

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 12/12/2017
Agenda Item: 4**

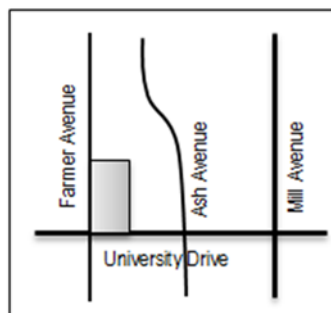
ACTION: Request for a Development Plan Review for a new six-story multi-family development containing 171 dwelling units and ground floor commercial uses for **FARMER ARTS DISTRICT – PARCEL 1, LOT 1**, located at 707 South Farmer Avenue. The applicant is Huellmantel & Affiliates.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: **FARMER ARTS DISTRICT – PARCEL 1, LOT 1 (PL170358)** is a multi-family development, consisting of 171 dwelling units and 1,100 square feet of ground floor retail. In 2015, an application was submitted for this site and consisted of an Amended Planned Area Development Overlay and Development plan review for 281 dwelling units and 1,641 square feet of retail; on April 19, 2016, the applicant withdrew this application, which was scheduled to be heard at the May 12, 2016, City Council meeting (2nd hearing/decision). The request includes the following:

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



Existing Property Owner	City of Tempe
Applicant	Charles Huellmantel, Huellmantel & Affiliates
Zoning District (current/proposed)	MU-4 PAD within TOD Corridor
Gross / Net site area	5.17 gross acres / 4.82 net acres Parcel 1 overall (Lot 1 is 1.38 gross acres).
Density / Number of Units	49.9 du/ac and 258 units for Parcel 1 overall, 50 du/ac allowed for Parcel 1 (171 total units on Lot 1)
Unit Types (Lot 1)	20 studios 102 one bedrooms 49 two bedrooms
Total Building Area	332,702 SF for Parcel 1 overall (Lot 1 is 246,565 SF)
Lot Coverage	39.03% for Parcel 1 overall, 82% maximum allowed for Parcel 1 (69.1% for Lot 1)
Building Height (Lot 1)	85'-0" (92' maximum allowed)
Building Setbacks (Lot 1)	0' front (south), 12' street side (west), 14'-6" side (east), 24'-8" rear (north), (0', 0', 20', 0' minimums)
Landscape area	17.67% for Parcel 1 overall, 7% minimum required for Parcel 1 (16% for Lot 1)
Vehicle Parking	284 spaces provided for Parcel 1 overall, 289 spaces required for Parcel 1
Bicycle Parking	197 spaces provided for Parcel 1 overall, 192 spaces required for Parcel 1

ATTACHMENTS: Development Project File

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

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Obenia Kingsby II, Planner II

Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS

This site is located on the northeast corner of Farmer Avenue and University Drive; and is Lot 1 (Zone A1) of the Planned Area of Development Overlay (PAD) for Farmer Arts District – Parcel 1. The applicant is proposing a project on this site which meets the established development standards of the existing PAD. The project is currently not meeting the minimal parking requirements; staff has added a condition of approval to address this deficiency. There will also be a condition of approval added which will require the applicant to provide an Amended PAD indicating that the maximum allowable density of the Farmer Arts District – Parcel 1 PAD has been met and that the remaining Lot 4 (Zone C1 & D1) of the PAD cannot have any dwelling units.

This request includes the following:

1. Development Plan Review including a site plan, building elevation and landscape plan for a six-story building containing 171 dwelling units and 1,100 square feet of ground floor commercial.

The applicant is requesting the Development Review Commission take action on the item listed above.

PRELIMINARY SITE PLAN REVIEW

Staff completed one preliminary review prior to submittal of a formal application. The preliminary application did not provide enough information or details for staff to be able to provide significant site and design related feedback. Upon receiving a formal application staff was unable to provide the applicant with official comments prior to completing this staff report.

PUBLIC INPUT

- A neighborhood meeting was not required for this project but the applicant conducted a voluntary neighborhood meeting on November 27, 2017; see Attachment 10 for the applicant's summary of meeting.
- Staff did not receive public input regarding this project prior to completion of this report.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

This site is located on the northeast corner of Farmer Avenue and University Drive, 1.38 acres in size and rectangular in shape with a significant inset at ground level along the west property line. The building is proposed to cover 69.1% of the lot. There is only one driveway proposed for this site, directly aligning with 7th Street which is one street north on University Drive and will be shared with the development directly to the north. The driveway on this site leads to the parking garage. The refuse collection pick-up area is proposed at the north end of site parallel to the garage entrance along the east property line. Directly adjacent to the east property line of this lot is an 18' wide landscaped pedestrian pathway, identified as Tract A, which extends the entire length of the Farmer Arts District development. There is 1,100 square feet of retail space proposed at ground floor level along University Drive.

Building Elevations

The proposed building is contemporary in design. The primary building material is EIFS, glazing and masonry brick veneer at the base. The west building façade provides relief in monotony by having three significant insets; one at ground level and the other two above-grade beginning at the second level. Elevations as shown do not show shade being provided to windows on the south and west building façades. Staff discussed this concern with the applicant and in response an 8.5" window recess was proposed to windows along the south and west elevations, a condition has been added to solidify this change.

Landscape Plan

The applicant is proposing 16% of landscape for this site. The majority of street frontage landscaping is in the right-of-way Along Farmer Avenue and University Drive. Trees selected for the site include; Argentine Mesquite, Desert Museum Palo Verde, Sonoran Palo Verde, Desert Ironwood and Weeping Fig. The Sonoran Palo Verde trees are located along both street frontages. Along the east property line and within Tract A is where the Desert Museum Palo Verde and Argentine Mesquite are utilized. There is a large species variation and quantity of shrubs and groundcover proposed. The plans as shown do not provide the minimum street tree required; a condition of approval has been added to address this deficiency.

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 building is designed with variation in materials, colors, fenestration, and wall planes on all elevations. The design provides variety in the streetscapes.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; design of building and orientation does not combine to mitigate heat gain for human comfort. There are particularly concerns with the south and west elevations and providing shade to the dwelling units along those façades. A condition has been provided to address this concern.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; materials provided are appropriate for this location.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the building is not appropriately scaled to surroundings but will provide a transition to the downtown.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; development provides glazing and masonry and the pedestrian level and portions of the ground floor are recessed to enhance pedestrian experience. The building creates a sense of movement and relief in monotony by having significant three significant jogs in the building along the Farmer Avenue façade.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions*; design elements at the street level create visual interest. Architectural elements, including landscape improvements in the right-of-way, shade much of the sidewalk adjacent to the site and building entrances.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; plans identify Tract A, which is adjacent to the east of this site and is a dedicated 18' wide landscape strip with an 8' wide boardwalk for the use of pedestrians and cyclist. This tract extends along the entire eastern property line of the Farmer Arts District Development. Tract A will assist in providing convenient access to multi-model transportation options.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; majority of vehicular circulation would occur along the perimeter of site. There is only one driveway proposed on site which leads to the parking garage.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*; plans have been reviewed by the Police Department, and comments provided to applicant. The height of proposed landscaping adjacent to the public sidewalks will comply with CPTED principles.

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; right-of-way landscaping delineates pedestrian pathways at the perimeter of the site.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; signs are subject to a separate plan review.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting must comply with current code requirements to meet minimum illumination levels and be non-intrusive to adjacent properties.

REASONS FOR APPROVAL:

1. The project will meet the development standards required under the Zoning and Development Code.
2. The proposed project meets the approval criteria for a Development Plan Review.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan, building elevations and landscape plan dated November 29, 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 Administrative Amended Planned Area Development Overlay for "Farmer Arts District – Parcel 1", is required and shall be approved prior to issuance of building permits. The amendment shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits. The amendment shall reflect the existing and proposed site plan and project data for Lots 1, 2 and 3, and the future site and current standards of Lot 4. The PAD will also reflect total allowed units.**
3. **A Parking Affidavit, pursuant to Section 4-605, is required for the off-site shared parking identified to meet the minimum parking standards for this development, which shall be recorded prior to issuance of building permits. The developer will provide 5 new parking spaces on Lot 4. However, the required off-site spaces may be reallocated to another Farmer Arts District Development Parcel/lot owned by the same developer. The required spaces are subject to an administrative review process and may be modified/terminated upon satisfactory evaluation of a new shared parking, code variance or any new code standards.**
4. The development shall prepare, at the time of initial building permits, gray shell commercial space for tenant leasing. The permit submittal shall include the following: adequate roof space, evidence of roof structural support, and internal set lines for future adequate commercial space air conditioning (HVAC); provide a shaft to ventilate to the roof for commercial cooking exhaust; and a designated location for potential grease trap interceptor if needed.

Site Plan

5. Interior building walls, ceilings, and floors for the residential units shall provide a minimum sound transmission class of (55) or more. Exterior building walls for the residential units shall provide a minimum sound transmission class of (39) or more. Exterior windows for the residential units shall provide a minimum sound transmission class of (28) or more using insulated double paned windows with ¼" pane thickness or more.
6. Refuse plan is approved as shown for both trash/recycle collection and staging for pick-up, on plan dated November 29, 2017 (Attachment 25, Sheet A-1.02).
7. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.

8. 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.
9. 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.
10. 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.
11. The above grade amenity decks adjacent to a public street shall provide a minimum 6'-0" barrier, measured from grade, with at minimum the top 2'-0" designed with glazing. Landscape planters shall be located on either the exterior or interior of the wall to act as a buffer from the building edge.
12. **A bi-directional ramp (must be ADA accessible) shall be installed at the northeast corner of Farmer Avenue and University Drive. Reconfigure the intersection crosswalk pavers and sidewalk to align with the bi-directional ramp and the traffic signal pole location should be evaluated to ensure it does not conflict with ADA requirements.**
13. **Provide a minimum eleven (11) foot wide traffic lanes on Farmer Avenue (northbound and southbound). Compliance of this condition must be assessed by the Public Works Department, Transportation Division.**
14. Screen walls located within the first twenty (20) feet from property lines should be no higher than four (4) feet in height.
15. **A total of six (6) bike racks should be placed along University Drive and/or Farmer Avenue.**

Floor Plans

16. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
17. Garage Security:
 - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
 - b. Provide exit stairs that are open to the exterior as indicated on the floor plan.
 - c. Paint interior wall and overhead surfaces with a highly reflective white color, minimum LRV of 75 percent.
 - d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
18. Parking Garage:
 - a. Minimum required parking dimensions shall be clear of any obstructions.
 - b. At the end of the dead-end drive aisle on the south end of the ground floor, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
 - c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

Building Elevations

19. The materials and colors are approved as presented:

EIFS Stucco – painted STO35237
 – painted STO35404
 – painted STO35342

- painted STO35331
- painted SSW6248
- Brick Base Wall – manganese ironspot finish
- Aluminum Storefront – painted SW6249
- Windows Framing – white vinyl
- Balcony Deck Panels – composite board – light wood

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

20. **Provide a minimum 5" and 8.5" deep recess to windows located on the south and west building façades. Refer to Attachment 33 (Sheet labeled Façade Detail) for compliance.**
21. **Portions of building where scoring is shown, must meet detail shown on Attachment 33 (Sheet labeled Façade Detail).**
22. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
23. Conceal roof drainage system within the interior of the building
24. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
25. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
26. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

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

Landscape

29. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
30. **Two (2) additional trees shall be placed in the area near the lobby entryway; one on each side of the pedestrian pathway.**
31. **Provide a minimum of five (5) street trees along University Drive.**
32. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
33. 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.

34. 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

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

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.

STANDARD DETAILS:

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

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

COMMUNICATIONS:

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

building elevation modification.

WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact the Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

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

POLICE DEPARTMENT SECURITY REQUIREMENTS:

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

TRAFFIC ENGINEERING:

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

FIRE:

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

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of

the buildings from each other.

- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES:

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

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

ZONING AND DEVELOPMENT CODE:

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning 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. 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.

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:

November 8, 2007

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

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

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

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

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

October 21, 2010

City Council approved a Final Subdivision Plat for Farmer Arts District (PL100244), located at 601 South Farmer Avenue. This approval divided (1) parcel into (4) lots and (1) tract on 4.55 acres.

May 14, 2012

Certificate of Occupancy was issued for 601 South Farmer Avenue (BP101454).

June 12, 2015

Certificate of Occupancy was issued for 615 South Farmer Avenue (BP140170).

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

DEVELOPMENT PROJECT FILE

for
FARMER ARTS DISTRICT – PARCEL 1, LOT 1
(PL170358)

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-9. Letter of Explanation
10. Neighborhood Meeting Summary
- 11-12. Existing PAD Overlay for Farmer Arts District – Parcel 1
13. Site Plan
14. Project Data Table
15. Contextual Aerial Map
16. Density Illustration
- 17-22. Floor Plans (including roof plan)
23. Unit Plans
24. Refuse Plan
- 25-26. Blackline Elevations
- 27-28. Color Elevations
- 29-30. Building Sections
- 31-33. Supplemental Building Details
- 34-36. Renderings












- 37-38. Perspectives
- 39. Material Board
- 40. Street Sections
- 41-44. Landscape Plans
- 45. Hardscape Materials and Inspirational Images
- 46. Shadow Study
- 47. Solar Study
- 48. Site Photos
- 49-51. Traffic Impact Statement

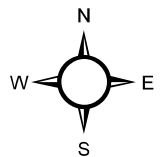
FARMER ARTS DISTRICT--PARCEL 1, LOT 1

PL 170358



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

- | | |
|--|---|
|  General Industrial District (GID) |  Single-Family Residential (R1-6) |
|  City Center (CC) |  Single-Family Residential Planned Area Dev (R1-PAD) |
|  Mixed Use High (MU-4) |  Multi-Family Residential (R-2) |
|  Mixed Use Educational (MU-ED) |  Multi-Family Residential Restricted (R-3R) |
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential Limited (R-3) |
|  Residential/Office (RO) | |

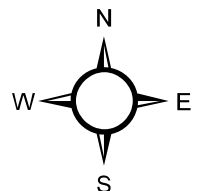


FARMER ARTS DISTRICT--PARCEL 1, LOT 1

PL 170358



Aerial Map



Farmer Arts District

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

Letter of Explanation

for

Lot 1 at Farmer Arts District Development Plan Review

707 South Farmer Avenue APN: 124-33-361

Applicant:

8th & Farmer, LLC



November 1, 2017

Farmer Arts District

Farmer Avenue, north of University Drive was previously occupied by a variety of industrial uses including a citrus packing plant location for Sunkist. The railroad was a significant asset to the industrial uses on this site in the early years; however, the railroad has not served the site for many decades. As the citrus industry changed, the land on the east side of Farmer – wedged tightly in between the street on the west and the railroad tracks on the east – became like the vacant property on the edge of many downtowns. Decades ago, sadly, it was reduced to a series of surface parking lots devoid of any signs of healthy pedestrian activity.

As downtown Tempe continued to grow and evolve, the City desired to repurpose the former industrial site. One of the many infrastructure improvements was the creation of a Quiet Zone which provided significant relief to existing and future residential uses. Although the site has many constraints, Urban Development Partners saw the opportunity to revive the location and make it both urban and pedestrian. We set out with a slogan, and we think we have lived up to it. That slogan is, “Where the heart of the neighborhood meets the heart of the city.” We believe that the proposed development furthers this goal for those who live, work and play along Farmer Avenue.

The transformation of Farmer has come with its share of challenges, but the changes and improvements have been significant. The reshaping of the former industrial district along Farmer Avenue has taken a great deal of time, careful planning, thoughtful design and painstaking execution. This narrative will focus on the next phase of residential development.

Farmer Arts District is proposing a new phase in the transformation of Farmer Avenue. We are proud to present a 6-story mixed-use building with a 7th-level penthouse and below grade parking. The building, like others we have built along Farmer will focus on pedestrian design and will continue the transformation of the area by adding pedestrian friendly, modern, urban living. The proposed building will continue the upgraded “Farmer Avenue-style” sidewalks, the linear pathway and the enhanced pedestrian streetscape previously established along Farmer Avenue and the Union Pacific railroad tracks.



History of Farmer Arts District

Farmer Arts District – Parcel 1 was established in 2007 through a PAD (PAD07020). This PAD is still in place today and the two existing buildings, Encore on Farmer and the Residences on Farmer, were both built under this PAD.

The parcel was subdivided into four lots in 2010. That same year, a DPR for Lot 3 (Encore on Farmer) was approved as a 56-unit affordable community for seniors was completed in 2011. In 2014 a second DPR case was approved for Lot 2 (The Residences on Farmer) to allow a 31-unit mixed-income community with 9 affordable units. To date, 65 of the total 87 units (75%) on Parcel 1 of the Farmer Arts District are restricted for residents earning 40% - 60% of the Area Median Income.

The development of these buildings has transformed the land west of the railroad tracks for more than just the residents who live there; it has brought a shaded pedestrian environment to the streetscape and the linear pathway paralleling the railroad tracks. The buildings developed in the Farmer Arts District are transformative buildings designed to fulfill the City’s goal to strengthen both the surrounding neighborhoods and the downtown. The success of this vision and the initial phases of the Farmer Arts District development is evident by the ongoing investments in The Yard, The Lodge and several nearby housing developments recently opened or under construction now.

History of Residential Quality

The building we have proposed for University Drive and Farmer Avenue will be the third residential building and second mixed-use on Farmer developed in the Farmer Arts District. The prior developments have been well received and we are proud that Encore on Farmer received the coveted Crescordia award for Environmental Excellence in 2013. The building, anchored on the northeast corner of University Drive and Farmer Avenue is in the Downtown Tempe Authority District and is designed to continue the strong pedestrian oriented environment established between 6th and 7th streets.



Walkability

One of the great features of the Farmer Arts District is the walkability to the business district, the entertainment district, City Hall, Metro Light Rail, the future Tempe Modern Street Car, Tempe Town Lake and a seemingly never-ending list of new places to live, work and play. Additionally, to enhance the walkability of Farmer, and in the end, all of downtown, the District has developed an enhanced shaded pedestrian experience that provides shaded circulation on the streetscape and the pedestrian pathway as shown at the bottom of the page.

The elements of these two pathways will be extended to the Lot 1 at Farmer Arts District development on the east and west sides of the building. The beauty of these two pathways, and their tasteful urban landscaping, make the area a pleasant pedestrian walkway that many current residents of the Farmer Arts District and the surrounding neighborhoods currently utilize. Based on this success, it is envisioned that the volume of pedestrians and bicyclist use will significantly increase with continued development of these connectivity elements further enhancing that vitality of the neighborhood.

Location

The building is proposed for Lot 1 of Farmer Arts District – Parcel 1 which is at the northeast corner University Drive and Farmer Avenue. The site is +/- 1.32 acres and is currently vacant. Immediately beyond the Union Pacific Railroad tracks to the east is The Local, a nine-story mixed-use development with a Whole Foods Market which is currently under construction. The site is a city block from the 22-story and 30-story buildings known as West 6th.

Zoning

The site is currently zoned MU-4 PAD / TOD. This application does not seek any changes to the approved Development Standards including height, density and building setbacks that were established by the zoning and PAD case



Development Plan Review

The proposed Lot 1 at Farmer Arts District building will conform to the following Development Plan Review requirements, as stated below:

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

The Lot 1 at Farmer Arts District building will create variety along Farmer Avenue and along University Drive. The size and mass of the building is appropriately scaled and the building elements create a variety in the streetscape.



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

The well-designed landscaping that will continue the existing Farmer Arts District landscaping palate selected to be drought tolerant and sustainable. The placement is carefully deigned to mitigate heat gain and provide pedestrian shading.

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

The pedestrian level features pedestrian scale materials including brick, storefront glazing, decorative concrete pots and the continuation of the Farmer Arts District enhanced streetscape.

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

The building design is designed with a podium base with pedestrian scaled materials and significant glazing to allow visibility in and out of the building. The pedestrian level is protected

from the street by using deep sidewalks, protected parking and large street trees. The pavement details alternate to define the building entrances and are further defined by the use of landscape material at grade and in large pots. The courtyard is an inviting space that breaks down the scale and features a vibrant art wall.

4. 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;

Virtually all the ground level frontage along Farmer Avenue and University Drive is active space consisting of residential units, residential amenities and commercial uses. The building materials at the ground level are durable and articulated to vary and enhance the pedestrian experience. The residential units have defensible space and clearly defined entries. The lobby is recessed into the building to allow for additional shade and landscape treatment. The ground level courtyard is inviting and serves both the commercial space and the residential amenity space. The residents will have two additional outside amenity areas on the 2nd level podium that are landscaped and provide additional pedestrian interest from the streetscape.

Furthermore, we have broken up the façade of the building at the upper levels to create essentially two u-shaped buildings instead of one large, rectangular building. We believe this creates a development with varied and unique architecture as viewed from the ground for an enhanced aesthetic appearance for pedestrians and other passers-by.

5. 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 enhanced streetscape design provides a defined yet interesting circulation path that is periodically interrupted to celebrate changes in the building façade, particularly at the building entrances. The residential entrances are recessed and provide a subtle but defined entry. The primary building entrance to access the lobby and residential amenities is a larger space with a layered hardscape and landscape treatment designed to provide visual interest and create a sense of arrival. The courtyard has a visual treat inside – an art wall to be shared by the residents, guests, retail patrons and all those who pass by. The commercial space will have their primary access on the University Drive frontage but also access the courtyard for a more intimate experience.

6. Plans consider pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;

The pedestrian walkway is located adjacent to the railroad in the Farmer Arts District providing shade along a multi-modal pathway lined with Palo Verde trees and drought tolerant grasses and plants. The pedestrian walkway creates a pleasant and convenient way to access other multi-modal transportation options along University Drive, Farmer Avenue and in the Downtown Tempe District.

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

The vehicular crossings occur only at the street intersections and the on-site parking is entirely hidden from the street. There are no conflicts with existing driveways or existing pedestrian circulation.

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

The plans for the Lot 1 at Farmer Arts District building will integrate Crime Prevention Through Environmental Design principles. The ground level is designed to provide lighting and visibility to provide “eyes on the street” and other elements designed to promote a safe environment. Landscape elements will provide view corridors and the operations team will maintain the landscaping to reduce crime opportunities.

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

Farmer Arts District has two distinct zones for enhanced pedestrian connectivity. On the west side of the development, the streetscape along Farmer Avenue and on the east side, the Pedestrian Pathway along the railroad tracks.

The streetscape continues the pedestrian friendly and highly walkable connection currently in place on the east side of Farmer Avenue between 6th and 7th Streets. The design continues to provide protected on-street parking with permeable pavers, Palo Brea street trees, drought tolerant but lush plantings to soften the hardscape and the distinctive linear pavers to define the sidewalk.

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

The on-site and building mounted signs will be appropriately proportioned and feature compatible design and color. Code required signage will be in conformance.

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

Lighting for Lot 1 at Farmer Arts District will be compatible with the proposed building and adjoining and adjacent buildings in the neighborhood.

FARMER ARTS DISTRICT LOT 1, PARCEL 1 NEIGHBORHOOD MEETING SUMMARY

On Monday, November 27, 2017, the applicant hosted a voluntary neighborhood meeting at the Tempe City Council Chambers located at 31 E 5th Street, Tempe, Arizona 85281. Representatives for the applicant arrived at the Council Chambers at approximately 5:00 p.m. to prepare for the meeting, which began as scheduled at 5:30 p.m.

In attendance at the meeting – in addition to representatives for the applicant – were several representatives from the City of Tempe as well as approximately 10 members of the public. At least 2 members of the public were ASU students attending as part of a class assignment from a School of Sustainability professor who received the neighborhood meeting information from Justin Stewart.

Ryan Levesque from the City of Tempe introduced the project and explained the nature of the voluntary neighborhood meeting and the aspects of the project that were open for consideration and discussion. Charles Huellmantel then gave a presentation on behalf of the applicant showing the design of the building as well as the enhanced streetscape and hardscape provided as part of the proposed project.

Following a brief presentation, the meeting was opened up for questions. One member in attendance inquired about the rental range of units and whether the project would be considered luxury. Mr. Huellmantel explained that the rent range is unknown at this point and that the product would be market-rate housing.

One attendee asked about the unit count, bedroom breakdown and the number of parking spaces provided. Mr. Huellmantel explained that the proposed project contains 171 units consisting of a mixture of studios, 1-bedroom and 2-bedroom units, and would provide 187 parking spaces.

Another attendee raised questions regarding a GPLET on the property as well as referencing a purported \$3 million tax break for the development. Chad Weaver, Community Development Director, Ryan Levesque, and Steven Methvin, Deputy City Manager, all explained that the Development Agreement governing the site was already approved and not up for reconsideration, so any aspects of it were not open for discussion at the voluntary neighborhood meeting.

One attendee asked about the location of ingress/egress into the project and Mr. Huellmantel explained that all traffic enters and exits from the existing 7th Street.

When asked specifically for feedback about the design, no attendees offered any feedback.

PLANNED AREA DEVELOPMENT OVERLAY FARMER ARTS DISTRICT - PARCEL 1

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

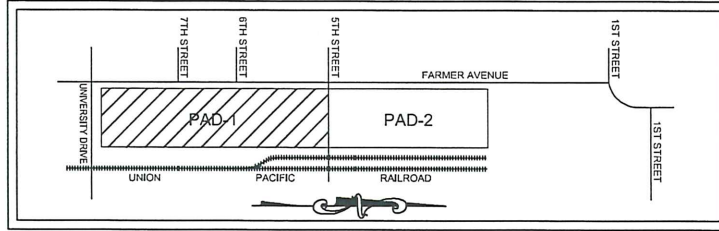
ACKNOWLEDGMENT

State of Arizona
County of Maricopa

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

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

Notary Public
My commission expires _____



LOCATION MAP

N.T.S.

SHEET INDEX

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

LEGAL DESCRIPTION PARCEL 1

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

Commencing at the Southeast corner of said Section 16;
thence North 00° 17' 11" West (record = North 00° 16' 40" West), along the East line of the Southeast quarter of said Section 16, also being the centerline of the Union Pacific Railroad Main Track, a distance of 33.00 feet to the Point of Beginning, said point being on the Northerly right-of-way of University Drive, as shown on the subdivision plat of State Plat No. 12 Amended, recorded in Book 69 of Maps, Page 38, Maricopa County Records;
thence South 89° 57' 13" West (record = South 90° 00' 00" West), along said Northerly right-of-way line, 199.37 feet to the Easterly right-of-way line of Farmer Avenue;
thence North 00° 17' 01" West (record = North 00° 16' 40" West), along said Easterly right-of-way line, 1271.84 feet to the centerline of 5th Street as recorded in Docket 7324, Page 437, Maricopa County Records;
thence North 89° 04' 18" East, along the said centerline, 199.93 feet to the East line of the Southeast quarter of said Section 16;
thence South 00° 17' 11" East, along said East line and the centerline of said Union Pacific Railroad Main Track, 1274.91 feet to the Point of Beginning;

EXCEPT the East 35.00 feet thereof.

BENCHMARK

Top of brass cap in handhole at the Intersection of University Drive and Hardy Drive.
Elevation = 1149.69 feet City of Tempe datum

SITE BENCHMARK

TBM #1 - Top of brass cap in handhole at the Intersection of University Drive and Farmer Avenue.
Elevation = 1159.98 feet City of Tempe datum
TBM #2 - Top of brass cap in handhole at the Intersection of 5th Street (West) and Farmer Avenue.
Elevation = 1156.28 feet City of Tempe datum
TBM #3 - Top of brass cap flush with pavement at the Intersection of 1st Street (West) and Farmer Avenue.
Elevation = 1157.51 feet City of Tempe datum

BASIS OF BEARING

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

Said Bearing = North 00° 17' 11" West (recorded = North 00° 16' 40" West)

DEVELOPER

Farmer Arts, LLC
PO Box 1833
Tempe, Arizona 85280
(480) 204-0104

APPLICANT

Farmer Arts, LLC
PO Box 1833
Tempe, Arizona 85280
(480) 204-0104

ENGINEER

OTAK, Inc.
Contact: Scott Shumaker
17355 SW Boones Ferry Rd.
Lake Oswego, Oregon 97035
(503) 635-3618

ARCHITECT

OTAK, Inc.
Contact: Dennis Haden
17355 SW Boones Ferry Rd.
Lake Oswego, Oregon 97035
(503) 635-3618

PLANNER

OTAK, Inc.
Contact: Brad Kilby
17355 SW Boones Ferry Rd.
Lake Oswego, Oregon 97035
(503) 635-3618

LANDSCAPE ARCHITECT

Vollmer & Associates
Contact: Jim Smith
426 North 44th Street Suite 350
Phoenix, AZ 85008
(602) 358-7711

CONDITIONS OF APPROVAL: PAD 07020

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

COVER SHEET - PARCEL 1

otak
17355 SW Boones Ferry Rd.
Lake Oswego, OR 97035-3617
Phone: (503) 635-3618
FAX: (503) 635-6306
Internet: WWW.OTAK.COM

Project No.
PAD1.0
Sheet No.

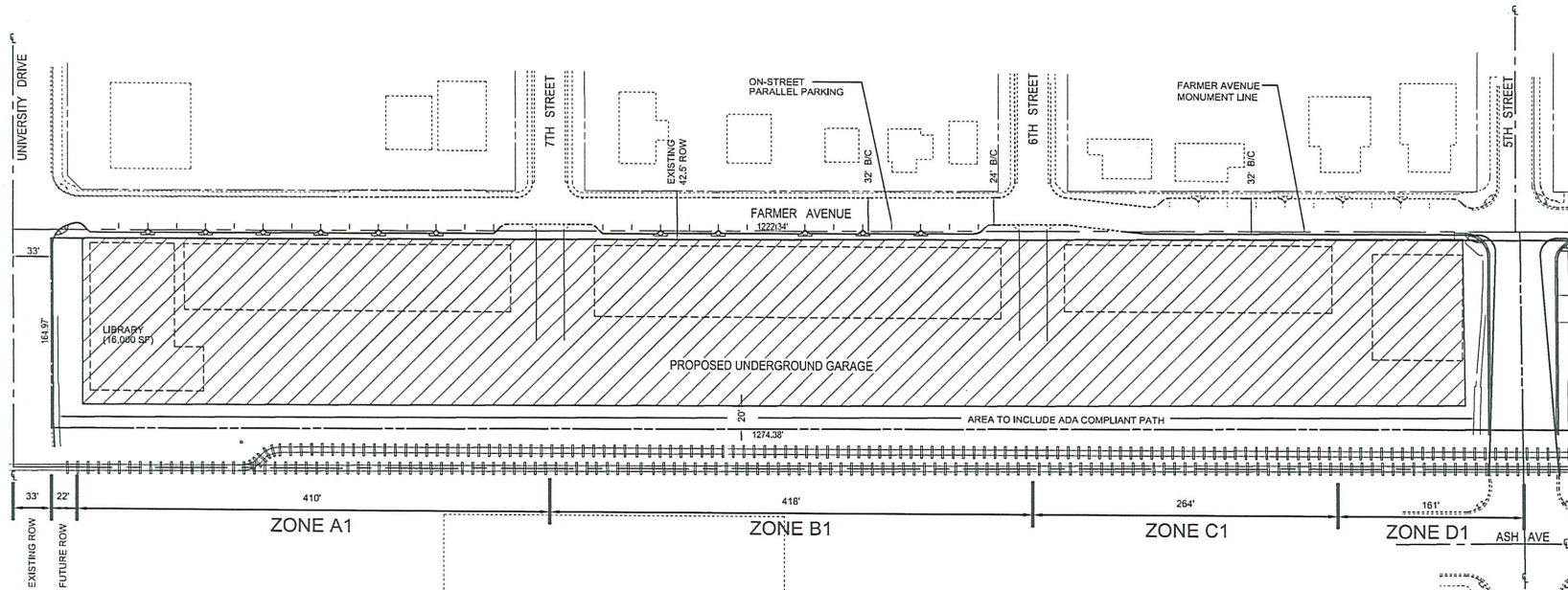
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DS 071056 PAD 07020 REC 70053

280 WEST UNIVERSITY DRIVE

DS 071056 PAD 07020 REC 70053

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PARCEL 1 DEVELOPMENT STANDARDS			
	EXISTING GID	MUH	PROPOSED WITH PAD
RESIDENTIAL DENSITY (DU/ACRE)	NA	NS	50.0
BUILDING HEIGHT (in feet)	35	NS	50
BUILDING ZONE A1			50
BUILDING ZONE B1			50
BUILDING ZONE C1			60
BUILDING ZONE D1			65/15
BUILDING ZONE D1 The height of buildings in the D1 Building Zone shall be limited to 65 feet of building height except that a penthouse shall be allowed to project an additional 15 feet of building height for an area not to exceed 60% of the building footprint.			
MAXIMUM LOT COVERAGE (% OF NET SITE AREA)	NS	NS	82%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	10%	NS	7%
SETBACKS (in feet)			
FRONT (SOUTH)	20	NS	0
SIDE (EAST)	0	NS	20
STREET SIDE (WEST)	20	NS	0
REAR (NORTH)	0	NS	0

NS = NO STANDARD

Vehicle Parking: Parcel 1

Parking Provided - Residential	259
Parking Provided - Visitors	45
Parking Provided - Non-Residential	173
Parking Provided - sub Total	477
Parking Located - On-Street	(27)
Parking provided for Parcel 1	450

Parcel Size

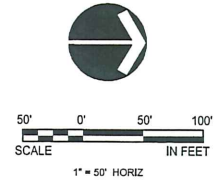
	square feet	acres
Gross site area:	225,147	5.17
Net site area:	209,989	4.82

Zoning

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

General Plan 2030

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



DS 071056 PAD 07020 REC 70053

Farmer Arts District

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

SITE PLAN - SOUTH PARCEL 1



17050 SW Boones Ferry Rd.
Lake Oswego, OR 97035-5277
Phone: (503) 652-3618
FAX: (503) 652-3286
Internet: WWW.OTAK.COM

Project No.
PAD1.1

Sheet No.
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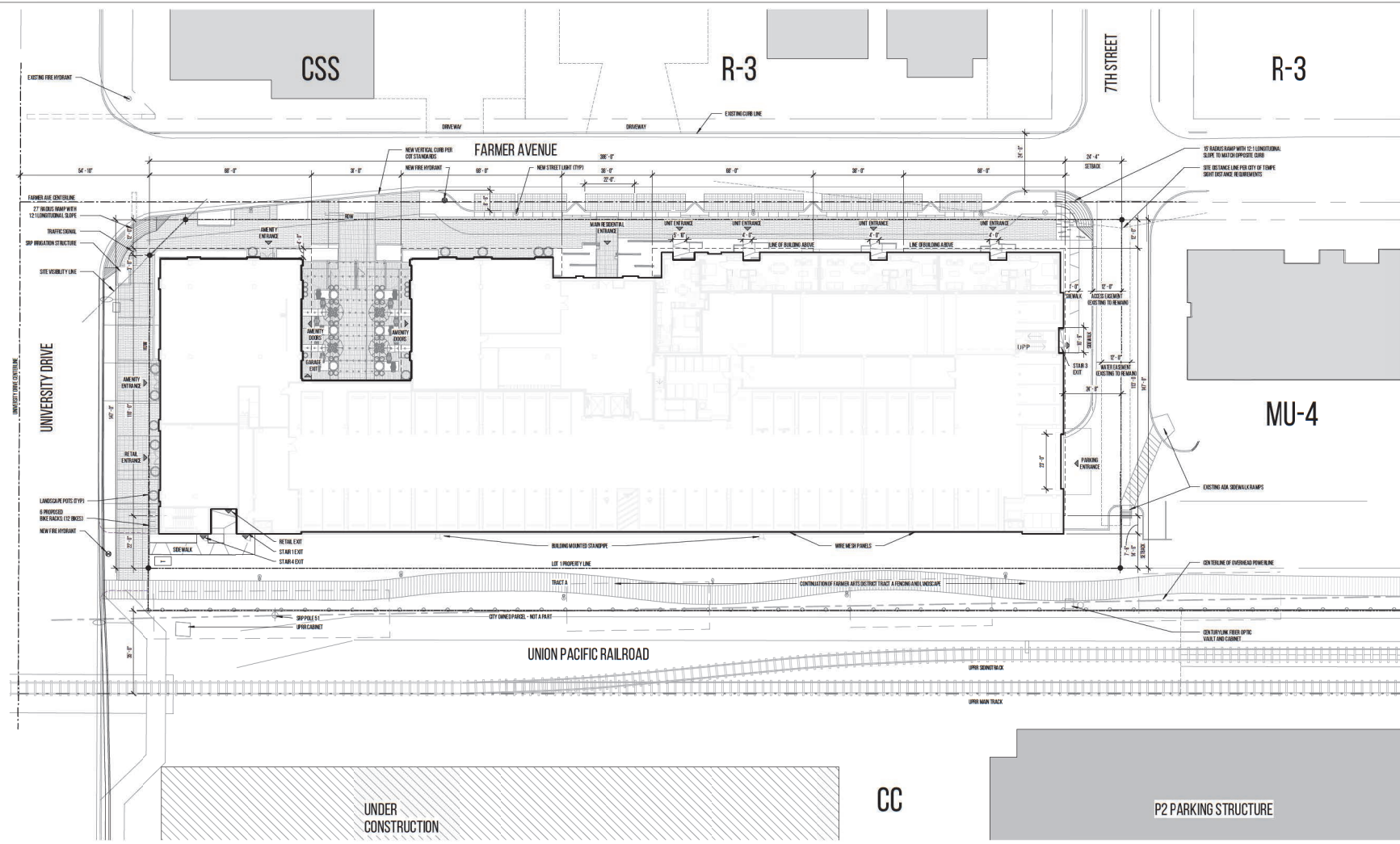
280 WEST UNIVERSITY DRIVE

DS 071056 PAD 07020 REC 70053

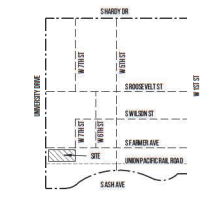
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1 DPR SITE PLAN
1" = 20'-0"

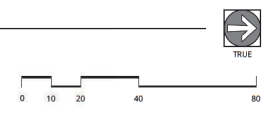


2 VICINITY MAP DPR

NOTE: NTS
TRUE

SITE PLAN LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- SECTION LINE
- OVERHEAD POWERLINE CENTERLINE
- SITE VISIBILITY LINE
- PROPERTYLINE INTERSECTION
- NEW FIRE HYDRANT
- EXISTING MANHOLE IN STREET
- EXISTING VALVE IN STREET



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1014 HOWARD STREET
SAN FRANCISCO, CA 94103
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8TH AND FARMER
LOT 1 @ FARMER ARTS DISTRICT - PARCEL 1
707 SOUTH FARMER AVENUE, TEMPE, ARIZONA

REVISION	DATE	REASON FOR ISSUE

SITE PLAN

DATE: 29 NOV 2017 PROJECT NUMBER: 171210

SHEET NUMBER: **A-1.00**

PROJECT NAME

LOT 1 of FARMER ARTS DISTRICT - PARCEL 1

CONTACT INFORMATION

8th & FARMER, LLC
 PO BOX 1833
 TEMPE, AZ 85280-1833
 (480) 921-2800
 CHARLES@HUELLMANTEL.COM

PROJECT ADDRESS

707 SOUTH FARMER

Project Data Table for Site Plan:

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-203(B)	MU-4 PAD TOD (per DDA) REQUIRED	MU-4 PAD TOD (per DDA) PROVIDED
GENERAL PLAN PROJECTED LAND USE	Mixed Use	Mixed Use
GENERAL PLAN PROJECTED DENSITY	High (up to 65 du/ac)	High (up to 65 du/ac)
ZONING (EXISTING)	MU-4 PAD TOD	MU-4 PAD TOD
ZONING (PROPOSED)	MU-4 PAD TOD	MU-4 PAD TOD
SITE AREA - Parcel 1 (GROSS)	5.17 acres	5.17 acres
SITE AREA - Parcel 1 (NET)	4.82 acres	4.82 acres
Lot 1	1.38 acres	1.38 acres
Lot 2	0.59 acres	0.59 acres
Lot 3	0.82 acres	0.82 acres
Lot 4	1.26 acres	1.26 acres
DWELLING QUANTITY		
Parcel 1	258	258
Lot 1	—	171
EXISTING Lot 2 (Residences on Farmer)	—	31
EXISTING Lot 3 (Encore on Farmer)	—	56
Lot 4	—	0
DENSITY (Parcel 1)	50 du/ac	49.9 du/ac
BUILDING HEIGHT		
Lot 1	9'	8'
EXISTING Lot 2 (Residences on Farmer)	5'	5'
EXISTING Lot 3 (Encore on Farmer)	5'	55'-3"
Lot 4	Building Zone C1 = 6'	—
	Building Zone D1 = 45/15'	—
* Building Zone D1: The height of buildings in the D1 Building Zone shall be limited to 45 feet of building height except that a penthouse shall be allowed to project an additional 15 feet of building height for an area not to exceed 60% of the building footprint		
BUILDING LOT COVERAGE		
Parcel 1	82%	—
Lot 1	—	69.1%
EXISTING Lot 2 (Residences on Farmer)	—	30%
EXISTING Lot 3 (Encore on Farmer)	—	18%
Lot 4	—	—
LANDSCAPE COVERAGE		
Parcel 1	7%	—
Lot 1	—	16%
EXISTING Lot 2 (Residences on Farmer)	—	12%
EXISTING Lot 3 (Encore on Farmer)	—	25%
Lot 4	—	—
SETBACKS		
Parcel 1 (Overall)		
Rear (North)	0'	—
Side (East)	20'	—
Street Side (West)	0'	—
Rear (North)	0'	—
Lot 1		
Front (South)	0'	0'
Side (East)	2'	14'-5"
Street Side (West)	0'	12'-0"
Rear (North)	0'	24'-9"
EXISTING Lot 2 (Residences on Farmer)		
Front (South)	0'	21'
Side (East)	2'	7'
Street Side (West)	0'	7'-6"
Rear (North)	0'	7'-6"
EXISTING Lot 3 (Encore on Farmer)		
Front (South)	0'	6'
Side (East)	2'	71'-5"
Street Side (West)	0'	2'-1"
Rear (North)	0'	21'
Lot 4		
Front (South)	0'	—
Side (East)	2'	—
Street Side (West)	0'	—
Rear (North)	0'	—
*Building setbacks on existing buildings are listed from face of building to property line and do not account for hardscape or parking canopies		

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-203(B)	MU-4 PAD TOD (per DDA) REQUIRED	MU-4 PAD TOD (per DDA) PROVIDED
VEHICLE PARKING QUANTITY		
Parcel 1		
Lot 1		
Studio (20) .75/bed	15	15
1-Bedroom (112) .75/bed	76.5	75.5
2-Bedroom (49) .75/bed	73.5	75.5
Guest (171) 2/unit	34.2	38.2
Retail (1,100 sq ft./300)(25% reduction)	2.8	1.8
TOTAL - Lot 1	202	192
EXISTING Lot 2 (Residences on Farmer)	31	34
EXISTING Lot 3 (Encore on Farmer)	56	38
Lot 4	—	—
Total - Parcel 1	289	284
BICYCLE PARKING QUANTITY		
Parcel 1		
Lot 1		
Studio (20) .75/unit	15	15
1-Bedroom (112) .75/unit	76.5	75.5
2-Bedroom (49) .75/unit	36.75	34.75
Guest (171) 2/unit	34.2	38.2
Retail (1,100 sq ft./500)	4	12
TOTAL - Lot 1	166	173
EXISTING Lot 2 (Residences on Farmer)		
Residential (per DDA)	7.5	8
Commercial (per DDA)	4	4
TOTAL - Lot 2	12	12
EXISTING Lot 3 (Encore on Farmer)		
Residential (per DDA)	14	12
TOTAL - Lot 3	14	12
Lot 4	—	—
USES		
Lot 1		
Residential	—	168,971 sq ft
Commercial	—	1,100 sq ft
Parking	—	61,707 sq ft
Amenity/Recreational/Leasing	—	11,872 sq ft
TOTAL - Lot 1	—	246,546 sq ft
EXISTING Lot 2 (Residences on Farmer)		
Residential	—	27,302 sq ft
Live/Work	—	4,920 sq ft
TOTAL - Lot 2	—	32,222 sq ft
EXISTING Lot 3 (Encore on Farmer)		
Residential	—	53,919 sq ft
Lot 4	—	—
CONSTRUCTION TYPE	IA & IIA	
OCCUPANCY	R2, B, M, A-3, S-2	
OCCUPANT LOAD	R-2: 200 GROSS OLF A-3: 15 NET OLF S-2: 200 GROSS OLF M: 30 GROSS OLF	
SEPERATED OR NON SEPERATED USES	NON-SEPERATED OCCUPANCY	
SPRINKLER & FIRE ALARMS	AUTOMATIC FIRE EXTINGUISHING SYSTEM PER COT AND IBC	



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LOT 1 @ FARMER ARTS DISTRICT - PARCEL 1
 707 SOUTH FARMER AVENUE, TEMPE, ARIZONA

REVISION	DATE	REASON FOR ISSUE

PROJECT DATA

DATE: 29 NOV 2017 PROJECT NUMBER: 171210
 SHEET NUMBER:

A-1.00a



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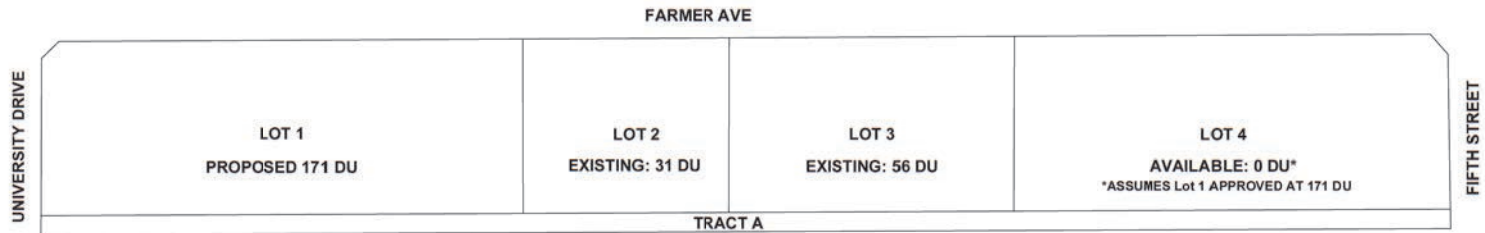
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8TH AND FARMER
LOT 1 @ FARMER ARTS DISTRICT - PARCEL 1
 707 SOUTH FARMER AVENUE, TEMPE, ARIZONA

REVISION	DATE	REASON FOR ISSUE

**CONTEXTUAL AERIAL
 MAP**

DATE 29 NOV 2017	PROJECT NUMBER 171210
SHEET NUMBER A-5.01	



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



Parcel Size

	square feet	acres
Gross site area	225,147	5.17
Net site area	209,989	4.82

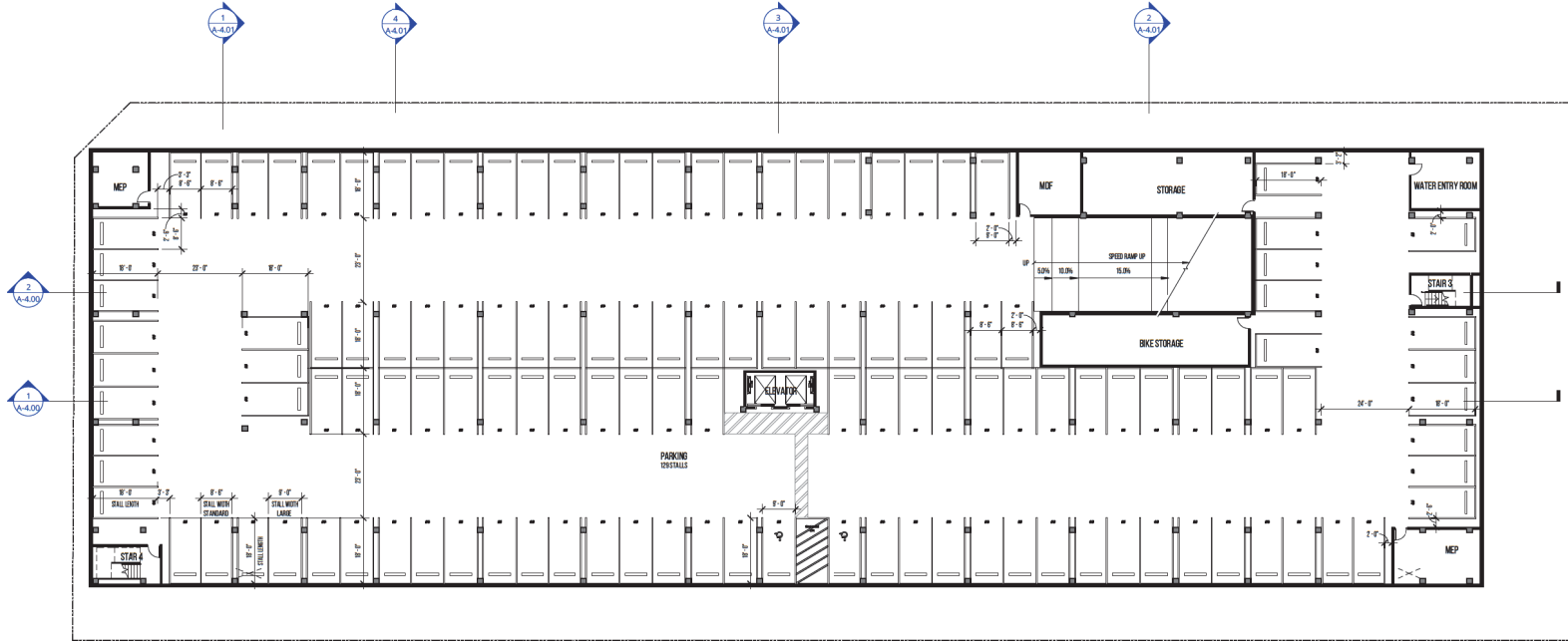
FARMER ARTS DISTRICT - PARCEL 1

APPROVED PARCEL 1 PAD: 11/08/2007
 APPROVED PARCEL 1 PLAT: 10/21/2010

APPROVED PAD (50 DU/AC)	258 DU
TRACT A (Pedestrian Path)	(0) DU
LOT 2 (Residences on Farmer)	(31) DU
LOT 3 (Encore on Farmer)	(56) DU
REMAINING	171 DU

11/29/2017 2:38:58 PM

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1 DPR LEVEL P1
 1/16" = 1'-0"



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LEVEL P1

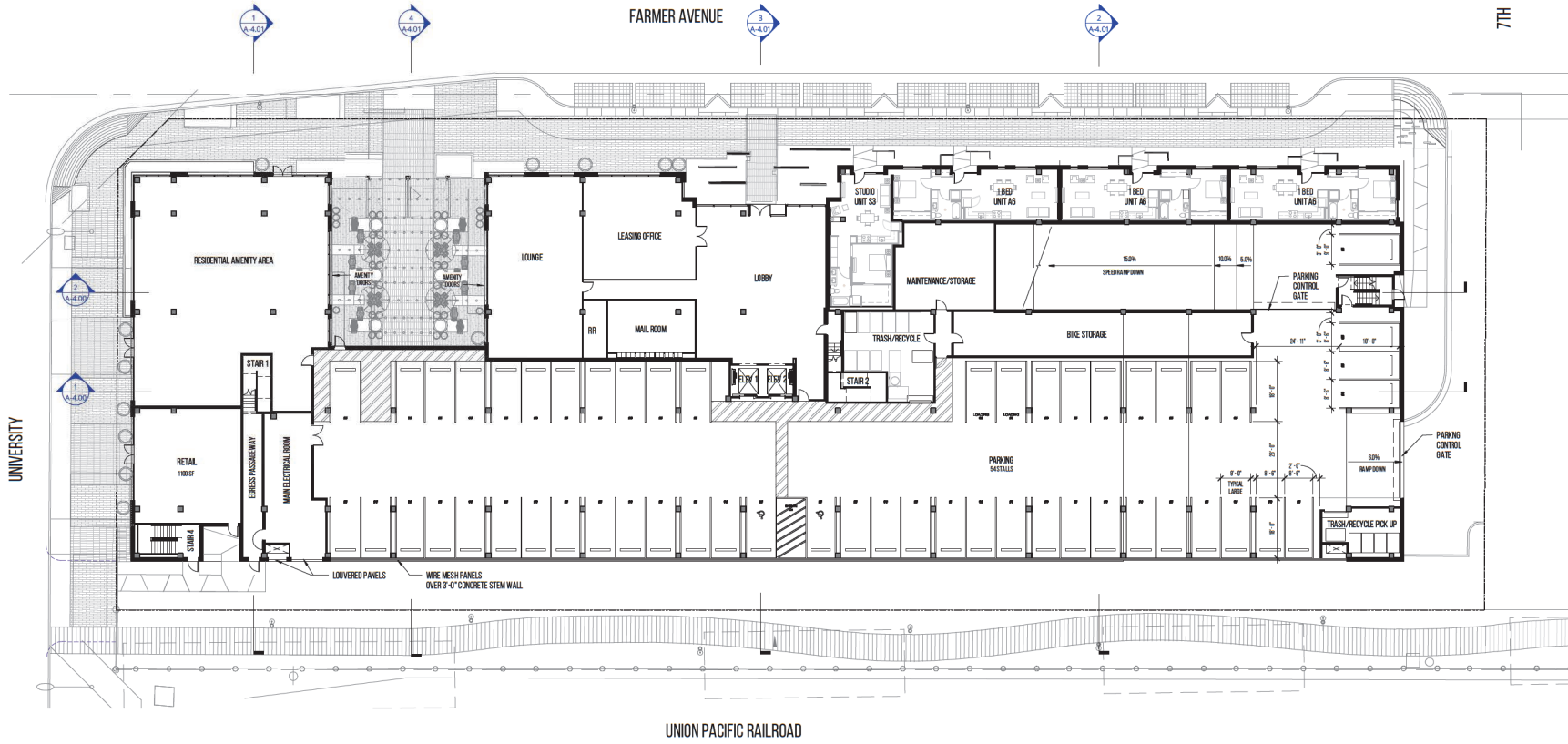
DATE
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PROJECT NUMBER
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A-2.00

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1 DPR - LEVEL 1
1/16" = 1'-0"



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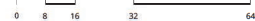
REVISION	DATE	REASON FOR ISSUE

GROUND FLOOR

DATE: 29 NOV 2017 PROJECT NUMBER: 171210
 SHEET NUMBER: A-2.01



1 DPR - LEVEL 2
 1/16" = 1'-0"



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LEVEL 2

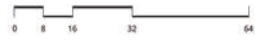
DATE
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1 DPR - LEVEL 3-5
 1/16" = 1'-0"



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LEVEL 3-5

DATE: 29 NOV 2017 PROJECT NUMBER: 171210

SHEET NUMBER: A-2.03

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1 DPR - LEVEL 6
1/16" = 1'-0"



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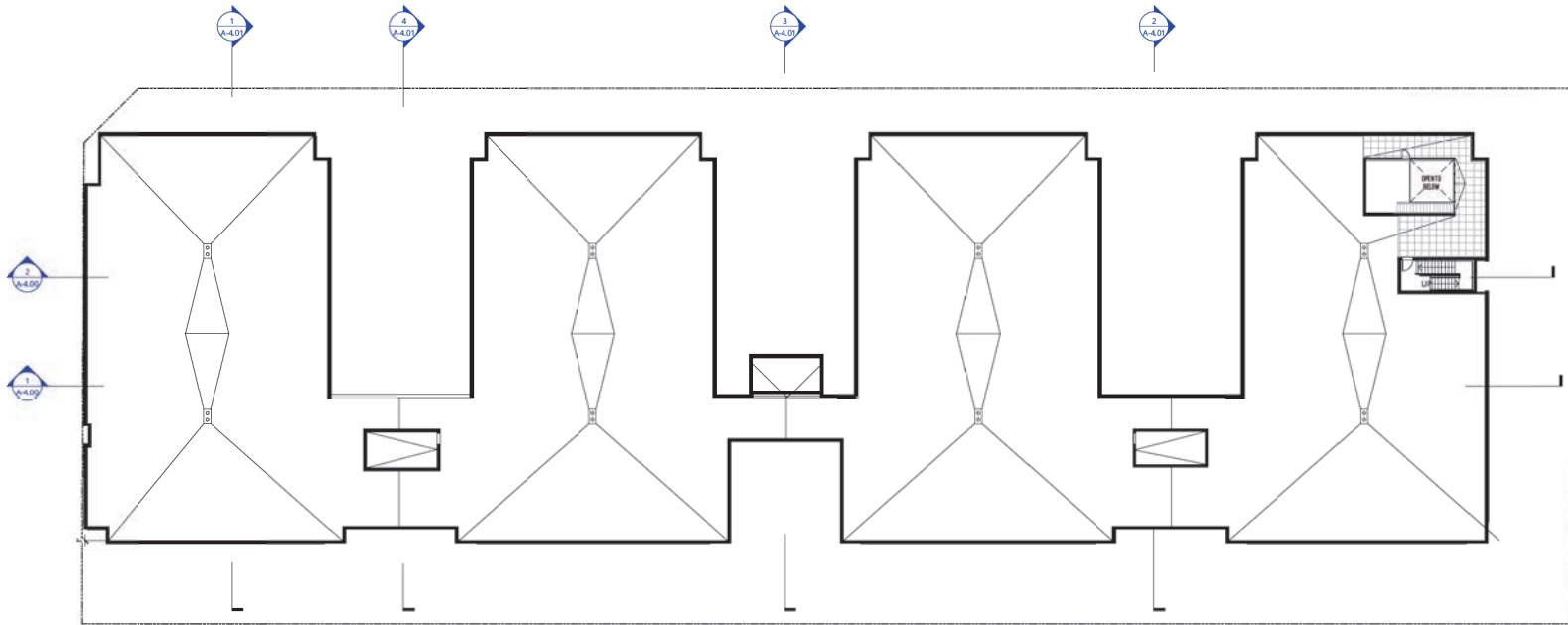
REVISION	DATE	REASON FOR ISSUE

LEVEL 6

DATE: 29 NOV 2017 PROJECT NUMBER: 171210

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DPR - ROOF PLAN

1/16" = 1'-0"



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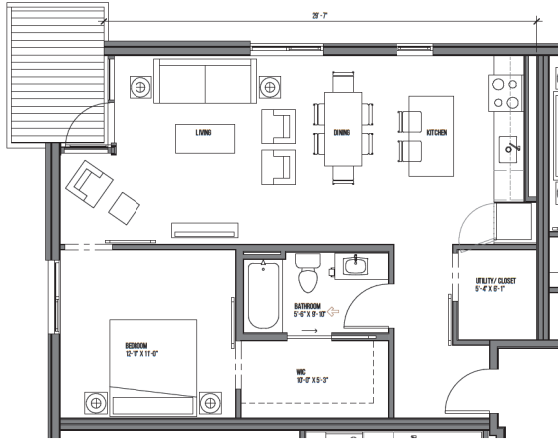
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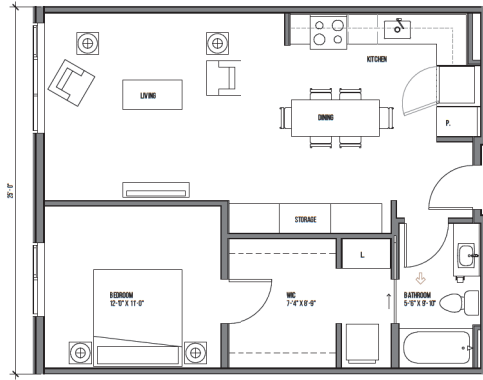
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ROOF PLAN

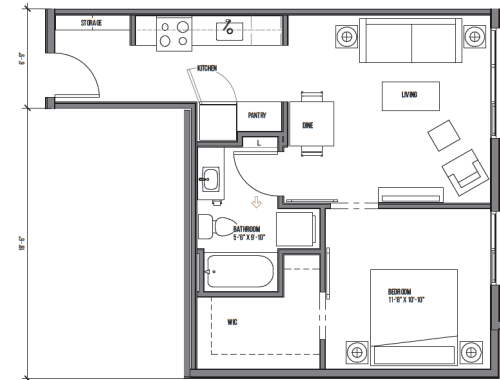
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 SHEET NUMBER: A-2.07



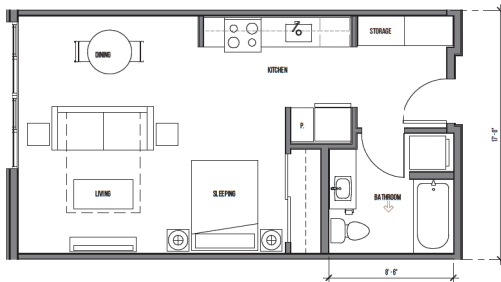
1 UNIT A1
1/4" = 1'-0"



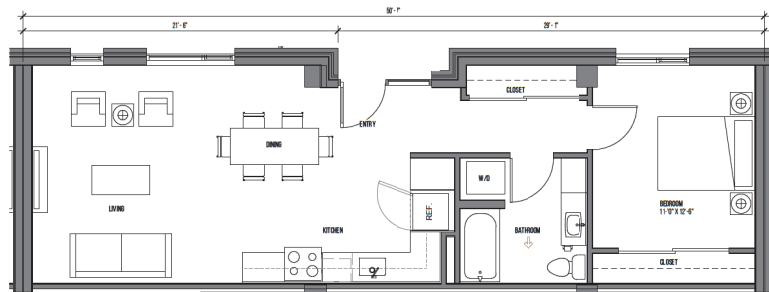
2 UNIT A - 1 BEDROOM
1/4" = 1'-0"



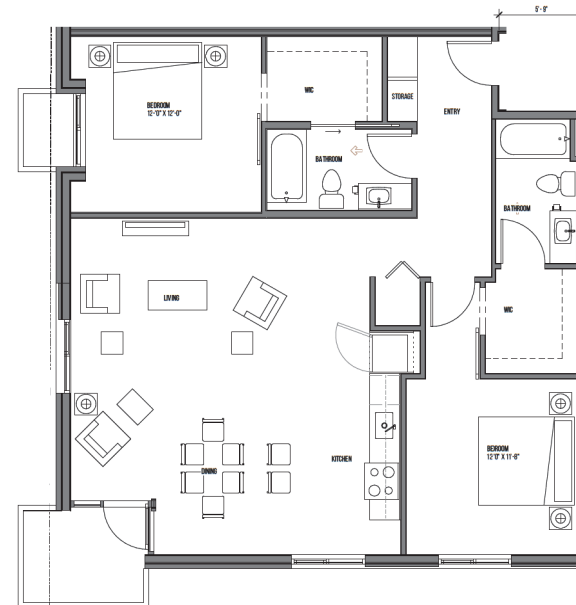
3 OPEN 1 BED
1/4" = 1'-0"



4 UNIT S1
1/4" = 1'-0"



7 UNIT A6 - 1 BEDROOM STREET LEVEL
1/4" = 1'-0"



5 2 BEDROOM - LARGE
1/4" = 1'-0"



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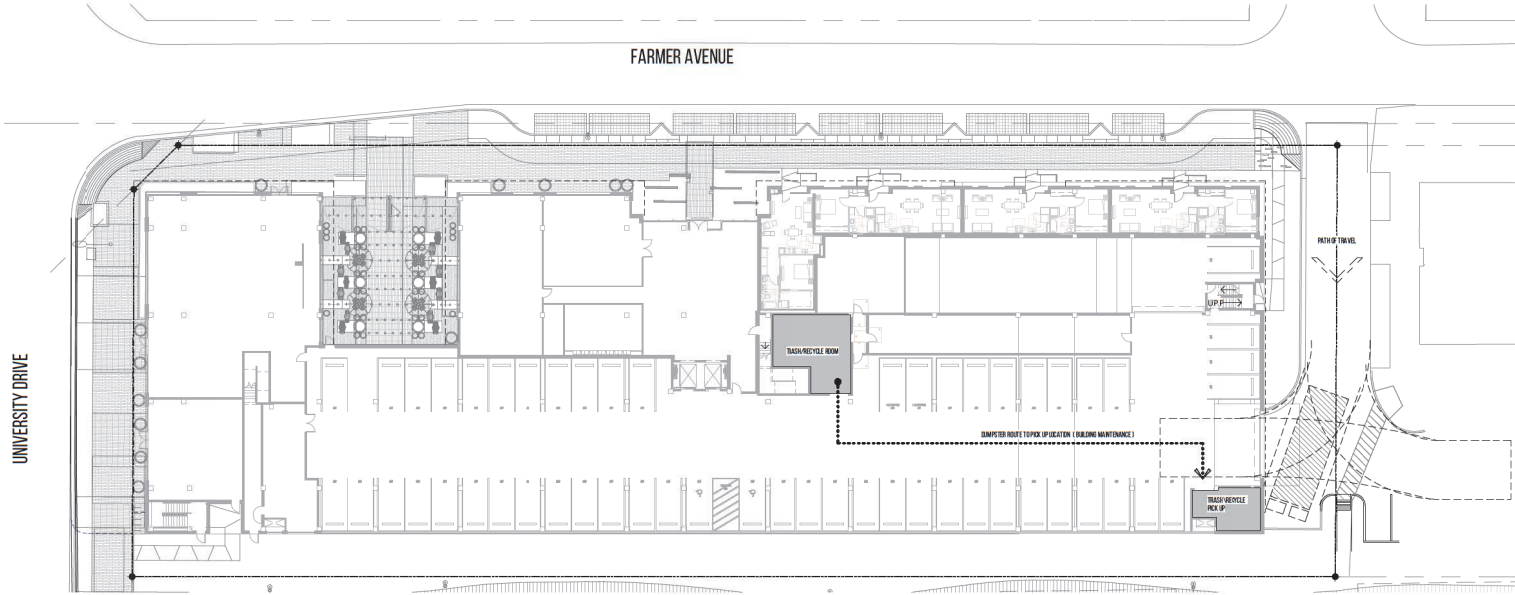
REVISION	DATE	REASON FOR ISSUE

TYPICAL UNIT PLANS

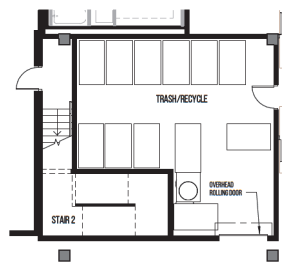
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A-2.10

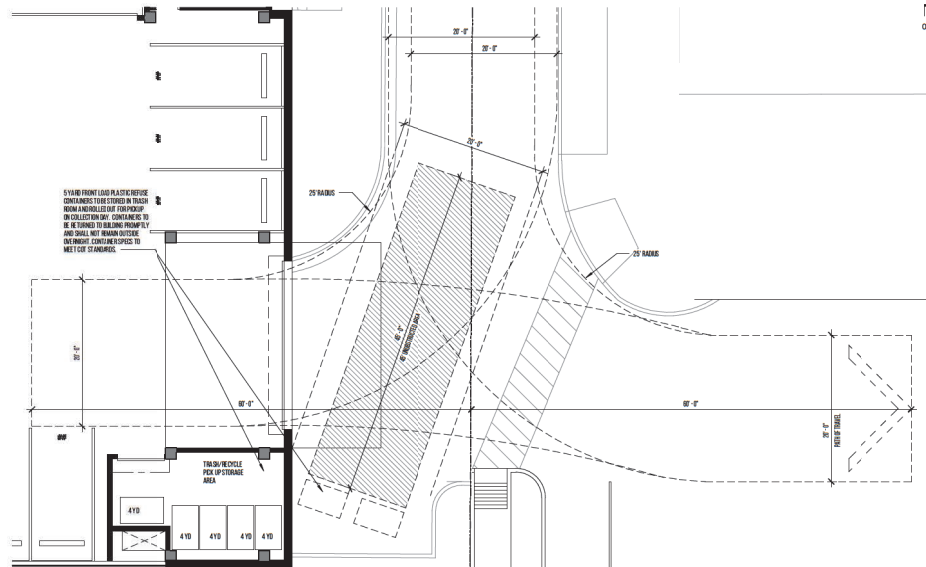
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1 DPR WASTE REFUSE PLAN
1" = 20'-0"



2 DPR - LEVEL 1 TRASH ROOM
1/8" = 1'-0"



3 DPR - LEVEL 1 TRASH PICK UP
1/8" = 1'-0"

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WASTE REFUSE PLAN

DATE: 29 NOV 2017 PROJECT NUMBER: 171210
SHEET NUMBER:

A-1.02



1 DPR - WEST ELEVATION
1" = 20'-0"



2 DPR - NORTH ELEVATION
1" = 20'-0"



3 DPR - SOUTH ELEVATION
1" = 20'-0"



4 DPR - EAST ELEVATION
1" = 20'-0"



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EXTERIOR ELEVATIONS - B & W

DATE: 29 NOV 2017 PROJECT NUMBER: 171210
SHEET NUMBER:

A-3.00



1 DPR - WEST ELEVATION W/ SHADOWS
1" = 20'-0"



2 DPR - NORTH ELEVATION W/ SHADOWS
1" = 20'-0"



3 DPR - SOUTH ELEVATION W/ SHADOWS
1" = 20'-0"



4 DPR - EAST ELEVATION W/ SHADOWS
1" = 20'-0"



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REVISION	DATE	REASON FOR ISSUE

EXTERIOR
ELEVATIONS - B & W

DATE 29 NOV 2017	PROJECT NUMBER 171210
SHEET NUMBER	

A-3.00a



1 DPR - WEST ELEVATION - COLOR
1" = 20'-0"



2 DPR - NORTH ELEVATION - COLOR
1" = 20'-0"



3 DPR - SOUTH ELEVATION - COLOR
1" = 20'-0"



4 DPR - EAST ELEVATION - COLOR
1" = 20'-0"



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EXTERIOR
ELEVATIONS - COLOR

DATE 29 NOV 2017	PROJECT NUMBER 171210
SHEET NUMBER	

A-3.01



1 DPR - WEST ELEVATION - COLOR SHADOWS
1" = 20'-0"



2 DPR - NORTH ELEVATION - COLOR SHADOWS
1" = 20'-0"



3 DPR - SOUTH ELEVATION - COLOR SHADOWS
1" = 20'-0"



4 DPR - EAST ELEVATION - COLOR SHADOWS
1" = 20'-0"



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EXTERIOR
ELEVATIONS - COLOR

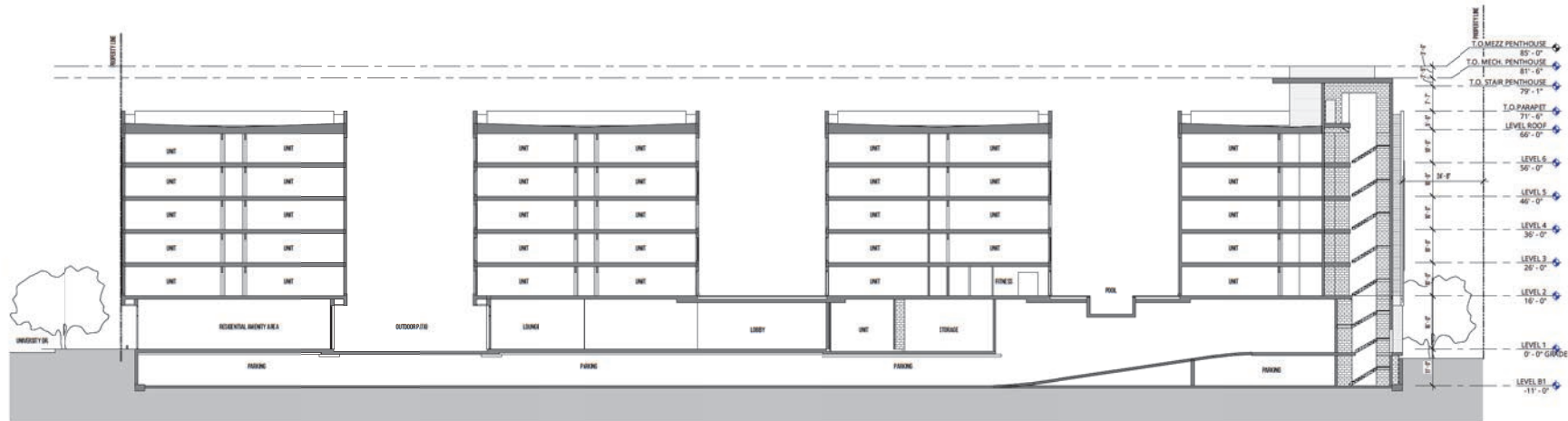
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A-3.01a

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1 DPR - BUILDING SECTION 1
1/16" = 1'-0"



2 DPR - BUILDING SECTION 2
1/16" = 1'-0"

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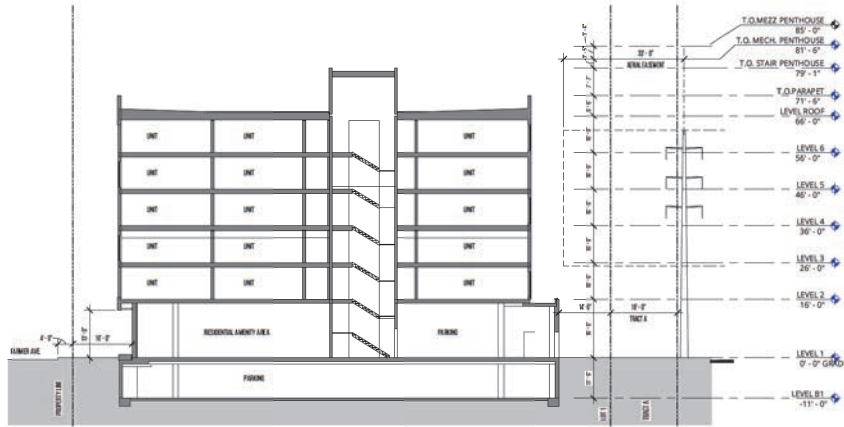
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REVISION	DATE	REASON FOR ISSUE

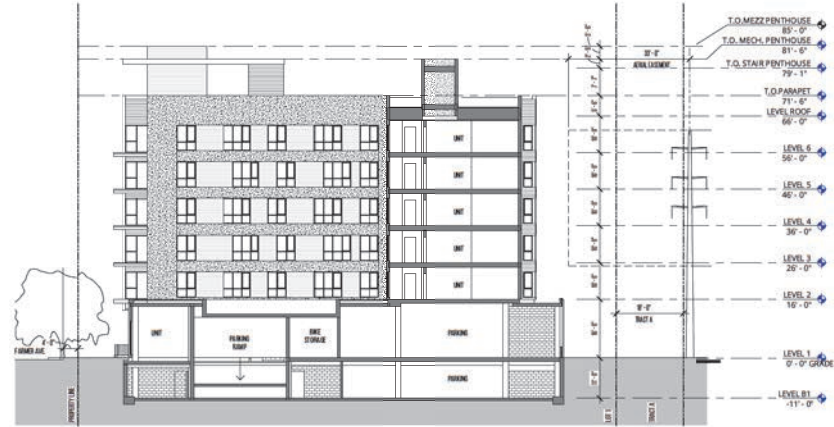
BUILDING SECTIONS

DATE: 29 NOV 2017 PROJECT NUMBER: 171210
SHEET NUMBER:

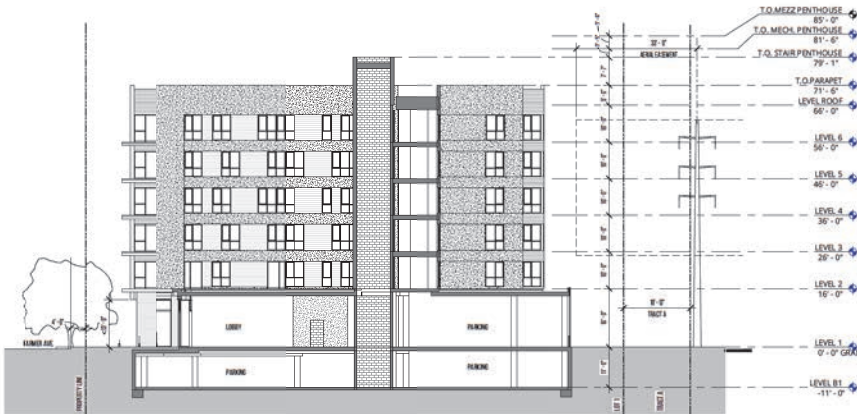
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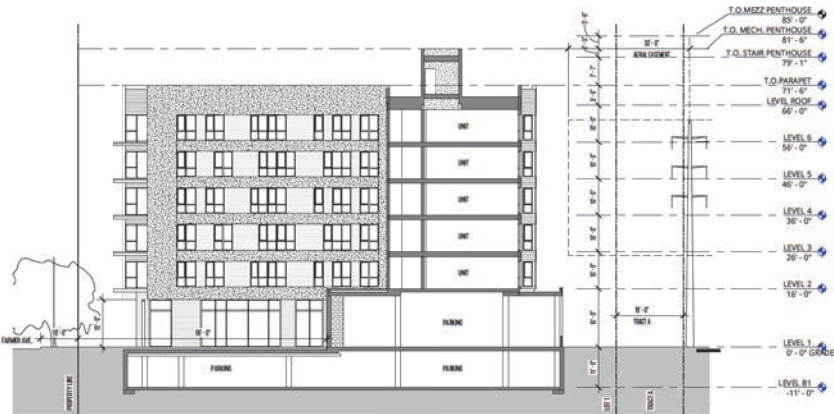
1 DPR - BUILDING SECTION 3
1/16" = 1'-0"



2 DPR - BUILDING SECTION 4
1/16" = 1'-0"



3 DPR - BUILDING SECTION 5
1/16" = 1'-0"



4 DPR - BUILDING SECTION 6
1/16" = 1'-0"



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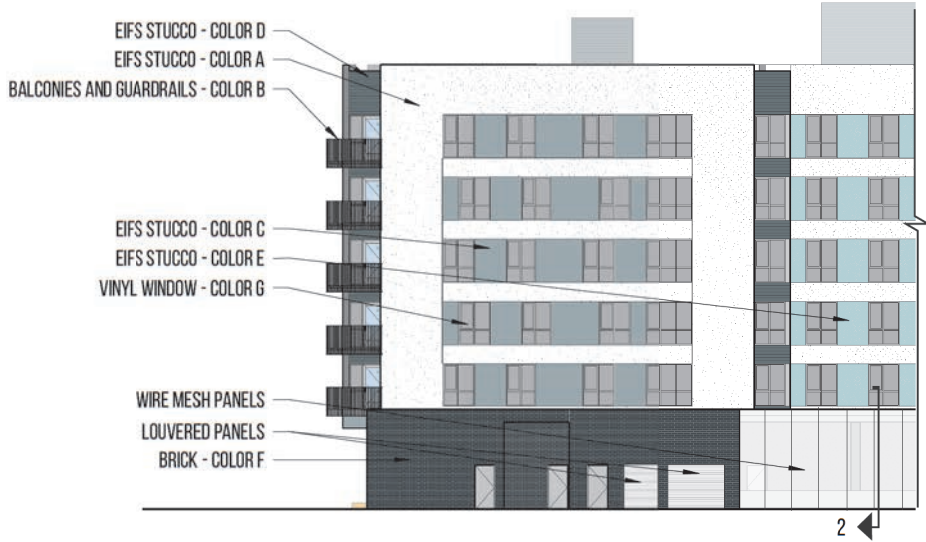
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BUILDING SECTIONS

DATE: 29 NOV 2017 PROJECT NUMBER: 171210

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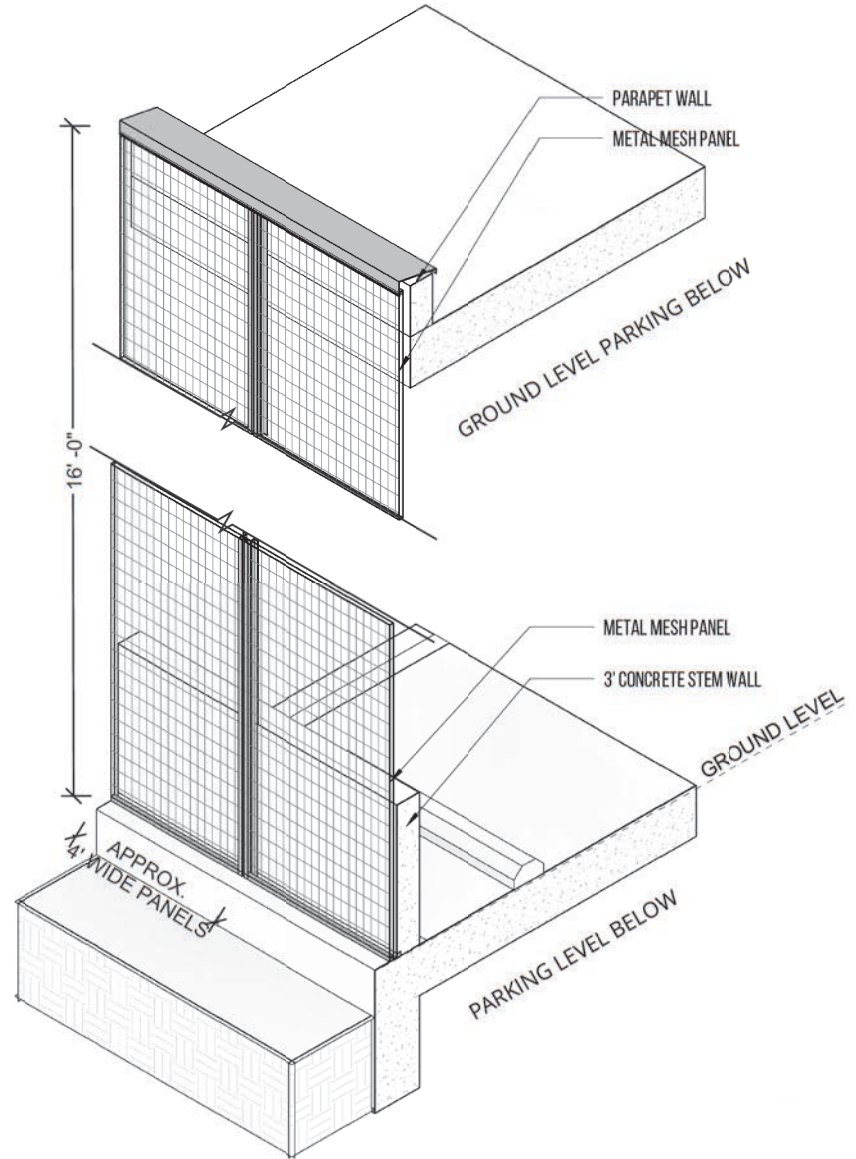
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1) EAST ELEVATION - SCALE: 1" = 20'-0"



3) WELDED WIRE MESH IMAGE



2) WIRE MESH PANELS AXON



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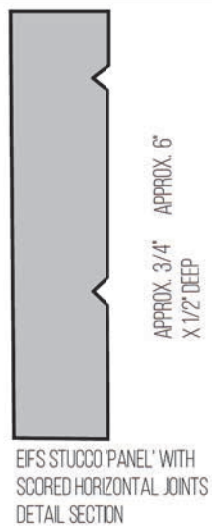
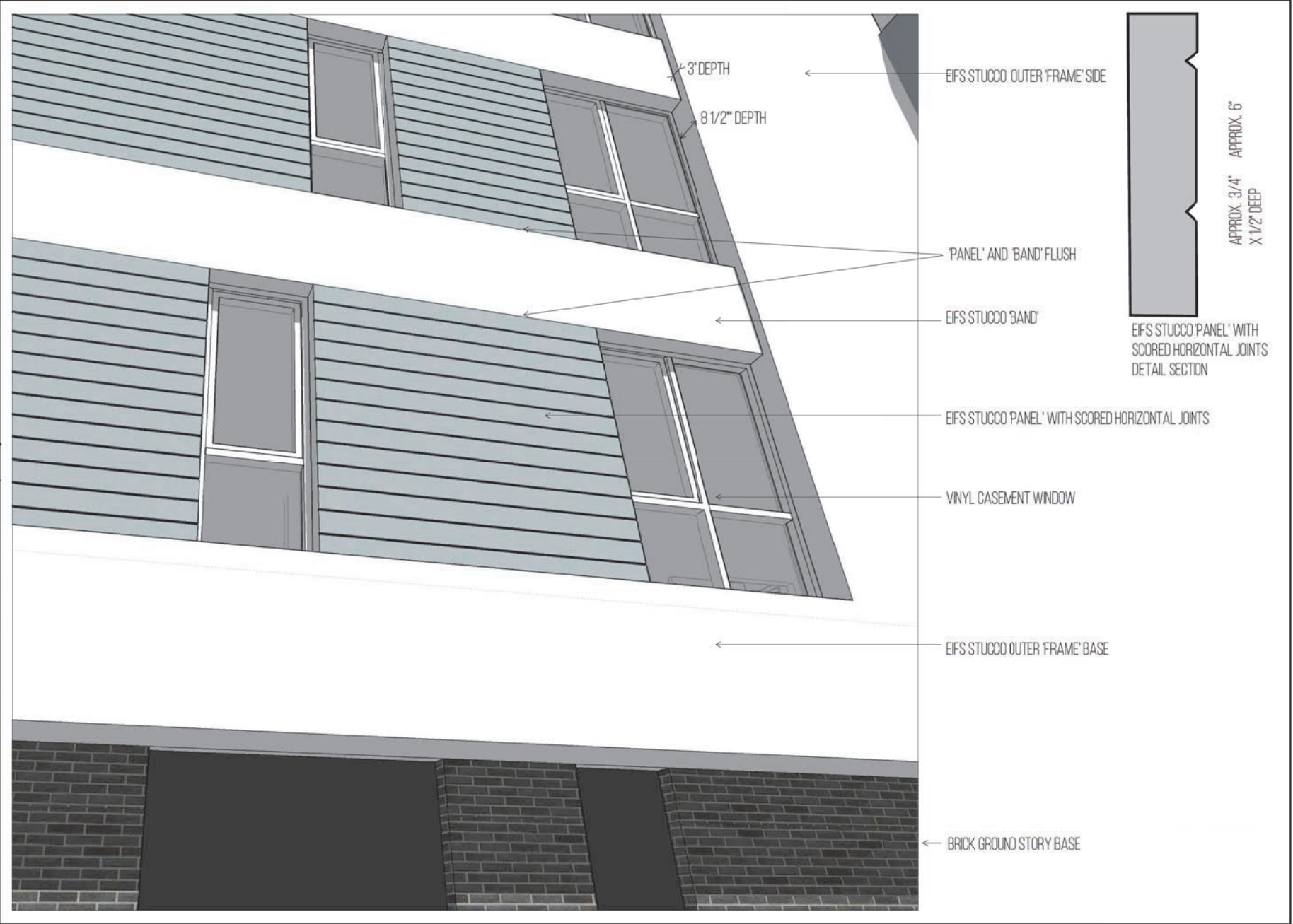
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FACADE DETAIL

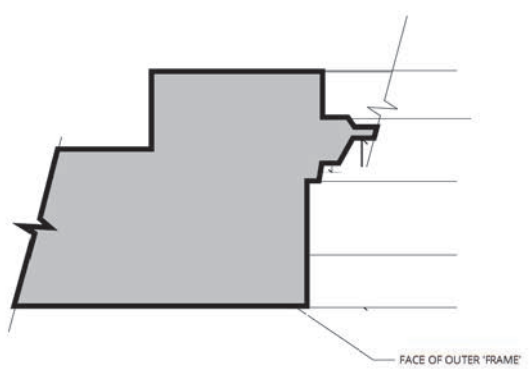
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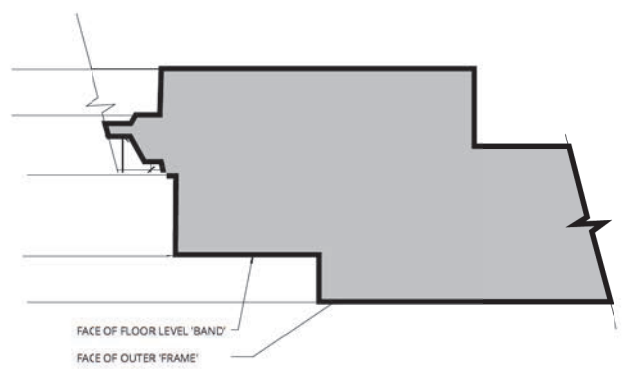


1) DPR - SOUTH ELEVATION - COLOR

1" = 20'-0"



2) WINDOW JAMB DETAIL AT FRAME



3) TYPICAL EIFS BAND AT FRAME



WINDOW BAND


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11/29/2017 11:58:59 AM



1 PERSPECTIVE 1



2 PERSPECTIVE 2



3 PERSPECTIVE 3



4 PERSPECTIVE 4

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PERSPECTIVES

DATE
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PROJECT NUMBER
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REVISION	DATE	REASON FOR ISSUE

**HEIGHT
 COMPARISON
 EXHIBIT**

DATE 29 NOV 2017	PROJECT NUMBER 171210
SHEET NUMBER	

A-5.03

MAIN WALLS
EIFS STUCCO
COLOR A - STO 35237 - LRV 75

ACCENT WALLS (COURTYARD BACK)
EIFS STUCCO
COLOR E - STO 35404 - LRV 52

ACCENT WALLS (STAIRS & RECESS)
EIFS STUCCO
COLOR D - STO 35342 - LRV 13

ACCENT WALLS (PANELS)
EIFS STUCCO
COLOR C - STO 35331 - LRV 23

BALCONIES & GUARDRIALS
STEEL
COLOR B - SW 6248 -LRV 45



STOREFRONT
ALUMINUM
COLOR K -SW 6249 - LRV 23

BALCONY DECK PLANKS
COMPOSITE BOARD
COLOR J - LIGHT WOOD

WINDOWS
VINYL
COLOR G- WHITE

BASE WALLS
BRICK
COLOR F - MANGANESE IRONSPOT



FARMER ARTS LOT 1, TEMPE AZ | DPR MATERIALS BOARD



38 NORTHWEST DAVIS SUITE 300
PORTLAND, OR 97209
T 503.243.7100

1905 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

1014 HOWARD STREET
SAN FRANCISCO, CA 94103
T 415.252.7063

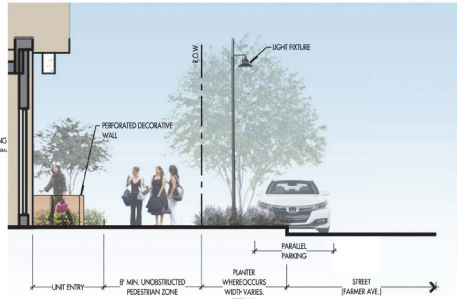
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8TH AND FARMER
LOT 1 @ FARMER ARTS DISTRICT - PARCEL 1
707 SOUTH FARMER AVENUE, TEMPE, ARIZONA

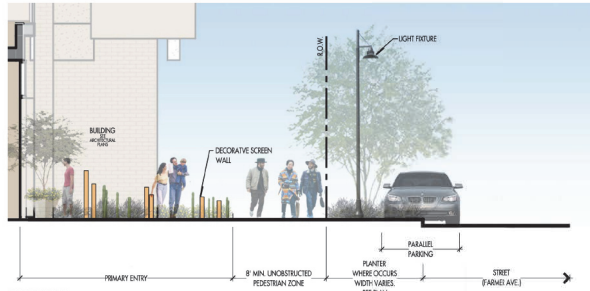
REVISION	DATE	REASON FOR ISSUE

MATERIALS

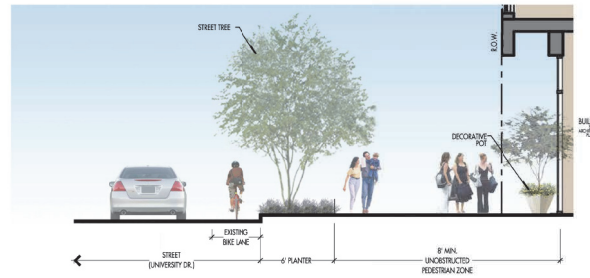
DATE 29 NOV 2017	PROJECT NUMBER 171210
SHEET NUMBER A-5.04	



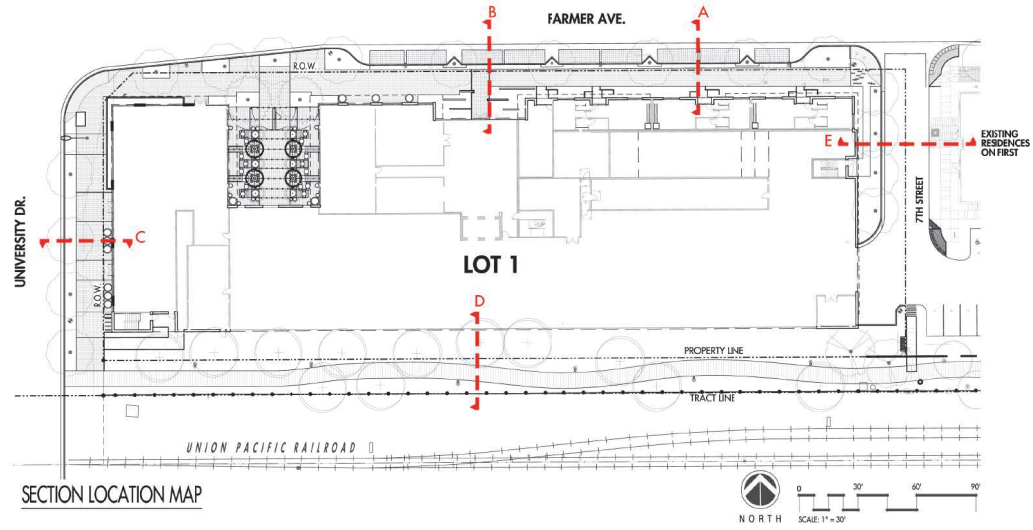
SECTION A



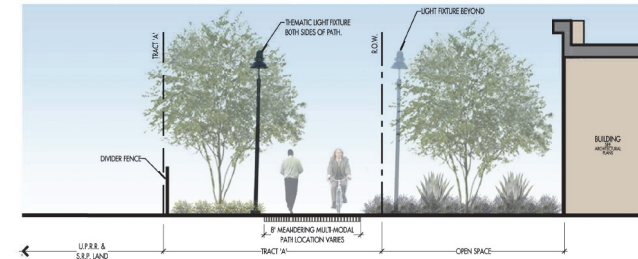
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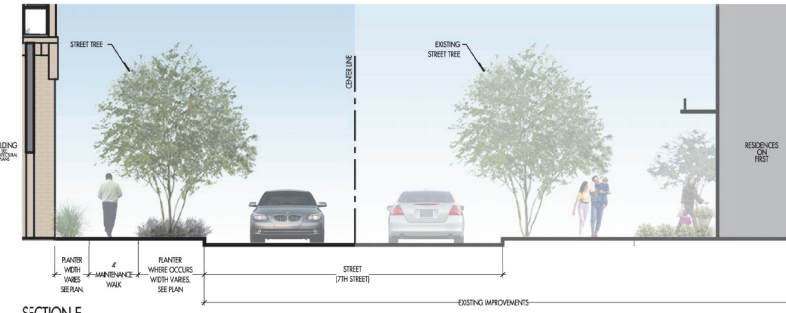
SECTION C



SECTION LOCATION MAP



SECTION D



SECTION E



6723 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100
117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98101
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Farmer Arts District
Within the heart of the neighborhood, across the street of the city

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

REVISION	DATE	REASON FOR ISSUE



SECTIONS AND ELEVATIONS



DATE 30 OCTOBER 2017	REVISION -
PROJECT NUMBER 131.11	SHEET NUMBER P3
SCALE SEE PLAN	



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 PORTLAND, OR 97219
 T 503.245.7100
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 Where the best of the neighborhood meets the best of the city

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

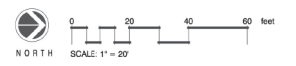
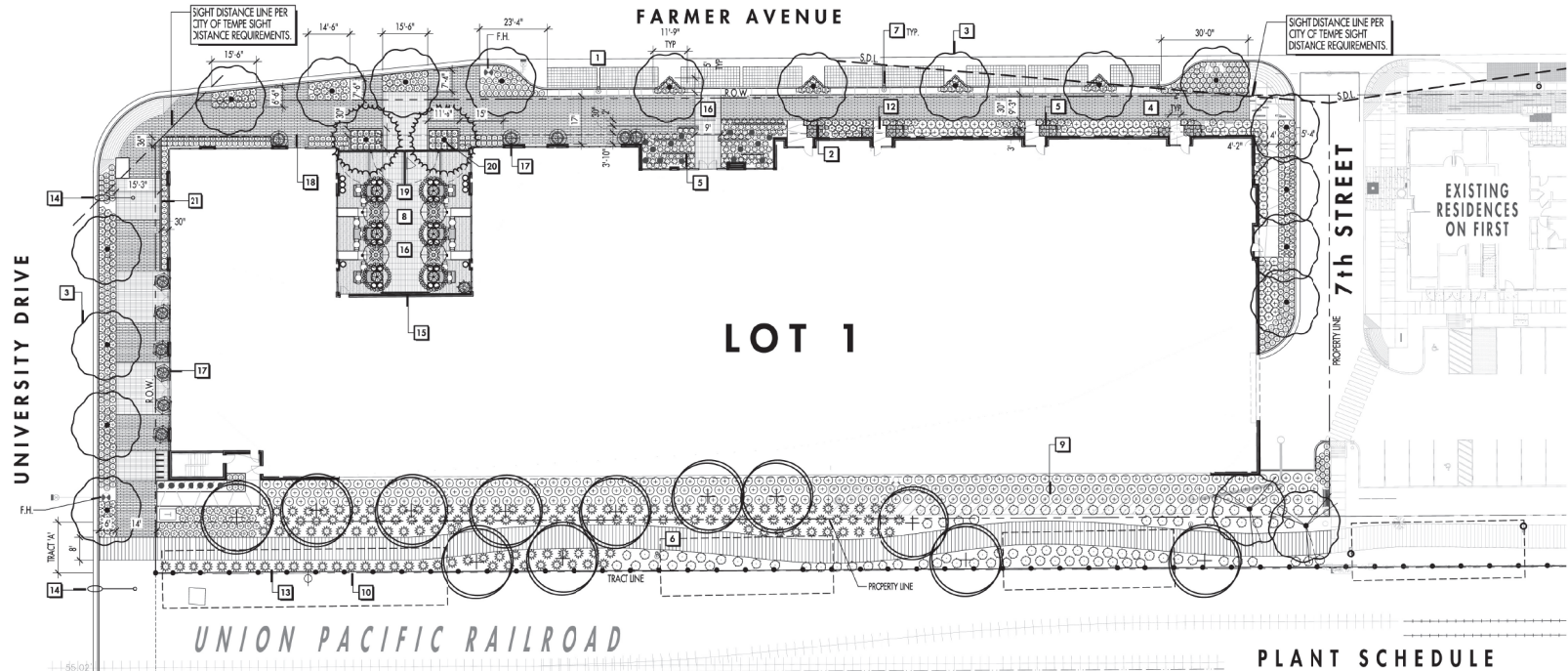
REVISION	DATE	REASON FOR ISSUE



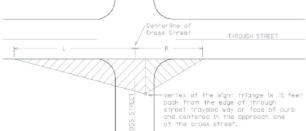
GROUND LEVEL PLANTING PLAN



DATE 30 OCTOBER 2017	REVISION --
PROJECT NUMBER 131.11	SHEET NUMBER P1
SCALE SEE PLAN	



City of Tempe
 Intersection Sight Distance



Speed Limit on Through Street	Through Street Cross Section	L (feet)	R (feet)
25 MPH	Collector Street (41 feet back of curb) Collector Street (49 feet back of curb)	195 385	125 110
30 MPH	Collector Street (41 feet back of curb) Collector Street (49 feet back of curb)	225 210	140 125
35 MPH	Collector Street (41 feet back of curb) Collector Street (49 feet back of curb) Arterial with 2 lanes to the left of cross street Arterial with 3 lanes to the left of cross street	260 240 330 350	160 140 125 125
40 MPH	Arterial with 2 lanes to the left of cross street Arterial with 3 lanes to the left of cross street	310 395	155 160
45 MPH	Arterial with 2 lanes to the left of cross street Arterial with 3 lanes to the left of cross street	415 440	175 135

These requirements apply to all streets, alleys or driveways that intersect a public collector or arterial street.
 Values of "L" and "R" are measured from the centerline of the cross street along the face of curb or edge of traveled way of the through street and are based on AASHTO Geometric Design of Highways and Streets 2004 Intersection Sight Distance for Light-Turn Maneuvers from a Stop-Land Grade.
 Passenger Car and design speed of 5 mph over the posted speed limit.
 Hatched areas must be clear of obstructions that might block a driver's view of potentially conflicting vehicles. Landscaping should be 2 feet or less in height. Multi-trunk trees should be eliminated from this area and any trees planted must be removed or cut at least 5 feet. The spacing of trees in this area could create a picket fence effect planted to closely together.

LANDSCAPE CALCULATIONS

TOTAL NET SITE = 60,185 S.F.
 NET GROUND LEVEL LANDSCAPE AND HARDSCAPE AREA AFTER REMOVAL OF BUILDINGS, DRIVES, PARKING AND FIRE LANES = 25,088 S.F. OR 41%
 GROUND LEVEL HARDSCAPE AREA = 10,860 S.F. = 18% OF TOTAL NET GROUND LEVEL AREA
 GROUND LEVEL LANDSCAPE AREA = 8,728 S.F. OR 14% OF TOTAL NET GROUND LEVEL AREA
 TERRACES INCLUDING, POOLS, HARDSCAPE AND LANDSCAPE AREAS = 5,505 S.F.
 GROUND LEVEL HARDSCAPE AND LANDSCAPE = 19,388 S.F.
 TERRACES HARDSCAPE AND LANDSCAPE = 5,505 S.F.
 TOTAL = 25,093 S.F. (41%)
 R.O.W. LANDSCAPE AND HARDSCAPE AREA = 5,500 S.F.
 NO WATER INTENSIVE LANDSCAPE PROVIDED
 **LANDSCAPE STANDARD COVERAGE: P.A.D. STANDARD 32%

TOTAL EXTERIOR BIKE PARKING

12 SPACES

NOTES:

- TREES ALONG FARMER AND UNIVERSITY SHALL BE MIN. 1.5" CALIPER AND 36" BOX. ALL OTHER TREES WILL BE 1.5" MIN. CALIPER.
- ALL SHRUBS WILL BE 5 GALLON.
- ALL LANDSCAPE SURFACES TO BE TOP-DRESSED WITH SCREENED DECOMPOSED GRANITE.

IRRIGATION MASTER PLAN:

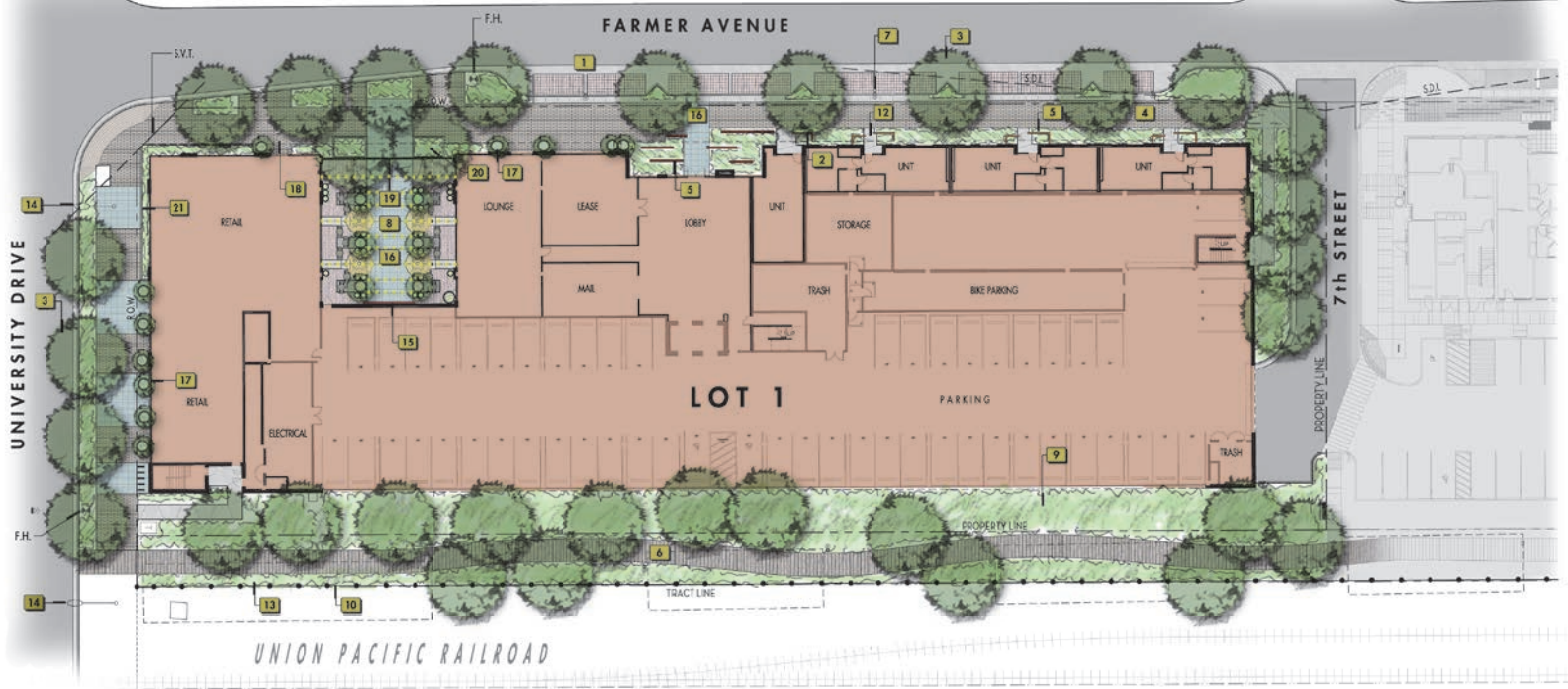
ALL LANDSCAPE IMPROVEMENTS SHALL BE WATERED BY AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM MAINTAINED BY THE OWNER UNLESS NOTED OTHERWISE. LAYOUT AND EQUIPMENT SHALL BE CONSISTENT WITH COMMERCIAL OPERATED SYSTEMS. TREES AND SHRUBS WILL BE SEPARATELY VALVED.

DESIGN KEYNOTES

- PARALLEL PARKING WITH INSET PAVERS AND STREET TREE POP-OUT EVERY OTHER SPACE TO MATCH EXISTING NORTH OF 7TH.
- LANDSCAPE ACCENT WALLS AT UNIT ENTRY
- 36" BOX SIZE MULTI-TRUNK PALO BREA STREET TREES TO CONTINUE EXISTING LANDSCAPE CHARACTER ALONG FARMER AVENUE.
- LINEAR PAVERS ALONG PEDESTRIAN WALK TO CONTINUE INTO THIS PHASE.
- LANDSCAPE ACCENT WALLS.
- 8" CONCRETE BOARDWALK ADJACENT TO RAILROAD TO CONNECT LINEAR PEDESTRIAN TRAIL FROM UNIVERSITY NORTH TO 5TH STREET.
- APPROXIMATE LIGHT LOCATIONS, FIXTURE SPECIFICATIONS TO BE CONSISTENT WITH FARMER AVENUE AND TRACT 'A' FROM PRIOR PHASES.
- MULTI-FUNCTIONAL OUTDOOR COURTYARD SPACE WITH MOVABLE SEATING, POTS AND FESTIVAL LIGHTING.
- UNDERGROUND RETENTION. SEE UNDERGROUND UTILITY PLAN.
- FENCE.
- PLANTERS WITH STRONG PLANT MASSINGS TO COMPLEMENT ARCHITECTURE.
- CONCRETE SIDEWALK WITH ACCENT PAVING JOINTS
- LANDSCAPE ALONG LINEAR PATH TO INCORPORATE SIMILAR PLANT VARIETIES AND DENSITIES.
- EXISTING STREET LIGHTS AT UNIVERSITY TO REMAIN.
- WALL WITH ARTISTIC ELEMENT TO ANIMATE SPACE.
- ACCENT PAVERS AT ENTRY / COURTYARD.
- LANDSCAPE POTS PLANTED WITH SMALL TREE & ACCENTS.
- BUILDING OVERHANG.
- DECORATIVE FENCE/GATE TO CLOSE OFF COURTYARD AFTER HOURS FOR RESIDENT SAFETY.
- SHADE TREES TO SCREEN WESTERN SUN AND PROVIDE GATEWAY TO COURTYARD.
- RAISED PLANTER TO TRANSITION FF ELEVATION TO SIDEWALK ELEVATION.

PLANT SCHEDULE

TREES	COMMON NAME / BOTANICAL NAME	SIZE	QTY
●	ARGENTINE MESQUITE / PROSOPIS ALBA 9'H X 8" W X 2" C. MAX HEIGHT: 30'H X 30' W	36" BOX	2
●	DESERT IRONWOOD / OLIVEA TESOTA 5'H X 6" W X 2" C. MAX HT: 25'H X 25'H, LOW-BREAKING, MATCHED	36" BOX	2
●	DESERT MUSELUM PALO VERDE / PARKINSONIA X 7'H X 4" W X 1.5" C. MAX HT: 25'H X 30' W	24" BOX	12
●	SONORAN PALO VERDE / CERDILUM PRAECOX 3.5" CAL. 12" H. UPRIGHT VASE SHAPED FOR UNIFORMITY. MAX HT: 30'H X 30' W	36" BOX	17
●	WEeping FIG / FICUS NITIDA FULL MATCHED, UPRIGHT STRUCTURE FOR CONTAINERS	15 GAL	6
●	SHRUBS		
●	ANACAHUITA / CORDIA BOISSIERI TALL, UPRIGHT STRUCTURE, LOW BREAKING	15 GAL	6
●	BULLGRASS / MULHLENBERGIA EMERSLEYI 'EL TORO' SPACE PER PLANS 36" FROM HARDSCAPE. MAX HT: 24"	5 GAL	144
●	ELEPHANT BUSH / PORTULACARIA AFRA PLANT POT'S PER PLAN, FULL CAN	5 GAL	33
●	FIRECRACKER PLANT / RUSSELLIA EQUISSETIFORMIS FULL CAN, SPACE PER PLANS, 12" FROM HARDSCAPE	5 GAL	28
●	LITTLE OLIVE / OLEA EUROPAEA 'MONTRA' PLANT TO FORM HEIGHT 24" FROM HARDSCAPE.	5 GAL	366
●	MEDICINAL ALICE / ALOE VERA SPACE PER PLANS 24" FROM HARDSCAPE. MAX HT. 24"	5 GAL	55
●	MEXICAN BIRD OF PARADISE / CAESALPINIA MEXICANA TALL UPRIGHT STRUCTURE, LOW BREAKING	15 GAL	9
●	MEXICAN FENCEPOST / PACHYRHEZUS MARGINATUS 36" TALL MIN. (3) STEM MINIMUM.	15 GAL	21
●	NEW GOLD LANTANA / LANTANA X 'NEW GOLD' SPACE PER PLANS 36" FROM HARDSCAPE. MAX HT: 24"	5 GAL	349
●	PINK PARADE HESPERALOE / HESPERALOE X SPACE PER PLANS 24" FROM HARDSCAPE. MAX HT. 30"	5 GAL	276
●	PONY TAIL PALM / BEALUCARNEA CURCVATA SPECIMEN WITH 5' TRUNK HEIGHT MIN.	15 GAL	1
●	PURPLE HEART SETCREASEA / SETCREASEA PALLIDA FULL CAN, PLANT AT 12" O.C. IN CONTAINERS	5 GAL	30
●	REGAL MIST / MULHLENBERGIA EMERSLEYI 'MIST' SPACE PER PLANS 36" FROM HARDSCAPE. MAX HT. 36"	5 GAL	97
●	TWISTED LEAF YUCCA / YUCCA RUPICOLA FORMAL SPACING, 18" FROM HARDSCAPE.	5 GAL	95



CHARACTER IMAGES



DESIGN KEYNOTES

- 1 PARALLEL PARKING WITH INSET PAVERS AND STREET TREE POP-OUT EVERY OTHER SPACE TO MATCH EXISTING NORTH OF 7TH.
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- 7 APPROXIMATE LIGHT LOCATIONS. FUTURE SPECIFICATIONS TO BE CONSISTENT WITH FARMER AVENUE AND TRACT 'A' FROM PRIOR PHASES.
- 8 MULTI-FUNCTIONAL OUTDOOR COURTYARD SPACE WITH MOVEABLE SEATING, POTS AND FESTIVAL LIGHTING.
- 9 UNDERGROUND RETENTION, SEE UNDERGROUND UTILITY PLAN.
- 10 FENCE.
- 11 PLANTERS WITH STRONG PLANT MASSINGS TO COMPLEMENT ARCHITECTURE.
- 12 CONCRETE SIDEWALK WITH ACCENT PAVING JOINTS.
- 13 LANDSCAPE ALONG LINEAR PATH TO INCORPORATE SIMILAR PLANT VARIETIES AND DENSITIES.
- 14 EXISTING STREET LIGHTS AT UNIVERSITY TO REMAIN.
- 15 WALL WITH ARTISTIC ELEMENT TO ANIMATE SPACE.
- 16 ACCENT PAVERS AT ENTRY / COURTYARD.
- 17 LANDSCAPE POTS PLANTED WITH SMALL TREE & ACCENTS.
- 18 BUILDING OVERHANG.
- 19 DECORATIVE FENCE/GATE TO CLOSE OFF COURTYARD AFTER HOURS FOR RESIDENT SAFETY.
- 20 SHADE TREES TO SCREEN WESTERN SUN AND PROVIDE GATEWAY TO COURTYARD.
- 21 RAISED PLANTER TO TRANSITION FF ELEVATION TO SIDEWALK ELEVATION.



8720 SW MACADAM AVENUE, SUITE 100
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 117 SOUTH MAIN STREET, SUITE 400
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Farmer Arts District

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 707 SOUTH FARMER AVENUE

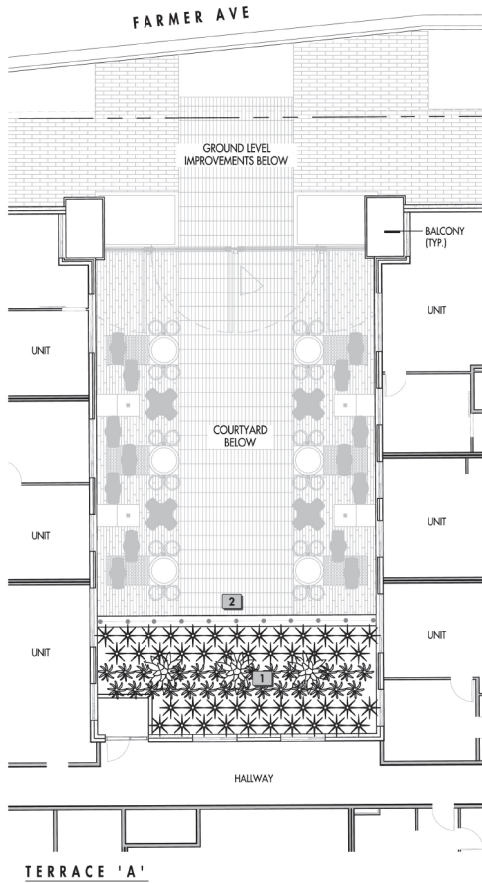
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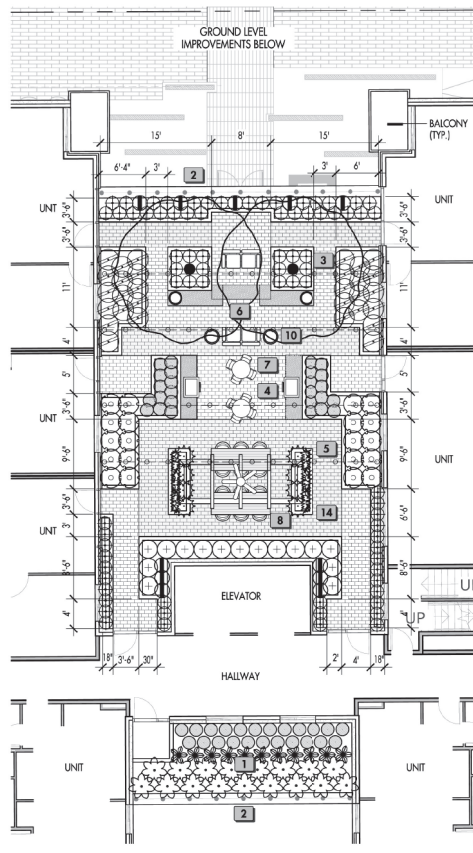
ILLUSTRATED GROUND LEVEL PLAN



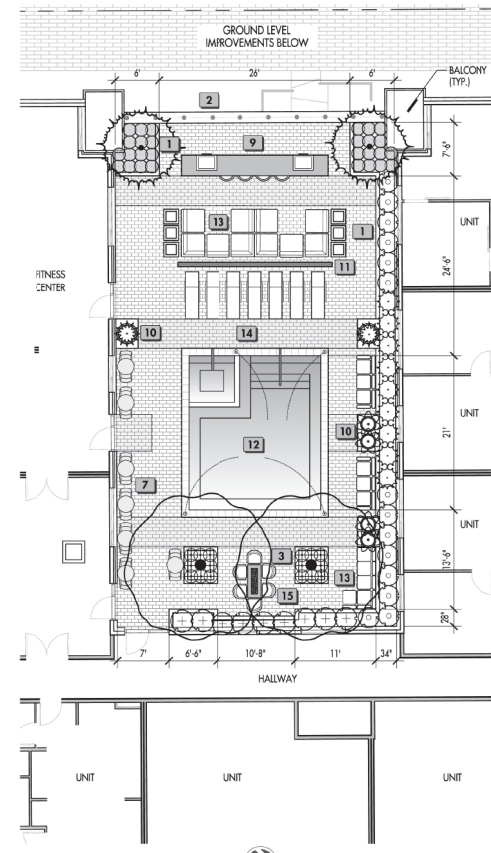
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PROJECT NUMBER 131.11	SHEET NUMBER P01
SCALE SEE PLAN	



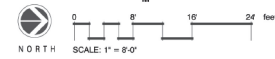
TERRACE 'A'



TERRACE 'B'



TERRACE 'C'



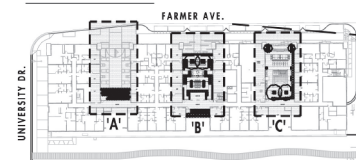
PLANT SCHEDULE

TREES	COMMON NAME / BOTANICAL NAME	SIZE	QTY	REMARKS
	DESERT IRONWOOD / OLNEYA TESOTA	36" BOX	4	8' H X 6' W X 2" C. MAX HT. 25' H (X 25' H, LOW-BREAKING, MATCHED
	TEXAS OLIVE / CORDIA BOISSIERI	24" BOX	2	MULTI-TRUNK, 6' TALL MIN.
SHRUBS				
	ARABIAN JASMINE / JASMINUM SAMBAC	5 GAL	6	FULL CAN, TRAIN TO TRELLIS
	BIRD OF PARADISE / STRELITZIA REGINAE	5 GAL	3	FULL, NO BURNED LEAVES, 16" TALL MIN.
	BLUE FLAME AGAVE / AGAVE X 'BLUE FLAME'	15 GAL	2	SPECIMEN, 24" TALL MIN.
	BRITISH RUELLIA / RUELLIA BRITTONIANA	5 GAL	30	FULL CAN, SPACE PER PLANS
	CANDELABRA TREE / EURPHORBIA INGENS	15 GAL	11	SPECIMEN, 30" TALL, MIN. SPACE PER PLAN
	CAPE ALOE / ALOE FEROX	15 GAL	21	SPECIMEN, FULL CAN, NO RIPS OR TEARS
	CENTURY PLANT / AGAVE GEMINIFLORA	5 GAL	45	FULL CAN, NO BURNED LEAVES
	DAWE'S ALOE / ALOE DAWEI	5 GAL	11	SPECIMEN, FULL 1 1/4" TALL, MIN. SPACE PER PLANS
	FIRECRACKER PLANT / RUSSELLIA EQUESETIFORMIS	5 GAL	34	FULL, PLANT IN MASSING AS SHOWN
	LITTLE OLIVE / OLIA EUROPAEA 'MONTRA'	5 GAL	15	PLANT TO FORM HEDGE, MAINTAIN AT 30" TALL
	PALE LEAF YUCCA / YUCCA PALLIDA	5 GAL	26	12" TALL MIN. SPACE PER PLANS
	TALL SLIPPER PLANT / PEDILANTHUS MACROCARPUS	5 GAL	17	15" TALL MIN. FULL CAN, 10 STEM MIN.
	WHITE BRITISH RUELLIA / RUELLIA BRITTONIANA 'ICE CICLE	5 GAL	9	PLANT IN MASSING AS SHOWN
	YELLOW BLOOMING ALOE / ALOE BARBADENSIS	5 GAL	77	PLANT PER PLAN, NO RIPS OR TEARS
	YELLOW DOT / WEDDIA TRILOBATA	5 GAL	92	FULL, SPACE PER PLANS

LANDSCAPE KEYNOTES

- SOME NOTES MAY NOT APPLY TO THIS SHEET
 - REFER TO ARCHITECTURAL AND CIVIL PLANS FOR ADDITIONAL INFORMATION NOT SHOWN
- ELEVATED PLANTER WITH STRUCTURED PLANTS AND SPECIMEN ACCENTS
 - BARRIER/GUARD RAIL PER ARCHITECTURAL PLANS.
 - RAISED PLANTER WITH TREE
 - OPPOSING BBQ CENTERED IN TERRACE
 - FESTOON LIGHTING OVER TERRACE
 - FIREPLACE WITH HEARTH AND POTS
 - MOVEABLE TABLES AND CHAIRS
 - ARBOR WITH LARGE FAN AND COMMUNITY TECH TABLE UNDER
 - LARGE LINEAR BBQ AND BAR
 - LANDSCAPE POTS ON PAVING OR ON RAISED PLINTH
 - DIVIDER WALL WITH STRONG ACCENT COLOR TO COMPLEMENT THE ARCHITECTURE AND WALLS AT ENTRY
 - 20' x 23' POOL WITH INTEGRATED SPA AND DECK JETS
 - OUTDOOR LOUNGE SEATING TO PROVIDE RESORT LIFESTYLE
 - ENHANCED PAVING IN STRONG PATTERN TO COMPLEMENT COURTYARD BELOW AND ARCHITECTURE
 - LINEAR FIRE PIT WITH MOVEABLE CHAIRS

KEY MAP



8720 SW MACADAM AVENUE, SUITE 100
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707 SOUTH FARMER AVENUE

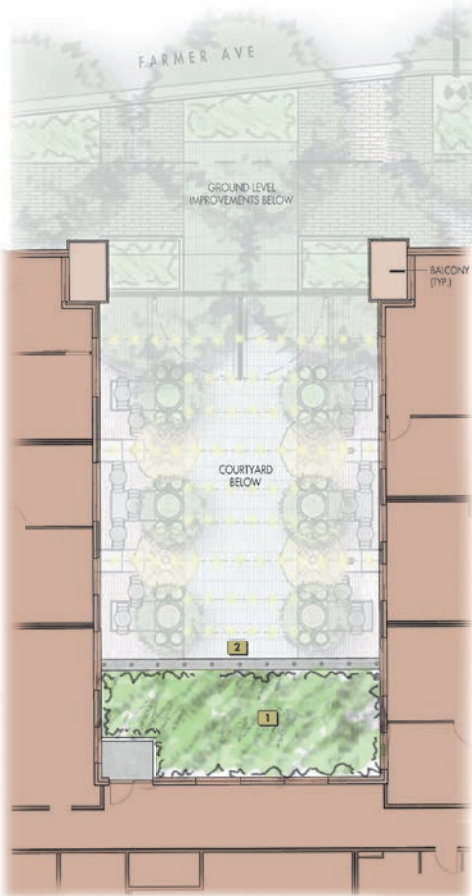
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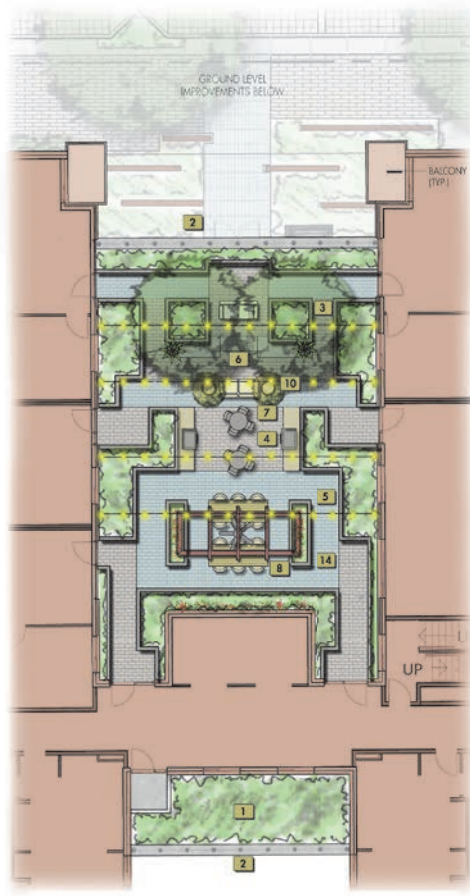
UPPER LEVEL PLANTING PLAN



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SCALE SEE PLAN	



TERRACE 'A'



TERRACE 'B'



TERRACE 'C'

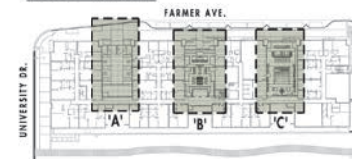
LANDSCAPE KEYNOTES

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- | | |
|--|--|
| 1 ELEVATED PLANTER WITH STRUCTURED PLANTS AND SPECIMEN ACCENTS | 9 LARGE LINEAR BBQ AND BAR |
| 2 BARRIER/GUARD RAIL PER ARCHITECTURAL PLANS. | 10 LANDSCAPE POTS ON PAVING OR ON RAISED PLINTH |
| 3 RAISED PLANTER WITH TREE | 11 DIVIDER WALL WITH STRONG ACCENT COLOR TO COMPLEMENT THE ARCHITECTURE AND WALLS AT ENTRY |
| 4 OPPOSING BBQ CENTERED IN TERRACE | 12 20' x 23' POOL WITH INTEGRATED SPA AND DECK JETS |
| 5 FESTOON LIGHTING OVER TERRACE | 13 OUTDOOR LOUNGE SEATING TO PROVIDE RESORT LIFESTYLE |
| 6 FIREPLACE WITH HEARTH AND POTS | 14 ENHANCED PAVING IN STRONG PATTERN TO COMPLEMENT COURTYARD BELOW AND ARCHITECTURE |
| 7 MOVEABLE TABLES AND CHAIRS | 15 LINEAR FIRE PIT WITH MOVEABLE CHAIRS |
| 8 ARBOR WITH LARGE FAN AND COMMUNITY TECH TABLE UNDER | |



KEY MAP



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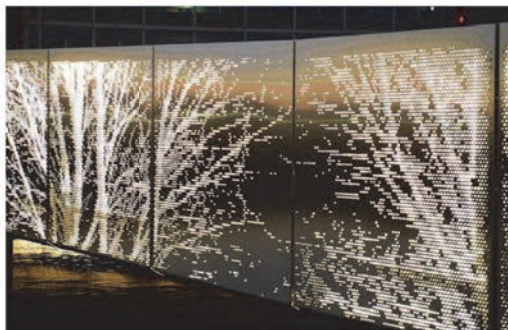
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ILLUSTRATED UPPER LEVEL TERRACES



DATE 30 OCTOBER 2017	REVISION —
PROJECT NUMBER 131.11	SHEET NUMBER P02
SCALE SEE PLAN	



SCREENING OPTIONS



ART INSPIRATION



FARMER AVE. PEDESTRIAN PAVING



BOARDWALK, FENCE AND PLANTING CHARACTER



FARMER AVE. PARKING AND PLANTER CHARACTER



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

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IMAGES & MATERIALS



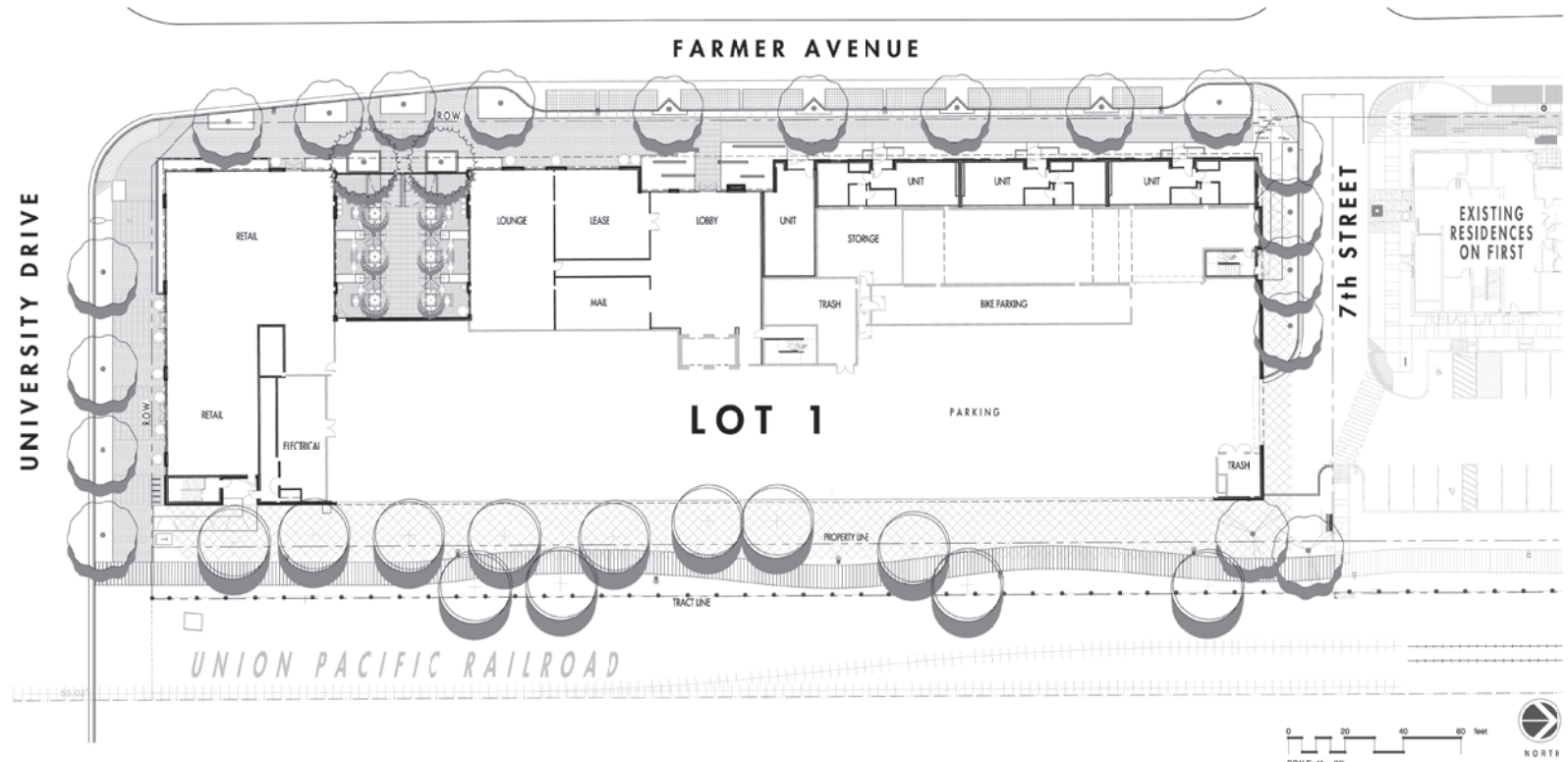
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Farmer Arts District

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



SHADE STUDY CALCULATIONS (NORTH)

PUBLIC SIDEWALK AREAS	500 SQ. FT.
○ A. SHADE FROM TREES	150 SQ. FT.
◻ B. STRUCTURAL SHADE	140 SQ. FT.
TOTAL A + B SHADE = 290 SQ. FT. (58% SHADE)	

SHADE STUDY CALCULATIONS (SOUTH)

PUBLIC SIDEWALK AREAS	2,500 SQ. FT.
○ A. SHADE FROM TREES	880 SQ. FT.
◻ B. STRUCTURAL SHADE	0 SQ. FT.
TOTAL A + B SHADE = 880 SQ. FT. (35% SHADE)	

SHADE STUDY CALCULATIONS (EAST)

PUBLIC SIDEWALK AREAS	3,600 SQ. FT.
○ A. SHADE FROM TREES	1,600 SQ. FT.
◻ B. STRUCTURAL SHADE	700 SQ. FT.
TOTAL A + B SHADE = 2,300 SQ. FT. (63% SHADE)	

SHADE STUDY CALCULATIONS (WEST)

PUBLIC SIDEWALK AREAS	5,420 SQ. FT.
○ A. SHADE FROM TREES	2,400 SQ. FT.
◻ B. STRUCTURAL SHADE	0 SQ. FT.
TOTAL A + B SHADE = 2,400 SQ. FT. (44% SHADE)	

R. SHADE STANDARDS.
 PUBLIC SIDEWALKS SHALL BE SHADED WITH A MINIMUM OF THIRTY-THREE PERCENT (33%) FULL SHADE. SHADE MAY BE PROVIDED BY TREES, GREEN WALLS, TRELISES, CANOPIES OR OTHER STRUCTURAL FEATURES. SHADE SHALL COVER THE WALKABLE SURFACE AT 3:00 PM ON THE DATE OF JUNE 21ST (SUMMER SOLSTICE), VERIFIED BY A DEVELOPMENT SHADOW STUDY. SHADE CALCULATIONS FOR TREES WILL ASSUME CANOPY GROWTH AT FIVE YEARS FROM PLANTING.

REVISION	DATE	REASON FOR ISSUE



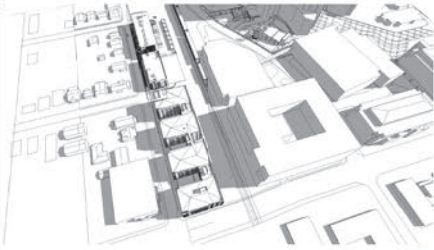
SHADOW STUDY



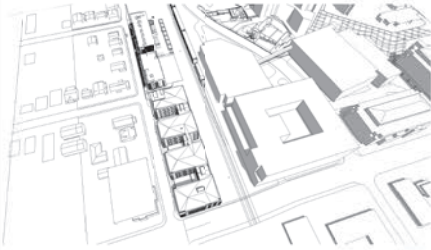
DATE 30 OCTOBER 2017	REVISION --
PROJECT NUMBER 131.11	SHEET NUMBER P5
SCALE SEE PLAN	

11/29/2017 10:52:29 AM

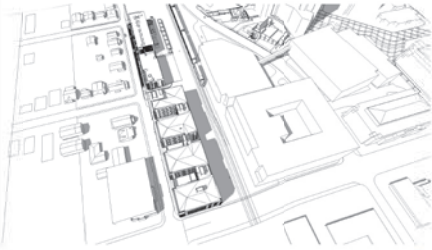
VERNAL EQUINOX - MARCH 20TH



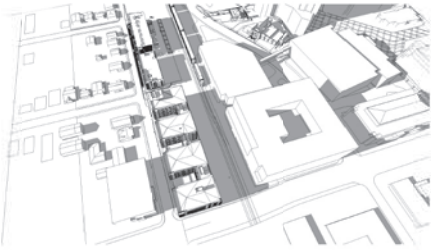
9 AM



12 PM

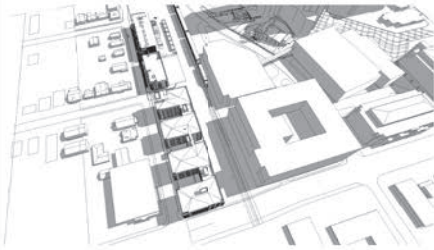


3 PM

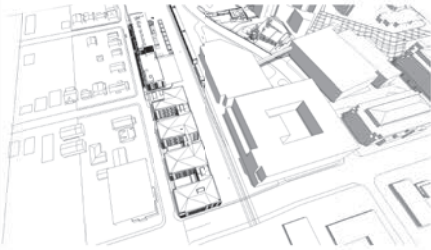


5 PM

SUMMER SOLTICE - JUNE 21ST



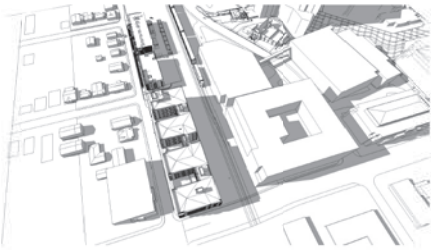
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12 PM

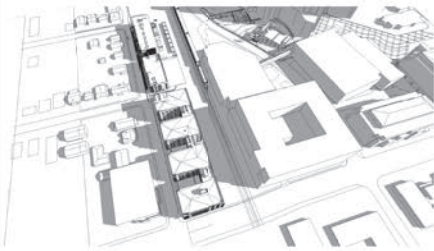


3 PM

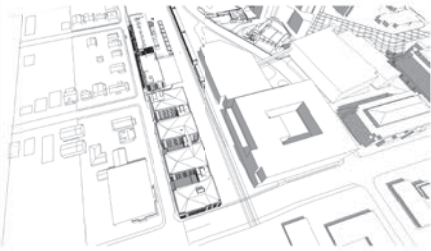


5 PM

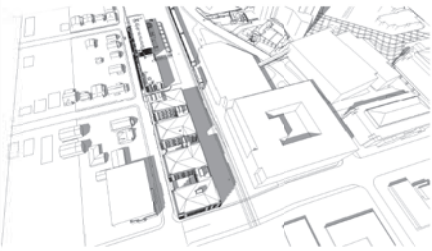
AUTUMNAL EQUINOX - SEPTEMBRE 22ND



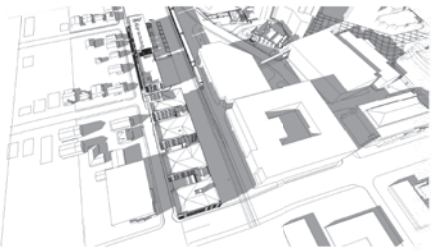
9 AM



12 PM

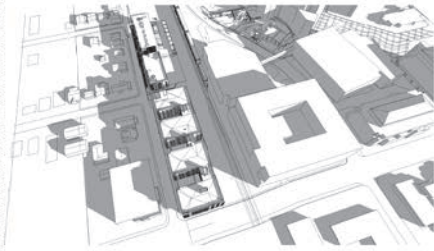


3 PM

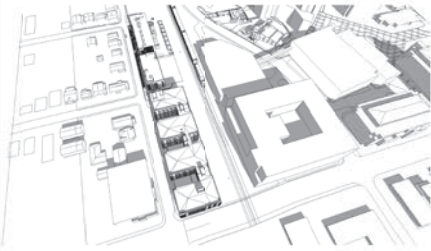


5 PM

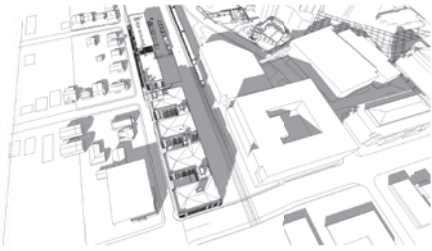
WINTER SOLSTICE - DECEMBER 21ST



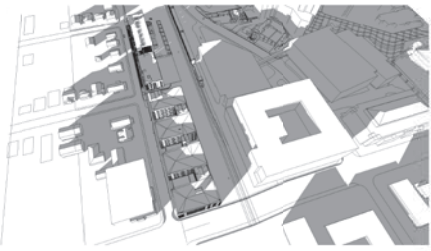
9 AM



12 PM



3 PM



5 PM

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Ankrom Moisan

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8TH AND FARMER
LOT 1 @ FARMER ARTS DISTRICT - PARCEL 1
707 SOUTH FARMER AVENUE, TEMPE, ARIZONA

REVISION DATE REASON FOR ISSUE

REVISION	DATE	REASON FOR ISSUE

SOLAR STUDY

DATE PROJECT NUMBER

29 NOV 2017 171210

SHEET NUMBER

A-1.01



VIEW - FARMER AVE. & UNIVERSITY DRIVE



VIEW - UNIVERSITY DRIVE



VIEW - FARMER AVE.



VIEW - FARMER AVE. & 7TH STREET



VIEW - FARMER AVE. & 7TH STREET



VIEW - FARMER AVE. & UNIVERSITY DRIVE



VIEW - FARMER AVE. & UNIVERSITY DRIVE



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8TH AND FARMER
LOT 1 @ FARMER ARTS DISTRICT - PARCEL 1
707 SOUTH FARMER AVENUE, TEMPE, ARIZONA

REVISION	DATE	REASON FOR ISSUE

SITE PHOTOS

DATE 29 NOV 2017 PROJECT NUMBER 171210

SHEET NUMBER A-5.00



November 6, 2017

8th & Farmer, LLC
c/o Charles Huellmantel
P.O. Box 1833
Tempe, Arizona 85280
Email: Charles@Huellmantel.com



Re: *Amendment No. 1 to NEC Farmer Avenue and University Drive Traffic Statement (aka Lot 1 @ Farmer Arts District – Parcel 1) – Tempe, Arizona*

Dear Mr. Huellmantel:

Thank you for engaging CivTech to prepare this first amendment to the approved traffic statement for the Lot 1 @ Farmer Arts District – Parcel 1 development proposed for the northeast corner of Farmer Avenue and University Drive in Tempe, Arizona. The site encompasses approximately 1.55-acres and will be a mixed-use development with a multifamily component and ground floor commercial/retail space.

PURPOSE AND HISTORY

On February 5, 2016, CivTech finalized the *NEC Farmer Avenue and University Drive Traffic Statement*. This statement was prepared after discussions with the City of Tempe Traffic Engineer indicated that a Category I study was required for the proposed development. In early 2016 it was expected that the development would consist of a multi-story, multi-family building with 281 dwelling units and 1,641 square feet (SF) of commercial use. The purpose of that statement, which was approved, was to determine the trip generation impacts of the proposed residential development in accordance with the stated requirements for a Category I study.

Since then the expected number of dwelling units has been reduced and the floor area of the commercial/retail component has been increased. Therefore, the purpose of this Amendment No. 1 to CivTech's 2016 traffic statement is to document the changes in trips generated by the uses now anticipated and to compare them to the trips anticipated in 2016.

PROPOSED DEVELOPMENT

The development as now proposed will consist of 171 dwelling units with 5,055 SF of commercial/retail floor area.

TRIP GENERATION

The potential trip generation for the site was estimated utilizing average rates provided in the Institute of Transportation Engineers (ITE) *Trip Generation, 9th Edition*. **Table 1** details the trip generation potential of the proposed 171-dwelling unit (DU) multi-family development and 5,055 SF of commercial/retail space and compares the trips generated to those anticipated from the 281 DU complex expected previously. *(Please note that CivTech's 2016 statement did not document any trips generated by the 1,641 SF of commercial/retail floor space. It may have been assumed that the commercial/retail use would have primarily been a convenience for residents and generated either no external trips or a negligible number of external trips.)*

Alternate Transportation Reduction. Due to the availability of alternate modes of transportation and the site’s close proximity to downtown Tempe and Arizona State University, Tempe allowed CivTech to apply a fifteen (15) percent reduction in the 2016 version to account for non-vehicle modes of transportation. The same reduction will also be applied to the residential component of the development in this amendment.

Table 1 – Trip Generation Comparison (2017 vs. 2016 Site Plans)

Land Use	ITE Code	ITE Land Use Name	Quantity Units*	AM Distribution		PM Distribution				
				In	Out	In	Out			
2016 Site Plan										
Multi-Story, Multi-Family	220	Apartments	281 DUs	20%	80%	65%	35%			
2018 Site Plan										
Commercial/Retail	934	High Turnover (Sit Down) Restaurant	5,055 KSF	88%	12%	17%	83%			
Multi-Story, Multi-Family	220	Apartments	171 DUs	20%	80%	65%	35%			
Land Use	ADT		AM Peak Hour			PM Peak Hour				
	Avg. Rate*	Total	Avg. Rate*	In	Out	Total	Avg. Rate*	In	Out	Total
2016 Site Plan										
Multi-Story, Multi-Family	6.65	1,870	0.51	29	115	144	0.62	114	61	175
Alternate Transportation Mode Reduction (15%)		(282)		(4)	(18)	(22)		(17)	(9)	(26)
2016 Plan Totals		1,588		25	97	122		97	52	149
2018 Site Plan										
Commercial/Retail	127.15	642	10.81	30	25	55	9.85	30	20	50
Multi-Story, Multi-Family	6.65	1,138	0.51	17	70	87	0.62	69	37	106
Alternate Transportation Mode Reduction (15%)		(170)		(3)	(10)	(13)		(10)	(6)	(16)
2017 Plan Totals		1,610		44	85	129		89	51	140
Differences (2017-2016) – Numeric		+22		+19	-12	+7		-9	-1	-9
Differences (2017-2016) – Percentage		+1.4%		+76.0%	-12.3%	+5.7%		-9.3%	-1.9%	-6.0%

Notes: * KSF = 1,000 square feet; DUs = Dwelling Units

A review of the results of the trip generation summarized in **Table 1** reveals that the development as now proposed is anticipated to generate 1,610 daily trips, with 129 trips occurring during the AM peak hour and 140 trips occurring during the PM peak hour. When compared to the trip generation documented in the approved 2016 traffic statement for the project, the current trip generation yields 22 additional trips daily, 9 fewer trips during the PM peak hour, and a net increase of 7 trips during the AM peak hour. Due to the addition of a potential restaurant use (a relatively high trip generator when compared to an office or retail use), the inbound trips during the AM peak hour could increase by 19 trips per hour (on average approximately one trip every three minutes) while the outbound trips decrease by 12 trips per hour.

It bears repeating that no trips were generated or documented for the small commercial area in the approved 2016 traffic statement. If the 1,641 SF of commercial/retail space had been considered as a potential coffee shop, it would have been shown as generating more than 150 trip during the AM peak hour alone and there would have been none of the increases documented in **Table 1**. As it is, the 22 additional trips daily is an increase of just 1.4 percent and the additional 7 AM peak hour trips represents a less than six percent increase. The small increase in AM peak hour trips would have no adverse impact on the results of the capacity analysis documented in 2016, which showed the movements of the site access at Farmer Avenue operating at good levels of service (LOS B or better) during the AM peak hour. A net increase of 7 trips would also have little impact on the operation of the signalized intersection of Farmer Avenue and University Drive, at which more than 1,700 vehicles entered during the AM peak hour in 2016.

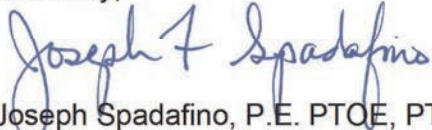
CONCLUSIONS AND RECOMMENDATIONS

From the above, the following has been concluded:

- The project is proposed with 171 dwelling units and 5,055 square feet of commercial/retail floor area that could potentially be developed as a sit-down restaurant.
- The proposed development is anticipated to generate 1,610 daily trips, with 129 trips occurring during the AM peak hour and 140 trips occurring during the PM peak hour.
- When compared to the trips generation documented in the approved 2016 traffic statement for the project, the current trip generation yields 22 additional trips daily, 9 fewer trips during the PM peak hour, and a net increase of 7 trips during the AM peak hour.
- The 22 additional trips daily is an increase of just 1.4 percent and the additional 7 AM peak hour trips represents a less than six percent increase. The small increase in AM peak hour trips would have no adverse impact on the results of the capacity analysis documented in 2016, which showed the movements of the site access at Farmer Avenue operating at good levels of service (LOS B or better) during the AM peak hour. A net increase of 7 trips would also have little impact on the operation of the signalized intersection of Farmer Avenue and University Drive.

Thank you for allowing CivTech to assist you on this project. Please contact me with any questions you may have on this amendment,

Sincerely,



Joseph Spadafino, P.E. PTOE, PTP
Project Manager/Senior Traffic Engineer