

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 05/14/2019  
Agenda Item: 9**

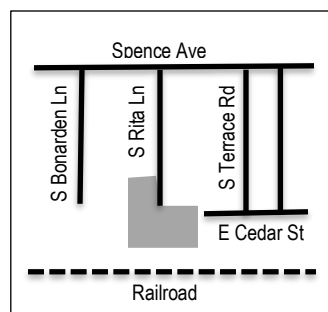
**ACTION:** Request a Zoning Map Amendment from R-4 to R1-PAD, Planned Area Development Overlay and Development Plan Review consisting of 13 new single-family residential units for TEMPE MICRO ESTATES, located at 1443 South Rita Lane. The applicant is Newtown CDC.

**FISCAL IMPACT:** While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** TEMPE MICRO ESTATES (PL190007) is located at the south end of Rita Lane on three existing lots owned by the City of Tempe. Newtown was awarded development rights through a Request for Proposal process and is in review for a draft Development and Disposition Agreement for acquisition and development of the property for 13 new single-family affordable homes. The request includes the following:

- ZON190003 Zoning Map Amendment from R-4, Multi-family Residential to R1-PAD single-family residential
- PAD190001 Planned Area Development Overlay to establish development standards for 13 single-family residences and a community room on .67 acres
- DPR190007 Development Plan Review including site plan, building elevations, and landscape plan.



Existing Property Owner	City of Tempe
Future Owner	Newtown CDC
Applicant	David Crummey, Newtown CDC
Zoning District (current/proposed)	R-4 / R-1 PAD
Gross / Net site area	.67 acres
Density	19 du/ac (20 du/ac allowed in R-4)
Number of Units	13 one-bedroom units
Total Bedrooms	13 bedrooms
Total Building Area	8,220 s.f.
Lot Coverage	28% (60% maximum allowed in R-4)
Building Height	17'-20' (40' maximum allowed in R-4)
Building Setbacks	10' east front (facing Rita), 5' west rear, 5' east and south side, 5' north side (20' front, 10' side, 10' rear minimum in R-4)
Landscape area	11,000 s.f. 38% (25% minimum required in R-4)
Vehicle Parking	16 spaces provided (2 per unit, or 26 required for single-family; .77 spaces per unit, or 16 required for multi-family)
Bicycle Parking	13 spaces provided (established by PAD)

**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, east of Rural Road, north of Broadway Road and west of McClintock, on the north side of the Union Pacific Railroad Tracks at the south end of Rita Lane. The site includes properties addressed as 1442, 1443 and 144 S. Rita Lane, including one lot that has served as a cul-de-sac for vehicle turnaround. The properties have been vacant for more than a decade.

This request includes the following:

- ZON190003 Zoning Map Amendment Zoning Map Amendment from R-4, Multi-family Residential to R1-PAD single-family residential
- PAD190001 Planned Area Development Planned Area Development Overlay to establish development standards for 13 single-family residences and a community room on .67 acres
- DPR190007 Development Plan Review which includes: 13 single family residences and a 900 s.f. community center, community garden and orchard, and parking for 8.2220 s.f. of building area on .67 net acres.

The applicant is requesting the Development Review Commission take action on the items listed above and provide recommendations to City Council. For further processing, the applicant will need approval for a Subdivision Plat, to combine the individual lots into one and a Horizontal Regime Subdivision, to create individual for-sale condominium units.

**SITE PLAN REVIEW**

- April 4, 2018 First preliminary site plan review, standard comments provided, issues with Rita Lane and vehicle circulation and parking. Powerlines required to be undergrounded. Staff requested shade/shelter over doorways on units and provision for outdoor livable area such as a front or rear porch.
- October 17, 2018 Second preliminary site plan review, formatting comments, reference to Character Area Three, questions about retention and community garden area, requirements for utility separation and concern about utility design conflicts with trees. Concern about fire and refuse circulation at end of Rita and proposed refuse solution. Most of the issues were related to technical requirements.
- November 21, 2018 Third preliminary site plan review, formatting comments, questions about information on plan and issues with size of parking spaces and circulation requirements into parking area. Concerns about elevations not having enough material detail and reliance on vegetation to screen a blank stucco box. Recommendation to use mullioned windows to tie into the character of the area and use of frosted glass at door for privacy into residence. Staff requested variation in unit color, not just grey and white, to provide differentiation between individually owned units. Staff recommended that individual owners have a choice of trees appropriate in size for the area of the rear yards. Traffic comments had not yet been addressed: Dedicate 10-foot ROW along Rita, show existing ROW and proposed ROW on the site plan, fire hydrant should be at least 2' behind the curb and 2' from edge of sidewalk, relocate if in conflict. Overhead power pole should be 2' behind the curb and not interfere with new sidewalk. Driveway shall be per detail T-320. Please update the layout. Provide 5.5 feet sidewalk on the west side of Rita Lane and install sidewalk ramp between parking lot driveway and on-street parking. Staff requested the Ash tree as a street tree in lieu of Iron Wood, which is slow growing and has thorns on branches next to sidewalk and parking spaces.
- January 30, 2019 First formal review of project, formatting and other items not previously addressed were identified. The house to the north of the site is very close to the property line and has enjoyed a side yard of vegetation that is not technically on their site. Staff asked the applicant to discuss the wall height for the north side of the property, whether they want a 4' wall for screening vehicle headlights or a 6' wall for privacy/security. With regard to buildings, the unified grey and white box design relies heavily on planted vines to provide individual unit character. The color concept using the cement board lap siding helps provided architectural interest, however, 2 of the 3 colors were grey, with only green offered as the accent. Staff asked applicant to consider 4 colors that would be used 1 per unit, with shades within the same hue (rather than 2 shades of grey, use a lighter or darker shade of the same color with 1 shade of grey. With 12 units, there would be 3 of each color, The

ADA unit next to the community center could be the brown tone to tie in to the rust color of the community building. If these are owner occupied, they should have some differentiation. Applicant acknowledged that they were still working on the final color palette for the project and would address staff's comments.

April 17, 2019

Second formal review of project introduced a new building floor plan that impacted the site, landscape and elevations. The units were reduced in height from 2 stories with a loft bedroom, to one story to provide more universal access between residences and address resident concerns with the proposed two-story model. This impacted the setbacks of the site. The front doors moved to the side of the units, and the back door was removed, with one door the unit had improved interior function and the entrance became more private. Design comments related to the proposed color scheme were to carry the identifying color through on all sides of the building, so that each unit had a unified architectural color, rather than entirely different colors on the side elevations. Perspective renderings of the houses with details were not provided. The street tree was a Little Leaf Ash, which is a shrub that does not meet our street shade tree requirements, staff asked for the Arizona Ash, the applicant provided a letter of response that they had updated the plans; however, the resubmittal showed a Desert Museum Palo Verde, a tree staff had previously recommended against based on growth pattern and location. A condition was added to address the two required street trees.

## **PUBLIC INPUT**

- A Neighborhood meeting was required for this project.
- The Neighborhood meeting held: Tuesday, December 4, 2018 at 6:00 p.m. at coLAB Studio located at 1614 E Cedar Street.
- Community Development staff attended the meeting.
- 90 households were notified, 19 people attended the meeting, additional discussion with residents included seven additional neighbors in separate conversations with the applicant. The Public Involvement Plan Summary is provided in the attachments.

## **PROJECT ANALYSIS**

### **GENERAL PLAN**

The applicant has provided a written justification for the project, which is in conformance with the General Plan Land Use and Density maps and implements the Housing and Neighborhood Elements of the General Plan.

### **CHARACTER AREA PLAN**

The site is located within Character Area Three: Downtown Tempe Rio Salado ASU Northwest Neighborhoods. In an area near historically eligible properties and in the Jen Tilly Terrace Neighborhood Association. The proposed project is a transitional infill site that considers the single-family character on Rita Lane. Units are internally loaded to face a central garden on site and has a separate parking area. Building massing of 560 s.f. and single-story are similar to existing houses on Rita, which range in size from 775 s.f. to 1,018. Setbacks on Rita lane are not consistent, due to the twenty-year span of construction, with some houses appearing to be within 1-2' of the property lines; the proposed development standards would have units a minimum of 5' from any perimeter property line and 8' between units, similar to surrounding residential developments. The building materials are simple due to the size of the units, stucco is shaded by proposed vines, and metal and painted cement board provide variation and architectural interest. The horizontal bands of cement board relate in scale to the slump block and brick residences on the street and provide visual interest. Lighting is designed to minimize glare and be sensitive to the residential nature of the site and surroundings. The landscape is designed to be compatible with the area, although there is flood irrigation in the neighborhood, the site uses a low-water use drip irrigation system for the landscape. The palette is compatible to surrounding plants with and provides significant street front shade using the Arizona Ash for the street tree. Other plants from the Character Area Plan palette include the use of citrus, Coral Vine, Creeping Fig, Prickly Pear Rosemary and garden plants. The remainder of the palette focuses on desert native plants such as Jojoba, Wolfberry, Chuparosa, Fairy Duster, Desert Milkweed and Globe Mallow, mixing historic imported residential plants with native plants to create a diverse palette. The common area landscape will be maintained by an HOA. Utilities are screened from view,

powerlines undergrounded, and water meters tucked back behind street front landscape. The proposed project meets the design intent of the Character Area Plan.

**ZONING**

Rita Lane is zoned R-4, Multi-Family. The requested project is single-family detached units on individual lots and is proposing to change the density to R-1 PAD. The prior three homes were of unknown size, and unknown number of bedrooms. The proposed thirteen units are all one-bedroom and provide no space for additions or modifications that would increase the capacity of the units. The project has a lower density than the existing allowed density for the area with 19 dwelling units per acre instead of 25 du/ac.

Section 6-304 C.2. Approval criteria for Zoning amendment (*in italics*):

1. *The proposed zoning amendment is in the public interest.* The project develops property that has been vacant and blighted for 13 years. The site design mitigates an existing street deficiency by adding a turnaround for fire and refuse trucks and any vehicles that drive to the end of Rita Lane. The powerlines will be undergrounded to aesthetically enhance the end of the street. Shade trees and a sidewalk will be added for public use. The project provides affordable owner-occupied houses that help meet the city’s long-range housing needs. The restrictions of the product to not be rented out will assure a stronger sense of community with a less transient population.
2. *The proposed zoning amendment conforms with and facilitates implementation of the General Plan.* This use promotes long term sustainability with ownership opportunities near transit with affordable units and on-site food for a higher quality of life and lower dependency on vehicles. The design is compatible with the established residential neighborhood and character area plan. The project specifically implements goals and objectives of the accessibility and housing elements of the General Plan using universal design and a human-scaled environment with multi-user access to each unit. The plan implements the Neighborhood preservation and Revitalization goals by enhancing the neighborhood with new landscape and new units and provides flexibility in housing types by introducing tiny homes that are in scale with the surrounding older homes on Rita Lane.

**PLANNED AREA DEVELOPMENT**

The proposed project would establish the development standards for the overall site and the individual lots through the PAD process.

<b>TEMPE MICRO-ESTATES – PAD Overlay</b>			
<b>Standard</b>	<b>R-4</b>	<b>PROPOSED R1-PAD</b>	<b>Change</b>
Residential Density (du/ac)	25	19	Decrease
Building Height (feet) [Exceptions, see Section 4-205(A)]			
Building Height Maximum	40 ft.	17-20 ft.	Decrease
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	No	
Maximum Lot Coverage (% of net site area)	60%	28%	Decrease
Minimum Landscape Area (% of net site area)	25%	38%	Increase
Development Perimeter Setbacks (feet)			
Front (east facing Rita)	20 ft	10 ft	Decrease
Parking	20 ft	0 ft	
Side (north, south and east side of lot on east side of Rita)	10 ft	5 ft	
Rear (west)	10 ft	5 ft	
Individual Dwelling Unit Setbacks (feet)			
Front	10 ft	3 ft	
Side	15 ft	3 ft	
Rear	10 ft	5 ft	



## TEMPE MICRO-ESTATES – PAD Overlay

Standard	R-4	PROPOSED R1-PAD	Change
Vehicle Parking	2 spaces per unit = 26 spaces	.75 per bedroom + .2 per unit = 12 required using TOD standards 16 provided including 2 ADA	Decrease
Bicycle Parking	N/A for single family	16 provided	Increase

Section 6-305 D. Approval criteria for P.A.D. (*in italics*):

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.* Per the analysis provided by the applicant and outlined in the section above, this project fulfills goals and objectives of the General plan. Performance requirements are enumerated in the Development and Disposition Agreement through the construction and sale of the units and the long-term management of the community trust land. CC&Rs will establish regulations for management of the property by the community.
2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed.* The proposed standards are less dense, shorter, have less lot coverage and more landscape area than the existing zoning standards. The proposed setbacks are less than existing development in the area, however, the lot configuration for this development maintains the character of the street front with a rhythm of smaller units that will visually conform to the existing neighborhood massing and spacing.
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* The development transitions from the existing street by the addition of a surface parking lot. Landscape surrounding the parking lot and community building will help blend these elements into the surrounding area. The single-story homes have sloped roofs similar to existing homes, but in a more contemporary shed roof style. The use of cement board planks provides a transition from traditional board and batten construction and is similar in scale to the horizontal bands of slump block construction. The development uses a combination of native and historic plant species to further reflect the character of the area.

### DEVELOPMENT PLAN REVIEW

The applicant provided a letter of explanation about the unique design features of this project. The design team included a watershed management expert who assisted with stormwater retention and harvesting, including an above ground water storage tank to gravity feed water to the garden on site. Perimeter plants are primarily native species and all low-water use. Individual units are designed with solar orientation to provide shade on the entrances and south side of units and roof angles to encourage future solar panel additions by homeowners. The size of the units provides a sustainable living space that could be fully powered by solar. Sustainable design was implemented within the allowed parameters of an affordable housing development.

### Site Plan

The site is an L shaped lot at the end of Rita Lane, terminating at a 3'4" tall patina finished steel gate accessible for large trucks for moving or garden supplies, and for fire access to the units. Surface parking is split between 6 spaces on site but backing on to Rita Lane, and 10 spaces in a parking lot at the north end of the site. Existing power lines will be removed, and new lines undergrounded and terminated at the pole at the north end of the site. A new 5'6" sidewalk will be installed on the west side of Rita Lane, crossing the parking drive aisle. The parking lot serves for access to refuse in a communal enclosure, as well as providing a needed turnaround at the end of the street for vehicles. Bikes are stored behind a 6' screen wall on site and compost bins are also screened from view. Pathways connect all the units with a flush entrance to encourage guests of all abilities to visit. For larger gatherings, a 900 s.f. community room with kitchen is provided on site, this room includes laundry and an outdoor clothes line, screened from view by a green screen trellis on perforated metal.

### Building Elevations

The buildings are single-story side-entered residences with the primary material of smooth stucco finish and contemporary windows. The front face of the building has one window surrounded by a metal fin frame for shade that will create a picture

frame affect on the interior, focusing on the community garden space. The front elevation is split between an 12.5' wide stucco panel and a 7.5' wide paneled section with painted cement boards in three colors, a dark grey, light gray and one of four unit identification colors interspersed in a random pattern from darker at the base to lighter at the top. The four colors used to differentiate the units are a dusty blue grey, a dark sage green a light sage green and a rust red and are used transitionally from one unit to the next to tie the design together. The community room has a rust patina finish on corrugated metal. One side of the unit has no windows, this is typically the west side, for reduced heat gain and privacy to the adjacent unit's front door. The other side has a picture window next to the front door, and a second window. These sides of the units are separated approximately 8' from the adjacent unit, which has vines planted at the base of the stucco wall, to eventually screen the unit and provide a softer vegetative view from these windows which face primarily east to shade the front door and reduce heat gain. The rear of the units has the SES and no windows and is south facing on 7 of the 13 units. The roof orientation and angle are designed to allow future solar panel installation if owners wish to add solar to their unit.

### **Landscape Plan**

The proposed palette includes Ironwood in the parking lot and gated entrance, a Mesquite tree by the community center, and a variety of stone fruit and citrus trees for the on-site community garden. Staff has conditioned that the Fraxinus velutina, Arizona Ash be used for the two required street trees on the east side of the parking lot, on the west side of the street. This tree is a Native species that provides shade for the sidewalk and parking area and will fit the space provided without tree damage from the refuse truck. The proposed Desert Museum tree were specifically advised against, due to potential storm damage based on their growth pattern. Plants include a variety of agave, prickly pear with Mexican fence post for accents, two varieties of Desert Milkweed and Fairy Duster, Blue Grama grass, Chiltepin Pepper, Chuparosa, Wolfberry Jojoba and Globe Mallow. Rosemary is used as a ground cover. Five vine species are used: Coral Vine (Queens' Wreath), Arizona Grape Ivy, Lilac Vine, Primrose Jasmine, Baja Passion Vine. Planter beds for individual garden vegetables, herbs and flowers will be located in the central garden area. The combination of flowering plants will provide year-round color and texture and attract pollinators to aid in the food production on site. A screened enclosure is provided near the garden for composting. Resident garden opportunities would also be available to the residents of this community.

### 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 buildings are tucked back on the lower portion of the site, with a 3' screen wall at the west end of Rita and a 6' screen wall at the east side of Rita. Two units have a common wall, and the accessible unit shares a wall with the community room. The combination of colors and materials from the community room and units provides variety as viewed from Rita Lane.
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 are oriented to provide shade to the front doors and windows, and minimize heat gain with no windows on the south or west sides of most units. The site is heavily landscaped with trees and has 38% of the site dedicated to landscape. The small 560 s.f. buildings have 8' between units to provide shade and air circulation around the buildings, both mitigating heat gain and providing shade for energy savings and human comfort.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* materials are standard for the area, a combination of insulated stucco finish, painted cement board, metal and glazing that is more contemporary than surrounding buildings.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* The units are one-story, and less than 15' at the peak of the roof. The community center is less than 17' in total height. The size of the buildings is slightly smaller than the homes on Rita Lane but are appropriately scaled for the site and area.
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;* building elevations are 20' wide by 28' deep, each elevation is designed specific to function and location and provides windows on two sides and colored cement board paneling on three sides. The combination of units and the use of color transitions between the units creates a rhythm while providing variation in the individual units.

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 street front view will be primarily of the north and east sides of the community center, and the north face of a few units along the south side, as seen between the orchard of trees on site. The windows are north facing with metal fin shields around the frame. Walkways connect the units to the common garden area and community center.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* The site is approximately ½ mile south of light rail on Apache Boulevard and is also walking distance from the free Orbit neighborhood circulator. There are enough parking spaces for each unit to have 1 vehicle, and 1 bicycle on site, but the intent for this affordable housing community is that not all residents may need a vehicle, because of the access to alternative modes of transportation.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* vehicles are limited to the on-site parking areas and use the parking lot as the turnaround to exit Rita Lane. Units are separated from the cars to promote a stronger sense of community as residents walk to their home from the parking area.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* The low screen walls provide views to the street front and to other buildings, the windows face the community space and the community room has windows facing the parking area; the entire site can be viewed from different vantage points, while the fire access lane is gated to prevent vehicle and bike trespass into the community garden area.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* plants are an integral part of the design, from outlining the parking area, shading the sidewalks and buildings, providing privacy between units to providing food on site.
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;* signs have not been submitted for review and would be administered separately, and
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* To maintain a residential feel and minimize night light impacts to these small homes, lighting levels are proposed to meet minimum safety standards while not impacting those living in or around the project.

**REASONS FOR APPROVAL:**

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

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

## **ZONING AMENDMENT AND PLANNED AREA DEVELOPMENT CONDITIONS OF APPROVAL:**

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

### **General**

1. A building permit application shall be made within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the *Zoning Map Amendment and PAD* approval shall be null and void.
3. The Planned Area Development Overlay for TEMPE MICRO ESTATES shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval and prior to issuance of building permits.
4. **A public access easement on the parking drive aisle shall be recorded on the subdivision plat to allow public to use this drive aisle for safe turn-around and circulation at the termination of Rita Lane in lieu of a cul-de-sac or hammerhead street configuration.**
5. **The off-site refuse enclosure intended to serve this development and the adjacent 11-unit apartment community (1436 S Terrace Road) shall be constructed prior to issuance of the first Certificate of Occupancy. In the event that the refuse enclosure is not constructed by the developer of Tempe Micro Estates, the City will allow the developer of 1436 S Terrace Road to construct the refuse enclosure on the City property.**

## **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 dated April 27, 2019 and landscape plan dated April 26, 2019. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. A final subdivision plat is required for this development and shall be recorded prior to issuance of building permits. Alternatively, the Owner's execution of a Covenant and Agreement to Hold Property as One Parcel may be permitted in lieu of recording the subdivision plat while the plat is being finalized. If this occurs, the final plat must be recorded prior to issuance of the first Certificate of Occupancy.

### **Site Plan**

3. 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.
4. 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.

5. 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.
6. 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**

7. The materials and colors are approved as presented:  
Roof – white spray foam finish  
Primary Building – Smooth finish stucco painted Sherwin Williams 7028 Incredible White, LRV 74  
Secondary Building – Hardie Concrete Fiber Panel smooth plank, horizontal offset pattern in the following color combinations:
  - James Hardie Iron Gray
  - James Hardie Boothbay Blue 280-C3 / Sherwin Williams SW7603 Poolhouse,
  - James Hardie Mountain Sage / Sherwin Williams SW2851 Sage Green
  - James Hardie Heathered Moss / Sherwin Williams SW2860 Sage
  - James Hardie Traditional Red / Sherwin Williams SW0033 Rembrandt Ruby
  - James Hardie Monterey Taupe
  - James Hardie Woodstock BrownCommunity Room Building – Patina metal panel  
Doors and Window Frames – White Vinyl  
Other – Greenscreen landscape panels in dark brown finish  
CMU walls in natural gray concrete with standard aggregate, medium sandblast finish  
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.
8. Conceal roof drainage system within the interior of the building.
9. 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.
10. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

### **Lighting**

11. **The following lighting levels shall be applied to this single-family development to minimize over-illumination and glare impacts to the surrounding neighborhood:**
  - **Walkways shall be illuminated to one-half foot candles,**
  - **parking shall be illuminated to two foot candles**
  - **refuse enclosure shall be illuminated to five foot candles with shielded fixture**
  - **mailbox area shall be illuminated to two foot candles**
  - **Individual unit doors may be manually controlled by occupants, not subject to the dawn to dusk illumination levels of multi-family standards.**

### **Landscape**

12. **The two street trees Parkinsonia hybrids on the west side of Rita Lane shall be replaced by Fraxinus velutina Arizona Ash, minimum 1 ½" caliper.**
13. 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.
14. 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.
15. Top dress planting areas **along Rita Street frontage and parking area with a rock or decomposed granite application. Top dress all other landscape areas on site with organic mulch as proposed by the landscape plan or with rock or decomposed granite.** All rock or organic mulch areas shall have an application of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

### **Building Address Numerals**

16. Provide address sign(s) on the building elevation facing the street to which the property is identified.
- a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 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.

**CC&R'S:** The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.

### **STANDARD DETAILS:**

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

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

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

**POLICE DEPARTMENT SECURITY REQUIREMENTS:**

- 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 or other gated common areas.

**TRAFFIC ENGINEERING:**

- Provide 5'-6" wide public sidewalk along Rita Lane as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Public Works, Traffic Engineering requirements.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed [www.tempe.gov/index.aspx?page=801](http://www.tempe.gov/index.aspx?page=801). Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

**FIRE:**

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

**CIVIL ENGINEERING:**

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

**SOLID WASTE SERVICES:**

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is

adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.

- Gates for refuse enclosure(s) are required. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

#### PARKING SPACES:

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

#### ZONING AND DEVELOPMENT CODE:

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

#### LIGHTING:

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

#### LANDSCAPE:

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

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

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



**HISTORY & FACTS:**

1930-1940	Historical Aerials indicate the area was used for agriculture, served by flood irrigation.
January 22, 1948	The Halsingborg Subdivision of Lots 30 & 31 and part of Tract A of Jen Tilly Terrace was recorded in Maricopa County.
1949	Rita Lane was established, and the first houses developed.
1951	The area was annexed into the City of Tempe and zoned Residence B (multi-family)
1969	Most of the street was developed.
1999	The City of Tempe purchased 1436 S Rita Lane.
2000	A partial cul-de-sac turn-around was constructed on the west side of Rita Lane on the property the city purchased.
2004	Lots 1443 and 1444 S Rita Lane were purchased by the City of Tempe
2006	The homes on the south end, purchased by the City, were removed. The properties have remained vacant for 13 years.
June 13, 2017	A Request for Proposals was issued for an affordable housing project modeled after a tiny home community for the vacant lot at 1443 S. Rita Lane.
January 18, 2018	City Council Adopted RESOLUTION NO. R2018.03 authorizing the City Manager or designee to negotiate exclusively with Newtown Community Development Corporation an agreement for the purchase or lease of City-owned land located at 1443 South Rita Lane and the development of for-sale owner-occupied housing (Tiny Houses) for low-and moderate-income households.
May 14, 2019	Development Review Commission is scheduled to hear a request for a Zoning Map Amendment, Planned Area Development and Development Plan Review for a new single-family residential development consisting of 13 affordable micro-homes for TEMPE MICRO ESTATES, located at 1443 South Rita Lane.
June 6, 2019	City Council is scheduled to introduce and hold the first public hearing to adopt an ordinance for Zoning Map Amendment, Planned Area Development and Development Plan Review for a new single-family residential development consisting of 13 affordable micro-homes for TEMPE MICRO ESTATES, located at 1443 South Rita Lane.
June 27, 2019	City Council is scheduled for a second public hearing for the above request.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-304, Zoning Map Amendment  
 Section 6-305, Planned Area Development (PAD) Overlay districts  
 Section 6-306, Development Plan Review



# DEVELOPMENT PROJECT FILE

for

## TEMPE MICRO ESTATES (PL190007)

### ATTACHMENTS:

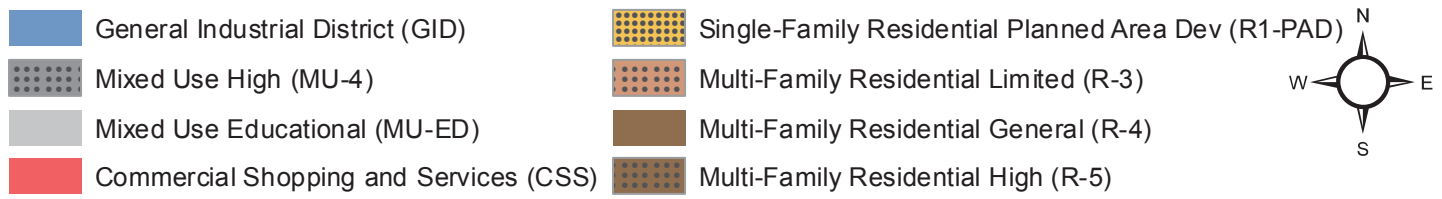
- 1-9. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 10-27. Applicant's Letter of Explanation
- 28-29. Planned Area Development Overlay
- 30-33. Site Design (Site Plan, Site Plan Detail, Fire & Refuse Access Plan, Landscape Plan)
- 34-42. Building Design (Blackline Elevations/Sections, Floor Plans, Color Elevations, Street Elevations, Material Samples,)
- 43-45. Neighborhood Meeting Summary (Excerpt from final Public Involvement Plan Report)
- 46-47. Supplemental Information
  - Waiver of Rights and Remedies
  - Additional Public Comments

# TEMPE MICRO ESTATES

PL 190007



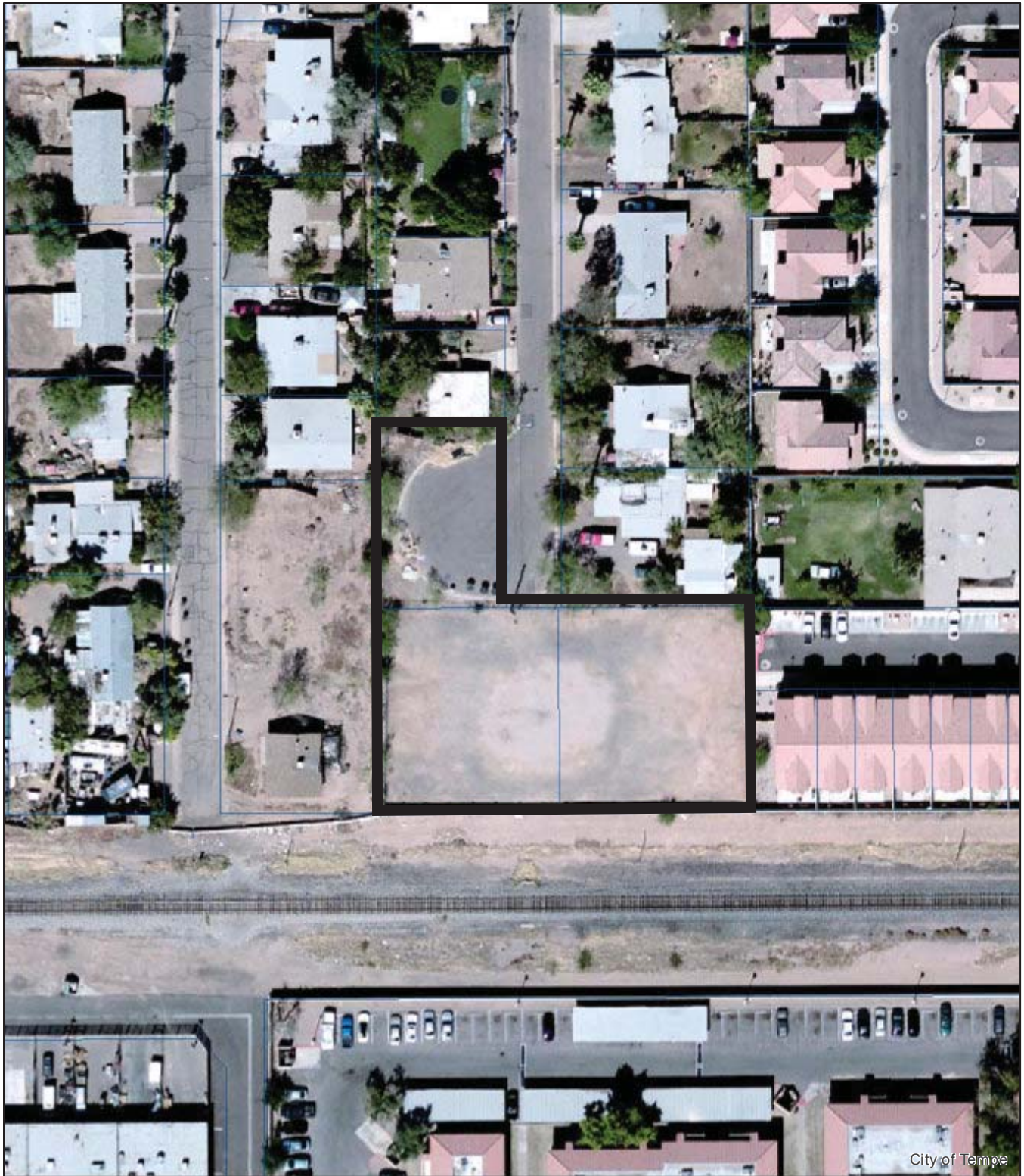
City of Tempe, Community Development Department, Enterprise GIS Group



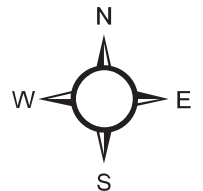


# TEMPE MICRO ESTATES

PL 190007



Aerial Map







MICRO ESTATES ON RITA (PL 18007)  
CONTEXTURAL AERIAL MAP  
NEWTOWN CDC  
(provided by coLAB studio, llc)  
04.27.19  
NTS





SITE—Looking South and East



SITE—Looking North and East



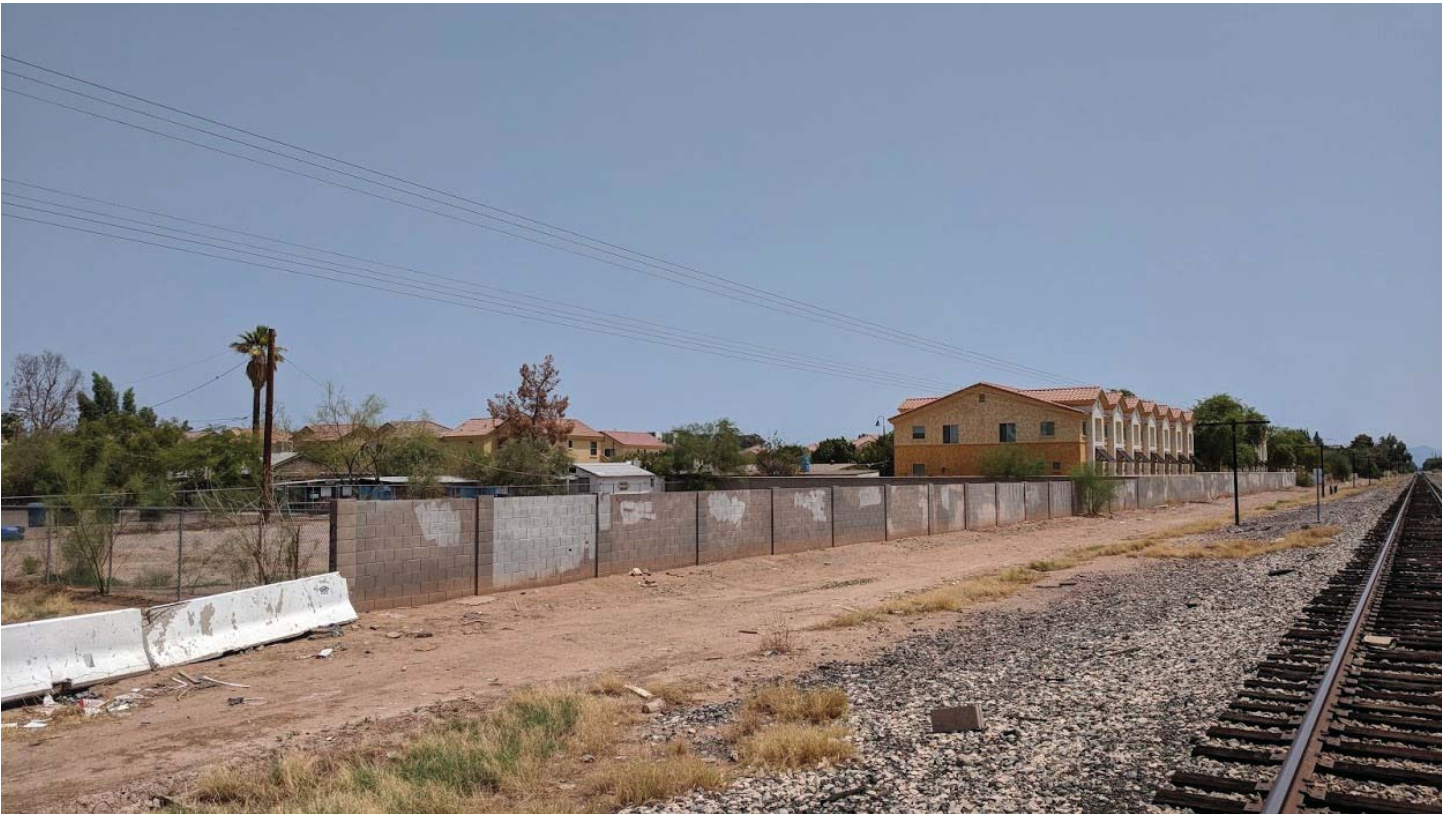


SITE—Looking North and West



SITE—Looking East and South



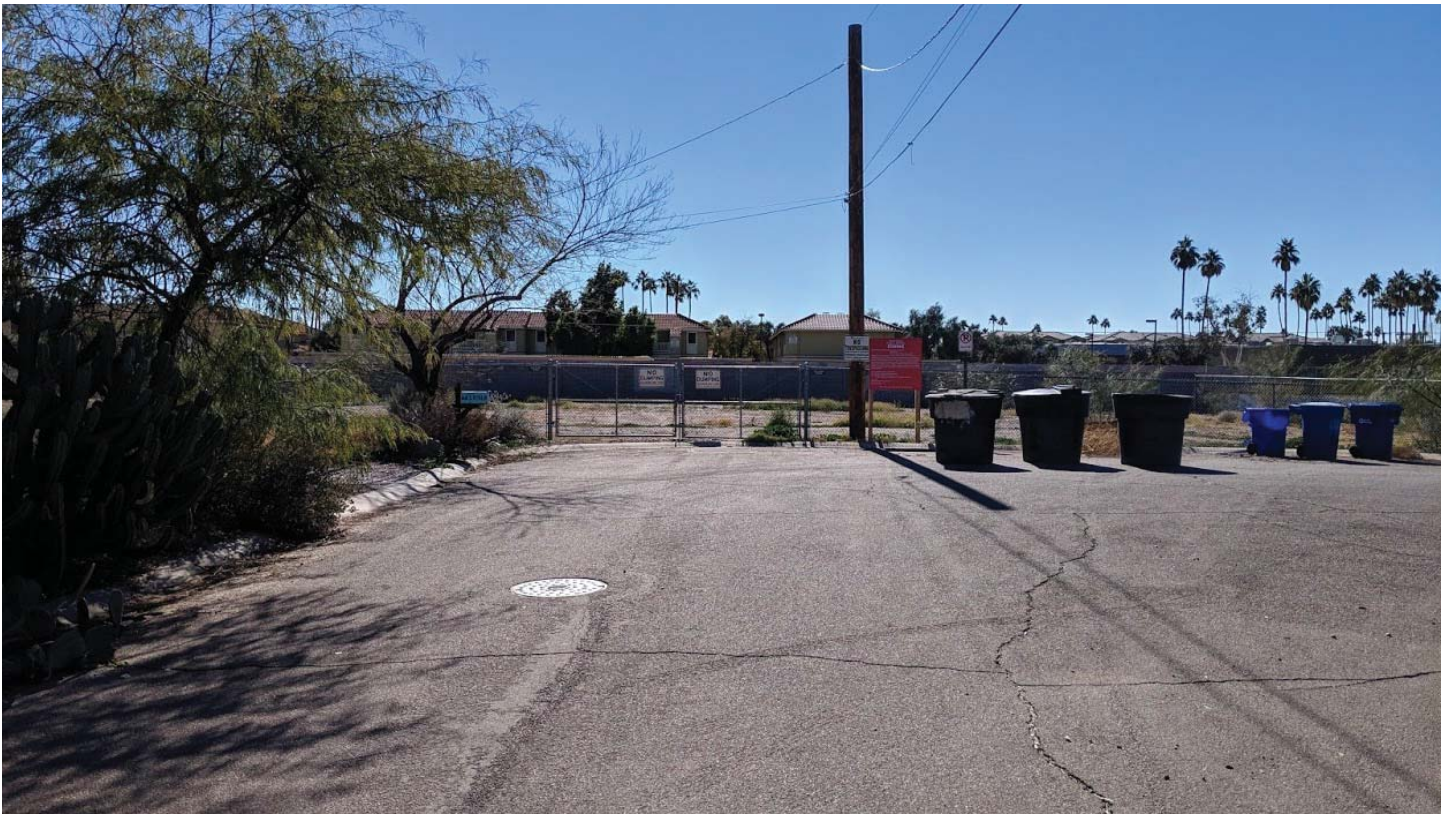


Site from Railroad Tracks



SITE - looking South and West





SITE—Looking South along Rita Lane

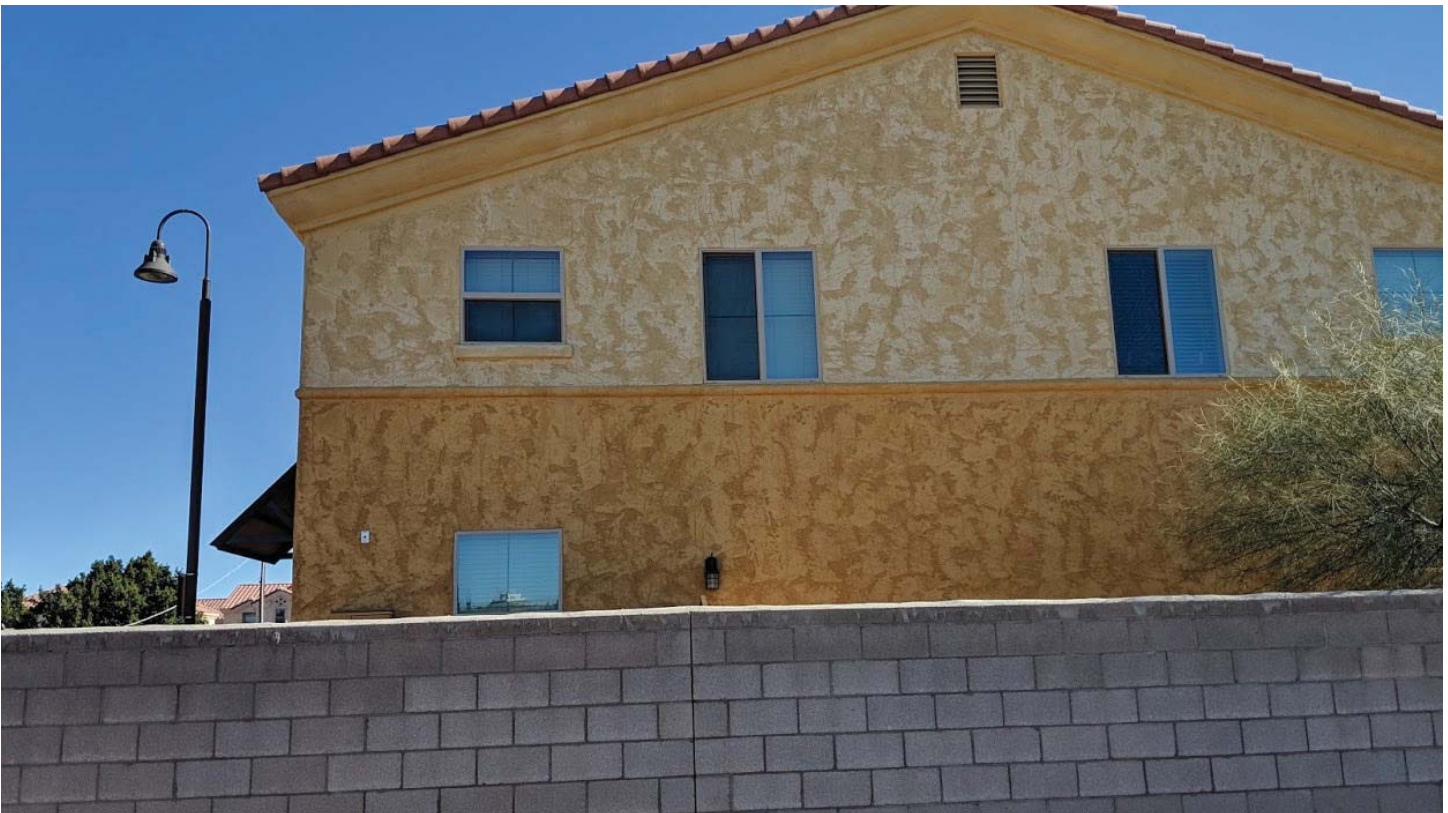


SITE—Looking South and West along Rita Lane





Adjacent Neighbor (to North)



Adjacent Neighbor (to East)





Adjacent Neighbor (to North)



Adjacent Neighbor (to North)



# MICRO ESTATES

## TEMPE

### Tempe Micro Estates

### Planned Area Development (PAD) & Development Plan Review (DPR)

1444 South Rita Lane  
Tempe, AZ 85281

Rita Lane & Spence Avenue

#### Case Numbers:

SPR-18023  
DS-180283  
REC-19020  
PL-180007

Prepared by David Crummey



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TTY: 877.243.2823 (English), 866.217.3362 (Spanish) ▪ [www.newtowncdc.org](http://www.newtowncdc.org)

ATTACHMENT 10





## I. Introduction

Newtown Community Development Corporation (“Newtown”) respectfully submits this entitlement application for the **Tempe Micro Estates**, a model small-scale, affordable, and sustainable housing project for low- and moderate-income residents of Tempe located on 0.67 acres of land at 1444 South Rita Lane (the “site”), near Apache Boulevard and Rural Road, on Rita Lane, south of Spence Avenue. The project will bring 13 new construction one bedroom homes totaling 7,320 square feet, a 900 square foot common room, and approximately 11,000 square feet of landscaped area. The overall design of the buildings is modern and designed to sit back and become the backdrop for the landscape when it matures, integrating a mix of the modern future and historic past into this unique – and quiet – neighborhood adjacent to the activities at ASU and along Apache Boulevard.

The purpose of the Tempe Micro Estates is to develop an innovative residential community which acts as attractive and harmonious component of the neighborhood. Thirteen small homes create a courtyard community focused on creating a comfortable atmosphere with less impact on the environment. Designed for maximum flexibility in a small footprint, these affordable, for-sale, one-bedroom community land trust homes contain the best of small-home living.

Newtown is a recognized leader in affordable for-sale housing in Arizona – both in development and homebuyer education and counseling. Newtown is Arizona’s largest and longest-running Community Land Trust with more than 137 permanently affordable homes held in trust in four valley cities. Newtown has brought more than \$5,900,000 in outside investment to build Tempe homeownership.

Project Summary	
Project Name	Tempe Micro Estates
Project Address	1444 South Rita Lane Tempe, Arizona 85281
Proposed Use	Single-Family Residential
Zoning district (existing)	R-4 (25 du/ac)
Zoning district (proposed)	R1-PAD
Parcel Size (net)	approx. 29,048 SF (0.67 acres)
Parcel Size (gross)	approx. 30,500 SF (0.7 acres)
Assessor Parcel Numbers (APN)	133-09-015; 133-09-16A; 133-09-16B
Legal Description	(Attached)
General Plan Projected Land Use:	Residential
General Plan Projected Density	Medium to High (up to 25 du/ac)
Dwelling Units Allowed	16
Dwelling Units Proposed	13 – one-bedroom homes
Vehicle Parking Provided	16 spaces, including two accessible spaces, one van accessible
Bicycle Parking Provided	16, min. 13
Landscape Percentage of Site Area	38%
Building Area	8,220 Square Feet
Percentage of Lot Coverage	28%
Height of Buildings	24’
Number of Stories	1
Type of Construction	V-B, Non-Sprinklered



**A. Request Overview - Entitlements**

To bring this one-of-a-kind innovated development to Tempe, Newtown seeks a Planned Area Development overlay (PAD) amendment to modify the existing development standards as necessary, a Development Plan Review (DPR) for the new buildings, landscaping and site plan, and a Subdivision Plat to put each home on its own lot, as requested in the City of Tempe RFP.

**B. Project Location, General Plan, and Zoning**

Tempe Micro Estates is located in the Halsingborg subdivision in the Jen Tilly Terrace Neighborhood. It is approximately 1,800 feet from ASU’s main campus, 1,700 feet from light rail and the future street car, with convenient access to grocery stores (half a mile to Food City, and a quarter-mile to Safeway), jobs, and more.

The property consists of two lots – 5 & 6 of Halsingborg, including APNs 133-09-015, 133-09-16A, and 133-09-16B –, according to Book 41 of Maps, Page 35, making up approximately 29,048 net square feet (0.67 acres) of real property, which is currently zoned R-4 with a Projected Land Use as Residential and a Projected Density of Medium to High (up to 25 DU/acre) in the General Plan. Currently, the site is a vacant dirt lot and a cul-de-sac.



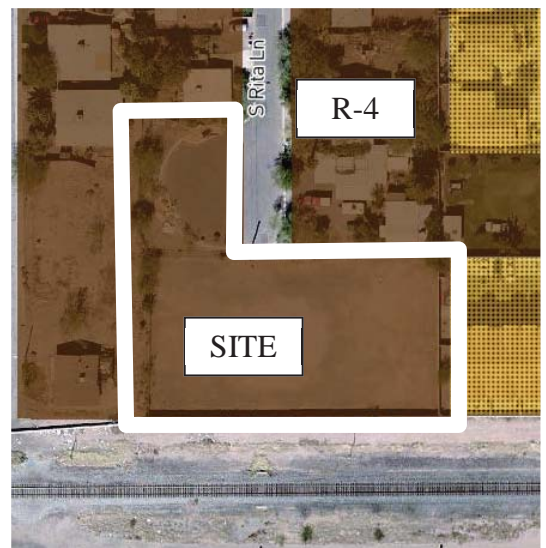
Located near Light Rail, the under-construction Street Car, a number of high-frequency bus routes,



Tempe’s Orbit bus route, Tempe’s bike routes, immediately adjacent to a proposed major multi-use path, as well as convenient to a number of community resources, such as jobs, education, and services, the property is ideal for additional housing.

Newtown CDC is requesting a Zoning Map Amendment for the property from R-4 Multi-

Family to R-1 Single Family with a Planned Area Development (PAD) Overlay, a Development Plan Review for the design of the site, landscape and building elevations and a revised Subdivision Plat to allow for the small homes to have individual lots around a commonly shared courtyard.



To the north of the site are two single-family homes built in the 1950s, zoned R-4. One was recently purchased and it is proposed that it will be developed into apartments. To the south of the property is the Union Pacific Railroad. To the east lies the townhomes, primarily rental homes, of Newberry Terrace and a private street, zoned R1-



PAD. To the west, the land is vacant, with 5-units of 4-bedroom student housing proposed, zoned R-4. South of the railroad tracks are R-3 zoned apartments and GID zoned industrial uses.

The Site is designated “Residential” on the General Plan Projected Land Use map and “Medium to High-Density (up to 25du/ac)” on the General Plan Projected Residential Density Map. Tempe Micro Estate’s residential use is appropriate in the existing and projected development patterns for this site.

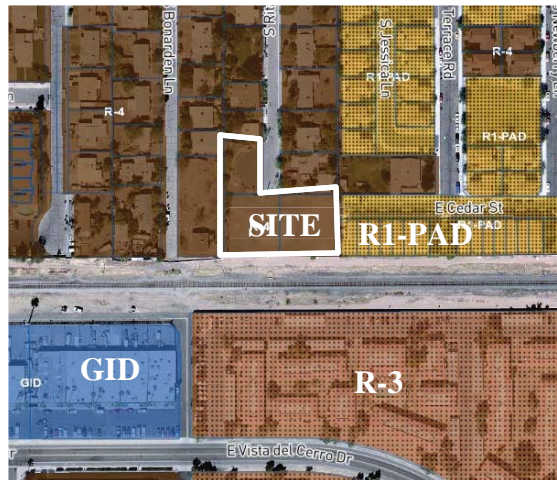


The Site is zoned R-4 and is near the Transportation Overlay District (“TOD”) Corridor Area. The surrounding properties are similarly zoned R-4, R-1-PAD, R-3, and GID. The existing R-4 zoning will not accommodate a single-family subdivision of small homes. To that end, we propose rezoning to R-1 PAD to allow the development of a small-lot subdivision of predominantly detached homes.

Adjacency to Site	Zoning	Current Use	GP Projected Land Use	GP Projected Residential Density
SITE	R-4	Vacant	Residential	Medium to High-Density (up to 25du/ac)
North	R-4	Single Family Home	Residential	Medium to High-Density (up to 25du/ac)
Northeast	R-4	Single Family Home	Residential	Medium to High-Density (up to 25du/ac)
East	R-1 PAD	Single-Family Homes (Attached)	Residential	Medium to High-Density (up to 25du/ac)
Southeast	R-3	Multi-family Homes	Residential	Medium to High-Density (up to 25du/ac)
South	R-3	Multi-family Homes	Residential	Medium to High-Density (up to 25du/ac)



<b>Southwest</b>	GID	General Industrial	Industrial	N/A
<b>West</b>	R-4	Vacant	Residential	Medium to High-Density (up to 25du/ac)
<b>Northwest</b>	R-4	Single Family Home	Residential	Medium to High-Density (up to 25du/ac)



**C. OVERVIEW – THE NEWTOWN DEVELOPMENT TEAM**

Understanding the importance of this prime opportunity to provide affordable for-sale housing on this infill site, Newtown assembled a premier team of development professionals with extensive local experience.

**1. Newtown CDC**

Newtown CDC operates Arizona’s largest and longest-running Community Land Trust, and has a proven track record for successfully developing high-quality affordable single-family detached homes. Newtown has constructed a small number of new houses; however, the majority of its experience has been acquisition / rehabilitation of single family houses. Our experience in new construction and rehabilitation over the last seventeen years gives us a unique ability to address unique opportunities like the project at Rita Lane. Moreover, Newtown is the only Community Land Trust in Maricopa County and has successfully ensured the long-term affordability of 58 separate properties in Tempe alone, as well as overseen the transfer of ownership from one low-income household to another more than a hundred times.

Newtown has been awarded over \$9.8 million in federal and state funding sources to subsidize the development of CLT homes: Community Development Block Grant (CDBG), HOME, Neighborhood Stabilization Program (NSP), and Arizona Housing Trust Funds. In addition, the City of Tempe has





provided Newtown seven (7) parcels of land for development of CLT homes. Newtown subdivided one of the parcels and constructed three (3) new houses on the lots (See Newtown McKemy Homes).

Newtown is a HUD-Approved housing counseling agency and provides homeownership education and counseling and foreclosure prevention counseling. Newtown also provides down payment assistance through its Individual Development Account (IDA) program. Eligible participants can receive up to \$15,000 towards the purchase of a primary residence. Newtown has provided over \$4.4 million to help first time buyers through this program.

## **2. 180 Degrees**

180 degrees has extensive experience in building projects to strict standards, on-time and on-budget, and has the capacity to complete this project in the proposed timeframe. 180 degrees has been a partner with developer Valihomes and architect coLAB studio in the design and construction of homes with timeless style, long-term durability and energy efficiency. These completed projects include a standard plan prototype house for infill lots, low-to-mid cost home with high design, quality and sustainability, design that can be replicated for typical lot in Phoenix. Two- and three- bedroom prototypes were built and go beyond LEED Platinum Certification and are Net-Zero energy use, making them even more efficient than "green" homes.

## **3. coLAB Studio**

coLAB studio is a collaborative laboratory, bringing together a wide variety of professionals in a cooperative work environment. Founded in 1999 by Matthew Salenger and Maria Salenger, the studio began by blending art and architectural concepts into thought provoking constructions. Since that time, the studio has expanded into a dynamic arrangement of diversified professionals with a common goal of creating and enabling thoughtful, creative, and sustainable work. Since coLAB's inception, the studio has been recognized with over 35 major design and environmental awards as well as scores of publications locally, nationally, and internationally. The founders of coLAB have spoken at several major universities, museums, galleries, and other institutions across the nation and around the world.



## **4. The Urban Culture Design Project**

The Urban Culture Design Project are landscape architects and urban designers that love urban life, town cores, and are dedicated to community building on scales that range from local to regional and neighborhood to city. They design for people and believe in the role and process a community's culture plays in informing the design of urban places. Simply, they recognize the role of the built environment in effecting positive change in our urban communities.

Firmly grounded in the most recent science of ecological systems and climate change, including urban heat mitigation strategies and modeling, they thrive on complex planning and design projects. The Urban Culture Design Project uses their expertise in urban plantings, especially in hot dry climates, as well as their technical understanding of structural elements and materials to create the physical foundations for multi-use destinations, healthy environments, and inclusive spaces.



## 5. Cypress Civil Development



Cypress is committed to the needs of their clients and strives to be a partner in the process. At their core they are civil engineers focused on creating deliverables that communicate complex ideas in a simple and straightforward manner. Cypress recognizes that real estate development is process driven and therefore, they are focused more on using their core skills to manage the processes required for successful development. Cypress believes that understanding all facets of real estate development from start to finish allows them to provide their clients with the critical information needed to make thoughtfully considered investment decisions quickly and with great confidence. Cypress has built their company culture around the idea that they should be the one point of contact for all of your development needs and look every day for opportunities to be partners in unique projects that enrich their knowledge of development.

## 6. Watershed Management Group.

Watershed Management Group (WMG) is a 501(c)3 nonprofit organization, whose mission is to develop community-based solutions to ensure the long-term prosperity of people and health of the environment. WMG has capacity and is able to perform what they do best for this project - educating people with the knowledge, skills, and resources for sustainable livelihoods. WMG has completed more than 60 water-harvesting projects in the Phoenix and Tucson areas. Their expertise will be used to make sure that we utilize stormwater efficiently on-site, while still meeting regulations.

### *D. DEVELOPMENT CONCEPT*

Tempe Micro Estates is designed as an 'intentional neighborhood,' where residents share the desire to interact with their neighbors. Each home is small and private, but the sense of community around it is big. These homes are part of a Community Land Trust, providing resident controlled homes on community-owned land. The site features a 900-square foot Common Room near the front of the property providing a place to gather, share meals, relax, and interact with neighbors and friends. Each home faces a central courtyard, featuring Sonoran Desert-friendly landscape design and common garden areas. Tempe Micro Estates is an infill project that requires the maximization of the site.

Arriving at the end of Rita Lane, residents can leave their car in the private parking area or ride their bikes directly on site. Cars are left at the periphery of the site to create a sense of community and safety and increase the area available to people to utilize. Beneath the parking area is the underground storm water retention.

The site is designed in a way to be friendly and comfortable, one that gently urges the community to gather socially. Minimal but equitable paving provides access to all individual lots with spacious gardens as the central focus. Each home is designed to be an abstract geometric shape sitting within the site's landscape. Their forms are meant to be a background to the landscape. The sand-finish of the stucco on the homes encourages vines to grow up the buildings. The vines occupying the homes meld the building and site together. Similar systems will shade the east-facing patio area, allowing residents to people watch along Rita Lane and the central gardens.



The stucco and concrete block screen walls relate to the surrounding original homes, while the corrugated metal cladding (at the community building) relate to the history of Arizona’s colonial and mining communities. The community building and home’s footprint and height relates to directly to the existing homes to the north.

Walking onto the site, you first pass the 900 square foot common room, which includes the laundry facilities, a community kitchen, and restroom. This room acts as the community’s common living room. A place where residents can gather to share a meal, host a library of books or games, host a friend, or use as flexible space.

Adjacent to the common room is a single-story ADA accessible attached-home that is separate, but architecturally integrated with the common room. Rainwater from the common room and ADA accessible home is channeled into a 2,650 gallon, above-ground rainwater tank.

The site pathway encloses the central courtyard. This area includes raised planting beds for residents to garden, as well as a site with native and edible flora. The landscape elements are chosen to create rhythm and personality to the homes within the site by creating a “postcard” image of a house at each individual lot with a series of similarly scaled plants from a variety of species placed near the entry of each home. Trees are selected to be of similar scale of the existing neighborhood.

*E. APPLICATION REQUESTS*

This entitlement application includes requests for R-1 Planned Area Development (PAD) zoning, Development Plan Review (DPR), and a plat for a single-family development.

**1. Standards Requested through PAD Overlay District**

Four development standards will be set by the new R-1 PAD.

**a. Modifications to the Approved PAD**

- i. Building Setbacks. Tempe Micro Estate’s PAD will set new building setbacks based on the updated site configuration and building plans. The existing R-4 zoning does not anticipate the development of a small-lot, small-unit subdivision.

<b>BUILDING SETBACKS</b>	<b>Standard Dwelling Lots</b>
FRONT-BUILDINGS	3’
FRONT-OPEN STRUCTURES	2’-6”
SIDE (Common Wall)	8’0” (0’)
REAR	5’



REAR-OPEN STRUCTURES	2'-6"
----------------------	-------

BUILDING SETBACKS	Community Building / ADA Unit
FRONT-BUILDINGS	3'
FRONT-OPEN STRUCTURES	2'-6"
SIDE	5' / 3'
SIDE-OPEN STRUCTURES	0'
REAR, Common Wall	0'

SETBACKS	Site Perimeter
FRONT – EAST FACING RITA	10'
SIDE	5'
REAR – WEST AND EAST	5'

ii. Parking. This PAD amendment will establish new standards for parking based on the updated use specific to Tempe Micro Estates. The entrance to the nearest light rail station is approximately 1,730 feet away, and the center of the nearest station platform is approximately 1,890 feet away, placing the property within the General Plan’s ‘Rail Corridor Growth Area’ that “rail corridor growth area includes land within one-half mile of

the existing light rail alignments” and “reflect[s] the desire to continue transit-oriented development along the light rail system.” In the Request for Proposals the City of Tempe stated that the city “would encourage minimal parking at the site,” to establish a standard for the site, we will utilize the Transportation Overlay District Parking Standards for Multifamily developments.

The project is located with convenient access to bus service, light rail, and the future Tempe Streetcar, as well as to employment, shopping, healthcare, and entertainment. The site is located in Tempe’s “Bicycle



Commute Area.” Motor vehicle parking is proposed at 0.75 space per bedroom, and an additional 0.2 spaces per unit, using the multifamily parking standard as guidance, including two accessible spaces outside of the public Right of Way. Using the Zoning and Development code, this leads to a required minimum of 13 motorized vehicle parking spaces. We shall provide 16 spaces for the project.



Bicycle Parking is located conveniently near the front entrance. *Table 4-603E: Ratios for Off-Street Parking* lists bicycle parking as either “R-1 PAD requirement shall be established with the PAD Overlay” or 0.75 spaces per unit for 1-bedroom homes in the Bicycle Commute Area. In keeping with the spirit of the RFP and the proximity to transit, we have selected 0.75 spaces per unit as our bicycle parking requirement. Guest bicycle parking is not addressed in single-family residential parking ratios, so we shall use 0.2 spaces per unit as our guideline. This gives us a required minimum of 13 bicycle

spaces. We shall provide 16 spaces for bicycle parking. We estimate that some owners will wish to keep their bikes indoors, further offsetting the number of bike spaces needed.

iii. Building Height. The building height will be reduced from 40 feet for the overall height allowed by right in the R-4 district to 24 feet. The requested height maximum will allow potential shifts during the more detailed construction document process. The proposed building height cap represents a decrease of 16 feet in allowable building height to Tempe Micro Estate’s maximum proposed height.

iv. Minimum Net Site Area, Minimum Lot Width, Minimum Lot Length. The R-1 PAD will set a standard of 400 square feet minimum floor plate per dwelling, and a minimum lot dimension of 26’ x 36’ to allow for single family lots to allow for home sales.

**a. PAD Proposed Development Standards Table**

ZONING DISTRICTS AND OVERLAYS	PAD PROVIDED (R-1 PAD)
ZONING	R-1 PAD
GENERAL PLAN LAND USE	Residential
GENERAL PLAN RES. DENSITY	Medium to High-Density (up to 25du/ac)
SITE AREA (GROSS)	±30,500 SF (0.7 acres)
SITE AREA (NET)	±29,048 SF (0.67 acres)
TABLE 4-202(A)	PAD PROVIDED (R-1 PAD)





**NEWTOWN**  
Community Development Corporation  
Community Land Trust

<b>DWELLING QUANTITY</b>	13
<b>DENSITY (DU/ACRE)</b>	19 DU/Acre
<b>MINIMUM NET SITE AREA (square feet per dwelling)</b>	900sf
<b>MINIMUM LOT WIDTH (feet)</b>	26'
<b>MINIMUM LOT LENGTH (feet)</b>	36'
<b>MAXIMUM HEIGHT</b>	24'
<b>MAXIMUM LOT COVERAGE (site)</b>	60%
<b>MAXIMUM LOT COVERAGE (per unit lot)</b>	60%
<b>MINIMUM SITE LANDSCAPE AREA</b>	38% (11,000 SF)
<b>SETBACKS</b>	
<b>SITE PERIMETER</b>	
FRONT – EAST FACING RITA	10'
SIDE	5'
REAR – WEST AND EAST	5'
<b>STANDARD DWELLING UNIT LOTS</b>	
FRONT-BUILDINGS	3'
FRONT-OPEN STRUCTURES	2'-6"
SIDE (Common Wall)	8'0" (0')
REAR	5'
REAR-OPEN STRUCTURES	2'-6"
<b>COMMUNITY BUILDING, ADA UNIT LOT</b>	
FRONT-BUILDINGS	3'
FRONT-OPEN STRUCTURES	2'-6"
SIDE	5' / 3'
SIDE-OPEN STRUCTURES	0'
REAR, Common Wall	0'
<b>TABLE 4-603(E)</b>	<b>PAD PROVIDED (R-1 PAD)</b>
<b>VEHICLE PARKING MINIMUMS</b>	





RESIDENTIAL – Guest	0.2 space per unit
RESIDENTIAL – Bedrooms	0.75 spaces per bedroom
<b>TOTAL REQUIRED</b>	±13
<b>TOTAL PROVIDED</b>	16
<b>BICYCLE PARKING QUANTITY</b>	
RESIDENTIAL – Guest	0.2 spaces per unit
RESIDENTIAL – Bedrooms	0.75 spaces per unit
<b>TOTAL REQUIRED</b>	±13
<b>TOTAL PROVIDED</b>	16

**2. City of Tempe PAD approval criteria**

As discussed below, the Tempe Micro Estates proposal satisfies the formal PAD overlay approval criteria identified by section 6-305(D) of the Zoning and Development Code.

- a. The development fulfills certain goals and objectives in the General Plan, and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.**

Tempe Micro Estates fulfills a number of goals and objectives found in the General Plan as well as the principles and guidelines of other area policy plans.

**i. General Plan**

The Site is designated Residential on the General Plan’s projected land use map, with a projected residential density of “Medium to High Density (up to 25 DU/Acre).” The underlying R-4 zoning supports residential development and therefore in conformance with the General Plan Land Use Designation. The change to R1-PAD is also in conformance with the General Plan Land Use Designation. The medium-density development is in conformance with the adjacent R1-PAD land use to the east, as well as the proposed development on the adjacent north and west parcels and the underlying zoning. Additionally, this project provides suitable density to support the general plan goals while still maintaining a single-family detached feel.

Tempe Micro Estates conforms to the requirements and objectives of Tempe’s general plan and goal of building a “20-minute City, with “homes of distinctive quality and varied density, revitalized neighborhoods that are walkable, pleasant and safe, and connected within a 20-minute walk, bike or transit ride.” The Site is also located in the Rail Corridor Growth Area and in close proximity to the Arizona State University Growth Area. The proposed PAD will accommodate the type of activity necessary for a compact, desirable, and walkable neighborhood around transit, supporting the growth of a sense of community and place.

**ii. CHARACTER AREA PLAN**



The site is located within the Downtown / Rio Salado / ASU / NW Neighborhood Character Area, Area is on the cusp, between the ¼ mile and ½ mile boundary from ASU, nearby historic subdivisions like Hudson Manor. It is in a neighborhood of transition and change. What was once single-family homes, duplexes and small apartments now is home to a mix of large-scale student-oriented apartment complexes, and a mix of rental and ownership residences.

The project furthers a number of goals within the Character Area Plan, including adding a mix of housing not otherwise found in Tempe, building a diverse housing option, encourages home-ownership, and preserves long-term affordability. The proposed Tempe Micro Estates fits within the Character Area 'local flavor,' with a simultaneously historic and modern sensibility to the site plan. This development helps diversify the range of housing types, sizes, and styles while remaining compatible with the overall character of the surrounding neighborhood, street, and block. This development also supports the Tempe Community Land Trust model as a means to sustain long-term affordability of housing.

**b. Standards requested through the PAD overlay district shall take into consideration the location and context for the Site for which the project is proposed.**

The Tempe Micro Estates PAD standards are carefully crafted to appropriately respond to the location and context of the Site. The proposed building height is appropriate for the Site given its location in the heights established for R-4 zoning. The height matches – or is lower than – the scale of existing and proposed developments in the area, blending the multi-story townhomes to the east with the single-story homes to the north. As the neighborhood redevelops, our project will be in the low- to middle-end of the height/density of development.

Homes face out on the central courtyard supporting a sense of community and camaraderie. Low site walls toward Rita Lane will create a clear delineation between public and private spaces, without creating a sense of a walled-off community. The building setbacks and landscape areas are a direct response to the surrounding development. The overall design is specifically tailored to provide as much accessible common open space as possible.

Setbacks requested reflect a courtyard approach and setbacks to adjacent properties are similar or larger than those of adjacent properties.

Parking quantity takes into consideration the distance to transit, the small-scale nature of the homes, Tempe's commitment to walkability and bike infrastructure, as well as supporting the 20-minute City concept, all within existing Tempe policies and guidelines.

**c. The development appropriately mitigates transitional impacts on the immediate surroundings.**

Tempe Micro Estate's design is crafted to fit the Site and surroundings. The design team carefully crafted a variety of design elements to mitigate any perceived transitional impacts on the immediate surroundings.





**B. DEVELOPMENT PLAN REVIEW**

**1. City DPR Approval Criteria**

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

We are working with the unique arrangement of our site boundaries to provide differentiating buildings on each side of the street. The public face of the site is provided on the more open western edge of Rita Lane, with low screen walls and a rusted-metal clad community building that gets taller towards the more northward public side of the site. The glazing and patio facing the street is shaded by a vine-growing screen system to articulate the entry. The eastern side of the street has a taller screen wall and one of the standard homes visible beyond. It is clad in off-white stucco and colored concrete fiber panels.

Since the Tempe Micro Estates is located at the end of a street, the way the building and landscape elements emerge as you arrive down Rita Lane will vary as you arrive. The buildings will activate the site and provide an engaging streetscape.

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

The overall site concept is to create a friendly and comfortable site that gently urges the community to gather socially. Parking is set along Rita Lane, removing asphalt and cars from homes. Minimal but equitable paving provides access to all individual lots with spacious gardens as the central focus. All buildings are oriented towards these gardens. Nearly all glazing is oriented north or east, and always with appropriate shading—including east and west facing glass. Each home is designed to be an abstract geometric shape sitting within the site’s landscape. Their forms are meant to be a background to the landscape. The sand-finish of the stucco on the homes encourages vines to grow up the buildings. The vines occupying the homes meld the building and site together. Similar systems will shade the east-facing patio area, allowing residents to people watch along Rita Lane and the central gardens.

The building design and orientation are responsive to energy conservation. Most homes are oriented with their glazing along the north and east of each home, with architecturally integrated overhangs along the east (or north) side to reduce solar exposure, and architecturally integrated, galvanized aluminum window boxes on the northern exposure windows to reduce solar exposure during the summer months. Homes that have a window that is not protected by an overhang have larger architecturally-integrated, galvanized aluminum window boxes to provide shade for the glazing.

Homes will meet or exceed ENERGY STAR® Home Performance Certification, with special consideration given to the balance of achieving maximum energy conservation and human comfort while maximizing affordability of each home. All windows and doors are fitted with low-e glass.

The building that houses the common room and the ADA accessible unit has two main faces of glazing, both of which are feature architecturally integrated overhangs to control natural light. The east-side entrance features the green-screen system to limit heat entering the building while maintaining visual surveillance of the parking and common areas.



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

Building materials are of a superior quality and are consistent with the context of the surrounding neighborhood and area. As mentioned, the homes are meant to blend in with the site landscape by encouraging vine growth. The 'Western 1-Kote' stucco system has an even sand-texture that achieves this purpose. With the homes clustered together around the central courtyard and with a small semi-private patio, the architecture of the homes is meant to allow the landscape to provide the most prominent visual elements. Special care of material and texture is provided on the buildings around the entry areas, where concrete fiber panels of small scale (8" high horizontal bands) create strong horizontal forms with varying color. These horizontal bands distinguish the entries and articulate the rhythm of building arrangement. Each color pattern faces the central courtyard and then turns the corner into the semi-private courtyard. The accent color from one home is utilized on the face of the adjacent home's overhang which holds the address number, as well as the color for the front door and the accent around the door and window. Tying these colors across homes creates a sense of space, continuation, and ownership of the semi-private courtyard.

The stucco and concrete block screen walls relate to the surrounding original homes, while the corrugated metal cladding (at the community building) relate to the history of Central Arizona's colonial and mining communities. Colors for the concrete panels are selected based on natural colors found in the Sonoran desert, designed to complement and not compete with the plant palette. The buildings' height and scale relate to directly to the existing homes to the north.

The materials are consistent with Tempe's surrounding buildings and streetscape and incorporate a human scale while bringing comfort through material texture and detailing.

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

The landscape elements are chosen to create rhythm and personality to the homes within the site by creating a "postcard" image of a house at each individual lot with a series of similarly scaled plants from a variety of species placed near the entry of each home. Trees are selected to be of similar scale of the existing neighborhood.

(Building and structure scales described in #3 above)

Building scale is scaled to fit into the neighborhood, creating a bridge between the historic single family homes and the higher-density residential development that is more in line with the R-4 zoning.

**e. 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;**

Thirteen small buildings surround a landscaped central courtyard. Our largest building is a single-story 900 square foot structure attached to a 600 square foot dwelling unit, which will be articulated with a



“hard” metal shell protecting it from the east and west orientations while opening up with deep-set off-white stucco and glazing on the north and south orientations.

The rest of the site has an arrangement of twelve 560 square foot homes set closely together to create a pattern of solid and void creating spaces of deep shadows and light between them, acting as semi-private patios for the homes. Each home has a protruding overhang associated with their entry and demarcated with the colored concrete panels. These rhythms of light and shadow, solid and void, building and vines, will create a rich visual and spatial experience.

- f. 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;**

A goal of the site experience is to create a miniature suburban experience, where the houses are set into a communal park-like landscape. To achieve this, each of the twelve standard homes are built as an internal ‘street front’ abutting the central garden. A repetition of square forms elicits a pleasing human recognition of proportion, while a mostly white front elevation allows their forms to more easily become a part of the landscape. In order to allow the cubic homes to blend more with the landscape they are painted off-white. The color also provides better climatic control for the interior spaces and reducing energy consumption. Additionally, the off-white color allows for greater strength in the rhythm of solid-void and light-shadow mentioned earlier. Three different color combinations of colored concrete fiber panels (CFP) provides differentiation within the site for the twelve homes. The CFP is patterned from biophilic design principals found in nature, which break down the scale of each unit. The 8” horizontal bands are further broken up by scattering the colors within the overall pattern.

The rusted metal clad community building sets itself apart as far less abstract and covered with authentic, and historically Arizona-oriented, material presents itself as a more typical building form. Yet the rust finish also connects the building to the colors of the desert, with its own complex patina like a boulder and corrugated forms like a cactus. The metal cladding also creates a barrier for solar radiation from hitting the building’s structure beyond, helping to reduce energy consumption. The corrugation of the cladding also helps to self-shade the building during the middle hours of the day. The community and ADA unit building is further designated with a fourth color combination of CFP. The areas to receive the CFP contain a pattern, also taken from nature, to further break down the scale of the building. The accent color for the CFP pattern here is a dark “traditional” red that relates to the rusted steel.

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

Because of the proximity to multi-modal options, it is anticipated the homeowners will utilize bicycles and transit for more of their trips than if the site was located further from these resources. Vehicle trips will be significantly lower than those generated by a traditional housing development without similar access.



Tempe's investment in Light Rail and Streetcar are convenient walks or bike rides from the site. The project supports transit patronage by keeping parking just above the minimum required by the City of Tempe.

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

Pedestrian movement on the site has been prioritized and designed to accommodate easy access and mitigate conflicts between pedestrians and vehicles. Motor vehicles are relegated to the edge of the property leaving a community-oriented pedestrian-scaled neighborhood undisturbed by the incursion of cars. Limiting parking to one-space per unit plus a few extra spaces reduces traffic along Rita Lane.

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

Security is an important element in the design of the Tempe Micro Estates. Homes face the central courtyard providing natural surveillance and "eyes on the street." The community room faces both the courtyard and parking areas and provides a natural territoriality that delineates public and private spaces clearly, without being uninviting to guests. The design incorporates exterior lighting at all entries and a visual connection to the courtyard and Rita Lane.

**j. Landscape accents and provides delineation from parking, buildings, driveways and pathways.**

The landscape design for the Tempe Micro Estates features lush, Sonoran Desert friendly landscape design, emphasizing shade, native & edible plants, and space for each resident to manage their own on-site kitchen garden, allowing residents to supplement their diet with fresh, local, and healthy foods. Plant selection comprises of a thoughtful placement of color, texture, and variety to create various "postcard views" as one walks through the site. Parking, building, driveways and pathways are accented and delineated by the landscape.

The plant palette will include a sufficient variety and quantity of butterfly host and nectar plants to qualify the site as a Certified Monarch Waystation. The utilization of an underground and automatic drip irrigation system will be designed to provide the appropriate amounts of water to the plants on a schedule which can be adjusted based on seasons and weather conditions. Along with proper installation and maintenance, this method of irrigation provides an efficient delivery of water to ensure that plants are grown in the healthiest conditions possible.

**k. 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.**

Signage on site will be minimized to keep it in context with the surrounding neighborhood. Individual unit numbers will be prominent and visible when visiting the site.







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

Lighting is thoughtfully considered to provide a level of clean, even light across that is inviting and gentle with enough illumination to take into account the safety of residents and their guests, without the effects of glare that create dark or bright areas. The intent of the site lighting is to provide enough light to maintain safety, in the right places, and no brighter than necessary.

In speaking with the neighbors and during our public meeting, it was noted that they neighborhood cherishes their lack of bright street lighting and considers the minimal amount of artificial light a chief characteristic of the neighborhood. Neighbors also urged us to consider “dark sky compliant light fixtures.” We have modified our lighting plan to include fully-shielded lighting and have tried to balance the desires of the neighborhood, best practices of the International Dark-Sky Association, and the requirements of the City of Tempe into a site lighting plan that balances all three.

**C. Plat**

A plat is required to consolidate the existing three parcels and then subdivide it into thirteen parcels and a common tract for development. The exterior boundaries will remain the same, but internal lot lines will be changed to place each home on its own lot, along with an additional lot with the common area, parking, and common room. The plat will conform to the Arizona Revised Statutes as well as Tempe’s City Code, Zoning and Development Code, General Plan, and all other applicable city regulations.

**III. Conclusion**

The Newtown development team has worked diligently to create the design vision and programming for Tempe Micro Estates. Each unique challenge presented by the many complications of urban infill development with a small-lot subdivision using a small-home design was met with an innovative design solution. After months of diligence and planning, Newtown is excited to present a premier development proposal to the Apache Boulevard area.

For the reasons discussed above, Newtown respectfully requests approval of these entitlements. Please contact me at [david@newtowncdc.org](mailto:david@newtowncdc.org) or 480-659-2565 with any questions about this project.

Best Regards,

David Crummey,  
Real Estate Development Manager



# PLANNED AREA DEVELOPMENT OVERLAY FOR 'MICRO ESTATES ON RITA'

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

**OWNER AUTHORIZATION**

CITY OF TEMPE

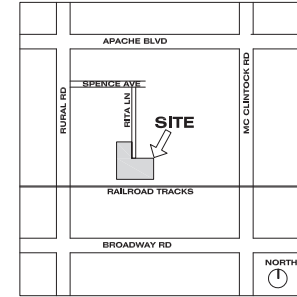
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNATURE \_\_\_\_\_

ITS: (TITLE OF THE PERSON AUTHORIZING)

**OWNER/DEVELOPER:**

1444 RITA, LLC  
511 W. UNIVERSITY DR. #4  
TEMPE, AZ 85281  
602.659.2625

**SITE VICINITY MAP**



REC19020

PL18007

DS180283

DEVELOPMENT PLAN REVIEW

SHEET #

DATE 04 27 19  
PROJECT # 18005  
DRAWN BY MDS  
CHECKED BY \_\_\_\_\_  
REVISIONS \_\_\_\_\_  
\_\_\_\_\_



colab studio, llc  
artists - architects  
1614 e. cedar street  
tempe - arizona  
85281

(S) 480 326 0541  
(P) 602 264 3440



DATE 04 27 19  
PROJECT # 18005  
DRAWN BY MDS  
CHECKED BY \_\_\_\_\_  
REVISIONS \_\_\_\_\_  
\_\_\_\_\_

SHEET #

FOR NEWTOWN CDC - 602.695.2625  
SITE ADDRESS: 1443 S. RITA LANE TEMPE AZ 85281

**PROJECT DATA**

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-202B	PAD PROVIDED R1-PAD SINGLE FAMILY
GEN PLAN LAND USE	
GEN PLAN DENSITY UNIT/ACRE	UP TO 25
SITE AREA, GIVEN IN SF (ACRE)	29,048 (.67)
MAXIMUM DWELLING QUANTITY	13
MAXIMUM DENSITY UNIT/ACRE	19
BUILDING HEIGHT	16'-6" FT
BUILDING (COUNT) AREA SF %	
STANDARD DWELLING SF	(12) 580 83%
ACCESSIBLE DWELLING SF	(1) 600 07%
COMMUNITY BUILDING SF	(1) 900 10%
TOTAL BEDROOMS	13
TOTAL BUILDING AREA SF	8,220 28%
EXTERIOR COVERED AREA SF	1439 05%
MAXIMUM BUILDING LOT COVERAGE	28%
MINIMUM SITE LANDSCAPE COVERAGE SF	11,000 38%
SETBACKS	
SITE PERIMETER	
FRONT - EAST FACING RITA	10'
SIDE (N, S, E @ RITA)	5'
REAR - WEST AND EAST	5'
PARKING	0'
STANDARD DWELLING LOTS	
FRONT (OPEN STRUCT)	3'-0" (2'-6")
SIDE (COMMON WALL)	8'-0" (0')
REAR (OPEN STRUCT)	5'-0" (2'-6")
ADA UNIT, COMMUNITY BLDG	
FRONT (OPEN STRUCT)	6'-8" (2'-6")
SIDE (OPEN STRUCT)	5/3' (0')
REAR (COMMON WALL)	0'
VEHICLE PARKING QUANTITY/UNIT	.75 + 2(GST)
TOTAL REQUIRED (PROVIDED)	13 (16)
BICYCLE PARKING QUANTITY/UNIT	.75 + 2(GST)
TOTAL REQUIRED (PROVIDED)	13 (16)
CONSTRUCTION TYPE	
SEPARATED/NON-SPRINKLERED	TYPE V

**ACKNOWLEDGEMENT**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOHN DOE OWNER, WHO ACKNOWLEDGED HIM/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHERE OF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

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

**LEGAL DESCRIPTION**

PARCEL NO. 1:  
LOT 5, HALSINGBORG, A SUBDIVISION RECORDED IN BOOK 41 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:  
THE WEST HALF OF LOT 6, OF HALSINGBORG, ACCORDING TO BOOK 41, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:  
AN EASEMENT FOR POOL, APPURTENANT FACILITIES, RIGHT OF ENJOYMENT AND INGRESS AND EGRESS FOR MAINTENANCE AND UPKEEP OF SAID FACILITIES APPURTENANT TO PARCEL 2 ABOVE AS CREATED HEREIN, OVER LOT 6, OF HALSINGBORG, ACCORDING TO BOOK 41, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:  
LOT 6, OF HALSINGBORG, ACCORDING TO BOOK 41, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA. EXCEPT THE WEST HALF THEREOF.

PARCEL NO. 5:  
AN EASEMENT FOR POOL, APPURTENANT FACILITIES, RIGHT OF ENJOYMENT AND INGRESS AND EGRESS FOR MAINTENANCE AND UPKEEP OF SAID FACILITIES APPURTENANT TO PARCEL 4 ABOVE AS CREATED HEREIN, OVER THE WEST HALF OF LOT 6, OF HALSINGBORG, ACCORDING TO BOOK 41, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

**APPROVAL**

APPROVED BY THE MAYOR AND CITY COUNCIL OF TEMPE  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

DS180283

PL180007

REC19020

COVER/PAD INFO

A0.0

**PROJECT DATA**

PARCEL SIZE: 29,048 SF (.67 ACRE)  
 PROPOSED USE: SINGLE FAMILY, PAD  
 LEGAL DESCRIPTION: APN 133-09-015  
 133-09-16A  
 133-09-16B  
 R1-PAD OPTION, REZONE  
 FROM EXISTING R-4

DEVELOP OPTION:  
 YES  
 LOT SALES:  
 PHASED CONSTR: NO  
 R.O.W. IMPROV: AS REQUIRED  
 CONSTRUCTION TYPE: V-B, NON-SPRINKLERED  
 CODE: 2018 IBC (CODE MOO)  
 FLOOD IRRIGATION: NO

**PROJECT NARRATIVE**

THE DEVELOPMENT PROPOSAL INCLUDES (10) DETACHED SINGLE FAMILY UNITS OF 560 SF EACH, (2) ATTACHED SINGLE FAMILY UNITS OF 560 SF EACH, (1) ACCESSIBLE ATTACHED DWELLING UNIT OF 600 SF, (1) COMMUNITY SPACE OF 900 SF.

THE PROPOSAL IS TO COMBINE THE THREE EXISTING LOTS, THEN SUBDIVIDE THE ENTIRE PROPERTY TO ALLOW FOR COMMUNITY LAND TRUST LEASEHOLD OWNERSHIP OF (13) INDIVIDUAL LOTS AND ONE COMMON AREA LOT CONTAINING THE COMMUNITY ROOM, PARKING, PATHWAY ACCESS, AND OPEN SPACE.

**PROJECT DATA TABLE**

	EXISTING	PAD PROPOSED
ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-202B	R-4	R1-PAD
GEN PLAN LAND USE		
GEN PLAN DENSITY UNIT/ACRE	25	UP TO 25
SITE AREA, GIVEN IN SF (ACRE)	29,048 (= .67 ACRE)	
MAXIMUM DWELLING QUANTITY	16	13
MAXIMUM DENSITY UNIT/ACRE	25	19
BUILDING HEIGHT	40 FT	16'-6" FT
BUILDING (COUNT) AREA SF 1%		
STANDARD DWELLING SF		(12) 560 83%
ACCESSIBLE DWELLING SF		(1) 600 07%
COMMUNITY BUILDING SF		(1) 900 10%
TOTAL BEDROOMS		13
TOTAL BUILDING AREA SF		8,220 28%
EXTERIOR COVERED AREA SF		1439 05%
MAXIMUM BUILDING LOT COVERAGE		60%
MINIMUM SITE LANDSCAPE COVERAGE SF		11,000 38%
SETBACKS		
SITE PERIMETER		
FRONT - EAST FACING RITA	20' (15')	10'
SIDE - N, S, E SIDE @ RITA	10'	5'
REAR - WEST AND EAST	10'	5'
PARKING		0'
STANDARD DWELLING LOTS		
FRONT (OPEN STRUCT)	20' (15')	3'-0" (2'-6")
SIDE (COMMON WALL)	10' (0')	8'-0" (0')
REAR (OPEN STRUCT)	10' (N/A)	5'-0" (2'-6")
ADA UNIT, COMMUNITY BLDG		
FRONT (OPEN STRUCT)	20' (15')	6'-8" (2'-6")
SIDE (OPEN STRUCT)	10' (N/A)	5/3' (0')
REAR, COMMON WALL	10' (0')	0'
VEHICLE PARKING QUANTITY/UNIT	2	.75 +2(CST)
TOTAL REQUIRED (PROVIDED)	26	13 (16)
BICYCLE PARKING QUANTITY/UNIT	N/A	.75 +2(CST)
TOTAL REQUIRED (PROVIDED)	7	13 (16)
CONSTRUCTION TYPE, SEPARATED/NON-SPRINKLERED		TYPE V

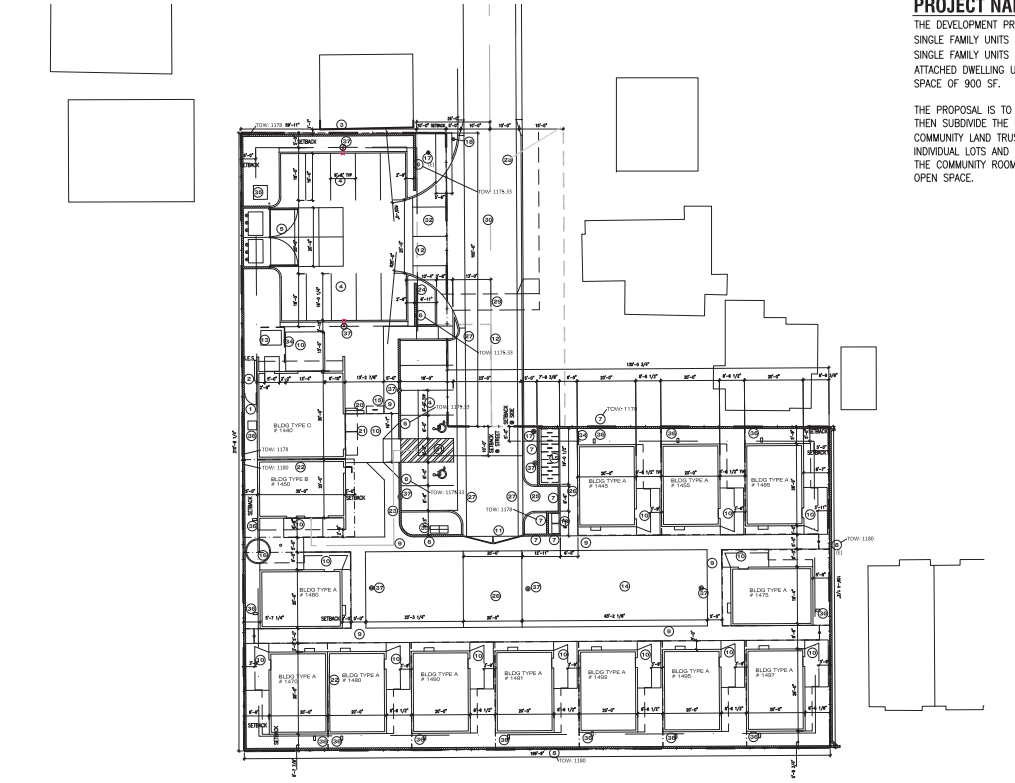
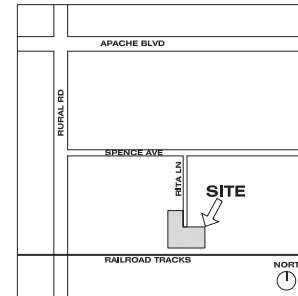
**KEY NOTES**

- BLDG TYPE A: SINGLE FAMILY DWELLING UNIT (1 BDRM; 560 SF)
- BLDG TYPE B: SINGLE FAMILY ACCESSIBLE DWELLING UNIT (1 BDRM; 600 SF)
- BLDG TYPE C: COMMUNITY SPACE w/ LAUNDRY (900 SF)
- STEEL SERVICE GATE, 3'-4" HIGH
- ELECTRICAL SERVICE ENTRANCE SECTION
- NEIGHBORING HOUSE, TEMP EASEMENT REQUIRED TO PLACE ADJACENT SCREEN WALL
- (16) PARKING SPACES, UNCOVERED (14 STANDARD 8.5'X16'; (2) ADA ACCESSIBLE 8.5'X16' w/ 8' ACCESS AISLE ASPHALT)
- STANDARD ENCLOSURE 05-116 w/ SCREEN GATE & CONCRETE SPREAD ASPHALT
- 3'-4" HIGH CMU SCREEN WALL, TOP OF WALL @ EL. 1175.33
- 6" HIGH CMU SITE WALL, TOP OF WALL @ EL. 1178
- 8" HIGH CMU SITE & SOUND WALL, TOP OF WALL @ EL. 1180, NEW UNLESS SHOWN AS EXISTING (E)
- ACCESSIBLE PATHWAY, CONCRETE FINISH
- CONCRETE PATIO/LANDING WITH ROOF OVERHANG, SHOWN DASHED, REFERENCE BUILDING ELEVATIONS/SECTIONS
- FIRE/SERVICE ACCESS GATE, 3'-4" HIGH TO MATCH ADJACENT WALL TO WEST, 20' CLEAR OPENING w/ KNOX BOX, STEEL SHEET CLADDING, RUST FINISH
- 10' R.O.W. INDICATED TO CITY
- EXTERIOR LAUNDRY DRYING RACK CANOPY, SHOWN DASHED
- RAISED PLANTER AREA, REFERENCE LANDSCAPE DRAWINGS
- BIKE PARKING, PER TEMP STANDARD DETAIL 30" X 72", (2) BIKE PER DETAIL
- 2600 GAL ABOVE GROUND WATER STORAGE TANK, FED BY GUTTER FROM ACCESSIBLE UNIT/COMMUNITY BUILDING, USED FOR LANDSCAPE IRRIGATION
- FIRE HYDRANT, NEW UNLESS SHOWN AS EXISTING (E), REFERENCE CIVIL FOR EXACT LOCATION
- EXISTING POWER POLE TO REMAIN
- COMPACT SING BY ONEIN
- COMMUNITY MAIL BOX BUNDLE
- NOT USED
- TWO HOUR RATED WALL SYSTEM @ DEMISING WALL BETWEEN BUILDINGS
- ACCESSIBLE PATHWAY FROM PARKING TO ACCESSIBLE UNIT = 75'
- PROJECT AND ADDRESS SIGN
- NON-SERVICE VEHICLE TURNAROUND, SHALL HAVE SIGN STATING "VEHICLE TURNAROUND - NO PARKING"
- STABILIZED DG PAVED AREA, SHOW WITH HORIZONTAL HATCH PATTERN
- PROPOSED GUTTER/CURB CONFIGURATION FOR PROJECT SITE
- POTENTIAL GUTTER/CURB CONFIGURATION FOR ADJACENT SITE
- SEWERAL CONNECTION ACROSS RITA LANE
- CENTERLINE RITA LANE
- ADA PARKING ACCESS AISLE, 8'6"
- ACCESS-WAY, DETAIL 1-349 REVISED, SEE CIVIL DRAWINGS
- SITE UTILITIES, REFERENCE CIVIL DRAWINGS
- IF SITE WALL WITH WIRE SCREEN AND VISUAL SCREEN, SEE BUILDING ELEVATIONS
- ELECTRICAL TRANSFORMER
- EXTERIOR GROUND-MOUNTED MECHANICAL EQUIPMENT
- SITE LIGHTING, REFERENCE ELECTRICAL SITE PLAN

**SHEET NOTES**

- INDIVIDUAL DWELLING SETBACKS ARE AT EXTENT OF PLANNED BUILDING ENVELOPE EXTENTS.
- REFERENCE FIRE/SERVICES PLAN FOR VEHICULAR TURNAROUND DIMENSIONS
- REFERENCE FIRE/REFUSE SITE PLAN FOR DIMENSIONS OF REFUSE ENCLOSURE, AERIAL CONTEXT MAP, PLUS IDENTIFICATION OF ALL STRUCTURES, DRIVEWAYS, FIRE HYDRANTS, AND STREETS WITHIN 120' RADIUS OF PROJECT SITE.
- RITA LANE WILL REQUIRE "NO PARKING-FIRE LANE" SIGNAGE ON BOTH SIDES OF STREET
- PARKING AREA BEING IDENTIFIED AS PART OF THE FIRE APPARATUS ACCESS ROAD TURNAROUND SHALL MEET THE MINIMUM REQUIREMENTS FOR THE CONSTRUCTION OF FIRE APPARATUS ACCESS ROADS
- FIRE ACCESS GATES SHALL HAVE A CLEAR OPENING MINIMUM OF 20' AND BE EQUIPPED WITH KNOX BOX
- TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL
- SOUTH BORDER WALL SHALL BE CONTINUOUS FROM EAST TO WEST PROPERTY BOUNDARIES w/ NO OUTLETS TO RAILROAD PROPERTY, MIN 6" CMU.

**SITE VICINITY MAP**



DS180283

PL18007

REC19020



PAD SITE PLAN

A0.1P

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REC19020

PL18007

DS180283

DEVELOPMENT PLAN REVIEW

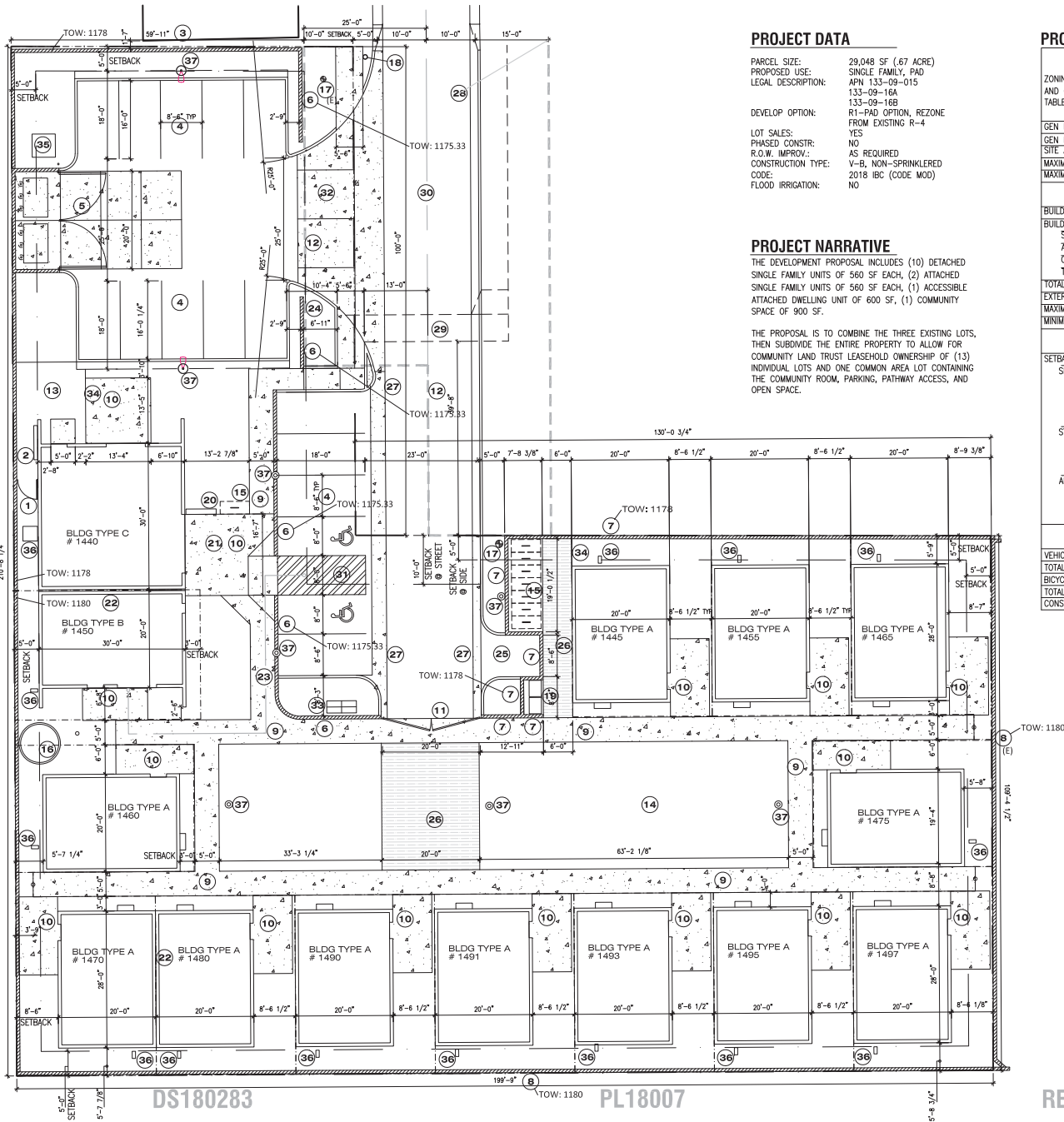
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PROJECT #	18005
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SHEET #	

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FOR NEWTOWN CDC - 602.695.2625  
**MICRO ESTATES ON RITA**  
 SITE ADDRESS: 1443 S. RITA LANE TEMPE AZ 85281





**PROJECT DATA**

PARCEL SIZE: 29,048 SF (.67 ACRE)  
 PROPOSED USE: SINGLE FAMILY, PAD  
 LEGAL DESCRIPTION: APN 133-09-015  
 133-09-16A  
 133-09-16B  
 R1-PAD OPTION, REZONE FROM EXISTING R-4  
 DEVELOP OPTION:  
 LOT SALES: YES  
 PHASED CONSTR: NO  
 R.O.W. IMPROV.: AS REQUIRED  
 CONSTRUCTION TYPE: V-B, NON-SPRINKLERED  
 CODE: 2018 IBC (CODE MOD)  
 FLOOD IRRIGATION: NO

**PROJECT NARRATIVE**

THE DEVELOPMENT PROPOSAL INCLUDES (10) DETACHED SINGLE FAMILY UNITS OF 560 SF EACH, (2) ATTACHED SINGLE FAMILY UNITS OF 560 SF EACH, (1) ACCESSIBLE ATTACHED DWELLING UNIT OF 600 SF, (1) COMMUNITY SPACE OF 900 SF.

THE PROPOSAL IS TO COMBINE THE THREE EXISTING LOTS, THEN SUBDIVIDE THE ENTIRE PROPERTY TO ALLOW FOR COMMUNITY LAND TRUST LEASEHOLD OWNERSHIP OF (13) INDIVIDUAL LOTS AND ONE COMMON AREA LOT CONTAINING THE COMMUNITY ROOM, PARKING, PATHWAY ACCESS, AND OPEN SPACE.

**PROJECT DATA TABLE**

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-2028	EXISTING	PAD PROPOSED
		R-4
GEN PLAN LAND USE		
GEN PLAN DENSITY UNIT/ACRE	25	UP TO 25
SITE AREA, GIVEN IN SF (ACRE)	29,048 (= .67 ACRE)	16
MAXIMUM DENSITY QUANTITY	16	19
MAXIMUM DENSITY UNIT/ACRE	25	19
BUILDING HEIGHT	40 FT	16'-6" FT
BUILDING (COUNT) AREA SF %		
STANDARD DWELLING SF		(12) 560 83%
ACCESSIBLE DWELLING SF		(1) 600 07%
COMMUNITY BUILDING SF		(1) 900 10%
TOTAL BEDROOMS		13
TOTAL BUILDING AREA SF		8,220 28%
EXTERIOR COVERED AREA SF		1439 05%
MAXIMUM BUILDING LOT COVERAGE		60%
MINIMUM SITE LANDSCAPE COVERAGE SF		11,000 38%
SETBACKS		
SITE PERIMETER		
FRONT - EAST FACING RITA	20' (15')	10'
SIDE - N, S, E SIDE @ RITA	10'	5'
REAR - WEST AND EAST	10'	5'
PARKING		0'
STANDARD DWELLING LOTS		
FRONT (OPEN STRUCT)	20' (15')	3'-0" (2'-6")
SIDE (COMMON WALL)	10' (0')	8'-0" (0')
REAR (COMMON STRUCT)	10' (N/A)	5'-0" (2'-6")
ADA UNIT, COMMUNITY BLDG		
FRONT (OPEN STRUCT)	20' (15')	6'-8" (2'-6")
SIDE (OPEN STRUCT)	10' (N/A)	5'/3" (0')
REAR, COMMON WALL	10' (0')	0'
VEHICLE PARKING QUANTITY/UNIT	2	75 + 2 (GST)
TOTAL REQUIRED (PROVIDED)	26	13 (16)
BICYCLE PARKING QUANTITY/UNIT	N/A	75 + 2 (GST)
TOTAL REQUIRED (PROVIDED)	7	13 (16)
CONSTRUCTION TYPE, SEPARATED/NON-SPRINKLERED		TYPE V

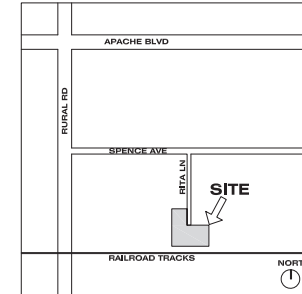
**KEY NOTES**

- BLDG TYPE A: SINGLE FAMILY DWELLING UNIT (1 BDRM, 560 SF)
- BLDG TYPE B: SINGLE FAMILY DWELLING UNIT (1 BDRM, 600 SF)
- BLDG TYPE C: COMMUNITY SPACE w/ LAUNDRY (900 SF)
- 1. SERVICE GATE, 3'-4" HIGH
- 2. ELECTRICAL SERVICE ENTRANCE SECTION
- 3. NEIGHBORING HOUSE, TEMP EASMENT REQUIRED TO PLACE ADJACENT SCREEN WALL
- 4. (16) PARKING SPACES, UNCOVERED (14 STANDARD 8.5'X18', (2) ADA ACCESSIBLE 8.5'X18' w/ 8' ACCESSIBLE ASPHALT
- 5. REFUSE ENCLOSURE 06-116 w/ SCREEN GATES & CONCRETE IMPACT
- 6. 3'-4" HIGH CMU SCREEN WALL, TOP OF WALL @ EL. 1175.33
- 7. 6" HIGH CMU SITE WALL, TOP OF WALL @ EL. 1178
- 8. 8" HIGH CMU SITE & SOUND WALL, TOP OF WALL @ EL. 1180, NEW UNLESS SHOWN AS EXISTING (E)
- 9. ACCESSIBLE PATHWAY, CONCRETE PAVING
- 10. CONCRETE PATIO/LANDING WITH ROOF OVERHANG, SHOWN DASHED, REFERENCE BUILDING ELEVATIONS/SECTIONS
- 11. FIRE/SERVICE ACCESS GATE, 3'-4" HIGH TO MATCH ADJACENT WALL TO WEST, 20' CLEAR OPENING w/ KNOX BOX, STEEL SHEET CLADDING, HOIST FINISH
- 12. 10' R.O.W. DEDICATED TO CITY
- 13. EXTERIOR LAUNDRY DRYING RACK CANOPY, SHOWN DASHED
- 14. RAISED PLANTER AREA, REFERENCE LANDSCAPE DRAWING
- 15. BIKE PARKING, PER TEMPE STANDARD DETAIL 30" X 12", (2) BIKE PER DETAIL
- 16. 2600 GAL. ABOVE GROUND WATER STORAGE TANK, FED BY GUTTER FROM ACCESSIBLE UNIT/COMMUNITY BUILDING, USED FOR LANDSCAPE VIA ATTACHED HOSE
- 17. FIRE HYDRANT, NEW UNLESS SHOWN AS EXISTING (E), REFERENCE CIVIL FOR EXACT LOCATION
- 18. EXISTING POWER POLE TO REMAIN
- 19. COMPOST BINS BY OWNER
- 20. COMMUNITY MAIL BOX BUNDLE
- 21. NOT USED
- 22. TWO HOUR RATED WALL SYSTEM @ DEMISING WALL BETWEEN BLDGS
- 23. ACCESSIBLE PATHWAY FROM PARKING TO ACCESSIBLE UNIT @ 75'
- 24. PROJECT AND ADDRESS SIGN
- 25. NON-SERVICE VEHICLE TURNAROUND, SHALL HAVE SIGN STOPPING VEHICLE TURNAROUND - NO PARKING
- 26. STIMULATED DO FINISH AREA, SHOWN WITH HORIZONTAL HATCH PATTERN
- 27. PROPOSED GUTTER/CURB CONFIGURATION FOR PROJECT SITE
- 28. POTENTIAL GUTTER/CURB CONFIGURATION FOR ADJACENT SITE
- 29. SIDEWALK CONNECTION ACROSS RITA LANE
- 30. CENTERLINE RITA LANE
- 31. ADA PARKING ACCESS ASLE, 8' x 5'
- 32. ACCESS-WAY, DETAIL 1-349 REVISED, SEE CIVIL DRAWINGS
- 33. SITE UTILITIES, REFERENCE CIVIL DRAWINGS
- 34. 8" SITE WALL WITH WIRE SCREEN AND VISUAL SCREEN, SEE BUILDING ELEVATIONS
- 35. ELECTRICAL TRANSFORMER
- 36. EXTERIOR GROUND-MOUNTED MECHANICAL EQUIPMENT
- 37. SITE LIGHTING, REFERENCE ELECTRICAL SITE PLAN

**SHEET NOTES**

- A. INDIVIDUAL DWELLING SETBACKS ARE AT EXTENT OF PLANNED BUILDING ENVELOPE EXTENTS.
- B. REFERENCE FIRE/SERVICES PLAN FOR VEHICULAR TURNAROUND DIMENSIONS
- C. REFERENCE FIRE/REFUSE SITE PLAN FOR DIMENSIONS OF REFUSE ENCLOSURE, ASHAL, CONTEXT MAP, PLUS IDENTIFICATION OF ALL STRUCTURES, DRIVEWAYS, FIRE HYDRANTS, AND STREETS WITHIN 125' RADIUS OF PROJECT SITE.
- D. RITA LANE WILL REQUIRE "NO PARKING-FIRE LANE" SIGNAGE ON BOTH SIDES OF STREET
- E. PARKING AREA BEING IDENTIFIED AS PART OF THE FIRE APPARATUS ACCESS ROAD TURNAROUND SHALL MEET THE MINIMUM REQUIREMENTS FOR THE CONSTRUCTION OF FIRE APPARATUS ACCESS ROADS
- F. FIRE ACCESS GATES SHALL HAVE A CLEAR OPENING MINIMUM OF 20' AND BE EQUIPPED WITH KNOX BOX
- G. TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL
- H. SOUTH BORDER WALL SHALL BE CONTINUOUS FROM EAST TO WEST PROPERTY BOUNDARIES w/ NO OUTLETS TO HAIWFOOD PROPERTY, 8" CMU.

**SITE VICINITY MAP**



REC19020



SITE PLAN 1"=10'

FOR NEWTOWN CDC - 602.695.2625  
 MICRO ESTATES ON RITA  
 SITE ADDRESS: 1443 S. RITA LANE TEMPE AZ 85281

REC19020

PL18007

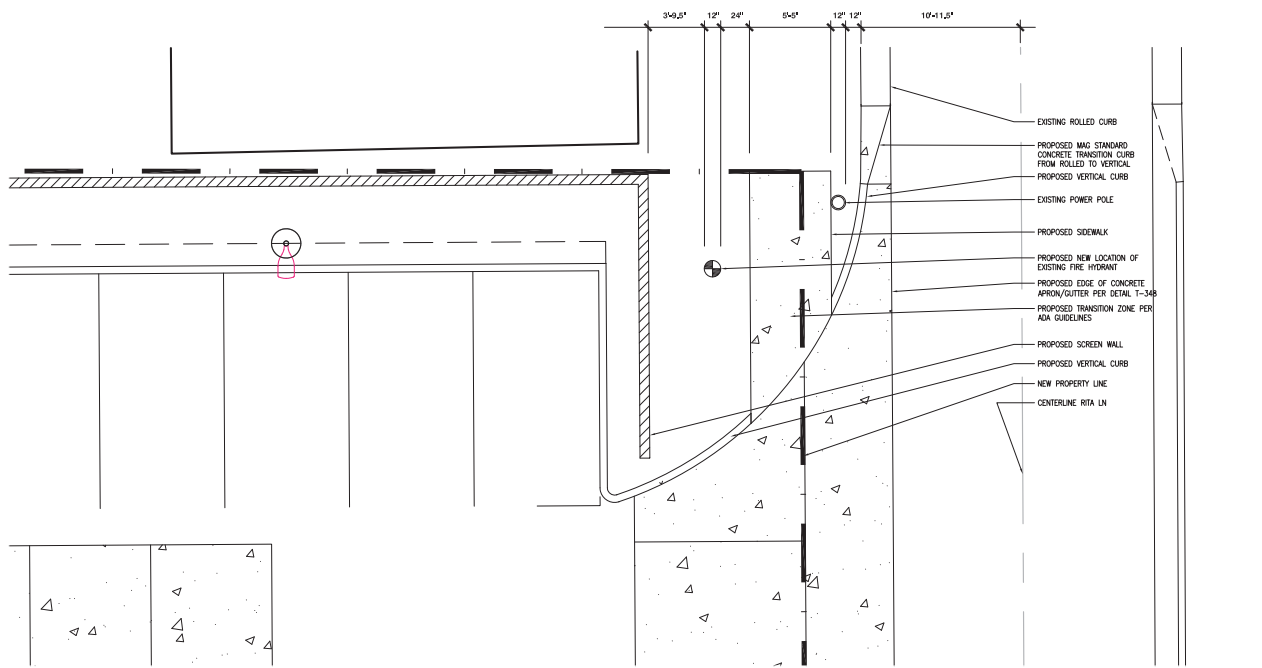
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DEVELOPMENT PLAN REVIEW

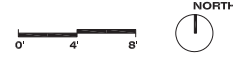
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NOTE: REFERENCE CIVIL DRAWINGS FOR MORE INFORMATION



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**MICRO ESTATES ON RITA**  
 SITE ADDRESS: 1443 S. RITA LANE TEMPE AZ 85281

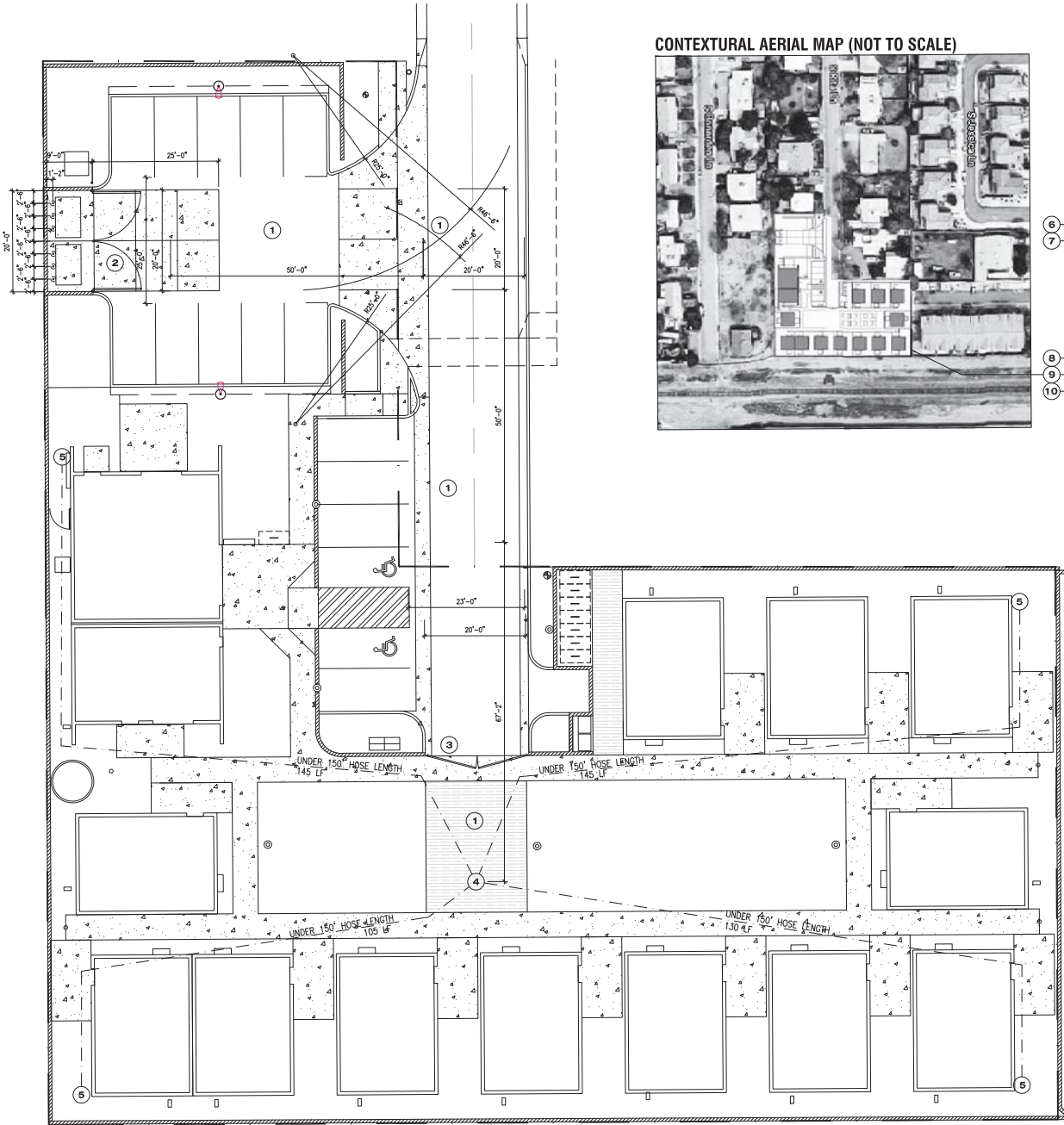
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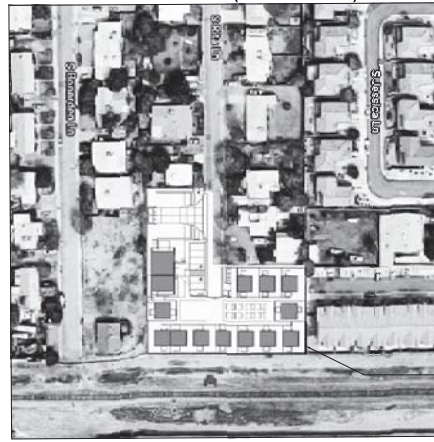
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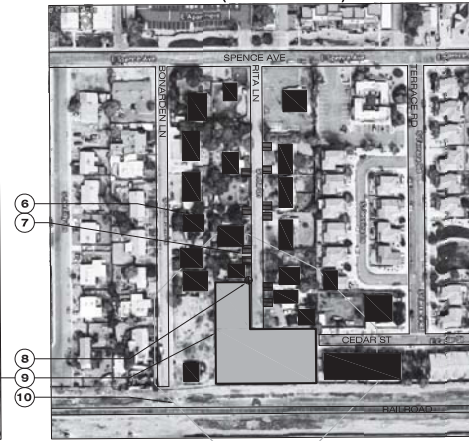
SITE PLAN DETAIL A0.3  
1/4"=1'-0"



CONTEXTURAL AERIAL MAP (NOT TO SCALE)



IDENTIFICATION MAP (NOT TO SCALE)



**KEY NOTES**

1. EMERGENCY/SERVICE VEHICLE PATH w/ HAMMERHEAD TURNAROUND
2. TRUCK ENCLOSURE PER IS-116 w/ SCREENED GATES & CONCRETE APRON; 6' CMU WALL SURROUND
3. FIRE/SERVICE ACCESS GATE w/ KNOX BOX
4. FIRE TRUCK STOPPING POINT; FROM HERE A 150' HOSE REACHES ALL BUILDINGS
5. <150' HOSE LENGTH SHOWN DASHED
6. IDENTIFICATION MAP- STRUCTURE, TYP
7. IDENTIFICATION MAP- DRAWING, TYP
8. IDENTIFICATION MAP- FIRE HYDRANT
9. IDENTIFICATION MAP- SITE LOCATION
10. IDENTIFICATION MAP- 125' RADIUS AROUND SITE

**SHEET NOTES**

- A. REFERENCE SITE PLAN FOR SITE INFORMATION AND SITE DIMENSIONS

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**MICRO ESTATES ON RITA**  
 SITE ADDRESS: 1443 S. RITA LANE TEMPE AZ 85281



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DEVELOPMENT PLAN REVIEW

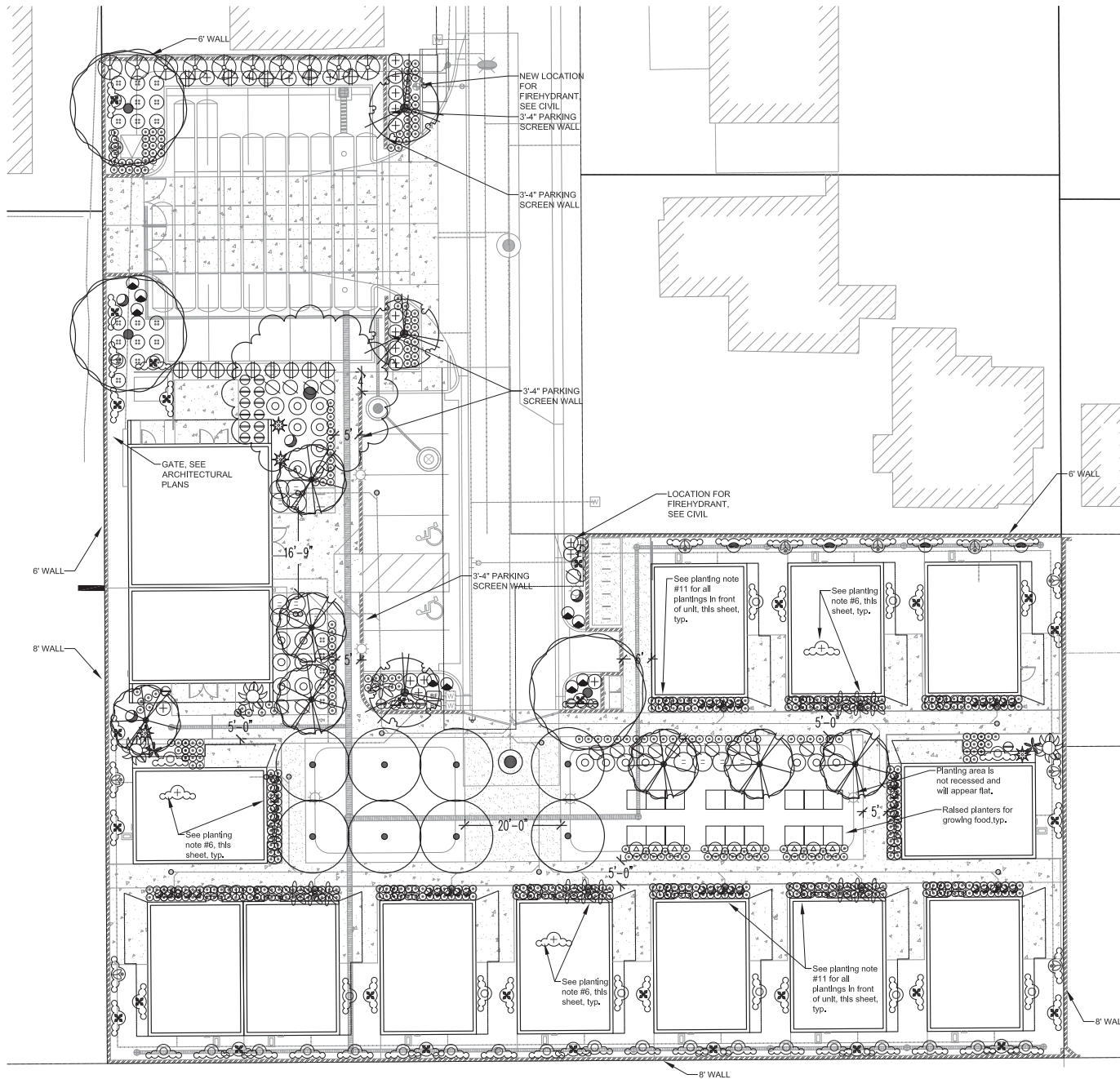
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**FIRE/REFUSE SITE PLAN**

**A0.2**





### planting legend

TREES	SIZE	NOTES	QTY
Citrus spp.	15 gal min.	*ADWR	8
Per owner, varies	Cal./Ht varies	Mature size: 20'x20'	
Parkinsonia Hybrid	24" box min.	see note 12	3
Desert Museum Palo Verde	1.5" Cal. min./8'Hx4'W (min.)	Mature size: 30'x30'	
Fruit Tree Variety	15 gal min.	*ADWR	7
varies	Cal./Ht varies	Mature size: 18'Hx10'W	
Olneya Tesota	24" Box	Multi-trunk	3
Ironwood	na	Cal./4'Hx2.5'W	Mature size: 30'x30'
Prosopis spp.	24" Box		1
Mesquite	1" Cal/2'Hx3'W	Mature size: 30'x30'	*ADWR
CACTI/SUCCULANTS	SIZE	NOTES	QTY
Agave americana	15 Gallon		3
Century Plant		*ADWR	
Agave bovicornuta	15 Gallon		4
Coe's Horn Agave		*ADWR	
Opuntia santa rita Tuboc	15 Gallon	50X	2
Purple Prickley Pear		*ADWR	
Opuntia engelmanni	15 Gallon	50X	
Engelmann's Prickley Pear		*ADWR	
Opuntia ficus-indica	15 Gallon		13
Indian Fig		*ADWR	
Pachycereus marginatus	15 Gallon	See note 10	8
Mexican Fence Post		*ADWR	
SHRUBS	SIZE	NOTES	QTY
Asclepias linearis	1 Gallon		24
Desert Milkweed		*ADWR	
Asclepias subulata	1 Gallon		9
Desert Milkweed		*ADWR	
Bouteloua gracilis	1 Gallon		564
Blue Grama Grass		*ADWR	
Calliandra eriophylla	1 Gallon		14
Pink Fairy Duster		*ADWR	
Calliandra californica	1 Gallon		30
Red Fairy Duster		*ADWR	
Capsicum annum	1 Gallon		21
Chilepin Pepper			
Justicia californica	1 Gallon		21
Chuparosa		*ADWR	
Lycium andersonii	1 Gallon		10
Wolfberry		*ADWR	
Stimmandia chiensis 'Vieta'	1 Gallon		45
Compact Jopba		*ADWR	
Sphaeralcea ambigua	1 Gallon	v. Louis Hamilton	
Louis Hamilton Globe Mallow		*ADWR	9
GROUNDCOVERS	SIZE	NOTES	QTY
Rosmarinus officinalis 'Huntington Carpet'	1 Gallon		13
Prostrate Rosemary		*ADWR	
VINES	SIZE	NOTES	QTY
Antigonon leptopus	15 Gallon		26
Coral Vine		*ADWR	
Cissus trifoliata	15 Gallon		29
Arizona Grape Ivy		*ADWR	
Hardenbergia violacea	15 Gallon		29
Lilac Vine		*ADWR	
Jasminum mesnyi	15 Gallon		11
Primrose Jasmine			
Pasiflora foetida v. arizonica	15 Gallon		4
Boja Passion Vine		*ADWR	
LANDSCAPE MATERIALS	SIZE	NOTES	QTY
MULCH (ORGANIC)		Cover all planting areas in mulch unless otherwise noted.	
Stabilized decomposed granite		see civil plans	
Concrete paving		see civil plans	

- Planting Notes:**
- \* notes plants approved to appear on the Arizona Department of Water Resources list.
  - Plant and material quantities listed for courtesy only. Contractor to refer to graphically indicated quantities on the plan, which shall prevail.
  - Contractor to verify plant material availability.
  - Inert material/dust control for all planting areas is mulch unless otherwise noted.
  - See civil plans for paving information.
  - Plant a vine of ANTIGONON LEPTOPUS on slozo face of entry of every unit, typ. Center. Do not plant on decorative panels.
  - Cover all planting areas with mulch unless otherwise noted.
  - See architectural plans for information on site walls and screen walls.
  - Single post. 50% 2.5'-3.5' tall and 50% 4'-5' tall.
  - Rotate shrub/succulent pattern, typ. Pattern 1: 5 Mexican Fence Post and 3 Jopba. Pattern 2: 3 Indian Fig and 3 Fairy Duster (red).
  - Street tree must be single trunk and have 8' vertical clearance at sidewalk and 14' vertical clearance at driveway.



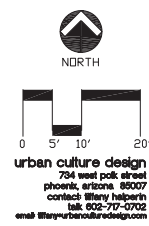
FOR NEWTOWN CDC - 602.695.2625  
**MICRO ESTATES ON RITA**  
 SITE ADDRESS: 1443 S. RITA LANE TEMPE AZ 85281

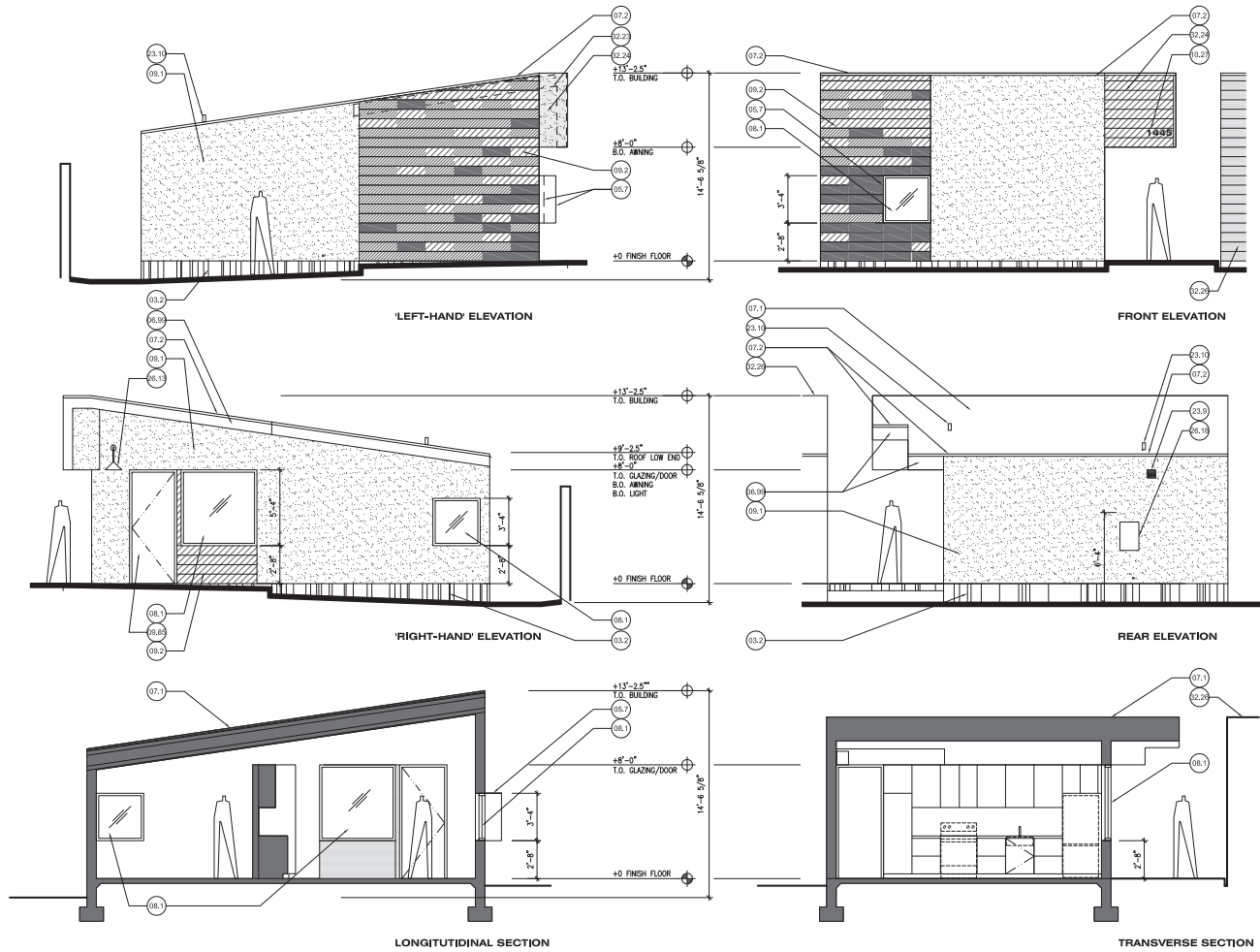
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**DEVELOPMENT PLAN REVIEW**

DATE: 04 26 19  
 PROJECT #: 18005  
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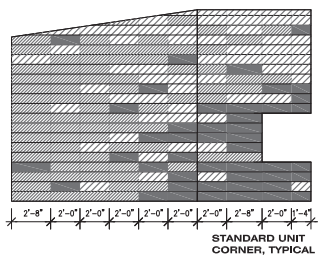
SHEET # 1





- ### KEY NOTES
- 03.2 REINFORCED CONCRETE FOUNDATION WALL
  - 05.7 TYPICAL WINDOW BOX FIN AT TOP AND SIDES WITH BOTTOM OPEN (5/8" GALVANIZED ALUMINUM & ALUMINUM CLADDING); 4" DEEP WHEN WINDOW FACES NORTH; 1 1/2" DEEP WHEN FACING OTHER DIRECTIONS
  - 06.99 2x8 PANDA PAINTED ACCENT COLOR, SEE COLOR TABLE
  - 07.1 SPRAY FOAM ROOF OVER 1/2" PLYWOOD SHEATHING
  - 07.2 ALUMINUM FASCIA/TRIM, KYNAR COLOR "WASHED BROWN" 07.26 CORRUGATED STEEL SHEET CLADDING, RUST FINISH
  - 08.1 DOOR/ GLAZING SYSTEM, WHITE VINYL FINISH
  - 09.1 STUCCO WITH SAND FINISH, PAINT WHITE, SEE COLOR TABLE FOR PAINT COLOR
  - 09.2 CONCRETE FIBER PANEL (CFP) SIDING, "HARDIE BOARD" LAP SIDING, SMOOTH; SEE COLOR TABLE
  - 09.85 PAINT GRADE EXTERIOR DOOR, SEE COLOR TABLE FOR PAINT COLOR
  - 10.17 WATER JET CUT ALUMINUM ADDRESS SIGNAGE, ATTACHED ON 1/2" STANDOFF POSTS; 12" HIGH NUMBERS AT COMMUNITY BUILDING, 8" AT UNITS (HALO ILLUMINATED WHERE REQUIRED)
  - 23.9 EXHAUST VENT GRILL
  - 23.10 4" PVC PLUMBING VENT
  - 26.13 WALL SOUNGE, FULL CUT OFF/NOT VISIBLE FROM SIDES, USI ABSOLUTE LED STANDARD DOME WALL OR PENDANT MOUNTED
  - 26.18 SERVICE ENTRANCE SECTION
  - 32.23 AWNING AT ADJACENT UNIT IN FOREGROUND, SHOWN DIMED, OCCURS AT UNITS 1495, 1496, 1497, 1498, 1499, 1491, 1490
  - 32.24 CONCRETE FIBER PANEL (CFP), ACCENT COLOR, SEE COLOR TABLE FOR COLOR
  - 32.26 ADJACENT UNIT

- ### SHEET NOTES
- A. ELEVATIONS ARE PROVIDED RELATIVE TO FINISH FLOOR. DIMENSIONS FOR BUILDING HEIGHT ARE PROVIDED FROM LOWEST ADJACENT GRADE.
  - B. STANDARD UNITS HAVE IDENTICAL ELEVATIONS (TYPICAL OF 12). ORIENTATIONS DIFFER, PLAN IS HATCHED FOR UNITS 1475, 1480, 1490, 1491, 1493, 1495, 1499, 1497



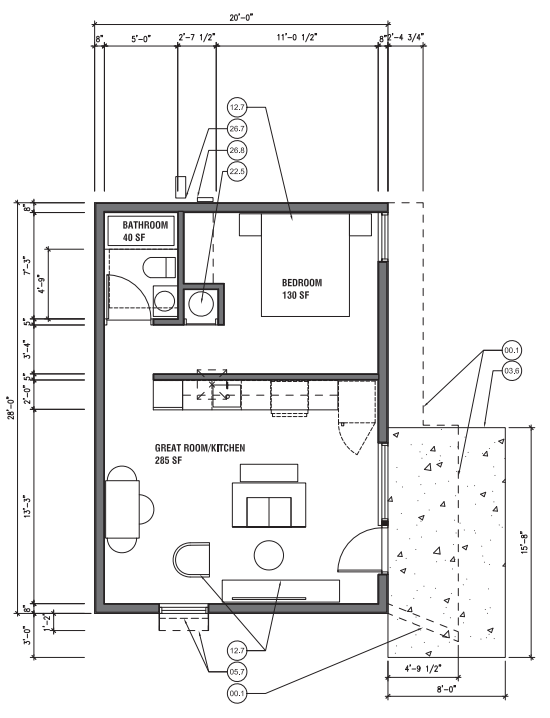
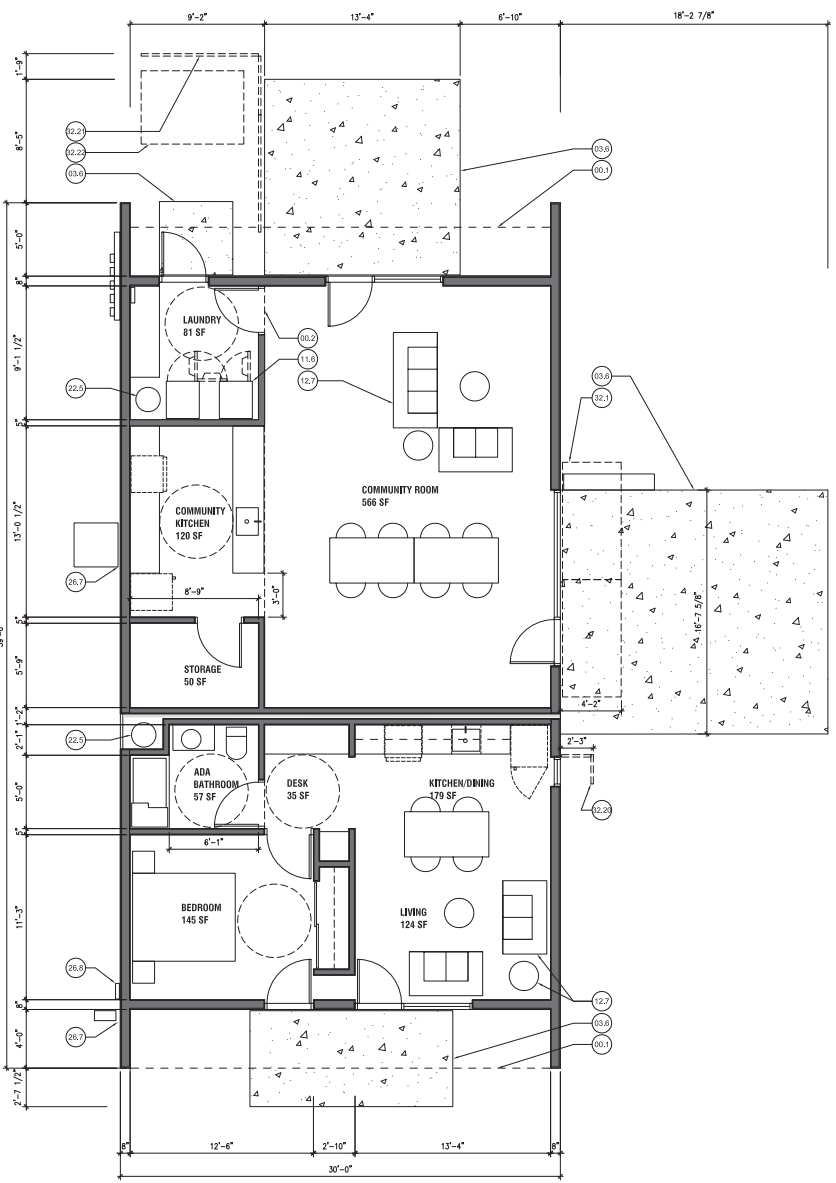
COLOR COMBO	CONCRETE FIBER PANELS (CFP)			ACCENT COLORS		ASSOCIATED PAINT	WHITE PAINT
	COLOR 1	COLOR 2	COLOR 3	CFP	PAINT		
A	IRON GRAY	WOODSTOCK BROWN	HEATHERED MOSS	SW FABRIC	MOUNTAIN SAGE	SW 2851 LRV 16	1460 1465 1491 1497
B	IRON GRAY	MONTEREY TALPE	BOOTHBY BLUE	HEATHERED MOSS	SW 2960 LRV 42	1455 1470 1490 1497	SW 7028 LRV 74
C	IRON GRAY	MONTEREY TALPE	MOUNTAIN SAGE	BOOTHBY BLUE	SW 7803 LRV 29	1445 1475 1480 1495	1440
D	IRON GRAY	MONTEREY TALPE	TRADITION RED	N/A	SW 0033 LRV 13	1440	1450

FOR NEWTOWN CDC - 602.695.2625  
**MICRO ESTATES ON RITA**  
 SITE ADDRESS: 1443 S. RITA LANE TEMPE AZ 85281

**colab** studio, llc  
 artists - architects  
 1614 e. cedar street  
 tempe - arizona  
 85281  
 (v) 480 326 0541  
 (f) 602 264 3440

DEVELOPMENT PLAN REVIEW  
 DATE 04 08 19  
 PROJECT # 18005  
 DRAWN BY MDS  
 CHECKED BY  
 REVISIONS  
 SHEET #

# STANDARD UNIT ELEVATIONS AND SECTIONS A3.1



### SHEET NOTES

- 00.1 BUILDING OVERHANG ABOVE
- 00.2 LINE OF CEILING ABOVE
- 00.3 LINE OF ROOF EXTEND
- 03.4 CONCRETE SLAB
- 03.5 EXTERIOR FINISH, CONCRETE w/ MEDIUM BRUSH FINISH
- 05.0 WINDOW SILL FIN AT TOP AND SIDES WITH BOTTOM OPEN (3/16" GALVANIZED ALUMINUM Ø ALUMINUM CLADDING)
- 10.27 WATER TIGHT ALUMINUM ADDRESS SIGNAGE, ATTACHED ON 1/2" STANDOFF POSTS, 12" HIGH NUMBERED AT COMBANTY BUILDING # AT UNITS (HALD ILLUMINATED WHERE REQUIRED)
- 11.8 EQUIPMENT BY OWNER, ALL C.
- 12.7 OWNER PROVIDED, OWNER INSTALLED FURNITURE
- 22.5 WATER HEATER, REF. PLUMBING
- 26.7 FONEY/DISCONNECT FOR MECHANICAL UNIT
- 28.8 SURFACE MOUNTED ELECTRICAL PANEL
- 32.1 STEEL FRAME (RUST FINISH) w/ CORRUGATED ALUM PANEL SHADE (MILL FINISH) & ALUM VINE-MESH (MILL FINISH); VINES WILL BE ENCOURAGED TO GROW UP FRAME AND INTO SHADE SYSTEM
- 32.20 VERTICAL SHADE (6' HIGH, STEEL FRAME (RUST FINISH) w/ ALUM VINE-MESH (MILL FINISH); VINES WILL BE ENCOURAGED TO GROW UP FRAME AND INTO SHADE SYSTEM
- 32.21 VERTICAL SHADE (6' HIGH, STEEL FRAME (RUST FINISH) w/ ALUM VINE-MESH (MILL FINISH) & CORRUGATED STEEL PANELS FROM 18" TO 6" ABOVE GRADE AS USUAL; SCREEN VINES WILL BE ENCOURAGED TO GROW UP FRAME AND INTO SHADE SYSTEM
- 32.22 LAUNDRY DRYING RACK


### SHEET NOTES

- A. FURNITURE SHOWN FOR REFERENCE, PER LIST OF REQUIREMENTS FOR FLOOR PLAN AS PART OF DPR SUBMITTAL.
- B. STANDARD UNITS CONTAIN RESTROOMS THAT ADHERE TO VISIBILITY REQUIREMENTS.

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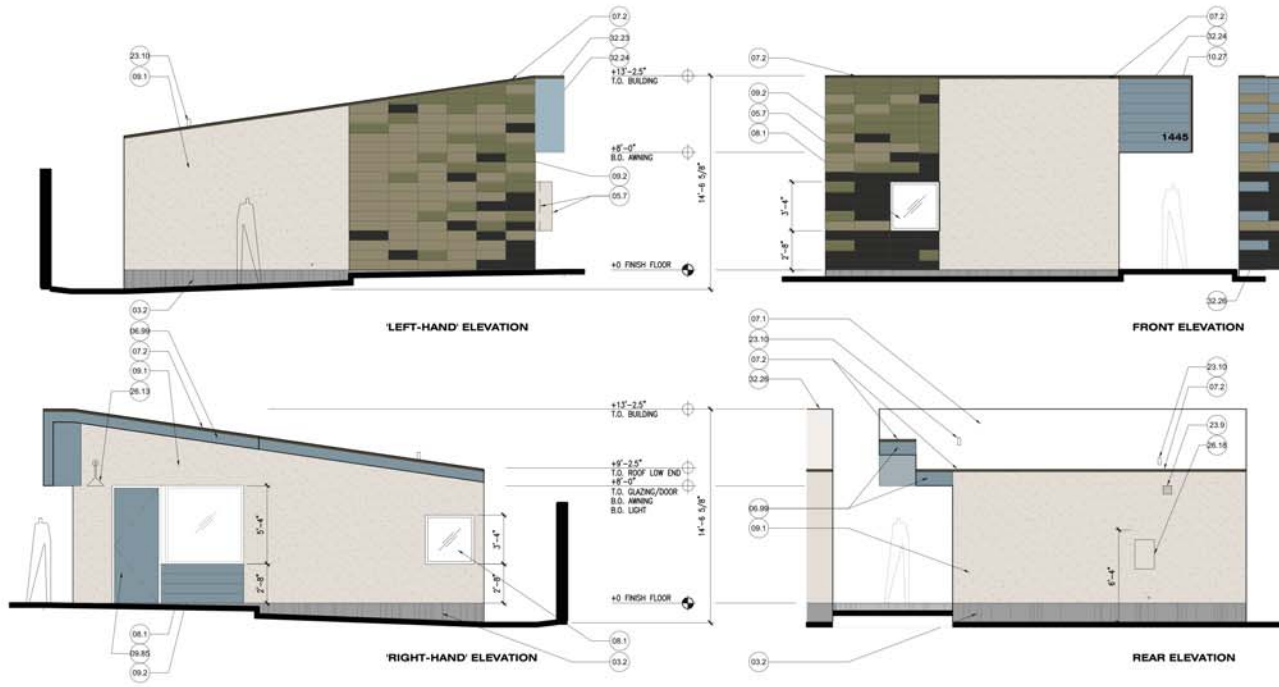
FOR NEWTOWN CDC - 602.695.2625  
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 REVISIONS \_\_\_\_\_  
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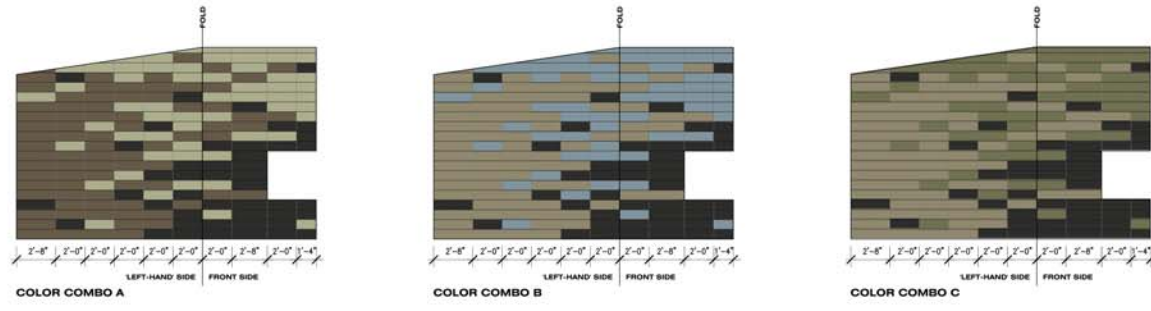
**FLOOR PLANS** 1/4"=1'-0" **A2.0**





- ### KEY NOTES
- 01.2 REINFORCED CONCRETE FOUNDATION WALL
  - 02.7 TYPICAL WINDOW BOX, FIN AT TOP AND SIDES WITH BOTTOM OPEN (3/16" GALVANIZED ALUMINUM W/ ALUMINUM GLAZINGS, 4" DEEP WHEN WINDOW FACES NORTH, 1-1/2" DEEP WHEN FACING OTHER DIRECTIONS)
  - 06.89 2x8 FASCIA, PAINTED ACCENT COLOR, SEE COLOR TABLE
  - 07.1 SPRAY FOAM ROOF OVER 1/2" PLYWOOD SHEATHING
  - 07.2 ALUMINUM FACIA/TIM, KINAR COLOR
  - WANGARD BROWN 07.20 CORRUGATED STEEL SHEET GLAZING, RUST FINISH
  - 08.1 DOOR/ GLAZING SYSTEM, WHITE FINISH
  - 08.13 STUCCO WITH SAND FINISH, PAINT WHITE, SEE COLOR TABLE FOR PAINT COLOR
  - 09.2 CONCRETE FIBER PANEL (CFP) SIDING, "HARBOR BOARD" LAP SIDING, SMOOTH, SEE COLOR TABLE
  - 09.85 PAINT GRADE EXTERIOR DOOR, SEE COLOR TABLE FOR PAINT COLOR
  - 10.27 WATER JET CUT ALUMINUM ADDRESS SIGNAGE, ATTACHED ON 1/2" STANDOFF POSTS, 12" HIGH HANDERS AT CORNER/UNIT BUILDING, 8" AT UNITS (W/ALD ELIMINATED WHERE REQUIRED)
  - 23.9 EXPOSED VENT GRILL
  - 23.10 4" PVC PLUMBING VENT
  - 26.13 WALL SOURCE, FULL CUT OFF/NOT VISIBLE FROM STREET, US ABULITE LED STANDARD SOME WALL OR PENDANT MOUNTED
  - 26.18 SERVICE ENTRANCE SECTION
  - 32.33 ANNING AT ADJACENT UNIT IN FOREGROUND, SHOWN SHARDED, OCCURS AT UNITS 1440, 1445, 1497, 1495, 1493, 1491, 1490
  - 32.24 CONCRETE FIBER PANEL (CFP), ACCENT COLOR, SEE COLOR TABLE FOR COLOR
  - 32.26 ADJACENT UNIT

- ### SHEET NOTES
- A. ELEVATIONS ARE PROVIDED RELATIVE TO FINISH FLOOR. DIMENSIONS FOR BUILDING HEIGHT ARE PROVIDED FROM LOWEST ADJACENT GRADE.
  - B. STANDARD UNITS HAVE IDENTICAL ELEVATIONS (TYPICAL OF 12). DIMENSIONS DIFFER, PLAN & APPROVED FOR UNITS 1470, 1480, 1490, 1491, 1493, 1495, 1497



COLOR COMBO	CONCRETE FIBER PANELS (CFP)			ACCENT COLORS		PAINT		ASSOCIATED WHITE		
	COLOR 1	% COLOR 2	% COLOR 3	CFP	ANNING	DOORS	SW	TRICH	TRICH	
A	IRON GRAY	30	WOODSTOCK BROWN	40	MOSS	30	ANNING LRV 18	1460	1465	1491
B	IRON GRAY	30	MONTEREY TAUPE	40	BOOTHBAY BLUE	30	HEATHERED MOSS SW 2860 LRV 42	1470	1480	1497
C	IRON GRAY	30	MONTEREY TAUPE	40	MOUNTAIN SAGE	30	HEATHERED MOSS SW 7803 LRV 29	1475	1480	1495
D	IRON GRAY	50	MONTEREY TAUPE	25	TRADITION RED	25	N/A SW 3033 LRV 13	1440	1450	1490



# STANDARD UNIT ELEVATIONS AND SECTIONS A3.1

FOR NEWTOWN CDC - 602.695.2625  
**MICRO ESTATES ON RITA**  
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# MICRO ESTATES ON RITA

DPR SUBMITTAL - SPR 180283

MATERIAL PALETTE

04.08.19

colLAB studio, llc



STUCCO, PAINT COLOR SW7028 "INCREDIBLE WHITE"  
WHITE VINYL (DOOR & WINDOW FRAMES)  
"GREENSCREEN" LANDSCAPE PANELS, DARK BROWN FRAME, DARK MESH  
CMU WALL, NATURAL GRAY CONCRETE w/ STANDARD AGREGATE, MEDIUM SANDBLAST FINISH  
CLADDING, RUST

## JAMES HARDIE CONCRETE FIBER PANEL COLORS (PLANK, SMOOTH)

IRON GRAY

BOOTHBAY BLUE

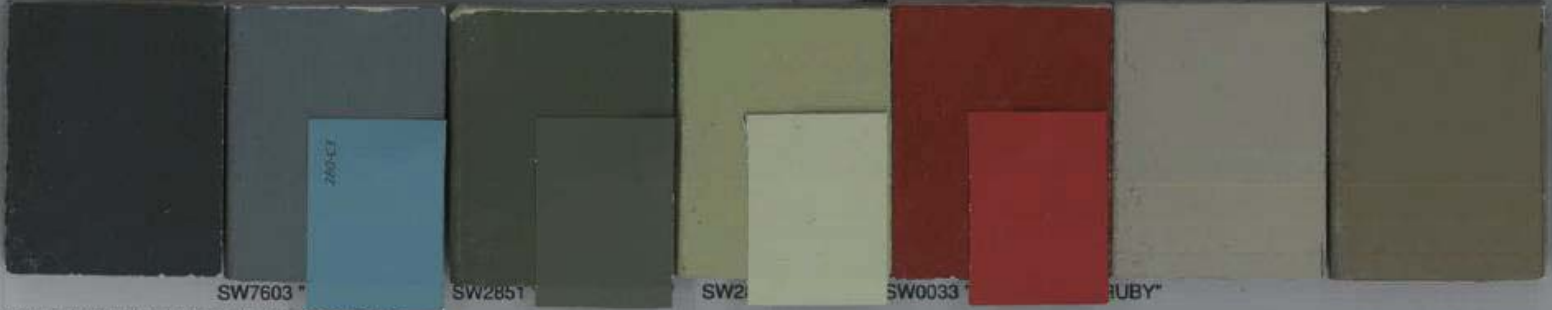
MOUNTAIN SAGE

HEATHERED MOSS

TRADITIONAL RED

MONTEREY TAUPE

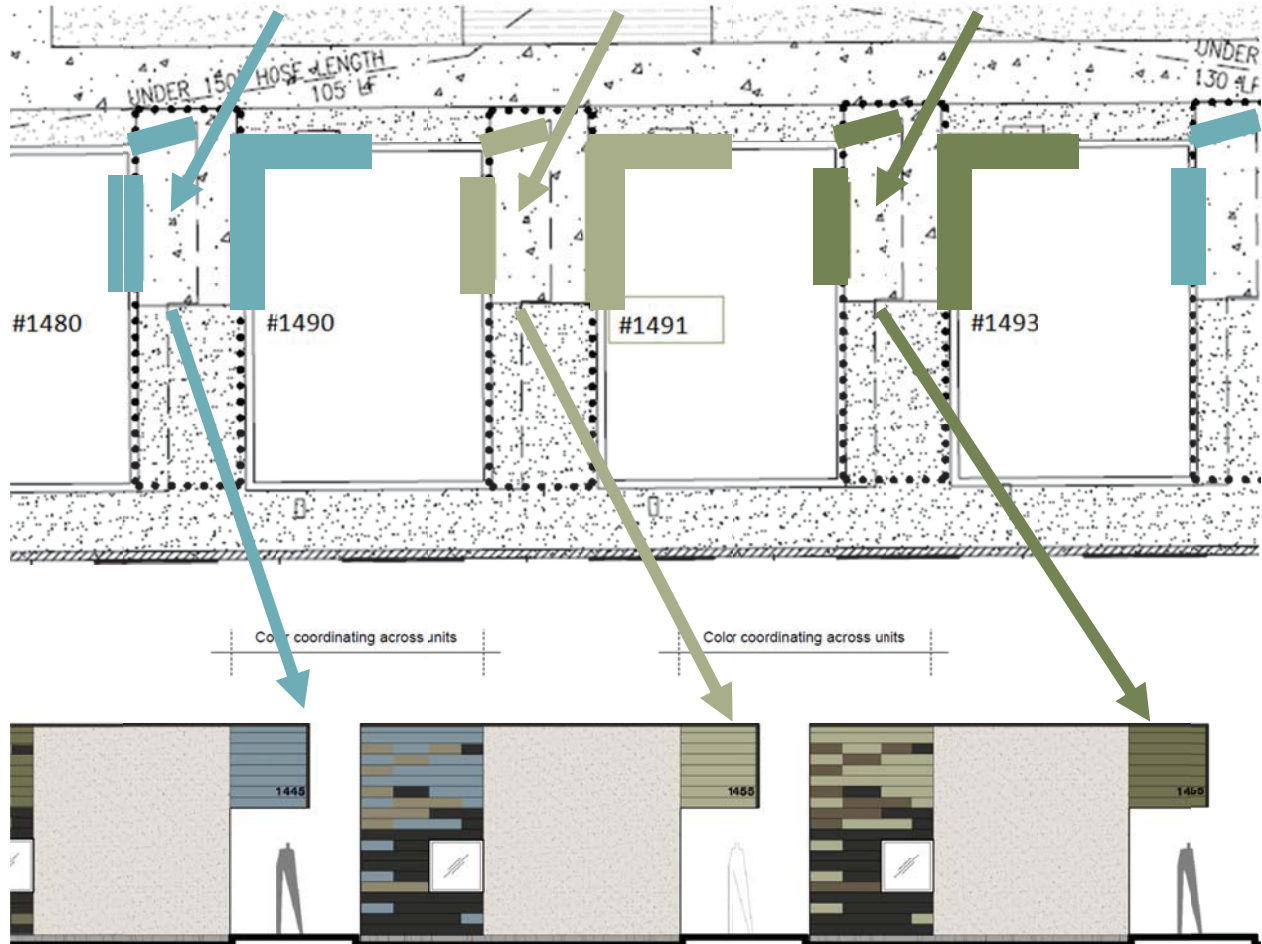
WOODSTOCK BROWN



SHERWIN-WILLIAM PAINT COLORS

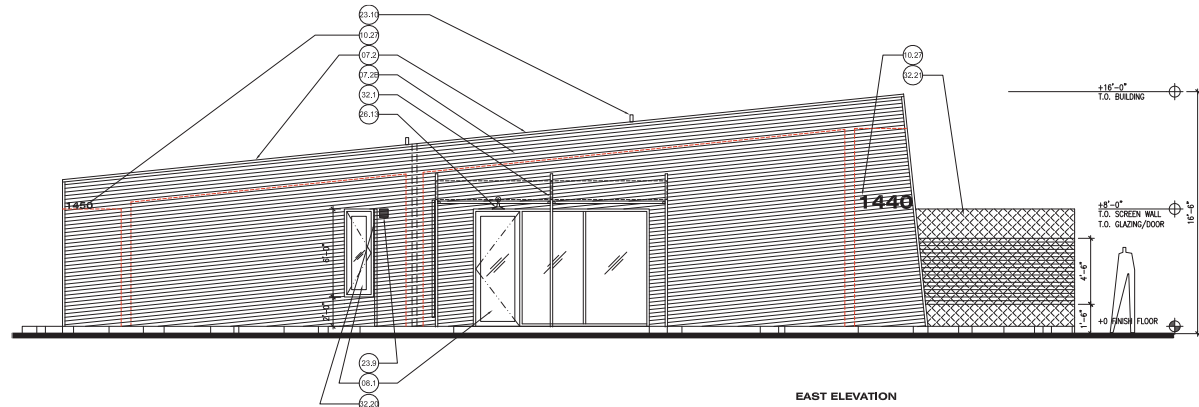
## Explanation of Home Colors

The entry courtyard of each home is color coordinated with the adjacent home's facing wall and matching entry overhang with address number. This coordination identifies the courtyard space between homes, where the front door is located. The colors coordinate across the courtyard and create a sense of a correlated yet delineated space.

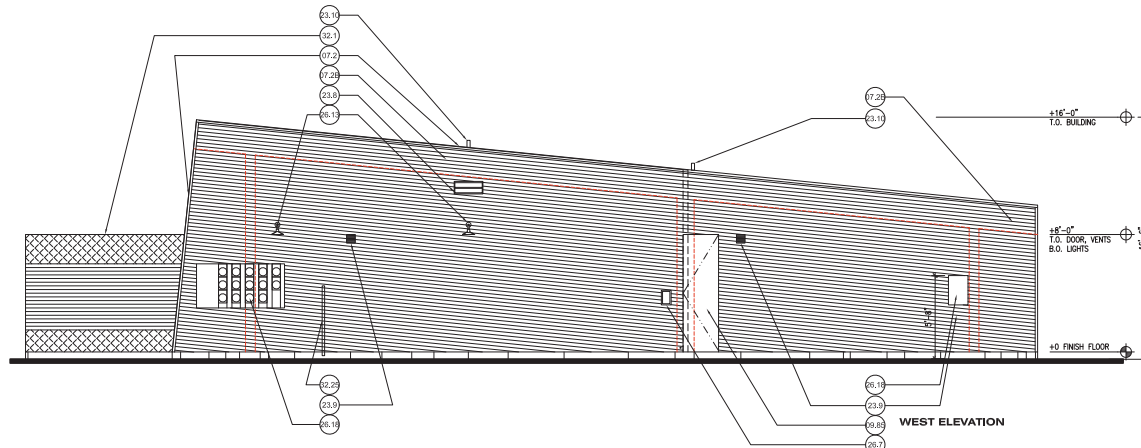


Using the accent color of the adjacent home around the entry / courtyard / front door of one's home creates a sense of unity for each individual entry court. Having the colors coordinate across homes creates a stronger visual bond across all homes and a blended identity for the community courtyard onto which all homes face.

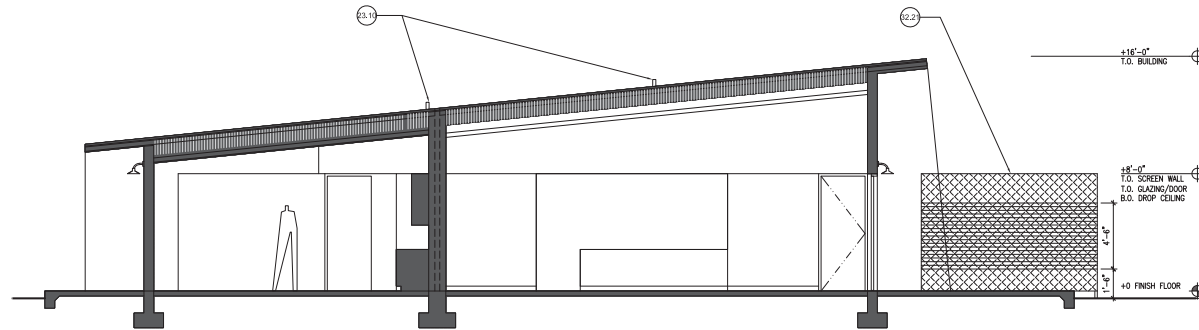




EAST ELEVATION



WEST ELEVATION



LONGITUDINAL SECTION

# COMMUNITY/ADA BUILDING ELEVATIONS AND SECTIONS

## KEY NOTES

- 07.2 ALUMINUM FRAMA/FRAM, W/PAIN COLOR
- WASHING BROWN 07.26 CORRUGATED STEEL SHEET CLADDING, RUST FINISH
- 08.1 DOOR/ GLAZING SYSTEM, WHITE VINYL FINISH
- 09.85 PAINT GRADE EXTERIOR DOOR, SEE COLOR TABLE FOR PAINT COLOR
- 10.27 METAL JET CUT ALUMINUM ADDRESS SIGNAGE, ATTACHED ON 1/2" STANDOFF POSTS, 1/2" HIGH NUMBERS AT COMMUNITY BUILDING, 8" AT UNITS (HALO ILLUMINATED WHERE REQUIRED)
- 23.9 HINGE AIR INTAKE GRILL
- 23.10 4" PVC PLUMBING VENT
- 26.7 POWER/ DISCONNECT FOR MECHANICAL UNIT
- 26.13 WALL SOUNDC, FULL CUT OFF/NOT VISIBLE FROM SIDES, LED ABSOLUTE LED STANDARD DOME WALL OR PENDANT MOUNTED
- 26.18 SERVICE ENTRANCE SECTION, RECESSED INTO WALL
- 32.1 STEEL FRAME (RUST FINISH) w/ CORRUGATED ALUM. PANELS SHADE (MILL FINISH) & ALUM VINE-MESH (MILL FINISH), VINES WILL BE ENCOURAGED TO GROW UP FRAME AND INTO SHADE SYSTEM
- 32.20 VERTICAL SHADE (8' HIGH), STEEL FRAME (RUST FINISH) w/ ALUM VINE-MESH (MILL FINISH), VINES WILL BE ENCOURAGED TO GROW UP FRAME AND INTO SHADE SYSTEM
- 32.21 VERTICAL SHADE (8' HIGH), STEEL FRAME (RUST FINISH) w/ ALUM VINE-MESH (MILL FINISH) & CORRUGATED STEEL PANELS FROM 16" TO 4" ABOVE GRASS AS VISUAL SCREEN, VINES WILL BE ENCOURAGED TO GROW UP FRAME AND INTO SHADE SYSTEM
- 32.25 GATE, REFERENCE SITE PLAN

## SHEET NOTES

A. ELEVATIONS ARE PROVIDED RELATIVE TO FINISH FLOOR. DIMENSIONS FOR BUILDING HEIGHT ARE PROVIDED FROM LOWEST ADJACENT GRADE.

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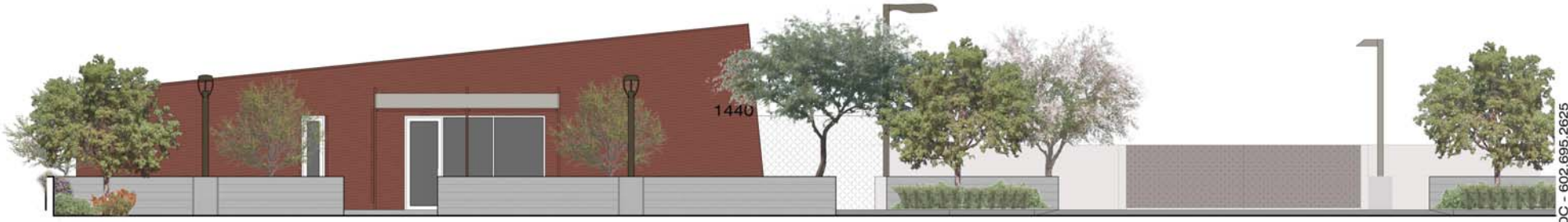
DEVELOPMENT PLAN REVIEW

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PROJECT #	18005
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REVISIONS	
SHEET #	

A3.2

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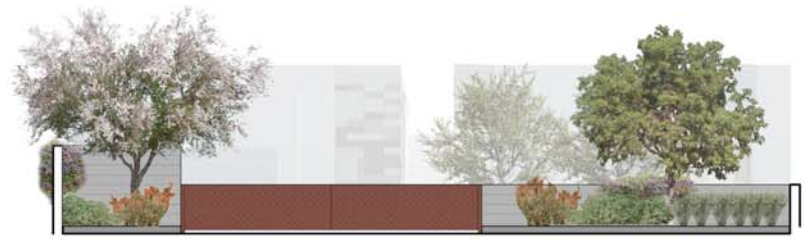
FOR NEWTOWN CDC - 602.695.2625  
**MICRO ESTATES ON RITA**  
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WEST STREET ELEVATION



EAST STREET ELEVATION



SOUTH STREET ELEVATION

**COLOR STREET ELEVATIONS**  
1/4"=1'-0"

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DATE 04.27.19  
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MICRO ESTATES ON RITA  
STREET RENDERING 2  
04.08.19





MICRO ESTATES ON RITA  
STREET RENDERING 1  
04.08.19

### III. LIST OF REGISTERED NEIGHBORHOOD AND HOMEOWNERS' ASSOCIATIONS NOTIFIED

- Jen Tilly Terrace Neighborhood Association
- Newberry Terrace Homeowners Association
- Hudson Manor
- Arizona State University

### IV. DATE AND LOCATION OF NEIGHBORHOOD MEETING

The meeting was a group presentation with citizen question & response following. The presentation provided an overview of the project (including visuals), the objectives, and the specific entitlement requests.

The meeting was held on Tuesday, December 4, 2018 at 6pm at coLAB Studio located at 1614 E. Cedar St.

### V. NUMBER OF INDIVIDUALS NOTICED AND NUMBER OF PEOPLE WHO PARTICIPATED

Total Number of Neighbors Noticed: 90

Total Number of Neighbors Participating: 26

- 46 individuals (property owners) mailed invitations
- 44 individual homes/apartments hand delivered flyers
- 19 individuals present at the public meeting on 12/4/2018
- In-person conversation with Holly Bowers (Jen Tilly Terrace) 11/2/2018
- In-person conversation with Rita resident 10/24/2018
- Email conversation with Angela Creedon & Robert Cox (ASU) 10/19/2018
- Telephone conversation with Phil Amorosi (Hudson Manor) 10/19/2018
- In-person conversation with Adjacent property owners (Ulmus) 9/24/18
- Received email with neighborhood concerns 6/14/18
- Attended Jen Tilly Terrace Neighborhood Association Meeting (Moxy Hotel) 2/11/18
- In-person conversation with Holly Bowers and Mary Abeyta (Jen Tilly Terrace) 1/24/2018
- Phone conversation with Holly Bowers (Jen Tilly Terrace) 1/19/2018

### VI. LIST OF CONCERNS AND ISSUES EXPRESSED

**Concern:** Too little parking

**Response:** In response to this concern, we increased parking from 13 spaces to 16 spaces, higher than minimum required in TOD area. Additionally, we are concerned that more parking may increase the number of cars parked – and thus traffic – at the end of Rita. We believe 16 spaces is a good compromise to encourage sustainable living and reduce traffic, while accommodating our residents. There will be ample bicycle parking, and the site is well connected, being located near light rail, the under-construction street car, near services, and bicycle paths, and a proposed major east-west shared-use path.

**Concern:** Stairs/two-story design / concern for access for elderly/disabled

**Response:** One unit is fully ADA accessible. The common room will have a full kitchen and restroom. We did analyze the impact of moving the restroom to the ground floor in the other homes, but it would lead to a sub-par design. The homes, however, will have a zero (or near zero)-step entry, and the kitchen area of every home will be fully compliant with the “type C” unit design of the ICC. The community room will be ADA accessible.

**Concern:** Needs Solar

**Response:** We continue to explore options to include solar for the individual homes or for the property. Currently, it does not look like solar would be financially viable at this time, though we continue to explore options with our project partners, including the possibility of making the homes “solar ready.”

**Concern:** Too much light on the street / neighborhood

**Response:** We intend to make the property as “dark sky” friendly as possible, while still meeting the requirements of the City of Tempe codes and CPTED guidelines.

**Concern:** Density is too high

**Response:** The property will only have 13 units, under the allowable 16 units of the property. These one-bedroom homes will have fewer residents than a similar number of housing units with more bedrooms.

**Concern:** Units too small / only one-bedroom

**Response:** This development will increase the number of one-bedroom, single-family homes in Tempe, a vastly under-served market segment. However, Newtown’s inventory will still be 91% two-, three-, four-, or more bedroom homes. One-bedroom homes are a minority of the housing stock across the valley.

**Concern:** Too affordable

**Response:** Our mission is to increase the supply of affordable homeownership opportunities.

**Concern:** Too expensive

**Response:** We are striving to develop the highest-quality, most energy-efficient product at the lowest possible cost. We are constantly looking at ways to bring the project price down, find



grants or other additional funding sources. We strive to bring the price of the homes to the lowest possible price while still delivering a quality product that will be affordable to live in and maintain by the homeowner.

**Concern:** Increased Traffic

**Response:** We believe that 13 one-bedroom homes will have a minimal impact on traffic on the street. Homes are being marketed to individuals who wish to reduce their impact on the environment. The property is nearby Light Rail, the under-construction Street Car, a number of high-frequency bus routes, and Tempe's Orbit bus route. The property is also near Tempe's bike routes, and directly adjacent to a proposed future major multi-use path. For these reasons, as well as the minimal parking at the site and in the neighborhood, will greatly reduce the number of car trips on Rita.

VII. Copies of letters, photos of signs posted, affidavits, meeting invitations, newsletters, publications, meeting sign-in sheets, petitions received in support or against the proposed project, and any other materials pertaining to the public involvement process.

See Below and Attached



**WHEN RECORDED RETURN TO:**  
City of Tempe  
Community Development Department  
31 E. 5<sup>th</sup> Street  
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES  
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by Newtown CDC (Owner).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. PL190007 – **TEMPE MICRO-ESTATES**, to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT STANDARD
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER \_\_\_\_\_

*(Identify Action Requested))*

for development of the following real property (Property):

1443 SOUTH RITA LANE, TEMPE AZ

Parcel Numbers: 133-09-015, 133-09-16A, 133-09-16B

