

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 04/25/2017  
Agenda Item: 4

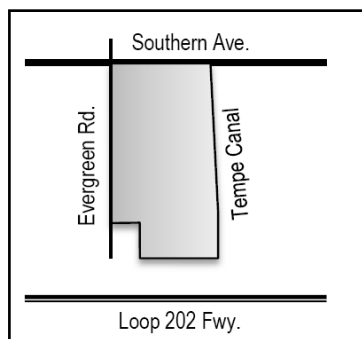
**ACTION:** Request for an Amended Planned Area Development Overlay for the phased demolition of 488 existing units to be replaced with 202 duplex units, 28 townhouse-style units, and 212 apartment units and a Development Plan Review for three single-story duplex buildings and 212 apartment units within a five-story building for FRIENDSHIP VILLAGE, located at 2645 East Southern Avenue. The applicant is Ryan Companies US, Inc.

**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:** Approve, subject to conditions

**BACKGROUND INFORMATION:** FRIENDSHIP VILLAGE (PL170037) is an existing 42.91 acre retirement community that was first approved in 1974. The applicant intends to modify the previously approved PAD site plan to phase the demolition of 488 existing Cottage-style units and apartment units to replace them with 202 duplex units (Cottages), 28 townhouse-style apartment units, and 212 apartment units (Courtyard Apartments) for an overall reduction of 46 units within the development. This request does not modify the development standards established by the existing PAD. The request includes the following:

1. Amended Planned Area Development Overlay to modify the site plan to replace 488 existing units with 202 duplex units, 28 townhouse-style units, and 212 apartment units for an overall reduction of 46 units.
2. Development Plan Review for three single-story Cottage buildings (duplexes) and 212 Courtyard Apartment units within a five-story building including site plan, building elevations, and landscape plan.



Property Owner	Tempe Life Care Village Inc.
Applicant	Sameer Kulkarni, Ryan Companies US, Inc.
Zoning District	R1-4 PAD (Single-Family Residential, Planned Area Development) & R-4 (Multi-Family Residential General) PAD
Net site area	42.91 acres
Density / Number of Units	12.26 du/ac / 526 units
Unit Types	136 one bedroom 390 two bedroom
Total Building Area	819,974 s.f.
Lot Coverage	32% (40% maximum allowed)
Building Height	35' & 60' (35' & 60' maximum allowed by variance)
R1-4 PAD Building Setbacks	15' front, 30' west, 5' east, 15' rear (15' front, 10' west, 5' east, 15' rear min.)
R-4 PAD Building Setbacks	41' front, 20' west, 10' east, 10' rear (20' front, 10' west, 10' east, 10' rear min.)
Landscape area	32% (30% minimum required)
Vehicle Parking	1,069 spaces [449 min. required (with 674 space reduction per variance)]
Bicycle Parking	371 spaces (371 min. required)

**ATTACHMENTS:** Ordinance, Development Project File

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

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

#### **COMMENTS:**

This site is located at the southeast corner of Evergreen Road and Southern Avenue and is zoned R1-4 and R-4 and is located within the Friendship Village Lifecare Retirement Community Planned Area Development Overlay.

Existing uses on the site that will remain include:

- Main Street apartments (formerly identified as Village Center)
- Nunnenkamp Center (Assisted Living facility)
- Fitness Center and Pool
- Environmental Building
- Guardhouse
- Recreation Center
- Cottages – Phase 1 (three duplex buildings with six units total), approved and constructed in 2016

This request includes the following:

1. 7<sup>th</sup> Amended Planned Area Development for Friendship Village Lifecare Retirement Community to modify the previously approved site plan.
2. Development Plan Review which includes: three single-story duplex buildings (six units total) named "Cottages" and a 212 unit apartment building named "Courtyard Apartments."

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

#### **PRELIMINARY AND FORMAL SITE PLAN REVIEW**

Two Preliminary Site Plan Reviews were completed for this project prior to formal application submittal. These reviews occurred on October 26, 2016 and December 28, 2016. Site plans, landscape plans, and conceptual elevations for the Courtyard Apartments were provided. Staff recommended the following: provide change in wall planes and/or roof height and carry the decorative veneer up vertically on portions of the elevations. Elevations for the new Cottages and Townhome apartments were not provided. It was recommended that the applicant submit elevations of the Town Home apartments prior to formal application.

Formal applications were submitted, and a third Site Plan Review was completed February 15, 2017. Significant comments made by staff included: show vehicular exits from underground garage, create exits at right angles to surface drive aisles, and delineate pedestrian pathways where they cross garage exits; provide unique symbols for each plant type; provide front Cottage elevations that are architecturally distinct from previously approved (2016) elevations; also note control joints on Cottages as reveals; provide variation in wall plane of Courtyard Apartments Phase 1; provide privacy to individual balconies; provide shade for fourth floor balconies; add solar controls to northwest, southwest, and south building elevations; use different treatment/color on balconies; use stone veneer that matches or compliments veneer used in existing development; reevaluate stair and elevator locations in underground parking layout to avoid sight visibility conflicts with parked vehicles. Many comments were also made pertaining to the townhome-style apartments.

A second submittal was made, and a fourth Site Plan Review was completed on March 29, 2017. The applicant chose to withdraw the Townhome-style apartments from the DPR application, which will require a separate DPR application for that portion of the project at a later date. Significant comments made by staff included: provide unique symbols for each plant type; provide front Cottage elevations that are architecturally distinct from previously approved (2016) elevations; also note the control joints on Cottages as reveals; add solar controls to northwest, southwest, and south building elevations on Courtyard Apartments (not just a note that it will be done); and provide correct material samples.

## **PUBLIC INPUT**

A neighborhood meeting was held on February 1, 2017 at 5:30 p.m. at the Friendship Village Auditorium. In addition to the applicant's team members, approximately 121 individuals were in attendance. Attendees asked questions regarding: the need for additional on-site vehicle parking; where construction employees would park during construction; water quality; the design (interior and exterior) of the Cottages and Courtyard Apartments; how construction of the Courtyard Apartments will disturb existing residents; concern for the affordability of the new units; townhouse-style apartments do not fit the character of the rest of the campus; the lack of lush landscaping around the cottages built in 2016; request for additional landscaping or new wall adjacent to the canal; and that the lack of sidewalks along the private streets prevents residents from walking their dogs. The applicant's summary of the meeting is attached.

## **PROJECT ANALYSIS**

### **CHARACTER AREA PLAN**

The project is located within the Alameda Character Area Plan. The plan encourages mobility, aging in place, shade, landscaped streetscapes, connectivity and walkability, neighborhood identity, and appropriate transitions. The proposed development will comply with many of these Character Area principles through the following design elements:

- *Mobility*: the Friendship Village community allows residents to live and recreate within the development. New sidewalks along the interior private streets will enhance walkability.
- *Aging in Place*: the community was established to allow people to age in place, offering autonomy and options for transitional housing for adults who prefer to age in place.
- *Streetscapes*: the configuration of the site at the perimeter of the project will not change with this proposal; however, a perimeter street tree plan is included with the submittal which shows the required one tree per 30 feet of lineal street frontage along both Evergreen Road and Southern Avenue. Required street trees along Southern will be added with Phase 1 of the Courtyard Apartments. Required trees along Evergreen will be added concurrent with the phased replacement of the cottages adjacent to that street.
- *Transitions*: while the proposal includes the replacement of single-story buildings with two-story buildings and the addition of an apartment building closer to the perimeter of the project on Southern Avenue, this new development takes the context of the site into consideration. These modifications to the site plan are in the center of and at the arterial street frontage of the project and will not negatively impact the existing single-family subdivision to the west.

### **PLANNED AREA DEVELOPMENT**

The applicant's request to amend the Friendship Village Lifecare Retirement Community Planned Area Development Overlay does not impact the permitted development standards allowed by the PAD. The proposal does, however, modify the existing site plan as follows:

- Replace 296 Cottage-style units with 202 units. The floor plans of the new Cottages are larger than the existing units.
- In the location of 13 existing Cottage buildings located in the middle of the community, add a 28 unit, two-story Townhouse-style apartment building.
- Replace the existing 192 unit Courtyard Apartments with a 212 unit building. Phase 1 of this new apartment building is four-stories high and will occupy an area of existing surface parking spaces, closer to Southern Avenue than the existing development.

**PROJECT NAME – 7<sup>th</sup> Amended Friendship Village Lifecare Retirement Community**

Standard	Existing R1-4 PAD (to remain)	Existing R-4 PAD (to remain)	Total PAD Provided
Residential Density (du/ac)	8	25	12.26
Building Height (feet) [Exceptions, see Section 4-205(A)]			
Building Height Maximum	35'	60' (with variance)	
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	n/a	Yes	
Maximum Lot Coverage (% of net site area)			40%
Minimum Landscape Area (% of net site area)			30%
Setbacks (feet) [Exceptions, see Section 4-205(A)]			
Front	15 ft	20 ft	
Parking	20 ft	20 ft	
Side	5 ft	10 ft	
Rear	15 ft	10 ft	
Street Side	10 ft	10 ft	
Parking	20 ft	20 ft	
Vehicle Parking			1,069 (with variance for reduction of 647 spaces)
Bicycle Parking			371 spaces

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.* The proposal complies with the General Plan land use designation of Residential and residential density designation of up to 25 du/ac. Friendship Village supports the Alameda Character Area principle of "Aging in Place," maintaining the existing retirement community to allow people to age in place with a sense of freedom, autonomy, and a high quality of life at every stage.
2. *Standards requested through the PAD Overlay district take into consideration the location and context for the site for which the project is proposed.* The proposed modifications to the PAD do not modify the previously approved development standards.
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* While the new site plan replaces single-story buildings with two-story buildings and adds an apartment building closer to the perimeter of the project on Southern Avenue, this new development takes the context of the site into consideration and will not negatively impact the existing single-family subdivision to the west.

**DEVELOPMENT PLAN REVIEW**

**Site Plan**

The Development Plan Review application includes three new cottage buildings (duplexes) located near the northwest corner of the site, just east of three existing cottage buildings that were approved and constructed in 2016. This area of the site currently contains five cottage buildings. All five would be demolished and replaced with three cottage buildings that are oriented toward the west. Each cottage includes a garage that, although wide enough for two vehicles, is only counted as one vehicle parking space in the project data. The developer intends for residents to use the other half of each garage as storage or workshop area. On the east side of these buildings, just west of the guard shack, the applicant proposes a new pickleball court, decorative pavers, a pergola, and landscaping.

The DPR also includes a 212 unit building named the Courtyard Apartments that will replace the existing 192 unit apartment building. The new apartments will be situated in approximately the same location as the existing apartments with the exception of Phase 1. The Phase 1 building will replace an area of existing surface vehicle parking. Below the Courtyard Apartments is a single-level garage that contains 278 vehicle parking spaces and 78 bicycle parking spaces. The plan identifies two entrances/exits to this garage, one west of the Phase 1 building and one south of the Phase 1 building.

## Building Elevations

The proposed Cottage buildings are single-story with stucco walls and sloped roofs topped with gray tile. The stucco walls include reveals at expansion joints to break up the wall planes. Building colors will have three palette options that include varying shades of beige and gray, matching what was approved in 2016. Wood pergolas cover the front/side patios and will be painted rust orange.

While the three Cottage floor plans are slightly different from one another, the proposed exterior elevations are almost identical to the Cottages constructed in 2016. This would result in six buildings across from one another that primarily have differences in paint colors. The applicant has stated that only one additional floor plan (a one bedroom unit) will be proposed for the remainder of the project, resulting in four total floor plans with almost identical elevations for all 101 proposed duplex buildings. In order to avoid monotony within the development, staff made several requests of the applicant to modify the front elevations to provide a variety in the streetscape; however, the only modification made by the applicant was to change the locations of the clerestory windows above the garages. A condition is included that requires the applicant to submit a Minor Development Plan Review to modify the front elevations of two of the three proposed cottages to provide variety in the streetscape. This could include changing the garage door design and/or color, different roof tile, different roof design, different exterior materials, different trellis material/design, or any number of alternatives.

The Courtyard Apartments range from four to five stories and top out at 53'-6" in height. The first floor of the building has a ground face masonry veneer, which changes to a stone veneer at primary entrances. Upper floors are finished with stucco painted "Crisp Linen," and balconies accented with "Kilim Beige". To provide solar control to mitigate heat gain, a condition is included to require minimum 18" deep louvers on the top and side of windows on the Courtyard Apartments that face south, southwest, and northwest.

## Landscape Plan

The existing turf along Southern Avenue will remain, and additional shade trees will be added to comply with the code. Tree species will match or complement existing street frontage trees. Landscaping around the three Cottage buildings and Courtyard Apartments will shade proposed patios and provide screening to create privacy between unit patios and balconies. A condition is included to modify the trees used in parking lot landscape planters to increase shade.

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 Courtyard Apartment is designed with variation in materials, colors, fenestration, and wall planes to provide variety in the streetscape. A condition is included to provide variety in the streetscape along the private streets to which the Cottages will front.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; trees are located to shade Cottage patios and the new open space area to the east of the Cottages. Courtyard Apartment balconies are shaded by patios above each other or by projecting parapets above fourth floor balconies. A condition is included to provide solar control for the apartment windows on the south, southwest, and northwest elevations.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the proposed stucco and wood trim Cottage buildings are appropriate for their location. The masonry and stone veneer on the Courtyard Apartment building is compatible with the existing development.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the single-story Cottage buildings and surrounding landscaping are appropriately scaled to the site. While the Courtyard Apartments will be higher than the existing apartment building, it is lower than the existing Mainstreet Apartments to the south, and the location will not negatively impact the single-family residential subdivision on the west side of Evergreen. Additional shade trees along Southern Avenue will reduce the visual impact of the building along the street frontage.

5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; the front walls of each Cottage building are off-set, and sloped roofs above the garage and clerestory windows break up the building mass and create a sense of movement. The Courtyard Apartment building has variation in wall planes, materials, and heights to relieve monotony.*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; architectural details on both the Cottages and Courtyard Apartments are appropriate to the context of the development.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the proposed buildings do not impact existing access to transportation options at the perimeter of the site. The Cottages will have a new sidewalk along the private street, providing a more comfortable environment for pedestrians within the development.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; entrance/exits to the below-grade parking level beneath the Courtyard Apartments are designed at a 90 degree angle to existing private streets. A condition is included to delineate pedestrian pathways where they cross the vehicular exits from the garage.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the design complies with CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscaping along the perimeter of the project delineates parking and driveways from pathways. Landscaping interior to the site both shades and creates privacy between private patios and balconies.*
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; n/a*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. All lighting will comply with code requirements.*

**REASONS FOR APPROVAL:**

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

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

**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 7<sup>th</sup> Amended Planned Area Development approval shall be null and void.
3. The 7<sup>th</sup> Amended Planned Area Development Overlay for Friendship Village Lifecare Retirement Community 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 and prior to issuance of building permits.

#### **DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:**

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

#### **General**

1. Except as modified by conditions, development shall be in substantial conformance with the following:
  - Architectural site plan dated April 11, 2017
  - Cottages 190-195 and Courtyard Apartment site plans dated April 5, 2017
  - Cottage and Courtyard Apartment building elevations dated April 6, 2017
  - Perimeter street tree plan dated April 6, 2017
  - Cottage typical and Courtyard Apartments landscape plans dated April 6, 2017.

Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

#### **Site Plan**

2. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
3. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
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.
6. Where pedestrian pathways intersect with the below-grade parking vehicular exits, pathways shall be delineated with contrasting paving materials.

#### **Floor Plans**

7. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.

8. Garage Security:
  - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
  - b. Paint interior wall and overhead surfaces of enclosed garage floor levels (which do not receive exterior light) with a highly reflective white color, minimum LRV of 75 percent.
  - c. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
  
9. Parking Garage:
  - a. Minimum required parking dimensions shall be clear of any obstructions.
  - b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
  - c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

### Building Elevations

10. The materials and colors are approved as presented:

#### Cottages

Primary building – sand finished EIFS/stucco with ¼" deep and ½" wide reveals –

Option 1 – Sherwin Williams – Bungalow Beige SW7511 and Keystone Gray SW7504

Option 2 – Sherwin Williams – Threshold Taupe SW7501 and Foothills SW7514

Option 3 – Sherwin Williams – Bungalow Beige SW7511 and Mesa Tan SW7695

Wood trim – Sherwin Williams – Extra White SW7006

Wood pergola and posts– Sherwin Williams – Brandywyne SW7710

Windows – dual glazed clear

Window frames – Sherwin Williams – Threshold Taupe SW7501

Garage doors – Sherwin Williams – Extra White SW7006

#### Courtyard Apartments

Primary building – sand finished EIFS/stucco with ¼" deep and ½" wide reveals – Sherwin Williams – Crips Linen SW 6378

Building accent – Superlite-Oldcastle Company – ground ace CMU, Autumn

Building accent – Anasazi Stone Company – stone masonry, 3 Rivers Gemstone

Balconies – Sherwin Williams – Kilim Beige SW6106

Balcony railing – Sherwin Williams – Roycroft Adobe SW0040

Storefront window – Kawneer – IR 500/501 series framing system

Windows – Anderson – 100 series single hung windows – interior white and exterior dark bronze

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.

11. Provide additional architectural variation to the front elevations of the three cottages. Prior to submittal of a building permit application for any of the Cottage buildings, the applicant shall submit and receive approval of a Minor Development Plan Review application to modify at least two of the three front elevations.
  
12. Provide minimum 18" deep louvers on the top and side of windows on the Courtyard Apartment elevations that face south, southwest, and northwest.
  
13. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
  
14. Conceal roof drainage system within the interior of the building unless at interior courtyards, where not visible from the perimeter of the project.



15. 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.
16. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
17. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

### **Landscape**

18. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
19. Trees adjunct to Southern Avenue, as identified on the Perimeter Street Trees plan (L100) shall be installed with the construction of the Courtyard Apartments Phase 1.
20. Replace the Ghost Gum Eucalyptus and Red Push Pistache trees in the parking lot landscape islands with non-deciduous shade trees such as Swan Hill Olive and Chines Evergreen Elm
21. Irrigation notes:
  - a. Provide dedicated landscape water meter.
  - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
  - c. Locate valve controller in a vandal resistant housing.
  - d. Hardwire power source to controller (a receptacle connection is not allowed).
  - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
  - f. Repair existing irrigation system on site where damaged by work of this project. Provide temporary irrigation to existing landscape on site for period of time that irrigation system is out of repair. Design irrigation so existing plants on site are irrigated as part of the reconfigured system at the conclusion of this construction.
22. 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.
23. 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.

### **Building Address Numerals**

24. Provide address signs on the building elevations facing the street to which the property is identified.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 4" (Cottages) or 12" (Courtyard apartments) high, individual mount, metal reverse pan channel characters.
    - 3) Self-illuminated or dedicated light source.
    - 4) On multi-story buildings, locate no higher than the second level.
    - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 6) Do not affix numbers or letters 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.

**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.

**DEADLINE:** 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.

**STANDARD DETAILS:**

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

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

**COMMUNICATIONS:**

- Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: <http://www.tempe.gov/home/showdocument?id=30871>. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
- For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.

**HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

**POLICE DEPARTMENT SECURITY REQUIREMENTS:**

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

#### TRAFFIC ENGINEERING:

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
- 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](http://www.tempe.gov/index.aspx?page=801). Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

#### FIRE:

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

#### CIVIL ENGINEERING:

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

#### SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

#### PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of

space without interfering with pedestrians, landscape materials or vehicles nearby.

**ZONING AND DEVELOPMENT CODE:**

- 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](http://www.tempe.gov/zoning) or purchase from Community Development.

**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:**

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- 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](http://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](http://www.tempe.gov/signs).

**DUST CONTROL:** Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

**HISTORY & FACTS:**

June 27, 1974	The City Council denied the request for rezoning and a Planned Residential Development for the Casa Madre Retirement Community.
October 7, 1974	The City Council reconsidered and approved rezoning and a P.R.D. for the Casa Madre Retirement Community [now called Friendship Village].
July 10, 1986	The City Council approved the second amended P.A.D., a final P.A.D. for Phases II & III.
February 21, 1995	The Hearing Officer granted a variance to allow perimeter fences to be 8 ft. high.
June 19, 1996	The Design Review Board approved the requested building elevations, site plan, and landscape plan for this assisted living facility.
August 29, 1996	The City Council approved a zoning change from R1-4 to R-4 and an Amended Preliminary and a Final Planned Area Development for Friendship Village.

- January 8, 2002 Planning Commission approved an amendment to the Preliminary P.A.D. of Friendship Village and a variance to increase the maximum allowed building height from 30 feet to 60 feet.
- February 7, 2002 City Council approved an Amended Preliminary P.A.D. for Friendship Village totaling 684,182 s.f. of existing buildings including a new addition (including 508 garden homes/apartment units, and a health center facility with 166 beds), all on 51.2 net acres. The proposed new buildings and renovation of existing facilities total 211,885 s.f. ( 191,205 s.f. for a five-story village center and 20,680 s.f. for a two-story assisted living building addition) on 6.03 net acres, and building height variance from 35 feet to 60 feet. Since the P.A.D. was not recorded, the approved variance expired.
- October 2, 2002 The Design Review Board approved building elevations, site plan and landscape plan for Friendship Village—Expansion, Phase I. This site is located at the southwest corner of Southern Avenue and Evergreen Road and marks an increase in overall area for Friendship Village. An Amended General Plan of Development for Hudson Place Offices was separately approved as part of this development. The building is intended to house Alzheimer’s care and general nursing home functions. The address is 2525 East Southern Avenue and the zone is PCC-1, Planned Commercial Center District.
- June, 18, 2003 The Design Review Board approved building elevations, site plan and landscape plan for Friendship Village of Tempe. This project is the 4,360 square foot Wellness Center. Initially, this building is intended to be used as an auditorium/meeting hall. The address is 2645 East Southern Avenue and the zone is R-4, Multi-Family Residential General District.
- July 10, 2003 City Council approved an Amended Preliminary Planned Area Development (P.A.D.) consisting of a 552,480 s.f. total building area of the retirement community on 51.2 net acres and a Final Planned Area Development for a Wellness Center (Phase ‘A’) consisting of 4,360 s.f. on 0.82 net acres, including a variance to increase the maximum allowed building height from 35 feet to 60 feet in the R-4 Zoning District.
- July 17, 2003 City Council approved an Amended Preliminary Planned Area Development (P.A.D.), a use permit and a Final P.A.D. for a new 6,520 s.f. auditorium building (Phase ‘B’) on 1.35 net acres, including a use permit to allow a 1,405 s.f. modular building to be used as temporary kitchen facilities and two outdoor walk-in coolers for a maximum of two years.
- October 28, 2003 Planning Commission approved an Amended Preliminary Planned Area Development (P.A.D.) consisting of a 475,879 s.f. total building area of the retirement community on 51.2 net acres and a Final Planned Area Development for an Auditorium (5,406 s.f.), the Nunnenkamp Assisted Living Facility (29,071 s.f.), and the Village Center (84 new independent apartments – 166,574 s.f.) on 11.7 net acres.
- December 03, 2003 The Design Review Board approved building elevations, site plan and landscape plan for Friendship Village Phase II of Tempe. This project included the Village Center and the addition to the Nunnenkamp Assisted Living Facility. The address is 2645 East Southern Avenue and the zone is R-4, Multi-Family Residential General District.
- May 19, 2004 The Design Review Board approved building elevations, site plan and landscape plan for Friendship Village of Tempe. This project included a new one-story 1,560 s.f. freestanding model dwelling unit and an accompanying 320 s.f. single car garage located at the southern end of the Village between existing cottages 116 and 117. The model was used for two years before being made part of the regular housing inventory.

February 9, 2016

The Development Review Commission approved site plan, building elevations, and landscape plan for three new duplex buildings for Friendship Village Tempe Cottages – Phase 1 (PL150520), located at 2645 E. Southern Avenue.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

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

Section 6-306, Development Plan Review

**DEVELOPMENT PROJECT FILE**  
for  
**FRIENDSHIP VILLAGE**  
(PL170037)

**ATTACHMENTS:**

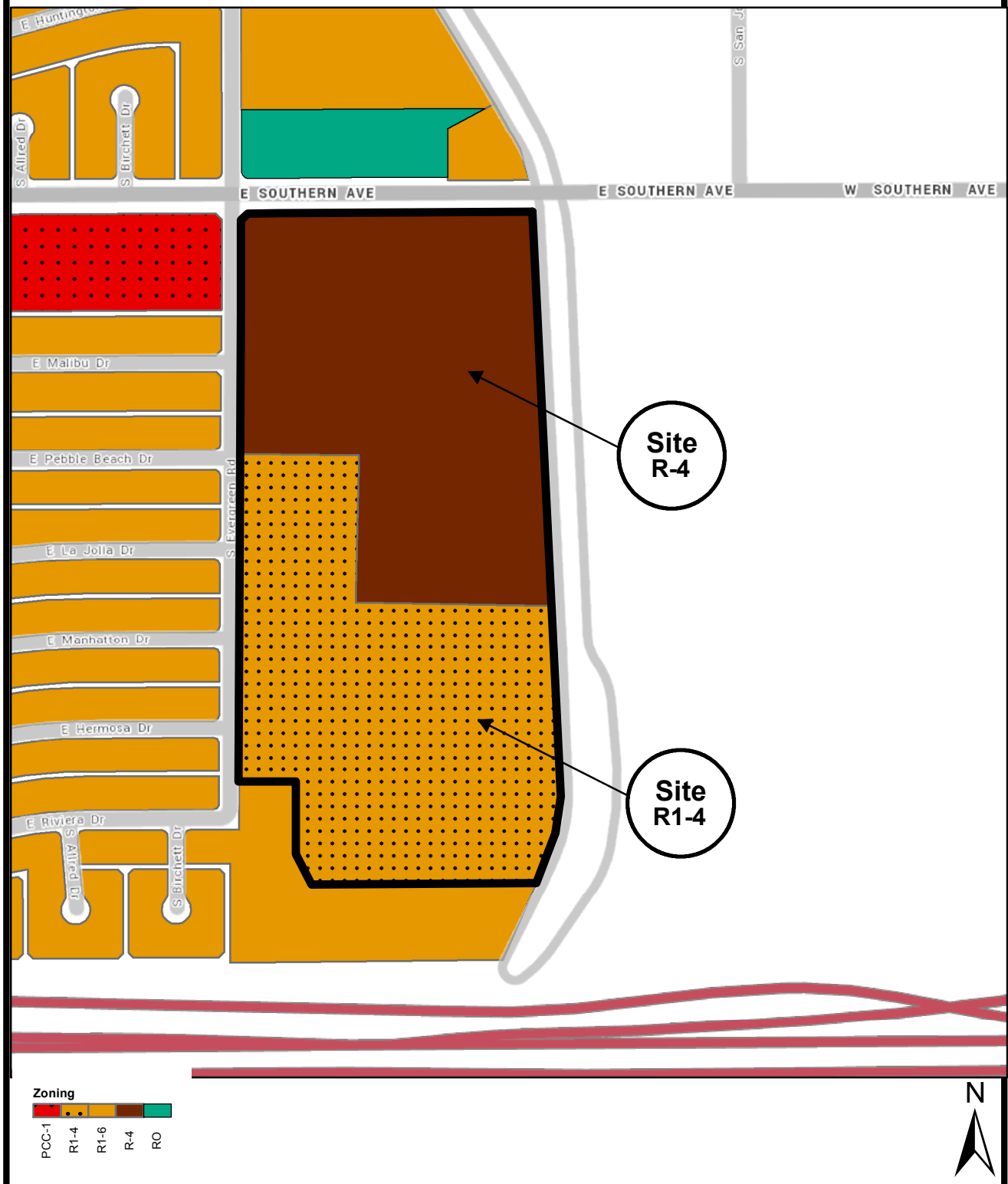
1. Location Map
2. Aerial
- 3-4. Letters of Explanation
- 5-6. Existing 6<sup>th</sup> Amended PAD for Friendship Village Lifecare Retirement Community
- 7-8. Proposed 7<sup>th</sup> Amended PAD for Friendship Village Lifecare Retirement Community
9. Aerial map with site plan overlay
10. Architectural site plan
11. Perimeter street trees
12. Cottages 190-195 site plan
13. Cottage typical landscape plan
- 14-15. Cottage blackline elevations
- 16-18. Cottage colored elevations
19. Cottage building sections
20. Cottage floor plans and roof plan
21. Courtyard Apartments site plan

- 22. Courtyard Apartments landscape plan
- 23-25. Courtyard Apartments colored building elevations
- 26. Courtyard Apartments building sections
- 27-33. Courtyard Apartments floor plans and roof plan
- 34-35. Courtyard Apartments street views
- 36-39. Materials sample board
- 40. Site Context Photos
- 41-42. Neighborhood Meeting Summary



# FRIENDSHIP VILLAGE

PL170037



Location Map

**FRIENDSHIP VILLAGE**

**PL170037**



Aerials2016

Aerials2016



**Aerial Map**

## **LETTER OF EXPLANATION**

### **Friendship Village of Tempe Planned Area Development**

The attached documents depict a modification to the existing master plan of Friendship Village of Tempe, located at 2645 E Southern Avenue - Tempe, AZ 85282. The scope of the development plan is two-fold:

- Phased demolition of 300 existing individual “cottage” units, replaced with 230 new cottages and townhomes.
- Phased demolition of six “courtyard apartment” buildings totaling 192 units, replaced with 212 units.

The first phase of cottage replacement is complete, demolishing 6 existing cottages in exchange for 6 new, wood-framed, individual dwelling units. The final cottage plan is expected to be executed in a similar fashion, with small numbers of cottages demolished and rebuilt until the master plan is complete. Existing roadways, utilities, landscape and amenities are to be maintained and improved as needed. One new unit type, called “townhomes” in the master plan will be constructed in an area currently occupied by similar cottage units.

The “courtyard apartments” are to be demolished and constructed in a phased approach. First, a 60-unit building is to be constructed outside of the footprint of the current courtyard apartments. Following that, the existing courtyard buildings are to be demolished and reconstructed in a similar configuration to the existing footprint. The existing 3-story buildings are to be replaced in 6 phases with wood-framed buildings of 1, 4 and 5 stories (as noted in building elevations). Existing courtyards are to be maintained and improved as needed. The new courtyard apartment buildings will feature underground parking throughout.

The new courtyard apartment buildings are to be designed with respect to the vernacular of the current campus, with the intention of creating a new and attractive entry view of the campus from busy Southern Avenue. New cottages are intended to be more energy efficient and appealing. Established landscaping is to be maintained wherever possible, and improved as construction phases are completed.

Existing circulation routes and access to Southern Avenue is to be maintained, and new underground parking will be constructed to alleviate some of the highly parked and trafficked areas of the current campus. Both pedestrian and vehicular circulation is to be carefully regarded in the new master plan. Security checkpoints and security features of the current campus are to be maintained. Hardscaped areas are to be articulated with landscape, especially where visible from units or public roads. While signage and site lighting will be improved as a part of the new, attractive entry to the campus, they will appropriately sited and scaled to respond to the existing campus and surrounding neighborhood.

Regards,

Sameer Kulkarni, AIA  
Architect

## **LETTER OF EXPLANATION**

### **Friendship Village of Tempe Development Plan Review**

The attached documents depict a modification to the existing master plan of Friendship Village of Tempe, located at 2645 E Southern Avenue - Tempe, AZ 85282. The scope of the development plan is two-fold:

- Adding 6 new cottages across from the street of newly completed phase-1 cottage project.
- Phased demolition of six “courtyard apartment” buildings totaling 192 units, replaced with 212 units.

The first phase of cottage replacement is complete, demolishing 6 existing cottages in exchange for 6 new, wood-framed, individual dwelling units. The final cottage plan is expected to be executed in a similar fashion, with small numbers of cottages demolished and rebuilt until the master plan is complete. Existing roadways, utilities, landscape and amenities are to be maintained and improved as needed. One new unit type, called “townhomes” in the master plan will be constructed in an area currently occupied by similar cottage units.

The “courtyard apartments” are to be demolished and constructed in a phased approach. First, a 60-unit building is to be constructed outside of the footprint of the current courtyard apartments. Following that, the existing courtyard buildings are to be demolished and reconstructed in a similar configuration to the existing footprint. The existing 3-story buildings are to be replaced in 6 phases with wood-framed buildings of 1, 4 and 5 stories (as noted in building elevations). Existing courtyards are to be maintained and improved as needed. The new courtyard apartment buildings will feature underground parking throughout.

The new courtyard apartment buildings are to be designed with respect to the vernacular of the current campus, with the intention of creating a new and attractive entry view of the campus from busy Southern Avenue. The primary materials to be used are EIFS and ground face CMU to accentuate entries and design features. The buildings remain in their current orientation, with varying angles to create interest from the street and to appropriately shade units and amenities. Massing will vary along facades of substantial length, and overall building height decreases from the 6-story (60’) (existing) courtyard apartments toward Southern Avenue. Established landscaping is to be maintained wherever possible, and improved as construction phases are completed.

Existing circulation routes and access to Southern Avenue is to be maintained, and new underground parking will be constructed to alleviate some of the highly parked and trafficked areas of the current campus. Both pedestrian and vehicular circulation is to be carefully regarded in the new master plan. Security checkpoints and security features of the current campus are to be maintained. Hardscaped areas are to be articulated with landscape, especially where visible from units or public roads. While signage and site lighting will be improved as a part of the new, attractive entry to the campus, they will appropriately sited and scaled to respond to the existing campus and surrounding neighborhood.

Regards,

Sameer Kulkarni, AIA  
Architect

Existing PAD

BOOK 689 PAGE 31  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
WELLS FORDS  
2004-0643118  
10 10 PM '04

# 6TH AMENDED PRELIMINARY P.A.D. FOR FRIENDSHIP VILLAGE LIFECARE RETIREMENT COMMUNITY

A PORTION OF THE NORTHWEST QUARTER, SECTION 31, TOWNSHIP 1 NORTH, RANGE 5 EAST,  
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

### FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NO. / PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN ZONE AD. USE DEPTH)
040054	2170 / 7-19-2001	F	7-19-2001	X	N/A

### PROJECT DATA

**SUBMITTED BY:** DIBBLE & ASSOCIATES CONSULTING ENGINEERS  
2633 EAST INDIAN SCHOOL ROAD SUITE 401  
PHOENIX, ARIZONA 85016-6763

**PROJECT NAME:** FRIENDSHIP VILLAGE OF TEMPE VILLAGE CENTER

**PROJECT ADDRESS:** 2645 EAST SOUTHERN AVENUE  
TEMPE, ARIZONA 85250

**ZONING:**  
EXISTING: R-4 - 20 R AC (FRONTAGE ALONG SOUTHERN AVE)  
PROPOSED: R1-4 - 30.4 AC (REMAINDER OF FRIENDSHIP VILLAGE SITE)

**GROSS SITE AREA:**  
R-4: 20.8 AC 20.8 AC  
R1-4: 30.4 AC 30.4 AC  
TOTAL: 51.2 AC 51.2 AC

BUILDING AREA:	ORIG	AMEND
GARDEN HOMES / MODEL APMT	261,700 SF	263,625 SF
MAIN BUILDINGS (PHASE B & C)	152,090 SF	130,034 SF
SATELLITE RECREATION AND DINING	3,350 SF	5,360 SF
SATELLITE CRAFTS AND MAINTENANCE	1,800 SF	1,800 SF
SATELLITE HOUSKEEPING STATIONS	1,100 SF	1,100 SF
REPLACEMENT POOL/HOUSE	0 SF	0 SF
NUNNEKAMP (ASST LIVING)	43,454 SF	71,525 SF
FITNESS CENTER (PHASE A)	4,350 SF	4,350 SF
TOTAL:	468,804 SF	477,004 SF

BUILDING COVERAGE:	ORIG	AMEND	40% MAX
ALLOWED:			
PROVIDED:	261,700 SF	263,625 SF	
GARDEN HOMES / MODEL APMT	152,090 SF	130,034 SF	
MAIN BUILDINGS (PHASE B & C)	14,086 SF	32,475 SF	
NUNNEKAMP (ASST LIVING)	4,350 SF	4,350 SF	
FITNESS CENTER			
TOTAL SQUARE FEET	452,236 SF	430,494 SF	
TOTAL PERCENTAGE	19.38 %	19.30 %	

PARKING:	CARPORTS:		STALLS:		TOTAL:	
	ORIG	AMEND	ORIG	AMEND	ORIG	AMEND
GARDEN HOMES / MODEL APMT	310	310	9	9	319	319
MAIN BUILDINGS (PHASE B & C)	115	112	103	124	218	236
APARTMENTS	0	0	25	149	55	149
VISITORS / STAFF	0	0	0	0	0	0
SUBTOTAL	113	113	158	273	271	385
BOATS & TRAILERS	0	0	10	10	10	10
ASSISTED LIVING FACILITY	0	0	12	19	12	19
FITNESS CENTER (PHASE A)	0	0	9	8	9	8
SUBTOTAL	0	0	31	37	31	37
TOTAL	423	422	198	319	621	741

**VARIANCES:**  
PROPOSED:  
1. NO LANDSCAPE PARKING ISLAND AT AUDITORIUM PARKING AREA FOR PERIOD OF 2 YEARS

EXISTING:  
1. INCREASE THE MAXIMUM ALLOWED BUILDING HEIGHT PERMITTED IN R-4 FROM 35-FEET TO 60-FEET  
2. REDUCE PARKING AS PER PLAN (261 SPACES)  
8' HIGH WALL ALONG EVERGREEN  
3. PROVIDE 8'-0" HIGH SCREEN WALL ALONG EVERGREEN RD  
4. REDUCE REQUIRED MINIMUM COURTYARD SEPARATION FROM 30' TO 25' BETWEEN ASSISTED LIVING FACILITY AND UNIT 305.

### BENCHMARK

ELEVATIONS ARE BASED ON CITY OF TEMPE BENCHMARK, BRASS CAP IN HANDHOLE AT THE INTERSECTION OF PRICE ROAD AND SOUTHERN AVENUE ELEV = 1192.03 FT (CITY OF TEMPE, POINT 309).

### BASIS OF BEARINGS

BASIS OF BEARING N90°00'00"E ALONG NORTH LINE OF NE1/4 SEC 31 T1N 5E.

### PHASE "B" & "C" PROJECT DATA

AREA (THIS PROJECT): 117.40 AC

ZONING:  
EXISTING: R-4  
PROPOSED: R-4

BUILDING AREA:  
AUDITORIUM: 5,406 SF  
NUNNEKAMP: 29,071 SF  
VILLAGE CENTER: 166,574 SF

**BUILDING ELEVATIONS:** EXTERIOR MATERIALS, COLORS, AND BUILDING FORM TO BE CONSISTENT WITH EXISTING BUILDINGS.

**BUILDING HEIGHT:**  
ALLOWED: 60 FT  
PROVIDED:  
TOP OF CURB ELEVATION AT MIDPOINT OF SITE ALONG SOUTHERN AVE: 1197.65  
FIRST LEVEL FINISH FLOOR ELEVATION: 1197.30  
MAXIMUM BUILDING HEIGHT: 60 FT  
MAXIMUM BUILDING HEIGHT ELEVATION: 1257.35

**NUMBER OF STORES:**  
AUDITORIUM: 1 STORY  
NUNNEKAMP: 2 STORES  
VILLAGE CENTER: 5 STORES

**TYPE OF CONSTRUCTION:**  
AUDITORIUM: TYPE I - FR  
NUNNEKAMP: TYPE I - 1 HR  
VILLAGE CENTER: TYPE I - FR

**A.F.E.S.:** BUILDING TO BE EQUIPPED WITH AUTOMATIC FIRE EXTINGUISHING SYSTEM PER CITY OF TEMPE USC.

**PROPOSED USE:**  
AUDITORIUM: CONVOCATION  
NUNNEKAMP: NURSING HOME  
VILLAGE CENTER: MULTI-FAMILY RESIDENTIAL

**PARKING:**  
REQUIRED: 120 SPACES  
SUB-SURFACE PROVIDED: 137 SPACES  
SURFACE PROVIDED: 137 SPACES  
TOTAL PROVIDED: 222 SPACES

**BIKE:**  
REQUIRED: 6 SPACES  
PROVIDED: 8 SPACES

### CONDITIONS OF APPROVAL: SPD-2003.84

THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITIONS:

- A. THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY, AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION, AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAININGS, REFUSE PICK-UP, AND OFF SITE IMPROVEMENTS.
- B. OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
  - (1) WATER LINES AND FIRE HYDRANTS
  - (2) SEWER LINES
  - (3) STORM DRAINS
  - (4) ROADWAY IMPROVEMENTS INCLUDING STREETLIGHTS, CURB, GUTTER, BIKEPATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.
- C. FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
  - (1) WATER AND SEWER DEVELOPMENT FEES
  - (2) WATER AND/OR SEWER PARTICIPATION CHARGES
  - (3) INSPECTION AND TESTING FEES
- D. A. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- B. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE, UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THIS DEVELOPMENT IN ACCORDANCE WITH ORDINANCE NO. 88.85.
- E. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
- F. A VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN ONE YEAR OF THE DATE OF COUNCIL APPROVAL OR THE USE PERMIT SHALL BE DEEMED NULL AND VOID.
- G. THE DESIGN REVIEW STAFF OR BOARD SHALL APPROVE PHASE "B" AND "C", THE AUDITORIUM, THE ASSISTED LIVING FACILITY, AND THE VILLAGE CENTER.
- H. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.

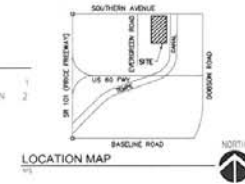
### ACKNOWLEDGMENT

STATE OF ARIZONA, COUNTY OF MARICOPA, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF June, 2004 by Michael Jensen AS FRIENDSHIP VILLAGE LRC OWNER, IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: Chris Jones  
MY COMMISSION EXPIRES: March 16, 2007

### SHEET INDEX

COVER SHEET 1  
FRIENDSHIP VILLAGE MASTER PLAN 2



### LEGAL DESCRIPTION

THE PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31 WITH THE NORTH LINE OF SAID SECTION 31 BEING ASSUMED EAST AS A BASIS OF BEARINGS, THENCE SOUTH 00 DEGREES 35 MINUTES 50 SECONDS WEST ALONG THE NORTH-SOUTH MIDSECTION LINE, A DISTANCE OF 50.00 FEET, THENCE EAST, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING EAST, A DISTANCE OF 868.72 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE TEMPE CANAL, THENCE SOUTH 02 DEGREES 46 MINUTES 20 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1786.40 FEET; THENCE SOUTH 08 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 111.14 FEET; THENCE SOUTH 20 DEGREES 55 MINUTES 02 SECONDS WEST, A DISTANCE OF 156.25 FEET; THENCE LEAVING THE SAID WESTERLY RIGHT-OF-WAY LINE ON A BEARING OF SOUTH 89 DEGREES 59 MINUTES 10 SECONDS WEST, A DISTANCE OF 664.80 FEET; THENCE NORTH 44 DEGREES 43 MINUTES 52 SECONDS WEST, A DISTANCE OF 119.31 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 50 SECONDS EAST, A DISTANCE OF 721.94 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 10 SECONDS WEST, A DISTANCE OF 179.00 FEET TO A POINT WHICH LIES 30.00 FEET EAST OF THE AFORESAID NORTH-SOUTH MIDSECTION LINE; THENCE NORTH 00 DEGREES 35 MINUTES 50 SECONDS EAST ALONG A LINE PARALLEL TO AND 50 FEET EAST OF SAID NORTH-SOUTH MIDSECTION LINE, A DISTANCE OF 1712.00 FEET; THENCE NORTH 45 DEGREES 17 MINUTES 55 SECONDS EAST, A DISTANCE OF 28.43 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 42.912 ACRES, SUBJECT TO EASEMENTS FOR UNDERGROUND UTILITIES AS RECORDED IN DOCKET 13391/162 U.C.R.

### STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN, SIGNED THIS 4th DAY OF June, 2004 BY Michael Jensen AS Executive Director OF FRIENDSHIP VILLAGE LRC.

### APPROVAL:

BY: Stephen Vander DATE: 6/7/04  
DEVELOPMENT SERVICES

### LAND SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 2002, ALSO THAT THE PLAT IS CORRECT AND ACCURATE, AND THAT THE MONUMENTS DESCRIBED HEREON HAVE BEEN LOCATED AS DESCRIBED.

K.S.  
KENNETH O. SHIPLEY RLS 37793

Owner:  
Tempe Life Care Village, Inc.  
2645 East Southern Avenue  
Tempe, Arizona 85282  
Phone: (480) 381-3284

FRIENDSHIP VILLAGE LRC  
6TH AMENDED PRELIMINARY P.A.D.

DIBBLE & ASSOCIATES  
CONSULTING ENGINEERS  
2633 E. Indian School Road  
Phoenix, Arizona 85016  
Tel: (602) 951-1155 Fax: (602) 951-2838  
Date: 06/02/04  
Drawn: KEN Checked: KEN

31N



Cover Sheet  
Sheet No. As Noted  
Total 1 of 2

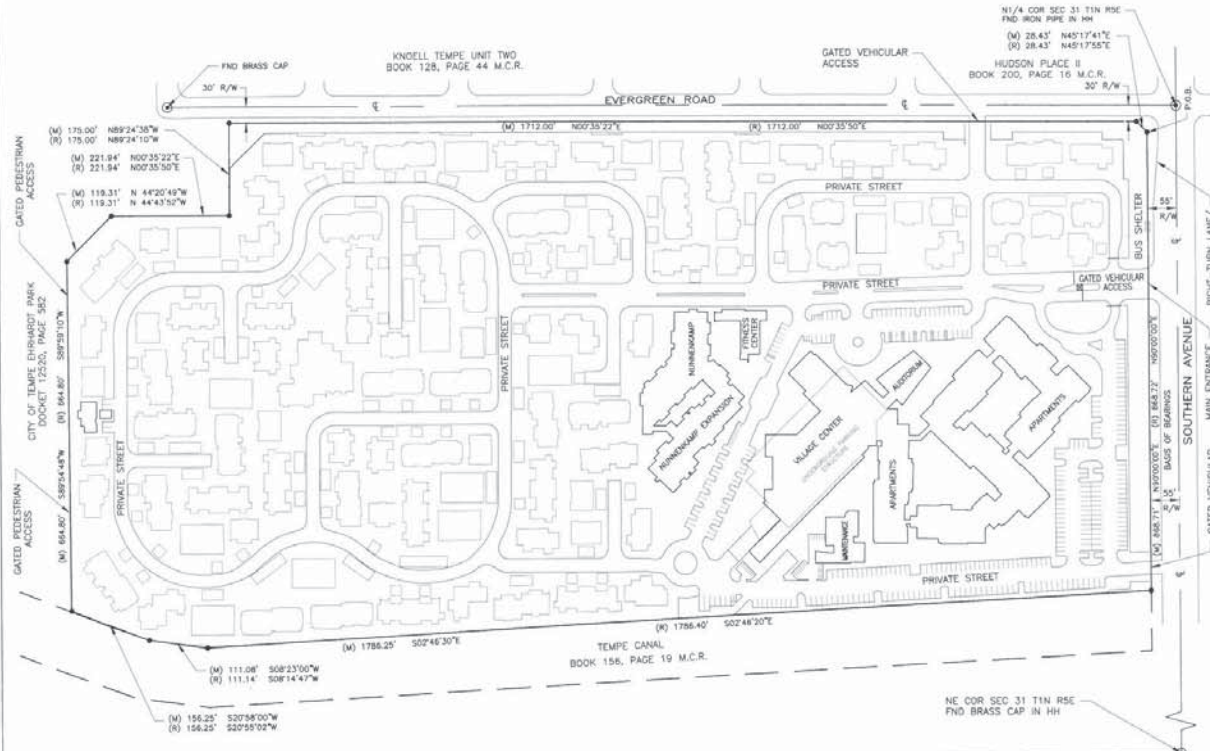
DS031471 SPD - 2003.84 REC04031

DS031471 SPD - 2003.84 REC04031

Existing PAD

# 6TH AMENDED PRELIMINARY P.A.D. FOR FRIENDSHIP VILLAGE LIFECARE RETIREMENT COMMUNITY

A PORTION OF THE NORTHWEST QUARTER, SECTION 31, TOWNSHIP 1 NORTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



**LEGEND**

- ⊙ EXISTING MONUMENT
- SET MONUMENT, 600MM FENO SPIKE W/2" BRONZE CAPS
- PROPERTY LINE
- - - CENTERLINE

NOTE: REFERENCE MARKERS WERE SHOWN & DOUBLE SET MONUMENTS AS A GENERAL

**BENCHMARK**

ELEVATIONS ARE BASED ON CITY OF TEMPE BENCHMARK, BRASS CAP IN HANGHOLE AT THE INTERSECTION OF PRICE ROAD AND SOUTHERN AVENUE (ELEVATION = 1192.03 FT (CITY OF TEMPE))

**BASIS OF BEARING**

BASIS OF BEARING N00°00'00"E ALONG NORTH LINE OF NE1/4 SEC 31-11N R5E

**LAND SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER BY DIRECTION DURING THE MONTH OF DECEMBER, 2002, ALSO THAT THE PLAT IS CORRECT AND ACCURATE, AND THAT THE MONUMENTS DESCRIBED HEREON HAVE BEEN LOCATED AS DESCRIBED.

KENNETH G. SHIPLEY  
 RLS 37793



**PARKING INFORMATION**

TOTAL EXST PARKING	621
SURFACE PARKING ELIMINATED	102
SURFACE PARKING ADDED	137
SUB-SURFACE PARKING ADDED	85
NET INCREASE/DECREASE PARKING SPACES	120
NEW TOTAL PARKING SPACES	741
NEW TOTAL BICYCLE PARKING SPACES	8

1 FRIENDSHIP VILLAGE MASTER PLAN



BOOK 689 PAGE 31  
 OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER  
 HELEN PURCELL  
 2004-0643118  
 05/02/04 10:20 PM

Overall  
 Tempe Life Care Village, Inc.  
 2045 East Southern Avenue  
 Phoenix, Arizona 85028  
 Phone: (480) 931-2334

**FRIENDSHIP VILLAGE LRC**  
 6TH AMENDED PRELIMINARY P.A.D.

**DIBBLE & ASSOCIATES**  
 CONSULTING ENGINEERS  
 2933 E Indian School Road  
 Phoenix, Arizona 85016  
 Tel: (602) 957-1155 Fax: (602) 957-2838  
 Owner: PCS Date: 05/02/04  
 Checker: KSN Date: 05/02/04



Friendship Village  
 Master Plan  
 Drawing No. \_\_\_\_\_  
 Date \_\_\_\_\_  
 As Noted  
 2 of 2

DS031471 SPD - 2003.84 REC04031

DS031471 SPD - 2003.84 REC04031

# 7TH AMENDED PLANNED AREA DEVELOPMENT FOR FRIENDSHIP VILLAGE LIFECARE RETIREMENT COMMUNITY

A PORTION OF THE NORTHWEST QUARTER, SECTION 31, TOWNSHIP 1 NORTH, RANGE 5 EAST,  
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



RYAN COMPANIES US, INC.  
3900 E Camelback Rd, Suite 100  
Phoenix, AZ 85018  
602-322-6100 tel  
602-322-6300 fax  
WWW.RYANCOMPANIES.COM

**FRIENDSHIP  
VILLAGE  
OF TEMPE**  
2645 E SOUTHERN AVE,  
TEMPE, AZ

## OWNER AUTHORIZATION

FRIENDSHIP VILLAGE OF TEMPE

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER OWNER

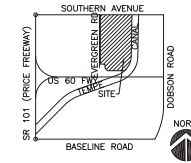
COLE MARVIN – OWNER, FRIENDSHIP VILLAGE OF TEMPE

## OWNER/DEVELOPER

FRIENDSHIP VILLAGE OF TEMPE  
2645 EAST SOUTHERN AVE  
TEMPE, ARIZONA 85282  
PH: 480-831-5000

COLE MARVIN – OWNER, FRIENDSHIP VILLAGE OF TEMPE

## SITE VICINITY MAP



## PROJECT DATA

ZONING R1-4 & R-4 TABLES: 4-202A & 4-202B	R1-4 PAD PROVIDED	R-4 PAD PROVIDED	TOTAL PAD PROVIDED
GENERAL PLAN LAND USE	-	-	RESIDENTIAL
GENERAL PLAN DENSITY			MEDIUM TO HIGH DENSITY (UP TO 25 DU/AC)
SITE AREA	923892 SF (21.21 Ac)	945252 SF (21.7 Ac)	1869144 SF (42.91 Ac)
DWELLING QUANTITY			526
DENSITY			12.26 du/ac
BUILDING HEIGHT	35'	60'	
BUILDING LOT COVERAGE			40%
SITE LANDSCAPE COVERAGE			30%
BUILDING SETBACKS			
FRONT	15'	20'	
SIDE	5'	10'	
REAR	10'	10'	
STREET SIDE	15'	10'	
VEHICLE PARKING QUANTITY			
RESIDENTIAL			
1 BEDROOM (136 UNITS)			204
2 BEDROOM (390 UNITS)			780
GUEST (526 TOTAL UNITS)			51
NUNNENKAMP ASSISTED LIVING (67 BEDS)			341 (5/BED)
TOTAL PARKING PROVIDED			1069 (589 SURFACE + 202 UNIT GARAGES + 278 UNDERGROUND PARKING) - SEE VARIANCE
BYCYCLE PARKING QUANTITY			
RESIDENTIAL			
1 BEDROOM (136 UNITS)			68
2 BEDROOM (390 UNITS)			195
GUEST (526 TOTAL UNITS)			105
NUNNENKAMP ASSISTED LIVING (67 BEDS)			3.5 (05/BED)
TOTAL PARKING PROVIDED			371 (248 COTTAGE UNITS, 45 SURFACE, 78 UNDERGROUND PARKING)
USES			
RESIDENTIAL			262000 SF
COURTYARD APARTMENTS			204871 SF
TOWNHOMES			59324 SF
MAIN STREET APARTMENTS			185000 SF
NUNNENKAMP (ASSISTED LIVING)			92454 SF
ENVIRONMENTAL BUILDING			5457 SF
RECREATION CENTER			10268 SF
TOTAL USES			619974 SF
EXISTING VARIANCES:			
1) Increase maximum allowed building height permitted in R-4 from 35' to 60'.			
2) Reduce parking as per plan to 581 (647 space reduction).			
3) Provide 6' high screen wall along Evergreen Rd.			
4) Reduce required min. courtyard separation from 30' to 25' between assisted living facility and Unit 305.			
Existing Use Permits: Permit to allow nursing home in R-4			

## PREVIOUS APPROVALS

ORIGINAL	OCTOBER 7, 1974
2ND AMENDED	JULY 10, 1986
3RD AMENDED	AUGUST 29, 1996
4TH AMENDED SPD-2003.38	FEBRUARY 7, 2002
5TH AMENDED SPD-2003.84	JULY 10, 2003
6TH AMENDED SPD-2003.84	DECEMBER 4, 2003

## CONDITIONS OF APPROVAL

## ACKNOWLEDGEMENT

ON 19TH OF DECEMBER, 2016 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

## LEGAL DESCRIPTION

THE PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31, WITH THE NORTH LINE OF SAID SECTION 31 BEING ASSUMED EAST AS A BASIS OF BEARINGS; THENCE SOUTH 00 DEGREES 35 MINUTES 50 SECONDS WEST ALONG THE NORTH-SOUTH MIDSECTION LINE, A DISTANCE OF 55.00 FEET; THENCE EAST, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING EAST, A DISTANCE OF 868.72 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE TEMPE CANAL; THENCE SOUTH 02 DEGREES 46 MINUTES 20 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1786.40 FEET; THENCE SOUTH 08 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 111.14 FEET; THENCE SOUTH 20 DEGREES 55 MINUTES 02 SECONDS WEST, A DISTANCE OF 156.25 FEET; THENCE LEAVING THE SAID WESTERLY RIGHT-OF-WAY LINE ON A BEARING OF SOUTH 89 DEGREES 59 MINUTES 10 SECONDS WEST, A DISTANCE OF 864.80 FEET; THENCE NORTH 44 DEGREES 43 MINUTES 52 SECONDS WEST, A DISTANCE OF 119.31 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 50 SECONDS EAST, A DISTANCE OF 221.94 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 10 SECONDS WEST, A DISTANCE OF 175.00 FEET TO A POINT WHICH LIES 30.00 FEET EAST OF THE AFORESAID NORTH-SOUTH MIDSECTION LINE; THENCE NORTH 00 DEGREES 35 MINUTES 50 SECONDS EAST ALONG A LINE PARALLEL TO AND 30 FEET EAST OF SAID NORTH-SOUTH MIDSECTION LINE, A DISTANCE OF 1712.00 FEET; THENCE NORTH 45 DEGREES 17 MINUTES 55 SECONDS EAST, A DISTANCE OF 28.43 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 42.91± ACRES. SUBJECT TO EASEMENTS FOR UNDERGROUND UTILITIES AS RECORDED IN DOCKET 13361/162 M.C.R.

## APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

DS 160886

PL170037

REC 17025

REC 17025

PL 170037

DS 160886

ARCHITECT SIGN & SEAL



DRAWING NAME:

**COVER SHEET**

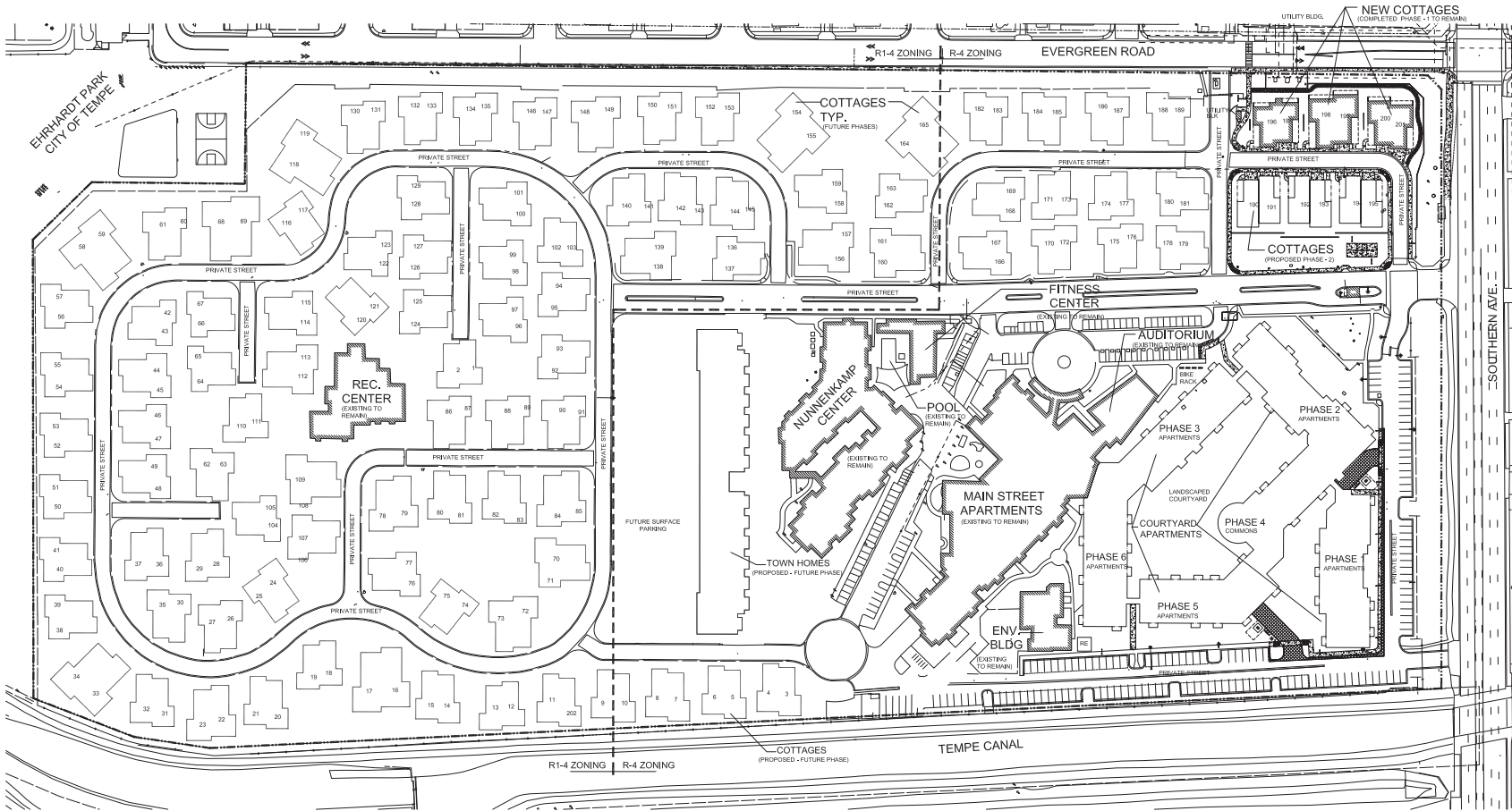
SHEET NO.

**1 of 2**

DATE:

**4/6/2017**

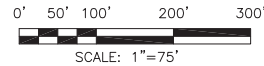
# 7TH AMENDED P.A.D. FOR FRIENDSHIP VILLAGE LIFECARE RETIREMENT COMMUNITY



**NOTES:**  
ALL EXISTING STREETS, DRIVEWAYS & ENTRIES TO BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION

FUTURE COTTAGES AND TOWN HOMES IDENTIFIED IN THIS PAD AMENDMENT BUT WITHOUT ASSOCIATED DEVELOPMENT PLAN REVIEWS. WILL REQUIRE SEPARATE DPR APPROVAL.

--- ZONE LINE  
- - - - - PROPERTY LINE



DS 160886

PL170037

REC 17025



BUILDING LASTING RELATIONSHIPS

RYAN COMPANIES US, INC.  
3900 E Camelback Rd., Suite 100  
Phoenix, AZ 85018  
602-322-6100 tel  
602-322-6300 fax

WWW.RYANCOMPANIES.COM

**FRIENDSHIP VILLAGE OF TEMPE**  
2645 E SOUTHERN AVE., TEMPE, AZ

REC 17025

PL 170037

DS 160886

ARCHITECT SIGN & SEAL:

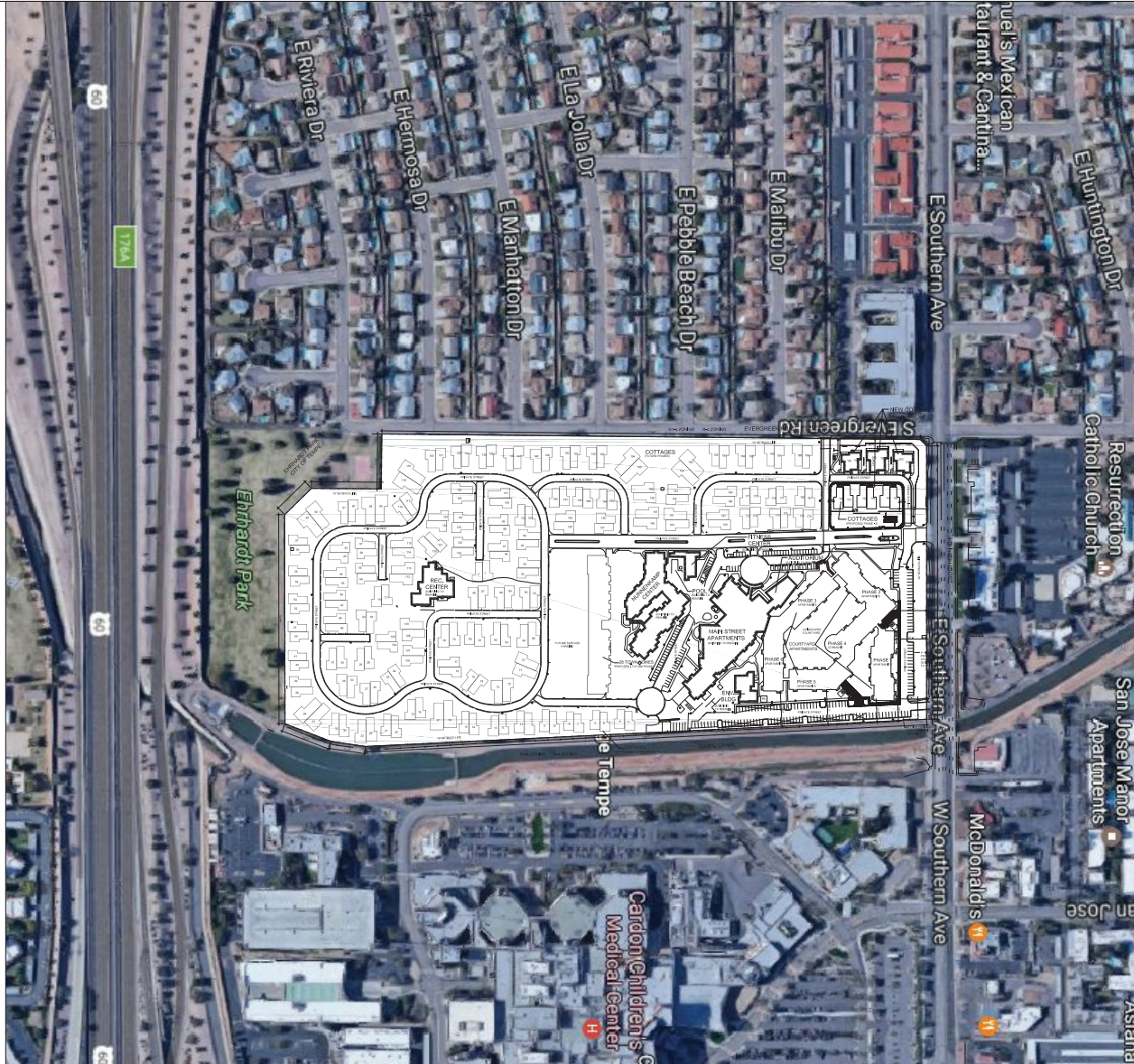


DRAWING NAME:  
**PROPOSED SITE PLAN & PHASES**

SHEET NO.  
**2 of 2**

DATE:  
**4/6/2017**





1 SITE PLAN WITH AERIAL MAP  
DR-A502 1" = 180'-0"



RYAN A+E, INC.  
3900 E. Camelback Road, Ste 100  
Phoenix, AZ 85018  
602-322-6100 tel  
602-322-6300 fax

WWW.RYANCOMPANIES.COM

PROJECT NAME  
**FRIENDSHIP  
VILLAGE**

LOCATION  
2645 E SOUTHERN AVE,  
TEMPE, AZ

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

3/20/2017 2:46:42 PM



Name \_\_\_\_\_

REGISTRATION NO. DATE  
Number Date  
© 2017

SHEET TITLE  
**AERIAL MAP WITH  
SITE OVERLAY**

SHEET NUMBER  
**DR-A502**

DRAWN BY CHECKED BY  
Author Checker

JOB NO. DATE  
700-370 03/20/2017

# PROJECT DATA

**Contact Details:** Sameer Kulkarni  
 Ryan Companies, US, Inc.  
 3900 E Camelback Road, Suite 100  
 Phoenix, AZ 85018

**Project Title & Address:** Friendship Village of Tempe  
 2645 E Southern Ave, Tempe, AZ 85282

**Parcel No:** 134-43-002D

**Density:** Overall density 526/42.91 = 12.26 du/ac

**Lot Coverage:** Max allowed=40%. Provided=32%

**Landscape Coverage:** Min required=30% Provided=32%

**Max. Building Height:** Max height in R-4 is 60'. Max height in R1-4 is 35'.  
 Proposed height in R-4 is 54' and R1-4 is 17'

**Existing zone:** R-4 and R1-4  
**Proposed zone:** No change

**Site Area:** 42.91 Acres

**Building Setbacks:** R-4 Required: Front=20'; Side=10'; Rear=10'; Street Side=10'  
 Proposed: Front=41'; Side=10'; Rear=10'; Street Side=20'  
 R1-4 Required: Front=15'; Side=5'; Rear=15'; Street Side=10'  
 Proposed: Front=15'; Side=5'; Rear=15'; Street Side=30'

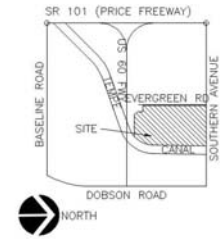
PARKING			
<b>VEHICLE REQUIRED:</b>			
Guest - 0.2 space/unit	526x0.2	105	
1 Bedroom - 1.5 space/unit	136x1.5	204	
2 Bedroom - 2 space/unit	390x2	780	
Nunnenkamp - 0.5bed	67x0.5	34	
<b>TOTAL</b>		<b>1123</b>	
<b>PROPOSED:</b>			
SURFACE PARKING ADDED	589		
COTTAGE GARAGES	202		
UNDERGROUND PARKING ADDED	278		
<b>TOTAL PARKING STALLS</b>		<b>1069</b>	
<b>NET INCREASE IN PARKING</b>		<b>328</b>	
<b>BYCYCLE</b>			
	<b>REQUIRED</b>	<b>PROPOSED</b>	
136 ONE BED 0.5/UNIT	68	68	
390 TWO BED 0.5/UNIT	195	195	
526 GUEST 0.2/UNIT	105	105	
NUNNENKAMP (67 BED .05/BED)	3.4	3	
<b>TOTAL</b>	<b>371</b>	<b>371</b>	

OVERALL CAMPUS DATA			
	EXISTING	+/-	PROPOSED
<b>COURTYARD APTS</b>			
1 BED	124	-66	58
2 BED	68	86	154
<b>TOTAL</b>	<b>192</b>	<b>20</b>	<b>212</b>
<b>MAIN ST APTS</b>			
1 BED	28	0	28
2 BED	56	0	56
<b>TOTAL</b>	<b>84</b>	<b>0</b>	<b>84</b>
<b>COTTAGES</b>			
1 BED	116	-66	50
2 BED	180	-28	152
<b>TOTAL</b>	<b>296</b>	<b>-94</b>	<b>202</b>
<b>TOWNHOMES</b>			
2 BED	0	28	28
<b>TOTAL 1 BED</b>	<b>268</b>	<b>-132</b>	<b>136</b>
<b>TOTAL 2 BED</b>	<b>304</b>	<b>86</b>	<b>390</b>
<b>TOTAL UNITS</b>	<b>572</b>	<b>-46</b>	<b>526</b>
<b>NUNNENKAMP</b>			
Assisted Living	67	0	67

Type of Construction: Type VA  
 Separated Use and fully sprinkled building

Total proposed area: Courtyard Apartments: 342981 sf  
 Basement Parking: 112400 sf  
 Cottages (6 units): 13035 sf  
**TOTAL: 468416 sf**

## SITE VICINITY MAP



RYAN A+E, INC.  
 3900 E. Camelback Road, Ste 100  
 Phoenix, AZ 85018  
 602-322-6100 tel  
 602-322-6300 fax

PROJECT NAME  
**FRIENDSHIP VILLAGE**

LOCATION  
 2645 E SOUTHERN AVE,  
 TEMPE, AZ

ISSUED FOR DESIGN REVIEW SUBMITTAL NOT FOR CONSTRUCTION

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

4/13/2017 9:35:03 AM

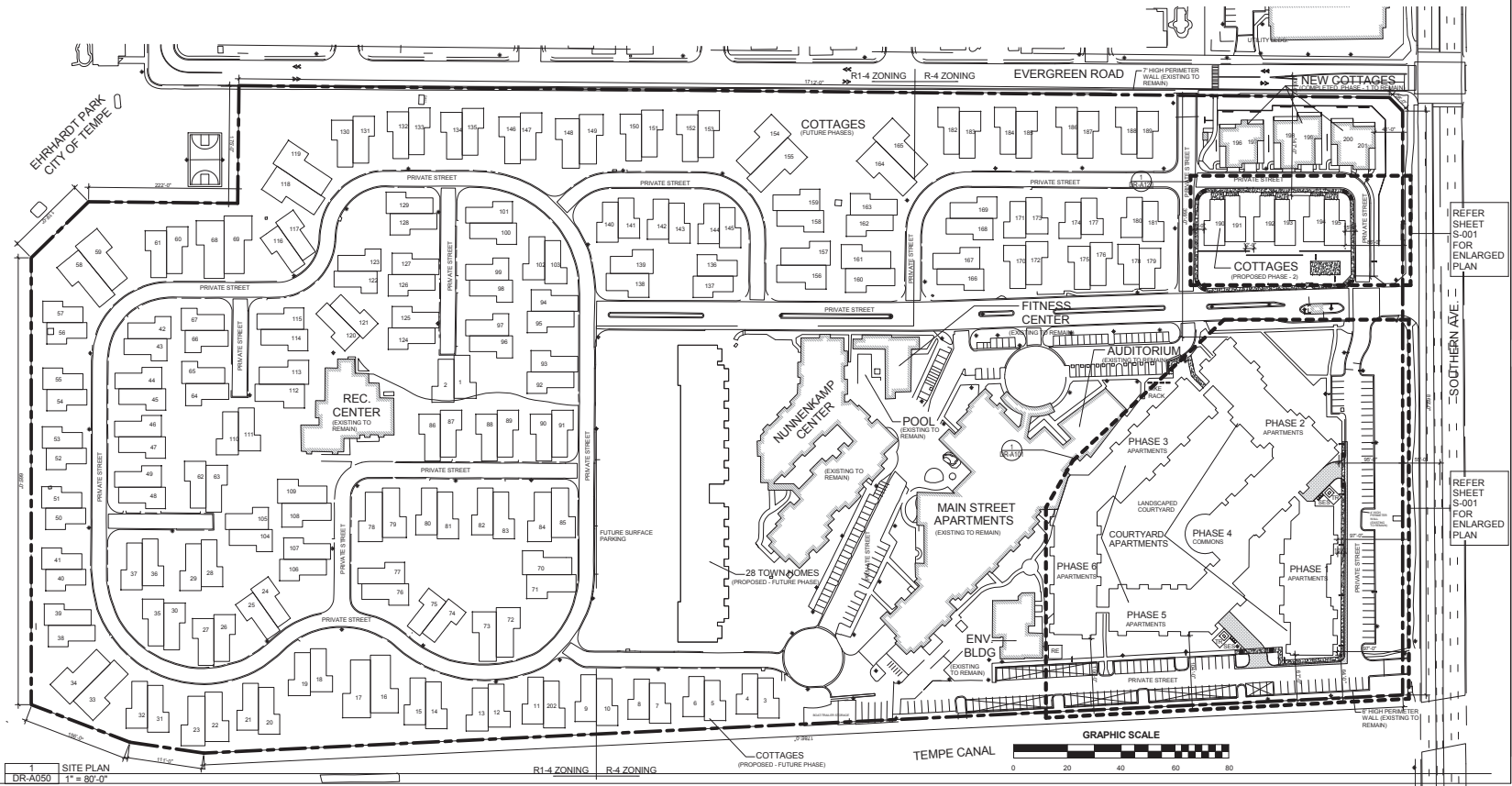
Name: \_\_\_\_\_

REGISTRATION NO. \_\_\_\_\_ DATE \_\_\_\_\_  
 Number \_\_\_\_\_ Date \_\_\_\_\_  
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SHEET TITLE  
**ARCHITECTURAL SITE PLAN**

SHEET NUMBER  
**DR-A050**

DRAWN BY: Author CHECKED BY: Checker  
 JOB NO. 700-370 DATE: 03/20/2017



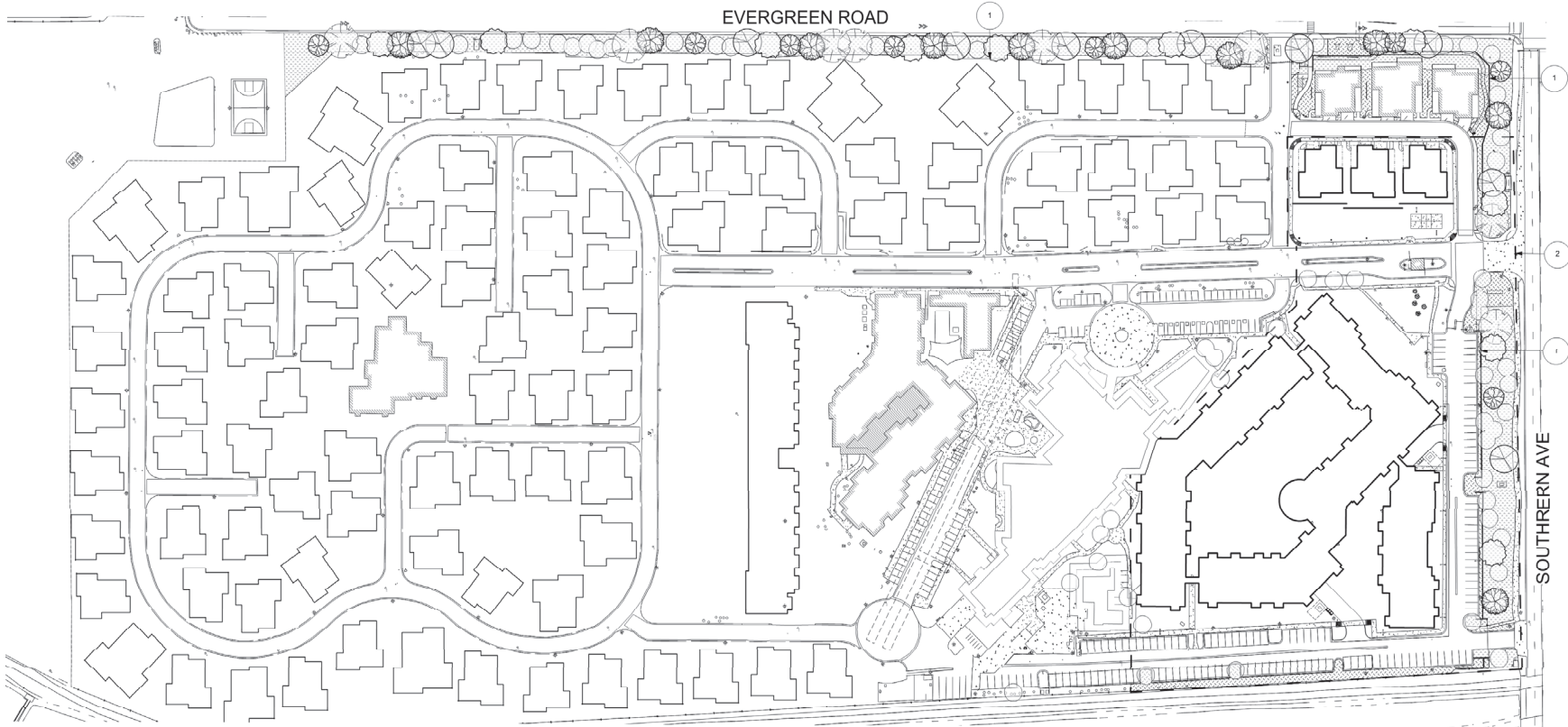
SITE PLAN  
 DR-A050 1" = 60'-0"

PROJECT NAME  
**FRIENDSHIP  
VILLAGE**

LOCATION  
2645 E. SOUTHERN AVE  
TEMPE, AZ

ISSUE FOR DESIGN  
REVIEW SUBMITTAL  
NOT FOR CONSTRUCTION

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION



**KEY NOTES**








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- 2 PROJECT BOUNDARY

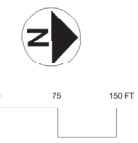
**LEGEND**

- GRANITE GROUNDCOVER
- TURF WITH IRRIGATION

**NOTES**

PROTECT EXISTING TREES FROM CONSTRUCTION ACTIVITIES WITH FENCING AT DRIPLINE.  
REFER TO ELECTRICAL FOR SITE LIGHTING.  
REFER TO CIVIL FOR UTILITIES.  
REFER TO ABOVE REFERENCED CODE FOR PLANTING REQUIREMENTS.  
TREES ALONG SOUTHERN AVE SHALL BE PLANTED WITH PRINSE LINE OF SOUTHERN AVENUE APIS. TREES ALONG EVERGREEN ROAD SHALL BE PLANTED WHEN ADJACENT COTTAGES ARE COMPLETED.

PLANT LIST				
Common Name	Botanical Name	Size	Qty.	
<b>Proposed Street Trees</b>				
 CHILEAN MESQUITE	Prosopis chilensis	1.5" CAL. & 36" BOX	8	
 GHOST GUM EUCALYPTUS TREE	Eucalyptus papuana	1.5" CAL. & 36" BOX	10	
 LACEBARK ELM	Ulmus parvifolia	1.5" CAL. & 36" BOX	10	
 LIVE OAK	Quercus virginiana	1.5" CAL. & 36" BOX	8	
 RED PUSH PISTACHE	Pistacia chinensis	1.5" CAL. & 36" BOX	10	
<b>Existing Trees</b>				
 VARIOUS PALMS			5	
 VARIOUS VARIETIES			57	



REGISTRATION NO. \_\_\_\_\_ DATE \_\_\_\_\_

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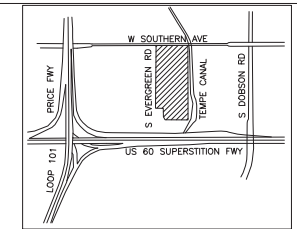
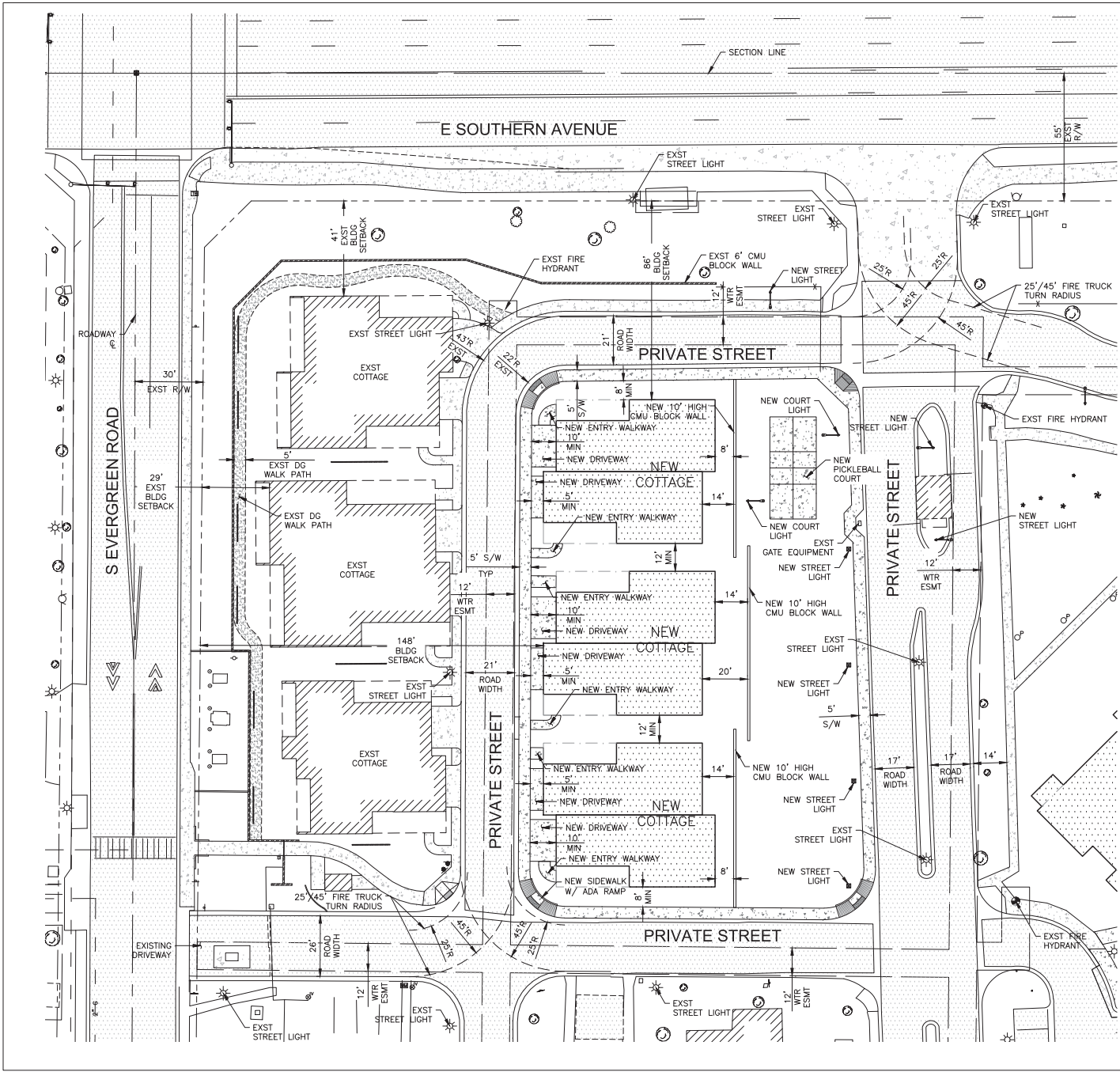
SHEET TITLE

**PERIMETER  
STREET TREES**

SHEET NO.

**L100**

DRAWN BY: CLR CHECKED BY: KWP  
JOB NO.: 700-370 DATE: 4/6/2017

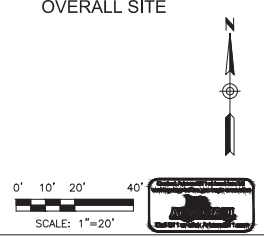
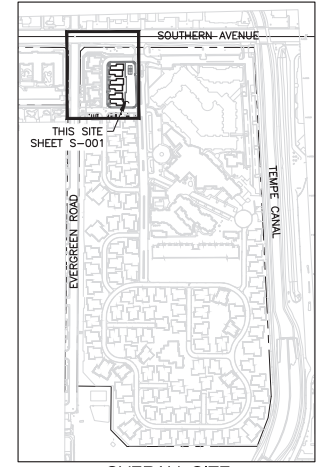


**PROJECT NARRATIVE:**  
 THE FRIENDSHIP VILLAGE OF TEMPE SITE WILL UNDERGO RECONSTRUCTION OF 5 EXISTING COTTAGES (FORMERLY CALLED GARDEN HOMES) NEAR THE NORTHWEST CORNER OF THE CAMPUS. THE 5 EXISTING STRUCTURES WILL BE DEMOLISHED AND 3 NEW DUPLEX STRUCTURES WILL BE CONSTRUCTED IN THEIR PLACE. EACH COTTAGE UNIT WILL HAVE AN ATTACHED 2-CAR GARAGE AND WILL HAVE 2 BEDROOMS. A SINGLE FLOOR PLAN WILL BE UTILIZED FOR ALL 3 PROPOSED DUPLEX COTTAGES.

**NOTES:**  
 1. ALL EASEMENTS ARE EXISTING UNLESS OTHERWISE NOTED.

**BUILDING SETBACKS**  
 MIN PERIMETER SETBACK FROM EVERGREEN RD: 10'  
 MIN PERIMETER SETBACK FROM SOUTHERN AVE: 20'  
 MIN DIST BETWEEN COTTAGES: 12'  
 MIN DIST BETWEEN FRONT COTTAGE & S/W: 5'  
 MIN DIST BETWEEN SIDE COTTAGE & S/W: 8'  
 ACTUAL BUILDING SETBACK TO NORTH PROP LINE: 86'  
 ACTUAL BUILDING SETBACK TO WEST PROP LINE: 148'

**LEGEND**  
 FIRE TRUCK TURNING RADIUS 25' INSIDE, 45' OUTSIDE



**RYAN**  
 RYAN A+E, INC.  
 3900 E. Camelback Road, Ste 100  
 Phoenix, AZ 85018  
 602-322-6100 tel  
 602-322-6300 fax  
 WWW.RYANCOMPANIES.COM

PROJECT NAME  
**FRIENDSHIP VILLAGE**  
 LOCATION  
 2645 E SOUTHERN AVE,  
 TEMPE, AZ

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

4/5/2017 7:09:30 AM

Name  
 Kent E. Norcross

REGISTRATION NO. DATE  
 32880 4/5/2017  
 © 2017

SHEET TITLE  
**COTTAGES 190-195 SITE PLAN**

SHEET NUMBER  
**S-001**

DRAWN BY  
 TCW

CHECKED BY  
 SLS

JOB NO. DATE  
 700-370 4/6/2017



BUILDING LASTING RELATIONSHIPS

RYAN A+E, INC.  
50 South Tenth Street, Suite 300  
Minneapolis, MN 55403-2012  
612-492-4000 tel  
612-492-3000 fax

WWW.RYANCOMPANIES.COM

PROJECT NAME  
**FRIENDSHIP  
VILLAGE**

LOCATION  
2645 E. SOUTHERN AVE  
TEMPE, AZ

ISSUE FOR DESIGN  
REVIEW SUBMITTAL  
NOT FOR CONSTRUCTION

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION



REGISTRATION NO. \_\_\_\_\_ DATE \_\_\_\_\_

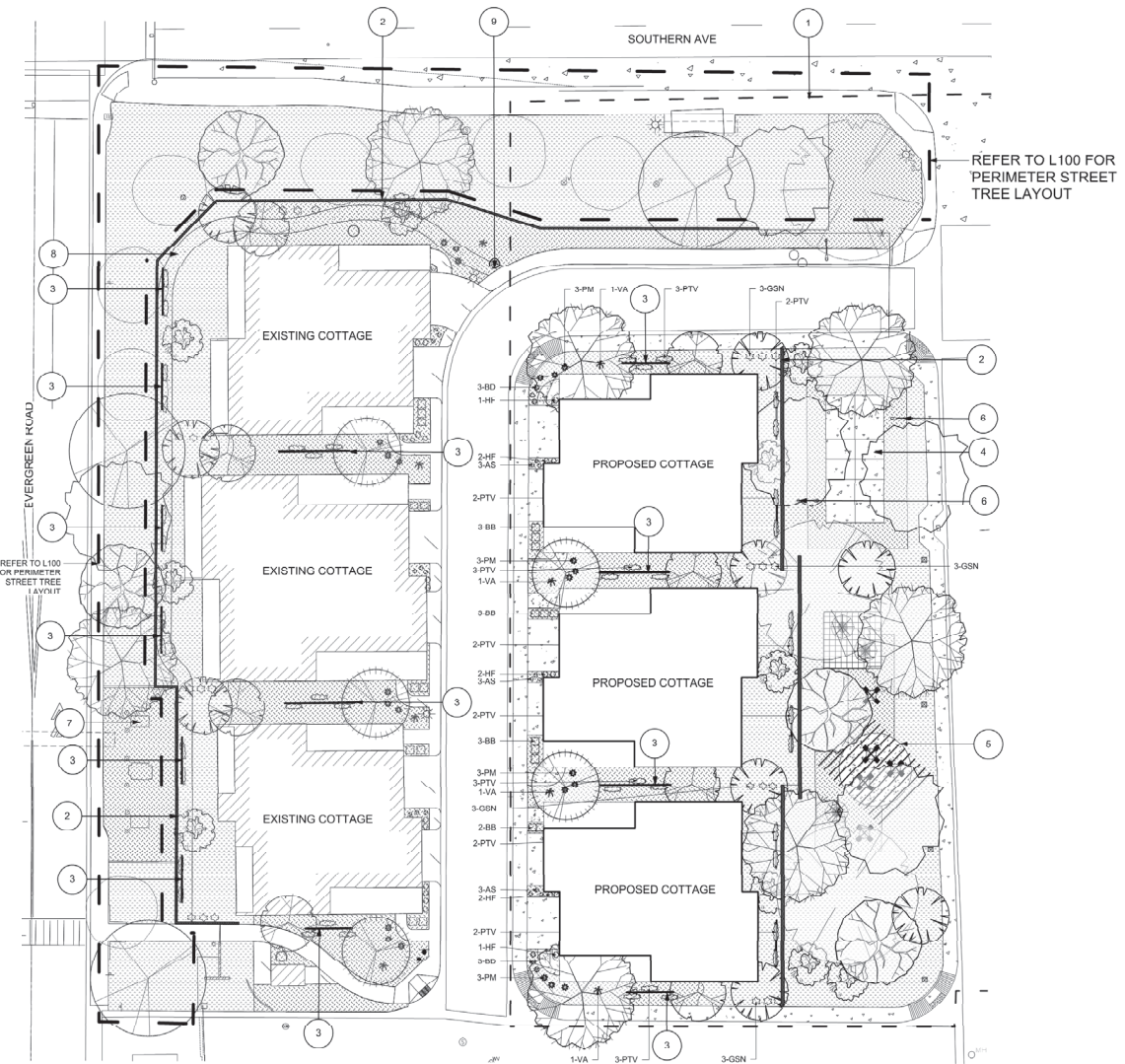
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SHEET TITLE  
**COTTAGE  
TYPICAL  
LANDSCAPE**

SHEET NO.

**L200**

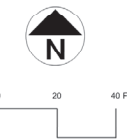
DRAWN BY  
CLR  
CHECKED BY  
KWP  
JOB NO.  
700-370  
DATE  
4/6/2017



- KEY NOTES**
- 1 PROJECT BOUNDARY
  - 2 STUCCO FINISHED SITE WALL (REFER TO ARCH FOR DETAILS)
  - 3 METAL TRELLIS
  - 4 PICKLEBALL COURT
  - 5 ARCHITECTURAL PERGOLA
  - 6 SITE LIGHTING (REFER TO ELECTRICAL)
  - 7 UTILITY AREA (REFER TO CIVIL)
  - 8 PROPOSED PATH
  - 9 FIRE HYDRANT (REFER TO CIVIL)

- LEGEND**
- GRANITE GROUNDCOVER
  - TURF WITH IRRIGATION
  - CONCRETE (REFER TO CIVIL)
  - PAVER

- NOTES**
- PROTECT EXISTING TREES FROM CONSTRUCTION ACTIVITIES WITH FENCING AT DRIPLINE.
  - REFER TO ELECTRICAL FOR SITE LIGHTING.
  - REFER TO CIVIL FOR UTILITIES.
  - REFER TO ARCH FOR COTTAGE FLOOR PLANS.
  - REFER TO L100 FOR STREET TREE LAYOUT AND SPECIES.



PLANT LIST				
Common Name	Botanical Name	Qty	Size	
<b>Trees</b>				
AFGHAN PINE	<i>Pinus Eitardica</i>	2	1.5" CAL. & 36" BOX	
BAILEY ACACIA	<i>Acacia baileyana</i>	4	1.5" CAL. & 36" BOX	
CENTENNIAL SPIRIT CRABE MYRTLE	<i>Lagerstromia indica 'Centennial Spirit'</i>	6	1.6" CAL. & 36" BOX	
CHASTE TREE	<i>Vibex agnus-castus</i>	6	1.5" CAL. & 36" BOX	
CHILEAN MESQUITE	<i>Prosopis chilensis</i>	2	1.5" CAL. & 36" BOX	
GHOST GUM EUCALYPTUS TREE	<i>Eucalyptus papuana</i>	3	1.5" CAL. & 36" BOX	
LIVE OAK	<i>Quercus virginiana</i>	2	1.5" CAL. & 36" BOX	
RED PISH PISTACHE	<i>Pistacia chinensis</i>	5	1.5" CAL. & 36" BOX	
<b>Shrubs</b>				
AUTUMN SAGE	<i>Salvia greggii</i>	6	1 GAL.	
BOXWOOD BEAUTY	<i>Carissa macrocarpa 'Boxwood Beauty'</i>	11	1 GAL.	
GULF STREAM NANDINA	<i>Nandina domestica 'Gulf Stream'</i>	12	1 GAL.	
VARIEGATED AGAVE	<i>Agave desmetiana 'Variegata'</i>	4	1 GAL.	
<b>Perennials</b>				
BLACKFOOT DAISY	<i>Mesampositum sycunarium</i>	6	1 GAL.	
HEARTS AND FLOWERS	<i>Aptenia cordifolia</i>	8	1 GAL.	
PINK MUHLY	<i>Muhlenbergia capillaris</i>	12	1 GAL.	
<b>Vines</b>				
PINK TRUMPET VINE	<i>Podranea Ricasoliana</i>	24	1 GAL.	