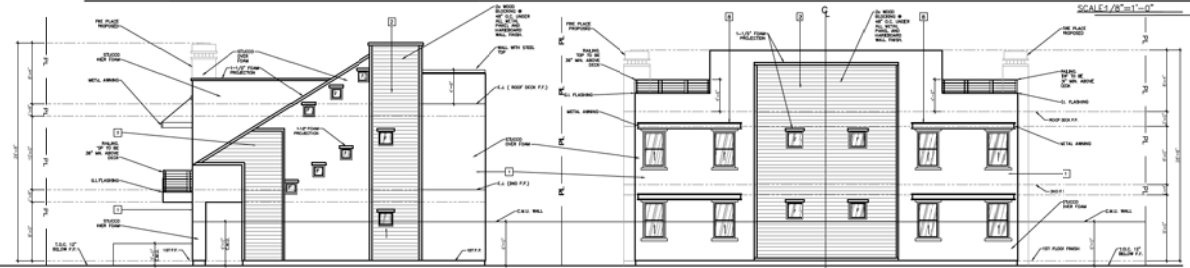
COLOR PALETTES ARE DUNN EDWARDS OR EQUIVALENT:
 MAIN BUILDING - DE129 RUSTIC TAUPE (MEDIUM TAU)
 TRIM & ACCENT - DE6370 CHARCOAL SMUDGE (DARK GREY)
 MAIN BUILDING - DE6278 STONE CREEK (MEDIUM CLIVE GREEN)
 MAIN BUILDING - DE6770 DRIFTING (LIGHT TAUPIC)
 TRIM & ACCENT - DE6755 COCOA (DARK BROWN)
 TRIM & ACCENT - DE6779 WOODLAWN GREEN (DARK BLUE-TONED GREEN)
 MAIN BUILDING - DE6178 BOUTIQUE BEIGE (GOLD TONED BEIGE)
 TRIM & ACCENT - DEW358 MILK GLASS (WHITE)
 MAIN BUILDING - DE6379 SILVER LAKE (LIKE COOL GREY)
 TRIM & ACCENT - DE6383 BANK VAULT (MEDIUM WARM GREY)
 TRIM & ACCENT - DE6705 BURNT CRIMSON (RED BROWN)
 MAIN BUILDING - DE621 FLINTSTONE (LIGHT WARM GREY)
 TRIM & ACCENT - DE6224 TREASURE CHEST (DARK OLIVE GREEN)
 TRIM & ACCENT - DE6218 ANTIQUE PAPER (WHITE)



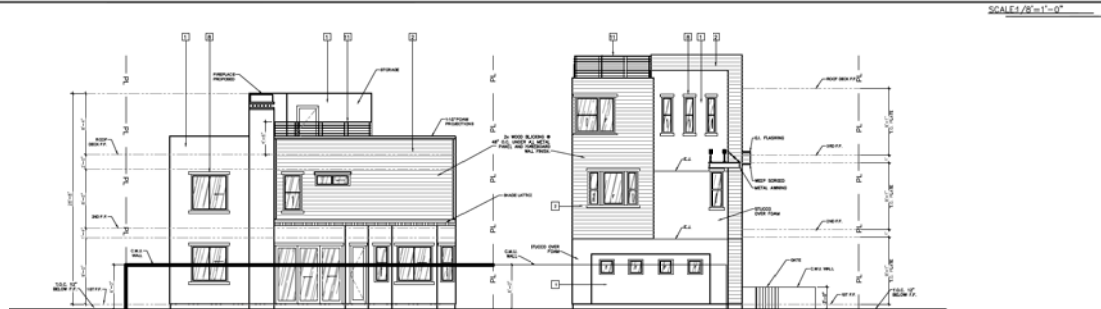
NORTH ELEVATION (9TH STREET)



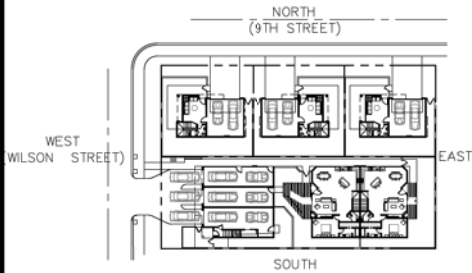
WEST ELEVATION (WILSON STREET)



SOUTH ELEVATION



EAST ELEVATION



SITE PLAN KEY REFERENCE

SCALE 1/8"=1'-0"

ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 IBC AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND DOCUMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND DOCUMENTATION.

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RESIDENTIAL
W 9TH ST & WILSON
SITE ELEVATIONS
 4222 WEST 9TH STREET
 PHOENIX, AZ 85018

REVISIONS	BY

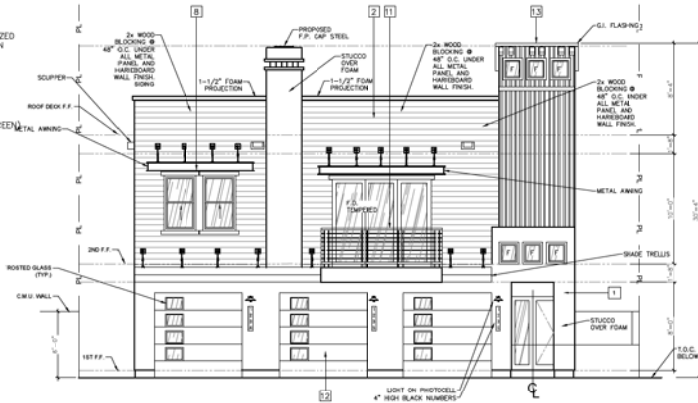
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 CHECKED: GP
 DATE: 2013
 SCALE: 1/8"=1'-0"
 JOB NO.: 000
 SHEET: A3.0
 OF 2 SHEETS

MATERIAL NOTES	COLOR
1 EXTERIOR STUCCO	DEC 705, DE6178 BURNT CRIMSON (RED BROWN) & BOUTIQUE BDOE (GOLD TONED BEIGE)
2 SMOOTH HARDIE PLANK HRZNTL LAP SIDING	DE6379 SILVER LAKE (LIKE COOL GREY)
3 SMOOTH HARDIE PANEL BOARD AND BATTEN	
4 GALVANIZED CORRUGATED METAL SIDING	
5 METAL STANDING SEAM ROOF	
6 DECORATIVE METAL AWNING	DE6384 IRON FIXTURE (DARK WARM GREY)
7 DECORATIVE METAL TRELLIS	DE6384 IRON FIXTURE (DARK WARM GREY)
8 STUCCO O/ FOAM TRIM	DE6384 IRON FIXTURE (DARK WARM GREY)
9 WOOD TRIM	DE6384 IRON FIXTURE (DARK WARM GREY)
10 STUCCO METAL REGLET	
11 METAL GUARDRAIL	DE6384 IRON FIXTURE (DARK WARM GREY)
12 TRANSLUCENT PANEL GARAGE DOOR	
13 EXPOSED RAFTER TAILS	DE6384 IRON FIXTURE (DARK WARM GREY)

THE MATERIALS AND COLORS ARE APPROVED AS PRESENTED:

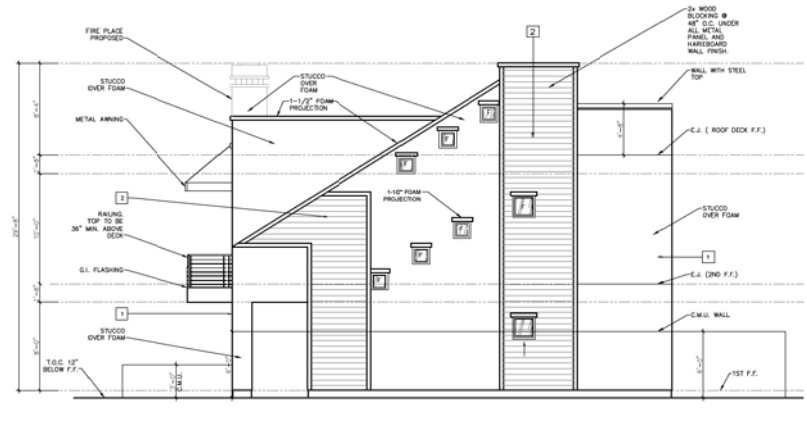
ROOF - STANDING SEAM METAL ROOFING WITH 1.75" SEAM HEIGHT SIDING - HARDIE/PLANK ARTISAN LAP SIDING SMOOTH 5" EXPOSURE MAIN BUILDING - LA HABRA STUCCO SAND FINISH SIDING - CORRUGATED METAL SIDING 7/8" X 2 3/8" PROFILE, BONDZERIZED SIDING - HARDIE/PANEL CEDARMILL VERTICAL SIDING, BOARD & BATTEN

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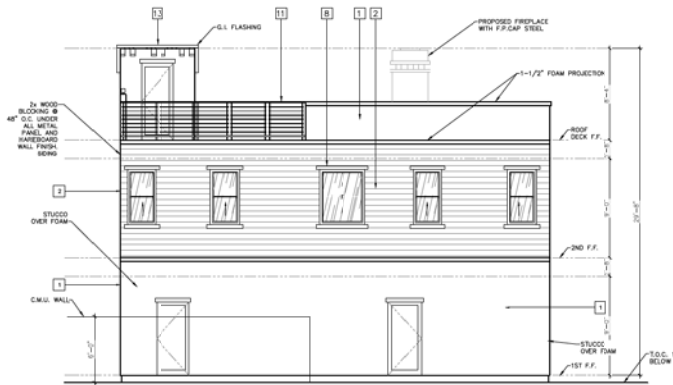
WEST ELEVATION

SCALE 3/16"=1'-0"



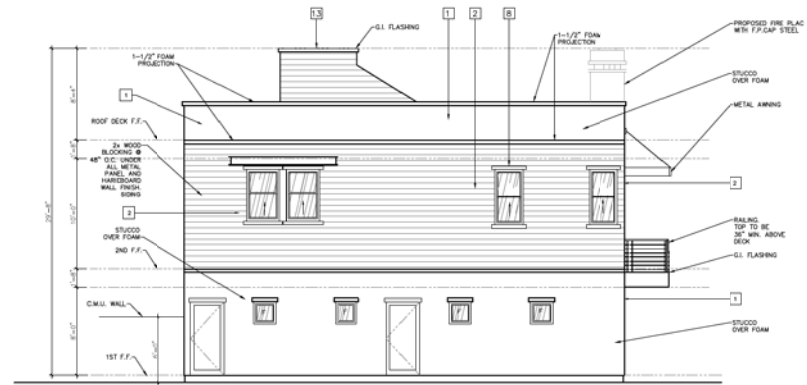
SOUTH ELEVATION

SCALE 3/16"=1'-0"



EAST ELEVATION

SCALE 3/16"=1'-0"



NORTH ELEVATION

SCALE 3/16"=1'-0"

UNIT A ELEVATIONS

ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK, AS AMENDED BY THE CITY OF PHOENIX. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX.

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RESIDENTIAL
W 9TH ST & WILSON UNIT A ELEVATIONS
 433 WEST 9TH STREET
 TEMPE, AZ 85281

REVISIONS	BY

DRAWN: JM
 CHECKED: GP
 DATE: 2013
 SCALE: 1/8"=1'-0"
 JOB NO.: 000
 SHEET: A3.1
 OF SHEETS: 02

UNIT A ELEVATIONS

MATERIAL NOTES	COLOR
1 EXTERIOR STUCCO	DEC 705, DE6178 BURNT CRIMSON (RED BROWN) & BOUTIQUE BIDGE (GOLD TONED BEIGE)
2 SMOOTH HARDIE PLANK HRZNTL LAP SIDING	DE6379 SILVER LAKE (LIKE COOL GREY)
3 SMOOTH HARDIE PANEL BOARD AND BATTEN	
4 GALVANIZED CORRUGATED METAL SIDING	
5 METAL STANDING SEAM ROOF	
6 DECORATIVE METAL AWNING	DE6384 IRON FIXTURE (DARK WARM GREY)
7 DECORATIVE METAL TRELLIS	DE6384 IRON FIXTURE (DARK WARM GREY)
8 STUCCO O/ FOAM TRIM	DE6384 IRON FIXTURE (DARK WARM GREY)
9 WOOD TRIM	DE6384 IRON FIXTURE (DARK WARM GREY)
10 STUCCO METAL REGLET	
11 METAL GUARDRAIL	DE6384 IRON FIXTURE (DARK WARM GREY)
12 TRANSLUCENT PANEL GARAGE DOOR	
13 EXPOSED RAFTER TAILS	DE6384 IRON FIXTURE (DARK WARM GREY)

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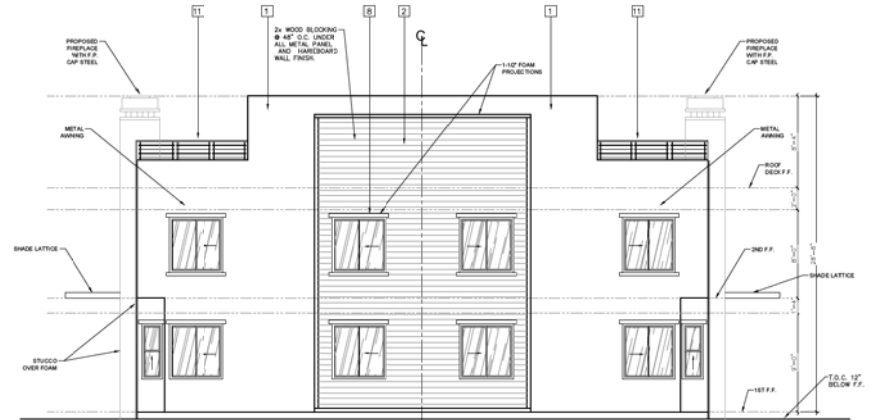
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 TRIM & ACCENT - DE6218 ANTIQUE PAPER (WHITE)



WEST ELEVATION

SCALE 3/16"=1'-0"

UNIT B ELEVATIONS



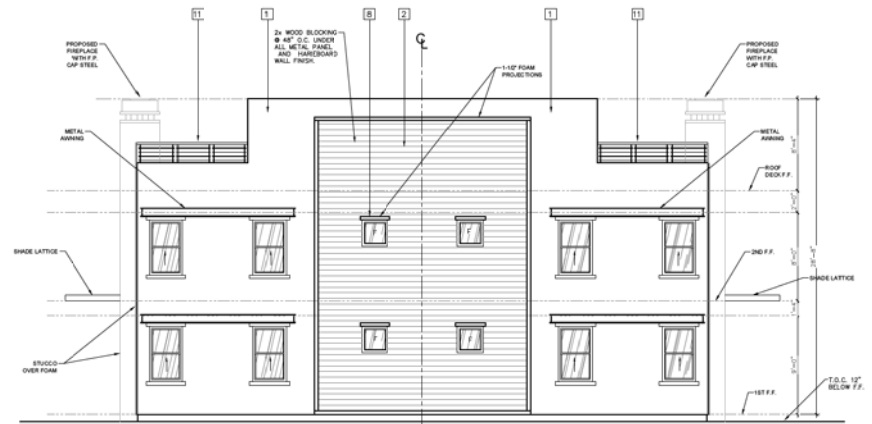
SOUTH ELEVATION

SCALE 3/16"=1'-0"



EAST ELEVATION

SCALE 3/16"=1'-0"



NORTH ELEVATION

SCALE 3/16"=1'-0"

ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2015 INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODE BOOK (IMC, EPC, AND IPC). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

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RESIDENTIAL
W 9TH ST & WILSON
 UNIT B ELEVATIONS
 433 WEST 9TH STREET
 TEMPE, AZ 85281

REVISIONS	BY

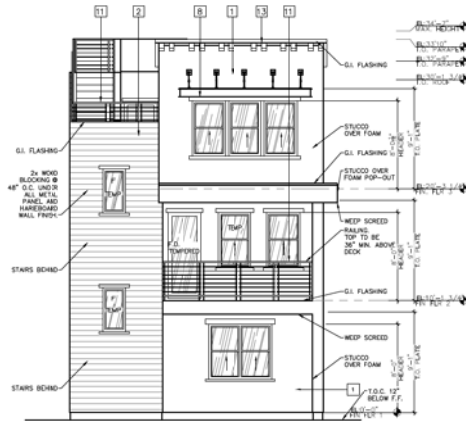
DRAWN	JM
CHECKED	GP
DATE	2013
SCALE	1/4"=1'-0"
JOB NO.	000
SHEET	A3.2
OF SHEETS	02

UNIT B ELEVATIONS

MATERIAL NOTES	COLOR
1 EXTERIOR STUCCO	DEC 705, DE6178 BURNT CRIMSON (RED BROWN) & BOUTIQUE BDOE (GOLD TONED BEIGE)
2 SMOOTH HARDIE PLANK HRZNTL LAP SIDING	DE6379 SILVER LAKE (LIKE COOL GREY)
3 SMOOTH HARDIE PANEL BOARD AND BATTEN	
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9 WOOD TRIM	DE6384 IRON FIXTURE (DARK WARM GREY)
10 STUCCO METAL REGLET	
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12 TRANSLUCENT PANEL GARAGE DOOR	
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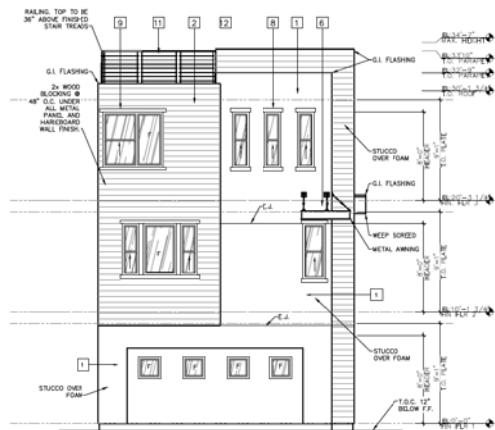
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 TRIM & ACCENT - DE6224 TREASURE CHEST (DARK OLIVE GREEN)
 TRIM & ACCENT - DE6218 ANTIQUE PAPER (WHITE)



WEST ELEVATION

SCALE 1/16"=1'-0"



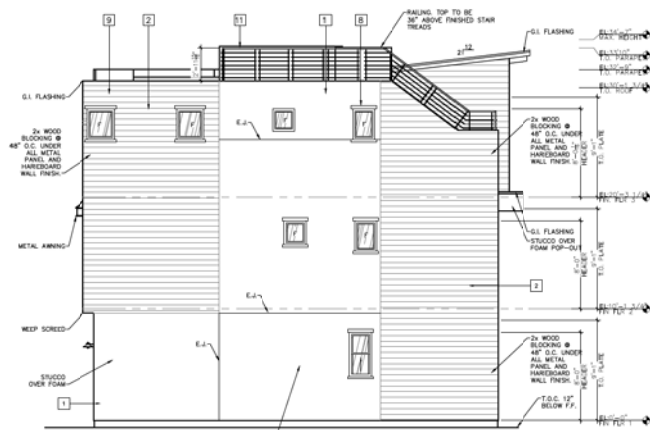
EAST ELEVATION

SCALE 1/16"=1'-0"



SOUTH ELEVATION

SCALE 1/16"=1'-0"



NORTH ELEVATION

SCALE 1/16"=1'-0"

UNIT C ELEVATIONS

ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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RESIDENTIAL
W 9TH ST & WILSON
 433 W. WEST 9TH STREET
 TUMACACI, AZ 85081

REVISIONS	BY

DRAWN: JM
 CHECKED: GP
 DATE: 2013
 SCALE: 1/16"=1'-0"
 JOB NO.: 000
 SHEET: A3.3
 62 OF SHEETS

UNIT C ELEVATIONS

431 W. 9TH STREET (9TH & WILSON)

NEIGHBORHOOD MEETING SUMMARY

LOCATION: BOYS & GIRLS CLUB
FEBRUARY 19, 2016 @ 6:00PM

The project was met with opposition from a vast majority of the neighbors in attendance. On numerous occasions neighbors in attendance referred to the 'Strategic Plan' that was created by the community and suggested that the developer review it. It was also suggested that the developer should have come to the neighbors first and consulted with them prior to the community meeting.

Neighborhood Concerns:

- Project density
- Parking: that there are already too many cars parked on the street. Potential residents will not use the tandem parking & the development will lead to even more cars on the street.
- The contemporary style will not fit into the neighborhood.
- The 'spirit' and/or 'character' of the neighborhood would change. Neighbor described the character as: eclectic, little house w/ green space, 25ft setbacks, flood irrigation, sight lines to neighbors
- Property taxes will go up.
- Renters concerned that rents in the area will go up.

Several neighbors brought up other projects that they were in opposition of, examples of what could happen (959 Ash) and how they have seen neighborhoods being taken apart without representation. Neighbors stated they would rather it be a dirt lot or leave it as is.

As a majority, it was a very contemptuous group. On numerous occasions several attendees interrupted the developer, architect and one another. Often followed by cheering. There were comments made implying that the developer 'was not a local', etc. False and misinformed statements were made regarding purchase price of the property and the success/vacancy of the developer's other project The Newport at Tempe.

Noted that several 'neighborhood' attendees were running for office and made a point to push their agenda.

In conclusion: the Developer agreed to confer with a few representatives from the neighborhood to have orderly discussions, address concerns and work on revising the current plan. Developer stated that he would remain firm in building 6 units.

431 W. 9TH STREET (9TH & WILSON)

NEIGHBORHOOD MEETING SUMMARY (2nd)

LOCATION: BOYS & GIRLS CLUB
MARCH 16, 2016 @ 5:30PM

The revised plan was presented to the Neighbors. Taking the comments made in the prior neighborhood meeting into account and after working with neighborhood representatives the following key changes were made to address their concerns/objections:

- The homes changed from 3 story contemporary to 2 story craftsman style.
- Reduced height of homes.
- Garages changed from 3 car tandem to 2 car side-by-side.

Neighbor representatives confirmed that the developer discussed the project with them and took some of their suggestions into account. Developer addressed the "Strategic Plan" and made some modifications that were adopted in the plan: designed balconies, doors in front and rear to address the 'eyes on the street' point, etc.

Discussion Points:

Water usage concern and impact of the 6 units was brought up and addressed by the developer and the city representative.

A few neighbors that rent in the area felt that they should have had more input/ representation and brought up concerns once again that the caliber of the development would potentially raise rent in the area. Developer stated that original intent was to build more affordable apartments but was encouraged to build for sale housing. A female attendee (renter) stated that it is a beautiful product but expressed concern over price. Another renter very liberally expressed his concern and distain for this and suggested that the developer build more affordable housing – city representative addressed concern over affordable housing and offered information/assistance.

Developer addressed the single family designation, lot lines, air gap, lot ownership, and the HOA common areas and HOA after homes are sold. Paint color had not been decided yet but nothing 'outrageous'.

City Representative clarified that the developer is not required to find public parking for those currently parking in the street.

Addressed construction concern: plan is to build all units at once.

Addressed landscape plan: in favor of live oak trees. City Rep confirmed that the PAD holds the Developer responsible for the design/landscape and that the city still has to approve the current plan displayed.

Address Color: Color was not decided at the time of the meeting. Trim can be white. No two houses next to each-other is to be the same color. One neighbor's preference was to not to have beige houses. Discussed siding.

Discussions regarding the DRC and changes in Tempe. Developer is within his right to build 6 units, work with him or against him. Acknowledged that they have seen Tempe change. Permitted parking was suggested and developer had a favorable outlook on adjoining with that if it helps the neighborhood.



PALMER ARCHITECTS, LTD.

W. 9th St. / S. Wilson St.

TALKING POINTS

We have reviewed the Northwest Tempe Neighborhood Strategic Plan 1998-2002.

The following directives have been addressed:

1. Eliminated the 6 car tandem garage.
2. Have reduced home height by over 10'-0".
3. Have single driveway off W. 9th Street. We exceeded parking requirements and all parking is within interior of property.
4. The units facing S Wilson Street will have front porches and a second entry has been added to address neighborhoods as proposed in report. This provides a higher neighborhood security with eyes on the street.
5. Garage depths have been increased to provide additional storage for homeowners.
6. Design is now a Craftsman Heritage Style popular in the 20s,30s, and the 40s to complement the character of the existing neighborhood homes.
7. Landscape complements that of existing neighborhood with many similar trees.
8. This product is single family for sale residential homes, all have yards. This product is family friendly and pride of ownership keeps neighborhood values high.
9. All utilities are underground.
10. The color palette and materials complement the Craftsman Heritage Style yet provide individual identity to each unit.
11. These homes will meet energy star ratings, low water usage, while fostering livability and creating a more sustainable lifestyle for the homeowners.
12. This type of product will maintain and increase residential property.
13. The project encourages preservation of the historic character of the neighborhood.
14. Use of architectural elements that increase the interest of passers-by (example: windows and doorways instead of walls)
15. Parking garages, bike racks, and guest parking on interior of lots.
16. Exterior covered patios on second floor look into interior of project affording neighborhood greater privacy.
17. Landscaping is used to soften areas and connect neighborhoods providing shade and cooling, as well as, ample pedestrian shade.
18. Project is courtyard style development with varied facades, colors, and textures.

Kaminski, Diana

From: Ron Bimrose [REDACTED]
Sent: Sunday, March 27, 2016 5:47 PM
To: Kaminski, Diana
Subject: Risi Project

Hi Diana-

Just a quick note in regards to the Risi Project at 9th and Wilson.

As it is not going to be a single family dwelling I was impressed and pleased with the changes made to better fit in the neighborhood and be respectful of the neighbors close by. I think some grass would be a nice addition but it might be problematical with the hoa situation. The color choices were not final but I was fine with them.

Here's hoping the rest of the review process is calm and orderly,

Ron Bimrose

Kaminski, Diana

From: Robert Burget [REDACTED]
Sent: Sunday, March 27, 2016 6:38 PM
To: Kaminski, Diana
Subject: Feedback for the 9th & Wilson proposed development

Greetings Diana,

I wanted to provide some feedback about Joe Risi's proposed development of six units on the SE corner of 9th & Wilson streets in the Wilson Art & Garden neighborhood. I live at [REDACTED] South Wilson Street, [REDACTED] across from the project and have lived or rented in the Maple/Ash/Farmer/Wilson neighborhood since 1989.

I attended both meetings at the Boys and Girls Club, February 19 & March 16. I support the design that was presented at the March 16 meeting. In my opinion, the plans were changed significantly from the first meeting, with Joe Risi implementing many of the neighbor's suggestions into the new designs including a craftsman-style house design, a lower overall height to match surrounding houses and the tandem parking that was first proposed has been eliminated entirely. The landscaping plans were also changed, allowing eventually for the six properties to blend into the green canopy environment that we currently enjoy on Wilson street.

Although there are a few minor details that I still believe need some changing, the project presented on March 16 is a design that I approve of and reflect an effort on Mr. Risi's behalf to work with the desires of the Wilson street neighbors. The new designs have elicited positive comments from several friends that I have spoken to about the project who currently own and rent properties in the neighborhood.

Thank you in advance for collecting feedback and your overall efforts in our neighborhoods

Sincerely, Robert Burget

[REDACTED] Wilson St.
Tempe, Arizona
[REDACTED]

Kaminski, Diana

From: Laura Stewart [REDACTED]
Sent: Monday, March 28, 2016 6:46 PM
To: Kaminski, Diana
Subject: Opposition to the Proposed Development at 9th Street and Wilson Street, Case Number: PL15336

Dear Development Review Commission,

As a resident of the Mitchell Park neighborhood, I am writing to voice my strong opposition to the proposed development located at the corner of 9th Street and Wilson Street in the Wilson Art and Garden District. As proposed, the development would require a Planned Area Development (PAD) overlay due to decreased building setbacks. I strongly urge you not to recommend this PAD overlay to the City Council for the following reasons:

The proposed development would irreversibly alter the character of the neighborhood. This proposed development is located within a designated cultural resource area. According to the City of Tempe's 2040 General Plan, reinvestment in the community's cultural resource areas should be reflective of the character of each area. Further, incompatible designs should be discouraged. This proposed development is compatible with neither the existing culture nor the existing aesthetics of the surrounding area. At the initial project meeting held by the developer on March 16th, a large group of neighbors expressed their numerous concerns regarding the project. Following the meeting, the developer selected a new design for the property that partially addressed parking concerns as well as some superficial aesthetic concerns; however, the new design did not address the core problems with the project.

Despite the aesthetic problems with this project resulting from the decreased setbacks and high structure density, the most troubling aspect of this project is that its construction would displace current residents through increased housing costs. As proposed, this development would cram six houses onto a lot that is currently occupied by one single family home. The \$400,000 asking price for each of the development's six units is well above the value of most of the surrounding homes. Many current residents would not be able to purchase housing in this neighborhood at that price. If the future property owners choose to rent out their properties, monthly rental costs would be commensurate with the value of the property so would also be beyond the reach of many of the neighborhood's current residents. The current residents of the neighborhood are what make it great and any project that would contribute to pricing them out should never be built. The developer has stated that the PAD overlay is necessary for him to design a project that meets his desired price point. By his own admission, **the developer would have to build a cheaper design, and thus a more appropriate design, without the decreased setbacks he is requesting.**

The Wilson Art and Garden District and the larger Mitchell Park neighborhood is one of the oldest neighborhoods in the city. The City of Tempe recognized the value of the area when it recognized it as a cultural resource area. I live here because I appreciate its beauty and unique culture. This development would undermine the very qualities that I value and reasons I chose to live here in the first place. If granted, the PAD overlay would set a precedent for other developments in the area. Over time, our neighborhood would be irreversibly altered if this development and others like it were allowed to move forward. Zoning laws are put in place for a reason and this development should be built to the current standards. If it is not, the residents of this neighborhood will be forced to forever deal with the consequences while the developer walks away with his profit.

For these reasons, I strongly urge you not to recommend this PAD overlay to the City Council.

Sincerely,
Laura Stewart
Mitchell Park Property Owner and Resident

Kaminski, Diana

From: Caroline Burget [REDACTED]
Sent: Monday, March 28, 2016 7:26 PM
To: Kaminski, Diana
Cc: Caroline Burget
Subject: 9th & Wilson Development

Hello Diana,

I am writing to you in response to the development at 9th and Wilson. I live at [REDACTED] Wilson St., [REDACTED] across from where the proposed development will be. Like many other neighbors, I was in opposition to Mr. Risi's original plans for the property, but after seeing the changes he made to them, I am in complete support. I feel as though what Mr. Risi currently has planned for the lot would fit in very nicely with our neighborhood, i.e. the architecture and landscape. As someone who has lived across from this property my entire life, I do not mind the changes to it, rather, I welcome them. Thank you for taking the time to consider feedback from neighbors.

Sincerely,

Caroline Burget

Kaminski, Diana

From: jacquelyn edens [REDACTED]
Sent: Monday, March 28, 2016 8:17 PM
To: Kaminski, Diana
Subject: 9th and Wilson Development - No, Thank you :)

Hello,

As a resident of the Mitchell Park neighborhood, I am writing to voice my strong opposition to the proposed development located at the corner of 9th Street and Wilson Street in the Wilson Art and Garden District. As proposed, the development would require a Planned Area Development (PAD) overlay due to decreased building setbacks. I strongly urge you not to recommend this PAD overlay to the City Council for the following reasons:

The proposed development would irreversibly alter the character of the neighborhood. This proposed development is located within a designated cultural resource area. According to the City of Tempe's 2040 General Plan, reinvestment in the community's cultural resource areas should be reflective of the character of each area. Further, incompatible designs should be discouraged. This proposed development is compatible with neither the existing culture nor the existing aesthetics of the surrounding area. At the initial project meeting held by the developer on March 16th, a large group of neighbors expressed their numerous concerns regarding the project. Following the meeting, the developer selected a new design for the property that partially addressed parking concerns as well as some superficial aesthetic concerns; however, the new design did not address the core problems with the project.

Despite the aesthetic problems with this project resulting from the decreased setbacks and high structure density, the most troubling aspect of this project is that its construction would displace current residents through increased housing costs. As proposed, this development would cram six houses onto a lot that is currently occupied by one single family home. The \$400,000 asking price for each of the development's six units is well above the value of most of the surrounding homes. Many current residents would not be able to purchase housing in this neighborhood at that price. If the future property owners choose to rent out their properties, monthly rental costs would be commensurate with the value of the property so would also be beyond the reach of many of the neighborhood's current residents. The current residents of the neighborhood are what make it great and any project that would contribute to pricing them out should never be built. The developer has stated that the PAD overlay is necessary for him to design a project that meets his desired price point. By his own admission, the developer would have to build a cheaper design, and thus a more appropriate design, without the decreased setbacks he is requesting.

The Wilson Art and Garden District and the larger Mitchell Park neighborhood is one of the oldest neighborhoods in the city. The City of Tempe recognized the value of the area when it recognized it as a cultural resource area. I live here because I appreciate its beauty and unique culture. This development would undermine the very qualities that I value and reasons I chose to live here in the first place. If granted, the PAD overlay would set a precedent for other developments in the area. Over time, our neighborhood would be irreversibly altered if this development and others like it were allowed to move forward. Zoning laws are put in place for a reason and this development should be built to the current standards. If it is not, the residents of this neighborhood will be forced to forever deal with the consequences while the developer walks away with his profit. For these reasons, I strongly urge you not to recommend this PAD overlay to the City Council.

kindly,
Jackie Martin

Kaminski, Diana

From: Kendra Sollars [REDACTED]
Sent: Monday, March 28, 2016 8:33 PM
To: Kaminski, Diana
Subject: 9th and Wilson Development

Hello Diana,

I am writing to express my concern about the planned development at 9th and Wilson. I am a native to the area and recently just purchased my first home not too far from here. I chose to purchase here because of the people who live here and the character of the neighborhood. We do not need more luxury developments, forcing long time residents out of the neighborhood and we do not need the character of our neighborhood altered. This development would do exactly that.

Please reconsider.

Kendra Sollars

Kaminski, Diana

From: Alana [REDACTED]
Sent: Monday, March 28, 2016 8:37 PM
To: Kaminski, Diana
Subject: 9th & Wilson

As a resident of the Mitchell Park neighborhood, I am writing to voice my strong opposition to the proposed development located at the corner of 9th Street and Wilson Street in the Wilson Art and Garden District. As proposed, the development would require a Planned Area Development (PAD) overlay due to decreased building setbacks. I strongly urge you not to recommend this PAD overlay to the City Council for the following reasons:

The proposed development would irreversibly alter the character of the neighborhood. This proposed development is located within a designated cultural resource area. According to the City of Tempe's 2040 General Plan, reinvestment in the community's cultural resource areas should be reflective of the character of each area. Further, incompatible designs should be discouraged. This proposed development is compatible with neither the existing culture nor the existing aesthetics of the surrounding area. At the initial project meeting held by the developer, a large group of neighbors expressed their numerous concerns regarding the project. Following the meeting, the developer selected a new design for the property that partially addressed parking concerns as well as some superficial aesthetic concerns; however, the new design did not address the core problems with the project.

Despite the aesthetic problems with this project resulting from the decreased setbacks and high structure density, the most troubling aspect of this project is that its construction would displace current residents through increased housing costs. As proposed, this development would cram six houses onto a lot that is currently occupied by one single family home. The \$400,000 asking price for each of the development's six units is well above the value of most of the surrounding homes. Many current residents would not be able to purchase housing in this neighborhood at that price. If the future property owners choose to rent out their properties, monthly rental costs would be commensurate with the value of the property so would also be beyond the reach of many of the neighborhood's current residents. The current residents of the neighborhood are what make it great and any project that would contribute to pricing them out should never be built. The developer has stated that the PAD overlay is necessary for him to design a project that meets his desired price point. By his own admission, the developer would have to build a cheaper design, and thus a more appropriate design, without the decreased setbacks he is requesting.

The Wilson Art and Garden District and the larger Mitchell Park neighborhood is one of the oldest neighborhoods in the city. The City of Tempe recognized the value of the area when it recognized it as a cultural resource area. I live here because I appreciate its beauty and unique culture. This development would undermine the very qualities that I value and reasons I chose to live here in the first place. If granted, the PAD overlay would set a precedent for other developments in the area. Over time, our neighborhood would be irreversibly altered if this development and others like it were allowed to move forward. Zoning laws are put in place for a reason and this development should be built to the current standards. If it is not, the residents of this neighborhood will be forced to forever deal with the consequences while the developer walks away with his profit.

For these reasons, I strongly urge you not to recommend this PAD overlay to the City Council.

Thank you,
Alana Porter
[REDACTED] Farmer Ave.

Sent from my iPhone

Kaminski, Diana

From: Justin Stewart [REDACTED]
Sent: Monday, March 28, 2016 10:00 PM
To: Kaminski, Diana
Subject: 9th and Wilson Development

Ms. Kaminski

As the Chair of the Mitchell Park neighborhood, I am writing to voice my strong opposition to the proposed development located at the corner of 9th Street and Wilson Street in the Wilson Art and Garden District. As proposed, the development would require a Planned Area Development (PAD) overlay due to decreased building setbacks. I strongly urge you not to recommend this PAD overlay to the City Council for the following reasons:

The proposed development would irreversibly alter the character of the neighborhood. This proposed development is located within a designated cultural resource area. According to the City of Tempe's 2040 General Plan, reinvestment in the community's cultural resource areas should be reflective of the character of each area. Further, incompatible designs should be discouraged. This proposed development is compatible with neither the existing culture nor the existing aesthetics of the surrounding area. At the initial project meeting held by the developer, a large group of neighbors expressed their numerous concerns regarding the project. Following the meeting, the developer selected a new design for the property that partially addressed parking concerns as well as some superficial aesthetic concerns; however, the new design did not address the core problems with the project. The developer also did remove the characteristic flood irrigation plain, which is a touchstone to the Northern Tempe neighborhoods, and reduce the amount of turf, which is characteristic of the typical Maple-Ash, Wilson Arts and Garden District, and Mitchell Park home.

Despite the aesthetic problems with this project resulting from the decreased setbacks and high structure density, the most troubling aspect of this project is that its construction would displace current residents through increased housing costs. As proposed, this development would cram six houses onto a lot that is currently occupied by one single family home. The \$400,000 asking price for each of the development's six units is well above the value of most of the surrounding homes. Many current residents would not be able to purchase housing in this neighborhood at that price. If the future property owners choose to rent out their properties, monthly rental costs would be commensurate with the value of the property so would also be beyond the reach of many of the neighborhood's current residents. The current residents of the neighborhood are what make it great and any project that would contribute to pricing them out should never be built. The developer has stated that the PAD overlay is necessary for him to design a project that meets his desired price point. By his own admission, the developer would have to build a cheaper design, and thus a more appropriate design, without the decreased setbacks he is requesting.

The Wilson Art and Garden District and the larger Mitchell Park neighborhood is one of the oldest neighborhoods in the city. I am beyond honored to serve the people of my neighborhood, and many of them are against this project, and what this project might bring to our neighborhood in the upcoming years. The City of Tempe recognized the value of the area when it recognized it as a cultural resource area. I live here because I appreciate its beauty and unique culture. This development would undermine the very qualities that I value and reasons I chose to live here in the first place. If granted, the PAD overlay would set a precedent for other developments in the area. Over time, our neighborhood would be irreversibly altered if this development and others like it were allowed to move forward. Zoning laws are put in place for a reason and this development should be built to the current standards. If it is not, the residents of this neighborhood will be forced to forever deal with the consequences while the developer walks away with his profit.

For these reasons, I strongly urge you not to recommend this PAD overlay to the City Council.

Sincerely,
Justin J. Stewart
Chair of Mitchell Park Neighborhood Association

Kaminski, Diana

From: Sally Wittlinger [REDACTED]
Sent: Tuesday, March 29, 2016 9:11 AM
To: Kaminski, Diana
Subject: Development at 9th Street and Roosevelt

Hi Diana,

I am sorry that I am sending this email right at the deadline. I've been meaning to provide feedback since the meeting, but just haven't gotten there.

Like many others at the meeting, the implications of what this development might mean for the neighborhood do scare me. I would rather see this type of development stay north of University Dr. However, I also respect the fact that it is within Mr. Risi's right to build six units on the property and do appreciate that he was willing to work with some of the neighbors to redesign the project in response to our concerns. Had the plan proposed early this year (the three story modern structure) held, I would not be giving it any support, but, given that he is going to build something on his property, I do support the newly revised plan.

I would, however, like to make two suggestions to the plan. The first is that larger windows are added to the sides of the two end units facing 9th Street. I think that the design in the drawings, with its small windows, looks fortress-like and it appears to isolate the residents from neighborhood, not include them in it. The second is that turf grass replace the areas of decomposed granite in the plan. I agree that water use should be a consideration, but the area of grass would be relatively small and would provide better continuity with the neighboring single-family homes.

Thanks for your help on this project. We appreciate you listening to the concerns of the neighbors, both those for and against the development.

Best,
Sally Wittlinger
Resident of Wilson Art & Garden NA

Kaminski, Diana

From: Sarah Capawana [REDACTED]
Sent: Tuesday, March 29, 2016 3:54 PM
To: Kaminski, Diana
Cc: Sarah Capawana; Robert Burget; Caroline B
Subject: Ninth and Wilson St. Project (Joe Risi Developer)

Hi Diana,

I am a homeowner who has lived at [REDACTED] Wilson Street for 30 years. I am [REDACTED] across the street from the proposed Risi project. I was not in support of his first proposal and voiced my concerns (nicely) at the first meeting on Feb. 19. I called Mr. Risi and discussed my objections with the first project; too high, rooftop patios, tandem parking, architectural designs that look like southern California and not Tempe, no grass, etc.

Mr. Risi completely scrapped his plans and addressed the concerns of myself and numerous other neighbors who live near the project. At his meeting on March 16 he described a completely different project. Although there are still six homes, they are single family with two car garages. The height is below 30 feet, there are no roof top patios and the homes are a craftsman style architectural design. There are multipane windows and front porches with mailboxes.

There are still elements of the project that need modification; there needs to be grass and not decomposed gravel, the windows facing Ninth Street need to be larger. I would also like to see more trees along Ninth Street.

My real preference for the property would be to keep everything as it is, but I realize the zoning allows six houses. I support the new proposal, with the additional changes I have described.

I would like to continue to have input during the design phase of the project to ensure the new "development" aesthetically fits in with the rest of our neighborhood.

Thanks,
Sarah Capawana
[REDACTED] Wilson St.
Tempe

Kaminski, Diana

From: Justin Stewart [REDACTED]
Sent: Tuesday, March 29, 2016 4:48 PM
To: Kaminski, Diana
Subject: Letter from Mitchell Park Neighborhood Association in regards to the development on 9th and Wilson

We are writing as the Board of Mitchell Park Neighborhood Association and we are writing to voice our strong opposition to the proposed development located at the corner of 9th Street and Wilson Street in the Wilson Art and Garden District. As proposed, the development would require a Planned Area Development (PAD) overlay due to decreased building setbacks. Our neighborhood association strongly urges you not to recommend this PAD overlay to the City Council for the following reasons:

The proposed development would irreversibly alter the character of the neighborhood. This proposed development is located within a designated cultural resource area. According to the City of Tempe's 2040 General Plan, reinvestment in the community's cultural resource areas should be reflective of the character of each area. Further, incompatible designs should be discouraged. This proposed development is compatible with neither the existing culture nor the existing aesthetics of the surrounding area. At the initial project meeting held by the developer, a large group of neighbors expressed their numerous concerns regarding the project. Following the meeting, the developer selected a new design for the property that partially addressed parking concerns as well as some superficial aesthetic concerns; however, the new design did not address the core problems with the project. This new design also eliminates large amounts of turf that makes the Wilson Art Garden District, Maple-Ash, and Mitchell Park unique, and reduced one more lot of flood irrigation, something that is characteristic to our neighborhoods.

Despite the aesthetic problems with this project resulting from the decreased setbacks and high structure density, the most troubling aspect of this project is that its construction would displace current residents through increased housing costs. As proposed, this development would cram six houses onto a lot that is currently occupied by one single family home. The \$400,000 asking price for each of the development's six units is well above the value of most of the surrounding homes. Many current residents would not be able to purchase housing in this neighborhood at that price. If the future property owners choose to rent out their properties, monthly rental costs would be commensurate with the value of the property so would also be beyond the reach of many of the neighborhood's current residents. The current residents of the neighborhood are what make it great and any project that would contribute to pricing them out should never be built. The developer has stated that the PAD overlay is necessary for him to design a project that meets his desired price point. By his own admission, the developer would have to build a cheaper design, and thus a more appropriate design, without the decreased setbacks he is requesting. We would be willing to revise our position if this development was to qualify as affordable housing under federal standard.

The Wilson Art and Garden District and the larger Mitchell Park neighborhood is one of the oldest neighborhoods in the city. The City of Tempe recognized the value of the area when it recognized it as a cultural resource area. We live here because we appreciate its beauty and unique culture. This development would undermine the very qualities that we value and reasons we chose to live here in the first place. If granted, the PAD overlay would set a precedent for other developments in the area. Over time, our neighborhood would be irreversibly altered if this development and others like it were allowed to move forward. Zoning laws are put in place for a reason and this development should be built to the current standards. If it is not, the residents of this neighborhood will be forced to forever deal with the consequences while the developer walks away with his profit.

For these reasons, the Mitchell Park Neighborhood Association strongly urges you not to recommend this PAD overlay to the City Council.

Sincerely,
Mitchell Park Neighborhood Association Board