

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 01/09/2018

Agenda Item: 4

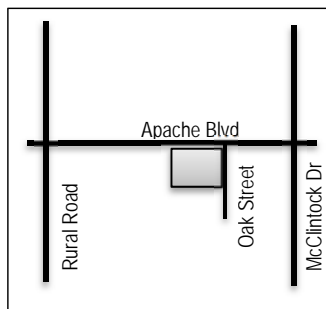
ACTION: Request for a Use Permit to allow a residential use in the CSS district, a Use Permit Standard to increase the maximum allowed building height from 35 ft. to 42 ft., and a Development Plan Review of a reuse of an existing building consisting of 22 multifamily dwelling units for APACHE AND OAK, located at 1461 East Apache Boulevard. The applicant is artHAUS Projects.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: APACHE AND OAK (PL160429) consists of two parcels with an existing vacant motel located on the southwest corner of Oak Street and Apache Boulevard. This is a new request for a site previously heard by the Development Review Commission. The prior request was a General Plan Density Map Amendment, Zoning Map Amendment with a Planned Area Development Overlay and Use Permit for tandem parking. The original request was heard by the DRC on May 23, 2017; the applicant requested a continuance to be heard by a full Commission. At the June 13th, 2017 hearing, the Commission voted 5-2 recommending denial of the request. The applicant postponed the hearings to Council, to re-evaluate the direction of the project. On October 10, 2017, the applicant returned to the Commission at a Study Session with a proposed revised plan, eliminating the prior entitlement request and proposing a scaled back plan including reuse of the existing structures, with conversion from motel to restaurant/office and residential uses. Based on the feedback from this study session, the applicant revised plans and held another neighborhood meeting on December 19, 2017 to present the changes to residents. The new proposal complies with the General Plan and CSS Zoning. This project is proposed to revitalize two existing motel buildings on two lots through the Adaptive Reuse Program. The eastern two-story motel would convert the first floor to a restaurant with outdoor patio to the north and the second floor to office uses. The western two-story motel would convert to three-story studio and loft apartments. The 22 units would meet the allowed 25 dwelling unit per acre density for multi-family use within the CSS zoning with a use permit. The site would be upgraded for paving, landscape, circulation and refuse collection and buildings would be updated with new materials and forms. A use permit is required to allow residential uses within the existing commercial development, and a use permit standard is required to increase the height of the western building. The revised request includes the following:

1. Use Permit to allow residential uses within an existing commercial center in the CSS district.
2. Use Permit Standard to allow a 20% increase in allowed building height from 35' to 42' in the CSS district.
2. Development Plan Review for site plan, landscape plan and elevations.



Existing & Future Property Owner	Arthur Misaki, M&L Arizona One
Applicant	Jason Boyer, artHAUS Projects
Zoning District (current/proposed)	CSS, TOD (Station Area)
Gross / Net site area	.89 gross / .81 net
Density / Number of Units	25 du/ac / 22 units
Unit Types / Number of Bedrooms	8 studio, 9 one-bdrm, 5 two-bdrm, 0 three-bdrm / 27 bedrooms
Total Building Area	18,582 s.f.
Lot Coverage	20% (75% maximum allowed in CSS)
Building Height	37' (35' max allowed in CSS, 42' with use permit)
Building Setbacks	10' front, 42' west side, 10' east side, 24' rear (0'-10' front, 0' side, 0'street side, 10' rear in CSS)
Landscape area	22% (25% minimum required in CSS, existing condition allowed with adaptive reuse of site)
Vehicle Parking	53 provided: 30 on-site, 8 on-street and 15 at park and ride (42 required by TOD ratios)
Bicycle Parking	34 spaces (30 min. required)

ATTACHMENTS: Development Project File

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

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Diana Kaminski, Senior Planner

Reviewed by: Ryan Levesque, Deputy Community Development Director, Planning Division

COMMENTS:

This .89-acre site is located on the south west corner of Oak Street and Apache Boulevard in the Transportation Overlay District, Station Area and Apache Boulevard Character Area. The existing two lots have a vacant motel in the CSS zoning. The motel was originally constructed in 1958 and was remodeled in 1987. The lot is significantly paved, with limited landscape area, the only amenity, a pool, was filled in several years ago. The site has been the subject of multiple code complaints and calls for service from police under prior ownership. There are R-4 multi-family apartments to the west, R1-6 single family houses in the Hudson Manor Subdivision to the south. To the east of Oak Street and north side of Apache Boulevard are existing commercial uses in the CSS zoning. This is a new request for a site previously heard by the Development Review Commission. The prior request was a General Plan Density Map Amendment, Zoning Map Amendment with a Planned Area Development Overlay and Use Permit for tandem parking. The original request was heard by the DRC on May 23, 2017; the applicant requested a continuance to be heard by a full Commission. At the June 13th, 2017 hearing, the Commission voted 5-2 to deny the request. Minutes from this hearing are provided in the attachments of this report for reference. The applicant postponed the hearings to Council, to re-evaluate the direction of the project. On October 10, 2017, the applicant returned to the Commission at a Study Session with a proposed revised plan, eliminating the prior entitlement request and proposing a scaled back plan including reuse of the existing structures, with conversion from motel to restaurant/office and residential uses. Minutes from this study session are provided in the attachments. Based on the feedback from this study session, the applicant revised plans and held another neighborhood meeting on December 19, 2017 to present the changes to residents. This project is proposed to revitalize two existing motel buildings on two lots through the Adaptive Reuse Program. The eastern two-story 4,474 s.f. motel would convert the first floor to a restaurant with outdoor patio to the north and the second floor to office uses for a new building area of 3,808. The western two-story 8,035 s.f. motel would convert to three-story studio and loft apartments totaling 14,774 s.f. with the addition of the third-floor loft space. The 22 residences would meet the allowed 25 dwelling unit per acre density for multi-family use within the CSS zoning. Below is a comparison of the prior proposed project, the existing site conditions and the new proposed reuse of the site:

APACHE AND OAK			
Standard	PRIOR PROJECT MU-4 (PAD) TOD Station Area	EXISTING CONDITION CSS TOD Station Area	PROPOSED PROJECT CSS TOD Station Area
Residential Density (du/ac)	52	25 du/ac allowed	25
Number of Units / Number of Bedrooms	46 units / 64 bedrooms	22	22 units / 27 bedrooms
Building Height Maximum (feet)	66 ft. north side 30 ft. south side	2-story (est. 27') 35 ft. w/o residential 45 ft. with residential added on top of commercial	37 ft. to top of roof Requested Use Permit Standard to increase height from 35' to 20% on west residential building
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	Grandfathered not required but complies	Complies
Maximum Lot Coverage (% of net site area)	17% proposed	75% allowed 23% actual building footprint	20%
Minimum Landscape Area (% of net site area)	25% (on ground, 31% including roof deck)	15% required	22%

Setbacks (feet)	Front (North) Parking	10 ft. 20 ft.	12' (0' Min.) 11' (20' Min.in CSS, Variance to reduce drive length from 20' to 11')	10' (Min.) 20' (Min.)
	Side (West)		42' (0' Min. allowed)	42'
	Rear (South)	9 ft.	23' (10' Min. allowed)	24'
	Street Side (East)	10 ft. 0 ft.	10' (0' Min. allowed)	10'
	Parking	20 ft.	11' (20' Min.in CSS, Variance to reduce drive length from 20' to 11')	11' existing parking to remain.

PARKING	Ratio	PRIOR PROJECT MU-4 (PAD) TOD Station Area	EXISTING CONDITION CSS TOD Station Area	PROPOSED PROJECT CSS TOD Station Area
Hotel	1 space/unit	NA	27 rooms	NA
Studio	.75 space/ unit	15		6
1 bedroom	.75 space / unit	6		6.75
2 bedroom	1.5 spaces / unit	27	4-bedroom unit requires 3 spaces	7.5 (5 units)
Guest	.2 / unit	9.2	.2 spaces	4.4 (22 units)
Restaurant	1/75 s.f. (50% TOD Station Area reduction)	24.83		14.97 spaces (2,246 – 1123=1123 sf)
Patio	0 (No parking in TOD)	0		0
Retail/Office	1/300 s.f. (50% TOD Station Area reduction)	1.62	3 (900 s.f. office)	2.43 spaces (1458- 729=729 sf)
Subtotal		84	33 required by current requirements	22 residential on site 8 on-site & 8 on-street for guest, restaurant & office 15 in public park and ride per Adaptive Reuse allowance
TOTAL		84 required 93 provided	40 required 37 allowed by variance	42 required, 53 provided (including off-site)

The new proposal complies with the General Plan and CSS Zoning. The site would be upgraded for paving, landscape, circulation and refuse collection and buildings would be updated with new materials and forms. A use permit is required to allow residential uses within the existing commercial development, and a use permit standard is required to increase the height of the western building.

1. Use Permit to allow residential uses within an existing commercial center in the CSS district.
2. Use Permit Standard to allow a 20% increase in allowed building height from 35' to 42' in the CSS district.
3. Development Plan Review for site plan, landscape plan and elevations.

The applicant is requesting the Development Review Commission take action on the items listed above. The proposed request does not require any further processing, the existing parcels are lot-tied with the existing buildings to remain.

PRELIMINARY SITE PLAN REVIEW

- November 30, 2016 First Preliminary Site Plan Review (PSPR) – original concept not a part of this request.
- January 18, 2017 Second PSPR – revised original concept, not a part of this request.
- April 5, 2017 Formal Submittal SPR of original concept not a part of this request.

- September 13, 2017 New Preliminary Site Plan Review – technical comments provided regarding fire and refuse circulation, engineering requirements, parking calculations and adaptive reuse considerations. Design comments were limited due to level of submittal detail, most comments were questions requesting more information. Staff expressed concern about exterior exposed stairwells being added to the existing building and privacy and headlight trespass for residents on site with windows adjacent to walkways and parking spaces (an existing configuration of the motel, however recommendation for design modification to rectify this if possible). Subsequent meetings with staff provided more detailed drawings to express the building form, material application and site considerations.
- December 18, 2017 Formal Submittal was made for staff review. Materials were largely the same as the prior design. Prior concerns regarding light trespass from adjacent parked cars to residential units was addressed with a painted louvered wood trellis along the walkway. The exposed stairwells were partially screened by vertical louvered wood trellis.

PUBLIC INPUT

- Neighborhood meeting was not required for this request (prior neighborhood meetings were held on prior design).
- Neighborhood meeting held: December 19, 2017 6:30 p.m. to 7:32 p.m. at Escalante Community Center, 2150 E Orange St.
- Community Development staff attended the meeting.
- Approximately 22 members of the public were in attendance, including two DRC Commissioners
- Summary of Meeting:
 - The project complies with the General Plan and is not requesting a Zoning Amendment.
 - The project uses the existing zoning and existing buildings, as requested by residents.
 - Residents like the restaurant concept in the east building.
 - Reduction in density was favorably received.
 - Reduction in intensity and therefore the demand for parking would also be less traffic impact.
 - Change of on-street parking to perpendicular helped reduce customers from turning south into neighborhood when exiting parking.
 - Reduction of height in compliance to the existing development standards was favorably received.
 - Orientation of buildings and windows and balconies protects privacy of neighbors to the south.
 - Liked the design, massing and use of materials, and proposed landscape plan.
 - Residents expressed overall support for the concept and thanked the applicant for listening and responding to their concerns.
- At the completion of this report on December 29, 2017, staff had received 5 emails from residents in support of the proposed project.

DEVELOPMENT REVIEW COMMISSION

The Commission heard a request on June 13, 2017, issues raised during the hearing are outlined below, with *italicized responses addressed in new plans*.

- General Plan:
 - Conformance to the General Plan as it was ratified by voters; need to maintain, not change the density.
 - Precedence set by approving the project adjacent to a Cultural Resource Area; need to protect the established older single-family neighborhoods identified as cultural resources.
 - *The proposed project no longer requires a General Plan amendment, it complies with the General Plan.*
- Zoning:
 - Desire to keep the existing CSS zoning, not allow the change to MU-4. Concerns about increasing the density and the number of units proposed.
 - Intensification impacts to neighborhood such as more cut-through traffic, more noise, light glare, more dog waste in front yards.
 - Do not allow increase in height; the project is too tall and contributes to a growing “canyon affect” surrounding the neighborhood.
 - Increase in density and building height will devalue single-family residences to the south, furthering the conversion of houses to rentals when investors are the only interested buyers in homes adjacent to

- projects on Apache.
 - Concern about the amount of traffic caused by the uses and size of the project.
 - *The proposed project conforms to the CSS Zoning, meets the allowed density with 22 units, meets or exceeds all development standards, with only a slight increase in height requested by use permit standard to accommodate a pitched roof design and residences with lofts on the west side. 42 parking spaces are required, 30 parking spaces are available on site, 8 provided on-street, and more available in the park and ride lot to the west as allowed with the Adaptive Reuse Program.*
- Design:
 - Location of amenity deck is too close to residents, this will be a nuisance from noise, light and invasion of privacy. *The amenity deck has been eliminated in the new design.*
 - Privacy from units looking into yards/houses to the south. *Reuse of the existing structures results in no units facing the residents to the south.*
 - Project is too large for the site, and the building is too close to the neighborhood. *Prior project was replaced with new project, which reuses the existing building and maintains the existing setbacks.*
 - Lack of communication with residents; Commissioners asked applicant to continue dialogue with the neighboring residents for common solution. Another neighborhood meeting was held voluntarily to address resident concerns and show the proposed plans, which were well received by the majority in attendance.
 - Proposed trees on south side are deciduous and will not fully screen during winter months. *The applicant is proposing Arizona Ash, a deciduous tree.*
 - Several residents expressed that they liked the design but it is not appropriate in this neighborhood. *The massing changed with the new design, but the style and colors were kept from the prior design and used within the existing architecture. The use of pitched roof elements and use of wood ties into the residential character of the neighborhood.*
 - Concern about the tandem parking, on street parking and valet parking proposed. *There is no tandem or valet parking proposed and the site plan was revised to use on-street parking to be perpendicular rather than angled parking. This allowed for another on-street parking space, increasing the parking by one space. This also allows drivers to back out of the spaces and drive north to Apache, rather than heading south into the neighborhood.*
- A Commissioner expressed concern that the tree canopy growth adjacent to the south building would not be able to grow to maturity in a narrow 10' space adjacent to the alley and building. *The prior building location is no longer an issue, as an adaptive reuse, the existing narrow landscape strip remains, however trees have been added where there is sufficient room for growth.*
- A Commissioner asked several residents if their preference was to keep the existing CSS zoning, which would allow up to 25 dwelling units per acre (with a Use Permit process), but may have 3 or 4 bedrooms per unit (75-100 bedrooms) would they prefer this to what is proposed, which has 46 units with 64 bedrooms. Some residents had not considered this, the responses were mixed. *The project has been reduced to 22 units, only studio, one-bedroom and two-bedroom units.*
- A Commissioner asked residents if their preference was to keep the existing CSS zoning which would allow 45 feet, or up to 54 feet with a use permit standard, but might cover the entire lot, pushing more of the structure within 10 feet of the property line, as is allowed in this zoning, rather than a 66-foot-tall building set back 100 feet from the south property with a small portion setback 10 feet that is 30-40 feet in height. Residents expressed a desire to keep 2-3 stories. *The new design has 2 and 3 stories and maintains the setbacks of the existing buildings.*

PROJECT ANALYSIS: The following is the same information presented at the first hearing

GENERAL PLAN

The proposed project is in conformance with the General Plan density, and will comply with the General Plan land use by the use permit to add residential to the commercial site, providing a mix of uses in concert with the Mixed-Use Land Use Designation. The proposed project furthers the goals and objectives of the General Plan by sustainable adaptive reuse of the site, incorporation of character area plan elements, respect for neighborhood process and involvement, and revitalization and economic development of an underutilized property.

CHARACTER AREA PLAN

The site is located in the Apache Boulevard Character Area. Although the landscape palette is sensitive to the Sonoran Desert palette, the plant palette provides single trunked shade trees along the street frontages with understory plants that add color and texture and provide biodiversity per the design guidelines. The site is very shaded and promotes a comfortable and safe walkable and bikeable experience. The site promotes interaction on the ground plane within the courtyard, patio and landscaped street frontage adjacent to commercial uses. The project promotes a safe and convenient access to transit and encourages a live/work environment with residences above the businesses. The project has on-street parking, ground floor commercial uses, and patios and balconies to encourage interaction and enhance the pedestrian scale of the building form. A combination of materials and forms are used to transition between the commercial corridor on Apache and the residential character further south on Oak, providing architectural diversity in the building form.

ZONING

The existing zoning is CSS, Commercial Shopping and Service, which would allow a large number of uses including motel, restaurant, bar, childcare, convention/meeting space, office, place of worship, and a variety of commercial service uses. The TOD prohibits automotive service uses. The proposed ground floor restaurant and second floor office uses are allowed in the CSS zoning, and the Use Permit for residential allows the residential uses within this commercial district. The proposed project complies with all of the development standards for the existing zoning, with a request to allow a slight increase in height, as allowed within the zoning code, by use permit standard to deviate by up to 20%, from 35' to 42'. The proposed top of roof pitch is 37'.

USE PERMIT

The proposed use requires a use permit, to allow residential units within the CSS Commercial Shopping and Service zoning district. The applicant has provided a letter of explanation for this request.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The existing site has 27 motel rooms and 1 4-bedroom apartment with 38 parking spaces on site. The proposed project would have 22 residences with 27 bedrooms and additional office and restaurant uses within the existing structures. The parking on site and on street is 38 spaces, the proposed change in use requires 42 parking spaces, which would be accommodated by shared parking on site for guests of the residences and the commercial uses, as well as use of the park and ride facilities both east and west of the site. Therefore, the change of use to allow residences does not increase traffic from the existing uses on site.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The allowance of full-time permanent residents rather than transient lodging on site may reduce existing potential nuisances from motel guests who are not a part of the community. The proposed residences do not have an amenity area, as the units are revitalizing the existing motel building, therefore it is not anticipated that allowing residences within the existing building will create nuisances exceeding the ambient conditions.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The proposed addition of residences to the site is a revitalization of an existing blighted property, and meets goals and objectives of both the General Plan and Apache Boulevard Character Area Plan by reuse of existing infrastructure.
4. *Compatibility with existing surrounding structures and uses.* By reuse of existing buildings, and the addition of materials and building rooflines similar to residences to the south, the site will be compatible with surrounding structures and uses, which include 2-3 story multi-family to the west, and pitched roof single family homes to the south.

5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* By adding residences to the existing commercial site, the site will be activated with additional surveillance; the restaurant and office uses will benefit from the extra security of on-site residents. The residential community will have oversight by a management company.

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

USE PERMIT STANDARD

The proposed use requires a use permit standard, to allow an increase in building height from 35 to 42 within the CSS Commercial Shopping and Service zoning district. The existing building is approximately 27 feet tall. The proposed building is 37 feet tall. If the residences were added over the commercial building, a total height of 45 feet would be allowed by the CSS zoning. However, the west building is proposed to be entirely residential, and is proposed to be 37 feet tall to accommodate loft units and a pitched roof design. The use permit standard is intended to allow slight deviations from the code development standards where the design or site conditions merit special consideration. In this case, the applicant is building a new structure over the existing motel building, to preserve the structure in place and update the building to meet current residential code and market conditions. Although a flat roof could be done within the allowed height, the proposed design requires a taller height at the pitch of the roof.

Section 6-308 E Approval criteria for Use Permit Standard (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The 2'-7' increase in building height is not adding units and will not impact parking, therefore there will be no increase in traffic created by this architectural modification.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The increase in building height will not affect described nuisances after construction is complete. It is a static condition that does not impact the ambient environment.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The proposed building height increase allows for variation in building height to provide architectural interest to the existing building and warrants an investment in infrastructure that increases the aesthetic value of the site. The proposed rehabilitation of the buildings actively preserves the existing structures and forms, implementing many of the General Plan and Character Area Plan objectives for revitalization and preservation.
4. *Compatibility with existing surrounding structures and uses.* The addition of a pitched roof to the west building will tie the two structures together aesthetically, allow for current energy conservation standards to be met within the roof framing, and tie into the pitched roof aesthetic of residences to the south of the site. It is a departure from the flat roof buildings along Apache, however, as a smaller scale corner lot entering into an established neighborhood, this proposed roofline is a transitional element between the larger buildings on Apache and the smaller ones in the neighborhood. The applicant provided renderings showing the overall building height as viewed from different perspectives, and it is negligibly visible from the south. A new building would be allowed up to 45 feet in height, the proposed height is 37 feet.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The proposed increase in building height is not designed to accommodate rooftop amenities or occupied outdoor space, therefore there would be no impact on behavior on site generated by a 2'-7' increase in the rooftop height.

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

DEVELOPMENT PLAN REVIEW

Site Plan

The existing Building 1 (west side) consists of two halves with a central courtyard, where units are accessed from an external walkway. The east and west sides are the back of the units, and face the parking on the ground level and the apartments to the west on the upper level. The second-floor units are loft units, with a third floor added for more volume. The narrow ends of the building face Apache Boulevard and the alley adjacent to the Hudson Manor neighborhood to the south. The north end has a sheltered stairwell and the south end has a bike storage room for residents and a sheltered stairwell and mechanical space. The existing building 2 (east side) consists of ground floor restaurant uses with shared bathrooms and a large shared patio on the north end. The second floor is office space, and the north end is vaulted ceiling space to the restaurant below, reducing the ground plane footprint of the building. The existing driveways and parking and circulation will remain, with modifications as needed to accommodate fire and refuse and ADA accessibility. The building to the east is part of the adaptive reuse program, however, the western building did not qualify due to the building size increase of the additional floor space. The plan shows bike parking within the front landscape area: due to the limited availability of street trees on site with existing drives, staff is conditioning that bike racks be located on property outside of the landscape area. The patio to the restaurant area is screened with an oiled architectural grade wood with planter boxes for added dimension in the elevation and landscape.

Building Elevations

Building 1 (west side) would have an exposed sand blasted CMU base on the first floor and EIFS sand finished stucco painted off-white on the second floor. Accent materials include aluminum panels, standing seam metal roof, sealed architectural grade wood stained espresso brown, and a composite wood plank product for louvered window and stairwell screening. The windows to the units are recessed under shade canopy to maximize energy efficiency and interior unit comfort. The north elevation has windows on the second story, the first floor is a solid wall for privacy and noise protection for the residents. The exposed stairwell has been screened with louvers, which will allow light and shadow play along the building wall during the day and when illuminated at night. The south elevation has a similar design element for the stairwell, and will require special screening for the lights to assure there is not light trespass to the residents to the south. The electric meters are fully exposed along the back drive, but not visible to the street frontage. The units face each other with an open spine down the center, serving as the entranceway to the units and a private courtyard area for shade tolerant plants on the ground floor. Privacy screens are added between balconies on the east side, adding a bright yellow accent to the neutral color palette. The proposed height of this building is 37' to the top of the roof, however, this measurement was taken from finished floor, the final height could be an additional 2' from at grade measurement. Building 2 (east side) resembles the gable pitched roofs common to the neighborhood, and adds a ground faced cmu chimney for an outdoor fireplace at the north end. The building wall is recessed from the current location to allow a covered patio under the gabled second story roof. The current building is a stucco finished structure that will be retained but painted to match the adjacent building. Standing metal seam roof, vertical composite wood louvers tie the two structures together. The height of this building is under 26' to the top of the roof.

Landscape Plan

The landscape plan includes Chinese Pistache around the north and east street frontages for summer shade, fall color and winter sun. The interior site trees, most of which are not required, are added between parking spaces to add shade to the parking as well as the residential units. The south side landscape buffer has Arizona Ash proposed, however, this may not meet resident expectations for non-deciduous screen trees. Staff had previously discussed the need for buffer trees along this side of the site, however a prior variance allowed this buffer to be reduced from 6' to 3', eliminating the potential for trees to survive in a narrow and densely planted space. The applicant is proposing Hop Bush, which is listed to obtain a 12' height as a hedge shrub, which would largely block the view of the first floor of the existing building from view. Alternatives that might work in this narrow configuration include Cypress, which are very narrow and would require greater density for planting, or Cordia boissieri which can reach 20' tall as a smaller tree that provide year-round dense canopy and summer flowers. Staff has conditioned that another plant species be added along this back wall, in the location of the western building (the addition of 5 trees) to provide more plant variety and additional screening to residents, since the building is increasing in height. The ground covers include gold lantana, rosemary, two clumping grasses, and two aloe species. The palette is relatively simple, and relies on the massing effect of plants of the same species to create an overall texture and color that ties the site together. The site increases the overall landscape of the existing condition by removal of pavement to accommodate

more plant, this will also enhance storm water retention and serve to make a cooler and more sustainable site.

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 height and massing is located at the center of the site. The patios are recessed and sheltered and stairwells screened with louvered elements that add depth and shadow play from sunlight and night lighting along the building front.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* The form of the building above the ground floor creates shade for the lower levels, the trees are spaced to create a full canopy for shade to the site and the building. A large portion of the ground plane will be shaded by the addition of trees. Use of louvered screens provides shade and privacy to the units while allowing natural light, for energy conservation and human comfort.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* the proposed materials are a significant investment to the site, existing CMU is sand blasted and exposed, new masonry units are integral colored ground faced product, a sand finish is proposed for the insulated stucco system, the new roofs of both buildings are standing metal seam, and composite wood is used for a natural warm accent to the cooler masonry and natural metal tones.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the site would be allowed 75% lot coverage with 15% landscape area and a structure that is 45' tall; the proposed design has a 20% lot coverage, 23% landscape area and a building height of 37' tall at the peak of the pitched roof, scaling down to 26' at the east end of the site. Lots along Apache are typically taller, and properties to the south are allowed to build up to 30' in building height. The proposed structures surrounded by trees that are demonstrated to reach 25' in 10 years will provide screening to the site and is in scale with surrounding development.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;* the applicant has reused the existing architectural forms with the addition of unique roofline modifications and a variety of materials to accent building forms and create movement in the structure. Having two existing structures to work with, each with the narrow ends facing the street, there is a natural variation and movement in the combination of the two lots. The pedestrian experience is focused on the north-eastern end of the site where the commercial uses are located.
6. *Building facades provide architectural detail and interest overall with visibility at street level (In particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;* the attention to detail in materials shown in the renderings demonstrate attention to proportion, scale and rhythm creating a product that will enhance the street front for rail users as well as motorists, bicyclists and pedestrians passing by.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* the site is located 400' from a light rail station, provides bike parking for guests, customers and residents, and encourages pedestrian activity in and around the site with increased sidewalk widths, decorative paving and large shade trees to provide a comfortable experience regardless of mode of transport.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* vehicle parking meets the TOD requirements but is designed to minimize the emphasis of the cars; parking by tucking spaces between trees, on pavers. Pedestrians are given the priority with lit pathways crossing the site and between the buildings.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the site has been reviewed by the police department, the use of a permeable first floor activates the street front, parking areas and inner courtyard to maximize surveillance of the property. Use of low growing vegetation to increase site visibility and decrease hiding places was also considered in the design.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* landscape is designed by function to serve each area intended and work within the limited areas available within an existing 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 not a part of this request and will be handled separately.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting is designed to create a safe ambient pedestrian experience without glare to residents on site or surrounding the property; conditions have been added to assure the lighting meets minimum safety levels with maximum limits and screening requirements.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for Use Permits and Development Plan Review.

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

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

1. The Use Permit and Use Permit Standard is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.
2. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit for residential will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit. Elimination of the tandem parking would result in a code deficiency in parking on site and would require an alternative parking solution to address the deficit.
3. Any intensification or expansion of the residential use shall require a new Use Permit.

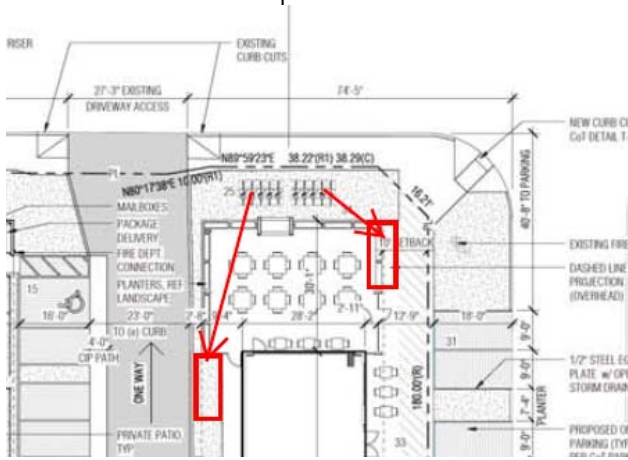
DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations and landscape plan submitted December 18, 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. 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

3. Service locations for both refuse and recycling collection are approved as shown on the site plan with gated alley access.
4. Relocate bike parking out of required street front landscape by patio, and use Tempe standard bike parking detail for racks to hold 2 bikes per rack.



5. Provide service yard or mechanical screening that is at least 6" above the height of the equipment being enclosed. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
6. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
7. Provide upgraded paving at each driveway consisting of integral colored unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
8. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
9. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

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

Building Elevations

11. The materials and colors are approved as presented:
 - Roof – MT-1 - Morin Corp metal roof - 18 gauge 1 ½" x 12" ribbed standing metal seam pitched metal panel roof in weathered zinc SRI 33 (dark cool grey)
 - Primary Building – Exterior Insulated Finish System Stucco sand finish, White Linen 6050, LRV 73

Secondary Building – CMU-1- Sandblasted CMU sealed natural grey color (medium cool grey)
 Screen wall, chimney and accent – CMU-2 – Trendstone 8x16x4 ground face cmu, opal (dark charcoal grey)
 Building Accent – EIFS sand finish, Dunn Edwards Blackjack DE6371 (Black)
 Railings, Door Frames and Stairwell Steel - MT-1 Painted Steel Dunn Edwards Blackjack DE6371 (Black)
 Sealed Architectural Grade wood - WD-1 –Oiled espresso brown
 WD-2 – Composite wood plank Trex Beach Dune
 Storefront - AL-1 Aluminum Window Frames and Panels Arcadia, Dark Bronze AB-7
 Glazing – GL-1 - Viracon 1" insulated clear glazing
 Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.

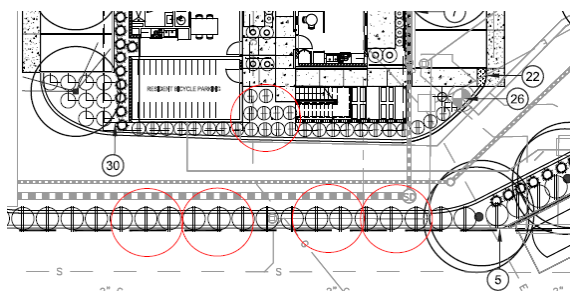
12. On Building 2: Provide more masonry visible on the street frontages of the commercial building, integrated as columns or wainscot to break up storefront; details shall be determined prior to building permitting for specific tenants in the suites.
13. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
14. Conceal roof drainage system within the interior of the building.
15. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
16. Locate the electrical service entrance section (S.E.S.) in a secure yard that is concealed from public view.
17. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

18. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned:
 - a) Gates at the refuse enclosure shall be illuminated by a site-wall mounted or shielded pole fixture and shall provide 3 foot candles at the gate (not 5 foot candles) to reduce light levels adjacent to residents to the south.
 - b) The south row of parking shall be illuminated to 1.5 foot candles using bollards, fully shielded pole or site-wall mounted fixtures to prevent glare to the residents to the south.
 - c) The drive aisle shall be illuminated to 1 foot candle
 - d) Exterior stairwell lighting shall be installed and shielded in a manner that upper floor lights are not visible to residences to the south.
 - e) Exit light required for the door on the south stairwell shall be building mounted below the height of the 8' screen wall to prevent fixture glare to residents south of the alley.
 - f) South side perimeter trees shall not be illuminated with festoon or holiday lighting.
19. Illuminate building entrances from dusk to dawn with 3 foot candles to assist with visual surveillance at these locations.

Landscape

20. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk
21. Provide 5 trees such as Cordia boisieri (or equivalent non-deciduous) along south perimeter buffer to screen existing building.



22. Provide more landscape species variation at street corner of Oak & Apache where gold Lantana is currently the only plant on the corner.
23. 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.
24. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
25. 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

26. Provide address sign(s) on all building elevations facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 10-12" 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.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

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

SITE PLAN REVIEW: Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

DEADLINE: Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

STANDARD DETAILS:

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

<http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

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

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:

- Refer to Tempe City Code Section 26-70 Security Plans.
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment. Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool or other gated common areas.
- The Owner is required to contact the Police Department to determine the need for a security plan for the project. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
- 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 both streets as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Standard Detail T-320.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

FIRE: Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.

- Underground utilities except high-voltage transmission line.
- 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 conflicts with site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with Engineering requirements.

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 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:

1930-1953	Historic aeriels show this site as agricultural use.
December 18, 1948	Maricopa County approved a Subdivision Plat for Hudson Manor Unit 1, including lots 11 and 12 on the south west corner of Apache Trail and Oak Street. The property to the south of these lots was not platted at this time.
1951	The property was annexed into the City of Tempe and zoned Business B. The property to the south remained in the County jurisdiction and not zoned.
1959	Permits issued for Hide Away Lodge, a motel.
1969	Aerial photos had a gap in images until 1969, when a motel building on this lot and houses on Hudson Drive are visible.
January 7, 1987	Design Review Board approved building elevations, site plan and landscape plan for an update to the 27-unit motel with 37 parking spaces and a swimming pool in the C-2 zoning district. Variances were granted for parking reduction from 38 to 37, on-site driveway length from 20' to 11', vehicle maneuvering drive lanes from 23' to 20'. The landscape buffer on the south side was reduced from 6' to 3' adjacent to the existing single-family houses and on the west side from 6' to 4' adjacent to the apartments.
February 21, 1989	Hearing Officer approved a variance to reduce the number of required parking spaces from 40 to 37.
March 9, 1990	A second floor residence was added to the motel.
2012-2015	Code complaints about the condition of the property (graffiti, garbage, weeds, maintenance) averaged 3-4 per year, increasing to 10 complaints in 2014 with complaints about noise and police calls for service incidents occurring on site from residents living in the motel units.
November 30, 2015	Current owner purchased the property at the end of the year.
2016	The owner met with staff several times to attempt to repurpose the building with an updated landscape design and building elevations for possible changes of use; this effort was complicated by the condition of the buildings for meeting code requirements for changes to use or upgrades. The existing building would not function for motel use and requirements for parking, retention, accessibility, utilities, and building code would be challenging for revitalization of the site.
January 2017	The owner submitted for site plan review for redevelopment of the site with the proposed project and submitted formally in March for entitlement processing.
May 23, 2017	Development Review Commission heard a request for a General Plan Density Map Amendment, Zoning Map Amendment, Planned Area Development, Development Plan Review and Use Permit

for Tandem Parking for a new mixed-use development for APACHE AND OAK, located at 1461 E Apache Boulevard. At the request of the applicant, the Commission voted 5 to 0 to continue the hearing to June 13th, so that the full Commission could hear the request.

- June 13, 2017 Development Review Commission heard the request and took public comment. Commissioner Lloyd made a motion to deny a General Plan Density Map Amendment, Zoning Map Amendment, Planned Area Development, Development Plan Review and Use Permit for Tandem Parking for a new mixed-use development for APACHE AND OAK (PL160429) located at 1461 E Apache Boulevard. Motion seconded by Commissioner Brown. VOTE: Motion passes 5-2, with Chair Spears and Commissioner Lyon in the opposition.
- June 2017 The applicant contacted staff about what other uses there might be for the site or what changes could be made to the plan.
- July 27, 2017 City Council was scheduled for a first hearing for the General Plan Density Map Amendment, Zoning Map Amendment, Planned Area Development, Development Plan Review. However, the applicant chose not to move forward with the request, and re-evaluated the project based on the decision of the Commission. The applicant chose to pursue the possibility of using the adaptive reuse program for the existing buildings, rather than redeveloping the site. This required re-evaluation of the design and use programming.
- October 10, 2017 The applicant presented the concept of a proposed mixed-use development that used the existing General Plan density, existing CSS zoning, adaptive reuse of the buildings, with a combination of commercial in the eastern building and residential uses in the western building. The concept largely reused the existing site, but included a two-story addition over the western building.
- December 19, 2017 A neighborhood meeting was held with residents to present a revised project, consisting of an adaptive reuse of the property to use the eastern building for a small restaurant and office building, and the western building for studio, one bedroom and two-bedroom loft apartments. Approximately 20 residents and 2 Commissioners attended the meeting.
- January 9, 2018 Development Review Commission is scheduled to hear a request for a Use Permit to allow a residential use in the CSS district, a Use Permit Standard to increase the maximum allowed building height from 35 ft. to 42 ft., and a Development Plan Review of a reuse of an existing building consisting of 22 multi-family dwelling units.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

Section 6-308, Use Permit

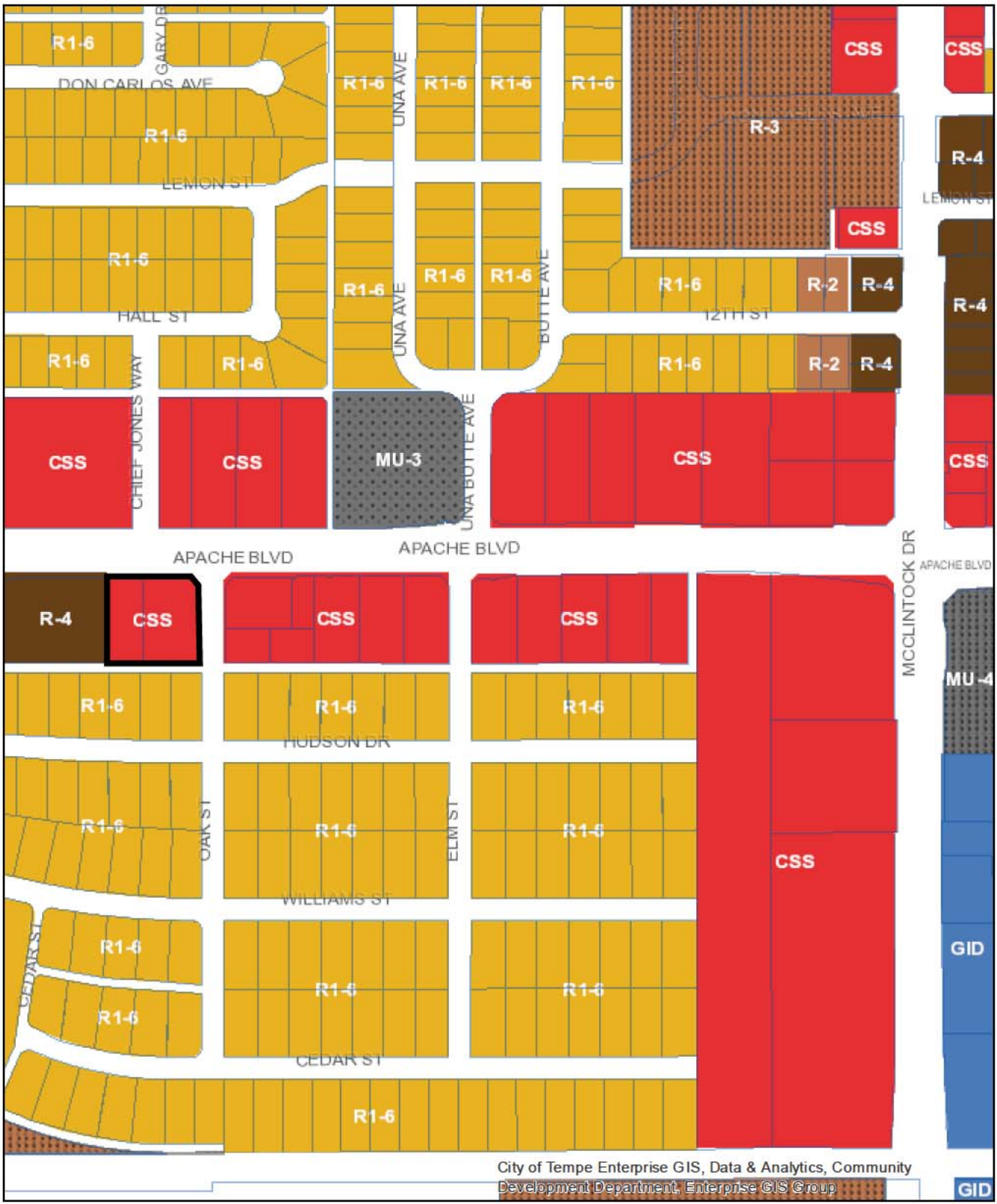
DEVELOPMENT PROJECT FILE
for
APACHE & OAK
(PL160429)

ATTACHMENTS:

1. Zoning Location Map
2. Aerial
- 3-10. Letter of Explanation
- 11-13. Site Context Photos (sheet as 101-103)
- 14-15. Site Plan & Existing Building Footprint Comparative Site Plan (sheets as100 & ex100)
- 16-17. Landscape Plans (sheet as100)
- 18-20. Floor Plans (sheets a101-103)
21. Building Sections (sheet a304)
- 22-24. Blackline Building Elevations (sheets a300-302)
- 25-27. Color Elevations (sheets a300-302)
28. Color Street View Elevations (north and east sides) (sheet a303)
- 29-31. Color Perspective Renderings (sheets a305-307)
- 32-34. Street Perspective Comparisons of existing to proposed (sheets a308-a310)
35. Material Samples
- 36-55. Neighborhood Meeting Sign-in and attendee responses (provided by applicant from neighborhood meeting)
- 56-63. June 2017 Development Review Commission Meeting Minutes
- 64-65. October 10, 2017 Development Review Commission Study Session Minutes
- 66-70. Public Input

APACHE AND OAK

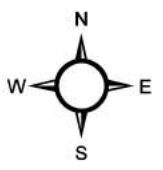
PL160429



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

General Industrial District (GID)	Single-Family Residential (R1-6)
Mixed Use Med-High (MU-3)	Multi-Family Residential (R-2)
Mixed Use High (MU-4)	Multi-Family Residential Limited (R-3)
Commercial Shopping and Services (CSS)	Multi-Family Residential General (R-4)

ATTACHMENT 1

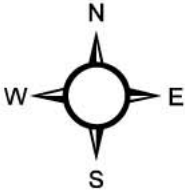


APACHE AND OAK

PL 160429



Aerial Map



**LETTER OF EXPLANATION
FOR
DEVELOPMENT PLAN REVIEW, AND USE PERMIT
REQUEST**

APACHE + OAK MIXED-USE DEVELOPMENT
City of Tempe Planning Case #PL160429

1461 E. Apache Blvd.
Tempe, AZ 85281

Cross Streets of Apache Blvd. and Oak St.

Submitted by:
Jason Boyer, AIA, LEED AP
artHAUS Projects
4035 E. Indian School Road
Phoenix, AZ 85018

On behalf of M & L - ARIZONA#1

Submitted to:
The City of Tempe
Community Development Department and Planning Division
31 East Fifth Street
Tempe, AZ 85281

December 19, 2017

19 December 2017

CITY OF TEMPE

Community Development Department and Planning Division
31 East Fifth Street
Tempe, AZ 85281

RE: LETTER OF EXPLANATION for a new transit-oriented Mixed-Use development at the SW corner of Apache Blvd. and Oak St. (1461 E. Apache Blvd.)

arthAUS Projects is pleased to submit this Letter of Explanation on behalf of M&L Arizona #1, AZLP (the "Owner") to the City of Tempe. arthAUS Projects is the Owner's Representative / Development Manager. Studio Ma is the Architect of Record. Jason Boyer is the primary point of contact for both the Development Manager and Architect.

This Letter of Explanation addresses three (3) concurrent Applications in the following order:

- 1) Development Plan Review Application;
- 2) a Use Permit Application to allow multi-family residential use up to 25 du/ac in CSS (TOD Station Area);
- 3) and a Use Permit Application to increase the maximum allowable building height from 35' to 42'.

Property Acquisition and Entitlement Application History

The property Owner, M & L Arizona #1, AZLP, purchased the subject property on 12/4/2015 with the intent to improve the existing building assets as an income producing multi-family property.

On 5/01/2017 the property owner submitted an entitlement application to the City of Tempe that requested a General Plan Amendment to allow an increase in residential use density from medium/high to high, a Zoning Application to allow a maximum height of sixty-six feet, a Planned Area Development Overlay Application, a Development Plan Review Application, and a Use Permit Application for tandem parking – that set of applications was recommended for approval by staff but the Development Review Commission recommended denial based largely on vocal sentiment from the neighbor against the residential density increase. Many of the neighbors appreciated the qualitative aspects of the development proposals design but felt support and potential approval of the requested entitlements would set a precedent for future development proposals with similar density that would be detrimental to the neighborhoods surrounding the Apache Light-rail corridor and specifically the area around the Dorsey Station Area.

Given the feedback from the neighbors, the property owner elected to not move forward with a formal council hearing for the development proposal originally submitted on 5/01/17 and instead has elected to redesign the development proposal to largely work with the existing site and building structures through a combination of adaptive reuse and renovation/addition construction strategies.

DEVELOPMENT PLAN REVIEW APPLICATION

The development proposal consists of the reuse and renovation/addition of the existing site and buildings. Building 1 (located on the Western-half of the site) will consist of a second and partial third floor addition above the current primarily one-story residential structure totaling 14,774 square feet of both renovated and new construction addition. To achieve this building addition strategy the new addition will be supported by new foundations and columns located outside of the footprint of the existing building and effectively span over it allowing new building systems above and the reuse of existing structure below. Total residential units contemplated within Building 1 is 22 per the allowable 25/du/ac. Both structures will come together with a new type V floor construction with a combination of masonry and wood structure connecting the new second floor

construction to the existing wall construction below. Building 2 (located on the Eastern-half of the site includes the adaptive reuse of the current two-story type V structure creating a ground level restaurant space with North facing outdoor patio addition and partial interior two-story volume created by the partial removal of the second-floor space above. The remaining second floor area will be converted into commercial office suites. The total reused and renovated area will be 3,808 square feet.

The site consisting of Parcels 1 and 2 totaling 39,012 net square feet (.8956ac) will remain under it's currently zoned Commercial Shopping and Services (CSS) located within the City of Tempe Transit Overlay District (TOD). The site is in the "Dorsey Station Area" of the Apache Blvd. TOD corridor. The development proposal requires a Use Permit Application to allow up to 25 du/ac residential use density. Resident amenities include a ground level resident lounge area and secure/enclosed bicycle storage. The ground plane lot coverage (20% proposed) will remain open, consistent with its current condition (20%) with some upgrades including new on-site asphalt paving, new concrete sidewalks and Building 1 resident patios where located on the ground level. The Southwest corner of Apache and Oak will be activated by a proposed restaurant use including outdoor covered patios which open both to Apache Blvd and Oak Street. Off-site improvements including the addition of eight (8) on-street 90-degree parking spaces. The proposed restaurant use parking demand will be accommodated through the on-street parking addition and allocation of fifteen (15) park-n-ride spaces allowed in the lot to the West as permitted through the Adaptive Reuse program. A total of 42 parking spaces is required and 53 are provided.

The project proposes the redevelopment of two (2) existing structures with twenty-two (22) dwelling units in Building 1 (Western most located structure) and the adaptive re-use of Building 2 (Eastern most structure) converting it from motel use to a street level restaurant and 2nd level commercial office support. The office space is small scale (1,187sf) and will serve as the leasing office for the multi-family residential and anticipated support for the restaurant space below. Both building together total approximately 18,852 gross square feet and represent a total building area increase of approximately 50% from the current structures located the site located within the Dorsey "Station Area" of the Apache Blvd TOD corridor. The two and three-story massing is distinctive yet friendly in scale to the neighboring single family residential neighborhoods to the North and South of the Dorsey Station Area.



View of Building 1 (multi-family residential use) from Apache Blvd. with Building 2 beyond

The building massing is positioned so much of the building height and density is located at the center of the site with pedestrian activated restaurant use located at the SW corner of Apache Blvd. and Oak Street. Ground floor use of Building 2 anticipate a future tenant occupied micro restaurant, a coffee or ice cream shop, and a small commercial amenity space for office above the second floor. The streetscape along Apache Blvd. is further activated by the inclusion of defined outdoor dining areas and casual seating around the corner coffee shop location. All ground floor spaces have their own identify and yet they are connected by the hardscape and landscape that

pulls pedestrians into and through the site. The resident entry to Building 1 is located internal to site and on the North side facing Apache Blvd.

The building elevations are articulated scale. Windows and resident balconies are then located within a three-dimensionally sculpted roof form that is tallest at the center of the site and tapers to neighboring development on either side. Resident balconies are marked by tapered accent walls and ceilings that revealing outdoor space within the building elevations.



View looking Southwest toward the corner of Apache Blvd. + Oak St. w/ street activated restaurant

The building massing and inclusion of landscape throughout the on-site surface parking area combine to mitigate heat island affect and provide an overall increased level of comfort for pedestrians at the activated ground plane. The building material palette includes sandblasted and integral colored concrete block, steel accents, new high-performing aluminum window and door systems throughout, integral colored EIFS walls, and metal roofing. Building accents include an engineered wood vertical louver system on the West and East facades of Building 2 with similar vertical screening elements incorporated into Building 1 North and South stair enclosures and patio enclosures on the East side of the building at grade level. The materials combine to create a comfortably modern timeless image for the building.



View between Building 2 (left restaurant/commercial) and Building 1 (right 22-unit multi-family residential)

Vehicular circulation is designed to separate resident parking from commercial and resident guest parking both on-site and along the improved Oak Street West edge. Resident parking is sensitively tucked between landscape islands on both the East and West sides of Building 1. Parking for Building 2 is focused on the Oak Street off-site parking and permitted park-n-ride spaces allocated to the West of the site immediately adjacent to the Dorsey Station Area park-n-ride. The result is a pedestrian friendly experience that supports neighborhood scale concerns and transit interconnectivity. The ground plane design incorporates site lighting, and landscape strategies that support CPTED principles. Lighting is sensitively integrated into the building architecture and the landscape palette complements both the ground level commercial space while appropriately buffering the single family residential on the West side of the property.

The development will meet the energy efficient criteria of Energy Star and LEED for Homes, promoting technology integration and a whole-building approach to resident environmental health: through sustainable site development, water savings, energy efficiency, quality material selections and indoor environmental quality. Resident bicycles and EV-charging stations for resident and vehicles are all sensitively accommodated within the boundary of the surface parking.

ZONING

Current Zoning (CSS w/ TOD overlay) allows for multi-family residential of 25 dwelling units per acre with a Use Permit. This application requests a Use Permit for up to 25 du/ac under the existing CSS w/ TOC overlay zoning and a Use Permit for height increase from 35' to 42'.



Map of existing zoning related to subject property (1461 E. Apache Blvd.)

EXISTING

Zoning	Lot Coverage	DU/AC	Max. Height
CSS (TOD Station Area)	75% max	25 (w/ use permit)	35' (42' w/ use permit)

APPLICATION REQUEST

Zoning	Lot Coverage	DU/AC	Max. Height
CSS (TOD Station Area)	75% max	25 w/ use permit	35' (42' w/ use permit)

SURROUNDING LAND USES AND ZONING

The table below indicates the existing use, the projected 2040 General Plan land use and current zoning classification of the parcels surrounding the Project Site.

Location	Existing Use	Existing Zoning	General Plan
North	Vacant Grocery	CSS TOD	Mixed Use
North	Fire Station	CSS TOD	Civic and Mixed Use
South	Single Family Residential	R1-6	R1-6
East	Commercial	CSS TOD	Mixed Use
West	Multi-family	R-4	Mixed Use
Project Site	Vacant Motel	CSS TOD	Mixed Use

USE PERMIT APPROVAL CRITERIA

The property developer, M & L - Arizona#1, is seeking a Use Permit to allow residentially density of up to 25 du/ac or twenty-two (22) units and a Use Permit to allow a height increase from 35' to 42'.

As established in Section 6-308 of the City of Tempe Zoning and Development Code, a use permit shall be granted only upon a finding by the decision-making body, that the use covered by the permit, the manner of its conduct, and any building which is involved, will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirements, or standards prescribed therefore by this Code.

The proposed residential use will not be detrimental to the public health, safety or welfare of the Community. It does not create a risk for hazard, nuisance or damage from explosion, fire, smoke, dust, contamination or vibration. The proposed use for the Western portion of the subject Property is intended for tenant-occupied multi-family residential converting a vacant motel structure through new construction addition into a high quality attractive boutique residential option for Tempe residents within the Apache TOD corridor. The requested use is consistent with the surrounding area uses and the 2040 Tempe General Plan.

PROPOSED MULTI-FAMILY RESIDENTIAL UNIT MIX

Units	Type	Avg Size
8	STUDIO	415sf
9	ONE BEDROOM	686sf
5	TWO BEDROOM	815sf

Additionally, the following Use Permit criteria must be met:

1. *The proposed use will not cause a significant vehicular or pedestrian traffic in adjacent areas;*

The proposed multi-family residential use is required to provide twenty-five resident and resident guest parking spaces. The development proposal includes a total of twenty-seven spaces allocated. Additionally, the residential use is located within 800' of the Dorsey Station Area which serves both Metro Light-Rail and future Tempe Streetcar (2020).

The requested height increase has no impact on vehicular or pedestrian traffic on or around the site.

2. *The proposed use will not cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat or glare, etc.) exceeding that of ambient conditions;*

The proposed multi-family residential use is a substantial improvement to the neighborhood redeveloping a once blighted property often known to house fraternity parties.

The requested height increase provides no nuisance or limit of neighboring views as the maximum height is limited to the center of the property and roof forms taper down to lower elevations throughout most of the structured areas.

3. *The proposed use will not contribute to the deterioration of the neighborhood or conflict with the goals, objectives and policies of the City;*

The proposed use will have a positive aesthetic impact on the immediate area and increase property values. Moreover, we fully expect our investment will spur other investment and development along Apache Blvd. Additionally, as discussed above, the Project is not a conflict with the goals, objectives and policies of the City of Tempe General Plan 2040.

The proposed height increase is allowable by use permit and allows the proposed sculpted roof forms to undulate throughout the site, providing interest in elevation and locating the maximum height only at a small area within the center of the subject site. The increase in height is also less than the allowable height under the 2040 Tempe General Plan MU-2 zoning designation for this property.

4. *The proposed use will be compatible with the existing surrounding structures;*

The proposed development will replace a blighted motel property surrounded by other mixed use, residential, and commercially developed properties. The architecture and scale are consistent with the established vision of the 2040 General Plan and Apache Blvd. Character Area and represents a redevelopment density that is supported by the surrounding neighbors. Traffic to the site resulting from the development of the Project will be consistent with other potential mixed-use proposals. The building architecture is timeless and sets a new bar for progressive mixed-use and adaptive reuse developments planned in the vicinity.

5. *The proposed use will not result in any disruptive behavior which may create a nuisance to the surrounding area of general public;*

As previously mentioned, the development proposal and its proposed multi-family residential use are consistent with the allowable density and use contemplated within the 2040 Tempe General Plan and represent an attractive redevelopment solution to the neighborhood positively contributing to City fabric. Parking provided exceeds the zoning stipulated requirements and it is expected that residents will utilize the transit alternative accessible to them within 800' at the adjacent Dorsey Station Area.

CONCLUSION

The proposed project embodies the principals of "placemaking" and transit oriented infill development and adaptive reuse captured within the 2040 General Plan. By redeveloping a vacant motel property with a new smart-modern owner occupied high-density residential anchored mixed-use development we are helping to conserve land by promoting compact development and environmental stewardship. The result will erase a blighted vacant property and deliver a new and diverse resident base contributing to the overall economic health and housing diversity of Tempe.

Further, the development team has gone to great lengths to modify our original proposal to address neighborhood concerns. The redesigned proposal is a model example of sensitively scaled neighbor redevelopment and adaptive reuse. During the months of September, October and December we held meeting with the neighbors and presented the revised proposal which received overwhelming positive support. Included with this letter of explanation is the most recent neighborhood meeting results where nineteen (19) neighbors provided written comments of support for the project.

The development team looks forward to working with the City of Tempe to make the vision for this Project a reality. We look forward to receiving input on our application. If approved, this request will bring much needed attainable housing diversity to the Apache Blvd. Redevelopment Area.

PROJECT DEVELOPMENT TEAM

Applicant / Development Manager	arthHAUS Projects Jason Boyer, AIA, LEED AP 4035 E. Indian School Road Phoenix, AZ 85018 602-689-0710
Owner	M&L Arizona #1, AZLP David Cameron and Arthur Misaki 31438 Castaic Road Castaic, CA 91384 619-840-5462 / 818-429-3200
Architect	Studio Ma Jason Boyer, AIA, LEED AP 4035 E. Indian School Road Phoenix, AZ 85018 602-251-3800
Landscape Architect	Floor Associates Kris Floor, ASLA 1425 N 1 st St Phoenix, AZ 85004 602-462-1426
Civil Engineer	Dibble Engineering Shannon Canecchia, PE 7500 N Dreamy Draw Drive, Suite 200 Phoenix, AZ 85020 602-957-1155
Electrical Engineer	Woodward Engineering Doug Woodward, PE 203 S. Smith Road Tempe, AZ 85281 480-894-4057



APACHE OAK MIXED USE
1461 E APACHE BLVD
TEMPE, AZ, 85281

PROJECT

M & L - ARIZONA #1, AZLP
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ELECTRICAL ENGINEER



as101
context overlay

SHEET



SCALE

1/16" = 1'-0"

issued for entitlement

PHASE, REV

12.19.17

DATE

KEY PLAN



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



APACHE OAK MIXED USE
1461 E APACHE BLVD
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ELECTRICAL ENGINEER



as102
context photos
1/64" = 1'-0"

SHEET

SCALE

issued for entitlement
12.19.17

PHASE, REV

DATE

KEY PLAN



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



APACHE OAK MIXED USE
1461 E APACHE BLVD
TEMPE, AZ, 85281

PROJECT

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as103
context photos
1/64" = 1'-0"

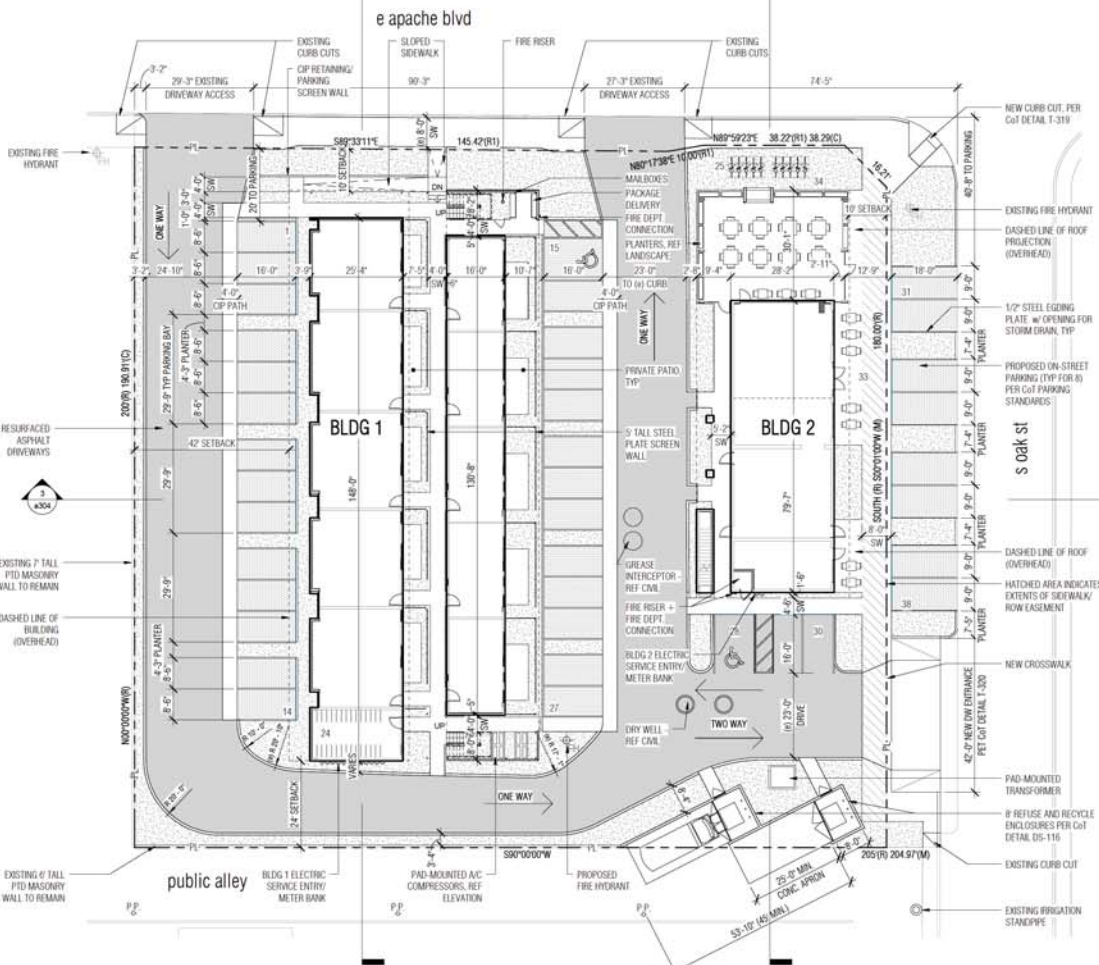
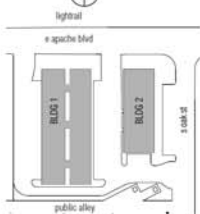
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DATE

KEY PLAN



PROJECT DESCRIPTION

The development proposal consists of the reuse and renovation/addition of the existing site and buildings. Building 1 (located on the Western-half of the site) will consist of a second and partial third floor addition above the current primarily one-story residential structure totaling 14,774 square feet of both renovated and new construction addition. To achieve this building addition strategy the new addition will be supported by new foundations and columns located outside of the footprint of the existing building and effectively span over it allowing new building systems above and the reuse of existing structure below. Total residential units contemplated within Building 1 is 22 per the allowable 25 du/sf. Both structures will come together with a new type V floor construction with a combination of masonry and wood structure connecting the new second floor construction to the existing wall construction below. Building 2 (located on the Eastern-half of the site) includes the adaptive reuse of the current two-story type V structure creating a ground level restaurant space with fourth floor outdoor patio addition and partial interior two-story volume created by the partial removal of the second-floor space above. The remaining second floor area will be converted into commercial office suites. The total restored and renovated area will be 3,808 square feet.

The site consisting of Parcels 1 and 2 totaling 30,012 net square feet (.856/ac) will remain under its currently zoned Commercial Shopping and Services (CSS) located within the City of Tempe Transit Overlay District (TOD). The site is in the "Dorsey Station Area" of the Apache Blvd. TOD corridor. The development proposal requires a use Permit Application to allow up to 25 du/sf residential use density. Resident amenities include a ground level resident lounge area and secure/encloded bicycle storage. The ground plane lot coverage (20% proposed) will remain open, consistent with its current condition (20%) with some upgrades including new on-site asphalt paving, new concrete sidewalks and Building 1 resident patios where located on the ground level. The Southwest corner of Apache and Oak will be activated by a proposed restaurant use including outdoor covered patios which open both to Apache Blvd and Oak Street. Off-site improvements including the addition of eight (8) on-street 90-degree parking spaces. The proposed restaurant use parking demand will be accommodated through the on-street parking addition and allocation of fifteen (15) park-ride spaces allowed in the lot to the West as permitted through the Adaptive Reuse program. A total of 42 parking spaces is required and 53 are provided.

The building material palette includes sandblasted and integral colored concrete block, steel accents, new high-performing aluminum window and door systems throughout, integral colored EIFS walls, and metal roofing. Building accents include an engineered wood vertical louver system on the West and East facades of Building 2 with similar vertical screening elements incorporated into Building 1 North and South stair enclosures and patio enclosures on the East side of the building at grade level.

ZONING DISTRICTS AND OVERLAYS TABLE 4-203B, 5-611B	ZDC STANDARDS CSS (TOD STATION AREA)	PROVIDED
GENERAL PLAN LAND USE GENERAL PLAN DENSITY	MIXED USE MEDIUM TO HIGH DENSITY (up to 25 du/sf)	MIXED USE (NO CHANGE) MEDIUM TO HIGH DENSITY (NO CHANGE)
SITE AREA	15,251 sf (0.35 ac) + 23,701 sf (0.54 ac) = 38,952 sf (0.89 ac)	GROSS 38,952 sf (0.89 ac)
DWELLING QUANTITY	22 du	22 du
DENSITY	25 du/sf	22 du / 89 ac = 25 du/sf
BUILDING HEIGHT	45 ft	37 ft
BUILDING AREA	BLDG 1 - 8,035 sf (a) BLDG 2 - 4,474 sf (a) 12,509 gsf (a)	BLDG 1 - 5,787 sf (a) + 8,987 sf (new) = 14,774 gsf BLDG 2 - 3,808 sf (a) 18,582 gsf
BUILDING LOT COVERAGE	75% MAX 8,795 sf of 38,952 sf = 23%	7,863 sf of 38,952 sf = 20%
SITE LANDSCAPE COVERAGE	25% MIN	8,832 sf of 38,952 sf = 22%
BUILDING SETBACKS	10' MAX (BLDG 1 - 16 ft (a), BLDG 2 - 41 ft (a)) 0 ft - 42 ft (a) 0 ft - 14 ft (a) 10' MIN - 24 ft (a)	10 ft 42 ft 10 ft 24 ft
VEHICLE PARKING QUANTITY	RESTAURANT INDOOR OUTDOOR PATIO TOD REDUCTION	2,246 sf - 1,123 sf = 1,123 sf 1,175 sf - 1,123 sf = 54 SPACES 0 SPACES REQUIRED IN TOD *PARKING WAIVED FOR 50 PERCENT OF FLOOR AREA NOT TO EXCEED 2,500 sf OF FLOOR AREA
OFFICE	100 REDUCTION	1,458 sf - 729 sf = 729 sf 1,700 sf - 729 sf = 971 SPACES *PARKING WAIVED FOR 50 PERCENT OF FLOOR AREA NOT TO EXCEED 30,000 sf OF FLOOR AREA
RESIDENTIAL	GUEST STUDIO 1 BEDROOM 2 BEDROOM	0.2 / UNIT - 22 UNITS = 4.4 SPACES 0.75 / UNIT - 8 UNITS = 6 SPACES 0.75 / UNIT - 9 UNITS = 6.75 SPACES 0.75 / BR - 10 BR (5 UNITS) = 7.5 SPACES
TOTAL REQUIRED / PROVIDED		42 SPACES REQUIRED / 53 PROVIDED - 8 ON STREET SPACES - 20 SURFACE FOR RESIDENTS - 10 SURFACE FOR GUESTS / COMMERCIAL - 15 PARK-N-RIDE SPACES IN ADJACENT LOT TO THE WEST (AS PERMITTED BY ADAPTIVE RE-USE OF HOTEL TO RESTAURANT)
BICYCLE PARKING QUANTITY	RESTAURANT INDOOR OUTDOOR PATIO OFFICE RESIDENTIAL GUEST STUDIO 1 BEDROOM 2 BEDROOM	1,500 sf - 2,246 sf = 4.49 SPACES 0 SPACES REQUIRED IN TOD 1,100,000 sf - 1,458 = 1.46 SPACES 0.2 / UNIT - 22 UNITS = 4.4 SPACES 0.75 / UNIT - 8 UNITS = 6 SPACES 0.75 / UNIT - 9 UNITS = 6.75 SPACES 0.75 / UNIT - 5 UNITS = 3.75 SPACES
TOTAL REQUIRED / PROVIDED		30 SPACES REQUIRED / 34 PROVIDED
USES	RESTAURANT INDOOR OUTDOOR OFFICE RESIDENTIAL TOTAL	2,238 gsf 1,074 gsf 1,570 gsf 14,774 gsf 18,656 gsf
BUILDING DATA	IBC CONSTRUCTION TYPE AUTOMATIC EXTINGUISHING SYSTEM	TYPE V-B YES

as100
site plan



1/16" = 1'-0"
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APACHE OAK MIXED USE
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OWNER REPRESENTATIVE

ARCHITECT

LANDSCAPE ARCHITECT

CIVIL ENGINEER

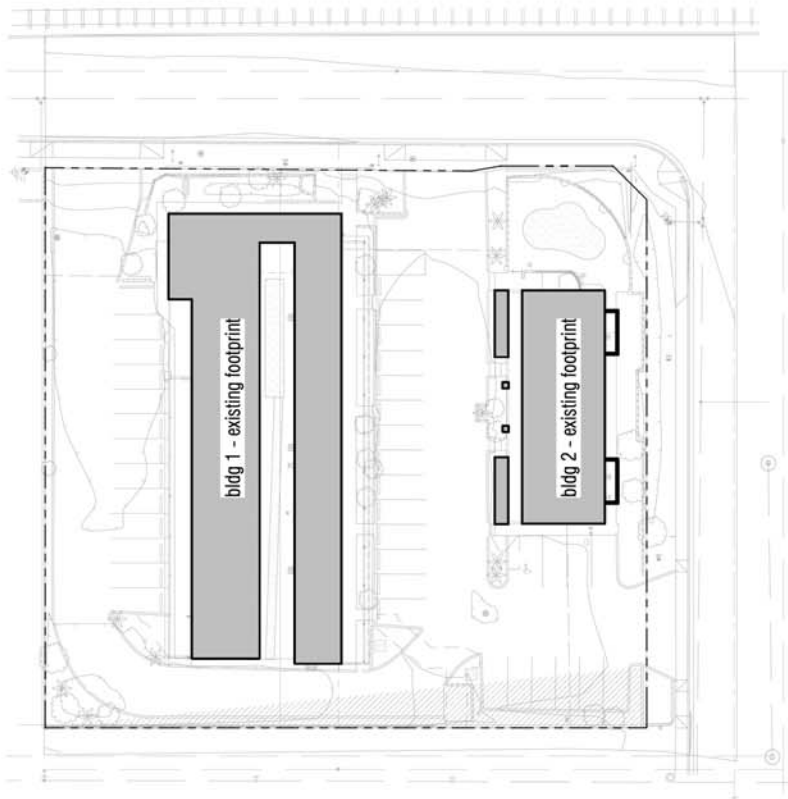
ELECTRICAL ENGINEER



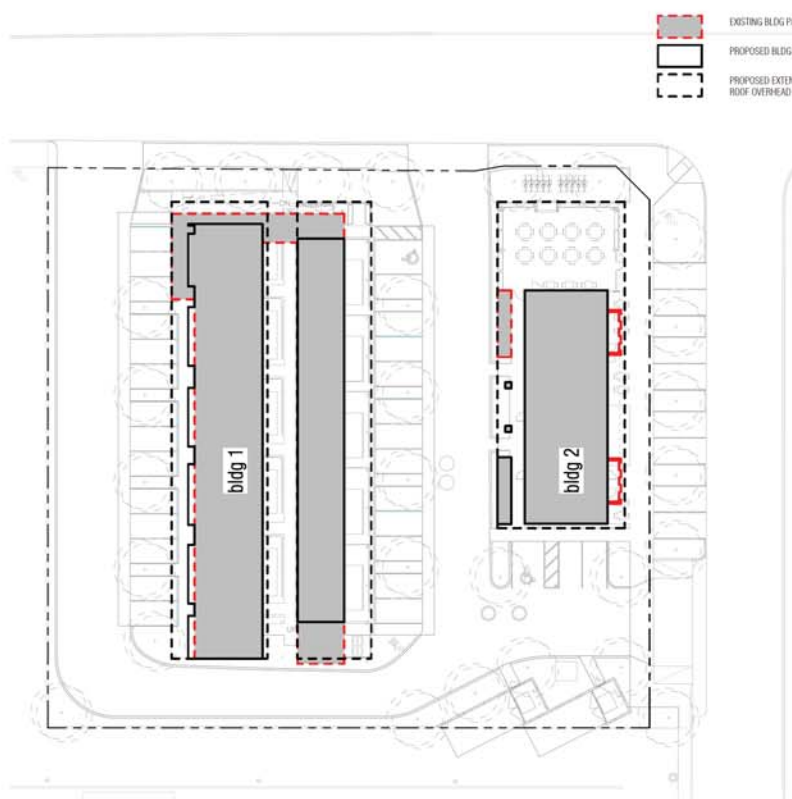
SHEET

SCALE

DATE



① LEVEL 1 - EXISTING FOOTPRINT
1" = 20'-0"



② LEVEL 1 - PROPOSED FOOTPRINT
1" = 20'-0"



APACHE OAK MIXED USE
1481 E APACHE BLVD
TEMPE, AZ, 85281

PROJECT

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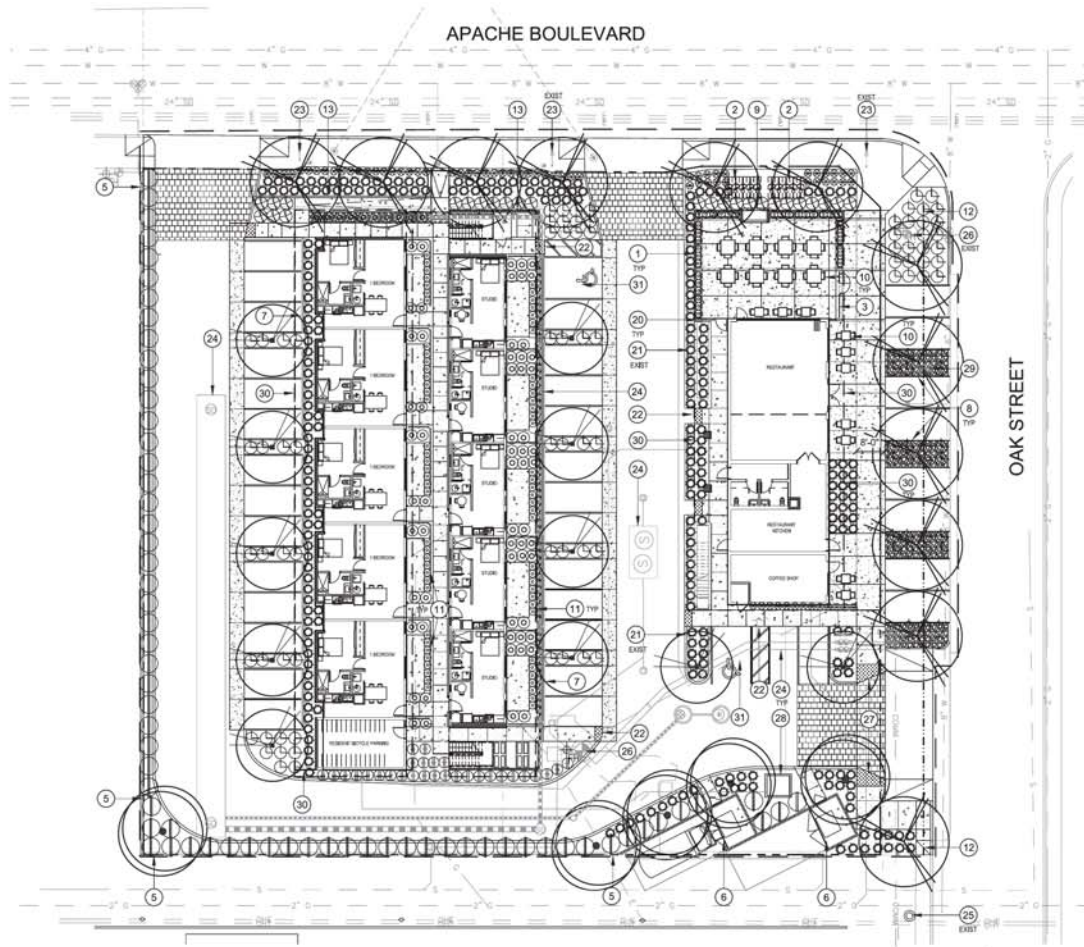


ex100
existing/ new bldg pad footprint

1" = 20'-0"

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PLANT LEGEND

BOTANICAL NAME SYM. COMMON NAME	SIZE	MIN. CAL HT X W	QTY.
TREES			
FRAXINUS VELUTINA ARIZONA ASH	48" BOX	3' CAL 13H X 8W	5
PROSOPIS THORNLESS HYBRID 'AZT' ACT' THORNLESS HYBRID MESQUITE	48" BOX MULTI	3.5' CAL 12H X 9W	11
PISTACIA X 'RED PUSH' RED PUSH PISTACHE	48" BOX	3.5' CAL 13H X 7W	12
ACCENTS			
ALOE X 'BLUE ELF' BLUE ELF ALOE	5 GAL		105
ALOE BARBADENSIS MEDICINAL ALOE	5 GAL		72
SHRUBS			
DODONAEA VISCOSA HOPSEED BUSH	5 GAL		67
MULLENBERGIA RIGENS DEER GRASS	5 GAL		276
ROSMARINUS OFFICINALIS TUSCAN BLUE	5 GAL		29
RUELLIA PENINSULARIS DESERT RUELLIA	5 GAL		26
GRASSES			
NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	5 GAL		71
GROUNDCOVERS			
LANTANA NEW GOLD/ NEW GOLD LANTANA	5 GAL		106
TOPDRESS / DUST CONTROL			
INSIDE PROPERTY LINE			
1" SCREENED DECOMPOSED GRANITE			7,030 S.F.
OUTSIDE PROPERTY LINE - U.N.O.			
1" SCREENED EXPRESS BROWN			426 S.F.

NOTE:
FINAL SOUTHERN PROPERTY SCREEN TREE DETERMINATION WILL BE
GENERATED BY COMMUNITY INPUT BASED UPON THE FOLLOWING OPTIONS:
FRAXINUS VELUTINA (PREFERRED)
DALBERGIA SISSOO
ULMUS PARVIFOLIA

HARDSCAPE LEGEND

PAVING

[Pattern]	CONCRETE PAVING, NATURAL GRAY CONCRETE, MEDIUM BROOM FINISH
[Pattern]	CONCRETE PAVING, NATURAL GRAY CONCRETE, EXPOSED AG FINISH
[Pattern]	PRECAST PAVER, ACKERSTONE - HOLLAND, DARK GRAY
[Pattern]	TRUNCATED DOME PAVER
[Pattern]	4" - 6" COBBLE RIP RAP, COLOR: EXPRESS BROWN 805 S.F.

EXPANSION JOINT
SAW CUT CONTROL JOINT

HARDSCAPE ELEMENTS

- 1 RAISED STEEL PLANTER
- 2 BIKE RACKS
- 3 PATIO FENCE
- 4 LANDSCAPE PLANTER
- 5 EXISTING 6" HT. SITE WALL
- 6 TRASH ENCLOSURE W/ GATE
- 7 STEEL PARKING BUMPER
- 8 1/2" STEEL EDGE
- 9 FIRE FEATURE
- 10 SITE FURNISHING
- 11 5' HT. SCREEN WALL
- 12 ROOT BARRIER
- 13 RETAINING WALL

OTHER

- 20 ARCHITECTURAL POST
 - 21 VERTICAL CURB
 - 22 FLUSH CURB
 - 23 LIGHT POST
 - 24 CIVIL UTILITIES
 - 25 EXISTING POWER POLE
 - 26 FIRE HYDRANT
 - 27 ADA RAMP
 - 28 TRANSFORMER
 - 29 IRRIGATION METER
 - 30 BUILDING OVERHANG
 - 31 ADA PARKING STALL
- LIMIT OF WORK
--- RIGHT-OF-WAY

APACHE/OAK MIXED-USE
1461 E APACHE BLVD
TEMPE, AZ, 85281

M & L FINANCIAL PROPERTIES, INC. CLIENT
31426 CASTANIC ROAD
CASTIC, GA 31384

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kfs@floorassociates.com



DATE: 12/31/17

L-101
PLANTING PLAN

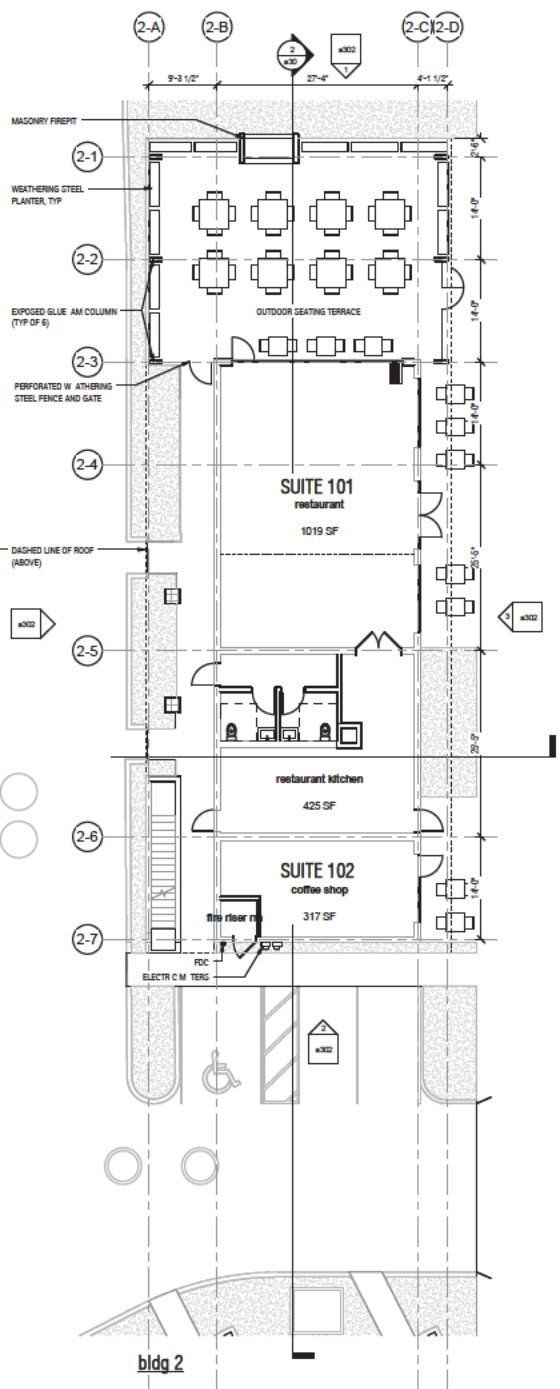
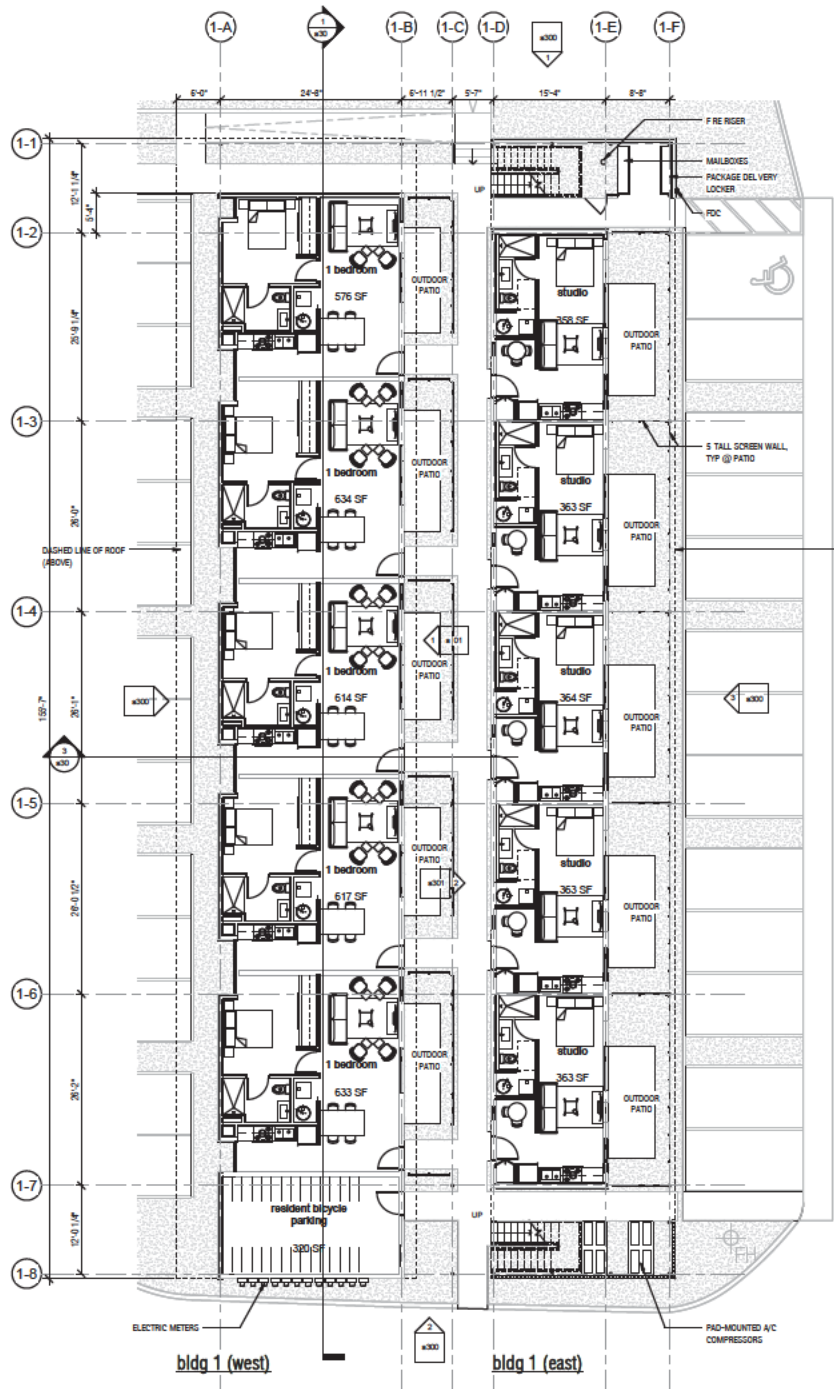


ISSUED FOR ENTITLEMENT
12.19.17

APACHE BOULEVARD



OAK STREET



APACHE/OAK MIXED USE
1401 E APACHE BLVD
TEMPE, AZ, 85281

M & L - AR ZONA #1, AZLP
51428 CASTA C ROAD
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PROJECT

OWNER

OWNER REPRESENTATIVE

ARCHITECT

LANDSCAPE ARCHITECT

CIVIL ENGINEER

ELECTRICAL ENGINEER

SHEET

SCALE

PHAS, R, V

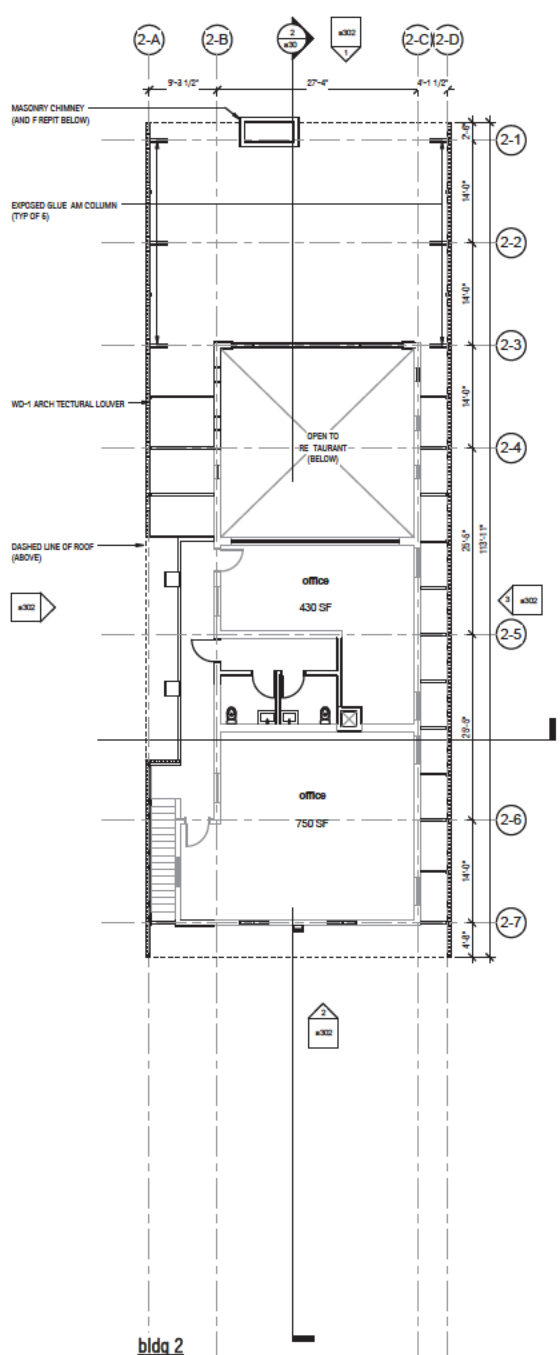
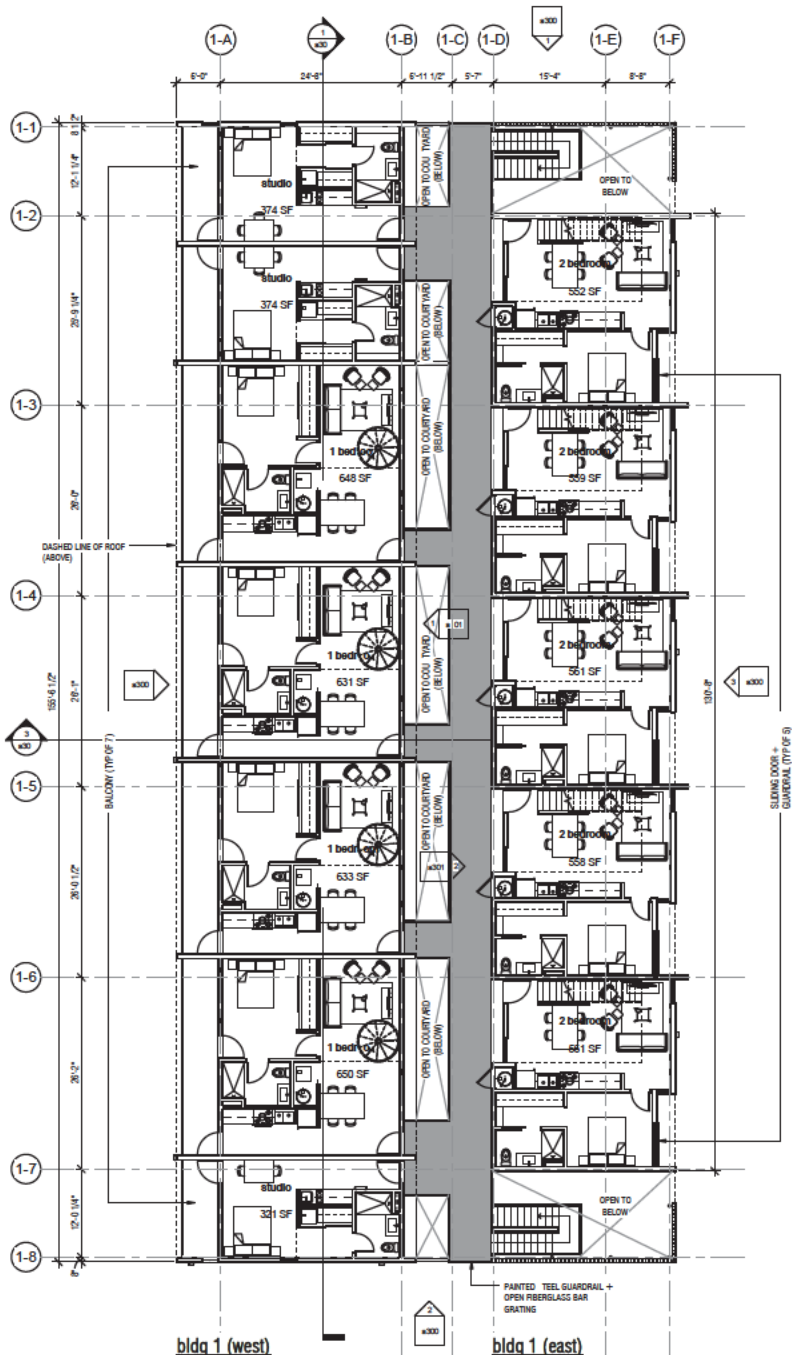
DATE

a101
level 1 floor plan



issued for entitlement
12.14.17





PROJECT
APACHE/OAK MIXED USE
1451 E APACHE BLVD
TEMPE, AZ 85281

OWNER
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PROJECT

OWNER

OWNER REPRESENTATIVE

ARCHITECT

LANDSCAPE ARCHITECT

CIVIL ENGINEER

ELECTRICAL ENGINEER

SHEET

SCALE

DATE

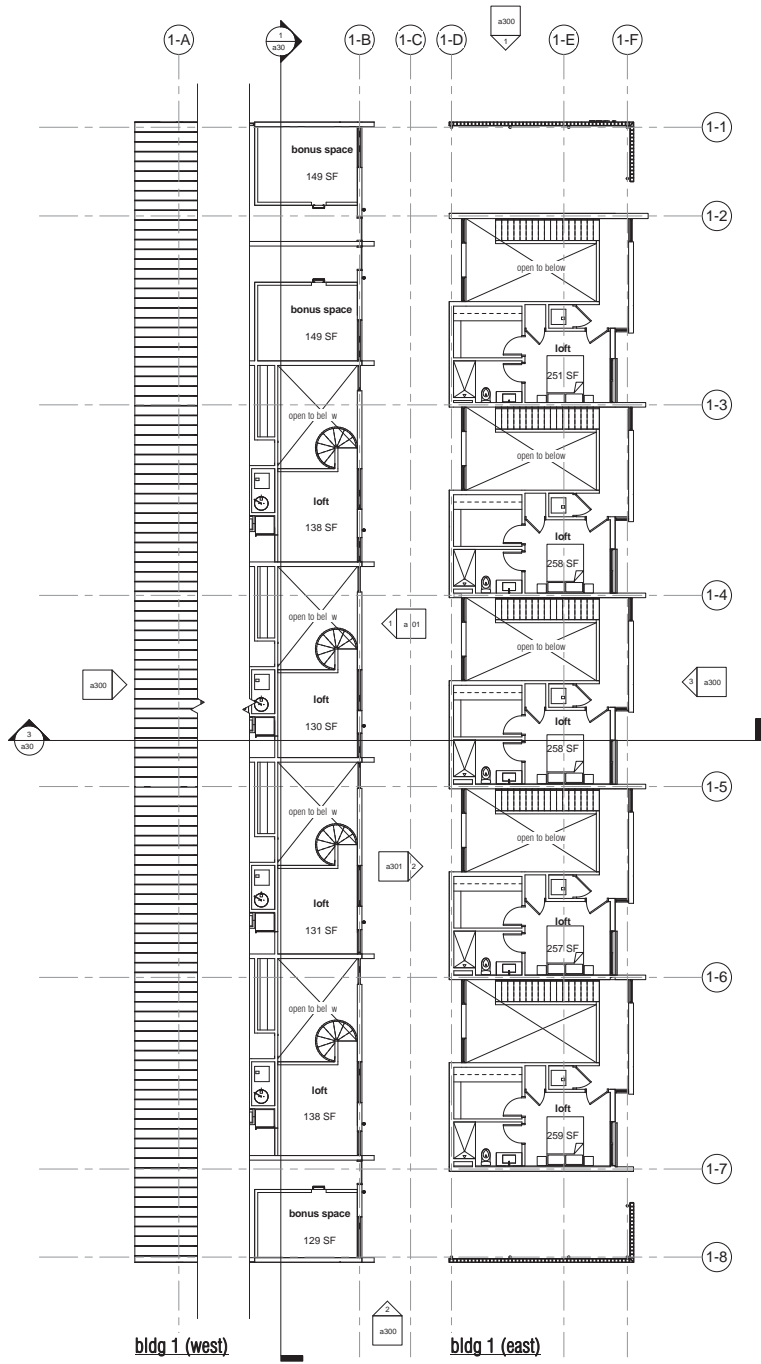
PHAS, R, V

a102
level 2 floor plan



issued for entitlement
12.10.17





PROJECT
 APACHE/OAK M XED USE
 1461 E APACHE BLVD
 TEMPE, AZ, 85281

OWNER
 M & L - AR ZONA #1, AZLP
 31438 GASTA C ROAD
 CASTAIC, CALIFORNIA 91384

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PROJECT

OWNER

OWNER REPRESENTATIVE

ARCHITECT

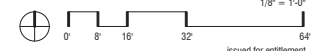
LANDSCAPE ARCHITECT

CIVIL ENGINEER

ELECTRICAL ENGINEER



a103
 level 3 floor plan



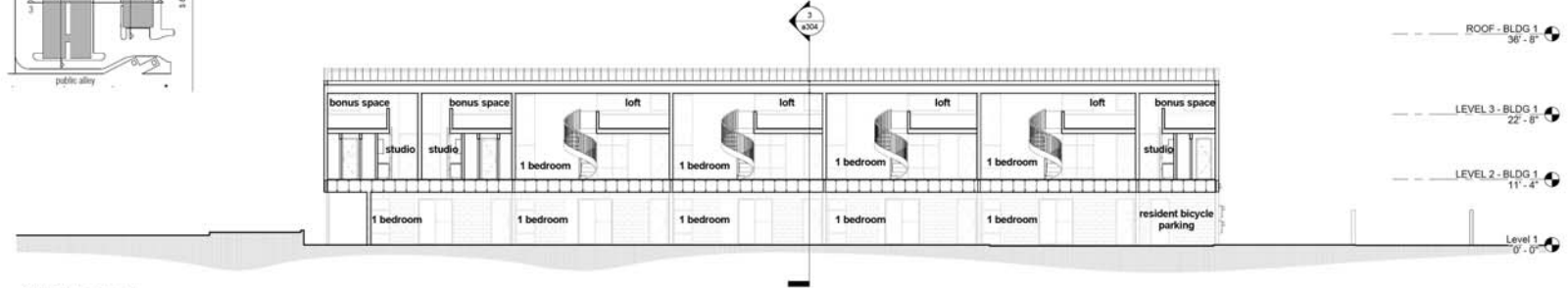
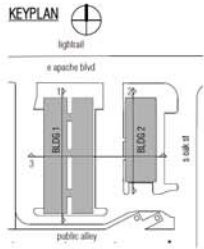
issued for entitlement
 12.19.17

SHEET

SCALE

PHAS / R / V

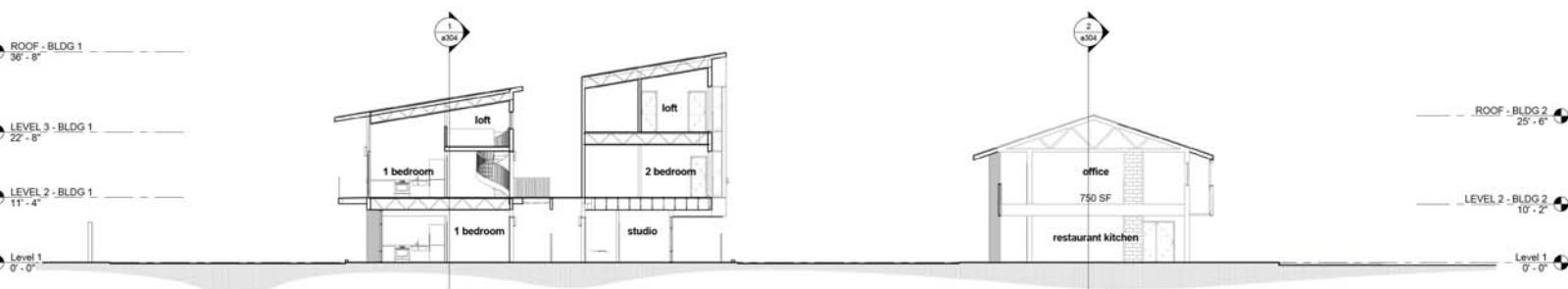
DATE



1 BLDG 1 North-South Section
1" = 10'-0"



2 BLDG 2 North-South Section
1" = 10'-0"



3 East-West Section
1" = 10'-0"



APACHE OAK MIXED USE
1481 E APACHE BLVD
TEMPE, AZ, 85281

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PROJECT

OWNER

OWNER REPRESENTATIVE

ARCHITECT

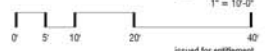
LANDSCAPE ARCHITECT

CIVIL ENGINEER

ELECTRICAL ENGINEER



a304
building sections



issued for entitlement
12.19.17

SHEET

SCALE

PHASE, REV
DATE



APACHE OAK MIXED USE
1481 E APACHE BLVD
TEMPE, AZ, 85281

M & L - ARIZONA #1, AZLP
31438 CASTAIC ROAD
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PROJECT

OWNER

OWNER REPRESENTATIVE

ARCHITECT

LANDSCAPE ARCHITECT

CIVIL ENGINEER

ELECTRICAL ENGINEER

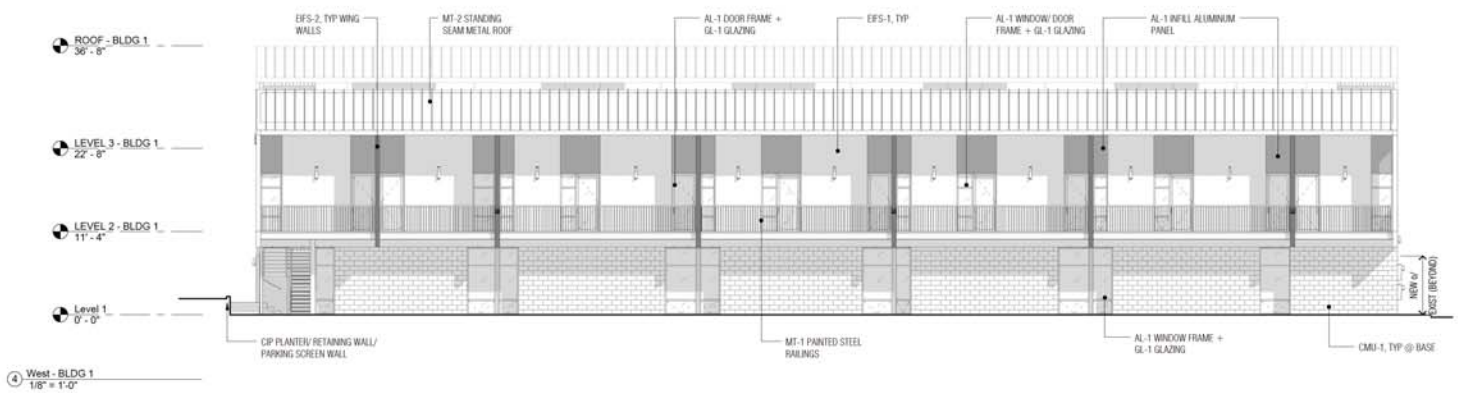
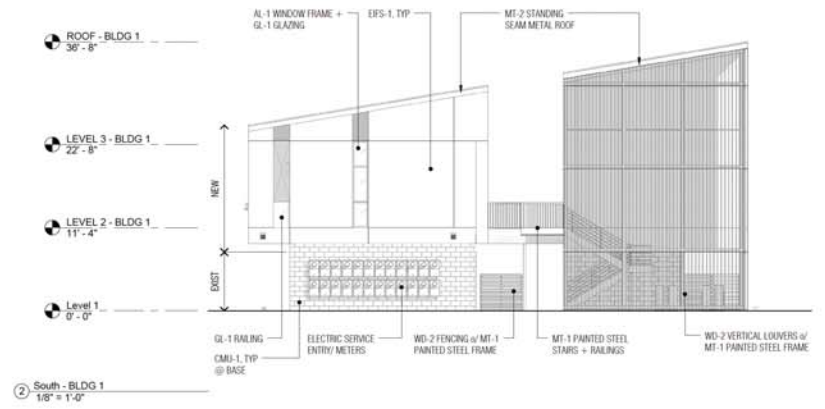
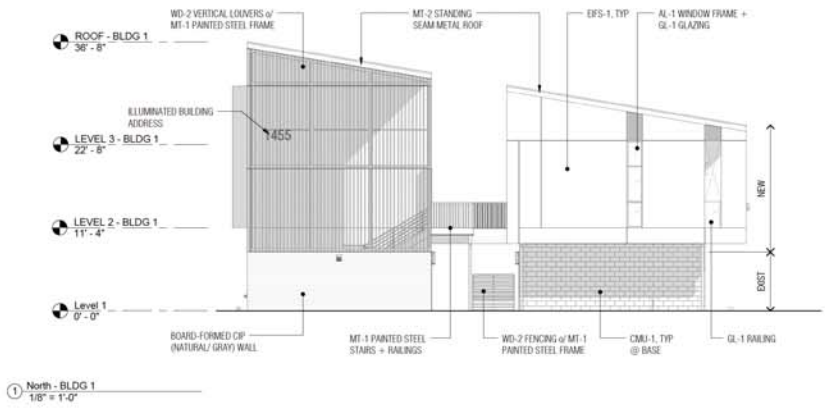


SHEET

SCALE

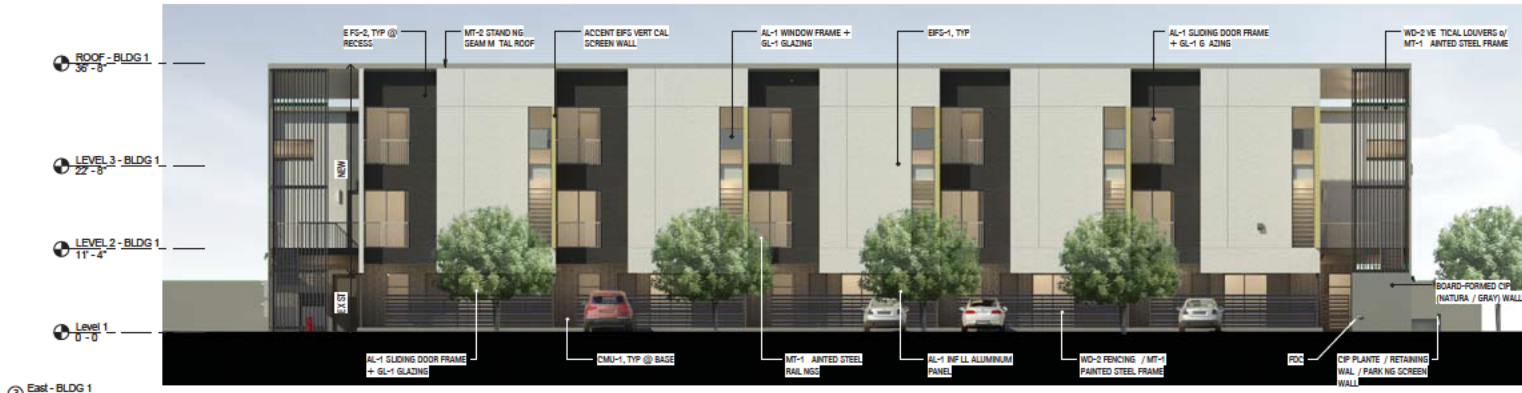
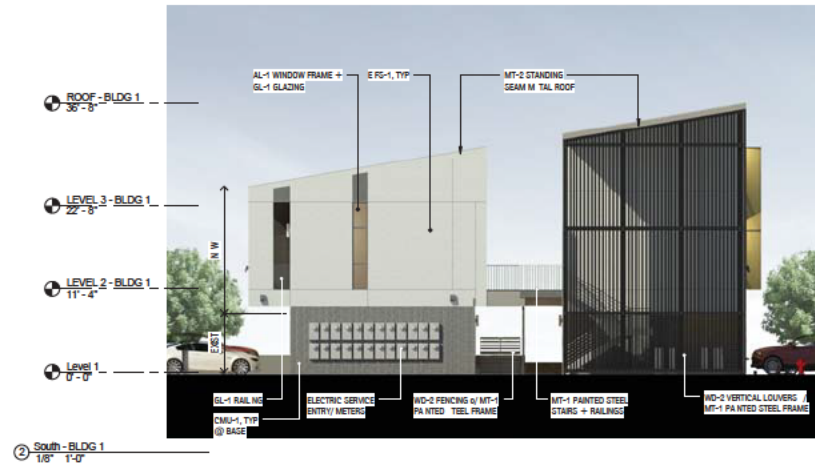
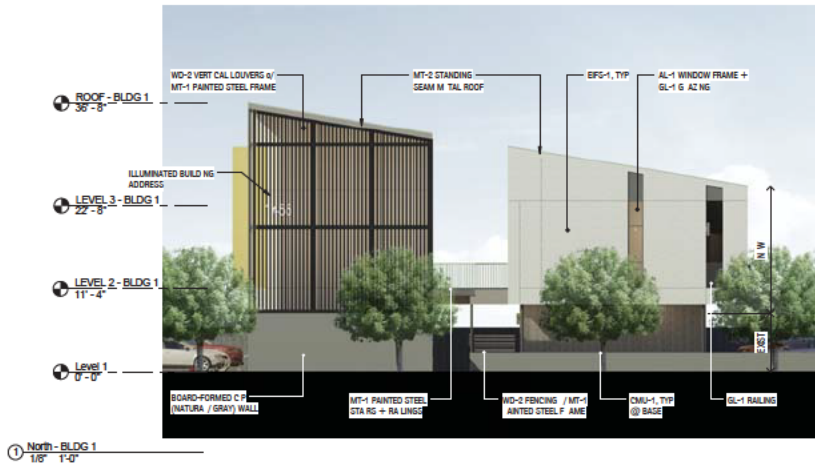
PHASE/REV

DATE



TAG	DESCRIPTION
CMU-1	8x16 - or - 8x16 SANDBLASED + SEALED MASONRY UNITS Natural (Gray)
CMU-2	8x16 GROUND FACE CONCRETE MASONRY UNITS Trendstone, Opal
EFS-1	EXTERIOR INSULATED FINISH SYSTEM - SAND FINISH Stu Corp. White Linen 6050 - LRV 73
EFS-2	EXTERIOR INSULATED FINISH SYSTEM - SAND FINISH Dunn Edwards, Blackjack - DE6371 - LRV 8
GL-1	1" INSULATED GLAZING Wicon, Clear
AL-1	ALUMINUM WINDOW FRAMES + PANELS Aradix, Dark Bronze AB-7
MT-1	PAINTED STEEL (RAILINGS, DOOR FRAMES, STR. STL) Dunn Edwards, Blackjack - DE6371 - LRV 8
MT-2	18ga 2x12" STANDING SEAM METAL ROOF Miron Corp. Weathered Zinc - S98 S3
WD-1	SEALED ARCHITECTURAL GRADE WOOD Cabot, Australian Timber Oil - Espresso Brown
WD-2	COMPOSITE WOOD PLANK Trox, Entrance - Beach Dune

a300
exterior elevation - bldg 1
1/8" = 1'-0"
0 4 8 12 16 20 24 28 32
issued for entitlement
12.19.17



EXTERIOR FINISH SCHEDULE

SYM	DESCRIPTION
CMU-1	8x16 - 8x 8x16 ANGLAGED + 3 ALLED MASONRY UNITS Natural (EFS)
CMU-2	8x16'S GROUND FACE CONCRETE MASONRY UNITS Trendstone, Opal
EFS-1	EXTERIOR INSULATED F HIGH SYSTEM - SAND FIN GH Sto Corp, White Linen 6050 - L V 73
EFS-2	EXTERIOR INSULATED F HIGH SYSTEM - SAND FIN GH Dunn Edwards, Blackjack - DE6371 - LRV 8
GL-1	1" INSULATED G AZ NG Vitracor, Clear
AL-1	ALUMINUM WINDOW FRAMES + PANELS Arcada, Dark Bronze AB-7
MT-1	PAINTED STEEL (RAILINGS, DOOR FRAMES, STR. TL) Dunn Edwards, Blackjack - DE6371 - LRV 8
MT-2	18ga. 2"x16" STANDING SEAM M TAL ROOF Mbs in Corp. Vie Theres DPC - CR 33
WD-1	SEALED ARCHITECTURAL GRADE WOOD Cabot, Au Italian Timber Oil - Espresso Br wn
WD-2	COMPOSITE WOOD PLANK Tlx, Enhance - Beach Dune

a300c
 exterior color elevation - bldg 1

1/8" = 1'-0"

0 4 8 16'

issued for entitlement 12/10/17

12/10/17

APACHE/OAK M XED USE
 1461 E APACHE BLVD
 TEMPE, AZ 85281

M & L - AR ZONA #1, AZLP
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 CASTAIC, CALIFORNIA 91384

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PROJECT

OWNER

OWNER REPRESENTATIVE

ARCHITECT

LANDSCAPE ARCHITECT

CIVIL ENGINEER

ELECTRICAL ENGINEER



SHEET

SCALE

PHASE/REV
 DATE



APACHE OAK MIXED USE
1481 E APACHE BLVD
TEMPE, AZ, 85281

PROJECT

M & L - ARIZONA #1, AZLP
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CASTAIC, CALIFORNIA 91384

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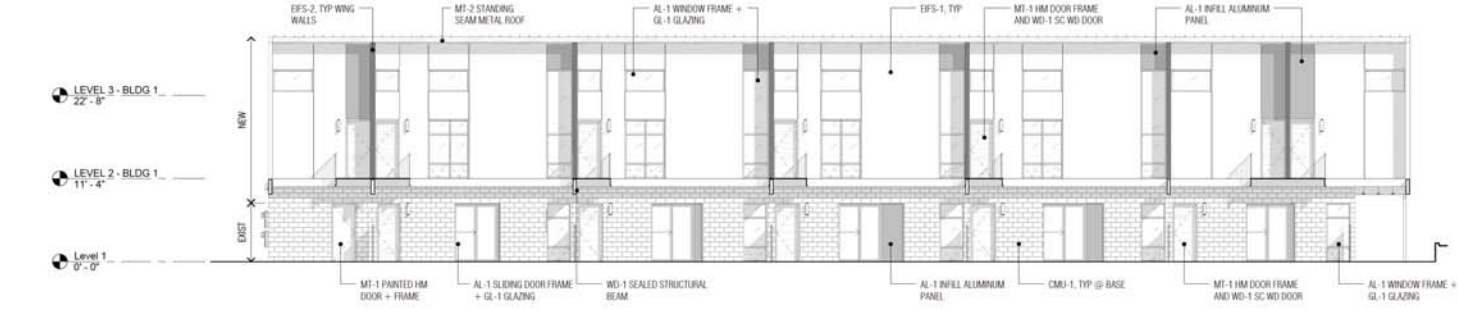
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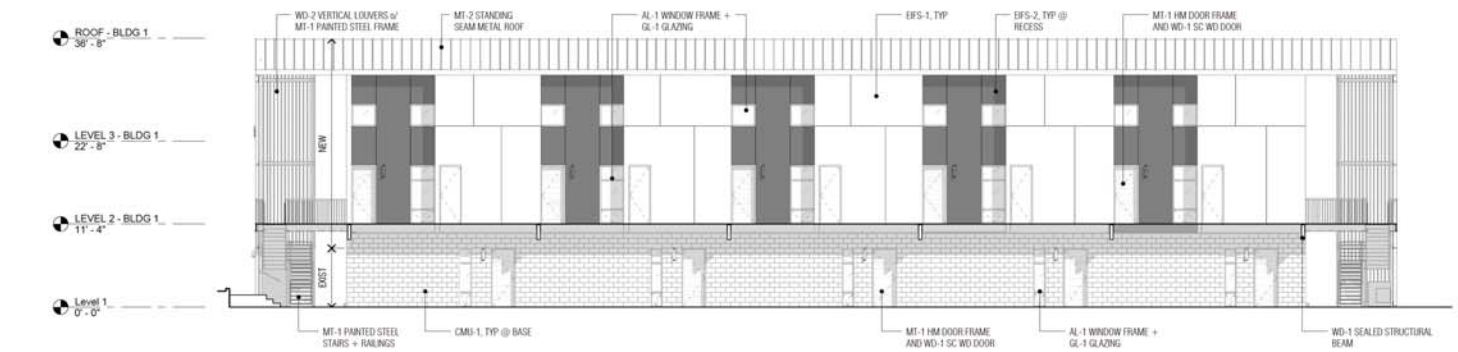
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ELECTRICAL ENGINEER



1 East Courtyard - BLDG1
1/8" = 1'-0"



2 West Courtyard - BLDG1
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE	
TAG	DESCRIPTION
CMU-1	8x16 or 8x16 SANDBLASTED + SEALED MASONRY UNITS Natural (Grey)
CMU-2	8x16 GROUND FACE CONCRETE MASONRY UNITS Trendstone, Opal
EFS-1	EXTERIOR INSULATED FINISH SYSTEM - SAND FINISH Sto Corp. White Linex 6050 - LRV 73
EFS-2	EXTERIOR INSULATED FINISH SYSTEM - SAND FINISH Dunn Edwards, Blackjack - DE6371 - LRV 8
GL-1	1" INSULATED GLAZING Wicon, Clear
AL-1	ALUMINUM WINDOW FRAMES + PANELS Arcada, Dark Bronze AB-7
MT-1	PAINTED STEEL (RAILINGS, DOOR FRAMES, STR. STL) Dunn Edwards, Blackjack - DE6371 - LRV 8
MT-2	Typ: 2x10" STANDING SEAM METAL ROOF Morris Corp. Weathered Zinc - S98 33
WD-1	SEALED ARCHITECTURAL GRADE WOOD Cabot, Australian Timber Oil - Espresso Brown
WD-2	COMPOSITE WOOD PLANK Trox, Entrance - Beach Dune



a301
courtyard elevations - bldg 1
1/8" = 1'-0"

SHEET



SCALE

issued for entitlement
12.19.17

PHASE, REV

DATE



APACHE/OAK MIXED USE
1461 E APACHE BLVD
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PROJECT

OWNER

OWNER REPRESENTATIVE

ARCHITECT

LANDSCAPE ARCHITECT

CIVIL ENGINEER

ELECTRICAL ENGINEER



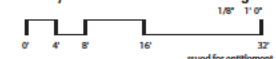
1 East Courtyard - BLDG1
1/8" = 1'-0"



2 West Courtyard - BLDG1
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE	
TYP	DESCRIPTION
CMU-1	8x16 - 8" - 8x16 SANDBLAZED + S ALED MASONRY UNITS Natura (Grey)
CMU-2	8x16 GROUND ACE CONCRETE MASONRY UNITS Trend tone, Opal
EFG-1	EXTERIOR INSULATED FINISH SYSTEM - SAND FINISH Sib Corp, White Linen 6050 - LRV 73
EFG-2	EXTERIOR INSULATED FINISH SYSTEM - SAND FINISH Dunn Edwards, Blackjack - DE5271 - L V 8
GL-1	1" INSULATED G AZING Wilson, Clear
AL-1	ALUMINUM WINDOW FRAMES + PANELS Arcadia, Dark Bronze AB-7
MT-1	PAINTED STEEL (RAILING, DOOR FRAMES, STR. STL) Dunn Edwards, Blackjack - DE5271 - L V 8
MT-2	18ga. 2"x16" STANDING SEAM METAL ROOF Merritt Corp. We trend Dic - SRI 33
WD-1	SEALED ARCHITECTURAL GRADE WOOD Cabot, Au Italian Timber Oil - Espresso Br wn
WD-2	COMPOSITE WOOD PLANK Tri x, Enhance - Beach Dune

a301c
courtyard color elevations - bldg 1



issued for entitlement
12.10.17

SHEET

SCALE

PHASE/REV
DATE



APACHE OAK MIXED USE
1481 E APACHE BLVD
TEMPE, AZ, 85281

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CASTAIC, CALIFORNIA 91384

ARTHAUS PROJECTS
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CONTACT:
DOUG WOODWARD
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PROJECT

OWNER

OWNER REPRESENTATIVE

ARCHITECT

LANDSCAPE ARCHITECT

CIVIL ENGINEER

ELECTRICAL ENGINEER

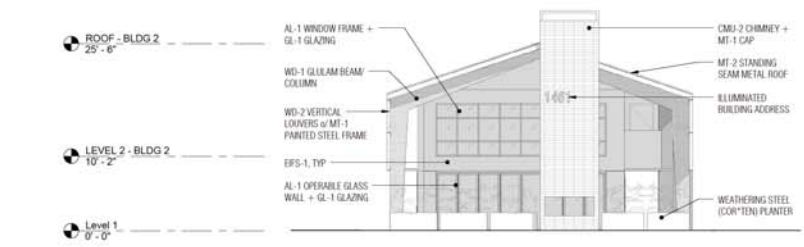


SHEET

SCALE

PHASE, REV

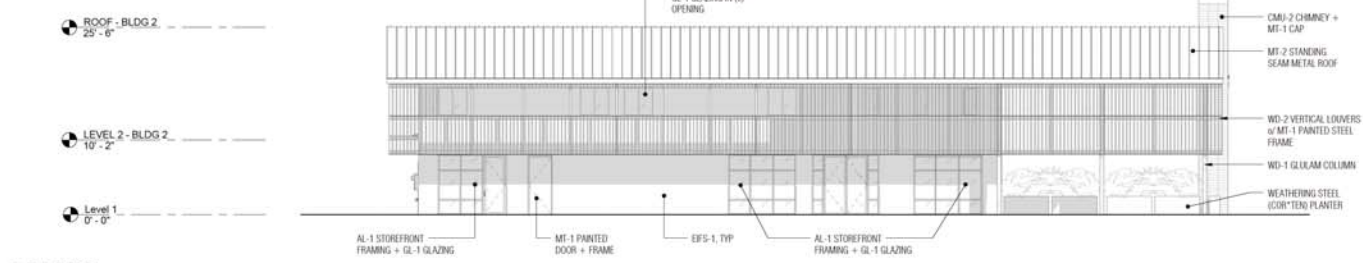
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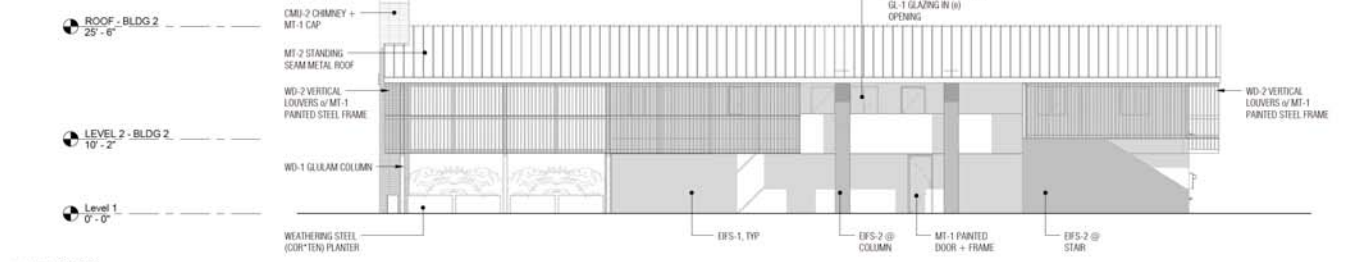
1 North - BLDG 2
1/8" = 1'-0"



2 South - BLDG 2
1/8" = 1'-0"



3 East - BLDG 2
1/8" = 1'-0"

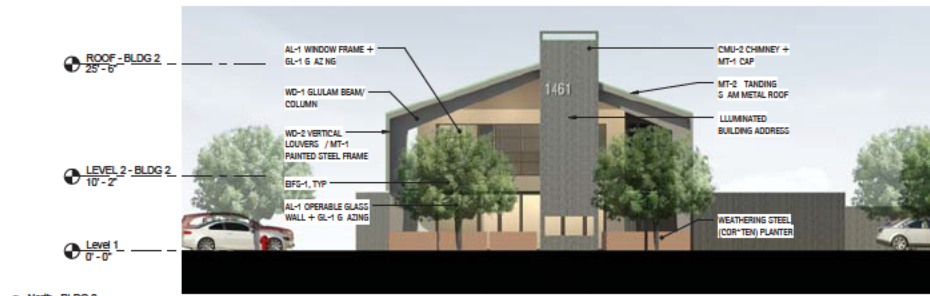


4 West - BLDG 2
1/8" = 1'-0"

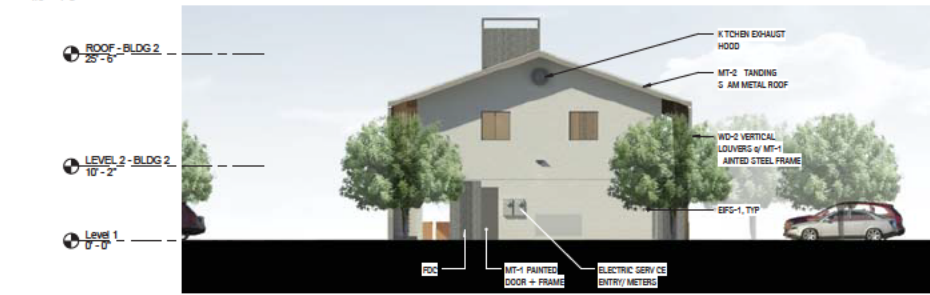
TAG	DESCRIPTION
CMU-1	8x16 - or - 8x16 SANDBLASED + SEALED MASONRY UNITS Natural (Grey)
CMU-2	8x16 GROUND FACE CONCRETE MASONRY UNITS Trendstone, Opal
EFS-1	EXTERIOR INSULATED FINISH SYSTEM - SAND FINISH Sto Corp. White Linex 6050 - LRV 73
EFS-2	EXTERIOR INSULATED FINISH SYSTEM - SAND FINISH Dunn Edwards, Blackjack - DE6371 - LRV 8
GL-1	1" INSULATED GLAZING Wason, Clear
AL-1	ALUMINUM WINDOW FRAMES + PANELS Arcada, Dark Bronze AB-7
MT-1	PAINTED STEEL (RAILINGS, DOOR FRAMES, STR. STL) Dunn Edwards, Blackjack - DE6371 - LRV 8
MT-2	16ga. 24"HP STANDING SEAM METAL ROOF Mitsui Corp. Weather Zinc - S9133
WD-1	SEALED ARCHITECTURAL GRADE WOOD Cabot, Australian Timber Oil - Espresso Brown
WD-2	COMPOSITE WOOD PLANK Trox, Enhance - Beach Dune

a302
exterior elevation - bldg 2
1/8" = 1'-0"

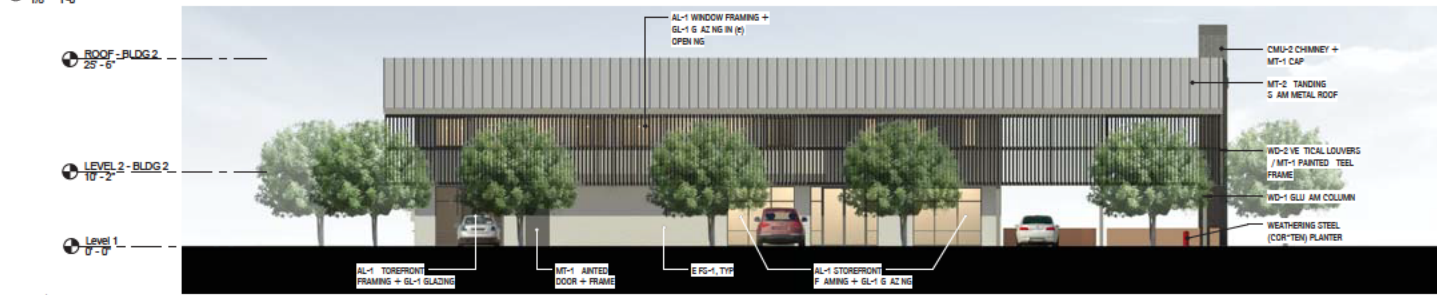
issued for entitlement
12.19.17



1 North - BLDG 2
1/8" = 1'-0"



2 South - BLDG 2
1/8" = 1'-0"



3 East - BLDG 2
1/8" = 1'-0"



4 West - BLDG 2
1/8" = 1'-0"



APACHE/OAK MIXED USE
1461 E APACHE BLVD
TEMPE, AZ 85281

M & L - AR ZONA #1, AZLP
31438 CASTAIC ROAD
CASTAIC, CALIFORNIA 91384

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shannon.mauck@dibblecorp.com

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203 S SMITH ROAD
TEMPE, ARIZONA 85281
602.894.4027
CONTACT:
DOUG WOODWARD
doug@woodwardengineering.com

EXTERIOR FINISH SCHEDULE	
YWB	DESCRIPTION
CMU-1	8x16 - op. 8x16 SANDBLASTED + S. ALIED MASONRY UNITS Natura (EFG)
CMU-2	8x16 GROUND ACE CONCRETE MASONRY UNITS Trend line, Opal
EFG-1	EXTERIOR INSULATED FINISH SYSTEM - SAND FINISH Silo Corp, White Liner 6050 - LRV 73
EFG-2	EXTERIOR INSULATED FINISH SYSTEM - SAND FINISH Dunn Edwards, BlackJack - DES371 - L - V 8
GL-1	1" INSULATED G AZING Wilson, Clear
AL-1	ALUMINUM WINDOW FRAMES + PANELS Arcade, Dark Bronze AB-7
MT-1	PAINTED STEEL (RAILING, DOOR FRAMES, STR. STL) Dunn Edwards, BlackJack - DES371 - L - V 8
MT-2	18ga. 2"x16" STANDING SEAM METAL ROOF Merrill Corp, White Zinc - SRI 33
WD-1	SEALED ARCHITECTURAL GRADE WOOD Cabot, Au. Italian Timber Oil - Espresso Brwn
WD-2	COMPOSITE WOOD P. ANK Tri x, Entrance - Beach Dune

PROJECT

OWNER

OWNER REPRESENTATIVE

ARCHITECT

LANDSCAPE ARCHITECT

CIVIL ENGINEER

ELECTRICAL ENGINEER



a302c
exterior color elevation - bldg 2

1/8" = 1'-0"
SCALE

issued for entitlement
12.10.17

SHEET

SCALE

PHASE/REV
DATE



PROJECT
 APACHE/OAK MIXED USE
 1461 E APACHE BLVD
 TEMPE AZ 85281

OWNER
 M & L - AR ZONA #1, AZLP
 31438 CASTAIC ROAD
 CASTAIC CALIFORNIA 91384

OWNER REPRESENTATIVE
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ELECTRICAL ENGINEER
 WOODWARD ENGINEERING
 203 S SMITH ROAD
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 doug@woodward-engineering.com

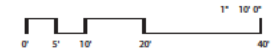


1 North Elevation
 1" = 10'-0"



2 East Elevation
 1" = 10'-0"

a303
 street elevations



issued for entitlement 12.19.17
 DATE

SHEET
 SCALE
 PHASE/REV
 DATE



PROJECT
 APACHE/OAK M XED USE
 1461 E APACHE BLVD
 TEMPE, AZ, 85281

OWNER
 M & L - AR ZONA #1, AZLP
 31438 GASTA C ROAD
 CASTAIC, CALIFORNIA 91384

OWNER REPRESENTATIVE
 ARTHAUS PROJECTS
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 doug@woodward-engineering.com

PROJECT

OWNER

OWNER REPRESENTATIVE

ARCHITECT

LANDSCAPE ARCHITECT

CIVIL ENGINEER

ELECTRICAL ENGINEER



a305
 northwest street view

SHEET

SCALE

issued for entitlement
 12.19.17

PHAS / R / V
 DATE



PROJECT
 APACHE/OAK M XED USE
 1461 E APACHE BLVD
 TEMPE, AZ, 85281

OWNER
 M & L - AR ZONA #1, AZLP
 31438 GASTA C ROAD
 CASTAIC, CALIFORNIA 91384

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 doug@woodward-engineering.com

PROJECT

OWNER

OWNER REPRESENTATIVE

ARCHITECT

LANDSCAPE ARCHITECT

CIVIL ENGINEER

ELECTRICAL ENGINEER



a306
 northeast street view

SHEET

SCALE

issued for entitlement
 12.19.17

PHASE / R / V
 DATE



PROJECT
 APACHE/OAK M XED USE
 1461 E APACHE BLVD
 TEMPE, AZ, 85281

OWNER
 M & L - AR ZONA #1, AZLP
 31438 GASTA C ROAD
 CASTAIC, CALIFORNIA 91384

OWNER REPRESENTATIVE
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 480-894-4657
 CONTACT:
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 doug@woodward-engineering.com

PROJECT

OWNER

OWNER REPRESENTATIVE

ARCHITECT

LANDSCAPE ARCHITECT

CIVIL ENGINEER

ELECTRICAL ENGINEER



a307
 north drive street view

SHEET

SCALE

issued for entitlement
 12.19.17

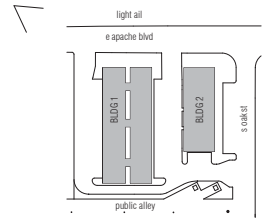
PHAS / R / V
 DATE



existing



proposed



APACHE/OAK M XED USE
1461 E APACHE BLVD
TEMPE, AZ, 85281

M & L - AR ZONA #1, AZLP
31438 CASTA C ROAD
CASTAIC, CALIFORNIA 91384

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CONTACT:
DOUG WOODWARD
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PROJECT

OWNER

OWNER REPRESENTATIVE

ARCHITECT

LANDSCAPE ARCHITECT

CIVIL ENGINEER

ELECTRICAL ENGINEER



a308
street perspective

SHEET

SCALE

issued for entitlement
12.19.17

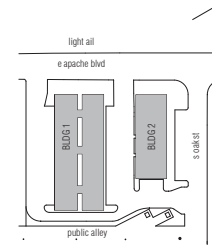
PHASE / R / V
DATE



existing



proposed



APACHE/OAK MIXED USE
1461 E APACHE BLVD
TEMPE, AZ, 85281

M & L - AR ZONA #1, AZLP
31438 GASTA C ROAD
CASTAIC, CALIFORNIA 91384

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CONTACT:
DOUG WOODWARD
doug@woodward-engineering.com

PROJECT

OWNER

OWNER REPRESENTATIVE

ARCHITECT

LANDSCAPE ARCHITECT

CIVIL ENGINEER

ELECTRICAL ENGINEER



a309
street perspective

SHEET

SCALE

issued for entitlement
12.19.17

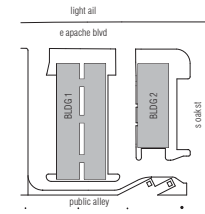
PHASE / R / V
DATE



existing



proposed



APACHE/OAK M XED USE
1461 E APACHE BLVD
TEMPE, AZ, 85281

M & L - AR ZONA #1, AZLP
31438 GASTA C ROAD
CASTAIC, CALIFORNIA 91384

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PROJECT

OWNER

OWNER REPRESENTATIVE

ARCHITECT

LANDSCAPE ARCHITECT

CIVIL ENGINEER

ELECTRICAL ENGINEER



a310
street perspective

SHEET

SCALE

issued for entitlement
12.19.17

PHAS / R / V
DATE



STUDIO MA

project
Apache/Oak Mixed Use

project information
1461 E Apache Blvd
Tempe, AZ 85251

1	2	3	
	6	4	
11		5	
10	9	8	7

- 1. **EIFS-1 eifs**
Sto Corp, White Linen 6050 - LRV 73
- 2. **WD-1 sealed grade wood**
Cabot, Australian Timber Oil - Espresso Brown
- 3. **WD-2 composite wood plank**
Trex, Transcend - Beach Dune
- 4. **EIFS-2 eifs**
Sto Corp, Dunn Edwards, Blackjack DE6371 - LRV 8
- 5. **MT-1 painted steel**
Dunn Edwards, Blackjack DE6371 - LRV 8
- 6. **EIFS-3 accent eifs**
Dunn Edwards, Golden Nectar DE5347 - LRV 68
- 7. **CMU-1 masonry, sandblasted**
Natural (Grey)
- 8. **CMU-2 masonry, ground face**
Trendstone, Opal
- 9. **AL-1 aluminum frames**
Arcadia, Dark Bronze AB-7
- 10. **MT-2 metal roof**
Morin Corp, Weathered Zinc - SRI 33
- 11. **GL-1 glazing**
Viracon, Clear



Apache + Oak High School

12.19.17

6:30 pm

Laura Owens	[REDACTED]	Hudson	
Tom Brown	[REDACTED]	D.R.C.	
Janet DeMans	[REDACTED]	Cedar St	
Jan Mayer	[REDACTED]	Cedar	
Dale CARPENTIER	[REDACTED]	Williams	
CLARKE KISSBY	[REDACTED]	Williams	
MARY ANN KINSMAN-RIBSE	[REDACTED]	WILLIAMS ST	
Shir GRANT	[REDACTED]	Williams	
Linda Martin	[REDACTED]	Williams	
Kevin Brown	[REDACTED]	Williams	
Marilyn Murphy	[REDACTED]	Hudson Dr.	
BETH TOM	[REDACTED]	Williams	
James DeMans	[REDACTED]	Cedar St.	85281
Brian Ward	[REDACTED]	Williams	
Anthony Farina	[REDACTED]	Williams	85281
MATTHEW SALENTER	[REDACTED]	CEDEAR	
MIKE TRANTIK	[REDACTED]	SOUTH CEDAR	
MICHAEL O'CONNOR	[REDACTED]	BUTTE AVE	
Daniel Childers	[REDACTED]	Cedar St.	85281
Jim Felkey	[REDACTED]	Hudson Dr.	
PAUL AMOROSI	[REDACTED]	CEDEAR ST.	
RON GASOWSKI	[REDACTED]	HUDSON DR.	
Riley Neal	[REDACTED]	Butte Ave,	85281

NEIGHBORHOOD MEETING

APACHE + OAK MIXED-USE DEVELOPMENT
City of Tempe Planning Case #PL160429

Escalante Multi-Generational Center
Room - Senior Center
2150 E. Orange St.
Tempe, AZ 85281

On Tuesday December 19, 2017 at 6:30pm

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

LOVE it.

Thank you!

Name: BETH TOM
Address: [REDACTED] WILLIAMS ST
City: TEMPE
Phone: [REDACTED]
Email: [REDACTED]

May we contact you in the future? (circle one)

Y

N

NEIGHBORHOOD MEETING

APACHE + OAK MIXED-USE DEVELOPMENT
City of Tempe Planning Case #PL160429

Escalante Multi-Generational Center
Room - Senior Center
2150 E. Orange St.
Tempe, AZ 85281

On Tuesday December 19, 2017 at 6:30pm

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

well Done!

Name: Brian Ward
Address: [redacted] Williams
City: Tempe
Phone: [redacted]
Email: [redacted]

May we contact you in the future? (circle one) Y N

NEIGHBORHOOD MEETING

APACHE + OAK MIXED-USE DEVELOPMENT
City of Tempe Planning Case #PL160429

Escalante Multi-Generational Center
Room - Senior Center
2150 E. Orange St.
Tempe, AZ 85281

On Tuesday December 19, 2017 at 6:30pm

I SUPPORT !

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

Excellent plan

Well thought out

Attractive

In my opinion, it is more in keeping
with the "soul" ^{and character} of Tempe than much
of what we have been seeing.

(Granddaughter of Kemper Goodwin &
local reattor)

Name: Laura & Jakob Owens

Address: [REDACTED] Hudson

City: Tempe

Phone: [REDACTED]

Email: [REDACTED]

May we contact you in the future? (circle one)

Y

N

NEIGHBORHOOD MEETING

APACHE + OAK MIXED-USE DEVELOPMENT
City of Tempe Planning Case #PL160429

Escalante Multi-Generational Center
Room - Senior Center
2150 E. Orange St.
Tempe, AZ 85281

On Tuesday December 19, 2017 at 6:30pm

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

MORE INTEGRATED INTO THE EXISTING ENVIRONMENT
THAN THE 1ST PROPOSAL.

Name: BON GASOWSKI
Address: [REDACTED] HUDSON DR
City: TEMPE, AZ 85281
Phone:
Email:

May we contact you in the future? (circle one)

Y

N

NEIGHBORHOOD MEETING

APACHE + OAK MIXED-USE DEVELOPMENT
City of Tempe Planning Case #PL160429

Escalante Multi-Generational Center
Room - Senior Center
2150 E. Orange St.
Tempe, AZ 85281

On Tuesday December 19, 2017 at 6:30pm

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

Thank you for listening! ~~Thank you~~ This project fits with the zoning, the 2040 General plan, and with the Apache ^{award-winning} Charter Area Study.

I support this project and I hope the ARC does too.

Name: Marilyn Murphy
Address: [REDACTED]
City: Tempe AZ
Phone: [REDACTED]
Email: [REDACTED]

May we contact you in the future? (circle one) Y N

NEIGHBORHOOD MEETING

APACHE + OAK MIXED-USE DEVELOPMENT
City of Tempe Planning Case #PL160429

Escalante Multi-Generational Center
Room - Senior Center
2150 E. Orange St.
Tempe, AZ 85281

On Tuesday December 19, 2017 at 6:30pm

I SUPPORT




I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

Nice Job

Name: *Shae Grant*
Address:  *Williams*
City: *Tempe*
Phone: 
Email: 

May we contact you in the future? (circle one) Y N

NEIGHBORHOOD MEETING

APACHE + OAK MIXED-USE DEVELOPMENT
City of Tempe Planning Case #PL160429

Escalante Multi-Generational Center
Room - Senior Center
2150 E. Orange St.
Tempe, AZ 85281

On Tuesday December 19, 2017 at 6:30pm

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

listened to our neighborhood concerns
and created an attractive adaptive
re-use project - that fits well within
our neighborhood
thx!

Name:

Don Meyer

Address:

[REDACTED]

Cedar St

City:

Phone:

Tempe AZ

Email:

[REDACTED]

May we contact you in the future? (circle one)

N

NEIGHBORHOOD MEETING

APACHE + OAK MIXED-USE DEVELOPMENT
City of Tempe Planning Case #PL160429

Escalante Multi-Generational Center
Room - Senior Center
2150 E. Orange St.
Tempe, AZ 85281

On Tuesday December 19, 2017 at 6:30pm

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

_____ Listened to our neighborhood concerns
_____ and created an attractive adaptive
_____ re-use project - that fits well within
_____ our neighborhood
_____ flux!

Name:

Don Meyer

Address:

City:

[REDACTED] Cedar St

Phone:

Email:

Tempe AZ
[REDACTED]

May we contact you in the future? (circle one)

Y

N

NEIGHBORHOOD MEETING

APACHE + OAK MIXED-USE DEVELOPMENT
City of Tempe Planning Case #PL160429

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Tempe, AZ 85281

On Tuesday December 19, 2017 at 6:30pm

I SUPPORT

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I HAVE NOT DECIDED

COMMENTS:

Revised version relates to the existing building & site very well. It feels to fit the neighborhood scale and density. The style is well thought out and should be an attractive addition to the area.

Name: Daniel Childs
Address: [REDACTED] Coconino
City: Tempe AZ
Phone: [REDACTED]
Email: [REDACTED]

May we contact you in the future? (circle one)

Y N

NEIGHBORHOOD MEETING

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City of Tempe Planning Case #PL160429

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I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

Looks good!

Name: Dale CARPENTIER
Address: [redacted] Williams
City: Tempe
Phone: [redacted]
Email: [redacted]

May we contact you in the future? (circle one) Y N

NEIGHBORHOOD MEETING

APACHE + OAK MIXED-USE DEVELOPMENT
City of Tempe Planning Case #PL160429

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On Tuesday December 19, 2017 at 6:30pm

I SUPPORT




I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

Nice job. Integrates well into neighborhoods.
Thoughtfully done.

Name: *LINDA MARTIN*
Address:  *WILLIAM S*
City: *TEMPE*
Phone: 
Email: 

May we contact you in the future? (circle one) Y N

NEIGHBORHOOD MEETING

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Tempe, AZ 85281

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I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

looks Good

Name: *Kevin Brown*
Address: [REDACTED] *Williams*
City: *Tempe*
Phone: [REDACTED]
Email: [REDACTED]

May we contact you in the future? (circle one) Y N

NEIGHBORHOOD MEETING

APACHE + OAK MIXED-USE DEVELOPMENT
City of Tempe Planning Case #PL160429

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Tempe, AZ 85281

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I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

great job. THANK YOU.

Name: *M. SALVENDY*
Address: *[REDACTED] CEDAR*
City: *TEMPE*
Phone: *[REDACTED]*
Email: *[REDACTED]*

May we contact you in the future? (circle one) Y N

NEIGHBORHOOD MEETING

APACHE + OAK MIXED-USE DEVELOPMENT
City of Tempe Planning Case #PL160429

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I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

Looks good

Name: Jim Felkey
Address: [REDACTED] Hudson Dr.
City: Tempe
Phone: N/A
Email: N/A

May we contact you in the future? (circle one)

Y

N

NEIGHBORHOOD MEETING

APACHE + OAK MIXED-USE DEVELOPMENT
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I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

Name: CLARKE RIGSBY
Address: [REDACTED] WILLIAMS
City: TEMPE
Phone: [REDACTED]
Email: [REDACTED]

May we contact you in the future? (circle one) Y N

NEIGHBORHOOD MEETING

APACHE + OAK MIXED-USE DEVELOPMENT
City of Tempe Planning Case #PL160429

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On Tuesday December 19, 2017 at 6:30pm

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

These are excellent improvements - brilliant work!

Name: *James DeMars*
Address: *[REDACTED] Cedar St.*
City: *Tempe 85281*
Phone: *[REDACTED]*
Email: *[REDACTED]*

May we contact you in the future? (circle one)

Y N

NEIGHBORHOOD MEETING

APACHE + OAK MIXED-USE DEVELOPMENT
City of Tempe Planning Case #PL160429

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On Tuesday December 19, 2017 at 6:30pm

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

Love everything about this plan!
Thank you for listening!

I am excited about this project

Name: Anthony Farina
Address: [redacted] Williams St
City: Tempe
Phone: [redacted]
Email: [redacted]

May we contact you in the future? (circle one) Y N

NEIGHBORHOOD MEETING

APACHE + OAK MIXED-USE DEVELOPMENT
City of Tempe Planning Case #PL160429

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On Tuesday December 19, 2017 at 6:30pm

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

GREAT ADAPTIVE REUSE AND INTEGRATING COMM/RES.

LOOKING FORWARD TO SEEING FUTURE DEVELOPMENT.

Name: MICHAEL O'CONNOR
Address: [REDACTED] BUTTE AVE
City: TEMPE
Phone: [REDACTED]
Email: [REDACTED]

May we contact you in the future? (circle one)

Y

N

NEIGHBORHOOD MEETING

APACHE + OAK MIXED-USE DEVELOPMENT
City of Tempe Planning Case #PL160429

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On Tuesday December 19, 2017 at 6:30pm

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

I support the adaptive reuse scheme as shown at today's meeting. I would also approve of the use permit for housing as long as it is tied to this proposal only (further review required if property is sold or architect changes).

Name: Prley Neal
Address: [REDACTED] Butte Ave
City: Tempe
Phone: [REDACTED]
Email: [REDACTED]

May we contact you in the future? (circle one)

Y

N

Minutes of the Development Review Commission June 13, 2017

Minutes of the regular hearing of the Development Review Commission, of the City of Tempe, was held in Council Chambers,
31 East Fifth Street, Tempe, Arizona

Present:

Chair Linda Spears
Vice Chair David Lyon
Commissioner Thomas Brown
Commissioner Philip Amorosi
Commissioner Andrew Johnson
Alternate Commissioner Nicholas Labadie
Alternate Commissioner Barbara Lloyd
Absent:
Commissioner Scott Summers
Commissioner Angela Thornton
Alternate Commissioner Gerald Langston

City Staff Present:

Ryan Levesque, Deputy Comm. Devel. Director- Planning
Suparna Dasgupta, Principal Planner
Lee Jimenez, Senior Planner
Cynthia Jarrad, Administrative Assistant

Hearing convened at 6:01 p.m. and was called to order by Chair Linda Spears.

Consideration of Meeting Minutes:

- 1) Study Session and Regular Meeting Minutes, April 25, 2017.
MOTION: Motion made by Vice Chair Lyon to approve Study Session and Regular Meeting minutes for April 25, 2017. Motion seconded by Commissioner Johnson.
VOTE: Motion passes 5-0.
- 2) Study Session and Regular Meeting Minutes, May 9, 2017.
MOTION: Motion made by Vice Chair Lyon to approve Study Session and Regular Meeting minutes for May 9, 2017. Motion seconded by Commissioner Johnson.
VOTE: Motion passes 5-0
- 3) Request approval of a use permit to allow a bar (Series 6) for **5th STREET PREPARED FOOD MARKET & BAR (PL170154)**, located at 24 West 5th Street. The applicant is Huellmantel & Affiliates.

PRESENTATION BY STAFF:

Mr. Lee Jimenez, Senior Planner, gave a presentation about the project. This applicant is proposing to operate a restaurant and bar in the Barmeier Building located on the northeast corner of West 5th Street and South Maple Avenue. It is located in the City Center (CC) District within the Transportation Overlay District. (TOD). The establishment will be a market-style restaurant and bar, consisting of a large kitchen serving fast casual meals on weekdays and breakfast and brunch on weekends. Proposed restaurant hours of operation are from 6am – 2pm daily; and proposed bar hours of operation are 10am – 2am Monday through Friday and 8am – 2am Saturday and Sunday. There will be approximately 1200 square feet of patio along the southwest corner of the building. The parking area on the south portion of the lot will be converted to a covered patio, adding approximately 2400 square feet of outdoor bar and dining area. The second floor of the building will remain office space. Tonight's request is for a use permit only, upon approval, a Development Plan Review application will be required for proposed elevations

and site modifications. The City's Police Department Crime Prevention Unit has reviewed the application, and will require a security plan. To date, staff has received two emails in opposition to the request; both cite concern for potential noise from the outdoor bar and dining area, with proximity to residential uses as well as potential disruptive behavior when patrons exit. Staff believes the application meets all of the approval criteria for the use permit and supports this request, subject to the conditions of approval provided in the Staff Report.

PRESENTATION BY APPLICANT:

Mr. Charles Huellmantel of Huellmantel & Affiliates gave a short presentation. He stated that this building has been vacant for two years, the developer plans to keep the basic structure, but to enhance it. The design intentionally puts the patio area away from the surrounding residential uses. He pointed out how each of the conditions for granting of a use permit was met. In regards to concerns about noise or disruptive behavior, there will be a security plan in place, and the noise level will not be any louder than the many other establishments in the ambient area. The security plan is required by the city and by the state Liquor Board. There is also a stipulation which states if there are any complaints arising from the use permit that are verified by a consensus of the complaining party and the City Attorney's office, the use permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the use permit, which may result in termination of the use permit.

Commissioner Amorosi inquired, since this is a new use permit, is there a probationary period for the liquor license. Mr. Huellmantel replied no, there is no such thing as a conditional liquor license, it is in fact unlawful. If there are problems or issues arising from the business, the liquor license can be revoked by the State, and the City could also revoke the use permit.

Commissioner Lloyd said that it had been mentioned this evening that this location is not a destination, and therefore a little less parking should not be a problem. However, if it becomes a destination, is there a plan in place for overflow parking. Mr. Huellmantel stated there was no plan for overflow parking, but given the location in the downtown area in the TOD, this is appropriate. The city is pushing for less parking, not more. Since this is a restaurant and bar, many people may consume alcohol, therefore the assumption is heavier use of light rail, Uber, walking, streetcar, etc. For those who do choose to drive, there are established parking garages in the area as well.

Commissioner Lloyd then asked if the "track record" for successful businesses owned by this developer was good. Mr. Huellmantel stated that it was.

Commissioner Johnson asked if there was planned bicycle parking. Mr. Huellmantel stated that it would be planned, but they were not to that stage of planning yet, first was obtaining the use permit. It will be included when they come back to the Commission for approval of the DPR.

Commissioner Brown stated that he thought this was a good re-use of this building, but wondered if there will be amplified noise on the patio, and if so if there is a guarantee the sound will be turned down. Mr. Huellmantel stated he cannot guarantee that, but he can assure the Commission that the protocol for complaints would be followed, and per the stipulation mentioned earlier, the issues will be addressed. If needed, City staff could ultimately review and/or revoke the use permit.

PUBLIC COMMENT:

Mr. Philip Yates of the Riverside Neighborhood Association stated that he is not opposed to the height of the building, but the look of it is not great. Bicycle parking should be addressed. In general, it is not too high, and it needs better landscaping.

APPLICANT RESPONSE:

Mr. Huellmantel stated that these concerns will be addressed during the Development Plan review, this evening's hearing is solely concerning the use permit.

COMMENTS BY THE COMMISSION:

Commissioner Johnson stated that he does not have any issues with this proposal, it sounds exciting.

Commissioner Amorosi thanked the applicant for bringing forth a good adaptive re-use project.

Vice Chair Lyon stated that he agrees this is a good adaptive re-use. He is not concerned about noise, there are plenty of statutes in place to help control that, and residents in a downtown area should realize that noise "comes with the territory."

Commissioner Labadie stated that he loved the re-use, and he was impressed that the proposed stipulation has some "real teeth" to it, he likes that.

MOTION: Motion made by Vice Chair Lyon to approve a use permit to allow a bar (Series 6) for **5th STREET PREPARED FOOD MARKET & BAR (PL170154)**, located at 24 West 5th Street. Motion seconded by Commissioner Labadie.

VOTE: Motion passes, 7-0.

- 4) Request for a General Plan Density Map Amendment, Zoning Map Amendment, Planned Area Development, Development Plan Review and Use Permit for Tandem Parking for a new mixed-use development for **APACHE AND OAK (PL160429)** located at 1461 E Apache Boulevard. (Continued from May 23, 2017 DRC Meeting.)The applicant is artHAUS Projects.

PRESENTATION BY STAFF:

Ms. Suparna Dasgupta, Senior Planner, gave a very brief presentation, explaining that the applicant had revised the parking on the east side of the project, configuring it to be perpendicular rather than diagonal, which should help to mitigate some of the cut-through traffic that may go through the neighborhood. They have also added an additional parking space, to make the total 7 rather than 6. The tandem parking is not required for the applicant to meet the parking requirements, but it is available if there is a restaurant use. Six additional comments, all negative, have been received as of today, they are in the Commissioner's binders for their review.

PRESENTATION BY APPLICANT:

Mr. Jason Boyer of artHAUS Projects gave a presentation. He brought a 3D massing model, which he placed on display. He let the Commission know that in 2020, the Dorsey Street Station will also become a streetcar stop, which will be basically at the front door of this site. He explained that in response to neighbors' concerns, the diagonal parking spaces, which faced south along Oak Street had been reconfigured to be perpendicular, so that cars leaving the site could back straight out and either go south or north. Concerning the request at the last hearing for renderings which would show views from the project back toward the neighborhood, he provided and shared those with all in attendance. The images were very clear as to what would be seen from different heights and points within and on the outside areas of the new building. In response to the concern expressed at the last meeting about a ham radio operator, the applicant is willing to add a repeater to the rooftop, which will help that person with his radio signal. Increased traffic was a concern at this location, he conceded that traffic is always a concern with every project. However, they are open to continuing to work on solutions for traffic concerns, and wish to include the neighbor to the east of the property in these discussions as well as the Hudson Manor neighborhood to the south. Concerning the comments on the viability of the trees, he explained that in this project they will have 24 inches of soil, he shared photos of foliage in other projects designed by this landscape architect, which were thriving in 8 inches of soil. They also have changed to a different tree species, which grows taller but still has a canopy, with plans for the canopy to be trimmed where it is next to the building. In response to the concern about the retail space possible remaining vacant, he shared a letter from Cushman Wakefield which supported the premise that the retail spaces should not have a problem obtaining and keeping tenants. To conclude, he explained the massing model, switching out the main building with a model of what the massing might be with a different project here, reiterating the fact that the second model had 75% lot coverage, while this project only has 17%.

Vice Chair Lyon asked Mr. Boyer to turn the model around so that the people attending the meeting could see it more clearly. He then asked the landscape architect about the trees on the south side of the project. There are only 8 or 10 feet there, and is that enough for the trees to thrive. Ms. Kristina Floor of Floor Associates stated that they were planning to utilize a Fan-West Ash in this area, as it is more vertical and heat resistant. She said the side against the building would need to be pruned, but the canopy out from the building would be unaffected and create shade.

PUBLIC COMMENT:

Mr. Justin Simon of Tempe read his prepared statement. He stated that neighbors had met with the developer in April, but the main problem for this project is the density, and that issue has not been addressed. He stated that the surrounding area is all single story homes. The project should be complying with the limitations of the General Plan, and besides that there should be collaboration between the developer and the neighbors, with creativity in finding solutions. That has not happened in this case.

Mr. Charles Buss of Tempe stated that he lives in the neighborhood right behind "Gracie's," and this development reminds him of that project. The difference being that Gracie's was on a much deeper lot than this one. Also, there are even more single story homes in this area. He feels the developer in this project has been disrespectful to the neighbors.

Ms. Beth Tom of Tempe read aloud the letter that she had sent to Staff. She stated that the citizens have already been involved in countless hours of meetings organized by the City before voting took place on character areas and the 2040 General Plan. Now all of that citizen input is being completely ignored. She believes this development should not even be considered in this area, she wondered who the condo buyers might be, as there are many vacancies in the area that have been that way for years, along with too many hookah bars. She acknowledged the city is growing rapidly, and therefore, she asks that the DRC reject any and all developments that fall outside the 2040 General Plan.

Mr. M. Kyle Woodson of Tempe, stated he lives directly southeast of the corner of this proposed development. He also has submitted a letter that is in the packet this evening, but he reiterated that the project, although beautiful, is too dense, too high, and parking and traffic will impact the neighborhood. He believes 46 units will mean 80 to 90 people, and there are only 50 parking spots provided, so where will everyone park? There will be traffic through the neighborhood because traffic can only go east on Apache when exiting this area. He agreed with previous speakers that there already vacancies in this area that have been vacant for years.

Mr. Anthony Farina of Tempe stated that he likes the project and the building aesthetics are very pleasing, but it simply shouldn't be in this location. The General Plan does not call for high density on this site and he asked the Commission to vote against changing the zoning. He spoke about the "sense of place" that exists in this neighborhood and in the city as a whole. He spoke about the older neighborhoods crumbling and disappearing as development continues to encroach upon them, he stated the oldest Tempe neighborhood doesn't even exist anymore. He believes a project such as this will set a bad precedent going forward.

Ms. Nancy Gasowski of Tempe stated that hers is a diverse neighborhood with many young families, school bus stops, etc., and she is very concerned about safety if this project and all the additional traffic becomes a reality. She thinks this project is enormous, and there is already a giant 5 story building to the west of the neighborhood. She acknowledged the architect did a fine job on a beautiful building, but she doesn't think the neighbors should be told "this is the best you will get."

Mr. Ron Gasowski of Tempe stated that he and his wife live here, and also have a second property in the neighborhood. They have worked hard at keeping the properties in great shape. With this project being proposed, it feels to him like a slap in the face. Although the design of this project is magnificent, it does not integrate with the surrounding area. He urged the Commission to deny this zoning change request.

Mr. Matthew Salenger of Tempe stated that he was speaking on behalf of Citizens for a Vibrant Apache Corridor (CVAC). He is opposed to this project and he spoke about his reasons why at the last meeting. It is a well-designed project, but the density is an issue. There should be something here in accordance with the General Plan. His concern is that this higher density could be granted, and then the property could be sold without the project being built.

Ms. Deb Gain-Braley stated that she was speaking on behalf of the North Tempe Neighborhood Association. There was a meeting last night involving 8 neighborhoods, and they voted unanimously to speak out against this project.

Overall, neighbors feel that their opinions are being ignored. She reminded the Commission that she has spoken out in favor of projects as well, Watermark being one example. Developers and neighbors have worked together on projects in the past, to come up with solutions, that has not been the case here. Neighborhoods need to be protected, this area going from single family homes to the highest density next door is not appropriate.

Mr. Philip Yates, representing the Riverside Neighborhood Association, stated that basically no one likes this project, and for many valid reasons. He believes that the approval for the zoning to be changed to MU-4 is a problem, as in the event this project is not built and the property sold, MU-4 could entitle the property to go to 300 feet in height. He acknowledged that it was an appealing project and a nice looking building, but that it is not good for this area, specifically mentioning density and traffic. There is overwhelming opposition from the neighbors, he requested the Commission please vote to deny.

Chair Spears read aloud a statement from Eduarda Yates, which stated she agreed with Ms. Gitlis' remarks, and opposes this project for the reasons Ms. Gitlis stated.

Ms. Karen Gitlis of Tempe stated that she was speaking as Chairperson of the Maple-Ash Neighborhood Association and Chairperson of Tempe Historic Preservation Foundation. She pointed out that when the applicant Mr. Boyer spoke, he pointed out that some of the opposing voices heard at the last meeting were not from the immediate neighborhood, but from other neighborhoods in Tempe. She thought it inappropriate that he pointed that out, stating that all neighborhoods and citizens have a voice, whether they are directly impacted by this project or not. She asked the Commission not to approve this request without substantial changes. This project is directly adjacent to a Cultural Resource Area and should be protected. She also believes the General Plan should be adhered to, as it was voted on by residents of Tempe.

Ms. Gail Martelli of Tempe, stated she lives across Apache from this project. She believes that the City has asked for input from the residents in developing and then voting on the General Plan, the residents compromised and made concessions during these meetings, and the City made promises to protect the neighborhoods. That is currently not the case. Neighbors are discouraged, as she believes the developers "show cash" and then the neighborhood protections are thrown out. She implored the Commission to deny this zoning change request.

Mr. Dan Mayer of Tempe stated he has lived in this area of Tempe for 25 years. He is on the commission for Regional Rail Arts as well as the Streetcar commission. He stated that many of the points of contention have been stated tonight, the two that he wishes to mention are height and density. The developer has not met with the neighbors, and has only presented one option, which is MU-4, which neighbors are opposed to. Based on the last meeting's 17 letters received, 16 were against and one was for. That means 94% oppose this project. It is simply too big and too dense.

Mr. Ben Funke of Tempe stated he was at the original community meeting in which the developer said bluntly that he was trying to recoup some of his costs, as he had paid too much for this property and was going to sue the previous owner. He believes this is not a good reason to stray from the 2040 General Plan. The developer has changed almost nothing in response to neighbors from the last DRC meeting to this one.

Ms. Seteara Haddock of Tempe stated that she lives in the neighborhood, in one of the properties directly adjacent to this project. She would love to have a community and possibly a restaurant at this location, but this one would be looming over her back yard. She would rather see an adaptive re-use of the two buildings that are currently on the site than this project.

APPLICANT RESPONSE:

Mr. Boyer responded by saying that they have already reduced the height as much as they could, and have reduced density from 61 du/ac down to 52, and then down to 46 units in response to neighbor's concerns. He believes the references to Gracie's are a non-issue, as they are totally dissimilar projects. In regards to the "sense of place" someone mentioned tonight, he believes the ground floor of this project offers that. The 3rd floor roofs are a direct nod to the gabled roofs of the neighborhood. He says the statements about the owner trading the property for some other project are basically invalid because the requested entitlements and stipulations are for this project only. He pointed

out that adjacent to the west of this property is multi-family housing which is zoned R-4, it is also in the Cultural Resource area, and has a grandfathered height of 60 feet. He stated he is overwhelmed to hear this much negative response to what he feels is a valuable and qualitative product.

Commissioner Labadie asked if there had been any outreach or dialogue with the neighbors since the last DRC meeting, and what was the outcome. Mr. Boyer stated there had not been any, as, in their view, 9 of the 11 issues had already been addressed, and the stalemates are height and density, which they can't do anything about without making it a different building. He believes it would not be productive to meet if there is no solution, and they've already tried to accommodate where they can.

Commissioner Amorosi inquired if the City's traffic engineer agreed with the assessment of the traffic study which had been arranged and paid for by the developer, concluding that there would be little traffic impact. Mr. Julian Dresang, Traffic Engineer, City of Tempe, stated that the traffic study completed by the developer was done correctly, following accepted guidelines, and he has no reason to question it. He agreed there will be cut-through traffic but he believes it will be minimal, probably less than 50 cars per day.

COMMISSION COMMENTS:

Chair Spears inquired of Staff what would happen if the case were approved, but then not actually built within two years, would there be a reversion hearing? Ms. Dasgupta explained there would be two options. The applicant can come before the City Council to request a time extension, which Staff would then take forward, or, if the applicant is not active, Staff sends notification to the applicant on behalf of the City, for an administrative hearing to take place before the City Council. The Council can then grant an extension or could direct Staff to schedule a reversion hearing. A reversion hearing would be the same as any other public hearing, with public notification, coming before the DRC and then City Council. Also if there are any changes to the PAD, it would have to come through the same process.

Commissioner Amorosi inquired if a year had gone by and the owner sold the property, does the new owner have two more years from then? Ms. Dasgupta stated no, the PAD is for two years only, regardless of who owns the property. The new owner would have to come back to Council for a time extension, or Staff would have to get direction from Council.

Commissioner Lloyd stated this was a beautiful design and she appreciates the open space, and appreciated the model this evening. She believes the representatives of the neighborhood also brought forth very reasonable arguments. In this case, she believes the 2040 General Plan and the neighborhood should be respected. She is inclined to vote against the project.

Commissioner Amorosi stated that he wished to disclose he lives approximately 900 feet from the proposed project. He then stated that in 2013, the City asked for public input in drafting the 2040 General Plan, which took almost a year of meetings. That committee agreed that there should be buffer zones of medium density around Cultural Resource Areas. City Council and voters agreed with that plan. He thinks that Mr. Boyer did a great job on this project, but that the owner of the property wants to basically throw out what the voters approved so he can have the zoning change. This would set a precedent, and this is what happened to the Maple-Ash neighborhood. He stated that there is overwhelming opposition to this project. If residents are not listened to, it breeds apathy and distrust that the "system is rigged." He stated it is a shame that the City's Development department is recommending approval on this egregious project. He stated "the department bends over backwards to give the developers what they want, but leaves the residents on their own to fight for themselves." Whether he lived here or not, the City should not ignore, but respect the residents, all 7,433 voters and the integrity of the system. He will not support.

Commissioner Labadie said that with all due respect to the impassioned arguments, in his personal opinion, this is a fantastic project, there have been accommodations made such as the height being lowered and the density being reduced, landscape added. This type of project is what makes sense along the light rail, so it is in the right location. But there is a lot of opposition from the neighbors and neighborhood associations throughout the city, and he believes his role tonight is not to vote solely on his personal opinion, but with the approval criteria and the wishes of the residents in mind. He agrees that the voters approved the General Plan, but there is also an amendment process

to the General Plan, a General Plan is not meant to be set in concrete. The amendment process in the General Plan isn't discussed much, but it was also voted on, people might want to consider changing that in the future if there is unhappiness with that process. He reminded those present that things will change before the year 2040. The Commission is here to look at the merits of the project and see if it meets approval criteria, it has nothing to do with a "rigged system." He believes the Commission is performing its duty this evening as it should.

Chair Spears stated that she would like to respond to a portion of Commissioner Amorosi's comments. She said that about a month ago, the Commission voted on a General Plan Amendment for the ASU Athletic Facilities District, which will have a much larger impact on the City than this evening's project, and at that time she did not hear any impassioned pleas from Commissioner Amorosi about more than 7,433 voters being ignored. She stated there is an amendment process within the General Plan, and the vote for densities was not unanimous, many voters approved of higher density at this site than what it is currently zoned. With the current CSS zoning, there could be 22 units, which could actually turn into 66 to 88 bedrooms with 3 or 4 bedroom units. She believes this is a great project in exactly the right area, it does not lend itself to student housing. The city requires developers to do these mixed use projects, which has caused empty retail space, which she agrees is a problem. The developer would not have been able to put forth a 100% residential project at this site.

Vice Chair Lyon asked of Staff if, besides the General Plan, if residents also voted on the Light Rail initiative and on the Streetcar. Mr. Levesque stated that they had on Light Rail, and on funding only for Streetcar. Vice Chair Lyon stated that he appreciated all the impassioned arguments presented this evening. He reminded those in attendance that as a reference, historically there was a large project in Paris that the people were violently opposed to. The project was massive compared to its surrounding area, it didn't fit the character, etc. It was ultimately built, and is now an icon, that is of course, the Eiffel Tower. He acknowledged that we are not talking about the Eiffel Tower this evening, but he is pointing out that differences of opinion don't mean ill will, it just means that people see things differently. He agrees with what was spoken by Commissioner Labadie about the amendment process within the General Plan. He also reminded those in attendance that with the current CSS zoning, there is definitely the possibility of more people housed than what is in this proposed plan. He believes this is an excellent project, that it fits the area and the light rail corridor perfectly. He believes it is a benefit to the city and to the neighborhood at large, and he will support.

Commissioner Johnson stated that the neighborhood has spoken with a very clear and concise voice, and it appears the developer was not paying much attention to what the neighbors were saying, as there have not been any meaningful changes made to the project. Community support is important, and the support is not here in this case. He personally loves the project and loves living in a community with height and density, but that is not everyone's taste. He believes the General Plan was the will of the voters, and he will not support the project.

Commissioner Brown stated that the city is becoming denser, but there are limits to everything. He appreciates the neighbors coming to speak eloquently and he does not support the project.

MOTION: Vice Chair Lyon made a motion to approve a General Plan Density Map Amendment, Zoning Map Amendment, Planned Area Development, Development Plan Review and Use Permit for Tandem Parking for a new mixed-use development for **APACHE AND OAK (PL160429)** located at 1461 E Apache Boulevard. Motion was not seconded.

MOTION: Commissioner Lloyd made a motion to deny a General Plan Density Map Amendment, Zoning Map Amendment, Planned Area Development, Development Plan Review and Use Permit for Tandem Parking for a new mixed-use development for **APACHE AND OAK (PL160429)** located at 1461 E Apache Boulevard. Motion seconded by Commissioner Brown.

VOTE: Motion passes 5-2, with Chair Spears and Commissioner Lyon in the opposition.

STAFF ANNOUNCEMENTS:

Ms. Dasgupta reviewed the Agenda for the June 27, 2017 Development Review Commission meeting.

There being no further business, the meeting was adjourned at 8:12 pm.

Prepared by: Cynthia Jarrad

A handwritten signature in blue ink, appearing to read 'Cynthia Jarrad', is positioned below the text 'Prepared by: Cynthia Jarrad'.

Reviewed by:

Suparna Dasgupta, Principal Planner, Community Development Planning

Minutes of the Development Review Commission June 13, 2017

Minutes of the regular hearing of the Development Review Commission, of the City of Tempe, was held in Council Chambers,
31 East Fifth Street, Tempe, Arizona

Present:

Chair Linda Spears
Vice Chair David Lyon
Commissioner Thomas Brown
Commissioner Philip Amorosi
Commissioner Andrew Johnson
Alternate Commissioner Nicholas Labadie
Alternate Commissioner Barbara Lloyd
Absent:
Commissioner Scott Summers
Commissioner Angela Thornton
Alternate Commissioner Gerald Langston

City Staff Present:

Ryan Levesque, Deputy Comm. Devel. Director- Planning
Suparna Dasgupta, Principal Planner
Lee Jimenez, Senior Planner
Cynthia Jarrad, Administrative Assistant

Hearing convened at 6:01 p.m. and was called to order by Chair Linda Spears.

Consideration of Meeting Minutes:

- 1) Study Session and Regular Meeting Minutes, April 25, 2017.
MOTION: Motion made by Vice Chair Lyon to approve Study Session and Regular Meeting minutes for April 25, 2017. Motion seconded by Commissioner Johnson.
VOTE: Motion passes 5-0.
- 2) Study Session and Regular Meeting Minutes, May 9, 2017.
MOTION: Motion made by Vice Chair Lyon to approve Study Session and Regular Meeting minutes for May 9, 2017. Motion seconded by Commissioner Johnson.
VOTE: Motion passes 5-0
- 3) Request approval of a use permit to allow a bar (Series 6) for **5th STREET PREPARED FOOD MARKET & BAR (PL170154)**, located at 24 West 5th Street. The applicant is Huellmantel & Affiliates.

PRESENTATION BY STAFF:

Mr. Lee Jimenez, Senior Planner, gave a presentation about the project. This applicant is proposing to operate a restaurant and bar in the Barmeier Building located on the northeast corner of West 5th Street and South Maple Avenue. It is located in the City Center (CC) District within the Transportation Overlay District. (TOD). The establishment will be a market-style restaurant and bar, consisting of a large kitchen serving fast casual meals on weekdays and breakfast and brunch on weekends. Proposed restaurant hours of operation are from 6am – 2pm daily; and proposed bar hours of operation are 10am – 2am Monday through Friday and 8am – 2am Saturday and Sunday. There will be approximately 1200 square feet of patio along the southwest corner of the building. The parking area on the south portion of the lot will be converted to a covered patio, adding approximately 2400 square feet of outdoor bar and dining area. The second floor of the building will remain office space. Tonight's request is for a use permit only, upon approval, a Development Plan Review application will be required for proposed elevations

and site modifications. The City's Police Department Crime Prevention Unit has reviewed the application, and will require a security plan. To date, staff has received two emails in opposition to the request; both cite concern for potential noise from the outdoor bar and dining area, with proximity to residential uses as well as potential disruptive behavior when patrons exit. Staff believes the application meets all of the approval criteria for the use permit and supports this request, subject to the conditions of approval provided in the Staff Report.

PRESENTATION BY APPLICANT:

Mr. Charles Huellmantel of Huellmantel & Affiliates gave a short presentation. He stated that this building has been vacant for two years, the developer plans to keep the basic structure, but to enhance it. The design intentionally puts the patio area away from the surrounding residential uses. He pointed out how each of the conditions for granting of a use permit was met. In regards to concerns about noise or disruptive behavior, there will be a security plan in place, and the noise level will not be any louder than the many other establishments in the ambient area. The security plan is required by the city and by the state Liquor Board. There is also a stipulation which states if there are any complaints arising from the use permit that are verified by a consensus of the complaining party and the City Attorney's office, the use permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the use permit, which may result in termination of the use permit.

Commissioner Amorosi inquired, since this is a new use permit, is there a probationary period for the liquor license. Mr. Huellmantel replied no, there is no such thing as a conditional liquor license, it is in fact unlawful. If there are problems or issues arising from the business, the liquor license can be revoked by the State, and the City could also revoke the use permit.

Commissioner Lloyd said that it had been mentioned this evening that this location is not a destination, and therefore a little less parking should not be a problem. However, if it becomes a destination, is there a plan in place for overflow parking. Mr. Huellmantel stated there was no plan for overflow parking, but given the location in the downtown area in the TOD, this is appropriate. The city is pushing for less parking, not more. Since this is a restaurant and bar, many people may consume alcohol, therefore the assumption is heavier use of light rail, Uber, walking, streetcar, etc. For those who do choose to drive, there are established parking garages in the area as well.

Commissioner Lloyd then asked if the "track record" for successful businesses owned by this developer was good. Mr. Huellmantel stated that it was.

Commissioner Johnson asked if there was planned bicycle parking. Mr. Huellmantel stated that it would be planned, but they were not to that stage of planning yet, first was obtaining the use permit. It will be included when they come back to the Commission for approval of the DPR.

Commissioner Brown stated that he thought this was a good re-use of this building, but wondered if there will be amplified noise on the patio, and if so if there is a guarantee the sound will be turned down. Mr. Huellmantel stated he cannot guarantee that, but he can assure the Commission that the protocol for complaints would be followed, and per the stipulation mentioned earlier, the issues will be addressed. If needed, City staff could ultimately review and/or revoke the use permit.

PUBLIC COMMENT:

Mr. Philip Yates of the Riverside Neighborhood Association stated that he is not opposed to the height of the building, but the look of it is not great. Bicycle parking should be addressed. In general, it is not too high, and it needs better landscaping.

APPLICANT RESPONSE:

Mr. Huellmantel stated that these concerns will be addressed during the Development Plan review, this evening's hearing is solely concerning the use permit.

COMMENTS BY THE COMMISSION:

Commissioner Johnson stated that he does not have any issues with this proposal, it sounds exciting.

Kaminski, Diana

From: loretta greene [REDACTED]
Sent: Friday, December 29, 2017 10:26 AM
To: Kaminski, Diana
Subject: Old Hideaway Motel and new plans for that site.

City of Tempe and Ms. Kaminski, To whom it may concern,

This is to inform you of my support for the new plan for this location. One that has 22 units and no taller than three stories is much more suitable to the area that includes Hudson Manor. Thank you for working with the residents of Hudson Manor, to keep the area tasteful and less populated with too many persons and vehicles.

Thank you, Loretta and John Greene

[REDACTED] E Hudson Tempe 85281

Sent from my iPhone

Kaminski, Diana

From: Frank Farina [REDACTED]
Sent: Friday, December 29, 2017 9:21 AM
To: Kaminski, Diana
Subject: Apache and Oak (PL160429)

To Whom it may concern,

I wanted to write to give my support to the Apache and Oak project. I am beyond excited and thrilled at the product the architect has presented. I feel that the property owner and architect have listened to what the neighborhood wanted. They heard our concerns with the previous plan and have delivered!

I think this project fits in with its surroundings and adds to the already strong Hudson Manor community and sense of place.

My only complaint is that it isn't already built! Lets get this done!!!

Anthony Farina
[REDACTED] E Williams St
Tempe, AZ 85281
13 year Tempe Resident

Kaminski, Diana

From: Laurie Nessel [REDACTED]
Sent: Friday, December 29, 2017 8:28 AM
To: Kaminski, Diana
Subject: Apache and Oak (PL160429)

Dear Ms. Kaminski, et. al.,

As a neighbor of the future Apache and Oak (PL160429) project, I approve of the new, smaller concept. Please urge the developers to use **native plants** in the landscaping. Native plants use minimal water and provide food and shelter for birds and arthropods that enhance the environment.

Sincerely,

Laurie Nessel

[REDACTED] E. Cedar St.
Tempe, AZ 85281
[REDACTED]

Kaminski, Diana

From: Kyle Woodson [REDACTED]
Sent: Friday, December 29, 2017 11:13 AM
To: Kaminski, Diana
Cc: Phil Amorosi
Subject: Resident response to proposed development on Apache Blvd & Oak St (PL160429)

Dear Ms. Kaminski:

I am writing to provide my feedback regarding the proposed development at 1461 E Apache Blvd, on the SW corner of Apache Blvd. & Oak St. (case number PL160429). I live at [REDACTED] E. Hudson Drive, on the [REDACTED] corner of Hudson Drive and Oak Street, which is caddy-corner to the SE corner of the parcel proposed for development. I am in favor of some type of redevelopment on this parcel. I have lived in Hudson Manor neighborhood for 22 years so I have seen the degradation of the property at 1461 E Apache Blvd. The property has greatly deteriorated over the years and it is now an eye sore that needs to be addressed.

The developer recently presented a new proposal for the property to the Hudson Manor neighborhood. The developer has revised the previous plan which was rejected by the neighborhood and the DRC earlier this year. I am very pleased with the new proposal and I think it addressed the majority of the concerns we expressed for the previous plan. I support the new development plan for the property. I think this plan is appropriate for that location; and I think the development will likely benefit the Hudson Manor neighborhood.

Thank you,

Kyle Woodson
[REDACTED] E Hudson Dr.
Tempe, AZ 85281

Kaminski, Diana

From: Kaminski, Diana
Sent: Friday, December 29, 2017 8:36 AM
To: 'Billy G'
Subject: RE: letter of support for 1461 E Apache Blvd.

Thank you, I will include your email with the report.

From: Billy G [REDACTED]
Sent: Friday, December 29, 2017 7:17 AM
To: Kaminski, Diana <Diana_Kaminski@tempe.gov>
Subject: letter of support for 1461 E Apache Blvd.

Hello,

I am a homeowner / taxpayer / registered voter in Hudson Manor and would like to voice my support for the revised project plans at 1461 E Apache Blvd.

Thanks for your time and consideration,

Billy Goodman

[REDACTED] East Hudson Drive