

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 12/12/2017  
Agenda Item: 7**

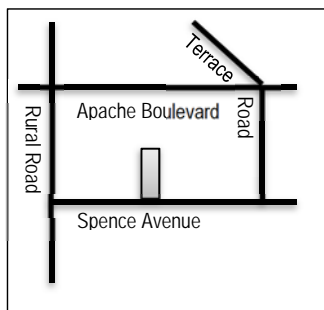
**ACTION:** Request for a Use Permit to allow residential in CSS zoning district, four Use Permit Standards and a Development Plan Review for a new three-story, 16-unit attached single-family development for THE MUSE, located at 1020 East Spence Avenue. The applicant is Berry Riddell, LLC.

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** THE MUSE (PL170320) is a proposed 16-unit three-story single-family development. The property is zoned CSS Commercial Shopping and Service on the north and R-4 Multi-family on the south. The General Plan Projected Land Use and Density for the site is Residential up to 25 dwelling units per acre. The proposed project requires a use permit to allow residential on the commercial portion of the site, and use permit standards for setback reductions and building height increases from the residential development standards. The site is a narrow 100' lot between existing apartment and condominium communities on the north side of Spence Avenue, and backs up to a hotel on Apache Boulevard to the north. The property is located within the Jen Tilly Terrace Subdivision. The request includes the following:

1. Use Permit to allow residential use in a CSS zoning district (the north portion of the lot)
2. Two Use Permit Standards to reduce the east and west side yard setbacks by 20%, from 10' to 8' in the R-4 zoning district (the south portion of the lot)
3. Use Permit Standard to reduce the front yard setback by 20%, from 20' to 18' in the R-4 zoning to allow architectural projections along the street front on Spence Avenue.
4. Use Permit Standard to increase building height by 5%, from 35 to 37' in the R-4 zoning to allow stairwells to patio deck roof amenity areas within each unit.
4. Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner	Joseph Risi, RC Spence LLC
Applicant	Wendy Riddell, Berry Riddell LLC
Zoning Districts	CSS (north portion) R-4 (south portion) no change proposed
Gross / Net site area	.305 acres (north) .395 acres (south) = .7 acres
Density / # of Units	23 du/ac / 16 units (20 du/ac in CSS & 25 du/ac in R-4)
Unit Type / # of Bedrooms	16 three-bedroom units / 48 bedrooms
Ground Floor Building Area	12,992 s.f.
Total Building Area	36,984 s.f.
Lot Coverage	43% (50% in CSS & 60% in R-4 maximum allowed)
Building Height	37' (35' in CSS & 40' in R-4 maximum allowed)
Building Setbacks	16' front, 8' west side, 8' east side, 10' rear (0' front and side in CSS, 10' rear in CSS and 20' front in R-4, 10' side in R-4 and 10' rear in R-4)
Landscape area	28%, 12,992 s.f. (15% in CSS, 25% in R-4 minimum required)
Vehicle Parking	35 spaces, 2 garage spaces per unit plus 3 guest spaces (2 per single family unit minimum required)
Bicycle Parking	20 spaces, 2 garage spaces per unit plus 4 guest spaces

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Diana Kaminski, Senior Planner

Reviewed by: Suparna Dasgupta, Principal Planner

**COMMENTS:**

This site is located east of Rural Road, west of Terrace Road and south of Apache Boulevard, on the north side of Spence Avenue. To the north is Holiday Inn Express; to the west are DeLario Condominiums, The District student housing and the Moxy hotel; to the south are condominiums and single-family houses on multi-family zoned lots; to the east are Tempe Palm Apartments and the Villas on Apache Apartments. This site is 100' wide by 305' deep and is split between the CSS zoning on the north and the R-4 zoning on the south. The property has been vacant since 1997. The applicant is requesting the Development Review Commission take action on the following:

1. Use Permit to allow residential use in a CSS zoning district (the north portion of the lot)
2. Two Use Permit Standards to reduce the east and west side yard setbacks from 10' to 8' in the R-4 zoning district (the south portion of the lot)
3. Use Permit Standard to reduce the front yard setback from 20' to 18' in the R-4 zoning to allow architectural projections along the street front on Spence Avenue.
4. Use Permit Standard to increase building height from 35 to 37' in the R-4 zoning to allow stairwells to patio deck roof amenity areas within each unit.
4. Development Plan Review including site plan, building elevations, and landscape plan for 16 single-family three-story attached single-family developments.

For further processing, the applicant will need approval for an Amended Subdivision Plat to create individual for-sale lots.

**PRELIMINARY SITE PLAN REVIEW**

- February 10, 2016      The original submittal was proposed for 46 units, 66 dwelling units per acre, with 99 parking spaces. Staff provided input referencing the General plan, which did allow up to 65 du/ac, however with the residential designation for land use, there was no zoning classification to support density above R-5, 30 du/ac. The project would require a General Plan amendment for land use and density in order to rezone to MU-4 mixed use for the purpose of obtaining the proposed density.
- October 6, 2016      The second submittal was a proposed Planned Area Development for Mixed Use, with first floor parking and four floors of podium structure; the commercial component consisted of an office located on the second floor. The proposed project included 45 units, or 64 du/ac. Staff expressed concern about the functionality of the mixed-use commercial component. The narrow 100' width of street front required a driveway into the site, and did not meet fire access, building safety egress or solid waste circulation on site. At the time, the applicant was trying to obtain a cross access agreement either to the north or east of the site, to allow fire access and waste collection from the other properties, to alleviate the need for a 25' tall first floor and a wide turnaround on the property. Although most of the zoning code issues could be resolved through the PAD process, the requirements of other codes could not be met with the proposed project.
- March 15, 2017      The third review put the refuse at the street front behind a decorative gate, and paved the entire street front to meet turnaround requirements. The trucks need to circulate on site and cannot back up onto a heavily used street. This solution eliminated any front yard landscape and did not meet criteria for design along the street front.

Multiple meetings were held with planning staff and the applicant development team to determine what was feasible on the site. It was determined that due to the small size of the lot and the lack of a second access point, the proposed podium building and the number of units proposed would not be feasible. Communications by email with staff continued until a revised site plan and project scope was submitted.

October 11, 2017 A formal application was made that reduced the units from 45 to 16, or 23 dwelling units per acre. The units were divided to meet the 20 du/ac in the CSS in the north and 25 du/ac in the R-4 to the south. The amenity space and fire/solid waste turn-around were located in the rear. Each unit would be on individual lots with a common tract for landscape. The trash and recycle bins would be rolled out from storage in the garage. Guest parking was provided in the back and landscape was added at the street front. Due to the narrowness of the lot, only one of the truck circulation details would work for the site: the "Y" turnaround. This would facilitate movement not only for fire and solid waste, but delivery trucks and moving vans. The site design solutions from prior submittals had been resolved, with only minor comments for modification. The elevations were relatively flat and box-like, with a predominant amount of stucco facing the street and random transition points between materials and colors. A projected window box was located on the backs of the units, however the street front had no patios or design projections or recesses. Staff asked for revisions to the elevations to provide more cohesive architectural elements, with more elevation variation in depth and with materials and colors relating to changes in building plane. The landscape plan did not provide variation within the palette, staff asked for revisions to the landscape design.

November 15, 2017 The front units were changed to provide front porches facing the street. The landscape palette was enhanced to provide choice for home owners within private yards and required street trees. The materials and colors were revised and elevations modified to provide variation on all four sides. Staff requested further refinement of the street front elevations, which had a checkerboard appearance caused by the three-color palette alternated between sections of each floor. The recommendation was to utilize one color per level, rather than breaking up the floors with two colors on a relatively small façade. On the east and west facades facing the drive, staff recommended not using a change of material or color mid-plane, but using the building corners or changes of plane to make the material and color changes to avoid vertical lines changing color on a flat surface in the middle of the wall plane.

#### **PUBLIC INPUT**

- Neighborhood meeting was not required for this request
- Upon completion of this report, staff has received no inquiries or comments regarding this project.

#### **PROJECT ANALYSIS**

##### **GENERAL PLAN**

The General Plan 2040 designation for this site is Residential, with a density allowed up to 25 dwelling units per acre. The existing zoning is split between commercial and residential, but through the use permit process, the north portion can be brought into compliance with the General Plan by allowing a use permit for residential on the commercial portion. The density proposed is 23 dwelling units per acre, in conformance with the General Plan. The site has been vacant since 1997, and the development of 16 for-sale homes on fee-simple lots implements the Land Use and Economic Development chapters of the plan, including redevelopment and infill development of an underutilized property. The applicant has provided a written justification for the proposed project addressing the implementation of the General Plan goals.

##### **CHARACTER AREA PLAN**

The site is located within the Apache Character Area Plan. This site has no established historic significance. The narrow site provides limited area for open space or street front landscape; however, street trees and enhanced landscape are provided along Spence Avenue. The building height is generally 30' with additional height needed for an enclosed stairwell serving the rooftop amenity deck. The site is not adjacent to an established neighborhood association; there are condominium HOAs to the west and south of the site. The project is surrounded by buildings similar or taller to the proposed residences. This height is a transition from surrounding newer developments and a buffer to the residences to the south. The two units on the

street front face the street, and provide opportunities for a home occupation with a small ground floor office/flex space, which is designed not to accommodate a bedroom, but as additional livable area. The owner tried and was unable to secure a cross access agreement with the hotel to the north, which might have allowed direct pedestrian access to Apache and Light rail. The design aesthetic along Spence Avenue is varied, the proposed design is a unique product style that incorporates multi-paned windows and paneled siding found in older single-family homes, with masonry, stucco and metal elements found in contemporary architecture.

## ZONING

The property was designated with two zoning districts in 1957, C-2 General Commercial to the north and R-4 Multi-Family Residential to the south. The C-2 and R-4 zoning was established through Zoning Ordinance 268, and was placed over the area without specific property line boundaries identified, creating multi-zoned properties on the north side of Spence; lots facing Apache would have commercial uses and lots facing Spence would be residential. This designation was changed to CSS Commercial Shopping and Service in 2005 with the establishment of a new Zoning and Development Code. The property to the north developed as commercial, however this site had no commercial street frontage for the portion zoned commercial. The property has remained vacant since 1997 when the second house was removed and the site was graded. With established condominiums to the west and apartments to the east and a hotel to the north, the site was not a likely candidate for assemblage and redevelopment of a larger site. With the 100' width, the site was challenged by zoning standards that would make infill development difficult. After evaluating many options for development of the site, the Zoning Administrator and Planning staff concluded that use of the site within the existing zoning could be accomplished by Use Permit for the residential units on the north portion, if the density and development standards were met within each zoning district, or use permit standards were used for modifications to the standards. After two years of modifications to the plan, the applicant was able to meet the standards of each district, with requested use permit standards to address slight setback and height deviations to accommodate the architecture of the attached single-family product. This request meets the zoning requirements of each district.

## USE PERMITS

The proposed use requires:

- a. a Use Permit to allow residential use in a CSS zoning district (the north portion of the lot),
- b. two Use Permit Standards to reduce the east and west side yard setbacks by 20%, from 10' to 8' in the R-4 zoning district (the south portion of the lot),
- c. a Use Permit Standard to reduce the front yard setback by 20%, from 20' to 18' in the R-4 zoning and
- d. a Use Permit Standard to increase building height by 5%, from 35 to 37' in the R-4 zoning.

The applicant has provided justification supporting the request. Below are the Section 6-308 E Approval criteria for Use Permit and Use Permit Standards provided (*in italics*) which are reviewed individually for each of the above requests:

1. *Any significant increase in vehicular or pedestrian traffic.*
  - a. The use permit to allow residential uses provides the opportunity for 8 units on .395 acres of CSS property that is landlocked from street view for commercial uses, but could be more intense if a restaurant were located on this portion of the site and parking provided on the adjacent lot to the south. If the property were rezoned to R-4, to allow 25 du/ac, one more unit would be possible. The proposed use with 16 garage spaces and 5 guest spaces (on the CSS portion) will not significantly increase traffic.
  - b. The east and west side yards are 0' in the CSS and 10' in the R-4 zoning. The lot is 100' wide, and requires a drive aisle wide enough for truck circulation, refuse collection and backing distance from the garages into the common drive aisle. The drive is 20' plus 3' additional on each side, the units are 29' deep on each side of this, the remaining area for side yards is 8'. Three feet of this is required for building safety egress, leaving a 5' landscape area within the back yards of the units. Pedestrian movement would be north to south through the yards, however, there will not be significant traffic generated from the 2' setback reduction along the east and south sides of the lot.

- c. The requested use permit standard reduction for front yard allows sufficient turning room in the rear of the lot for on-site truck circulation as well as building projections for architectural articulation along the street front; there is no traffic generated by this request.
  - d. The building height is predominantly 30', with the taller portion extending to 37' to accommodate an enclosed stairwell accessing a rooftop amenity deck. The increase in building height would not impact traffic.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.*
- a. The addition of residences to this site would not create nuisance in excess of the surrounding ambient conditions. The property would have an HOA to manage the maintenance of the site, guest parking is contained on site and out of view.
  - b. The side yard setbacks would bring the units closer to the adjacent properties; the building to the west is 10' from the property line and the building to the east is approximately 6' from the property line. An upper box window from the kitchen would project into the 8' setback and an architectural pop-out. Landscape will be used as a buffer to the adjacent properties, within the rear yards of each unit. The reduction of the setbacks is a necessity for the proposed lot configuration. There are no anticipated nuisances by the 2' reduction in the building setback.
  - c. The front yard setback reduction of 2' would not create nuisances.
  - d. The building height proposed provide building roofline variation, and is proposed to serve a rooftop deck. The use could potentially be a nuisance to adjacent properties if it were large enough to have parties. The space is 16'x11', or 176 square feet, providing the equivalent of an outdoor living room space for a few lounge chairs or table. The deck is surrounded by parapet wall to provide privacy to the attached single-family units.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.*
- a. The proposed residential use is in conformance with the goals and objectives of the General Plan, and facilitates development of a site that has remained empty since 1997.
  - b. The side yard setbacks enable development of the site that would otherwise not be feasible.
  - c. The front yard setback provides variation in building elevation enhancing the design with a slight variation in the overall street frontage without impacting landscape or street appearance.
  - d. The proposed building height is predominantly similar to that of surrounding multi-story multi-family developments, and within the 30' range allowed within single-family, only a portion of the building extends above this to 37'; which is lower than the allowable 40' height on the north side of the site.
4. *Compatibility with existing surrounding structures and uses.*
- a. The use of the commercial lot for residential use is more in character with the surrounding area than a potential commercial use on Spence.
  - b. The side yard setbacks are compatible with surrounding setbacks and building characteristics. The side yard setbacks are larger than the setbacks of single family residential 5' side yard setbacks to the south which are allowed a 30' building height 5' from the property line. The building will be 30' tall at 8' from the property line, with the exception of the rooftop stairwell.

- c. The front yard setback would be 18', instead of the 20' standard within the area, with the exception of The District, which was entitled to a 6' setback on Spence to the west. The two end units will not be noticeably out of alignment with the surrounding structures.
  - d. The three-story housing product is similar to the surrounding structures which include two-story condominium and apartments and four-story hotels and student housing developments.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.*

For the proposed use for residential in lieu of commercial use, as well as all requested use permit standards, the 16 attached single-family units will be governed by CC&Rs and the community of residents.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

## **DEVELOPMENT PLAN REVIEW**

### **Site Plan**

The site is accessed from a central drive extending north to the rear of the property, and terminating in the standard circulation "Y" turnaround detail for fire, refuse and moving trucks to exit the site in a forward motion. Outside of the 20' drive aisle, which serves as the fire lane, is a 3' sidewalk flanking the drive, and serving for the temporary location of refuse or recycle cans on respective collection days. The cans are stored in the garage when not being serviced. The north end of the site provides 5 guest spaces for the 16 residential units. As a single-family product, they are not required to have guest parking, however, the narrow lot will prohibit on-street parking due to the site visibility requirements on either side of the drive entrance. The north end also provides a small pool and BBQ amenity area, and location for the mailboxes and guest bike parking. The buildings are oriented east/west with the two eight-unit buildings facing the central drive. The east and west development side yards are the unit rear yards, providing a small recessed patio on the first floor, a 3' walkway and 5' landscape area. The site is not proposed to be gated. Each unit has three bedrooms and a two-car garage. A shadow study was provided to address solar access to the pool to the west, which is located between two residential buildings. The proposed new building would contribute to shade at 9am in the morning, but by noon the shadow direction changes and the pool is unaffected. The pool is shaded by the two existing buildings and existing landscape on the same site, and is therefore not significantly impacted by the proposed building.

### **Building Elevations**

The proposed development will be a departure from the surrounding developments on Spence, which are predominantly stucco. The two buildings on either side of the site are east west oriented and do not address the street. By contrast, the proposed new development uses a combination of stucco, cement board siding, CMU and masonry veneer, and metal accents, with the two southernmost units facing the street front, and all four sides of the two buildings have windows. Box bay windows project from the second-floor kitchen providing exterior dimension within the façade and an opportunity to provide more sunlight indoors and potted plants in the kitchen window. The front doors are sheltered by recessed entryways flanked by CMU columns adjacent to the garage doors. The rear yards have recessed patios for an increased outdoor area, with an addition 3' walkway partially sheltered by the box bay window above. Windows are provided in the stairwell ascending the elevation in a unique pattern and adding light to the interior. The rooftop amenity area is accessed by a stairwell that extends above the roofline, to a flat rooftop area surrounded by parapet. Mechanical equipment is screened in a separate area on the rooftop. The materials are grounded at the base by the heavier and darker masonry products, and transition to the textural lap board siding before finishing at the third floor with a smooth finished stucco painted a light cream. Metal elements are a darker color to provide contrast at the accents and windows. The garage doors are insulated and have lites either across the top or vertically down the side, providing variation between units and allowing owners to access the garage without the need to turn on the light during the day.

## Landscape Plan

The proposed landscape provides a combination of turf, trees and understory flowering plants at the street front. Side yards have 8' clear, 3' is the egress sidewalk to the street front. The remaining 5' landscape area has a resident choice of five different plant combinations, including a choice of tree in three of the options and vines, shrubs and ground cover in the other two options. Due to the heavy canopy coverage from the two adjacent east and west lots, the plant palette takes into account a heavy shade condition for some yards, and allows some yards to not require trees due to existing overhang from these mature species next door. The rear of the site has a combination of low water use trees and shrubs to provide a dense massing of color and texture within the amenity area. The street front retains the turf character of the existing street front, provides a dense massing of trees and understory plants that will significantly shade the southern exposure of the buildings. Chinese pistache are proposed for the street tree, with live oak located closer to the end units. The overall landscape design is thoughtful to the unique site conditions, acknowledges the surrounding street front character, and provides residents a textural palette with year-round color.

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 placement of the buildings is dictated by the size and shape of the lot, the two-building formation presents two 30' wide building faces to the street, similar in character to the smaller single-family homes in massing width. Use of materials, window placement and the covered patio entry doors provide articulation and visual interest at the street front.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* the attached product and landscape surrounding the structures provide a very compact sheltered building that limits sun exposure to surfaces, shade is provided both by the buildings and trees around the site.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* the buildings exceed the existing material quality within the area, providing greater variety and detail in a unique application that will complement the surrounding community.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the scale of the buildings is in character with the buildings on the north side of Spence, and with the condominiums directly south of the site, it is proposed to be 3 stories, all within 30', while surrounding uses are between two to four stories.
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 elevations are broken up by material and color, windows and doors to define building elements with canopies and multi-paned windows create a rhythm on the elevations.
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 design provides architectural variation and detail on all four sides, at all three levels. The product is a departure from the surrounding developments in terms of style. The projections of the third floor create variation on the building fronts facing the drive court, while the planter boxes project from the rear of the units on the second floor and the front and back patios are recessed on the first floor, breaking the plane of the box and adding depth to the form.
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 mid-block property with pedestrian and bike access to McClintock to the west. There is no direct connection to Apache due to other properties surrounding the site. The Orbit circulates through the neighborhood providing transit access. The location is ideal for those who wish to use multiple modes of transportation.

8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* on site circulation is through the central drive common to developments, the drive is 20' wide with 3' of sidewalk on either side, leading up to each unit and back to the guest parking and amenity area. Circulation for moving vehicles and delivery trucks can also be accommodated on site, reducing impacts to the heavy pedestrian and bike usage on Spence Avenue.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the orientation of the units to provide windows and doors on the street and facing each other provide a welcoming entrance to the site with natural surveillance. Having a new development with an HOA will help maintain the property and support the efforts of community involvement in the area.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* the landscape defines the street front with a layer of plants building from the street edge to the building face, private yards have small patio trees and shrubs, and the rear of the site is landscapes with flowering plants for color and texture.
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;* signs are not a part of this request and will be handled separately and
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting is designed to enhance the building entrances without creating visual glare to surrounding areas.

**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 proposed project meets the approval criteria for Use Permits and Development Plan Review.

Based on the information provided and the above analysis, staff recommends approval of the requested Use Permit and Use Permit Standards, along with the Development Plan Review for the site plan, landscape plan and building elevations. This request meets the required criteria and will conform to the conditions.

**USE PERMIT CONDITIONS OF APPROVAL:**

1. The Use Permit and Use Permit Standards are valid only after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed.
2. The Use Permit and Use Permit Standards are valid for the plans as submitted within this application.

**DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:**

**General**

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations November 15, 2017 and landscape plan dated November 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.
2. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
3. If the subdivision plat contains common areas, a continuing care condition, covenant and restriction shall be provided (CC&R). The CC&Rs shall be reviewed and in a form satisfactory to the Community Development Director and City Attorney.



## Site Plan

4. Provide service locations or both refuse and recycling collection and pick-up on the property. Coordinate the storage areas for refuse and recycling containers with the overall site and landscape layout.
5. Provide service yard and mechanical yard walls that are at least the height of the equipment being enclosed. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
6. 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.
7. Provide upgraded paving 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.
8. 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.
9. 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

10. The materials and colors are approved as presented:

Flat with parapet

Primary Building – Insulated Stucco System painted Dunn Edwards DE6232 Abstract White LRV 75 (cream color)

Primary Building – Insulated Stucco System painted Dunn Edwards DE6389 Fallen Rock LRV 23 (medium taupe)

Secondary Building – Concrete Masonry Block 8" x 8" pattern, natural grey honed or ground faced finish

Tertiary Building – Pre-Primed Cement Hardiboard painted Dunn Edwards DE6143 Almond Latte LRV 51 (tan color)

Metal - Black anodized railings and window frames

Metal – decorative black anodized aluminum frame

Garage Door – steel door with 4-5 lites option for vertical or horizontal window placement, painted Dunn Edwards DE6389 Fallen Rock LRV 23 (medium taupe)

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 secure roof access from the interior of the building. Do not expose roof access to public view.
12. Conceal roof drainage system within the interior of the building.
13. 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.
14. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

## Lighting

15. **Lighting for the single-family units shall include illumination from dusk to dawn of common lighting for safety of the following areas:**
  - 3 foot candles for pool gate and mailbox
  - 2 foot candles for guest parking spaces

- 1 foot candle for drive aisle, fire lane and egress gates within private yards.
- ½ foot candle for pedestrian walkways, bike parking and pool area

Front doors may be switch controlled by individual property owners and are not considered common lighting. Garage lights may be used to illuminate the drive aisle if lights have photo cells and cannot be overridden by resident controlled switch or timer.

### Landscape

#### 16. Irrigation notes:

- Provide dedicated landscape water meter.
- 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.
- Locate valve controller in a vandal resistant housing.
- Hardwire power source to controller (a receptacle connection is not allowed).
- Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.

17. 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.

18. 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

19. Provide address numbers on the building elevation facing the interior drive.

- Conform to the following for building address signs:
  - Provide street number only, not the street name
  - Compose of 8" high, individual mount, metal reverse pan channel characters.
  - Self-illuminated or dedicated light source.
  - On multi-story buildings, locate no higher than the second level.
  - Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
  - Do not affix numbers or letters to elevation that might be mistaken for the address.
- 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 all departments on each 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.

#### CC&R'S:

- The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site.
- The CC&Rs shall also require that garages be maintained for the use of vehicle storage and may not be obstructed by storage of items which restricts the primary use as parking for the residence.
- The CC&R's shall require storage of recycle and refuse containers inside the garage, when not placed out for collection and that cans must be stored the same day as when collected.
- The CC&R's shall protect the fire lane and alley by prohibition of on street parking.
- The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.

#### 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:

- 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.
- The Owner is required to prepare a security plan for the residences with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.

#### TRAFFIC ENGINEERING:

- Construct driveways in public right of way in conformance with Standard Detail T-320.
- 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.

#### 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:

- Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Roll-outs are allowed for refuse and recycled materials. Coordinate and identify storage and staging areas for containers with site and landscape plans and floorplans.

BIKE 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.

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:**

- 1930 The area was agricultural land outside Tempe city limits.
- 1949 Aerial records show that a single structure was located on the site and trailer parks were located to the east of the site. Through the 1950s and 1960s the site to the north on Apache was used as a fruit stand.
- 1951 The site was annexed into the city with the surrounding area, and was designated Residential B (multi-family)
- 1957 The lot was designated C-2 and R-4 zoning in the Zoning Ordinance 268.
- 1970 The lot to the north on Apache became a McDonald's restaurant.
- 1976 Two houses are located on the subject lot and apartments to the east are established.
- 1986 The condominiums to the west are established and the subject site has one house at the north end.
- 1997 The subject lot is graded.
- 2000 Tempe University Inn was built to the north on Apache; this site is now Holiday Inn Express. The property proposed for development has remained vacant since 1997.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review  
Section 6-308, Use Permit

# DEVELOPMENT PROJECT FILE










for  
THE MUSE  
(PL170320)

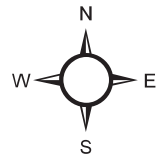
**ATTACHMENTS:**

1. Location Map
2. Aerial
- 3-15. Letter of Explanation
16. Site Context Plan
17. Site Context Photos
18. Site Plan
- 19-22. Landscape Plans
- 23-26. Building Elevations
- 27-28. Floor Plans
29. Building Sections
30. Ramada and Mailbox details
31. Color Board
- 32-33. Perspective Renderings



City of Tempe Enterprise GIS, Data & Analytics, Community Development Department, Enterprise GIS Group

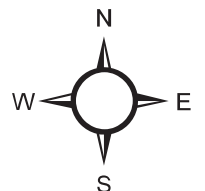
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|--|---|
|  General Industrial District (GID)      |  Single-Family Residential Planned Area Dev (R1-PAD) |
|  Mixed Use High (MU-4)                  |  Multi-Family Residential Limited (R-3)              |
|  Mixed Use Educational (MU-ED)          |  Multi-Family Residential General (R-4)              |
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential High (R-5)                 |
|  Single-Family Residential (R1-6)       |   |



# THE MUSE



## Aerial Map





Project Narrative

# The Muse at Tempe

November 6, 2017

Prepared for:

Risi Companies, LLC  
Joe Risi, Founder  
PO Box 8653  
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## PURPOSE OF REQUEST

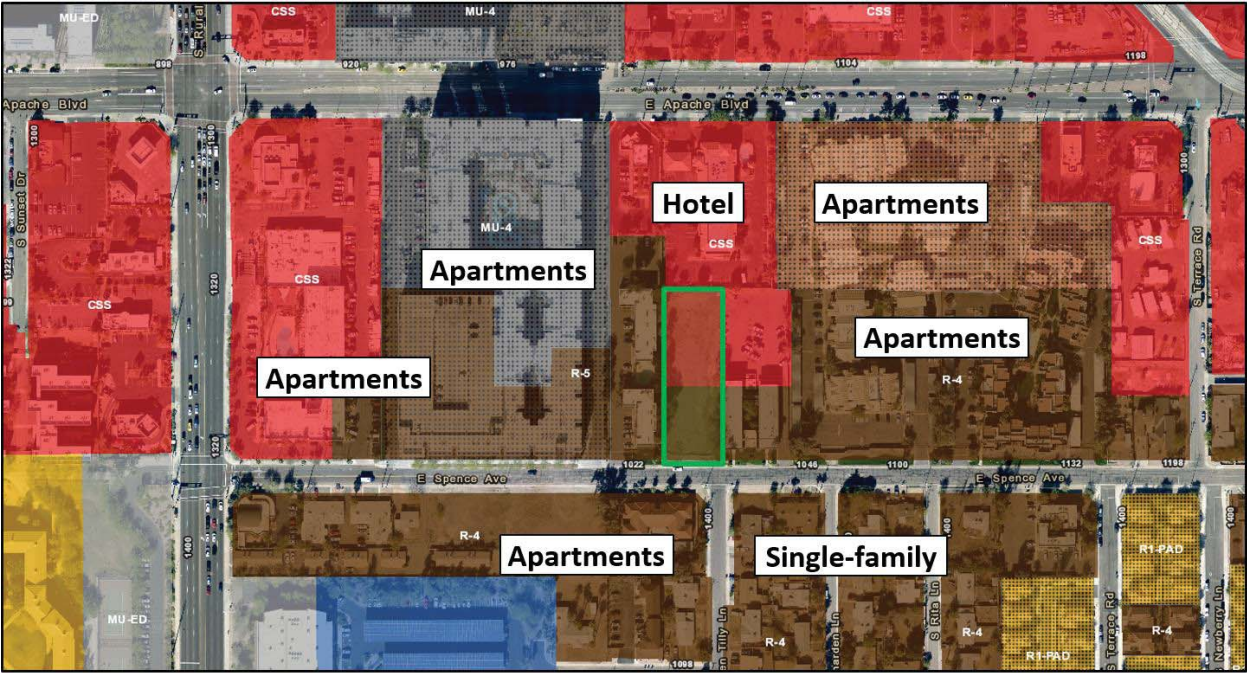
The purpose of this request is to seek four use permits and development plan approval for the approximate 0.70 +/- acre site located at 1024 E Spence Avenue (the "Site") for the development of 16 single-family attached residential units. The Site consists of one parcel and is currently zoned R-4 and CSS as shown on the aerial below. The Site is designated as Residential up to 65 du/acre on the Tempe General Plan 2040, is within the Rail Corridor Growth Area, the Apache Blvd Redevelopment Area and the intersection of two hubs; the LRT Corridor / Apache Blvd Land Use Hub and the LRT Corridor Town Lake Downtown / Mill Avenue District ASU / Stadium District Land Use Hub, all of which are supportive of this request. A variety of alternative transportation options will be available to future residents including the light rail along Apache Blvd east of the site, bus routes along Apache and Rural, and an abundance of bike lanes. Additionally, the location of this Site near ASU and a variety of commercial amenities will encourage walkability.



## SURROUNDING CONTEXT

A majority of the development surrounding the Site is multi-family with some single-family homes to the southeast. The current housing mix is imbalanced, consisting of primarily high-density multi-family development and a small area of single-family detached homes, with little in-between. Currently, this neighborhood is predominantly apartments, most of which are occupied by students. Here, the high concentration of dense multi-family developments adjacent to single-family residences could be appropriately balanced by the single-family attached project proposed by The Muse at Tempe. This proposed site plan will likely increase the number of owner-occupied units in the area, creating a community that is less transient than the current developments in the surrounding vicinity. The Muse at Tempe will help to restore a more

diverse residential mix and a balance of housing options.



A hotel and restaurant are located adjacent to the Site to the north. Further to the east, located within an eight minute walk, lies Hudson Park, which features a skate park, zen garden, water play area, basketball court, and other amenities for all ages. The surrounding context is both compatible to the proposed development and will provide future residents with a variety of conveniences, recreation opportunities, transportation alternatives and employment options.

Additionally, this Site is conveniently situated among a wide variety of transportation options. Within a five-minute walk from the Site lies Valley Metro stop #72, which not only connects residents to locations as far as Thompson Peak Parkway in Scottsdale and Chandler Fashion Center, but all of the transit connections in-between. Located along Apache Boulevard, less than ten-minutes walking distance from the Site lies a light rail station, which provides a convenient connection from as far as downtown Phoenix and Mesa. By the time this development is completed, the light rail line is planned to be under construction in a variety of extensions including South Central Phoenix. This development encourages utilization of these alternative transportation options through interconnected sidewalks and pathways that are shaded by landscaping.

### DEVELOPMENT PLAN SUMMARY

The Muse at Tempe consists of 16 single-family attached homes oriented in two rows fronting onto a private street. Each unit will feature a covered patio and landscaped backyard, will consist of three bedrooms and may feature a roof deck. Separated by 6-foot block walls, the backyards will be connected by non-locking gates for emergency access. The three-story homes will feature a two-car garage on the ground level, with livable space on the second and third levels. By bringing single-family attached development to this area, which is predominately

student-occupied apartments, the housing mix can be appropriately balanced and potentially bring more owner-occupied homes to the community. An abundance of bicycle parking and the orientation of this Site among a wide variety of transportation options will encourage the use of alternative transit. The current plan for The Muse at Spence is the result of several iterations of design options, reconfigured to address staff's feedback and to create a compatible development for the surrounding context.

Bay windows provide visual interest, natural lighting and articulation of the façade to create variety in the building massing and movement in the vertical plane. The buildings are oriented in a parallel pattern with parking located at the rear of the Site, away from the streetscape and a ramada, pool and BBQ are provided for residents. Materials consist of stucco, decorative aluminum and CMU walls. Surrounded by a 7-story apartment building to the northwest, a 3-story hotel to the north and 3-story apartments to the east, the proposed height and density represent appropriate scale and create a transition in intensity. Landscaping encircles the Site, providing shade for residents and pedestrians and shields the use from the adjacent developments. Landscaping elements create natural separation between the parking, buildings, driveways and pathways.

## USE PERMITS

Development of The Muse at Tempe will require four use permits as listed below:

- Residential development within a commercial zoning district;
- Reduction in the side yard building setback from 10 to 8 feet;
- Increase in height from 35 feet to 37 feet; and
- Reduce the front yard setback from 20 feet to 16 feet.

As described in detail throughout this narrative, these use permits are necessitated by several unique features of the Site, which include its small size and narrow shape, a split zoning designation and the high-density General Plan land use designation, which encourages more than 65 dwelling units per acre. Achieving the long-term goals for high-density in this confined Site requires a high level of creativity in design and some modifications to the ordinance. The reduction in the side yard setback is necessitated by the narrow shape of the Site, which makes feasible development at a high-density very difficult. This Site is located near ASU and close to the light-rail and as such, the development has an obligation to approach the high-density designated by the General Plan, while maintaining respect for the local conditions. The request for a reduction in the front yard setback is a result of an innovation solution by staff to create a more engaging streetscape by projecting select elements forward, creating a dynamic streetscape. An increase in height is requested here to provide a stair tower to the roof decks and is the only element of the building above 35 feet.

For approval of a use permit, criteria should be met in terms of the potential impacts to adjacent properties. In many ways, this project exceed the standards for compatible development as outlined in the use permit criteria.

- a. *The proposed use will not create any significant vehicular or pedestrian traffic in adjacent areas.*

**Response:** This proposal represents a significant reduction in density from the current General Plan residential density designation of up to 65 dwelling units per acre. It is important to note that the use permit is required for only a portion of the Site and half of the Site is already zoned for residential development. The density proposed by this development is consistent with the current entitlements and, thus, will not create any increase in vehicular or pedestrian traffic from what is currently planned for this Site. The back half of the Site as zoned for Commercial creates an isolated outlier and development is hindered by split zoning. The unification of this Site as a residential use is appropriate for an area that experiences a high level of demand for housing in its proximity to ASU. A reduction in the side yard setback will not have any impact on vehicular or pedestrian traffic. A reduction in the front yard setback was suggested by staff to allow a pop-out feature of select architectural elements and create a more architecturally dynamic streetscape. It should be noted that this deviation is not proposed for the entire front yard, but will just apply to the projection of select elements. This modification will not have an impact on traffic. The requested increase in height from 35 to 37 feet is not a request for an extra story and the additional density and traffic that would be associated with such an increase. The increase in height will allow for a stair tower to the roof deck, which will create a visually interesting design and a valuable amenity for residents.

- b. *The proposed use will not create a nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.*

**Response:** Given that the surrounding context is already predominantly residential, the development of residential here will not create a nuisance from an elevated level of emissions. Additionally, a minimal reduction in the side and front yard setbacks will not have any impact on the level of emissions. The increase in height from 35 feet to 37 feet is minimal and will allow for a stair tower to the roof deck. The use permit for the reduction in the front yard setback will allow for an architecturally interesting streetscape and will not have an impact on the level of emissions.

- c. *The proposed use will not contribute to the deterioration of the neighborhood or to the downgrading of property values, which is conflict with the goals, objectives or policies of the city's adopted plans for General Plan.*

**Response:** The development of an underutilized Site will improve the neighborhood condition and promote the increase in property values. The developer has a track record of improving property values surrounding his new developments. Risi Homes and related entities (collectively "Risi"), a regional developer and infill homebuilder, seeks out raw land and older developments in market areas where it believes development and construction of new homes would add value to existing neighborhoods. Risi's latest new home community, Newport at Tempe, is an example the effect a new Risi community can have on home values within

surrounding existing neighborhoods. Risi purchased a 2.3-acre site amid an older community located east of Scottsdale Road at Weber Drive in mid-January 2013. The site had a couple of older dilapidated structures existing on it. The homes and property were underutilized and unkempt. Following the purchase of the site, the builder razed the buildings and entitled the site for an amenitized 38-home community. The builder developed the site and began offering homes in early 2015. Soon after Risi’s purchase of the site, values within nearby neighborhoods rapidly increased, as reflected in the table below:

Annual MLS Sales Transaction Averages from 2013 – 2016										
	My-O-My Estates					North Tempe Subdivision				
	Price	% Increase over prior year	SF	PPSF	Total PPSF % Increase (2012-16)	Price	% Increase over prior year	SF	PPSF	Total PPSF % Increase (2012-16)
2013	\$156,105	127.1%	1,475	\$108	235.2%	\$118,775	11.5%	1,121	\$98	50.4%
2014	\$175,075	12.2%	1,386	\$129		\$128,590	8.3%	968	\$134	
2015	\$212,600	21.4%	1,386	\$155		-	-	-	-	
2016	\$233,000	9.6%	1,546	\$155		\$203,262	58.1%	1,511	\$135	

The requests for a reduction in the side and front yard setbacks are minimal and are necessitated by this Site’s small size and narrow shape. Additionally, the reduction in the front yard setback was suggested by staff as a creative solution to creating a more articulated façade and visually interesting streetscape. The additional height is not out of character for this community, as the Site is surrounded by high-density residential. The District at Apache to the northwest is seven stories and the newly constructed five-story Nexa Apartments are located to the northeast of the Site. Approval of this use permit will allow the developer to revitalize this vacant Site in a manner that respects the surrounding context and will promote increased property values.

*d. The proposed use is compatible with existing surrounding structures and uses.*

**Response:** The proposed residential use is in character with the surrounding developments, which are almost exclusively residential. The decrease in side yard setback will be mitigated by landscaping surrounding the Site. As mentioned previously, the height is in character with the surrounding context that ranges from two to seven stories. The proposed reduction in the front yard setback is consistent with the District at Apache, which is setback 10 feet from the property line. Additionally, the existing landscaped ten feet that exists between the property and back of curb along Spence Avenue will provide a buffer along the streetscape.

*e. The proposed use represents adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public.*

**Response:** A residential use is consistent with the surrounding developments and does not create excessive nuisances. Any potential impacts of the use are mitigated by sensitive design principles, the orientation of guest parking as far from the right-of-way as possible, dense landscaping, and a building massing that is respectful of the surrounding context.

In summary, the approval of these use permits here will not have any deleterious impact on the surrounding context, which is already designated as high-density residential in the General Plan and is currently developed as a mix of various residential densities and commercial uses. This proposal represents a significant reduction in the density that exists in the surrounding context. The requests for residential development within a commercial zoning designation and a minimal increase in height are appropriate for this area, given that this Site is bounded on three sides by high-density residential properties up to seven stories in height. The minimal reduction in the side building setback from 10 feet to 8 feet will be lessened by the landscaped backyards bordering each side of the development. As suggested during the staff review process, a reduction in the front yard setback will allow for a projection of select architectural elements and create a more dynamic streetscape.

## DEVELOPMENT PLAN REVIEW

The Development Review Board shall assess projects in conformance with the following standards, goals and objectives.

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

**Response:** The singular building includes variation in the façade and articulation of the horizontal and vertical planes to create interest on all sides. From the streetscape level, the building features a pop-out design of certain architectural elements to create interest, as well as a sloped roof, staggered windows and variation in colors and materials.

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

**Response:** Individual units feature covered balconies and patios to create comfort for residents and mitigate heat gain/retention. The homes are oriented in two parallel rows and front onto the private street, facing east and west. This design creates a natural shade effect that minimizes the duration of direct sunlight that reaches the balconies and building faces, thereby providing energy conservation.

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

**Response:** Durability, sustainability and aesthetic treatment will be incorporated on the building exteriors. The Apache Placemaking Principles and Design Guidelines adopted by City Council in 2016 established core goals which celebrate the Mexican-American legacy of this corridor, preserve Apache's core neighborhoods, maintain consistency in design and highlight the role of streets and alleys to engage the pedestrian experience. Principles highlighted in the policy document that are maintained through this development include shade, mobility, and

streetscapes.

**Shade** – The Muse at Tempe incorporates structural elements that create built-in mitigation effects for heat gain and retention. Covered balconies and patios create human comfort through shaded elements and the building massing will naturally reduce the exposure to the sun.

**Mobility** – This Site is located within a close walk to the light-rail and as such, is classified by the highest General Plan residential density designation, in an attempt to orient the densest developments closest to alternative modes of transportation and encourage Tempe’s vision as a 20-minute City. The development incorporates an abundance to bicycle parking and encourages residents to bike, walk, or ride to their destinations. This Site is conveniently located near ASU and among an abundance of commercial amenities, encouraging mobility.

**Streetscapes** – The design features dense vegetation along the streetscape and significant articulation to the building plane along Spence Avenue, creating a pleasant streetscape.

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

**Response:** The building massing is consistent with the surrounding context, which includes a 7-story apartment complex to the west, a 3-story hotel to the north and 3-story condominiums to the east. Given the residential density designation in the General Plan of 65+ du/acre, the density and building massing of the design are appropriate.

**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.***

**Response:** The structural elements of the balconies and patios create articulation in the building façade that avoids a continuous flat finish and results in a sense of movement along the vertical plane. The pop-out feature along the northern elevation further creates visual interest and enhances the pedestrian experience along the streetscape.

**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.***

**Response:** Architectural details are appropriate for the surrounding context and include recessed balconies, sloped roofs, staggered windows, pop-out features and variation in colors and materials to create visual interest from all sides, with special attention to the streetscape. These features create an architecturally dynamic design that will enhance the pedestrian experience. The apartment complexes to the east and west were constructed in 1970 and



1983, respectively and new construction in this area with a high-quality design will revitalize this community and increase property values.

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

**Response:** The Site layout incorporates convenient access and the promotion of pleasant patronage through utilization of available multi-modal transportation options. Careful consideration of vehicular circulation is reflected in the site plan layout. On-site circulation as well as site ingress-egress is organized to facilitate smooth and safe pedestrian and vehicular movement.

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

**Response:** Access to the units is provided by a private driveway and sidewalks connecting parking areas to each individual unit. The accessways have been oriented to avoid conflict between vehicles and pedestrians.

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

**Response:** Building and pathway designs support pedestrian activity and provide natural surveillance of spaces at key locations through the orientation of the units facing one another, allowing direct visibility of the street, parking areas, and entrances from inside buildings. The perimeter of the Site is secured by a wall and the lighting will encourage crime prevention through environmental design. Additionally, the open space is oriented with direct view along the building frontage, providing casual surveillance.

***10. Landscape accents and provide delineation from parking, buildings, driveways and pathways.***

**Response:** Foliage and landscape elements that are climate appropriate and pedestrian friendly will be incorporated in the project design. These elements will facilitate delineation of parking, building, driveways, and paths.

***11. Signs have design, scale, proportion, location and color compatible with the designs, colors, orientation and materials of the building or site on which they are located.***

**Response:** Not applicable.

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

**Response:** Consideration has been given to lighting design that is compatible with the neighboring buildings and compatible with safety and aesthetic concerns. The lighting is in-scale with the surrounding developments and does not create negative effects.

## GENERAL PLAN CONFORMANCE

The Muse at Tempe responds to many of the key components of Tempe’s vision highlighted in the General Plan 2040. Tempe aspires to be a community “with a diverse, active and engaged community; a city that is visually attractive and accessible by multiple modes of transportation” and a city with “homes of distinctive quality and varied density, revitalized neighborhoods that are walkable, pleasant and safe.” This proposal provides a housing option that is currently lacking in this area. The Muse at Tempe will provide a compact, vibrant and desirable development that promotes alternative modes of transportation and, through a high-quality design, will increase property values in the surrounding neighborhood.

This proposal is consistent with the General Plan Land Use Designation, as well as the LRT Corridor / Apache Blvd Land Use Hub, the LRT Corridor Town Lake Downtown / Mill Avenue District ASU / Stadium District Land Use Hub and the Apache Blvd Redevelopment Area goals. As such, this proposal helps Tempe achieve their overall long-range goals for enhancing the quality of life for all residents.

*Land Use Goal: Promote land use patterns that encourage long-term sustainability.*

*Land Use Goal #3: Seek balance and compatibility of new land use development with established residential neighborhoods. Strategy #2: Focus on the transition of density to single-family neighborhoods, balanced with efficient use of the land.*

**Response:** Currently, there exists an imbalanced residential land use pattern in this neighborhood, with a quick shift from high-density multi-family residential to single-family homes to the east. The Muse at Tempe will provide a middle ground option in a high-quality design that helps to restore land use balance in this community. This development responds to market trends through a compact and walkable design, yet provides many luxuries like landscaped backyards and roof decks that will promote increased property values in the community.

Given the surrounding context of the Site and the proximity to an abundance of commercial developments along Apache Boulevard and Rural Road and the existing blend of housing opportunities, this proposal is a reasonable option that respects the local conditions. Currently, the neighborhood is comprised of diverse housing options existing in harmony with one another, from apartments to single-family detached developments. This proposal represents a reasonable level of intensity that is respectful of the local conditions and surrounding neighborhoods. Additionally, as this housing development is located near an abundance of useful amenities like a park, light rail, bike lanes, bus stops and commercial

amenities, the Site should be best utilized through a compact residential design to maximize the utilization of such valuable conveniences.

**Land Use Goal #6:** *Promote compact, efficient infill development.* **Strategy #1:** *Allow compact infill, flexibility in housing location, type and density, within the land use densities permitted by the General Plan, as appropriate.*

**Response:** Here, given the small size of the Site, the General Plan Land Use Designation of up to 65 dwelling units per acre is not achievable. However, this infill site is designated as an appropriate location for a compact residential development that encourages an appropriate mix of housing options. Currently, this specific type of housing option is lacking in this community, which is predominantly multi-family residential and single-family detached developments. The Muse at Tempe will restore the housing balance through a density that is appropriate for the surrounding conditions and is supported by the General Plan. Given this Site's orientation among a wide range of transportation options, commercial amenities and recreational opportunities, the compact design will help to maximize the utilization of the surrounding features.

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

**Housing Goal #1:** *Encourage mixed-income housing developments and neighborhoods.* **Strategy #2:** *Encourage diversity of housing type (such as accessory dwelling units, dormitories, condominiums, townhouses, apartments and single-family houses) to provide residents with product of choice.*

**Response:** The current imbalance of housing options in this specific community does not promote the achievement of this goal. The existing options in this community are limited to either multi-family renter-occupied developments or single-family detached. This inadequate blend of housing options does not promote maximum utilization of the wonderful amenities that surround this Site, nor does it encourage diversity of options to provide residents with their product of choice. Additionally, there is no transitional buffer between the high-density multi-family residential developments to the single-family neighborhood. This project promotes the achievement of this long-term goal by restoring the housing blend through a high-quality development that will increase surrounding property values.

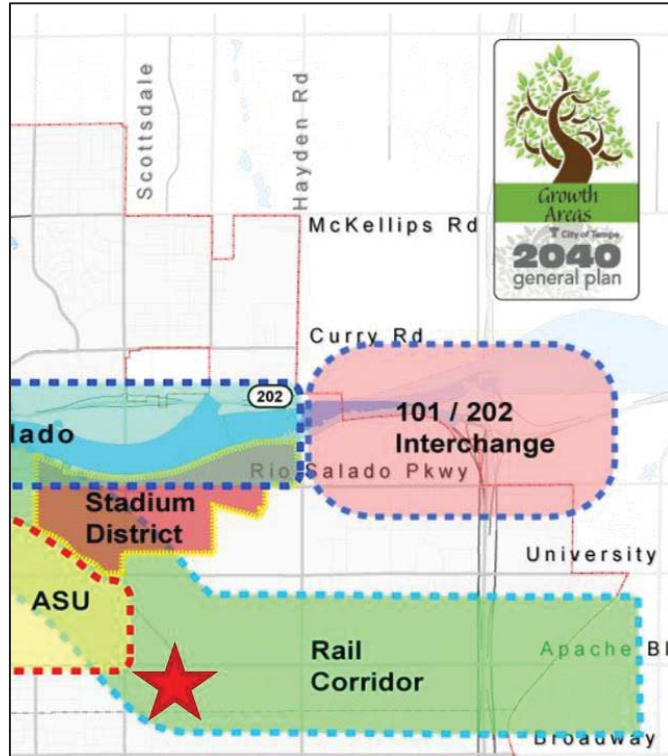
**Housing Goal #10:** *Encourage development of needed housing in close proximity to transit, employment and services.*

**Response:** This Site is in an ideal location surrounded by several transit options

including the light rail, biking and buses, as well as a wide variety of commercial services and employment opportunities. Here, development should best utilize these valuable features through a compact design that encourages residents to take advantage of their ideal location. The housing option that is most lacking in this community is single-family attached and the density here is appropriate, given the surrounding context.

### Rail Corridor Growth Area

The Rail Corridor Growth Area reflects the desire to concentrate transit oriented developments such as high-density residential around the existing light rail alignments to revitalize the transit corridor and orient high energy activities around the alternative transit option. The proposal for this infill parcel responds to the goals of this growth area and encourages a use that will have a positive impact on the high-quality image and property values in the area. An important theme in the General Plan 2040 is that developments within the Growth Areas should meet their full economic potential.

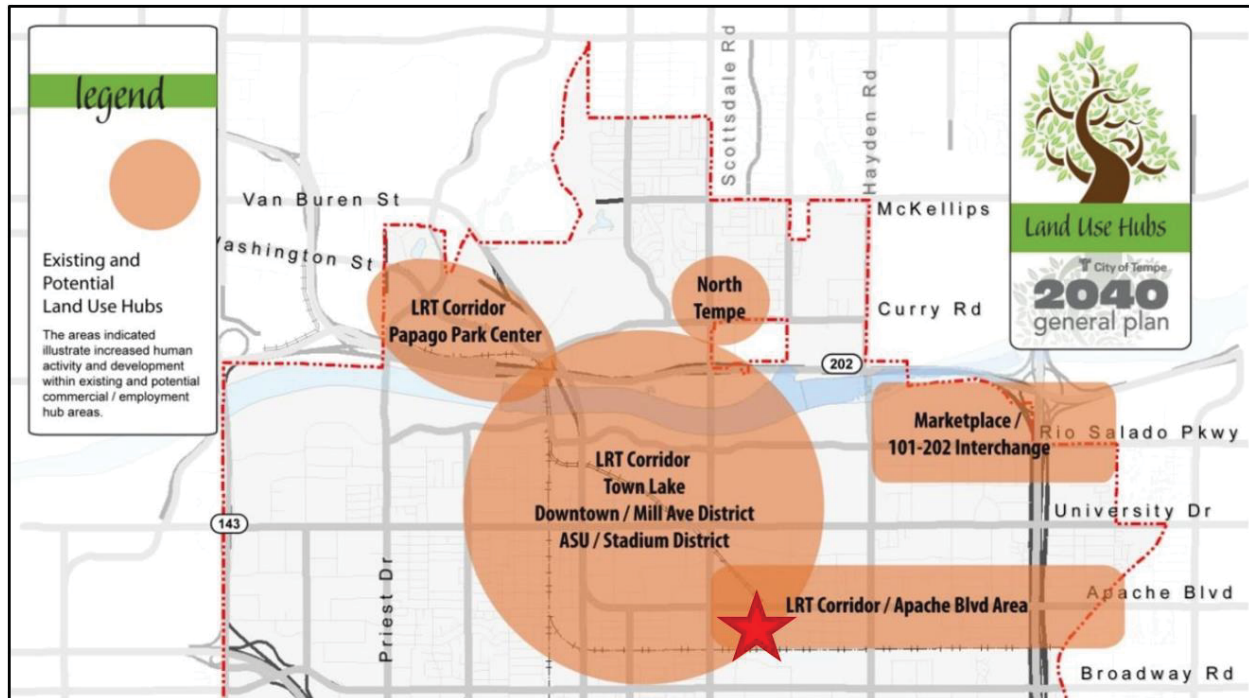


The Muse at Tempe specifically promotes the achievement of the goals outlined in the Rail Corridor Growth Area element including the utilization of underdeveloped property, the increase of residential and transit oriented development, clustering of high-density development around light rail transit stations, and encouraging land use and development that creates a sense of community and place.

Additionally, the Rail Corridor Growth Area goals highlight the need for flexibility to the change in market demands. Here, the intent is for owner-occupied residential units. However, this specific design provides wide flexibility for the changing needs of the housing market. The single-family attached development can be utilized for groups of students, families, working professionals with office space, either owned or rented and all types of residential uses.

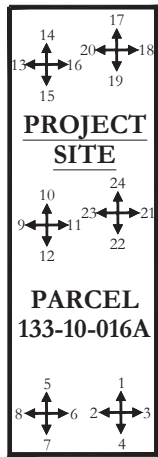
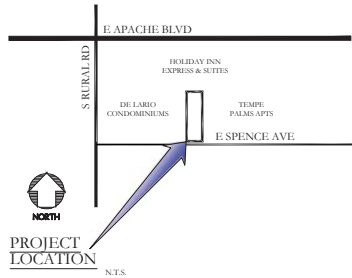
### LRT Corridor Town Lake Downtown / Mill Avenue District ASU / Stadium District and LRT Corridor / Apache Land Use Hubs

Located at the intersection of two land use hubs, this Site is uniquely situated in an area identified as an urban activity center ideal for increased human activity and development. These hubs provide areas where new residential and commercial developments are encouraged at sufficient densities to support the desired new neighborhood-oriented goods and services. In concentrating high-density residential developments within the hubs, the city can be developed in such a way that encourages the core theme of the General Plan in creating a “20-minute city”.



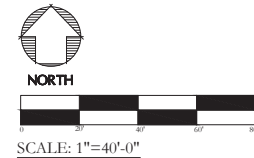
Developments within the hubs should be built to their full economic potential in order to maximize Tempe’s efficiency as a 20-minute city and expand utilization of the light rail and other transportation alternatives. Under the General Plan 2040, Tempe will transform into a community that produces balanced land use containing interesting, diverse and lively neighborhoods and contains concentrated development within hubs with high density cores of commercial, residential, entertainment/recreational or civic activity that are conveniently located within walking distance to recreational amenities, commercial goods and services, alternative transit and a variety of employment options. This development specifically responds to this core goal of the General Plan and will promote the achievement of a variety of long-range planning goals for the city.

**SITE VICINITY MAP**



**PHOTO REFERENCE DIAGRAM**

**THE MUSE AT TEMPE  
CONTEXT PLAN**



**CONTEXT PLAN**

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**THE MUSE AT TEMPE  
CONTEXT PLAN**

REVISIONS	BY
1ST - 6/24/2017	
2ND - 7/19/2017	
3RD - 11/15/2017	

DRAWN	JM
CHECKED	GP
DATE	2015
SCALE	1"=40'
JOB NO.	800
SHEET	A0.0
OF SHEETS	



THE MUSE AT TEMPE  
CONTEXT PHOTOGRAPHS

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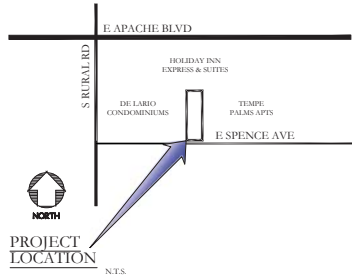
PRELIMINARY/CONCEPTUAL  
**THE MUSE AT TEMPE**  
CONTEXT PHOTOGRAPHS  
JOB # 150101-01  
TEMPLETON

REVISIONS	BY
1ST - 6/24/2017	GP
2ND - 7/19/2017	

DRAWN: JM  
CHECKED: GP  
DATE: 2015  
SCALE: 1/8" = 1'-0"  
JOB NO.: 150101-01  
SHEET: A0.1  
OF SHEETS: 1

CONTEXT PHOTOGRAPHS

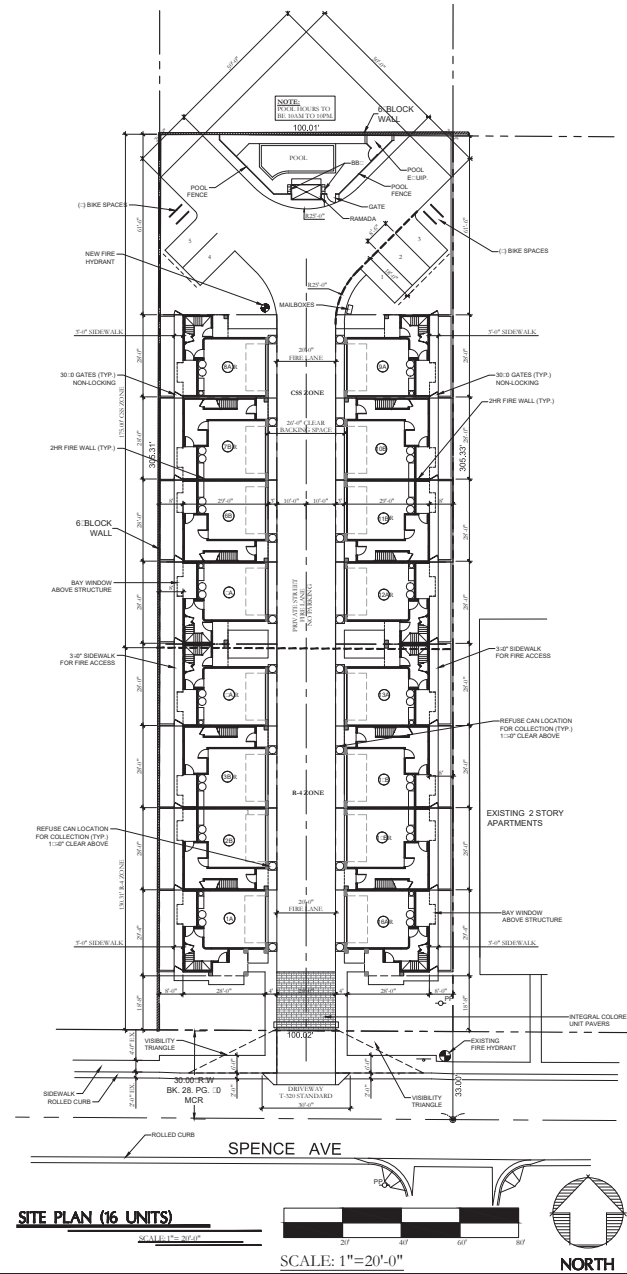
SITE VICINITY MAP



THE MUSE AT TEMPE SITE PLAN

ZONING DISTRICT(S) & OVERLAY(S)	EXISTING SOUTH END	EXISTING NORTH END	PROPOSED
GENERAL LAND USE	MIXED USE	6: DU/AC	
ZONING	R-3 (SOUTH PORTION OF SITE)	CSS (NORTH PORTION OF SITE)	USE EXISTING R-3/CSS
DENSITY	2: DU/AC	20 DU/AC	16 UNITS :70 AC : 22.9 DU/ACRE
SITE AREA	13,277 SF 30: AC	17,223 SF 39: AC	NET: 30,000 S.F. (7.0 A.C.) GROSS: 30,000 S.F. (7.0 A.C.)
DWELLING QUANTITY	8 UNITS	8 UNITS	16 UNITS
BUILDING HEIGHT	10:0' MAX	3:50' MAX	36:10' (USE PERMIT FOR INCREASED HEIGHT)
BUILDING LOT COVERAGE	60: MAX	10: MAX	13: (12,992 S.F.)
SITE LANDSCAPE COVERAGE	2: MIN	1: MIN	28: (8,617 S.F.)
BUILDING SETBACKS			
FRONT	20:0'	0:0'	18:8" (USE PERMIT TO ALLOW ENCRoACHMENT OF COLUMNS IN FRONT YARD)
SIDE	10:0'	0:0'	8:0' (20: REDUCTION)
REAR	10:0'	10:0'	61:8"
UNIT PLAN A	-	-	(8) 3 BEDROOM UNITS (1,771 S.F.)
UNIT PLAN B	-	-	(8) 3 BEDROOM UNITS (1,969 S.F.)
VEHICLE PARKING QUANTITY	2 PER UNIT SINGLE FAMILY	2 PER UNIT SINGLE FAMILY	32 GARAGE : GUEST TOTAL PROVIDED: 37 SPACES
BICYCLE PARKING QUANTITY			(8) SPACES ON SITE (2) SPACES PER UNIT (16 UNITS) TOTAL PROVIDED: 10 SPACES

**TOTAL BUILDING AREA**  
(EXCLUDING EXISTING EXTERIOR WALLS)  
 UNIT A (8) = 19,160 SQ FT  
 UNIT B (8) = 17,824 SQ FT  
**TOTAL = 36,984 SQ FT**



THE MUSE AT TEMPE SITE PLAN (16 UNITS) - PRELIMINARY CONCEPT PLAN  
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PRELIMINARY CONCEPT PLAN  
**THE MUSE AT TEMPE**  
 1608 RICHMOND AVE  
 TEMPE, ARIZONA  
**SITE PLAN (16 UNITS)**

REVISIONS	BY
1ST - 6/24/2017	
2ND - 7/19/2017	
3RD - 11/16/17	

DRAWN: JM  
 CHECKED: GP  
 DATE: 2017  
 SCALE: 1"=20'-0"  
 JOB NO.: 1608  
**A1.0**  
 OF SHEETS





MISCELLANEOUS LEGEND

SYMBOL	DESCRIPTION	QUANTITY	COMMENTS
<b>PROPOSED</b>			
[Pattern]	DRIVEWAY ENTRY PAVERS	405 SQ FT	PER ARCHITECT
[Pattern]	CONCRETE	4,165 SQ FT	PER ARCHITECT
[Pattern]	DECOMPOSED GRANITE - 1" DESERT BROWN 2" DEPTH	5,175 SQ FT	PER PLAN
[Pattern]	LAWN - MIDIRON SOD	1,045 SQ FT	PER PLAN
[Pattern]	LAWN HEADER - CEMENT	100 LN FT	PER ARCHITECT

BACKYARD PLANTING OPTIONS SCHEDULE

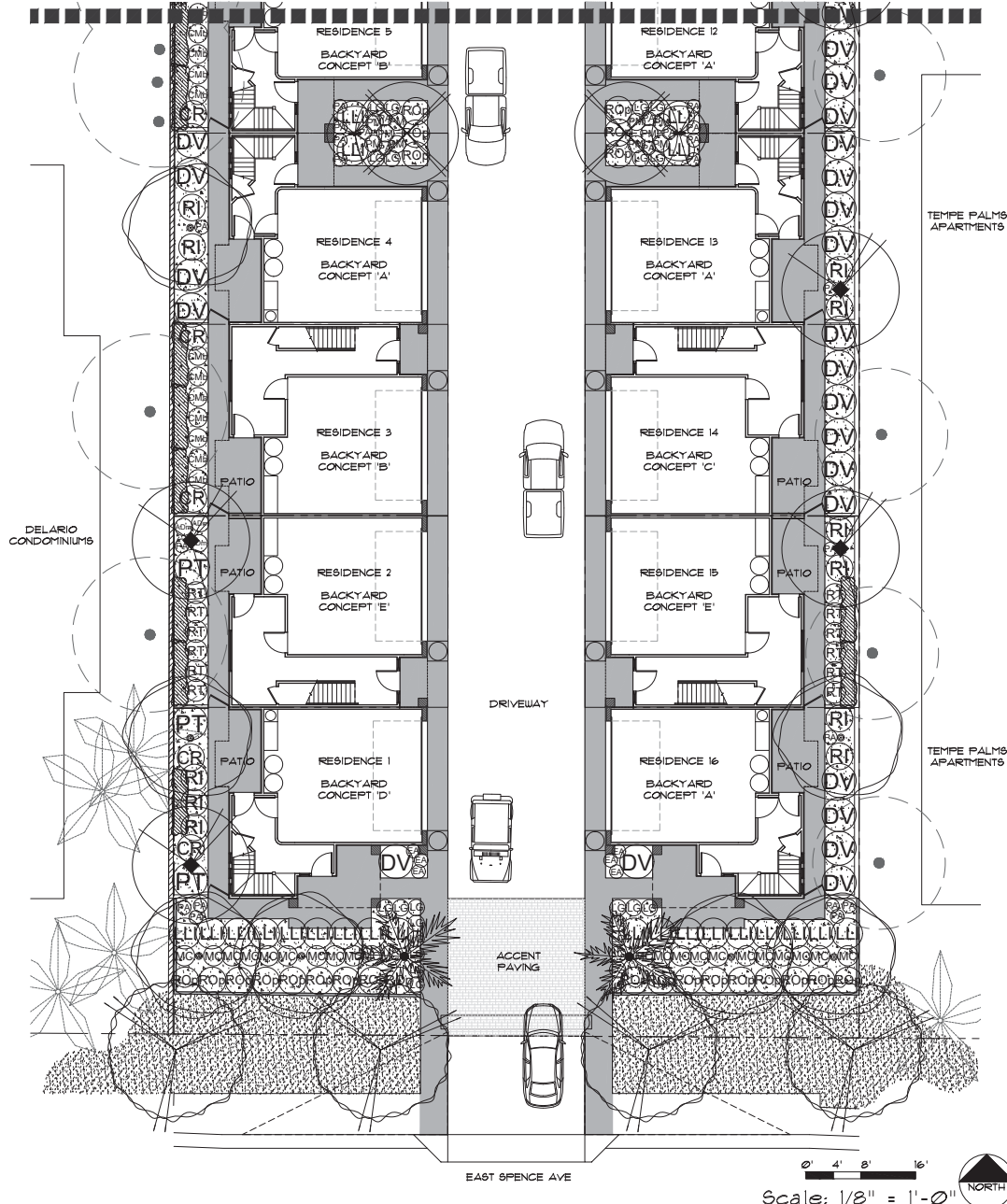
SYMBOL	DESCRIPTION	QUANTITY	COMMENTS
<b>PROPOSED LAYOUT OPTIMAL PER EXISTING SITE CONDITIONS</b>			
A	(1) TREE + (4) LARGE SCREENING SHRUB HEDGE + PLANTS	6	PER PLAN
B	(3) VINES + PLANTS	2	PER PLAN
C	(6) LARGE SCREENING SHRUB HEDGE + PLANTS	1	PER PLAN
D	(2) TREES + (1) VINE + PLANTS	2	PER PLAN
E	(1) TREE + (2) VINES + PLANTS	5	PER PLAN

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
[Symbol]	Existing trees	OFF SITE TREES	EXISTING	-	FOR REFERENCE
<b>PROPOSED TREES</b>					
[Symbol]	<i>Acacia aneura</i>	MULGA	24" BOX (08) 36" BOX (03)	PER PLAN	
[Symbol]	<i>Acacia craspedocarpa</i>	LEATHER-LEAF ACACIA	24" BOX (02)	PER PLAN	
[Symbol]	<i>Casalpinia calalaco</i> "Smoothie"	THORNLESS CASCALOTE	24" BOX (02) 36" BOX (02)	PER PLAN	
[Symbol]	<i>Casalpinia mexicana</i>	MEXICAN BIRD OF PARADISE	24" BOX (02)	PER PLAN	
[Symbol]	<i>Pistacia chinensis</i>	CHINESE PISTACHE	36" BOX (06)	PER PLAN	
[Symbol]	<i>Pithecellobium flexicaule</i>	TEXAS EBONY	36" BOX (02)	PER PLAN	
[Symbol]	<i>Phoenix dactylifera</i>	DATE PALM	36" BOX (04)	PER PLAN	
[Symbol]	<i>Quercus virginiana</i>	LIVE OAK	24" BOX (04) 36" BOX (08)	PER PLAN	
<b>PROPOSED PLANTS</b>					
[Symbol]	<i>Aloe barbadensis</i>	ALOE VERA	5 GAL.	02	PER PLAN
[Symbol]	<i>Aloe brevifolia</i> var. Blue Elf	BLUE ELF	5 GAL.	10	PER PLAN
[Symbol]	<i>Asparagus densiflorus</i> "Meyersii"	FOXTAIL FERN	5 GAL.	13	PER PLAN
[Symbol]	<i>Cassia artemisioides</i>	FEATHERY CASSIA	5 GAL.	05	PER PLAN
[Symbol]	<i>Carissa macrocarpa</i>	NATAL PLUM "Boxwood Beauty"	5 GAL.	14	PER PLAN
[Symbol]	<i>Cycas revoluta</i>	SAGO PALM	5 GAL.	08	PER PLAN
[Symbol]	<i>Dodonaea viscosa</i>	HOPSEED BUSH	5 GAL.	11	PER PLAN
[Symbol]	<i>Euphorbia antisyphilitica</i>	CANDELLILLA	5 GAL.	06	PER PLAN
[Symbol]	<i>Fouquieria splendens</i>	OCOTILLO	5 GAL.	06	PER PLAN
[Symbol]	<i>Hesperaloe parviflora</i>	RED YUCCA	5 GAL.	10	PER PLAN
[Symbol]	<i>Lantana 'Gold Mound'</i>	GOLDEN MOUNDING LANTANA	5 GAL.	28	PER PLAN
[Symbol]	<i>Leucophyllum langmaniae</i>	LYNN'S LEGACY	5 GAL.	45	PER PLAN
[Symbol]	<i>Muhlenbergia capillaris</i>	REGAL MIST	5 GAL.	22	PER PLAN
[Symbol]	<i>Nerium oleander</i> "Petite Pink"	DWARF OLEANDER	5 GAL.	06	PER PLAN
[Symbol]	<i>Pedilanthus macrocarpus</i>	SLIPPER PLANT	5 GAL.	32	PER PLAN
[Symbol]	<i>Pittosporum tobira</i>	JAPANESE PITTOSPORUM	5 GAL.	07	PER PLAN
[Symbol]	<i>Portulacaria afra</i>	ELEPHANT'S FOOT	5 GAL.	44	PER PLAN
[Symbol]	<i>Rhaphiolepis indica</i>	INDIAN Hawthorne	5 GAL.	20	PER PLAN
[Symbol]	<i>Rosmarinus officinalis</i> "Prostratus"	TRAILING ROSEMARY	5 GAL.	28	PER PLAN
[Symbol]	<i>Ruellia tweediana</i>	MEXICAN PETUNIA	5 GAL.	30	PER PLAN
[Symbol]	<i>Wedelia trilobata</i>	YELLOW DOT	5 GAL.	10	PER PLAN
<b>VINE SPECIES OPTIONS</b>					
[Symbol]	<i>Macfadyena unguis</i>	CAT CLAW VINE	5 GAL.	-	PER PLAN
[Symbol]	<i>Pandorea jasminoides</i>	BOWER VINE	5 GAL.	-	PER PLAN
[Symbol]	<i>Rosa banksiae</i>	LADY BANK'S ROSE	5 GAL.	-	PER PLAN

SEE LANDSCAPE SHEET - LS-02

PLANTING PLAN



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 matt@mthdesigngroup.com  
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 Matt Home  
 EXP. 12.31.2019

'THE MUSE @ TEMPE'  
 landscape architecture  
 1020 E SPENCE AVE  
 TEMPE, ARIZONA 85281

MTHDesignGroup  
 landscape architecture  
 matt@mthdesigngroup.com

Project: The Muse  
 Title: Landscape  
 Date: 11/21/2017  
 Designed/Drawn By: Matthew Home  
 Revisions:

No.	Revision	Date
01	Preparation Plan	07/23/2016
02	Update	08/02/2017
03	New Project	08/02/2017
04	Preliminary	08/02/2017
05	Plan Update	09/02/2017
06	Site / Planning	10/26/2017

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progress set  
 not for construction

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

MISCELLANEOUS LEGEND

SYMBOL	DESCRIPTION	QUANTITY	COMMENTS
<b>PROPOSED</b>			
[Pattern]	DRIVEWAY ENTRY PAVERS	405 SQ FT	PER ARCHITECT
[Pattern]	CONCRETE	4,165 SQ FT	PER ARCHITECT
[Pattern]	DECOMPOSED GRANITE - 1" DESERT BROWN 2" DEPTH	5,175 SQ FT	PER PLAN
[Pattern]	LAWN - MIDIRON SOD	1,045 SQ FT	PER PLAN
[Pattern]	LAWN HEADER - CEMENT	100 LN FT	PER ARCHITECT

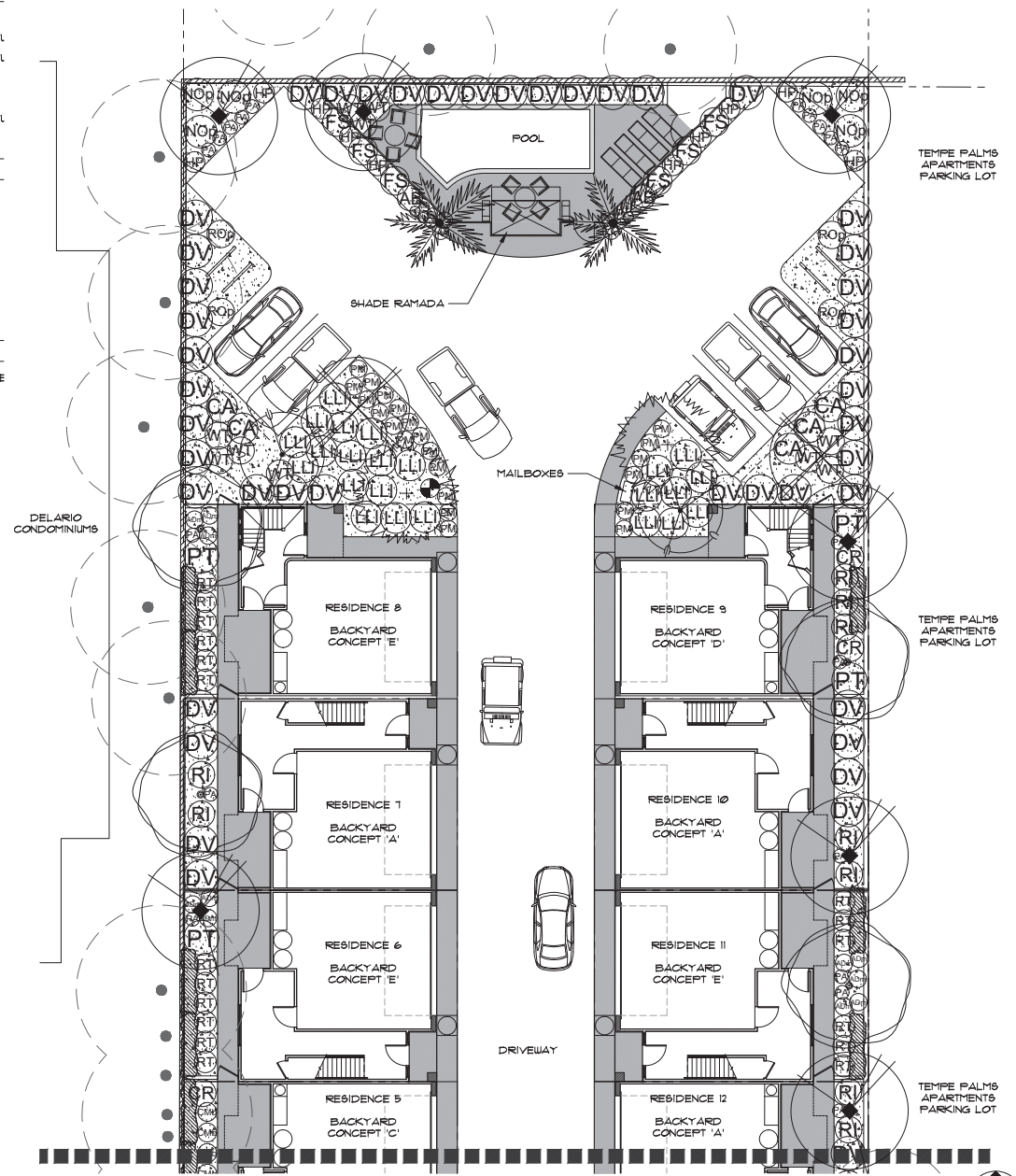
BACKYARD PLANTING OPTIONS SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY	COMMENTS
<b>PROPOSED LAYOUT OPTIMAL PER EXISTING SITE CONDITIONS</b>			
A	(1) TREE + (4) LARGE SCREENING SHRUB HEDGE + PLANTS	6	PER PLAN
B	(3) VINES + PLANTS	2	PER PLAN
C	(6) LARGE SCREENING SHRUB HEDGE + PLANTS	1	PER PLAN
D	(2) TREES + (1) VINE + PLANTS	2	PER PLAN
E	(1) TREE + (2) VINES + PLANTS	5	PER PLAN

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
(Circle)	Existing trees	OFF SITE TREES	EXISTING	-	FOR REFERENCE
<b>PROPOSED TREES</b>					
(Circle with X)	<i>Acacia aneura</i>	MULGA	24" BOX (08) 36" BOX (03)	PER PLAN	
(Circle with Y)	<i>Acacia craspedocarpa</i>	LEATHER-LEAF ACACIA	24" BOX (02)	PER PLAN	
(Circle with Z)	<i>Casalpinia calalaco</i> "Smoothie"	THORNLESS CASCALOTE	24" BOX (02) 36" BOX (02)	PER PLAN	
(Circle with A)	<i>Casalpinia mexicana</i>	MEXICAN BIRD OF PARADISE	24" BOX (02)	PER PLAN	
(Circle with B)	<i>Pistacia chinensis</i>	CHINESE PISTACHE	36" BOX (06)	PER PLAN	
(Circle with C)	<i>Pithecellobium flexicaule</i>	TEXAS EBONY	36" BOX (02)	PER PLAN	
(Circle with D)	<i>Phoenix dactylifera</i>	DATE PALM	36" BOX (04)	PER PLAN	
(Circle with E)	<i>Quercus virginiana</i>	LIVE OAK	24" BOX (04) 36" BOX (08)	PER PLAN	
<b>PROPOSED PLANTS</b>					
(AB)	<i>Aloe barbadensis</i>	ALOE VERA	5 GAL.	02	PER PLAN
(ABB)	<i>Aloe brevifolia</i> var. Blue Elf	BLUE ELF	5 GAL.	10	PER PLAN
(Adm)	<i>Asparagus densiflorus</i> 'Meyersii'	FOXTAIL FERN	5 GAL.	13	PER PLAN
(CA)	<i>Cassia artemisioides</i>	FEATHERY CASSIA	5 GAL.	05	PER PLAN
(CR)	<i>Carissa macrocarpa</i>	NATAL PLUM 'Boxwood Beauty'	5 GAL.	14	PER PLAN
(CY)	<i>Cycas revoluta</i>	SAGO PALM	5 GAL.	08	PER PLAN
(DV)	<i>Dodonaea viscosa</i>	HOPSEED BUSH	5 GAL.	11	PER PLAN
(EA)	<i>Euphorbia antioglyphatica</i>	CANDELLILLA	5 GAL.	06	PER PLAN
(FS)	<i>Fouquieria splendens</i>	OCOTILLO	5 GAL.	06	PER PLAN
(HF)	<i>Hesperaloe parviflora</i>	RED YUCCA	5 GAL.	10	PER PLAN
(LG)	<i>Lantana 'Gold Mound'</i>	GOLDEN MOUNDING LANTANA	5 GAL.	28	PER PLAN
(LLI)	<i>Leucophyllum langmaniae</i>	LYNN'S LEGACY	5 GAL.	45	PER PLAN
(MC)	<i>Muhlenbergia capillaris</i>	REGAL MIST	5 GAL.	22	PER PLAN
(NOP)	<i>Nerium oleander</i> 'Petite Pink'	DWARF OLEANDER	5 GAL.	06	PER PLAN
(PM)	<i>Pedilanthus macrocarpus</i>	SLIPPER PLANT	5 GAL.	32	PER PLAN
(PT)	<i>Pittosporum tobira</i>	JAPANESE PITTOSPORUM	5 GAL.	07	PER PLAN
(PA)	<i>Portulacaria afra</i>	ELEPHANT'S FOOD	5 GAL.	44	PER PLAN
(RI)	<i>Rhapiclosipis indica</i>	INDIAN HAWTHORNE	5 GAL.	20	PER PLAN
(ROP)	<i>Rosmarinus officinalis</i> 'Prostratus'	TRAILING ROSEMARY	5 GAL.	28	PER PLAN
(RT)	<i>Ruellia tweediana</i>	MEXICAN PETUNIA	5 GAL.	30	PER PLAN
(WT)	<i>Wedelia trilobata</i>	YELLOW DOT	5 GAL.	10	PER PLAN
<b>VINE SPECIES OPTIONS</b>					
(Pattern)	<i>Macfadaya unguis</i>	CAT CLAW VINE	5 GAL.	-	PER PLAN
(Pattern)	<i>Pandora jasminoides</i>	BOWER VINE	5 GAL.	-	PER PLAN
(Pattern)	<i>Rosa banksiae</i>	LADY BANK'S ROSE	5 GAL.	-	PER PLAN

PLANTING PLAN



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 Title: Landscape  
 Date: 11/21/2017  
 Designed/Drawn By: Matthew Horne  
 Revisions:

No.	Revision	Date
01	Preparation Plan	07/23/2018
02	Update	09/29/2017
03	New Project	08/29/2017
04	Preliminary	08/29/2017
05	Plan Update	09/29/2017
06	Site / Planning	1/26/2017

LANDSCAPE  
 SHEET LS-02  
 03 of 03

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progress set  
 not for construction

SEE LANDSCAPE SHEET - LS-01

CONCEPTUAL RENDERING

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**MTHDesignGroup**  
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 matt@mthdesigngroup.com



Project: The Muse  
 Title: Landscape  
 Date: 08/21/2017  
 Designed/Drawn By: Matthew Horne  
 Revisions:

No.	Revisor	Date
01	Matthew Horne	08/21/2017
02	Matthew Horne	08/21/2017
03	Matthew Horne	08/21/2017
04	Matthew Horne	08/21/2017
05	Matthew Horne	08/21/2017
06	Matthew Horne	08/21/2017

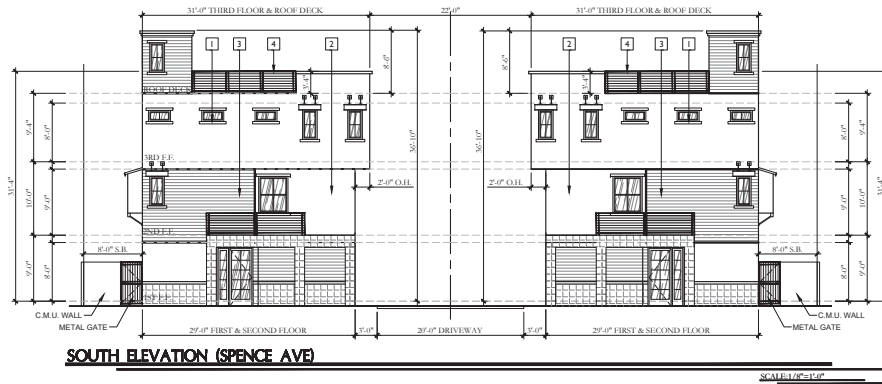
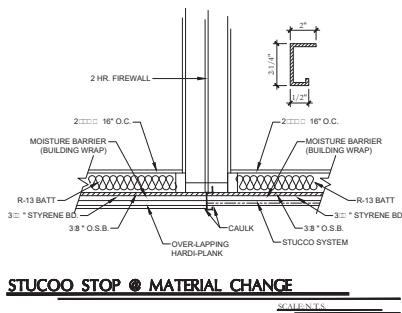


Scale: 1" = 10'-0"



**LEGEND**

SYMBOL	LOCATION	DUN EDWARDS
[Stucco symbol]	STUCCO SYSTEM	DE6232 ABSTRACT WHITE LRV 75
[Stucco symbol]	STUCCO SYSTEM	DE6389 FALLEN ROCK LRV 23
[Hardboard symbol]	PRE-PRIMED HARDBOARD	DE6145 ALMOND LATTE LRV 51
[Railing symbol]	ANODIZED RAILING & WINDOW FRAMES	BLACK
[Frame symbol]	DECORATIVE ANODIZED ALUMINUM FRAME	BLACK
[Door symbol]	STEEL GARAGE DOOR W/ WINDOWS	DE6389 FALLEN ROCK LRV 23
[Block symbol]	C.M.U. BLOCK 8x8 PATTERN	NATURAL GREY C.M.U.



**THE MUSE AT TEMPE ELEVATIONS**

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PRELIMINARY CONSTRUCTION  
**THE MUSE AT TEMPE ELEVATIONS**  
 100% RESPONSE DATE: 7/19/2017  
 100% RESPONSE DATE: 7/19/2017

REVISIONS	BY
1ST - 6/24/2017	
2ND - 7/19/2017	
3RD - 11/16/17	

DRAWN: JM  
 CHECKED: GP  
 DATE: 2017  
 SCALE: 1/8" = 1'-0"  
 JOB NO.: 100  
 SHEET: A4.0  
 OF SHEETS: 10



**WEST FRONT ELEVATION**

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

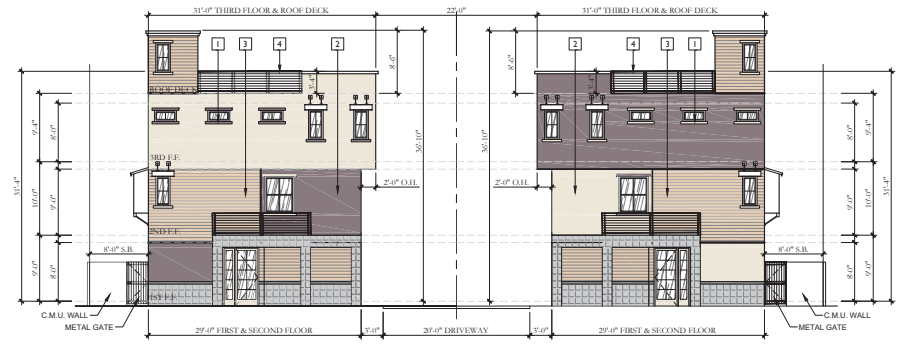


**EAST FRONT ELEVATION**

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

**LEGEND**

SYMBOL	LOCATION	DUN EDWARDS
[ ]	STUCCO SYSTEM	DE6232 ABSTRACT WHITE LRV 75
[ ]	STUCCO SYSTEM	DE6389 FALLEN ROCK LRV 23
[ ]	PRE-PRIMED HARDIBOARD	DE6145 ALMOND LATTE LRV 51
[ ]	ANODIZED RAILING & WINDOW FRAMES	BLACK
[ ]	DECORATIVE ANODIZED ALUMINUM FRAME	BLACK
[ ]	STEEL GARAGE DOOR W/ WINDOWS	DE6389 FALLEN ROCK LRV 23
[ ]	C.M.U. BLOCK 8x8 PATTERN	NATURAL GREY C.M.U.



**SOUTH ELEVATION (SPENCE AVE)**

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

**THE MUSE AT TEMPE  
COLORED ELEVATIONS**

ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL FINISHES SHALL BE AS SHOWN ON THE DRAWINGS. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

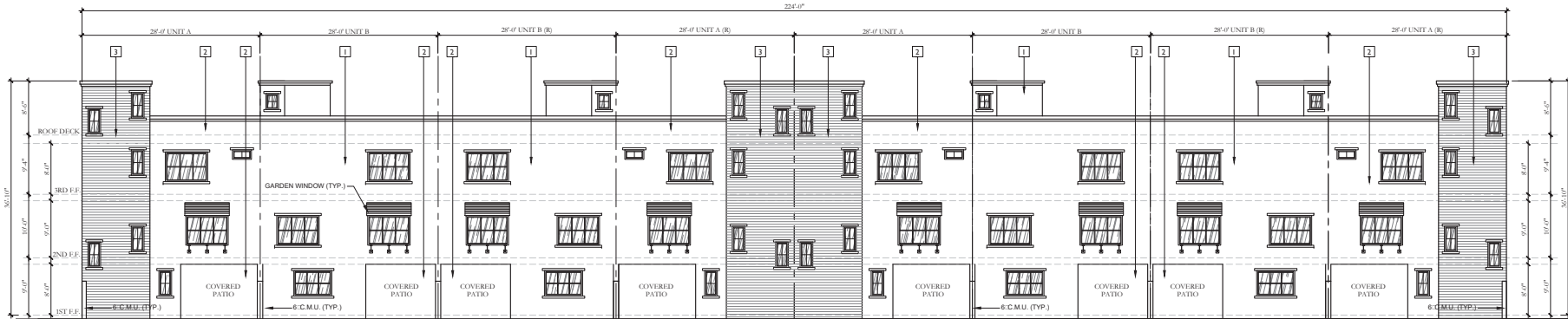
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PRELIMINARY CONSTRUCTION  
**THE MUSE AT TEMPE  
ELEVATIONS**  
DATE: 6/24/2017  
DRAWN BY: JIM  
CHECKED BY: GP  
DATE: 2015  
SCALE: 1/8"=1'-0"  
JOB NO.: 100  
SHEET: A4.0  
OF SHEETS: 10

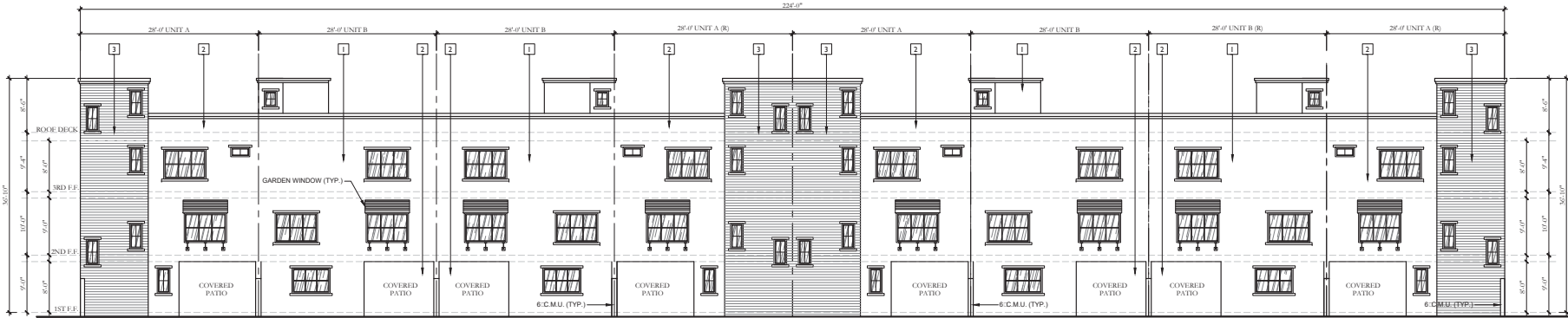
REVISIONS	BY
1ST - 6/24/2017	
2ND - 7/19/2017	
3RD - 11/16/17	

SCALE: 1/8"=1'-0"  
SHEET: A4.0  
OF SHEETS: 10



**WEST REAR ELEVATION**

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

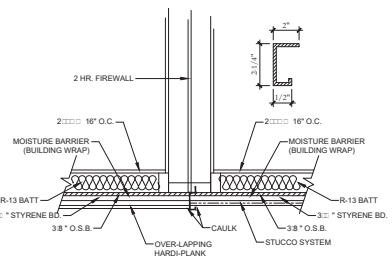


**EAST REAR ELEVATION**

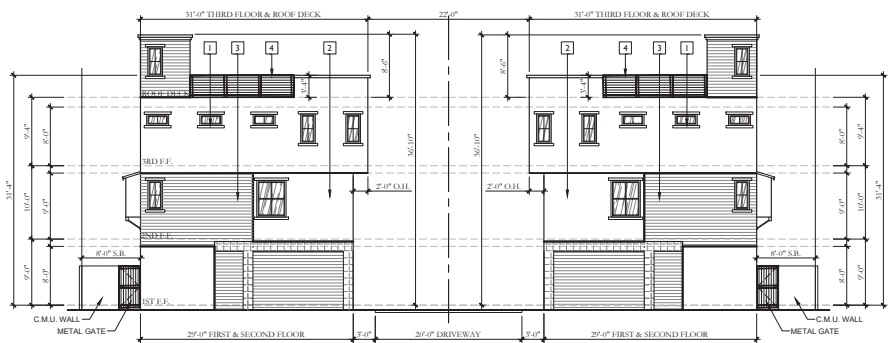
SCALE: 1/8" = 1'-0"

**LEGEND**

SYMBOL	LOCATION	DUN EDWARDS
[Stucco symbol]	STUCCO SYSTEM	DE6232 ABSTRACT WHITE LRV 25
[Stucco symbol]	STUCCO SYSTEM	DE6389 FALLEN ROCK LRV 23
[Hardboard symbol]	PRE-PRIMED HARDBOARD	DE6145 ALMOND LATTE LRV 51
[Railing symbol]	ANODIZED RAILING & WINDOW FRAMES	BLACK
[Frame symbol]	DECORATIVE ANODIZED ALUMINUM FRAME	BLACK
[Door symbol]	STEEL GARAGE DOOR W/ WINDOWS	DE6389 FALLEN ROCK LRV 23
[Block symbol]	C.M.U. BLOCK 8x8 PATTERN	NATURAL GREY C.M.U.



**STUCCO STOP @ MATERIAL CHANGE**



**NORTH ELEVATION**

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

**THE MUSE AT TEMPE ELEVATIONS**

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PRELIMINARY CONSTRUCTION  
**THE MUSE AT TEMPE**  
 ELEVATIONS  
 100% RESPONSIVE ARCHITECTURE  
 TEMPE, ARIZONA

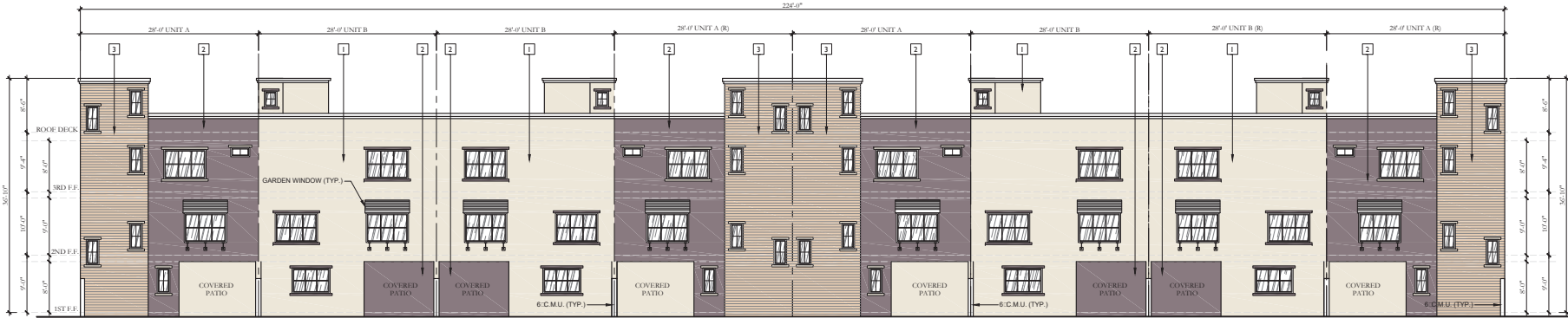
REVISIONS	BY
1ST - 6/24/2017	
2ND - 7/19/2017	
3RD - 11/16/17	

DRAWN: JM  
 CHECKED: GP  
 DATE: 2015  
 SCALE: 1/8" = 1'-0"  
 JOB NO.: 000  
 SHEET: A4.1  
 OF SHEETS: 1  
 ELEVATIONS



**WEST REAR ELEVATION**

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

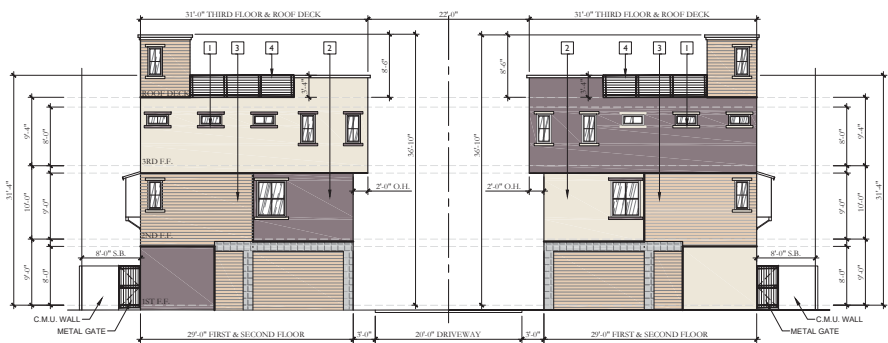


**EAST REAR ELEVATION**

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

**LEGEND**

SYMBOL	LOCATION	DUN EDWARDS
[Symbol]	STUCCO SYSTEM	DE6232 ABSTRACT WHITE LRV 75
[Symbol]	STUCCO SYSTEM	DE6389 FALLEN ROCK LRV 23
[Symbol]	PRE-PRIMED HARDIBOARD	DE6145 ALMOND LATTE LRV 51
[Symbol]	ANODIZED RAILING & WINDOW FRAMES	BLACK
[Symbol]	DECORATIVE ANODIZED ALUMINUM FRAME	BLACK
[Symbol]	STEEL GARAGE DOOR W/ WINDOWS	DE6389 FALLEN ROCK LRV 23
[Symbol]	C.M.U. BLOCK 8x8 PATTERN	NATURAL GREY C.M.U.



**NORTH ELEVATION**

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

**THE MUSE AT TEMPE  
COLORED ELEVATIONS**

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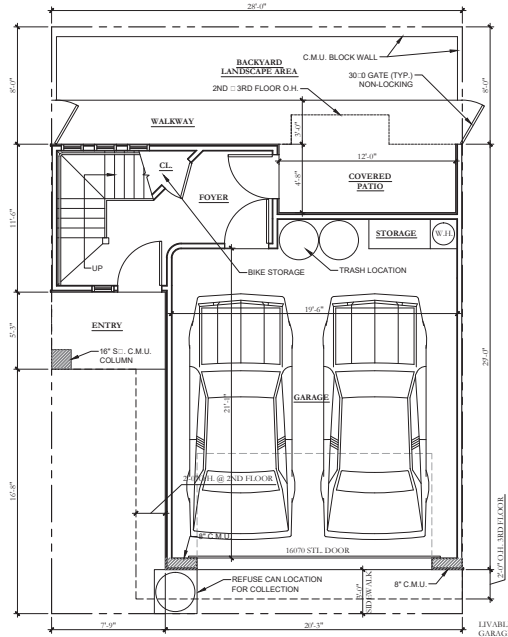
PRELIMINARY CONSTRUCTION  
**THE MUSE AT TEMPE**  
 COLORED ELEVATIONS  
 008 RESUBMITTAL  
 THIRD EDITION

REVISIONS	BY
1ST - 6/24/2017	
2ND - 7/19/2017	
3RD - 11/16/17	

DRAWN: JM  
 CHECKED: GP  
 DATE: 2015  
 SCALE: 1/8"=1'-0"  
 JOB NO.: 008  
 SHEET: A4.1  
 OF SHEETS: 10  
 ELEVATIONS

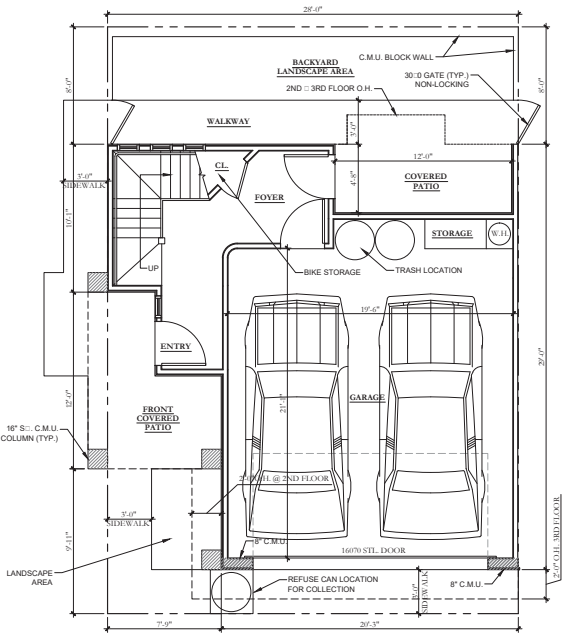


# THE MUSE AT TEMPE UNIT A FLOOR PLANS

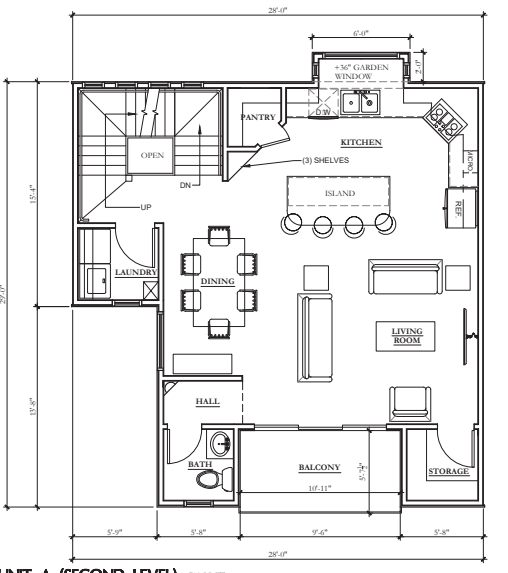


**UNIT A (MAIN LEVEL)** 130 SQ FT  
 SCALE: 1/4" = 1'-0"

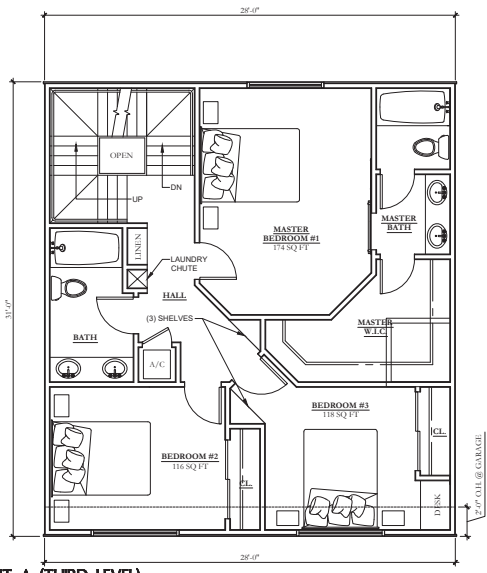
LIVABLE 1,771 SQ FT  
 GARAGE 476 SQ FT  
 PATIO 153 SQ FT  
 ROOF DECK 161 SQ FT  
 TOTAL 2,561 SQ FT



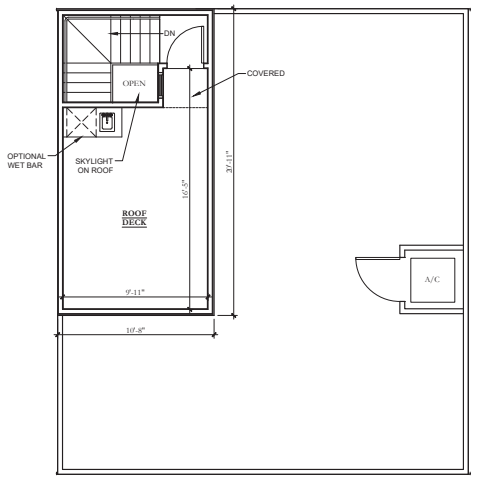
**UNIT A (MAIN LEVEL) @ SPENCE AVE ONLY**  
 SCALE: 1/4" = 1'-0"



**UNIT A (SECOND LEVEL)** 710 SQ FT  
 SCALE: 1/4" = 1'-0"



**UNIT A (THIRD LEVEL)** 284 SQ FT  
 SCALE: 1/4" = 1'-0"



**UNIT A (ROOF DECK)** 63 SQ FT  
 SCALE: 1/4" = 1'-0"

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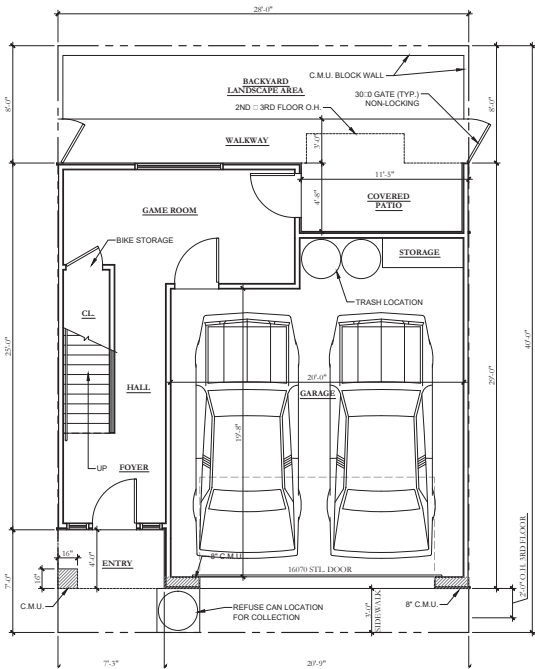


PRELIMINARY CONCEPT  
**THE MUSE AT TEMPE**  
 1008 RIVERSIDE AVE  
 TEMPE, AZ 85281  
**UNIT A**  
**FLOOR PLANS**

REVISIONS	BY
1ST - 6/24/2017	
2ND - 7/19/2017	
3RD - 11/16/17	

DRAWN JM  
 CHECKED GP  
 DATE: 2015  
 SCALE: 1/4" = 1'-0"  
 JOB NO. 100  
 SHEET  
**A2.0**  
 OF SHEETS

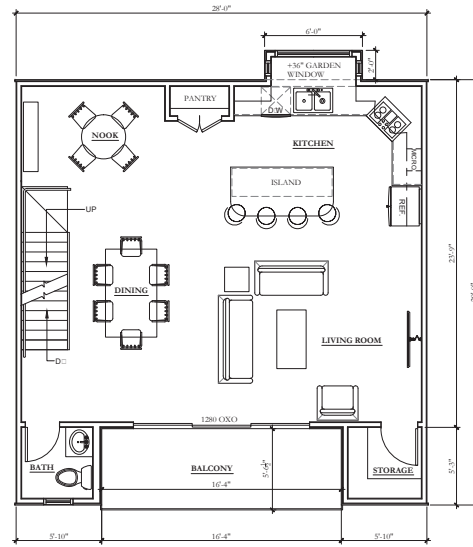
UNIT A FLOOR PLANS



**UNIT B (MAIN LEVEL)** 288 SQ. FT.

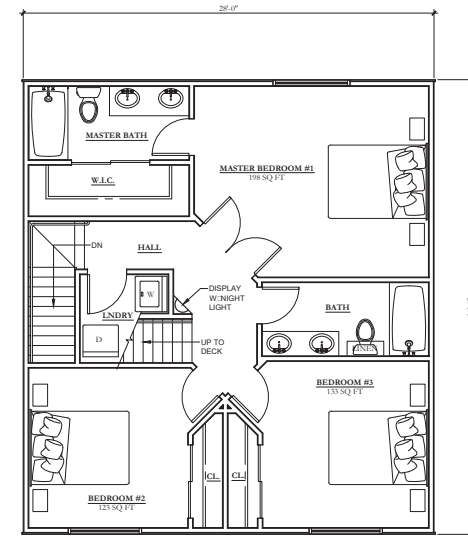
SCALE: 1/8" = 1'-0"

LIVABLE	1369 SQ. FT.
GARAGE	460 SQ. FT.
PATIO	163 SQ. FT.
ROOF DECK	179 SQ. FT.
<b>TOTAL</b>	<b>2,764 SQ. FT.</b>



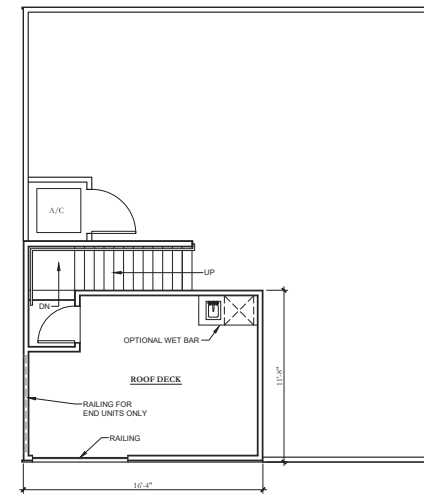
**UNIT B (SECOND LEVEL)** 789 SQ. FT.

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



**UNIT B (THIRD LEVEL)** 384 SQ. FT.

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



**UNIT B (ROOF DECK)** 58 SQ. FT.

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

# THE MUSE AT TEMPE UNIT B FLOOR PLANS

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PRELIMINARY/CONCEPT  
**THE MUSE AT TEMPE**  
UNIT B  
FLOOR PLANS

REVISIONS	BY
1ST - 6/24/2017	
2ND - 7/19/2017	
3RD - 11/16/17	

DRAWN	JM
CHECKED	GP
DATE:	2013
SCALE:	AS SHOWN
JOB NO.	100
SHEET	
<b>A3.0</b>	
OF SHEETS	

UNIT B FLOOR PLANS

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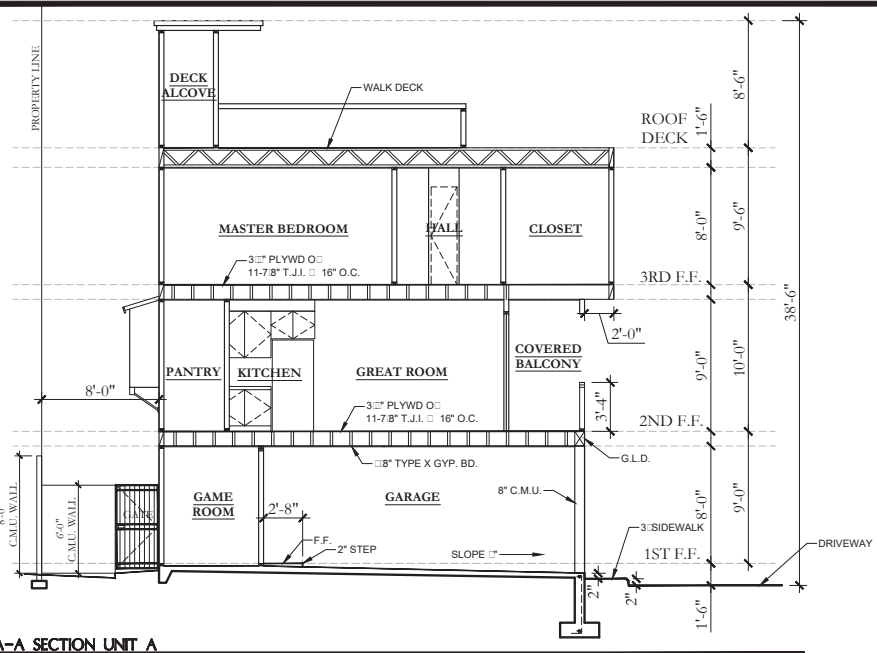
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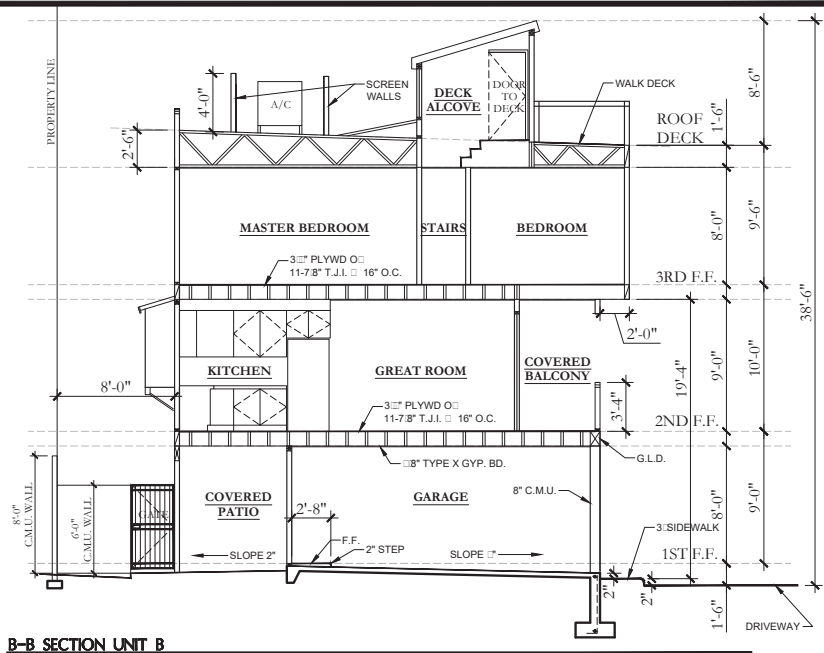
PREPARED BY: CONSTRUCTION  
**THE MUSE AT TEMPE**  
 FOR RESIDENTIAL USE  
 TEMP. 15.01

REVISIONS	BY
1ST - 6/24/2017	
2ND - 7/19/2017	
3RD - 11/16/17	

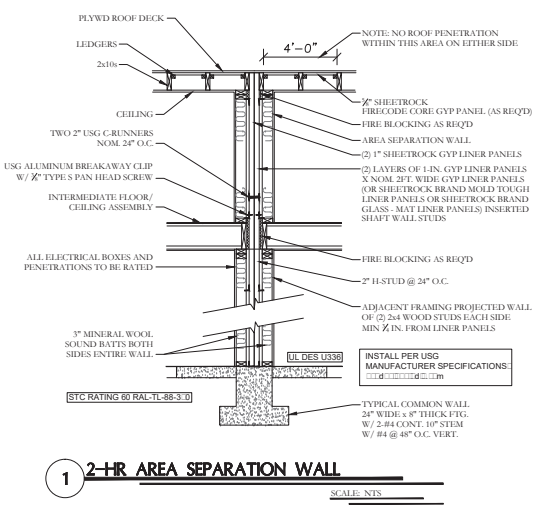
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 CHECKED: GP  
 DATE: 2017  
 SCALE: 1/4" = 1'-0"  
 JOB NO.: 180  
 SHEET: **A5.0**  
 OF SHEETS: 10



**A-A SECTION UNIT A**

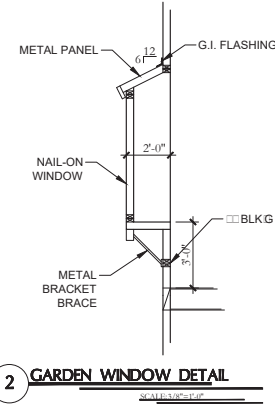


**B-B SECTION UNIT B**



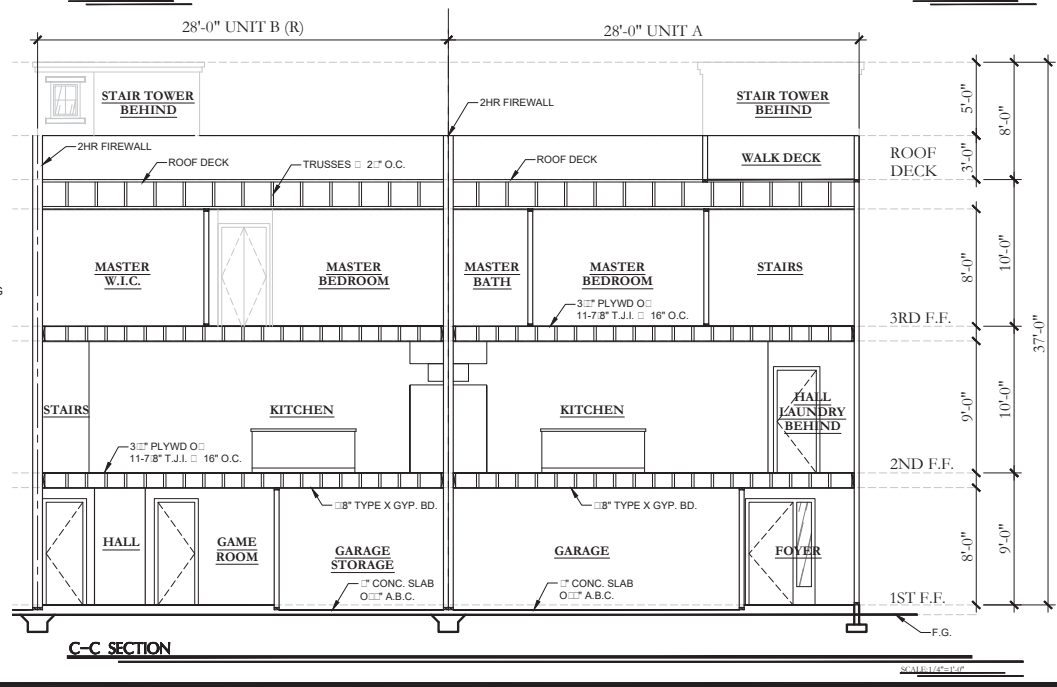
**1 2-HR AREA SEPARATION WALL**

SCALE: NTS



**2 GARDEN WINDOW DETAIL**

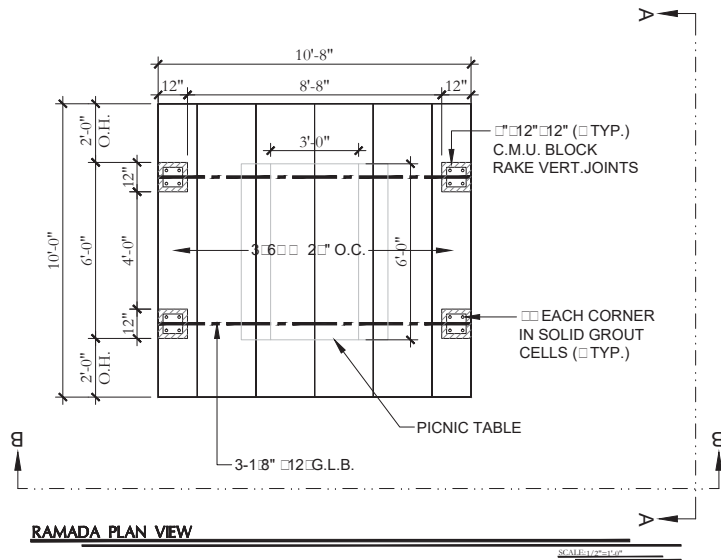
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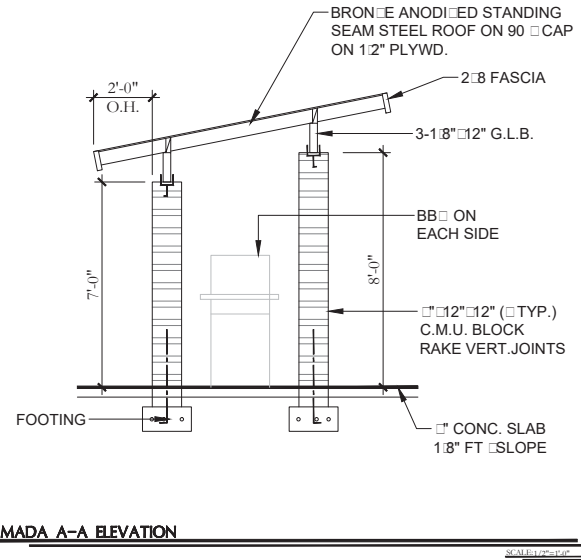
**C-C SECTION**

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

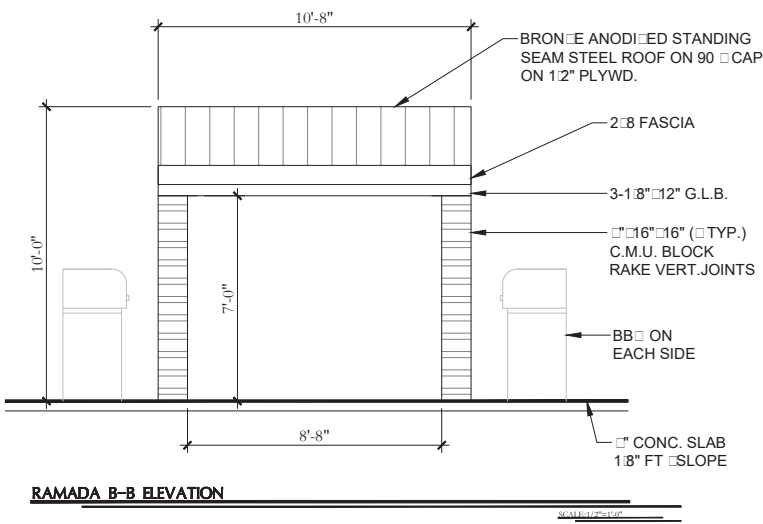
# THE MUSE AT TEMPE SECTIONS



**RAMADA PLAN VIEW**



**RAMADA A-A ELEVATION**



**RAMADA B-B ELEVATION**

vital™ Cluster Box Unit - Type III

**FRONT VIEW**      **SIDE VIEW**

DOOR CHART

DOOR TYPE	DIMENSION (HEIGHT x WIDTH)
MAIL	18 1/2" x 12 1/2"
12" MAIL	12 1/2" x 12 1/2"
18" MAIL	18 1/2" x 12 1/2"
18" MAIL	18 1/2" x 12 1/2"

NOTES:

- This unit is approved for USPS and private applications.
- Decorative mailbox accessories sold separately and are USPS Approved products.
- Pedestal should be installed with included Rubber Pad; mounting hardware not included, refer to installation manual for recommendations.
- Florence™ F™ series CBU is Officially Licensed by USPS; License# CD5EQ-06-8-0012.

RESUBSCRIBE vital™ CLUSTER BOX UNIT

**Mailbox Works**  
1743 Quincy Ave., Suite 151  
Naperville, IL 60540  
800-824-8885  
www.MailboxWorks.com

FORM	1570-16	REV	A
CASE	NONE	DATE	1/26/2017
REWORKING NUMBER	1570-16CS	DATE	1/26/2017
		BY	AFD

**THE MUSE AT TEMPE  
RAMADA AT POOL AREA**

PRELIMINARY CONSTRUCTION  
**THE MUSE AT TEMPE  
RAMADA**  
1000 RIVERSIDE AVENUE  
TEMPE, ARIZONA

**PALMER ARCHITECTS, LTD.**  
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REVISIONS

NO.	DATE	DESCRIPTION	BY
1ST	6/24/2017		
2ND	7/19/2017		
3RD	11/16/17		

DRAWN: JM  
CHECKED: GP  
DATE: 2015  
SCALE: 1/4"=1'-0"  
JOB NO.: 000  
SHEET: A6.0  
OF SHEETS: RAMADA

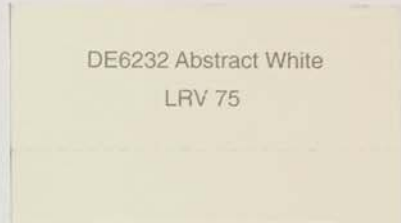
# MATERIAL COLOR BOARD

# THE MUSE



PRE-PRIMED  
HARDIBOARD  
EXTERIOR SIDING

## EXTERIOR COLORS DUNN-EDWARDS



DE6232 Abstract White  
LRV 75



NATURAL GRAY  
C.M.U. BLOCK 8x8x12  
AT GARAGE & ENTRY  
SOLDIER COURSE  
RAKED JOINT



DE6389 Fallen Rock  
LRV 23



DE6143 Almond Latte  
LRV 51



WINDOW FRAMES &  
EXTERIOR RAILING



Bronze Anodized



RAMADA STANDING  
SEAM STEEL ROOF

### THE MUSE AT TEMPE

1024 E SPENCE AVE  
TEMPE 85281

MATERIAL BOARD  
FOR (16 UNITS)



EXPIRES: 12/31, 2019



PALMER ARCHITECTS, LTD.

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