

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 08/28/2018  
Agenda Item: 3**

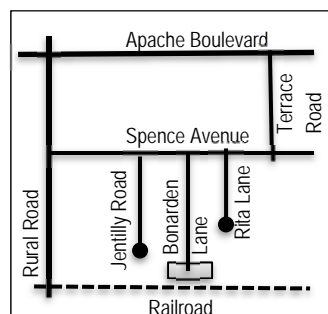
**ACTION:** Request for two Use Permit Standards to reduce the rear and side yard setbacks, and a Development Plan Review and for a new two-story multi-family development consisting of five dwelling units for TEMPE STUDENT HOUSING, located at 1432 and 1435 S Bonarden Lane. The applicant is 3 Engineering LLC.

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** TEMPE STUDENT HOUSING (PL180175) is a multi-family development located on two lots across the street from each other at the south end of Bonarden, adjacent to the railroad tracks. The two properties are zoned R-4, and would be developed as one project consisting of a single 4-bedroom unit on the west lot, with a surface parking for guests and four 4-bedroom units on the east lot. Each unit would have a two-car garage. The units resemble single-family residences but are not designed to be platted for individual sale. The request includes the following:

- DPR180096 Development Plan Review including site plan, building elevations, and landscape plan
- ZUP180068 Use Permit Standard to reduce the rear yard setback from 10' to 8' on both lots.
- ZUP180089 Use Permit Standard to reduce the south side yard setback from 10' to 8' on both lots.



Existing Property Owner	Justin Helms, Haken Tempe Development LLC
Applicant	Matthew Mancini, 3 Engineering, LLC
Zoning District	R-4
Gross / Net site area	APN133-10-051 (west lot) .24 acres APN133-10-057 (east lot) .34 acres .58 acres total development
Density / Number of Units	9 du/ac (25 du/ac allowed in R-4) / 5 dwelling units West lot – 4 du/ac, 1 unit East lot – 11 du/ac, 4 units
Unit Types	5 four-bedroom units
Total Bedrooms	20 bedrooms
Total Building Area	2,400 s.f. per unit, 12,000 s.f. total
Lot Coverage	West lot 1,200 s.f. or 11.5% (60% maximum allowed) East lot 4,800 s.f. or 31.8% (60% maximum allowed)
Total Lot Coverage	6,000 s.f.
Building Height	26' (30' maximum allowed)
Building Setbacks	West lot - 47' east front, 8' west rear, 10' south side, 71' north side East lot – 21' west front, 8' east rear, 10' south side, 8' north side (20' front, 10' rear, 10' side minimum in R-4) Use Permit Standard Reduction of 20% for the rear and side yard setbacks from 10' to 8' on both lots.
Landscape area	West lot - 31%(25% minimum required in R-4) East lot – 42% (25% minimum required in R-4)

Vehicle Parking

22 spaces: 10 garage + 12 surface lot. (16 minimum required for 5 4-bedroom units, ratio is 3.2 per unit including guest parking)

Bicycle Parking

10 spaces (5 min. required)

**ATTACHMENTS:** Development Project File

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

Department Director: Chad Weaver, Community Development Director

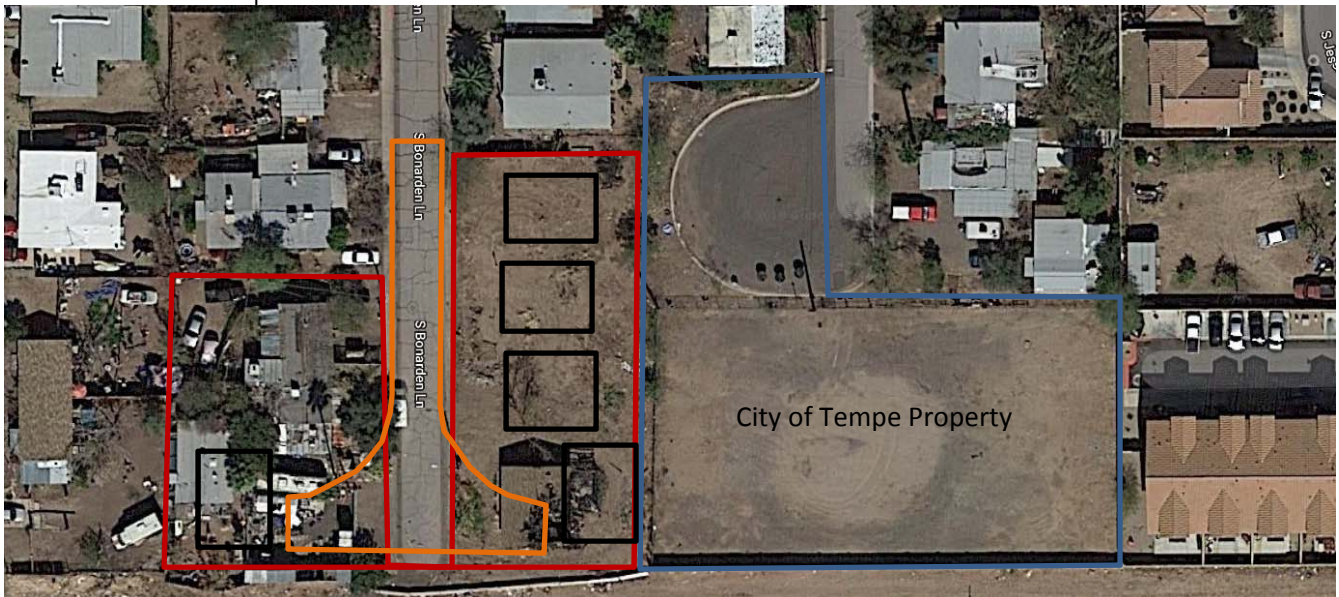
Legal review by: N/A

Prepared by: Diana Kaminski, Senior Planner

Reviewed by: Suparna Dasgupta, Principal Planner

**COMMENTS:**

This site is located south of Apache Boulevard and Spence Avenue, east of Rural Road, west of Terrace Road, and north and adjacent to the Union Pacific Railroad. The property is located in the Jen Tilly Neighborhood Association, within Character Area Three and zoned R-4. The site is comprised of two separate lots divided by a dead-end street without a turnaround. To the north and west of the site are older single-family and multi-family residences. To the east is vacant property owned by the City of Tempe, in the early design process for a new housing development on South Rita Lane. To the east of this are newer two-story single-family residences. The proposed site configuration resolves the traffic circulation conditions on Bonarden Lane by providing a standard circulation detail for large vehicle turn-around at the south end of Bonarden and redevelops two lots.



Existing entitlements for this property that will remain in effect are: R-4 Multi-Family Zoning will remain

This request includes the following:

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- ZUP180089 Use Permit Standard to reduce the south side yard setback from 10' to 8' on both lots.

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

## SITE PLAN REVIEW

The site was challenged by a non-standard street termination that did not permit safe circulation for fire and refuse, and the need to provide upgraded sidewalks for the new development.

## PUBLIC INPUT

- A Neighborhood meeting was not required
- Community Development staff received seven emails concerning the proposed development. Residents are opposed to student housing, are concerned about traffic, tenant and guest behavior, property management, and parking.

## PROJECT ANALYSIS

### USE PERMIT STANDARD

The proposed site design requires Use Permit Standards for a 20% setback reduction on the side and rear yards of the lots. The project was reviewed as one development. The required side and rear setbacks in the R-4 zoning district are both 10'; the request would reduce these setbacks to 8'. The southern two units would have a reduced south side yard setback; the northern unit would maintain a north side yard setback 10' from the adjacent residence. The rear yard setback reduction was necessary to meet the street front hammerhead design, allowing sufficient turning space for fire and solid waste trucks. This pushed the southern-most units four and five back approximately 47 feet from the front property line and eliminated driveways at both buildings. These two are the only buildings needing a 2' rear yard reduction, the other three units on the east side are all set back 20' in the rear yard.

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

1. *Any significant increase in vehicular or pedestrian traffic.* The proposed building setback reduction of 2' on the south side and 2' on the west and east rear yards will not affect traffic. All buildings have two-car garages. Pedestrians have a clear path of travel from rear and side yards to the street front and sidewalk improvements along Bonarden Lane. The design of the units to resemble single-family homes, rather than a larger denser apartment community helps mitigate potential traffic to this dead-end street.
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 reduction from 10' to 8' for the side and rear setbacks will not change the ambient conditions of the site. Trees are required to be planted within a 6' buffer around the perimeter of the site, spaced 20' on center, which will shade the buildings and reduce potential privacy or glare impacts to adjacent properties. The proposed plan provides an 8' to 10' landscape buffer.
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 development is conforming to the General Plan Land Use and is less dense than allowed by the R-4 Zoning. The design complies with all development standards within the district, except for Building Four and Five requiring a south side yard reduction of 2' and a rear yard reduction of 2' to accommodate a public street improvement for traffic circulation. The site provides greater landscape area than necessary by code and exceeds required parking for the proposed multi-family use; the overall design solution supports goals and objectives for redevelopment and revitalization.
4. *Compatibility with existing surrounding structures and uses.* Each unit has a 1,200 s.f. footprint, similar to surrounding homes in the area, some of which appear to be closer to the property lines based on aerial images. The units would be two-story, for a total of 2,400 s.f. per building; two story units are allowed in both single-family and multi-family zones and exist to the east of this site. The south side yard setback reduction of 2' enables the units to be detached with side yard windows that meet the building code requirements for building openings between structures. This also creates a massing pattern between the buildings that is similar to the single-family houses, although they are on the same lot and do not have internal lot lines.
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 use is a student housing development and will be operated similar to an apartment community with a common management company maintaining leases and property. The property will be professionally managed, and lessees will be required to sign rental agreements that will restrict activities that may disrupt the public. The management company will be responsible for monitoring and assessing such activities and will address issues quickly, to ensure activities don't continue. This is different than having five single-family residences rented and managed by different owners, making code enforcement challenging. The site design provides a visible parking area with surveillance of the property from windows on the units. The rear yards are fenced and gated to control access for residents. The orientation and landscape is intended to enhance the pedestrian experience with a safe street front that is illuminated and easy to surveil the surroundings.

The proposed 2' side yard and rear yard reduction on Units Four and Five 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. The development will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

## **DEVELOPMENT PLAN REVIEW**

### **Site Plan**

The site plan consists of two lots facing Bonarden Lane at the south end. The east lot has four dwelling units, the first three are Building Type A and are set back 21 feet from the east side of Bonarden, with full driveways and have 20-foot-deep rear yards. These three units have 2-car garages and room for two additional vehicles parked in tandem in the drive, similar to a traditional single-family home. The driveway parking spaces are not counted in the calculation for parking, therefore a use permit for tandem parking was not required. The fourth dwelling unit is Building Type B, which is set back approximately 47 feet from the property line, but only 7 feet from the back of curb, without a driveway adjacent to the garage. This same building type and configuration is mirrored on the west lot, with the single unit located at the south end of the site. This site layout was necessary to provide required fire and solid waste service to the development and provide public circulation at the end of Bonarden Lane. A guest parking lot is provided north of Unit five on the west side, providing 12 parking spaces for guests. With each unit having a 2-car garage, plus the guest parking lot, there are 22 on-site parking spaces provided. Bonarden Lane is narrower than most streets and has a history of parking issues and does not have sufficient room for on-street parking. The street will be signed no-parking to assure access is maintained. New lighted sidewalks will provide a 5.5' wide pedestrian path on both sides of the street. Refuse will be staged at the street front on designated pads and stored in the garage on non-collection days, similar to a single-family development. An 8' perimeter landscape area is provided along the north, east and west sides and 10' along the south side, with trees to create a privacy buffer and provide shade to the buildings and parking area. The rear yards are gated to provide secured access. Two grill areas are provided on the east side, adjacent to the 12'x105' turf area within a 2,128 s.f. open space amenity area.

### **Building Elevations**

Units one through three are Building A design and units four and five are Building B design. The elevations are similar to a single-family house design, with each unit containing a kitchen, powder room and common living/dining room downstairs and four bedrooms with walk in closets and private bathrooms upstairs. The gable roof is a grey standing metal seam roof and the wainscot is a sand colored faux stone veneer, windows are all white vinyl framed residential windows; these materials are used on all buildings to tie the five buildings together. The primary building material is stucco, which is predominant in this area. The main colors are muted soft variations of grey and taupe that provide variation within each unit but appear as a unified development. Windows are provided on all elevations and canopies are provided for energy conservation and architectural detailing. Both front and back doors are sheltered. The gable end canals, stucco accent pop-outs and arched entryways provide additional architectural interest and break up the building massing. The style combines elements from more recently built projects, such as the residences on Terrace to the east, with references to historic elements such as the gable roof street front fascia with side elevations with exposed rafters.

### **Landscape Plan**

The palette has a simple palette that provides shade, year-round color and seasonal variation within a uniform low-water and low-maintenance plan. On the west lot, the parking lot is shaded by Evergreen Elm and Southern Live Oak, with a hedge of Tecoma Stans Yellow Bells and Texas Sage on the north side. On the west perimeter adjacent to Unit Five, Thevetia Yellow Oleander is used in the narrower area with Yellow Dot growing in the shaded planting strip. The south perimeter is lined with



a combination of Chinese Pistache and Southern Live Oak and understory plantings of Purple Prickly Pear, Texas Sage, and Muhlenbergia, at the termination of Bonarden Lane, the Tecoma Stans are used as a focal point visible at the end of the street, to screen the new 8' tall CMU wall along the railroad. The east lot eastern perimeter has Thevetia adjacent to Unit Four, and Pistache along the larger back yard space, which provides winter sun and summer shade to the lawn area, a 2,128 s.f. landscaped area for lawn games. The north side of Unit One uses Thevetia and Muhlenbergia in the 8' setback. The streetfront trees along Bonarden are Thornless Hybrid Palo Verde with a variety of Blue Elf Aloe and Texas Sage. Vitex Chaste trees are used as accent trees between Units two and three and adjacent to Unit five.

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 three units on the east side are aligned at the setback and similar to the existing houses north of the site. The two units on the south end, on either side of Bonarden are set back significantly to accommodate the hammerhead street detail. The placement is determined by the setbacks and street design. Small pop-out details, an 8" projected second floor window and shade canopies over windows provide some articulation. Variety is provided by two different building types: Building A has the narrow gable end facing the street with arched doorways and a recessed front door; Building B has the long face of the building with the slope of the roof facing the street, and a projected canopy over a columned entryway. Different colors for the main body and doors of the units provide variety.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the buildings will comply with current energy code requirements, there is shade provided over windows and trees around the perimeter of the buildings to shade the sidewalks and units.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; materials are similar to what is used within the surrounding neighborhood. The standing metal seam roof is superior in quality and durability and provides a more contemporary look to the buildings.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the allowed building height is 30', Bonarden has single-story homes, however there are two-story homes within the immediate area. The building footprints are similar in size to surrounding single story homes. The structures and architectural details with the landscape are all proportional and appropriate in scale.
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 buildings are grounded with a faux stone veneer base and topped with the same standing metal seam roof color. A rhythm is provided in the articulation of the windows, using a white trim and frame that matches on each building. The main building color is different, to relieve monotony and present the five units as compatible but not identical.
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 buildings provide similar architectural detail as the newer homes to the east, with two different front door entry concepts, varied orientation of the building footprint, and use of framed windows and exposed roof beams to break up the building mass and provide visual interest to the units.
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 at a dead-end adjacent to the heavy rail line, pedestrian and bike traffic is restricted from access to the south, and would go north to use the neighborhood Orbit, or approximately a quarter of a mile to the light rail station. The project will provide 5.5-foot sidewalks along both sides of Bonarden, for the length of the development.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; each unit has a two-car garage and guest parking is contained within a parking lot, sidewalks are separated from drive areas and there will be no parking on street.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the units have windows on all sides and landscape that provides views to the street front and pedestrian activity areas.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* the landscape provides a buffer of trees along the perimeter, shade trees adjacent to the parking lot, flowering street and accent trees, and massings of plants along the sidewalks.
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.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting will comply with zoning code requirements, and perimeter landscaping will screen lighting from adjacent properties.

**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 Permit Standards and Development Plan Review.

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

**USE PERMIT STANDARD CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)**

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

1. The 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. Any modification of the setbacks affected by this Use Permit Standard shall require a new review for compliance and new entitlement process depending on changes.
3. **The Use Permit Standards for a reduction from 10' to 8' shall apply to the rear east and west property lines of both lots, and to the south property line of both lots. The north side shall maintain a 10' side yard setback.**

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

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

**General**

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations and landscape plan submitted on August 14, 2018. 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 applicant shall provide a cross access and shared parking agreement between the lots for review and City approval; the agreement shall be recorded prior to issuance of building permits.**
3. **An affidavit shall be recorded prior to building permits that the two lots shall not be sold separately.**

4. CC&R'S: The owner shall provide and maintain in good standing a continuing care condition, covenant and restriction for maintenance of all of the project's landscaping. CC&R's shall restrict and enforce no on-street parking. Guest parking spaces shall have limited hours of use with proper signage. Garages must be maintained for vehicular parking, not converted to other uses. CC&R's shall include requirements for solid waste storage (in garages except on service days) and requirements for property management and tenant behavior. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney prior to recordation with Maricopa County Recorder's office.

#### Site Plan

5. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
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. 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.
8. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

#### Building Elevations

9. The materials and colors are approved as presented:
  - Roof (all) – Standing metal seam – Berridge T-Panel – Zinc Grey (medium cool grey)
  - Primary Building 1 & 4 – Stucco painted Sherwin Williams Mega Greige SW7031 (medium warm bronze-grey)
  - Primary Building 2 & 5 – Stucco painted Sherwin Williams Network Gray SW7073 (medium cool grey)
  - Primary Building 3 – Stucco painted Sherwin Williams Rare Gray SW6199 (medium sage green-grey)
  - Secondary Building (all) – Eldorado Stone Roughcut Moonlight (square cut blocks) dry stack appearance (recessed ground line)
  - Trim (wood brackets and stucco bands) Building 1 & 4 – Painted Sherwin Williams Nuance SW7049 (off-white)
  - Trim (wood brackets and stucco bands) Building 2 & 5 – Painted Sherwin Williams Ibis White SW7000 (off-white)
  - Trim (wood brackets and stucco bands) Building 3 – Painted Sherwin Williams Moderne White SW6168 (off white grey tone)
  - Doors Building 1 & 4 – Painted Sherwin Williams Fired Brick SW6335 (brick red)
  - Doors Building 2 & 5 – Painted Sherwin Williams Rock Garden SW6195 (dark forest green)
  - Doors Building 3 – Painted Sherwin Williams Rustic Red SW7593 (dark burgundy red)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.
10. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
11. Conceal roof drainage system within the building walls, not surface mounted.
12. 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.
13. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

## Lighting

14. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

## Landscape

15. 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.
16. 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.
17. 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

18. Provide address numbers on the building elevation facing the street to which the property is identified.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 8" 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 all departments on each Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

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

## STANDARD DETAILS:

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase

book from the Public Works Engineering Division.

- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

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

**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: <http://www.tempe.gov/home/showdocument?id=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 such as gated common areas.

**TRAFFIC ENGINEERING:**

- Provide 6'-0" wide public sidewalk along arterial roadways, as required by Traffic Engineering Design Criteria and Standard Details.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed [www.tempe.gov/index.aspx?page=801](http://www.tempe.gov/index.aspx?page=801). Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

**FIRE:**

- Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- Street to be signed No Parking to maintain truck access.

**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.
- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).



- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES: Refuse and Recycle containers must be placed in designated street front spaces on days of collection and returned to garages after collection.

**PARKING SPACES:**

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

ZONING AND DEVELOPMENT CODE: Specific requirements of the Zoning and Development Code (ZDC) are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/zoning](http://www.tempe.gov/zoning) or purchase from Community Development. **Table 3-102 Permitted Land Uses –Fraternity or Sorority uses are not permitted without a use permit.**

**LIGHTING:**

- Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

**LANDSCAPE:**

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm) . Follow the link to "applications to move a native plant" to "notice of intent to clear land".

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to [www.tempe.gov/signs](http://www.tempe.gov/signs).

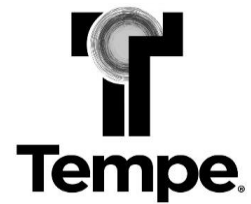
DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality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

**HISTORY & FACTS:**

- 1930s                      Based on historic aerials the site was used for agriculture.
- 1949                      Development started on the west side of Bonarden Lane (1432 S. Bonarden)
- 1959-1966              Building permits for sewer and electrical work on 1435 S Bonarden (east side of street).
- 1972                      1432 has no permit information, and has history of code violations after this date.
- 2017                      Both properties were acquired by Haken Tempe Development LLC.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

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



# DEVELOPMENT PROJECT FILE

for

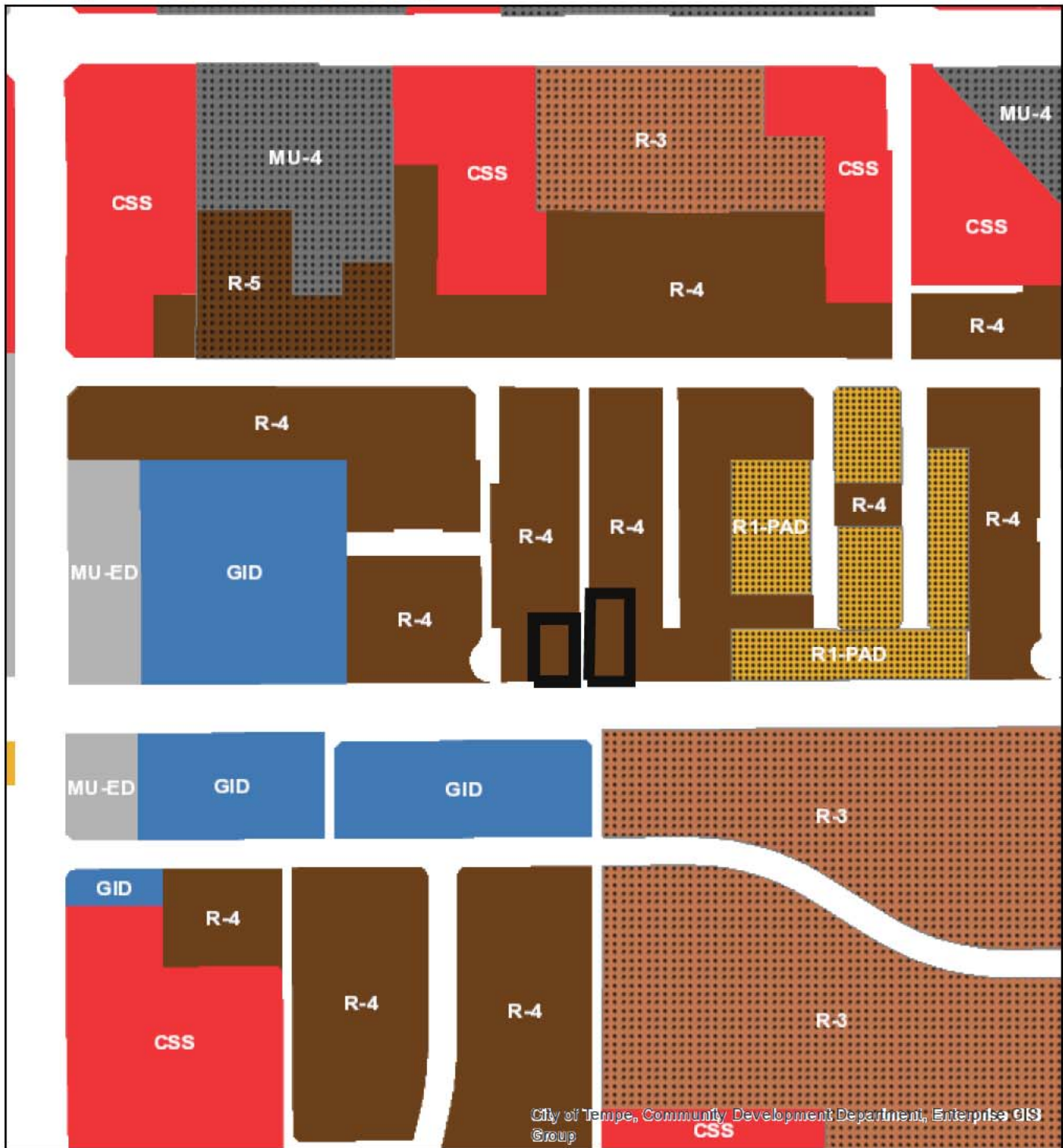
## TEMPE STUDENT HOUSING (PL180175)



### ATTACHMENTS:

- 1-8. Site Context  
(Location Map, Aerial, Aerial with Site Plan Overlay, Existing Site Photos)
- 9-11. Letter of Explanation
- 12-14. Site Design  
(Site Plan, Landscape Plan and Site Wall Details)
- 15-28. Building Design  
(Blackline Elevations for Buildings A & B & Color Elevations for Units 1-5, Floor Plans for Building A (units 1-3) and Building B (units 4-5), Building Sections, Street front Renderings, Material Samples)
- 29-42. Supplemental Information  
Public Comments

# Tempe Student Housing

PL 180175



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





# Tempe Student Housing

PL 180175



Aerial Map



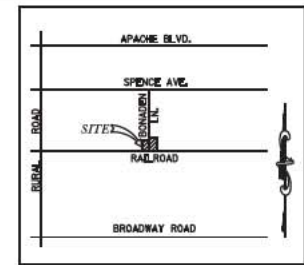


# CONTEXTUAL AERIAL MAP WITH SITE PLAN OVERLAY

## TEMPE STUDENT HOUSING

### TEMPE, ARIZONA 85281

LOCATED IN A SOUTHWEST PORTION OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST  
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



#### VICINITY MAP

N.T.S.

**OWNER/APPLICANT:**  
MAKEN TEMPE DEVELOPMENT, LLC  
601 BRANDON WAY  
AUSTIN, TX 78733

**CONTACT: JUSTIN HELMS**  
PHONE: (214) 668-5419

**ENGINEER:**  
3 ENGINEERING  
6370 E. THOMAS ROAD, SUITE 200  
SCOTTSDALE, ARIZONA 85251

**CONTACT: MATTHEW J. MANCING, P.E.**  
PHONE: (602) 334-4387  
EMAIL: MATT@3ENGINEERING.COM

**ARCHITECT:**  
STERLING THOMPSON  
2416 COLUMBUS AVENUE  
WACO, TEXAS 76701

**CONTACT: STERLING THOMPSON**  
PHONE: (254) 756-2311  
EMAIL: ST@STERLINGTHOMPSON.COM

**BENCHMARK:**  
CITY OF TEMPE PUBLISHED  
CONTROL AT THE INTERSECTION OF  
BROADWAY ROAD AND RURAL ROAD.

**CITY OF TEMPE CONTROL #84**  
1/4 CITY OF TEMPE BRASS CAP IN  
HAND-BOLE  
ELEVATION: 1113.08' (MEAN SEA  
LEVEL, NGVD-29)

#### LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:  
PARCEL NO. 1  
LOT 28, JEN TILLY TERRACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 28 OF MAPS, PAGE 40;

EXCEPT THE NORTH 487.5 FEET THEREOF; AND  
EXCEPT THE EAST 15 FEET THEREOF.

PARCEL NO. 2:

THAT PORTION OF TRACT A, JEN TILLY TERRACE, ACCORDING TO THE PLAT OF RECORD IN THE MARICOPA COUNTY RECORDER IN BOOK 28 OF MAPS, PAGE 40, LYING BETWEEN THE PROLONGATION SOUTH OF THE WEST AND EAST LINES OF LOT 28, JEN TILLY TERRACE;

EXCEPT THE EAST 15 FEET.

#### LANDSCAPE ARCHITECT:

DESIGN ETHOS  
7231 E. CAMERLACK RD, SUITE 250  
SCOTTSDALE, AZ 85251

**CONTACT: BRANDON PAUL**  
PHONE: (480) 225-7077  
EMAIL: BR@DESIGNETHOS.COM

**BASIS OF BEARING:**  
MELD NORTH 00° 04' 31" WEST,  
BETWEEN THE SOUTHWEST  
CORNER OF SECTION 23 AND  
THE WEST 1/4 CORNER OF  
SECTION 23, PER ORD.

#### PROJECT DESCRIPTION:

A PROPOSED 5 BUILDING  
SCHOLAR, RESIDUAL STUDENT  
HOUSING COMMUNITY.

**ADDRESS:**  
1431 S. BONARDEN LANE  
TEMPE, AZ 85281

**ZONING:**  
R-4  
EXISTING & PROPOSED

**GENERAL PLAN:**  
PROJ. LAND USE RESIDENTIAL  
PROJ. DENSITY, MED/DEN DENSITY  
(UP TO 25 DU/AC)

PARCEL NO. 3:  
LOT 29, AND THAT PORTION OF TRACT A,  
LYING BETWEEN THE PROLONGATION  
SOUTHERLY OF THE WEST LINE OF SAID LOT  
28, AND THE PROLONGATION SOUTHERLY OF  
THE EAST LINE OF SAID LOT 28, TO THE  
SOUTH LINE OF TRACT A, JEN TILLY TERRACE,  
ACCORDING TO BOOK 28 OF MAPS, PAGE 40,  
RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 433-1/3 FEET THEREOF;  
AND

EXCEPT THE WEST 15 FEET THEREOF, AS  
QUITCLAIMED TO THE COUNTY OF MARICOPA  
BY QUIT CLAIM DEED RECORDED JANUARY 12,  
1991 IN DOCKET 677, PAGE 225.



**TEMPE STUDENT HOUSING**  
 1431 & 1432 S. BONARDEN LANE TEMPE, AZ 85281  
 CONTEXTUAL AERIAL MAP WITH SITE PLAN OVERLAY



REVISED: 12/21/2018

3eengineering

PRINTING CIVIL ENGINEERING SURVEYING  
 PLANNING CONSULTING DESIGN CONSTRUCTION

10000 W. BUCKLEBOURNE DRIVE SUITE 100  
 SCOTTSDALE, ARIZONA 85251  
 PHONE: 480-225-7077  
 WWW.3EENGINEERING.COM

DATE: 8/11/18  
 PROJECT NO.: 5016  
 SHEET: C001 OF 1  
 CASE #SPR17161 SECTION 23N























June 7<sup>th</sup>, 2018

Diana Kaminski  
City of Tempe  
Community Development Department  
31 E. 5<sup>th</sup> Street, Garden Level  
Tempe, AZ 85281

**RE: Tempe Student Housing - Letter of Explanation – Development Plan Review & Use Permit Standard**

Dear Diana,

3 engineering, LLC has been contracted by Haken Tempe Development, LLC to prepare a Development Plan Review and Use Permit Standard application for the Tempe Student Housing Project (The Site). This letter provides a brief description of the project and addresses how the site conforms to the City's standards and Zoning & Development Code. The Site is currently zoned R-4 multifamily, and proposes a 5 building, 20-bedroom student housing located on APNs 133-10-051 & 057 (1432 & 1435 S. Bonarden Lane). The Site will provide onsite parking, as well as garage parking for the units. The goal is to provide quality housing for ASU students within close proximity of campus. Design concepts were pulled from other developments in the area, and are based on City and Building Code.

For the Use Permit Standard application (one for each parcel), the Site proposes modifying the 10-foot setback for the side and rear of building to 8-feet. The Site is proposing an 8-foot setback from the side and rear of the building to the property wall in order to fit in 5 buildings within the parcels. The following addresses each of the City's criteria for Development Plan Review and Use Permit Standard:

**Development Plan Review:**

- 1 – The buildings have been oriented in a way that provide variation in streetscape by alternative garage locations, as well as providing two different products, some of which are set further back from the centerline of the street.
- 2 – The site utilizes landscape to both enhance the appearance of the site, and provide shade for the residents. The site provides a pleasant turf area with shade trees that will provide residents with an area to relax and mingle with other neighbors. The shade trees will help reduce heat island effect on the site.
- 3 – The materials used for the site are consistent with the area, and provide a high quality product for the intended use. The buildings propose stucco, metal, wood

and stone veneer, which will provide appropriate architectural design for the surrounding area.

4 – All buildings, landscape, amenities, and parking have been sized appropriately for the site, and meet City code.

5 – The buildings are located logically onsite so that the site can function from a pedestrian circulatory standpoint. Sidewalks are provided along Bonarden, and have access points to the turf area. Each building has its own sidewalk access, as well.

6 – The buildings will provide architectural enhancements and detail from the street by use of varying materials, appealing garages, as well as use of awnings around the windows. This will also provide shade within the buildings during sunny parts of the day.

7 – The site provides sidewalk on Bonarden, which provides access north to current Transit options. Bike racks are also provided for the residents to promote bicycle use to campus.

8 – The site provides a parking lot, as well as driveways and garages for the units. These are very easily identifiable onsite so that vehicles shall not interrupt pedestrian access and circulation through the site.

9 – The site will be well lit in order to prevent crime from happening onsite. Gated access behind the units will also be utilized to avoid non-residents from accessing the majority of the property. Home alarm systems will also be an option for the units to help promote a safe living environment.

10 – Enhanced landscaping is being utilized for the site to provide a pleasant living environment. It has been specifically designed to help differentiate the parking, building, drives, and sidewalk path areas.

11 – There are no signs planned for this site.

12 – Lighting is designed compatible with the proposed architecture. The buildings will have mounted lights, and there are proposed bollard site lighting, and City lighting along Bonarden.

**Use Permit Standard:**

- a. The setback will not adversely impact adjacent properties as there is not a significant increase in traffic for a 5-building housing community, in comparison with a 4-building development with 10-foot side setbacks.
- b. There are no nuisance conditions from the setback since the proposed buildings will have stucco wall panels that will not affect adjacent properties through glare, heat, privacy, or noise.

- c. The setback will not conflict with city goals for this area. The project will utilize land use and development goals set by the City of Tempe General Plan 2040 by urbanizing neighborhoods and provide attractive housing for students without imposing disproportionate density to the area.
- d. The setback will not adversely impact adjacent properties as no nuisance is anticipated from the side setback for the proposed street facing building.
- e. The setback reduction will not create any disruptive behaviors that would affect the surrounding area. The site proposes gating these areas, which will only be accessed by the residents.

We hope this letter demonstrates that Development Plan Review meets the intent of the City, and the Use Permit Standard for the side setback modification will not adversely impact the surrounding properties and will not negatively impact the neighborhood or city goals/objectives.

Sincerely,



Matthew Mancini, P.E.

Vice President



**PROJECT NOTES:**

THIS SITE IS NOT BEING PROPOSED AS A PRATYONARY OR SORORITY LIVING FACILITY.

ALL EXISTING ON-SITE IMPROVEMENTS TO BE DEMOLISHED.

TRASH AND RECYCLING BINS TO BE STORED INSIDE GARAGES.

TRASH AND RECYCLE TO BE PICKED UP ON SEPARATE DATES.

PAVEMENT TO BE ALTERNATE COLOR AT LOCATIONS OF TRASH/RECYCLE CONTAINERS.

100-YEAR 2-SOIL RETENTION WILL BE PROVIDED FOR THIS SITE VIA UNDERGROUND RETENTION TANKS.

(6) USE PAVEMENT TO REDUCE 10-FT SIDE SETBACK TO 8-FT.

BVAC EQUIPMENT TO BE SCREENED.

SES PANELS TO BE SCREENED.

ALL OVERHEAD UTILITIES TO BE CONVERTED TO UNDERGROUND.

SPEED LIMIT FOR SITE IS 25 MPH

TYPE VB CONSTRUCTION

BUILDINGS TO BE SPRINKLERED

PARKING AFFIDAVIT WILL BE REQUIRED TO BE RECORDED AND THEN WITH THE LAND TO USE THE TWO PARCELS TOGETHER FOR THE PURPOSE OF SPACED PARKING.

TRAFFIC CALMING DEVICES SHALL BE PROPOSED UNLESS APPROVED BY THE FIRE CODE OFFICIAL, CPC 503A.9

FIRE APPARATUS ACCESS ROADS SHALL HAVE A CLEAR HEIGHT OF 14'-0" BY AN ALL-WEATHER SURFACE THAT CAN SUPPORT 30,000 LBS. THE WIDTH OF THE ROAD DEPENDS ON BUILDING HEIGHT.

INTEGRATED COLOR PAVERS WITHIN THE RETENTION TANK SHALL BE MAINTAINED BY THE DEVELOPMENT OWNER TO PROVIDE CITY WITH MAINTENANCE AGREEMENT AT TIME OF PERMIT.

**FLOOD ZONE INFORMATION:**

SITE LIES WITHIN ZONE X WITHIN FEMA FIRM 040102245L

ZONE X

AREA OF 500-YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH AN AVERAGE DEPTH OF LESS THAN 4 FT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND ARE PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

**PARKING CALCULATIONS:**

PARKING MIN FOR 4 BEDROOM - USE 3 SPACES/UNIT

GUEST PARKING = USE 0.2 SPACES PER UNIT

5 UNITS X 3/UNIT = 15 SPACES

5 UNITS X 0.2/UNIT = 1 SPACE

TOTAL SPACES REQUIRED = 16 SPACES (ON-LAND)

ADA SPACES REQUIRED = 2 SPACES

ADA SPACES PROVIDED = 2 SPACES

2 PARKING SPACES/GARAGE = 10 SPACES PROVIDED (BUILDINGS 1 THROUGH 5)

NON-ADA PARKING SPACES PROVIDED = 10

ADA PARKING SPACES PROVIDED = 2

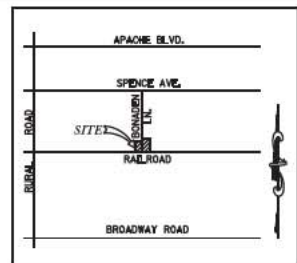
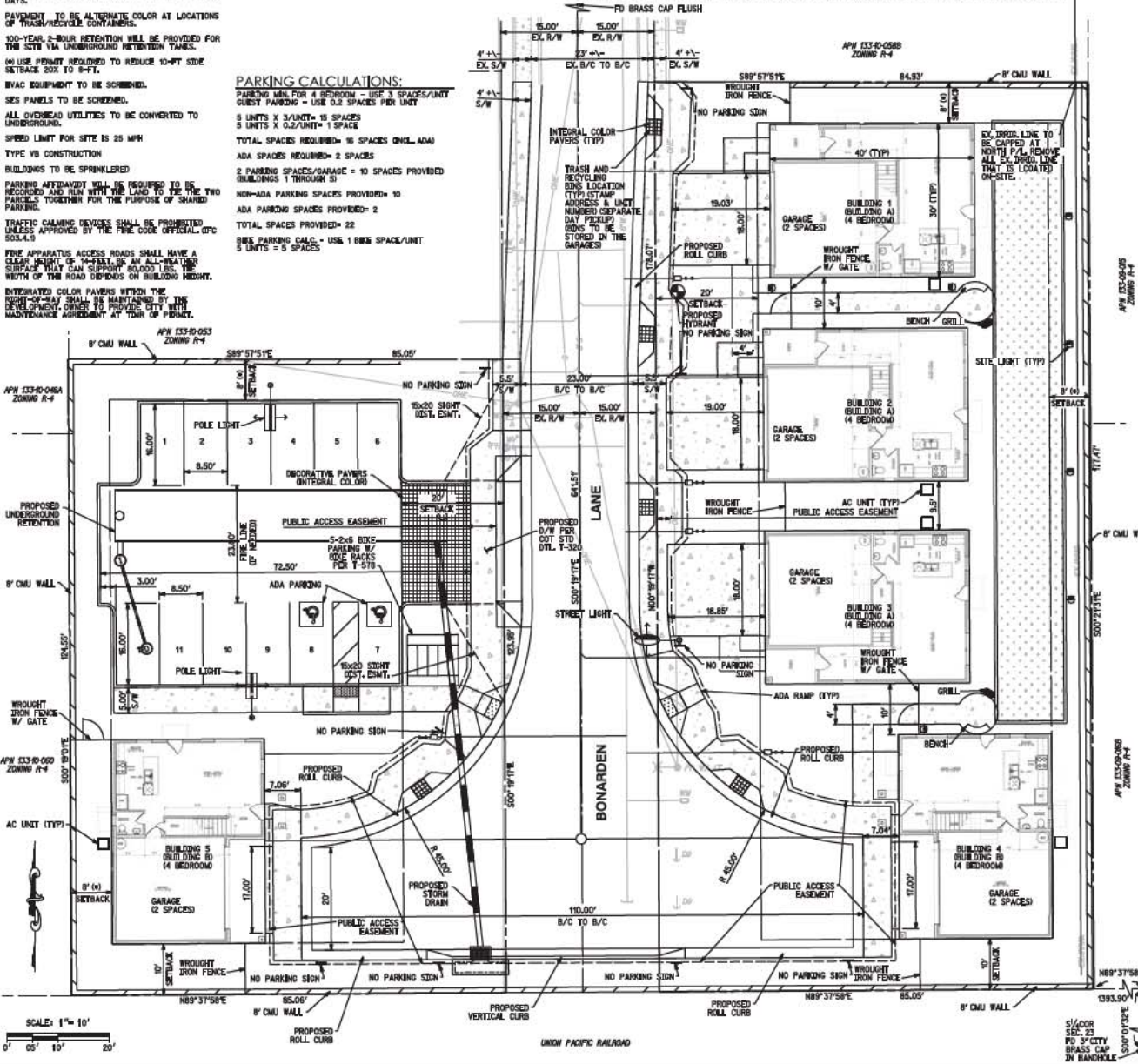
TOTAL SPACES PROVIDED = 22

BIKE PARKING CALC. - USE 1 BIKE SPACE/UNIT

5 UNITS = 5 SPACES

**SITE PLAN FOR TEMPE STUDENT HOUSING TEMPE, ARIZONA 85281**

LOCATED IN A SOUTHWEST PORTION OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



**OWNER/APPLICANT:**  
HAKEN TEMPE DEVELOPMENT, LLC  
601 BRANDON WAY  
AUSTIN, TX 78733

**CONTACT:** JUSTIN HELMS  
PHONE: (214) 668-5419

**ENGINEER:**  
3 ENGINEERING  
6370 E. THOMAS ROAD, SUITE 200  
SCOTTSDALE, ARIZONA 85251

**CONTACT:** MATTHEW J. MANCINI, P.E.  
PHONE: (602) 334-4387  
EMAIL: MATT@3ENGINEERING.COM

**ARCHITECT:**  
STERLING THOMPSON  
2416 COLUMBUS AVENUE  
WACO, TEXAS 76701

**CONTACT:** STERLING THOMPSON  
PHONE: (254) 756-2311  
FAX: (254) 756-2371

**BENCHMARK:**  
CITY OF TEMPE PUBLISHED  
CONTROL AT THE INTERSECTION OF  
BROADWAY ROAD AND RURAL ROAD.

**CITY OF TEMPE CONTROL #84**  
1/2 CITY OF TEMPE BRASS CAP IN  
HAND-HOLE  
ELEVATION: 111.08' (MEAN SEA  
LEVEL, NGVD-29)

**LEGAL DESCRIPTION:**

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PARCEL NO. 1  
LOT 28, JEN TILLY TERRACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 28 OF MAPS, PAGE 40.  
EXCEPT THE NORTH 487.5 FEET THEREOF AND EXCEPT THE EAST 15 FEET THEREOF.  
PARCEL NO. 2  
THAT PORTION OF TRACT A, JEN TILLY TERRACE ACCORDING TO THE PLAT OF RECORD IN THE MARICOPA COUNTY RECORDER IN BOOK 28 OF MAPS, PAGE 40, LYING BETWEEN THE PROLONGATION SOUTH OF THE WEST AND EAST LINES OF LOT 28, JEN TILLY TERRACE,  
EXCEPT THE EAST 15 FEET.

**VICINITY MAP**

**LANDSCAPE ARCHITECT:**  
DESIGN ETHIC  
1231 E. CAMELBACK RD, SUITE 250  
SCOTTSDALE, AZ 85251

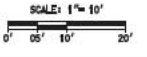
**CONTACT:** BRANDON PAUL  
PHONE: (480) 225-7077  
EMAIL: BR@PAULBRANDONLTD.COM

**PROJECT DESCRIPTION:**  
A PROPOSED 5 BUILDING, 120' x 140' BLDG STUDENT HOUSING COMMUNITY.

**ZONING:**  
R-4 (EXISTING & PROPOSED)

**GENERAL PLAN:**  
PROL LAND USES RESIDENTIAL PROL DENSITY MED/HIGH DENSITY (UP TO 25 DU/AC)

TEMPE STUDENT HOUSING	STD	ACTUAL
STANDARD	R-4	LOT 1 (APN 133-10-051) LOT 2 (APN 133-10-057)
Address	-	1432 S. Bonarden 85281 1435 S. Bonarden 85281
Gross Area (ac)	-	0.24 0.15
Net Area (ac)	-	0.24 0.15
Residential Density (du/af)	>=	4 4
Number of dwelling units	-	4 4
Lot Area Per Dwelling Unit (sf)	-	19,450 3,777
Number of bedrooms	-	4 15
Building Height (feet)	-	-
Building Height Maximum	40	30 30
Building Height Step Back to SF	1/1 over 30-ft	N/A N/A
Building Height Step Back to MF	1/1 over 30-ft	N/A N/A
Max. Lot Coverage (% of net site area)	60	11.5 318
Max. Lot Coverage (SF of net site area)	-	1,200 4,800
Min. Landscape Area (% of net site area)	25	31.4 42.6
Min. Landscape Area (SF of net site area)	-	3,280 6,490
Setbacks	-	-
Front	-	-
Building	20	47 2
Open Structures	15	42 2
Parking	20	20 30
Side	-	-
Building Walls	8 (use permit)	10 1
Porch, Balcony	5	10 1
Common Walls	0	0 1
Rear	-	-
Walls, Porch, Balcony	8 (use permit)	8 1
Common Walls	0	0 6
Street Side	-	-
Parking	10	N/A N/A
Parking	20	N/A N/A
Vehicle Parking	3.2 per unit	22 TOTAL
Bicycle Parking	1 per unit	5 TOTAL



ARIZONA REG. FEEL  
NO. 0000000000  
DATE: 11/11/2018  
PROJECT NO: 5016  
SHEET: PSP01 1 OF 1  
CASE #SPR17161 SECTION 23N

3eengineering  
civil engineering  
1432 S. Bonarden Lane, Tempe, AZ 85281  
Phone: 480-225-7077  
www.3eengineering.com

DATE: 11/11/2018  
PROJECT NO: 5016  
SHEET: PSP01 1 OF 1  
CASE #SPR17161 SECTION 23N



# TEMPE STUDENT HOUSING

## project consultants

**architect**  
 FELTEN GROUP  
 18325 NORTH ALL ED WAY SUITE 200  
 PHOENIX, ARIZONA 85054  
 PROJECT CONTACT: RICH PAUL  
 PHONE: 602.867.2500  
 EMAIL: rich.paul@felten.com

**landscape architect**  
 DESIGN ETHIC, LLC  
 8526 EAST MITCHELL DRIVE  
 SCOTTSDALE, ARIZONA 85251  
 PROJECT CONTACT: BRANDON PAUL  
 PHONE: 480.225.7077

**engineer**  
 HAKEN HOLDINGS, INC.  
 401 BRANDON WAY  
 AUSTIN, TX 78733  
 CONTACT: JUSTIN HELMS  
 PHONE: 214.668.5419

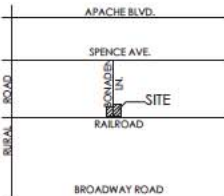
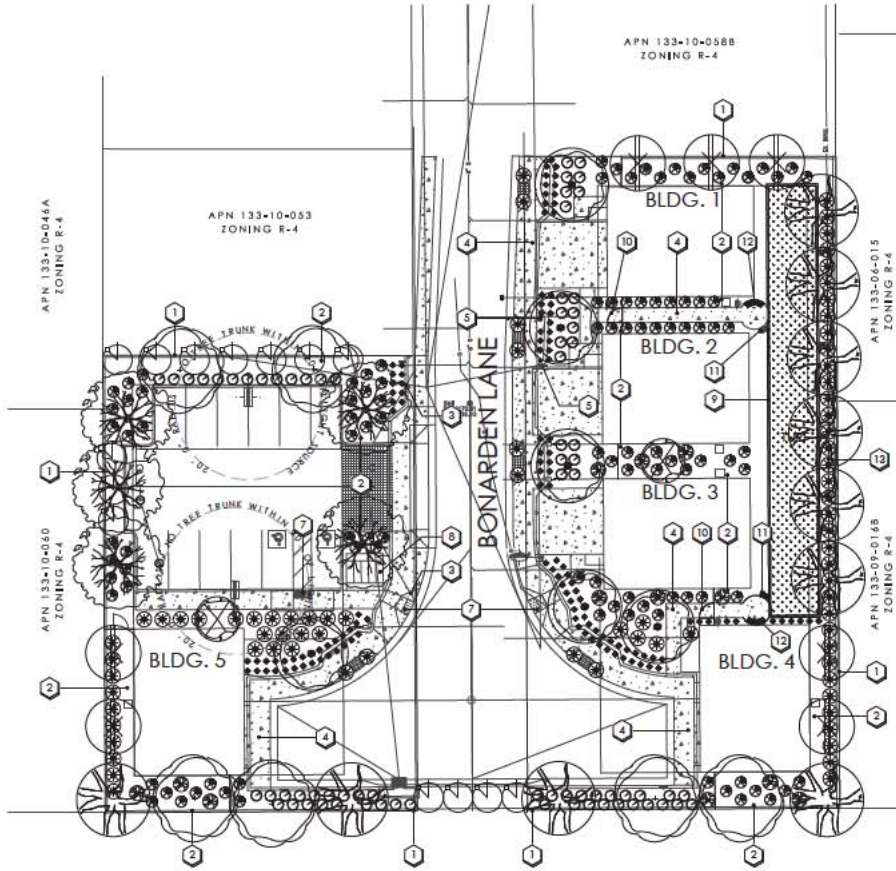
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 SCOTTSDALE, ARIZONA 85251  
 CONTACT: MATTHEW J. MANCIN  
 PHONE: 602.334.4387  
 EMAIL: matt@3engineering.com

## sheet index

SHEET	TITLE
L01	COVER SHEET & NOTES & PLANTING PLAN
L02	WALL LAYOUT PLAN

## city of tempe notes

- DE-COMPACT SOIL AND PULL ASPHALT AND CONSTRUCTION DEBRIS OUT OF PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
- DECOMPOSED GRANITE IS TO BE USED THROUGHOUT PUBLIC SITE LANDSCAPE EXCEPT AT LAWN AND AT ADJACENT OFF-SITE PUBLIC LANDSCAPE AREAS. PRE-EMERGENT HERBICIDE WILL BE USED ON ALL DECOMPOSED GRANITE. PLASTIC UNDERLAY IS NOT TO BE USED AT ALL.
- IF RIVER ROCK, STONES OR SIMILAR MATERIALS ARE USED USE ROCK SMALLER THAN 3" AND DO NOT GROUT IN PLACE.



vicinity map

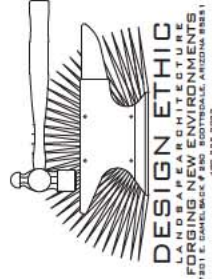
## proposed plant pallet

botanical name	common name	emitters	size	qty
<b>trees</b>				
PARKINSONIA HYBRID 'AZT'	'AZT' THORNLESS PALO VERDE	5 @ 1GPH	24 BOX	6
PISTACIA X. RED PUSH	RED PUSH PISTACHE	5 @ 1GPH	24 BOX	10
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	5 @ 1GPH	24 BOX	6
ULMUS PARVIFOLIA	EVERGREEN ELM	5 @ 1GPH	24 BOX	5
VITEX AGNIUS-CASTUS	CHASTE TREE	5 @ 1GPH	24 BOX	2
THEVETIA NEREIFOLIA	YELLOW OLEANDER	5 @ 1 GPH	24 BOX	7
<b>shrubs</b>				
LEUCOPHYLLUM CANADUM	THUNDER CLOUD	1 @ 1GPH	5 GAL	72
TECOMA STANS	YELLOW BELLS	1 @ 1GPH	5 GAL	14
<b>groundcover</b>				
ALOE X. BLUE ELF	BLUE ELF ALOE	1 @ 0.5 GPH	5 GAL	125
MUHLENBERGIA CAPILLARIS	REGAL MIST	1 @ 1GPH	5 GAL	111
OPUNTIA SANTA-RITA	PURPLE PRICKLY PEAR		5 GAL	13
<b>mulch</b>				
SPHAGNETICOLA TRILOBATA	YELLOW DOT	1 @ 2 GPH	5 GAL	79
TURF / SOG				3 476 SF
<b>inerts</b>				
DECOMPOSED GRANITE	3/8" MINUS GRAY GRAVEL	3/8" MINUS		-5F
EXTRUDED CONCRETE	CONCRETE HEADER	5 GAL		264 LF

NOTE:  
 GROUNDCOVERS AND SHRUBS WITHIN SIX (6) FEET OF PATHWAYS SHALL NOT EXCEED TWO (2) FEET IN HEIGHT AT MATURITY.  
 BETWEEN SIX (6) FEET AND TWELVE (12) FEET OF THE EDGE OF PATHWAYS GROUNDCOVERS AND SHRUBS SHALL NOT EXCEED THREE (3) FEET IN HEIGHT AT MATURITY.

## planting key notes

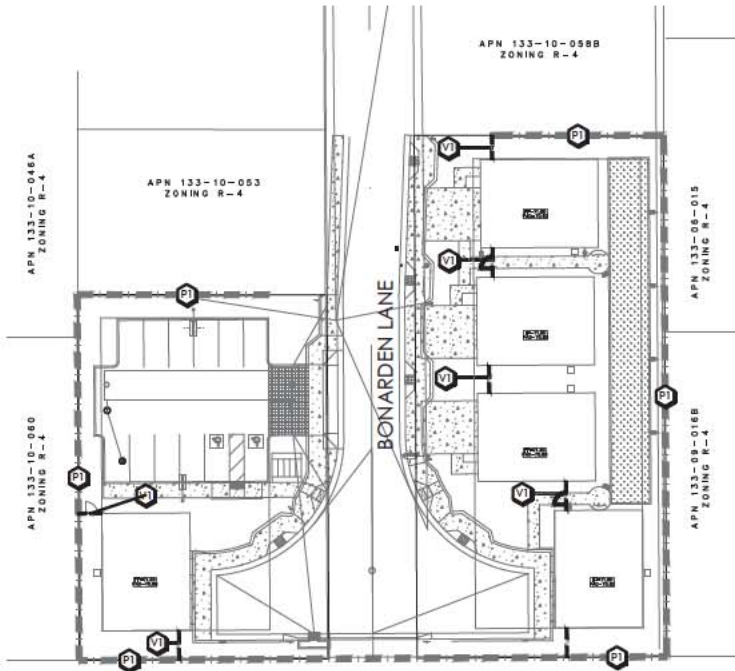
- PROPERTY LINE / RIGHT OF WAY LINE
- DECOMPOSED GRANITE IN ALL PLANTING AREAS
- SITE VISIBILITY TRIANGLE. MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES
- SIDEWALK.
- FIRE HYDRANT -3'-0". CLEAR OF ALL PLANT MATERIAL
- CURB. SEE CIVIL ENG. PLANS.
- ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- BIKE RACK
- 4" X 6" EXTRUDED CONCRETE HEADER
- 4" WROUGHT IRON GATE & FENCE. SEE SHEET L02 DETAIL 'B'
- KAY PARK BBQ -SEE DETAIL 'A' THIS SHEET.
- 16 CMU SEAT WALL WITH 20" CAP. SEE DETAIL 'B' THIS SHEET.
- EXISTING IRRIGATION LINE TO BE REMOVED



PROJ. ECT. TEMPE STUDENT HOUSING  
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 TEMPE, AZ 85281  
 SHEET TITLE COVER SHEET & PLANTING PLAN

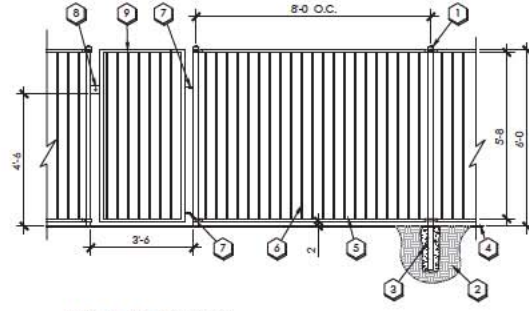
JOB NO. 17-057  
 DATE  
 DRAWN BY: B. PAUL  
 SUBMITTED: 08.06.2018  
 REVISED:

SHEET L.01 of L.02



**wall key notes**

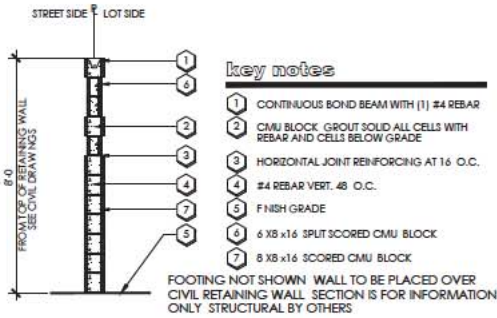
- 1 8" HIGH STANDARD 8 X 8 X 16 BLOCK WALL WITH 8 X 8 X 16" H BLOCK PLASTERS 12" O.C.
  - 2 VIEW FENCE A - 6" WROUGHT IRON FENCE SEE SHEET L- DETAIL.
- NOTE: ALL PERIMETER AND INTERIOR WALLS NOT NOTED ABOVE SHALL BE STANDARD 4 X 8 X 16 CMU FENCE BLOCK UNLESS SPECIFIED OTHERWISE BY OWNER. OWNER TO SELECT PAINT COLOR.



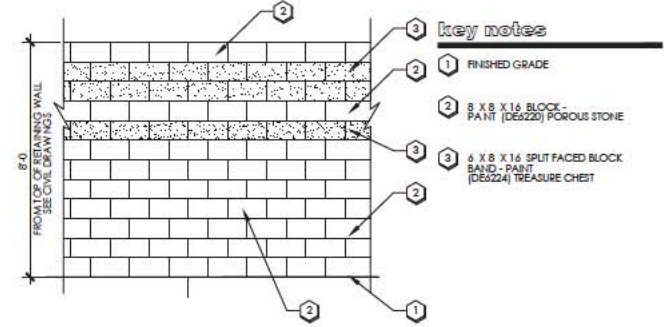
**A WROUGHT IRON FENCE**  
NOTE THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. SCALE 1/2" = 1'-0"

**key notes**

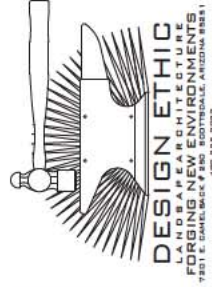
- 1 2 X 2 STEEL POSTS 14 GAUGE W/ CAST IRON FLAT CAP, SPACING 96" OR AS PER PLAN
  - 2 COMPACTED SUBGRADE
  - 3 CONCRETE FOOTING 8 DIA. MIN. 18" DEPTH
  - 4 FINISH GRADE
  - 5 1 X 1 SQ. TUBULAR STEEL RAIL
  - 6 3/4 X 3/4 SQ. TUBULAR STEEL PICKETS AT 3-3/4" O.C. MAXIMUM SPACING
  - 7 SPRING LOADED HINGES (TYP.)
  - 8 SELF LOCKING LATCH @ 54" ABOVE FINISH GRADE WHEN THE LATCHING MECHANISM IS LESS THAN 54" INCHES ABOVE GROUND IT MUST BE ON THE POOL-SIDE OF THE GATE AND AT LEAST 3" BELOW THE TOP OF THE GATE.
- ACCESS GATES MUST OPEN AWAY FROM THE POOL.
- NOTES:
- ALL METAL TO BE DEGREASED, PHOSPHATIZED WITH RUST RETARDANT UNDERCOAT AND DIP COATED WITH TWO COATS OF INDUSTRIAL GRADE FLAT BLACK E-PAINT.
  - CONTRACTOR TO PROVIDE SHOP DRAWINGS OF WROUGHT IRON FENCE, GATE AND FOOTINGS TO OWNER FOR APPROVAL.



**B 8" X 8" X 16" CMU WALL W/ CAP BLOCK**  
NOTE THE WALL TO BE PLACED ON TOP OF RETAINING WALL. SECTION IS FOR REFERENCE ONLY. STRUCTURAL DRAWINGS TO BE PROVIDED BY OTHERS.  
NOTE THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. SCALE 1/2" = 1'-0"



**C 6" X 8" X 16" CMU WALL**  
NOTE THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. SCALE 1/2" = 1'-0"

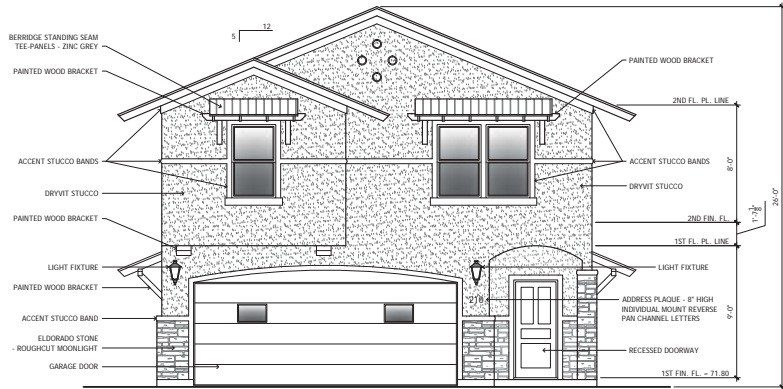


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 SHEET TITLE WALL LAYOUT PLAN

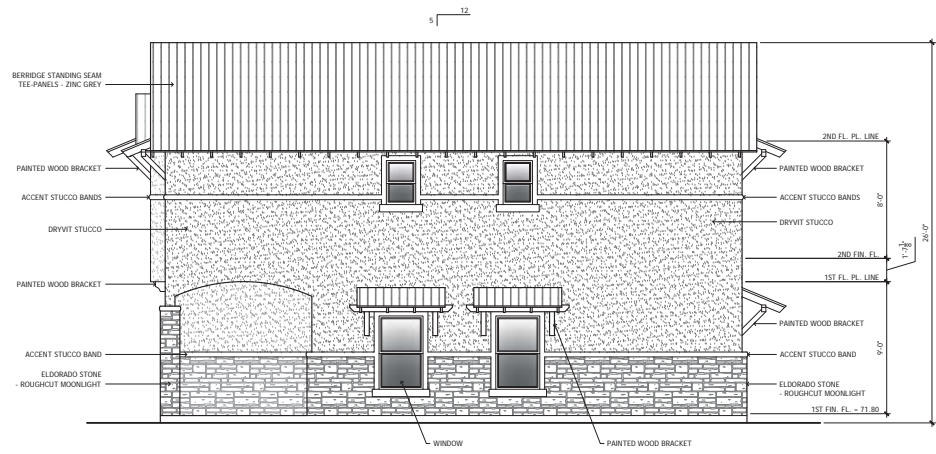
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 DRAWN BY B. PAUL  
 SUBMITTED 08.06.2018  
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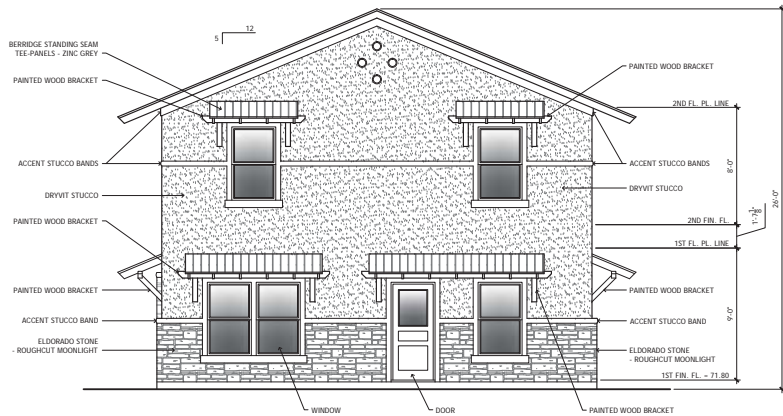




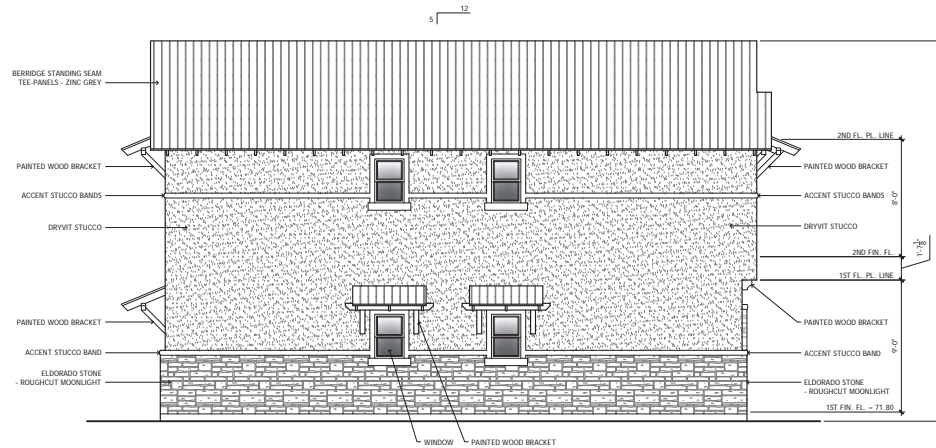
**1 FRONT ELEVATION - BUILDING TYPE A**  
 1/4" = 1'-0"  
 + WEST ELEVATION - BUILDINGS 1 (MIRRORED)  
 + WEST ELEVATION - BUILDINGS 2-3



**2 RIGHT SIDE ELEVATION - BUILDING TYPE A**  
 1/4" = 1'-0"  
 + NORTH ELEVATION - BUILDING 1 (MIRRORED)  
 + SOUTH ELEVATION - BUILDINGS 2-3



**3 BACK ELEVATION - BUILDING TYPE A**  
 1/4" = 1'-0"  
 + WEST ELEVATION - BUILDINGS 1 (MIRRORED)  
 + EAST ELEVATION - BUILDINGS 2-3



**4 LEFT SIDE ELEVATION - BUILDING TYPE A**  
 1/4" = 1'-0"  
 + SOUTH ELEVATION - BUILDING 1 (MIRRORED)  
 + NORTH ELEVATION - BUILDINGS 2-3

EXTERIOR FINISHES		
NOTE: EXTERIOR COLORS & MATERIALS SHALL HAVE A LIGHT REFLECTANCE VALUE OF 75% OR LESS.		
STONE (ALL BUILDINGS) -	ELBORADO STONE - ROUGH CUT MOONLIGHT	
ROOFING (ALL BUILDINGS) -	BERRIDGE STANDING SEAM TEE-PANEL - ZINC GREY	
STUCCO -	BUILDING 1: SHERWIN WILLIAMS - SW 7076 CYBERSPACE	BUILDING 2: SHERWIN WILLIAMS - SW 7073 NETWORK GRAY
STUCCO BANDS -	SHERWIN WILLIAMS - SW 7049 NUANCE	SHERWIN WILLIAMS - SW 7000 BBS WHITE
DOORS -	SHERWIN WILLIAMS - SW 6326 FIRED BRICK	SHERWIN WILLIAMS - SW 6195 ROCK GARDEN
	BUILDING 3: SHERWIN WILLIAMS - SW 6181 SECRET GARDEN	SHERWIN WILLIAMS - SW 6168 MODERNE WHITE
		SHERWIN WILLIAMS - SW 7093 BLOTTIC RED

**STERLING THOMPSON**  
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DATE:	04/12/18
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EXTERIOR ELEVATIONS - BUILDING TYPE A

**A7.1**



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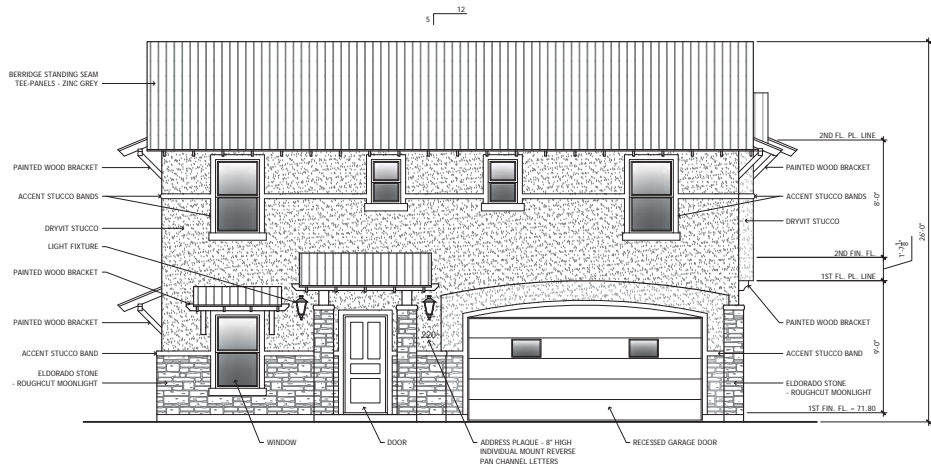
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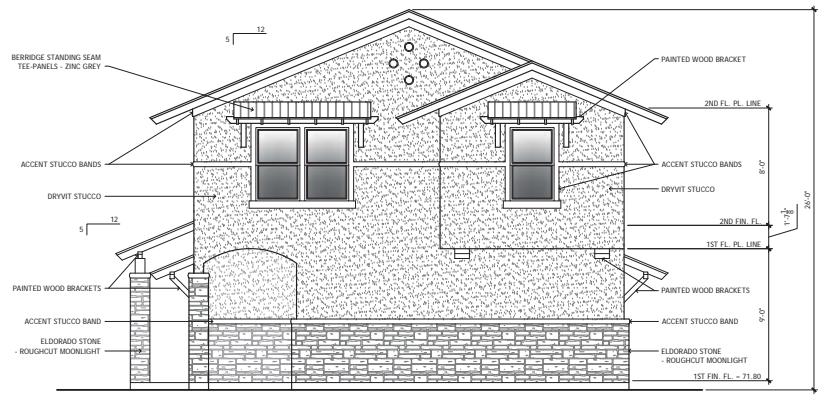
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EXTERIOR ELEVATIONS -  
BUILDING TYPE B

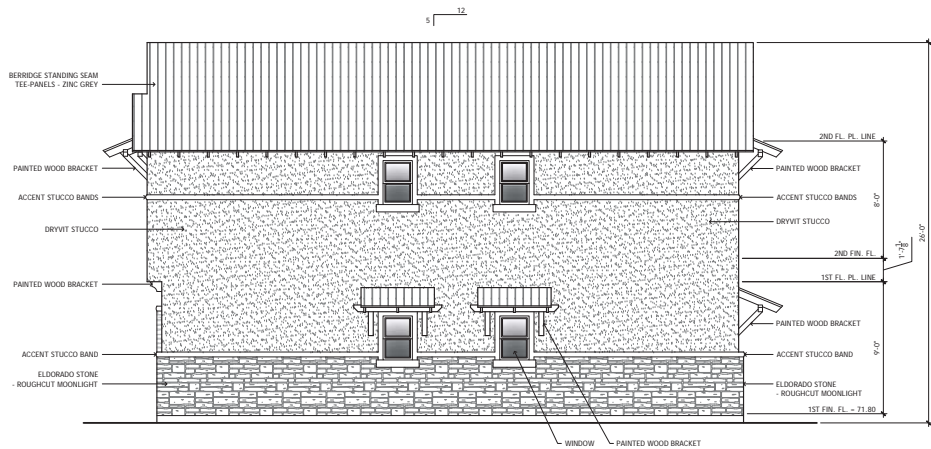
A7.2



1 FRONT ELEVATION - BUILDING TYPE B  
1/4" = 1'-0"  
+ WEST ELEVATION - BUILDING 4  
+ EAST ELEVATION - BUILDING 5



2 RIGHT SIDE ELEVATION - BUILDING TYPE B  
1/4" = 1'-0"  
+ SOUTH ELEVATION - BUILDING 4  
+ NORTH ELEVATION - BUILDING 5



3 BACK ELEVATION - BUILDING TYPE B  
1/4" = 1'-0"  
+ EAST ELEVATION - BUILDING 4  
+ WEST ELEVATION - BUILDING 5



4 LEFT SIDE ELEVATION - BUILDING TYPE B  
1/4" = 1'-0"  
+ NORTH ELEVATION - BUILDING 4  
+ SOUTH ELEVATION - BUILDING 5

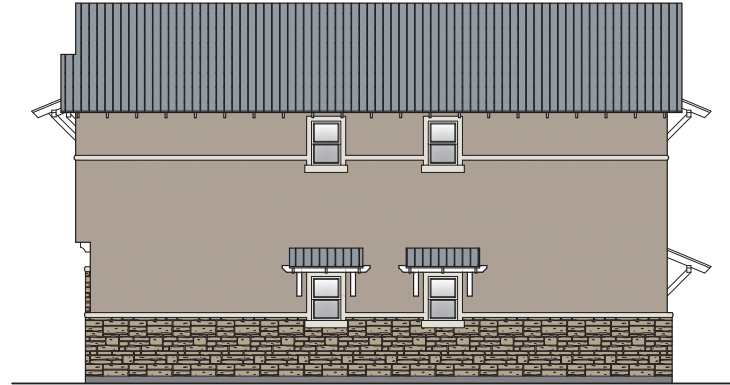
EXTERIOR FINISHES

NOTE: EXTERIOR COLORS & MATERIALS SHALL HAVE A LIGHT REFLECTANCE VALUE OF 75% OR LESS.

	BUILDING 4	BUILDING 5
STONE (ALL BUILDINGS) -	ELDERADO STONE - ROUGH-CUT MOONLIGHT	ELDERADO STONE - ROUGH-CUT MOONLIGHT
ROOFING (ALL BUILDINGS) -	BERRIDGE STANDING SEAM TEE-PANEL - ZINC GREY	BERRIDGE STANDING SEAM TEE-PANEL - ZINC GREY
STUCCO -	SHERWIN WILLIAMS - SW 7076 CYBERSPACE	SHERWIN WILLIAMS - SW 7073 NETWORK GRAY
STUCCO BANDS -	SHERWIN WILLIAMS - SW 7049 NUANCE	SHERWIN WILLIAMS - SW 7000 IBS WHITE
DOORS -	SHERWIN WILLIAMS - SW 6326 FIRED BRICK	SHERWIN WILLIAMS - SW 6195 ROCK GARDEN



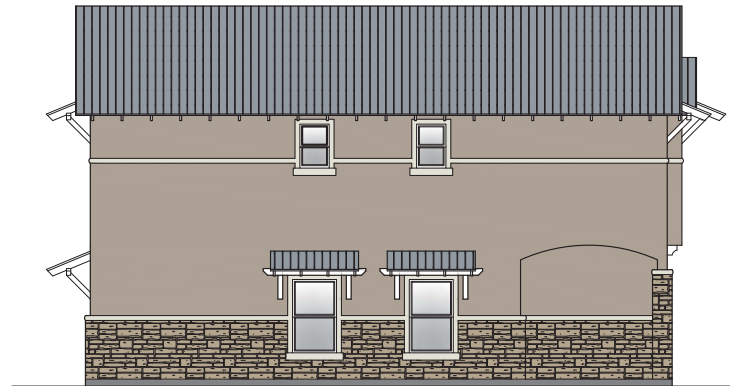
1 FRONT ELEVATION - BUILDING 1  
1/4" = 1'-0"  
+ WEST ELEVATION



2 RIGHT SIDE ELEVATION - BUILDING 1  
1/4" = 1'-0"  
+ SOUTH ELEVATION



3 BACK ELEVATION - BUILDING 1  
1/4" = 1'-0"  
+ EAST ELEVATION



4 LEFT SIDE ELEVATION - BUILDING 1  
1/4" = 1'-0"  
+ NORTH ELEVATION



EXTERIOR FINISHES	
NOTE: EXTERIOR COLORS & MATERIALS SHALL HAVE A LIGHT REFLECTANCE VALUE OF 75% OR LESS.	
STONE -	ELDORADO STONE - ROUGHSLIT MOONLIGHT
ROOFING -	BERRISSO STANDING SEAM TEE-PANEL - ZINC GREY
STUCCO -	SHERWIN WILLIAMS - SW 7076 CYBERSPACE
STUCCO BANDS -	SHERWIN WILLIAMS - SW 7094 NUANCE
DOORS -	SHERWIN WILLIAMS - SW 6335 FRED BRICK



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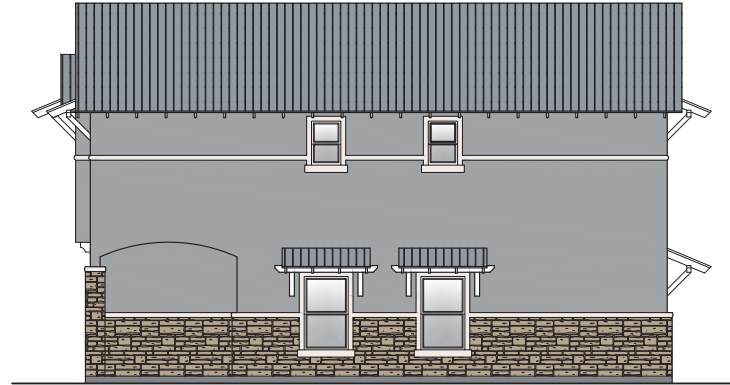
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EXTERIOR ELEVATIONS - BUILDING 1

A7.3



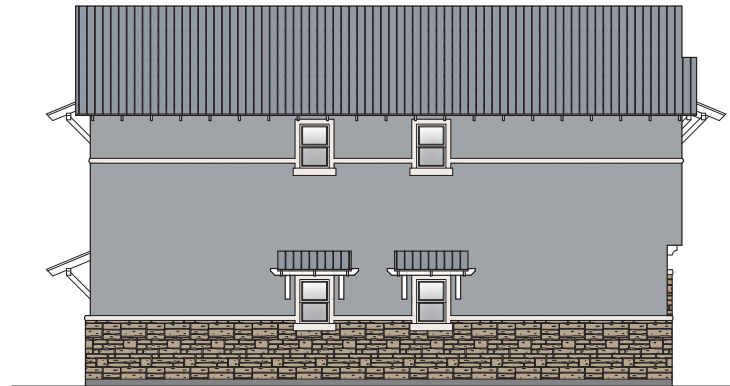
**1 FRONT ELEVATION - BUILDING 2**  
 1/4" = 1'-0"  
 + WEST ELEVATION



**2 RIGHT SIDE ELEVATION - BUILDING 2**  
 1/4" = 1'-0"  
 + SOUTH ELEVATION



**3 BACK ELEVATION - BUILDING 2**  
 1/4" = 1'-0"  
 + EAST ELEVATION



**4 LEFT SIDE ELEVATION - BUILDING 2**  
 1/4" = 1'-0"  
 + NORTH ELEVATION

EXTERIOR FINISHES	
NOTE:	EXTERIOR COLORS & MATERIALS SHALL HAVE A LIGHT REFLECTANCE VALUE OF 75% OR LESS.
STONE -	ELDORADO STONE - ROUGHSLIT MOONLIGHT
ROOFING -	BERRIDGE STANDING SEAM TEE-PANEL - ZINC GREY
STUCCO -	SHERWIN WILLIAMS - SW 7073 NETWORK GRAY
STUCCO BANDS -	SHERWIN WILLIAMS - SW 7000 BBS WHITE
DOORS -	SHERWIN WILLIAMS - SW 6195 ROCK GARDEN



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EXTERIOR ELEVATIONS - BUILDING 2

**A7.4**



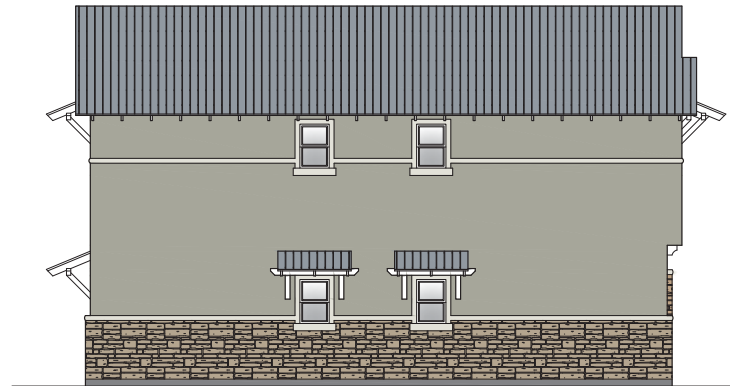
1 FRONT ELEVATION - BUILDING 3  
1/4" = 1'-0"  
+ WEST ELEVATION



2 RIGHT SIDE ELEVATION - BUILDING 3  
1/4" = 1'-0"  
+ SOUTH ELEVATION



3 BACK ELEVATION - BUILDING 3  
1/4" = 1'-0"  
+ EAST ELEVATION



4 LEFT SIDE ELEVATION - BUILDING 3  
1/4" = 1'-0"  
+ NORTH ELEVATION

EXTERIOR FINISHES	
NOTE:	EXTERIOR COLORS & MATERIALS SHALL HAVE A LIGHT REFLECTANCE VALUE OF 75% OR LESS.
STONE -	ELDERADO STONE - ROUGH/SLIT MOONLIGHT
ROOFING -	BERKSHIRE STANDING SEAM TEE PANEL - ZINC GREY
STUCCO -	SHERWIN WILLIAMS - SW 6181 SECRET GARDEN
STUCCO BANDS -	SHERWIN WILLIAMS - SW 6168 MODERNE WHITE
DOORS -	SHERWIN WILLIAMS - SW 7933 RUSTIC RED



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EXTERIOR ELEVATIONS - BUILDING 3

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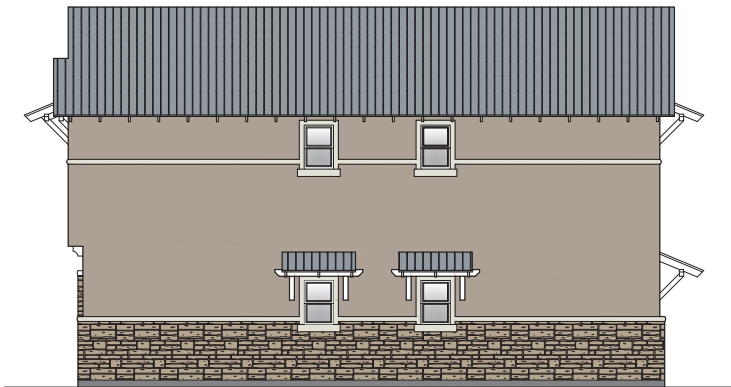




1 FRONT ELEVATION - BUILDING 4  
1/4" = 1'-0"  
+ WEST ELEVATION



2 RIGHT SIDE ELEVATION - BUILDING 4  
1/4" = 1'-0"  
+ SOUTH ELEVATION



3 BACK ELEVATION - BUILDING 4  
1/4" = 1'-0"  
+ EAST ELEVATION



4 LEFT SIDE ELEVATION - BUILDING 4  
1/4" = 1'-0"  
+ NORTH ELEVATION



EXTERIOR FINISHES	
NOTE: EXTERIOR COLORS & MATERIALS SHALL HAVE A LIGHT REFLECTANCE VALUE OF 75% OR LESS.	
STONE -	ELDERADO STONE - ROUGHSLIT MOONLIGHT
ROOFING -	BERKSHIRE STANDING SEAM TEE-PANEL - ZINC GREY
STUCCO -	SHERWIN WILLIAMS - SW 7076 CYBERSPACE
STUCCO BANDS -	SHERWIN WILLIAMS - SW 7094 NUANCE
DOORS -	SHERWIN WILLIAMS - SW 6335 FRIED BRICK



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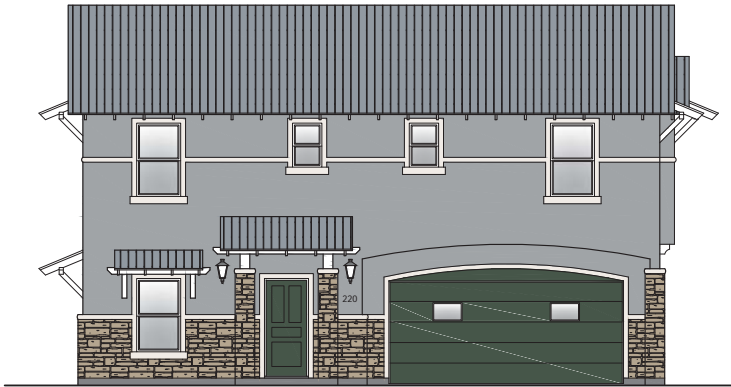
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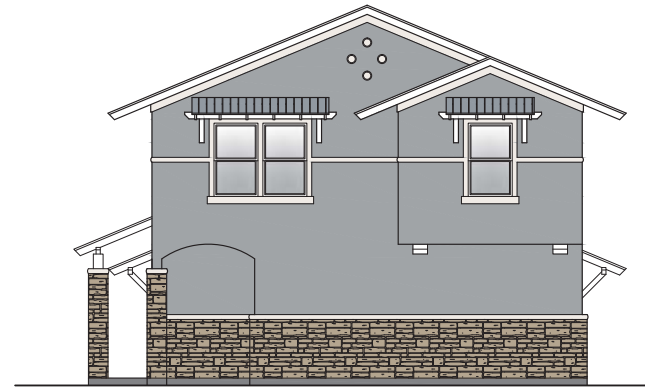
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EXTERIOR ELEVATIONS - BUILDING 4

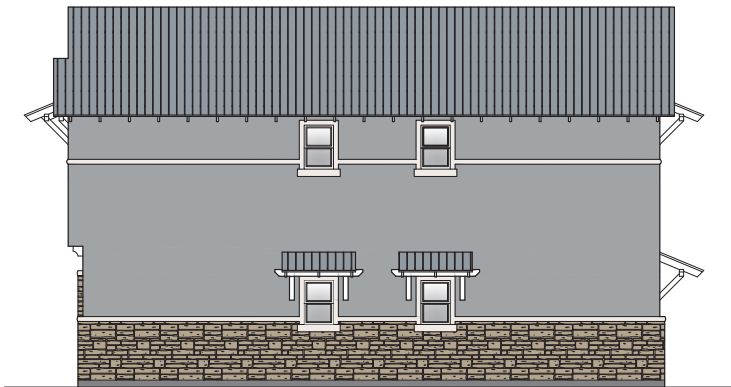
A7.6



1 FRONT ELEVATION - BUILDING 5  
1/4" = 1'-0"  
+ EAST ELEVATION



2 RIGHT SIDE ELEVATION - BUILDING 5  
1/4" = 1'-0"  
+ NORTH ELEVATION



3 BACK ELEVATION - BUILDING 5  
1/4" = 1'-0"  
+ WEST ELEVATION



4 LEFT SIDE ELEVATION - BUILDING 5  
1/4" = 1'-0"  
+ SOUTH ELEVATION



EXTERIOR FINISHES	
NOTE:	EXTERIOR COLORS & MATERIALS SHALL HAVE A LIGHT REFLECTANCE VALUE OF 75% OR LESS.
STONE -	ELDERADO STONE - ROUGHSLIT MOONLIGHT
ROOFING -	BERTRIDGE STANDING SEAM TEE-PANEL - ZINC GREY
STUCCO -	SHERWIN WILLIAMS - SW 7073 NETWORK GRAY
STUCCO BANDS -	SHERWIN WILLIAMS - SW 7000 BBS WHITE
DOORS -	SHERWIN WILLIAMS - SW 6195 ROCK GARDEN



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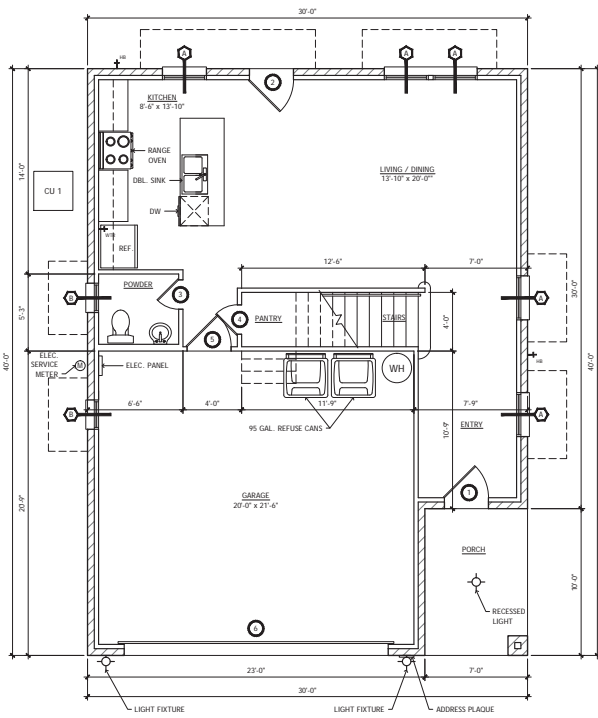
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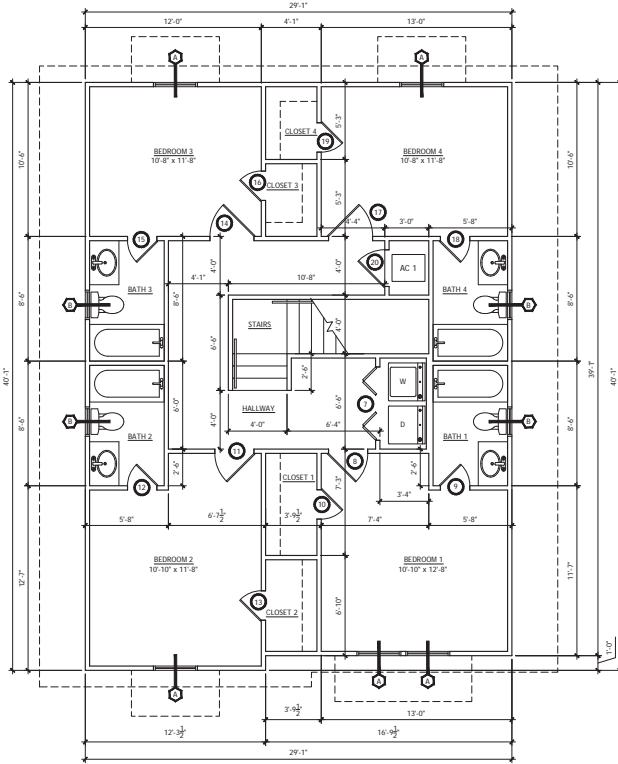
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EXTERIOR ELEVATIONS - BUILDING 5

A7.7



**1 FIRST FLOOR PLAN - BUILDING TYPE A**  
 1/4" = 1'-0"  
 LIVING AREA = 651 SQ. FT.  
 PORCH = 70 SQ. FT.  
 GARAGE = 479 SQ. FT.  
 TOTAL = 1,200 SQ. FT.



**2 SECOND FLOOR PLAN - BUILDING TYPE A**  
 1/4" = 1'-0"  
 LIVING AREA = 1,149 SQ. FT.



GENERAL NOTES	
1. VERIFY ALL CONDITIONS @ SITE.	
2. ALL WORK SHALL CONFORM TO THE 2012 INTERNATIONAL RESIDENTIAL CODE, THE 2012 INTERNATIONAL FIRE CODE, THE 2010 NFPA 13 CODE, AND THE 2010 NFPA 72 CODE AS ADOPTED BY THE CITY OF TEMPE.	
3. ALL DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNLESS NOTED OTHERWISE.	
4. ALL FINISHES SHALL BE SELECTED BY THE OWNER.	
5. INSTALL MIN. FULL BATT'S INSULATION IN ANY EXTERIOR WALL.	

BUILDING DATA	
BUILDING CODES - 2012 INTERNATIONAL RESIDENTIAL CODE	
2012 INTERNATIONAL FIRE CODE	
2010 NFPA 13 CODE	
2010 NFPA 72 CODE	
OCCUPANCY TYPE - RESIDENTIAL	

FIREBLOCKING NOTE	
FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:	
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: 1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS. 1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET	
2. AT ALL INTERCONNECTING BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.	
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.	
4. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION	
5. CHIMNEYS AND FIREPLACES	
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.	

DOOR SCHEDULE						
MARK	WIDTH	HEIGHT	THICK	DESCRIPTION	REMARKS	
1	3'-0"	6'-8"	1 1/2"	METAL ENTRY		
2	3'-0"	6'-8"	1 1/2"	METAL W/ LITE	INSULATED LOW E' GLASS	
3	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD		
4	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD		
5	3'-0"	6'-8"	1 1/2"	METAL		
6	18'-0"	7'-0"	--	GARAGE		
7	PR. 2'-6"	6'-8"	1 1/2"	PREHUNG HC WOOD		
8	2'-8"	6'-8"	1 1/2"	PREHUNG HC WOOD		
9	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD		
10	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD		
11	2'-8"	6'-8"	1 1/2"	PREHUNG HC WOOD		
12	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD		
13	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD		
14	2'-8"	6'-8"	1 1/2"	PREHUNG HC WOOD		
15	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD		
16	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD		
17	2'-8"	6'-8"	1 1/2"	PREHUNG HC WOOD		
18	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD		
19	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD		
20	2'-6"	6'-8"	1 1/2"	PREHUNG HC WOOD		

ROOM FINISHES SCHEDULE						
ROOM NAME	FLOOR		BASE	WALL	CEILING	
	CONCRETE	VINYL WOOD PLANK	6" WOOD	GYP. BD. - TAPE, BED. FLOAT, TEXTURE, PAINT	GYP. BD. - TAPE, BED. FLOAT, TEXTURE, PAINT	
1ST FLOOR						
PORCH	●		●	●	●	●
ENTRY		●	●	●	●	●
STAIRS		●	●	●	●	●
LIVING / DINING ROOM		●	●	●	●	●
KITCHEN		●	●	●	●	●
POWDER ROOM		●	●	●	●	●
GARAGE	●		●	●	●	●
2ND FLOOR						
HALLWAY		●	●	●	●	●
BEDROOM 1		●	●	●	●	●
BATHROOM 1		●	●	●	●	●
CLOSET 1		●	●	●	●	●
BEDROOM 2		●	●	●	●	●
BATHROOM 2		●	●	●	●	●
CLOSET 2		●	●	●	●	●
BEDROOM 3		●	●	●	●	●
BATHROOM 3		●	●	●	●	●
CLOSET 3		●	●	●	●	●
BEDROOM 4		●	●	●	●	●
BATHROOM 4		●	●	●	●	●
CLOSET 4		●	●	●	●	●

WINDOW SCHEDULE						
MARK	WIDTH	HEIGHT	LITES	TYPE	QUANTITY	REMARKS
1	3'-0"	5'-0"	1/1	SINGLE HUNG	10	INSULATED LOW E' GLASS
2	2'-0"	3'-0"	1/1	SINGLE HUNG	6	INSULATED LOW E' GLASS



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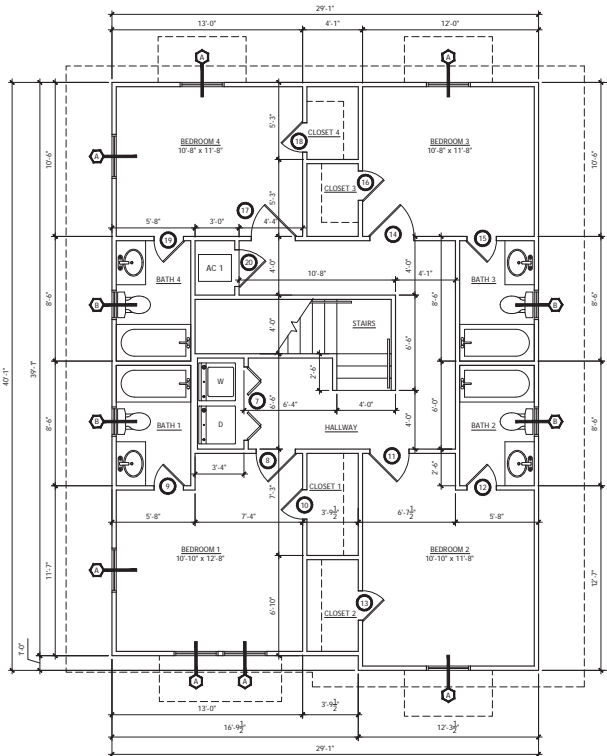
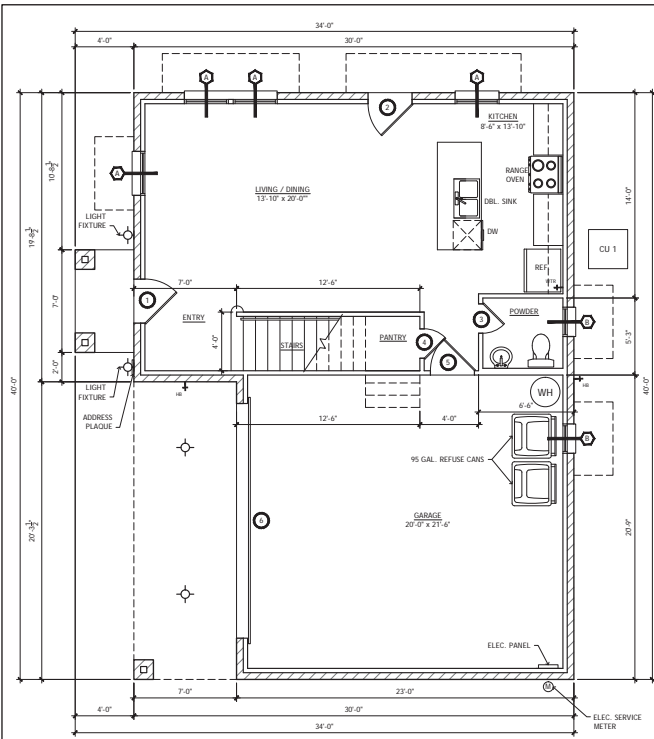
TEMPE STUDENT HOUSING  
 1431 & 1432 S. BONARDEN LN.  
 TEMPE, ARIZONA 85281

NOT FOR CONSTRUCTION  
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PROJECT #: 2017-11-09  
 DRAWN: SWT  
 CHECKED: SWT  
 DATE: 04/12/18  
 REVISIONS:  
 06/07/18  
 06/12/18

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FLOOR PLANS - BUILDING TYPE A  
**A5.1**



DOOR SCHEDULE						
MARK	WIDTH	HEIGHT	THICK	DESCRIPTION	REMARKS	
1	3'-0"	6'-8"	1 1/2"	METAL ENTRY		
2	3'-0"	6'-8"	1 1/2"	METAL W/ LITE	INSULATED LOW E' GLASS	
3	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD		
4	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD		
5	3'-0"	6'-8"	1 1/2"	METAL		
6	18'-0"	7'-0"	--	GARAGE		
7	PR. 2'-6"	6'-8"	1 1/2"	PREHUNG HC WOOD		
8	2'-8"	6'-8"	1 1/2"	PREHUNG HC WOOD		
9	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD		
10	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD		
11	2'-8"	6'-8"	1 1/2"	PREHUNG HC WOOD		
12	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD		
13	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD		
14	2'-8"	6'-8"	1 1/2"	PREHUNG HC WOOD		
15	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD		
16	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD		
17	2'-8"	6'-8"	1 1/2"	PREHUNG HC WOOD		
18	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD		
19	2'-0"	6'-8"	1 1/2"	PREHUNG HC WOOD		
20	2'-6"	6'-8"	1 1/2"	PREHUNG HC WOOD		

ROOM NAME	FLOOR				BASE	WALL	CEILING
	CONCRETE	VINYL WOOD PLANK	TILE	CARPET			
<b>1ST FLOOR</b>							
PORCH	●						
ENTRY		●					
STAIRS			●				
LIVING / DINING ROOM		●					
KITCHEN			●				
POWDER ROOM				●			
GARAGE	●						
<b>2ND FLOOR</b>							
HALLWAY			●				
BEDROOM 1					●		
BATHROOM 1						●	
CLOSET 1							●
BEDROOM 2					●		
BATHROOM 2						●	
CLOSET 2							●
BEDROOM 3					●		
BATHROOM 3						●	
CLOSET 3							●
BEDROOM 4					●		
BATHROOM 4						●	
CLOSET 4							●

WINDOW SCHEDULE						
MARK	WIDTH	HEIGHT	LITES	TYPE	QUANTITY	REMARKS
1	3'-0"	5'-0"	1/1	SINGLE HUNG	11	INSULATED LOW E' GLASS
2	2'-0"	3'-0"	1/1	SINGLE HUNG	6	INSULATED LOW E' GLASS

**1 FIRST FLOOR PLAN - BUILDING TYPE B**

1/4" = 1'-0"  
 LIVING AREA = 581 SQ. FT.  
 PORCH = 29 SQ. FT.  
 GARAGE = 477 SQ. FT.  
 TOTAL = 1,086 SQ. FT.

**2 SECOND FLOOR PLAN - BUILDING TYPE B**

1/4" = 1'-0"  
 LIVING AREA = 1,149 SQ. FT.



**GENERAL NOTES**

- VERIFY ALL CONDITIONS @ SITE.
- ALL WORK SHALL CONFORM TO THE 2012 INTERNATIONAL RESIDENTIAL CODE, THE 2012 INTERNATIONAL FIRE CODE, THE 2010 NFPA 13 CODE, AND THE 2010 NFPA 72 CODE AS ADOPTED BY THE CITY OF TEMPE.
- ALL DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNLESS NOTED OTHERWISE.
- ALL FINISHES SHALL BE SELECTED BY THE OWNER.
- INSTALL MIN. FULL BATT'S INSULATION IN ANY EXTERIOR WALL.

**BUILDING DATA**

BUILDING CODES - 2012 INTERNATIONAL RESIDENTIAL CODE  
 2012 INTERNATIONAL FIRE CODE  
 2010 NFPA 13 CODE  
 2010 NFPA 72 CODE  
 OCCUPANCY TYPE - RESIDENTIAL

**FIREBLOCKING NOTE**

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH VERTICAL AND HORIZONTAL AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
  - 1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
  - 1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- AT ALL INTERCONNECTING BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
- CHIMNEYS AND FIREPLACES.
- FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.



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FLOOR PLANS - BUILDING TYPE B

**A5.2**



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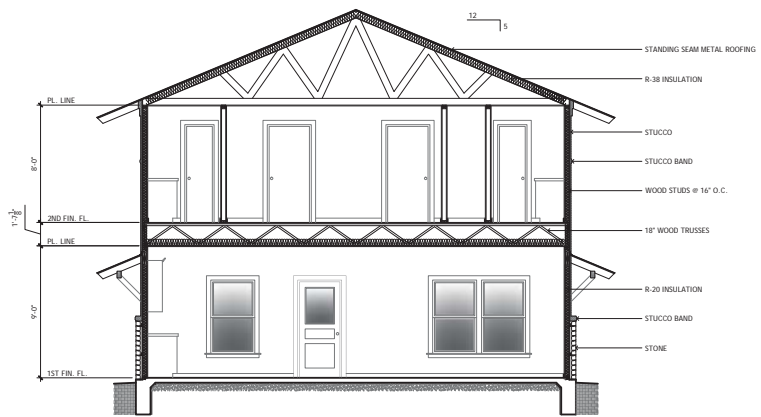
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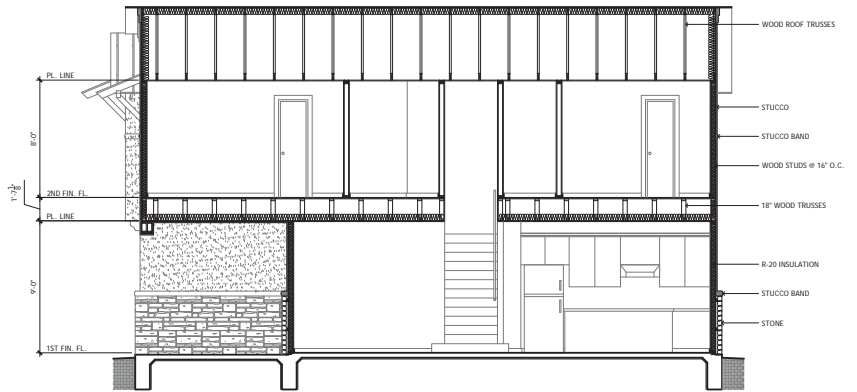
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WALL SECTIONS

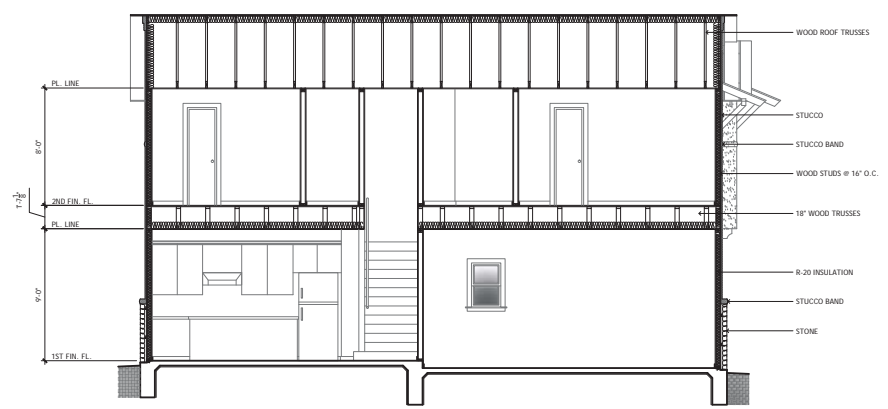
A8.1



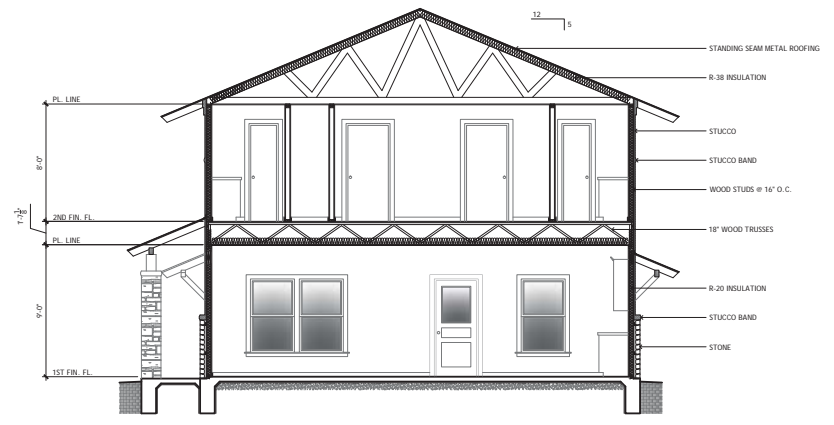
1 WALL SECTION - BUILDING TYPE A  
1/4" = 1'-0"



2 WALL SECTION - BUILDING TYPE A  
1/4" = 1'-0"



3 WALL SECTION - BUILDING TYPE B  
1/4" = 1'-0"



4 WALL SECTION - BUILDING TYPE B  
1/4" = 1'-0"



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**STERLING ARCHITECTS, LLC**

**EAST STREET VIEW**



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**NORTH EAST STREET VIEW**





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SterlingThompson\_architect@yahoo.com

**WEST STREET VIEW**



# Stone

Roughcut Moonlight



# Roof



## Buildings 1 and 4

## Buildings 2 and 5

## Building 3

SW 7031  
Mesa Greige  
Interior / Exterior  
Litholon Number: 247-C1

258-C7

SW 5335  
Fired Brick

SW 7049  
Nuance

Stucco

Doors

Stucco Bands

235-C3

234-C7

260-C2

SW 7073  
Network Gray

SW 6195  
Rock Garden

SW 7000  
Ibis White

Stucco

Doors

Stucco Bands

SW 6199  
Rare Gray  
Interior / Exterior  
Litholon Number: 216-C1

275-C4

258-C6

SW 7543  
Rustic Red

SW 6168  
Moderne White

Stucco

Doors

Stucco Bands

## Kaminski, Diana

---

**From:** JEFF HOPP [REDACTED]  
**Sent:** Monday, August 13, 2018 4:26 PM  
**To:** Ron and Judy Tapscott; Kaminski, Diana; Pettigrew, Kathy; Molina, Michelangelo; Sullivan-Hancock, Donna; Mitchell, Mark; Warner, Shauna; Hollygramz  
**Subject:** Fw: Tempe Student Housing site plan review

Ron and Judy,

I am vice president of Jen Tilly Terrace Association and you have written me many times about bad development and political proposition ideas happening in Tempe and asked for my help writing legislators and such, which I have always done.

I am writing you now because one such development is proposed to happen on my street, Bonarden, and I am seeking some advice on how to get our opinions heard by the planning council before it is too late. There is a meeting on August 28th and I want to get as many people involved by then, and hopefully attend, as possible.

This is the proposed plan.....at the end of Bonarden there are two lots that use to have 3 houses on them.....the developer wants to build 5 two story units on those lots.....4 bedrooms in each unit.....which equals 20 bedrooms and at least 20 more cars on our one lane alley street. This is ridiculous.....they literally want to double the amount of cars and people on a one block one lane alley road that is already maxed out as per what kind of traffic it can handle. Also, Bonarden is a dead end.....there is no where for the garbage truck, or fire engines, to turn around when they come down it unless they can turn around at the end of the street....which they want to make even more congested which will prevent any turnarounds from happening. There is an easy fix to this.....the street east of Bonarden is Rita which ends in a cul-de-sac.....if they connected Bonarden to Rita at the end of Bonarden traffic, and city trucks, could circle the two streets.....but they refused that concept because they want 5 two story houses on lots that really can only handle 3.

The meeting on the 28th is them asking to change the rear and side yard setback ordinance.....which they want because they want to build there 2 story frat houses just a few feet away from the neighbor's houses that have lived on Bonarden for 30 plus years. Needless to say, this is ridiculous as well. Below is an aerial view of the 3 lots.....one currently still has a house on it about to be plowed (1432).

The Public Hearing is Tuesday, Aug. 28 at 6pm at 31 E. 5th St. Tempe. Please let me know if you have any advice or contacts that you can get some assistance for me and my neighbors.

In closing, Bonarden is a one lane alley street that has local residents that have lived on this street for decades. This is not a college neighborhood. This project is a direct attack on everyone's lifestyle who lives in this neighborhood and calls it home. I thank you in advance for any and all assistance.

Thank you in advance,  
Jeff Hopp  
[REDACTED]





## Kaminski, Diana

---

**From:** Matt Mancini <matt@3engineering.com>  
**Sent:** Tuesday, August 14, 2018 10:02 PM  
**To:** Pettigrew, Kathy; Molina, Michelangelo; Sullivan-Hancock, Donna; Mitchell, Mark; Warner, Shauna  
**Cc:** Kaminski, Diana; Justin Helms  
**Subject:** FW: Tempe Student Housing site plan review  
**Attachments:** 5016\_DR Site Plan.pdf

City of Tempe Staff,

Diana forwarded me the below email that expresses concern from the neighboring community with regards to the proposed Tempe Student Housing Project that we are representing for Haken Holdings. Diana, firstly, thank you for forwarding us this email. That said, I wanted to take this opportunity to address the concerns detailed in Mr. Hopp's email prior to the DR Hearing at the end of the month. We will express these same responses in our presentation to DR at the hearing, as well. Please review the following responses and let us know if you have any additional questions. We would be happy to jump on a call to discuss as well:

- 1). 5 houses versus 3 houses – and the 20 cars:** We are in fact proposing 5 houses with 4 bedrooms each (20 total). Per code the car/parking calculation is 16 cars, as it assumes not all residents will have vehicles. Although this project is called Tempe Student Housing, Haken Holdings cannot, and will not restrict, the demographic of lessees. Their business model is geared towards students; however, if a family of four/five wanted to rent a house, they will absolutely rent to them. That said, the vehicle count of 16 is realistic, and less than what Mr. Hopp is expecting.
- 2). Doubling the cars on the block:** To continue on 1)'s point, the additional vehicles is not as drastic as perceived by the neighbors. Not counting the subject properties, there are 13 existing homes on Bonarden. With the original 3 homes there were on the subject property, that makes 16 effective existing homes. With the proposed site, the house count goes to 18 homes. This is really only an addition of 2 houses or 6 cars. This is not double the amount of traffic by any means.
- 3). Traffic handled by Bonarden and congestion:** They reference Bonarden as an Alley. This is not the case. Bonarden is a public roadway, with dedicated City right-of-way, public utilities, and is city maintained. The width of the street is currently 23.00' b/c-b/c, which is acceptable to the City Engineering Dept., and is adequate for 18 homes. As for congestion, this is a local street and 18 homes. This will not be congested. In addition, the project proposes 2 parking spaces in each garage, 12 parking spaces in a parking lot, as well as three of the homes having the ability to park in driveways. This totals 28 spaces, which is a significant amount of additional parking. The site is also proposing NO-PARKING SIGNS on Bonarden in order to restrict parking conflicts on the street. We are also providing 5 bike parking spaces to help promote alternative transportation.
- 4). Bonarden is a Dead End:** Currently Bonarden is a dead-end that terminates at the railroad tracks. The proposed project has worked closely with staff in efforts to improve this condition. The project is taking on the burden of installing a full fire-hammerhead that will allow fire trucks, trash vehicles, and passenger cars to turn around safely without having to interfere onto an individuals driveway. This is a drastic improvement to the current condition of Bondarden, and is making the road much safer.
- 5). Connection to Rita:** We met in mid-April with David Crummey of Newtown, who is leading the HUD development on Rita. We looked into options on how we could connect, and did see opportunity to be able to provide this connection; however, it was ultimately determined that the timing of the two developments were not going to work in conjunction with one another, and we didn't not want to rely on another project's progress to see our project through. Therefore, we decided to keep our project as currently designed. It shall be noted that the site would still have had the ability to provide 5 homes with the connection to the property on Rita. In addition, providing this connection would actually create additional traffic on Bonarden given the

looping capabilities to Rita. Therefore, from a congestion standpoint, keeping the sites separate is a better option.

**6). Frat House concern:** Haken holdings will be marketing to students for renters, along with any other residents that wish to rent; however, they will not be renting to any Fraternities or Sororities. This is a restriction set forth by their company. If a stipulation of not being able to lease to Fraternities and/or sororities is requested, Haken Holdings has no issue with such stipulation.

**7). Setback Concern:** As part of the Use Permit application, we are requesting a reduction of the side and rear setback from 10-ft to 8-ft. As shown on the site plan (attached), the rear setback on both sides of the street is 8-ft, and the side setback on the north of both sides of the street are 8-ft. The rear setbacks are being requested due to the restriction the required fire hammerhead puts on the site. This is a sizeable improvement that restricts the depth at the south end of the site. In addition, the total separation to the existing home to the west is approximately 48-ft, and we will be backing to the proposed Newton development to the east. The 8-ft setback on the north allows additional open space corridors between the buildings giving the site a more aesthetic appeal from the street. One thing that we can do, is change the 8-ft setback to the south side of the site, against the railroad, and make the setback adjacent to the properties to the north be 10-ft, consistent with the City code. Also, in looking at aerial maps, many of the current properties on Bonarden do not have 10-ft side setbacks. The setbacks proposed on the site, including the 2-ft reduction, are an improvement to, and exceed what currently exists today.

**8). Attack on their lifestyle:** Haken Holdings is a responsible developer, and has all the intentions of being a good neighbor. As previously mentioned, they do gear marketing towards college students; however, they do not discriminate against anyone from being able to rent their properties. In addition, the Bonarden properties do not have deed restrictions that limit the demographic of individuals that can live on this street. This is a growing area that will continue to attract in-fill development. The proposed properties will also be professionally managed, and secured, and restrict illegal activities from occurring. Any restricted activities that occur on-site, will be grounds for renters to be removed from the properties. Haken Holdings has high interest in making sure the residents of the property, and neighboring properties are all safe.

In closing, Haken Holdings is excited to enhance the City of Tempe with this project, and looks forward to improving these two lots, one of which once housed homeless within burnt buildings. Mr. Helms and I are available for any questions prior to the DR hearing, if necessary. We have also reached out to Mr. Hopp. We have heard any response from him. This project will be a great addition to the area, and will hopefully be a catalyst for additional in-fill development for the City of Tempe.

We look forward to working with staff as we move into the final engineering phase of the project, and respectfully request staff support for the project. Thank you again for your time and consideration.

Sincerely,

*Matthew J. Mancini, P.E. | Vice President*

**3engineering**

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---

**From:** Kaminski, Diana <Diana\_Kaminski@tempe.gov>

**Sent:** Tuesday, August 14, 2018 4:43 PM

**To:** Matt Mancini <matt@3engineering.com>

**Subject:** FW: Tempe Student Housing site plan review



## Kaminski, Diana

---

**From:** Robin Nelson [REDACTED]  
**Sent:** Saturday, August 18, 2018 1:05 PM  
**To:** Kaminski, Diana  
**Subject:** please don't allow this

To Whom it May concern,

Am I correct in the following:

a developer wants to build 5 two stories houses on 3 lots that use to have 3 single family homes on them at the dead end of Bonarden. Each unit to have 4 bedrooms and the intention is student housing. This project will bring 20 to 40 new cars to Bonarden which has no street parking available. It will also eliminate large trucks, garbage and fire trucks from being able to turn around once on the street creating major safety issues. If this is correct I would just like to say, as a long time Tempe resident this sounds awful. I would not want this happening in my neighborhood. I am voicing my concern as I hope others would do if it were happening to me.

Thank you for reading this,  
Robin Nelson  
Tempe Gardens neighborhood

## Kaminski, Diana

---

**From:** Jerome Bierwagen [REDACTED]  
**Sent:** Saturday, August 18, 2018 8:26 AM  
**To:** Kaminski, Diana  
**Subject:** Fwd: Jen Jilly Development Project

Dear MS Kaminski and DRC members,

A developer wants to build 5 two stories houses on 3 lots that use to have 3 single family homes on them at the dead end of Bonarden. Each unit is to have 4 bedrooms and the intention is student housing. At your meeting on the 28th you are considering eliminating set back limits, which means they can build their two story frat houses just a few feet away from the single family home neighbors. This project will bring 20 to 40 new cars to Bonarden which has no street parking available. It will also eliminate large trucks, garbage and fire trucks from being able to turn around once on the street creating major safety issues. I urge you to decline the request and maintain the setbacks. Long standing residents strengthen neighborhoods, are a deterrent to crime and promote economic development through long term associations with local businesses. Please ensure the residents of the Jen Jilly neighborhood can continue to foster these benefits by declining the setback request.

Regards,  
Jerome Bierwagen  
Tempe Resident (Pepperwood)

## Kaminski, Diana

---

**From:** [REDACTED]  
**Sent:** Saturday, August 18, 2018 12:55 PM  
**To:** Kaminski, Diana; CM - Council Communicator; [REDACTED]  
**Subject:** DRC 8/28 agenda item: Jen Jilly Development Project — on Bonarden)

I am actually sad when I hear about this type of project; Please do not approve. This project would surely destroy this street and possibly others nearby. Putting student housing next to single family homes is a terrible idea and should never be allowed. The noise, traffic, and parking issues are certain to be detrimental.

I actually cried for the homeowners on that street when I drove over to see the project site. I get one step closer to wanting to move to another city when I see what has happened to that whole area.

noise: I don't even live next to student houses but I hear loud screaming and music from college student parties every night (these are several streets away from our home). I can no longer enjoy my backyard because of the noise. I can't imagine what it would be like to live right next to it.

traffic/parking: Have you driven on that street? It is a narrower residential dead end street. It was a challenge to turn my Camry around.

Best would be to bring back a few single family houses to this area. Or a small condo unit with a strict no street parking policy. Or maybe a tiny home community. Build anything that is not geared toward students; there is already plenty of that recently built in this neighborhood. And build something that doesn't overload the street with traffic.

Lets preserve some of Tempe's character; much of it has gotten lost to development

Thanks

Anne Till  
23 year homeowner/30 year Tempe resident  
Alameda Meadows Neighborhood Chair  
[REDACTED]

From NA Vice Chair, Jeff Hopp:

Please read, to summarize, a developer wants to build 5 two stories houses on 3 lots that use to have 3 single family homes on them at the dead end of Bonarden. Each unit to have 4 bedrooms and the intention is student housing. They have a DRC meeting on the 28th to get the set back limits eliminated, which means they can build their two story frat houses just a few feet away from the single family home neighbors. This project will bring 20 to 40 new cars to Bonarden which has no street parking available. It will also eliminate large trucks, garbage and fire trucks from being able to turn around once on the street creating major safety issues.



## Kaminski, Diana

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**From:** JEFF HOPP [REDACTED]  
**Sent:** Tuesday, August 21, 2018 7:55 AM  
**To:** Kaminski, Diana; Ron and Judy Tapscott; Granville, Kolby; Hollygramz; Mitchell, Mark  
**Subject:** Re: Housing project proposed for Bonarden

Diana,  
thank you for your note. I am glad to hear they are addressing the turnaround for the city trucks. Thank you for letting me know that.  
Our main concerns are these:  
a few years ago an apartment complex at the end of Jen Tilly (Bonarden's neighbor street) had an apartment complex converted into student housing. Every Saturday and Sunday, all day long in their courtyard, they had a DJ with a thousand watt amp blasting hip hop all day long. It woke me up many Saturday mornings and I live a block away. God pity the neighbors directly next to them. The apartment complex is no longer student housing, and life is livable again.  
This is what students do. They have parties. Large ones.  
This proposal also wants to ease the restrictions on how close they can build to the neighbors. I have two friends who own houses on the lots just south of the project. How would you feel with a two story dorm built just a few feet away from your house that is blasting hip hop all weekend long?  
You also say there is no street parking requested for this project. That is not true. Bonarden has permit parking. That means every house is allowed 2 street parking permits. They want 5 houses.....that means they will get 10 parking spots.  
The density of this project is concerning. I know what students do. They have 2 kids per bedroom and one living on the couch.  
That is 50 people living at the end of this block. They will have parties and invite another 100 kids every weekend.  
That is what they will do.  
If there is time, please include these concerns with your report for the meeting on the 28th.

Thank you,  
Jeff  
Jen Tilly Neighborhood Association

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**From:** Kaminski, Diana <Diana\_Kaminski@tempe.gov>  
**Sent:** Monday, August 20, 2018 8:23:48 AM  
**To:** JEFF HOPP; [REDACTED]  
**Subject:** Housing project proposed for Bonarden

Jeff,  
I need to clarify a few points from your earlier email. The property is zoned multi-family, which allows any form of multi-family development (apartment, condo, etc.), rather than building 2 apartment buildings they are building what looks like 5 single family houses, which has less density than what would be allowed. We can't legally restrict who lives in the dwelling units. The proposed plan also solves the existing dead end condition by using the private property at the end of the street to build a fully improved hammerhead turnaround for the safe movement of fire and trash trucks and

any vehicles. The project is restricted to no parking on street and is providing parking on site for residents and guests. The developer has said they've tried to connect with you to review the project details, I am wondering if you have seen the plans?

Thank you,  
Diana

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**From:** JEFF HOPP [REDACTED]  
**Sent:** Friday, August 17, 2018 8:22 PM  
**To:** Mary Abeyta [REDACTED]; [REDACTED] Kaminski, Diana <Diana\_Kaminski@tempe.gov>; Mitchell, Mark <mark\_mitchell@tempe.gov>; [REDACTED]; Granville, Kolby <Kolby\_Granville@tempe.gov>; [REDACTED]  
**Subject:** Re: Mass Housing project proposed for Bonarden

Mary,

Thanks for offering to help and get your opinion heard. If you do send an email to Diana with the DRC please CC all the above people. They all need to hear from everyone in our association so they can assist us on how these type of developments can be very unfair to the local residents.

As mentioned, Diana needs all emails to get to her before Tuesday if they are to be included in the minutes of the public hearing on the 28th.

I'm don't think I have a login for Nextdoor.....could you send me the info. thanks.

Hope all is well,  
Jeff

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**From:** Mary Abeyta [REDACTED]  
**Sent:** Friday, August 17, 2018 6:59:32 PM  
**To:** Matthew Papke  
**Cc:** [REDACTED] [julian\\_dresang@tempe.gov](mailto:julian_dresang@tempe.gov); [kolby\\_granville@tempe.gov](mailto:kolby_granville@tempe.gov);  
[REDACTED]  
**Subject:** Re: Mass Housing project proposed for Bonarden

Hi Jeff,

Thanks for the heads up - I concur with your points & I'll formulate a response in support of our neighborhood. I encourage you to post this email on Nextdoor so other neighbors can weigh in as well.

Mary

Mary Abeyta, MA, LMT  
Sent from my iPhone

On Aug 17, 2018, at 4:13 PM, Matthew Papke [REDACTED] wrote:

Thanks Jeff!

I'll take a look.

On Fri, Aug 17, 2018 at 2:30 PM JEFF HOPP [REDACTED] wrote:

Hello,

below is a letter I wrote DRC members regarding a proposed housing development on Bonarden. Please read, to summarize, a developer wants to build 5 two stories houses on 3 lots that use to have 3 single family homes on them at the dead end of Bonarden. Each unit to have 4 bedrooms and the intention is student housing. They have a DRC meeting on the 28th to get the set back limits eliminated, which means they can build their two story frat houses just a few feet away from the single family home neighbors. This project will bring 20 to 40 new cars to Bonarden which has no street parking available. It will also eliminate large trucks, garbage and fire trucks from being able to turn around once on the street creating major safety issues.

I received a reply email from Diana Kaminski and she stated that she can include any and all emails from people who have opinions on the project and they will be presented at the Aug. 28th DRC meeting if she receives them by next Tuesday.

Mary and Mathew.....can you please email Diana before next Tuesday with your concerns as per what this development will do to the JeTT neighborhood. Her email address

is: [Diana\\_Kaminski@tempe.gov](mailto:Diana_Kaminski@tempe.gov)

Also, if you could forward this email to other members of JeTT, and anyone else who lives near the Spence corridor I would be very thankful.

It is really important that Diana gets the emails by next Tuesday to be effective.

If at all possible, I also would like to get as many people as possible to attend the DRC meeting on the 28th. The Public Hearing is Tuesday, Aug. 28 at 6pm at 31 E. 5th St. Tempe. Everyone is invited.

I thank you for any and all help you can give, and hope all is well,

If you have any questions, please call me at [REDACTED]

Jeff

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**From:** JEFF HOPP [REDACTED]

**Sent:** Thursday, August 16, 2018 7:57 AM

**To:** [REDACTED] [Diana\\_Kaminski@tempe.gov](mailto:Diana_Kaminski@tempe.gov); [Kathy\\_Pettigrew@tempe.gov](mailto:Kathy_Pettigrew@tempe.gov); [michelangelo\\_molina@tempe.gov](mailto:michelangelo_molina@tempe.gov); [donna\\_hancock@tempe.gov](mailto:donna_hancock@tempe.gov); [mark\\_mitchell@tempe.gov](mailto:mark_mitchell@tempe.gov); [shauna\\_warner@tempe.gov](mailto:shauna_warner@tempe.gov); [REDACTED]

**Subject:** Proposed Housing Development on Bonarden

Ron,

I am vice president of Jen Tilly Terrace Association and you have written me many times about bad development and political proposition ideas happening in Tempe and asked for my help writing legislators and such, which I have always done.

I am writing you now because one such development is proposed to happen on my street, Bonarden, and I am seeking some advice on how to get our opinions heard by the planning council before it is too late.

There is a meeting on August 28th and I want to get as many people involved by then, and hopefully attend, as possible.

This is the proposed plan.....at the end of Bonarden there are two lots that use to have 3 houses on them.....the developer wants to build 5 two story units on those lots.....4 bedrooms in each unit.....which equals 20 bedrooms and at least 20 more cars on our one lane alley street. This is ridiculous.....they literally want to double the amount of cars and people on a



one block one lane alley road that is already maxed out as per what kind of traffic it can handle. Also, Bonarden is a dead end.....there is no where for the garbage truck, or fire engines, to turn around when they come down it unless they can turn around at the end of the street....which they want to make even more congested which will prevent any turnarounds from happening. There is an easy fix to this.....the street east of Bonarden is Rita which ends in a cul-de-sac.....if they connected Bonarden to Rita at the end of Bonarden traffic, and city trucks, could circle the two streets.....but they refused that concept because they want 5 two story houses on lots that really can only handle 3.

The meeting on the 28th is them asking to change the rear and side yard setback ordinance.....which they want because they want to build there 2 story frat houses just a few feet away from the neighbor's houses that have lived on Bonarden for 30 plus years. Needless to say, this is ridiculous as well. Attached is an aerial view of the 3 lots.....one currently still has a house on it scheduled to be plowed (1432).

The Public Hearing is Tuesday, Aug. 28 at 6pm at 31 E. 5th St. Tempe. Please let me know if you have any advice or contacts that you can get some assistance for me and my neighbors.

In closing, Bonarden is a one lane alley street that has local residents that have lived on this street for decades. This is not a college neighborhood. This project is a direct attack on everyone's lifestyle who lives in this neighborhood and calls it home. I thank you in advance for any and all assistance.

Thank you in advance,  
Jeff Hopp



## Kaminski, Diana

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**From:** Ron and Judy Tapscott [REDACTED]  
**Sent:** Tuesday, August 21, 2018 10:10 AM  
**To:** Kaminski, Diana; CM - Council Communicator  
**Subject:** TEMPE STUDENT HOUSING (PL180175)

### MEMO

**To:** Diana Kaminsky  
DRC Commissioners  
**Cc:** Councilcommunicator  
**Bc:** TNT Membership  
**From:** Ron Tapscott  
**Date:** August 21, 2018  
**Re:** TEMPE STUDENT HOUSING (PL180175)

The proposed project, developer, and developer's attorney should be denied all requests for alterations in the current allowances. It is, again, unfortunate that a developer and their attorney wishes to negatively impact a long standing residential community with high density, student housing.

The effect of dense student housing in Tempe's neighborhoods has a long and detrimental history. Developers, taking advantage of previous up zoning, have proven their projects to have unmanageable impacts on our community. Consider Lyndon Park and it's continued problems with illegal parking in their neighborhood, increased traffic and reckless driving, and consistent parties and noise. The same has occurred in the Riverside neighborhood. In Dwight Park neighborhood residents have continually attempted to use, as all the others have, nuisance complaints to manage the issue. This has been unsuccessful. Calls and contact to ASU to lend assistance have failed.

I would hope the Commission would exercise their discretionary authority to address the real and measurable impact this project will have on the neighbors in direct proximity to the proposed plan. The up zoning for this area was enacted several years ago and could not anticipate the current events. Nor, could we expect this developer to be concerned with the obvious issues and concerns of the community. Nor, historically, can we expect ASU to better manage their students..history speaks to the contrary. This leaves only our elected officials and governing bodies, yourselves, to protect our long standing residents in stable neighborhoods. Legal entitlements that were purchased with the property, focus on architectural design and materials, and property rights make this a challenging consideration. But protecting our current residents from this encroachment and depreciation of their quality of life and property values deserves a more determined stance.

## Kaminski, Diana

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**From:** Holly Bowers [REDACTED]  
**Sent:** Tuesday, August 21, 2018 12:22 PM  
**To:** Kaminski, Diana  
**Subject:** Re: BONARDEN STUDENT HOUSING PL180175 Mass Housing project proposed for Bonarden

Hi Diana.

I've spoke with Justin Helms and he's shared the site plans, renderings and answered many questions that have really set my mind at ease.

We spoke about lighting, parking, yard setbacks, management and much more.

I asked that we, our NA could meet with him prior to the Public Hearing on the 28th to have an opportunity to discuss any concerns and or better understand the project.

We will be meeting in the evening either on the 26th or 27th at the Moxey. He's going to text me with the firm time and date to meet with him and or the project engineer.

The only pending issue I have at this juncture is and really is a request of the City is regarding parking permits (area 5/Bonarden).

As discussed with Justin, I shared as a 25+ year resident and involved with pre and post development is that garages at newer developments tend to not always be used for parking in. (I.e., Barton homes and Kenneth place townhomes - Neil Tang has resolved that issue from what I hear from those neighbors) garage parking often become game rooms, storage, etc. As for Barton Homes - their streets are "normal" width and it doesn't pose the same problems that Bonarden and Rita deal with due to narrowness of the two roads.

Students tend to want to curb park for running in and out. He basically said, well if there is no street parking permitted, they will Have to use the garages provided and we will encourage that through management, that and that guests use the additional parking provided on site.

***I am hoping and recommending that residents of those 5 resident addresses within the development are not edible for Area 5 Bonarden Street parking as they are provided sufficient space within their development.***

That will surely appease and alleviate the concerns of other Bonarden Lane residents and be no change for them from what it is now.

(I spoke with Jeff Hopp and sent Mary Abeyta the site plans and shared my thoughts, gave a heads up as to forthcoming NA meeting)

Hope you are doing well.

Best Regards,

Holly Bowers  
Jentilly Tilly NA Chair  
[REDACTED]

On Aug 17, 2018, at 8:21 PM, JEFF HOPP <[jhopp21@msn.com](mailto:jhopp21@msn.com)> wrote:

Mary,

Thanks for offering to help and get your opinion heard. If you do send an email to Diana with the DRC please CC all the above people. They all need to hear from everyone in our association so they can assist us on how these type of developments can be very unfair to the local residents.



## Kaminski, Diana

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**From:** [REDACTED]  
**Sent:** Tuesday, August 21, 2018 10:21 PM  
**To:** Kaminski, Diana  
**Subject:** DRC 8/28 agenda item: Jen Tilly Development Project on Bonarden

Ms Kamininski,

I am writing with concern over the proposed Student Housing development in the Jen Tilly neighborhood. I do not live in that neighborhood but I do reside in the Shalimar Neighborhood near the Golf Course. There is a rental house on my street which is consistently rented to ASU students. It is difficult to tell how many students reside there but there are always at least 4 cars parked on the street in front of the house and a couple more in the driveway. The parties held, with people jumping off the roof into the pool, the garbage accumulating in the front yard as the irresponsible tenants "forget" to put out recycle and garbage cans week after week, the cars parked on both sides of the street on a curve where the street is wide enough to accommodate 1.5 vehicles at best all generated numerous calls to the City and the Landlord through out last school year. This year promises a different group of students but the same issues already seem to have carried over.

Those of us who purchased (or rent) homes in residential neighborhoods have the right to expect quiet residential type neighbors, not student housing. There are plenty of apartment developments that welcome students not to mention student housing on campus. I see the quality of life in Tempe's neighborhoods deteriorating due to higher density student-type housing being located on formerly quiet, residential streets. Please do not allow this development to disrupt another neighborhood thereby becoming a precedent for the further erosion of quality of life in our neighborhoods.

Thank you.

Kathy Holland  
Shalimar Neighborhood Resident