

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 08/26/2019
Agenda Item: 5**

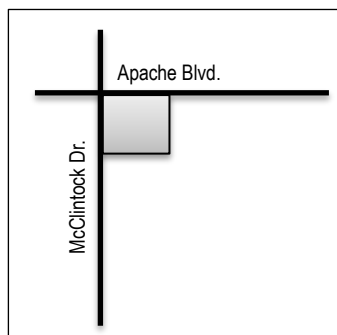
ACTION: Request a Use Permit to reduce the required 60 percent ground floor use requirement of Section 5-606(C) Ground Floor Uses in Station Areas for TEMPE METRO, located at 1811 East Apache Boulevard. The applicant is Berry Riddell, LLC.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: TEMPE METRO (PL190139) is an existing mixed-use development originally approved by City Council on June 28, 2007. The project was approved with 408 dwelling units, 13,008 square feet of commercial area, and 308 Park and Ride spaces to serve the McClintock / Apache light rail station. The commercial areas are entirely on the ground floor of the building and have remained vacant since construction. The Zoning and Development Code requires that land zoned mixed-use within the Transportation Overlay District station areas shall be designed and built for occupancy of at least sixty percent (60%) of the ground floor street frontage with ground floor uses. The applicant is requesting to reduce the percentage along McClintock Drive to 56 percent and along Apache Boulevard to six (6) percent. The request includes the following:

ZUP190048 Use Permit to reduce the required 60 percent ground floor use requirement of Section 5-606(C) Ground Floor Uses in Station Areas.



Property Owner	City of Tempe
Applicant	Wendy Riddell, Berry Riddell, LLC
Zoning District	MU-4 PAD TOD (Mixed-Use High Density, Planned Area Development, Transportation District Overlay station area)
Site Area	4.65 acres
Building Area	+/- 759,387 s.f.
Number of Units	408
Vehicle Parking	606 spaces + 308 park and ride spaces (462 min. required by TOD)
Bicycle Parking	98 spaces (98 min. required by PAD)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Karen Stovall, Senior Planner
 Reviewed by: Steve Abrahamson, Principal Planner

COMMENTS

Tempe Metro is an existing mixed-use development at the southeast corner of McClintock Drive and Apache Boulevard. The McClintock / Apache light rail station is directly north of the site.

The project was approved in 2007 with 13,008 square feet of commercial area on the ground floor. The commercial space has remained vacant since its construction. The applicant's letter of explanation states that the original operator of the multi-family development "diligently sought tenants" for the commercial space but has been unable to secure any. It should be noted that the commercial areas have remained unfinished since construction, with dirt floors, no walls/ceilings, and no utilities. The applicant now wishes to modify the uses within the ground floor building frontages to accommodate a larger fitness center, clubhouse, a study/lounge area, and mailroom. The proposed uses that would meet the ground floor use requirement of the Code include the leasing office, a commercial area fronting McClintock, and two units available for live/work use that are currently occupied as residences. All other ground floor uses facing the public streets would function as resident amenities, not open to the public.

The applicant has also submitted a Minor Development Plan Review application for a building repaint and landscape modification that will be reviewed at a staff-level.

PUBLIC INPUT

- Neighborhood meeting not required.
- One e-mail was received in opposition to the request. The author stated that the developer has not actively pursued tenants and retail space is needed along the light rail line.

USE PERMIT

The proposed use requires a Use Permit to reduce the required 60 percent ground floor use requirement of Section 5-606(C) Ground Floor Uses in Station Areas within the MU-4 PAD TOD zoning district. The applicant wishes to modify the ground floor plan to accommodate less than the required 60 percent ground floor uses requirement along both street frontages. Along McClintock, the two live/work units, 2,000 square feet of commercial space, and the leasing office would provide 56 percent of the required 60 percent ground floor uses. On Apache, the leasing office is the only use considered to be a ground floor use and would provide six (6) percent of the required 60 percent.

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

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed reduction of ground floor uses along the street frontages is not expected to cause an increase in vehicular or pedestrian traffic. Because most of the ground floor area is proposed for residential amenities, traffic would be less than that generated by the ground floor uses required by the code.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; the proposed uses, including a study/lounge, resident fitness center, leasing office, and clubhouse, are not expected to create a nuisance.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan*; while the proposed uses should not contribute to the deterioration of the neighborhood or downgrading of property values, they are not consistent with the Apache Character Area Plan. The plan encourages walkable commercial that lessens the necessity for driving. The proposed uses will benefit the residents of the apartment community but will not provide neighborhood goods/services. The applicant plans to retain 2,000 square-foot of commercial space on the west side of the building, facing McClintock. A condition is included to relocate this commercial space to either the northwest corner of the building (identified on the floor plan as a 2,300 square-foot space) or to front Apache Boulevard. Doing so would place the future business adjacent to the light rail line, increasing visibility for the tenant and activating the street frontage. Other conditions are intended to require improvements to the commercial suite to make it more desirable to tenants and ensure the owner actively markets the space, requiring that they return to the Commission if it is not leased within two years.

4. *Compatibility with existing surrounding structures and uses*; only a building repaint is proposed as part of this use permit request. The proposed uses are intended as resident amenities and would be compatible with the existing residential uses elsewhere in the building.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; the proposed modifications to the ground floor uses are not expected to lead to disruptive behavior. Management of the amenity spaces would be under the purview of the apartment management company, and nuisances would be handled in the same fashion as those that may occur elsewhere in the apartment complex.

REASONS FOR APPROVAL:

Based on the information provided by the applicant and the above analysis staff recommends approval of the requested Use Permit, subject to conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITIONS OF APPROVAL:

1. Except as modified by conditions, the Use Permit is valid for the site plan and floor plan submitted within this application, dated July 18, 2019.
2. The floor plan shall be modified to provide a minimum 2,000 square-foot commercial space at either the northwest corner of the building or fronting Apache Boulevard. This space may be in lieu of or in addition to the commercial space fronting McClintock Drive, as shown on the floor plan.
3. The property owner shall make improvements to this minimum 2,000 square-foot space, including: sealed concrete floor, sheet-rocked walls, finished ceiling, lighting, electrical panel and outlets, HVAC with duct work, finished restroom, and fire sprinklers dropped to ceiling height.
4. The property owner shall actively market the 2,000 square-foot commercial area for lease. If this area is not leased within two (2) calendar years from the date of Use Permit approval, the applicant shall return to the Development Review Commission for review of the owner's efforts to market and lease the space. The owner shall advise the Community Development Department, Planning Division staff if a business is opened before the two-year deadline.
5. A Minor Amended Planned Area Development Overlay for GRIGIO METRO is required and shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of permits.
6. Any modification to the ground floor street frontage that would further reduce the percentage of ground floor uses shall require a new Use Permit.

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.

- 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 <http://www.tempe.gov/zoning> or purchase from Development Services.
- Any intensification or expansion of use shall require a new Use Permit.

HISTORY & FACTS:

- February 22, 2005 Development Services Department Design Review Board staff approved a request for a new surface-lot Park and Ride facility, located at 1365 South McClintock Drive in the GID, General Industrial Zoning District.
- February 12, 2007 Apache Boulevard Project Area Committee recommended acceptance of the site plan for 1811 East Apache Boulevard, as proposed.
- February 28, 2007 Applicant holds a neighborhood meeting, as required by the Code.
- March 1, 2007 City Council authorizes a Joint Development Agreement with the City, G.D.G. Partners LLC and Valley Metro Regional Public Transportation Authority, to redevelop the McClintock Park & Ride Site as a transit joint development project.
- March 1, 2007 City Council authorizes a Development and Disposition Agreement with the City and G.D.G. Partners, LLC.
- March 2, 2007 Formal application submitted by Gray Development for a Zoning Map Amendment, Planned Area Development Overlay, Subdivision Plat, Use Permit and Development Plan Review for the Tempe Transit Site at 1811 East Apache Boulevard.
- March 14, 2007 Development Services provides Gray Development with Site Plan Review comments from a complete formal submittal.
- April 24, 2007 Development Review Commission formally continued the request for Tempe Transit Site (PL070099) to the May 8, 2007 public hearing. Hearing was postponed due to error by the East Valley Tribune's legal advertising, which was not legally advertised fifteen (15) days prior to the hearing date. All advertising was redelivered and posted.
- May 1, 2007 Submittal received for building permits of parking structure component. (per DDA)
- May 8, 2007 Development Review Commission continued the request for Tempe Transit Site (PL070099) for a Development Plan Review and Use Permit to reduce the required ground floor uses requirement to May 22, 2007, approved the request for a Preliminary Subdivision Plat, and recommended approval of the Zoning Map Amendment and Planned Area Development Overlay, located at 1811 East Apache Boulevard.
- May 17, 2007 City Council introduced and held the first public hearing for a Zoning Map Amendment and Planned Area Development Overlay for Tempe Transit Site (PL070099), located at 1811 East Apache Boulevard.
- May 22, 2007 Development Review Commission approved the request for Tempe Transit Site (PL070099) for a Development Plan Review and accepted the withdrawal of the Use Permit to reduce the required ground floor uses. (7-0 vote)
- May 31, 2007 City Council held the second public hearing and for a Zoning Map Amendment and Planned Area Development Overlay for Tempe Transit Site (PL070099), located at 1811 East Apache Boulevard. Second hearing rescheduled due to advertising error.
- City Council approved a Final Subdivision Plat consisting of two (2) lots on +/- 4.81 net acres for McClintock and Apache Park and Ride (Tempe Transit Site) (PL070099), located at 1811 East Apache Boulevard.

June 28, 2017

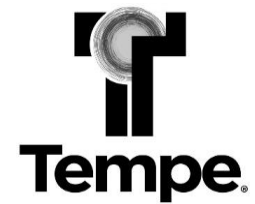
City Council approved the request for a Zoning Map Amendment from GID and CSS to MU-4 and a Planned Area Development Overlay for Tempe Transit Site (PL070099) for a mixed-use development including a 300-space Light Rail park and ride, 407 dwelling units, and retail, located at 1811 East Apache Boulevard.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 5-606 Ground Floor Uses Required

Section 5-607 Permitted Uses Subject to a Use Permit

Section 6-308 Use Permit



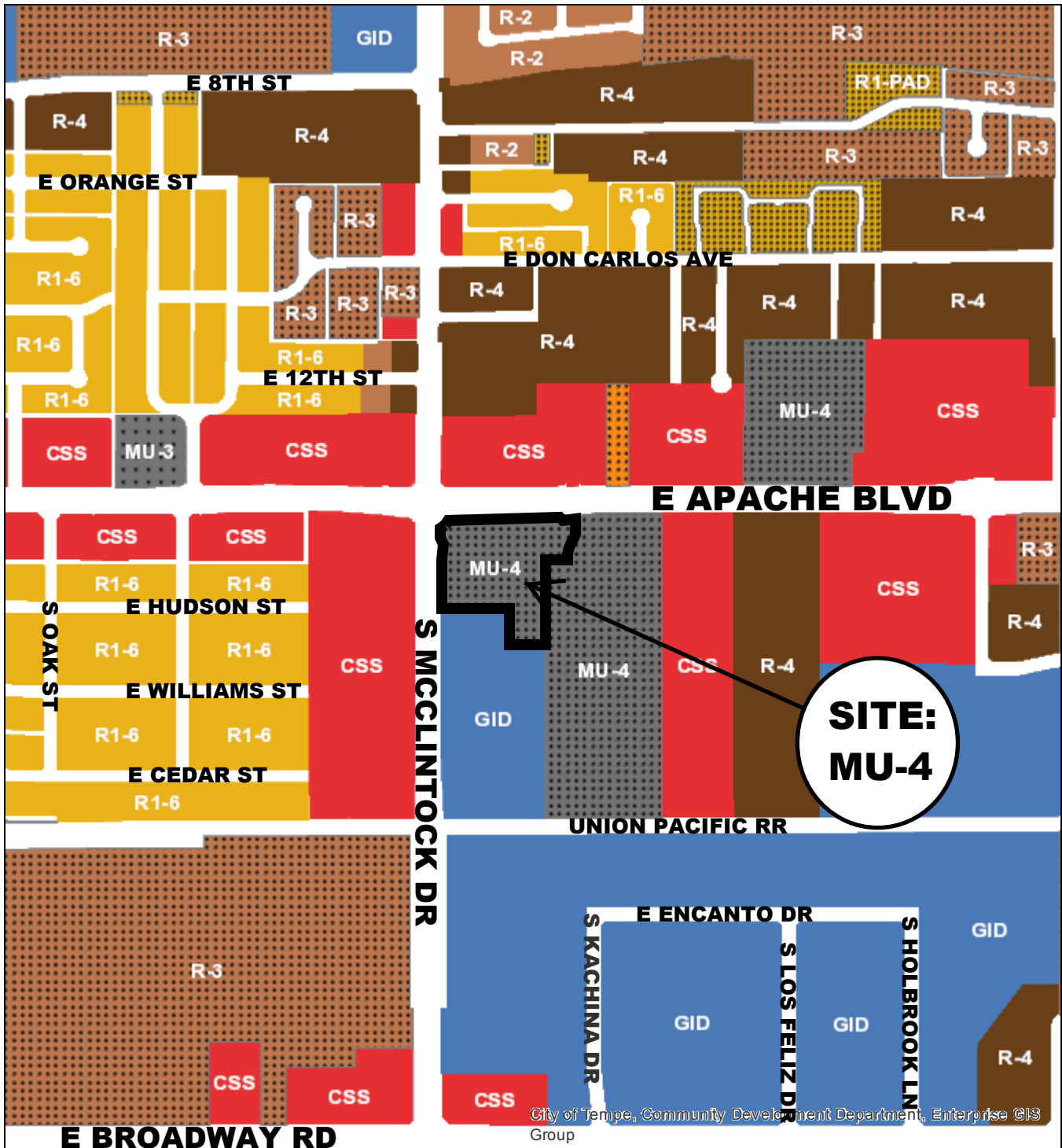
DEVELOPMENT PROJECT FILE
for
TEMPE METRO
(PL190139)

ATTACHMENTS:











1. Location Map
2. Aerial
- 3-8. Letter of Explanation
- 9-10. Existing PAD for Grigio Metro (now Tempe Metro)
11. Site Plan
12. First Floor Plan
13. Enlarged First Floor Plan
14. Public Input

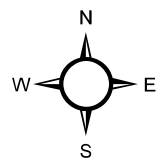
TEMPE METRO

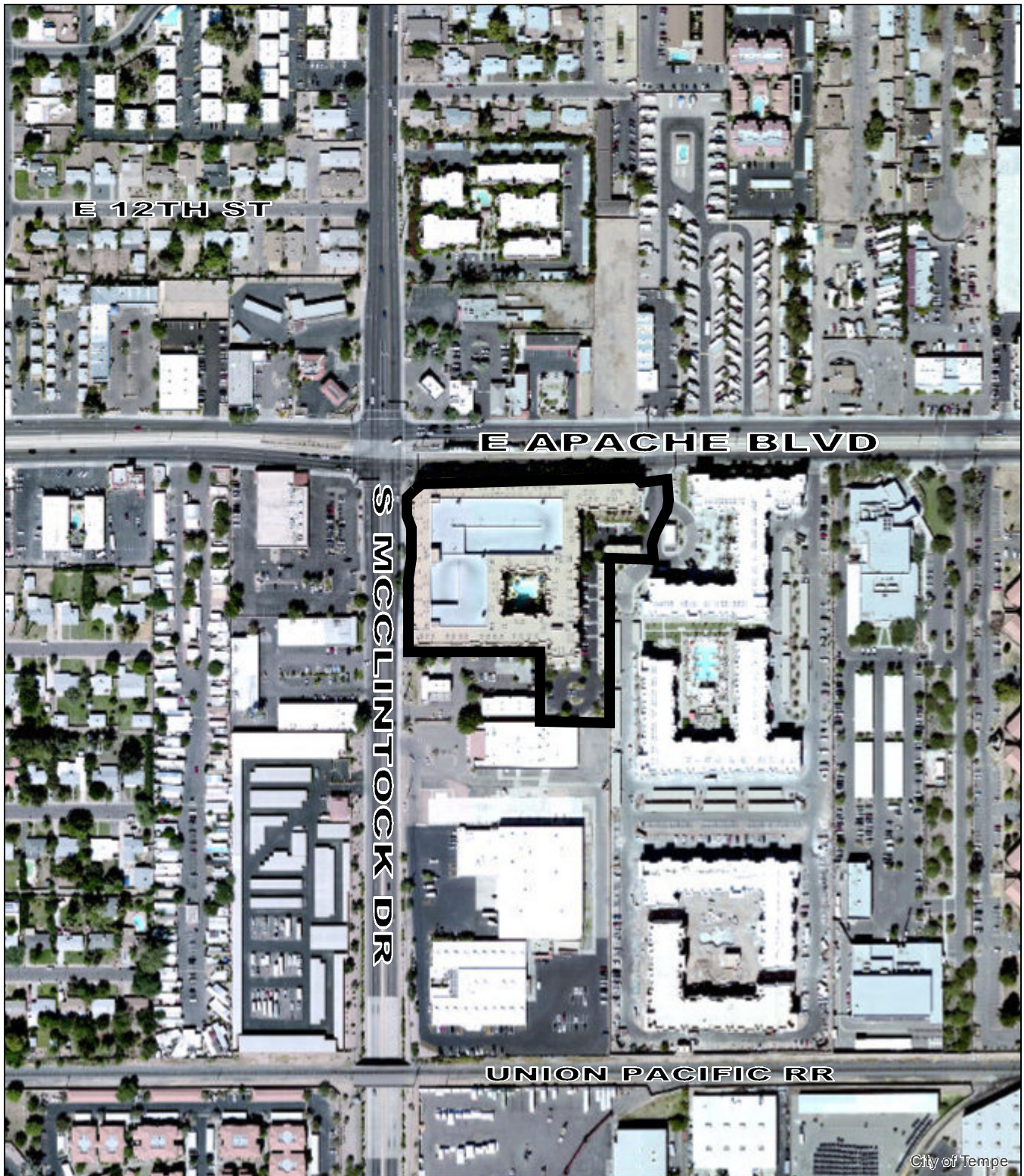
PL 190139



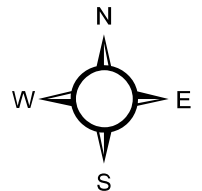
City of Tempe, Community Development Department, Enterprise GIS Group

- | | |
|--|---|
|  General Industrial District (GID) |  Single-Family Residential Planned Area Dev (R1-PAD) |
|  Mixed Use Med-High (MU-3) |  Multi-Family Residential (R-2) |
|  Mixed Use High (MU-4) |  Multi-Family Residential Limited (R-3) |
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential General (R-4) |
|  Single-Family Residential (R1-6) |  Trailer Park (TP) |





Aerial Map





Letter of Explanation

1811 E Apache Boulevard

July 29, 2019

Prepared for:

Continental Realty Advisors, Ltd.
Todd Jobe, Director of Asset/Fund Management
10579 W Bradford Rd., Suite 100
Littleton, Colorado 80127

Prepared by:

Berry Riddell LLC
Wendy Riddell, Esq.
Ashley Porter, Planning Assistant
6750 E Camelback Rd., Suite 100
Scottsdale, Arizona 85251

REQUEST

The purpose of this request is to seek a minor DPR amendment for revised exterior paint colors, a minor PAD amendment and a use permit for a reduction in required ground floor retail for the existing Tempe Metro Apartments located at the southeast corner of Apache Boulevard and McClintock Drive (the “Site”) and within the Apache Character Planning Area. The recent \$53.5 Million acquisition of Tempe Metro by Continental Realty Advisors provides the opportunity for further investment in the multi-family development including improvements to the long-underutilized ground level and updated exterior paint.

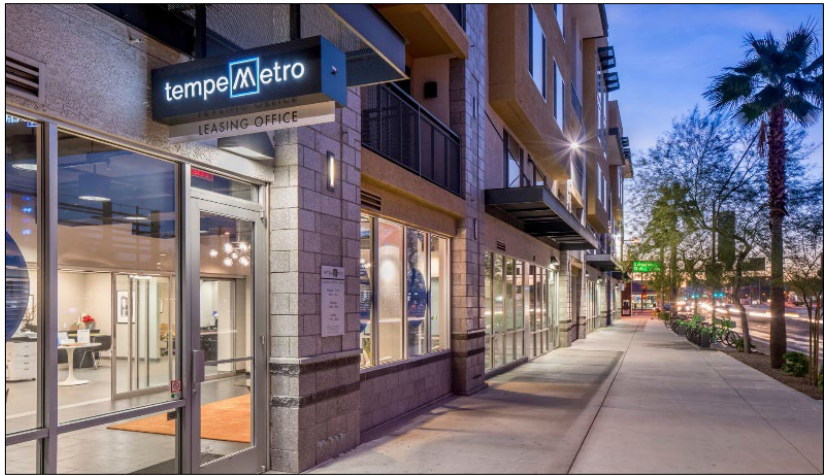
Completed in 2010, Tempe Metro is a 408-unit multi-family development consisting of studios through three-bedroom units with state-of-the-art amenities including a fitness center, pool, spa, outdoor kitchen, resident lounge, clubhouse and leasing. However, the apartment complex is far from its true potential, with a ground level that has sat mostly vacant since the original construction – over eight years – despite diligent attempts to seek viable tenants. As shown in the aerial below, the Site is located adjacent to the McClintock/Apache Blvd light rail station.



In March of 2007, the City Council authorized a Development Agreement to redevelop the Site as a transit joint development project, containing a 300-space Park and Ride lot. In June of 2007, the Site was rezoned from General Industrial and Commercial Shopping and Service District to Mixed-Use High Density with a Planned Area Development overlay to allow the construction of the five-story apartment complex with a six-story wrapped parking garage. The Park and Ride spaces are accessed via either Apache Boulevard or McClintock Road and are located within the lower five floors of the garage. This complimentary, shaded parking encourages the utilization of the light rail.

Located within a Station Area of the Transportation Overlay District, the Site is required to provide a proportion of the ground floor frontage as various uses outlined in Section 5-600 of the City of Tempe Zoning and Development Code including *service uses, customer service offices and*

uses that are similar to those listed above, as determined by the Zoning Administrator. In 2007, the Zoning Administrator determined that the project met this requirement for Apache Boulevard by providing the apartment community's customer service office with clubhouse, fitness and live-work units along the street frontage. Although the original operators of the multi-family development diligently sought tenants for the remaining



ground floor area designated for commercial, no tenants were secured. This retail space is in competition with the remaining three corners of the intersection, all of which contain commercial/retail spaces with abundant parking visible from the street level. Retailers are proven to prefer traditional commercial locations where parking is located along the street frontage and easily accessible to customers. The proximity to the pedestrian and vehicular traffic generated by the light rail is not sufficient to remain in competition with surrounding businesses that have visible access to parking.

This request for a use permit to reduce the required ground floor commercial land uses will allow Continental Realty Advisors to revitalize the long vacant ground floor of the Tempe Metro Apartments and provide valuable amenities for their residents including an expanded fitness center, improved clubhouse, a study/lounge area, mailroom and a more accessible leasing office.

APACHE CHARACTER AREA PLAN

This Site lies within the Apache Character Area Plan, a policy document that establishes a framework for existing and future developments to encourage increased open space, walkable communities, public art and the maintenance of Apache Boulevard's vibrant and unique character. The Tempe Metro Apartments meets and exceeds the long-range planning goals outlined in the Apache Character Area Plan as summarized below.

Shade [Natural + Structural] – *Shade of all types and textures everywhere. Set goals, track progress, expedite development of Tempe's Urban Forest and Shade Canopy coverage to promote community health and reduce heat island effect in Tempe as evaluated criteria for Planned Area Developments. **Policy 3.3:** Establish a contiguous shade canopy along street frontages within the Transportation Overlay District [light rail station areas, safe routes to schools].*

Response: As shown on the attached graphics, awnings surround the building along the street frontages to create shade for residents, employees and pedestrians. This design

feature creates comfort for those in the surrounding neighborhood, thereby promoting ridership of the light rail.

Live/Work/Innovate: The Creative, Entrepreneurial City – Retain brains. Foster access to innovation/enterprise districts. Encourage collaborative work spaces and small business/start-up incubators in tandem with neighborhood-based goods/services, live-work options. **Policy 10.2:** Focus attention along the Apache Blvd. Light Rail Corridor, as well as the NE Industrial Area immediately south of Tempe Marketplace.

Response: This development promotes the achievement of this goal through the inclusion of live-work units conveniently located along the street frontage and within proximity to the light rail. These walk-up units provide the ability to live and work in an area that is easily accessible by multiple modes of transportation and in proximity to Arizona State University.

USE PERMIT

Here, a use permit is requested to allow residential amenities that are commercial in look and feel on ground floor street frontages in excess of 40 percent. Pursuant to Section 5-606.C of the Zoning and Development Code, residential developments located within proximity to light rail stations must provide at least 60 percent of the length of the ground floor street frontage to be occupied by the following land uses:

1. Retail sales and service uses;
2. Restaurants and bars;
3. Customer service offices (any size office that has customer point of service);
4. Entertainment, except adult oriented business;
5. Hotels;
6. Clinics;
7. Child daycare and schools; or
8. Uses that are similar to those listed above, as determined by the Zoning Administrator.

As outlined above, diligent attempts to secure viable tenants operating those land uses listed above have been unsuccessful for nearly a decade. A 2,000 square foot commercial suite will be maintained along McClintock Boulevard and available to be leased to future tenants. The currently vacant space will be converted into amenity space for the current and future residents of Tempe Metro, which will activate the street frontage and ensure the long-term viability of the apartment complex.

For a use permit to be deemed appropriate, five criteria must be met, pursuant to Section 3-608 of the Zoning and Development Code. This proposal meets all five criteria for the approval of a use permit, as demonstrated below.

a. Any significant increase in vehicular or pedestrian traffic;

Response: Approval of this request will not cause any significant increase in vehicular or pedestrian traffic beyond that which was already anticipated by the 2007 rezoning case, which anticipated live-work units, commercial/retail and resident amenity space. This request is similar in nature to that plan approved by the Development Review Commission and the City Council in 2007. Long range planning goals for properties within the TOD encourage those land uses which draw high levels of both pedestrian and vehicular traffic, and this proposal is well within that range. Additionally, by providing essential services within the Tempe Metro Apartments, traffic will be reduced as many of the residents will not have to travel away from their homes to socialize, study, relax or work out.

b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;

Response: This request for the reduction in required ground floor uses that are identified above will permit the addition of high-quality amenities for residents. These amenities will be internalized within the building and as such, no nuisances will be generated by this modification.

c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which, is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan;

Response: Currently, the vacant ground floor is an eyesore to the surrounding properties and pedestrian and vehicular traffic within the neighborhood. Revitalization of this space will activate the ground floor, encourage reinvestment within the surrounding neighborhood and improve property values in the vicinity of the Site.

d. Compatibility with existing surrounding structures and uses; and

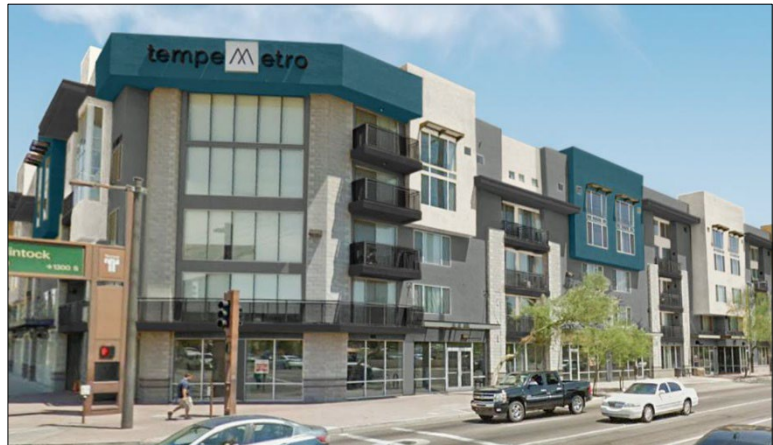
Response: The Tempe Metro Apartments will remain compatible with the surrounding land uses and structures. Other than modification to the exterior paint colors, no external modifications are proposed to the building. The land uses proposed through this request are similar in nature to publicly available retail and commercial uses and as such, are compatible with the surrounding diverse land uses, which include gas stations, bars/restaurants, a hotel, automotive uses, mobile homes and retail.

e. Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public.

Response: Currently, the vacant ground floor of the Tempe Metro Apartments makes the Site vulnerable to nuisances and disruptive behavior caused by inactivity. Approval of this request will activate the ground floor and create control of disruptive behavior through natural surveillance. Floor to ceiling glass windows along the street frontages provide a visual connection between the amenity spaces and streets.

MINOR DEVELOPMENT PLAN REVIEW

Approval of a minor Development Plan Review is also requested to permit the almost decade-old apartment building to be repainted in a color scheme that is more modern and aesthetically pleasing. As shown in the graphic below, the existing beige and yellow color scheme will be replaced with a more vibrant grey and teal theme shown on the right that is more aligned with the bold and colorful design influences highlighted in the Apache Character Area Plan and promotes the neighborhood identity goals outlined in the plan to *keep Apache funky, cool, creative and engaging.*



Former Paint Colors

PLANNED AREA DEVELOPMENT OVERLAY FOR GRIGIO METRO

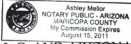
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

LOT 1: ON THIS 27th DAY OF January, 2010 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED BRIAN KEARNEY WHO ACKNOWLEDGED HIMSELF 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 WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: [Signature] August 15, 2011
NOTARY PUBLIC MY COMMISSION EXPIRES



TEMPE TRANSIT L.L.C. AND ARIZONA LIMITED LIABILITY COMPANY:

BY: [Signature] 1/27/10
BRIAN KEARNEY DATE:

ITS: CHIEF OPERATING OFFICER

LOT 2: ON THIS 29th DAY OF January, 2010 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF 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 WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: [Signature] 3/2/11
NOTARY PUBLIC MY COMMISSION EXPIRES



CITY OF TEMPE:
BY: [Signature] 1/29/2010
DATE:

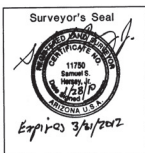
ITS: Mayor

LEGAL DESCRIPTION

LOT 1 AND 2 OF MCCLINTOCK AND APACHE PARK AND RIDE AS RECORDED IN BOOK 933, MAP 46 OF THE OFFICAL RECORDS OF MARICOPA COUNTY RECORDER.

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL, 2007; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



OWNERS

LOT 1
TEMPE TRANSIT L.L.C.
2555 E. CAMELBACK ROAD, SUITE 1050
PHOENIX, AZ 85016

LOT 2
CITY OF TEMPE
P.O. BOX 5001
TEMPE, AZ 85280

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PAD AND APPROVED THE DEVELOPMENT AS SHOWN.
SIGNED THIS 27th DATE OF January, 2010

BY: [Signature]
AS CHIEF OPERATING OFFICER OF TEMPE TRANSIT L.L.C.

PROJECT DATA

ADDRESS: 1811 EAST APACHE BLVD. TEMPE, ARIZONA
ZONING: MU-4 PAD W/ TOD OVERLAY
LAND USE: APARTMENTS / RETAIL / PUBLIC PARKING
AREA:

GROSS: 281,176 SF / 6.46 ACRES
NET: 202,622 SF / 4.65 ACRES
BUILDING AREA: 759,387 SQUARE FEET
COMMERCIAL AREA: 13,008 SQUARE FEET
BUILDING HEIGHT: MAX. 70'-0" / 65'-2" EXISTING
LOT COVERAGE: 132,392 SF / 202,622 SF = 65% OF NET AREA
SETBACKS:

REAR (SOUTH PROPERTY LINES): 15'-0"
ALL OTHERS: 0'-0"

UNITS:
STUDIO: 112
1BEDROOM: 254
2 BEDROOM: 30
3 BEDROOM: 12
TOTAL: 408

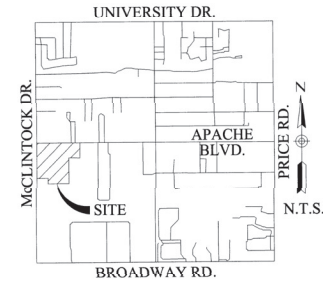
PARKING PROVIDED:
PARK AND RIDE SPACES
GARAGE SPACES (INCL. 7 ACCESSIBLE): 301 SPACES
KISS AND RIDE SPACES (INCL. 1 ACCESSIBLE): 7 SPACES
MOTORCYCLE PARKING: 6 SPACES

RETAIL / RESTURANT SPACES
GARAGE SPACES INCL. 1 ACCESSIBLE): 42 SPACES
RESIDENTIAL SPACES
GARAGE SPACES (INCL. 10 ACCESSIBLE): 529 SPACES
INDIVIDUAL GARAGES: 24 SPACES
MOTORCYCLE PARKING: 24 SPACES

GUEST SPACES
SURFACE SPACES (INCL. 3 ACCESSIBLE): 41 SPACES
TOTAL ON-SITE PARKING (INCL. 30 MOTORCYCLES): 944 SPACES

BICYCLE PARKING (WITHIN PARKING GARAGE): 98 SPACES

LOCATION MAP



CONDITIONS OF APPROVAL: PAD07008

1. A building permit shall be obtained and substantial construction commenced on or before May 31, 2009, or the property shall revert to the previous zoning designation through a formal public hearing at City Council.
2. The Planned Area Development Overlay for Tempe Transit Site shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
3. A Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.

GRIGIO METRO
Tempe, Arizona
another residential community by Gray Development Group

Parady Gray Architects, PLLC
Architecture and Land Planning

2555 E. Camelback Road Suite 1050
Phoenix, Arizona 85046
Phone: 602.954.0109 Fax: 602.954.7308

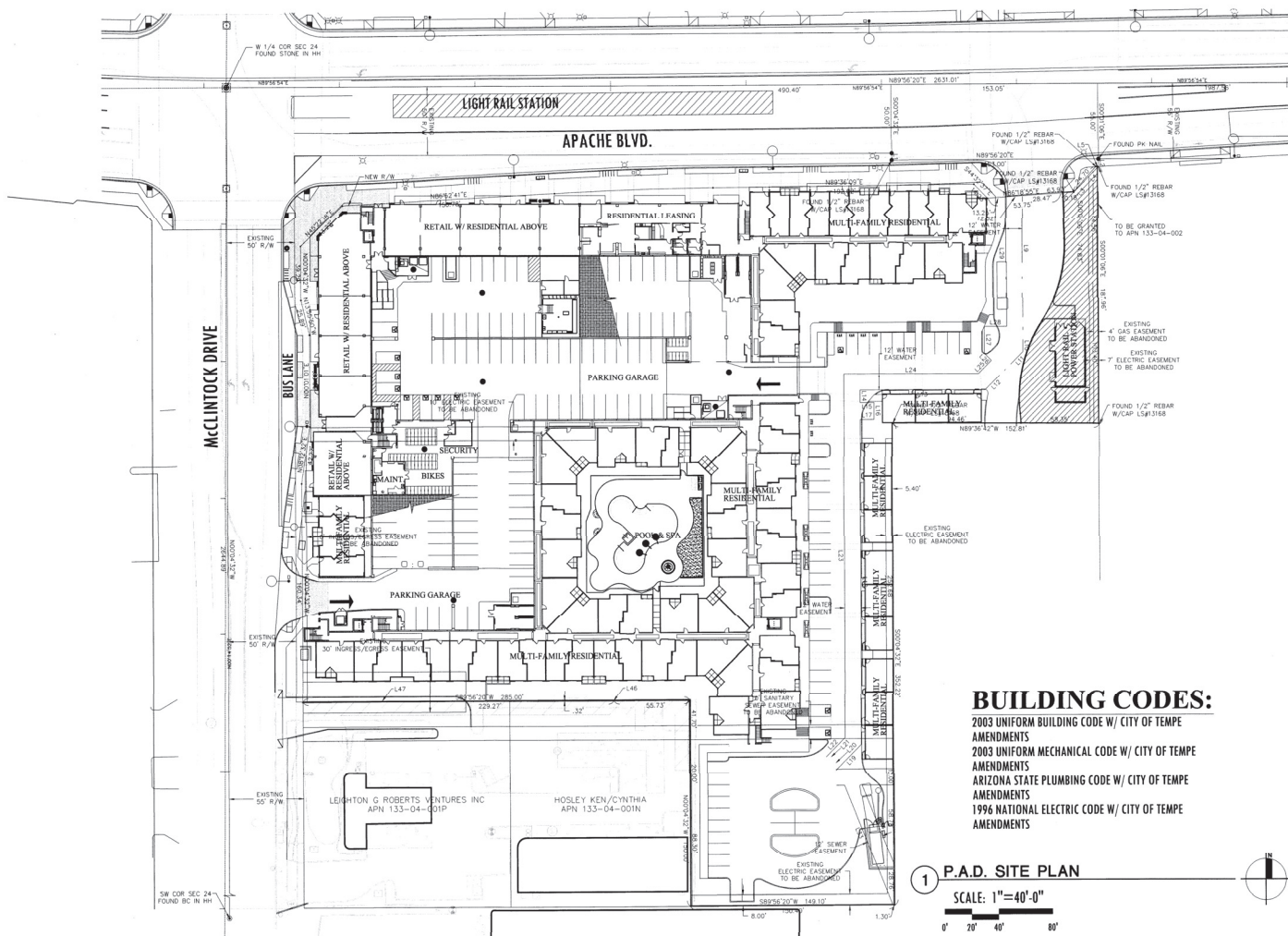
Date: 2/26/10
Revisions:
 1
 2
 3
 4
 5

APPROVAL:

BY: [Signature] DATE: 2/13/10
DEVELOPMENT SERVICES

DS060948 PAD07008 REC07017

PLANNED AREA DEVELOPMENT OVERLAY FOR GRIGIO METRO



LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	5.00'	S00°04'32"E	L46	18.83'	S89°57'24"W
L2	6.02'	S00°01'06"E	L47	50.67'	S00°02'37"E
L3	14.23'	S44°32'37"E	L48	18.92'	S89°57'24"W
L4	24.70'	N42°13'53"E	L49	9.76'	S00°02'36"E
L5	1.24'	N86°33'28"E	L50	18.17'	N00°02'36"E
L6	30.27'	S02°09'07"E	L51	7.58'	S00°02'36"E
L7	98.54'	S89°48'01"E	L52	1.52'	N00°02'36"W
L8	11.03'	S00°03'07"E	L53	13.99'	S89°28'41"E
L9	16.20'	S89°54'29"W	L54	6.53'	N00°24'42"E
L10	12.00'	S00°05'31"E	L55	113.74'	S89°40'02"E
L11	16.22'	S89°54'29"W	L56	8.88'	N00°02'39"W
L12	16.94'	N44°51'37"E	L57	17.00'	S89°57'24"W
L13	10.47'	N00°03'40"W	L58	16.80'	N89°57'24"E
L14	6.51'	S89°56'20"W	L59	8.74'	N00°02'36"W
L15	9.16'	N44°51'37"E	L60	12.75'	N00°02'00"E
L16	13.41'	N45°11'59"E	L61	19.30'	N00°02'36"W
L17	7.44'	S44°48'01"E	L62	8.00'	S00°02'37"E
L18	19.52'	N00°02'36"W	L63	6.33'	N89°57'24"E
L19	16.64'	N89°57'24"E	L64	0.83'	N89°57'24"E
L20	45.38'	S89°26'41"E	L65	5.50'	N89°57'24"E
L21	12.00'	N00°03'40"W	L66	3.12'	S00°02'34"E
L22	5.74'	S89°26'41"E	L67	25.14'	S89°57'24"W
L23	93.70'	S22°07'06"E	L68	24.06'	S00°02'36"E
L24	62.99'	S22°07'06"E	L69	17.00'	N89°57'24"E
L25	23.64'	S89°26'41"E	L70	3.77'	S00°44'45"W
L26	10.41'	N00°03'40"W	L71	8.19'	N89°57'24"E
L27	12.00'	S89°56'20"W	L72	36.25'	S00°02'37"E
L28	10.41'	N00°03'40"W	L73	11.83'	S00°02'37"E
L29	25.19'	S89°56'20"W	L74	24.42'	S00°02'37"E
L30	26.00'	N00°03'40"W	L75	9.00'	N89°57'24"E
L31	3.53'	N00°03'40"W	L76	7.02'	S00°02'36"E
L32	16.91'	S89°56'20"W	L77	33.54'	N89°57'24"E
L33	10.41'	S89°56'20"W	L78	24.21'	N89°57'24"E
L34	7.56'	N00°03'40"W	L79	9.33'	N89°57'24"E
L35	21.89'	N89°56'20"E	L80	4.22'	S3°43'03"E
L36	7.56'	S00°03'40"E	L81	10.38'	S00°02'36"E
L37	24.81'	S00°04'33"E	L82	6.25'	S89°57'24"W
L38	21.97'	S00°19'48"E	L83	19.70'	N00°11'42"W
L39	2.00'	N00°02'33"W	L84	29.38'	S89°57'24"W
L40	26.50'	N89°55'51"W	L85	5.17'	S89°57'24"W
L41	14.63'	N00°02'38"W	L86	24.21'	S89°57'24"W
L42	9.00'	S89°57'24"W	L87	7.02'	S00°02'36"E
L43	5.00'	S90°00'00"E	L88	9.00'	S89°57'24"W
L44	14.92'	S00°02'35"E	L89	10.37'	N00°02'09"W
L45	18.83'	N89°57'24"E			

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	66.87'	99.50'	85°30'24"
C2	21.82'	100.00'	41°08'57"
C3	6.63'	63.93'	5°56'27"
C4	6.44'	20.00'	18°27'08"
C5	10.71'	66.17'	91°16'12"
C6	9.77'	20.00'	27°58'55"
C7	4.70'	2.73'	98°34'29"
C8	3.16'	2.00'	80°24'55"
C9	4.75'	3.00'	90°41'13"
C10	17.56'	123.00'	81°05'50"
C11	3.67'	40.93'	53°08'12"

BUILDING CODES:
 2003 UNIFORM BUILDING CODE W/ CITY OF TEMPE AMENDMENTS
 2003 UNIFORM MECHANICAL CODE W/ CITY OF TEMPE AMENDMENTS
 ARIZONA STATE PLUMBING CODE W/ CITY OF TEMPE AMENDMENTS
 1996 NATIONAL ELECTRIC CODE W/ CITY OF TEMPE AMENDMENTS

1 P.A.D. SITE PLAN
 SCALE: 1" = 40'-0"
 0' 20' 40' 80'

GRIGIO METRO
 Tempe, Arizona
 another residential community by Gray Development Group

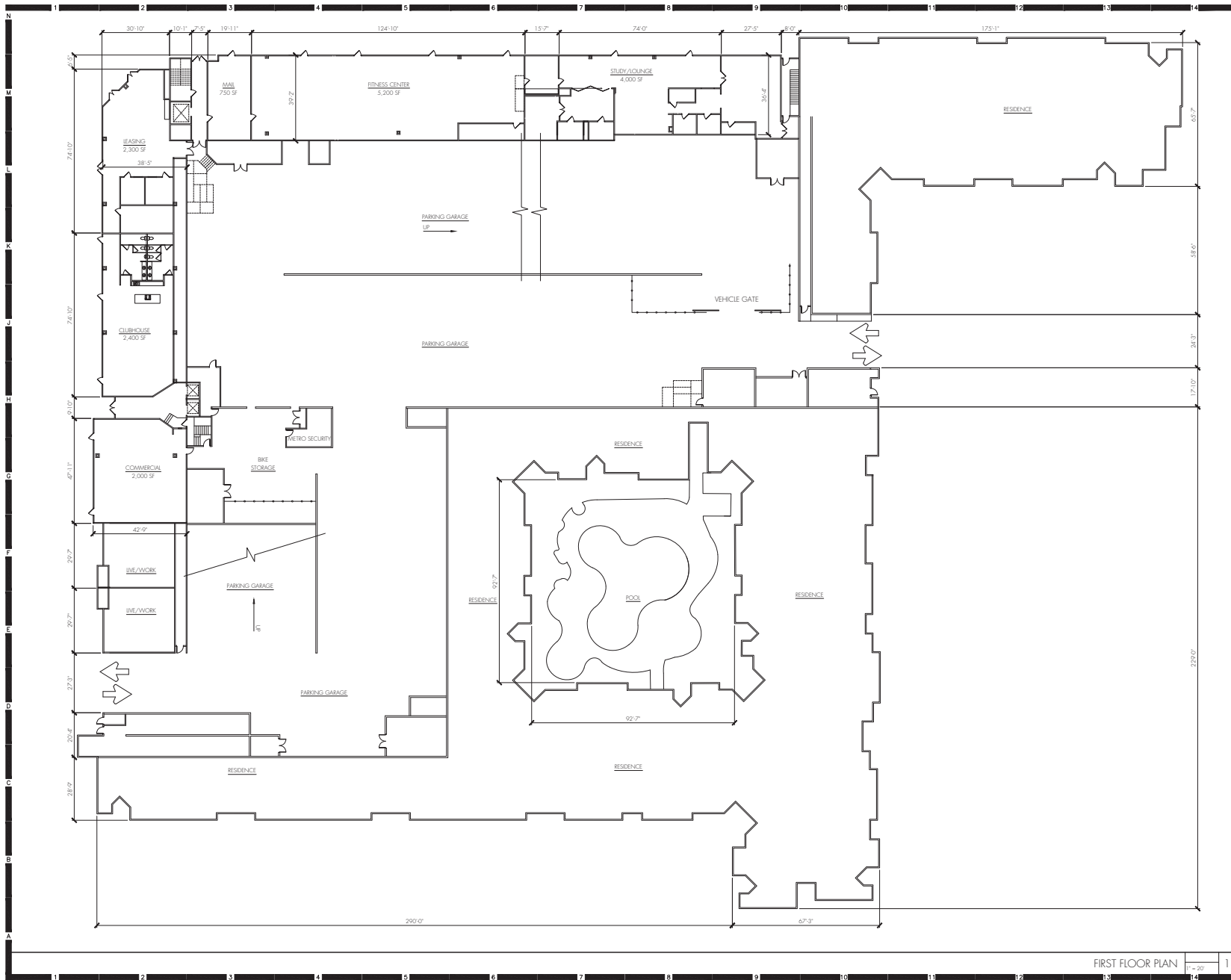
Parady Gray Architects, PLLC
 Architecture and Land Planning

2555 E. Camelback Road
 Phoenix, Arizona
 Phone: 602.954.0109

Suite 1050
 85016
 Fax: 602.954.9308

Date: 01/26/10
 Revisions:

DS060948 PAD07008 REC07017



RBA
ARCHITECTURE
 2 N CENTRAL SUITE 1800
 PHOENIX, ARIZONA 85004
 TELEPHONE: 602.568.6392
 E-MAIL: admin@rbaaz.com

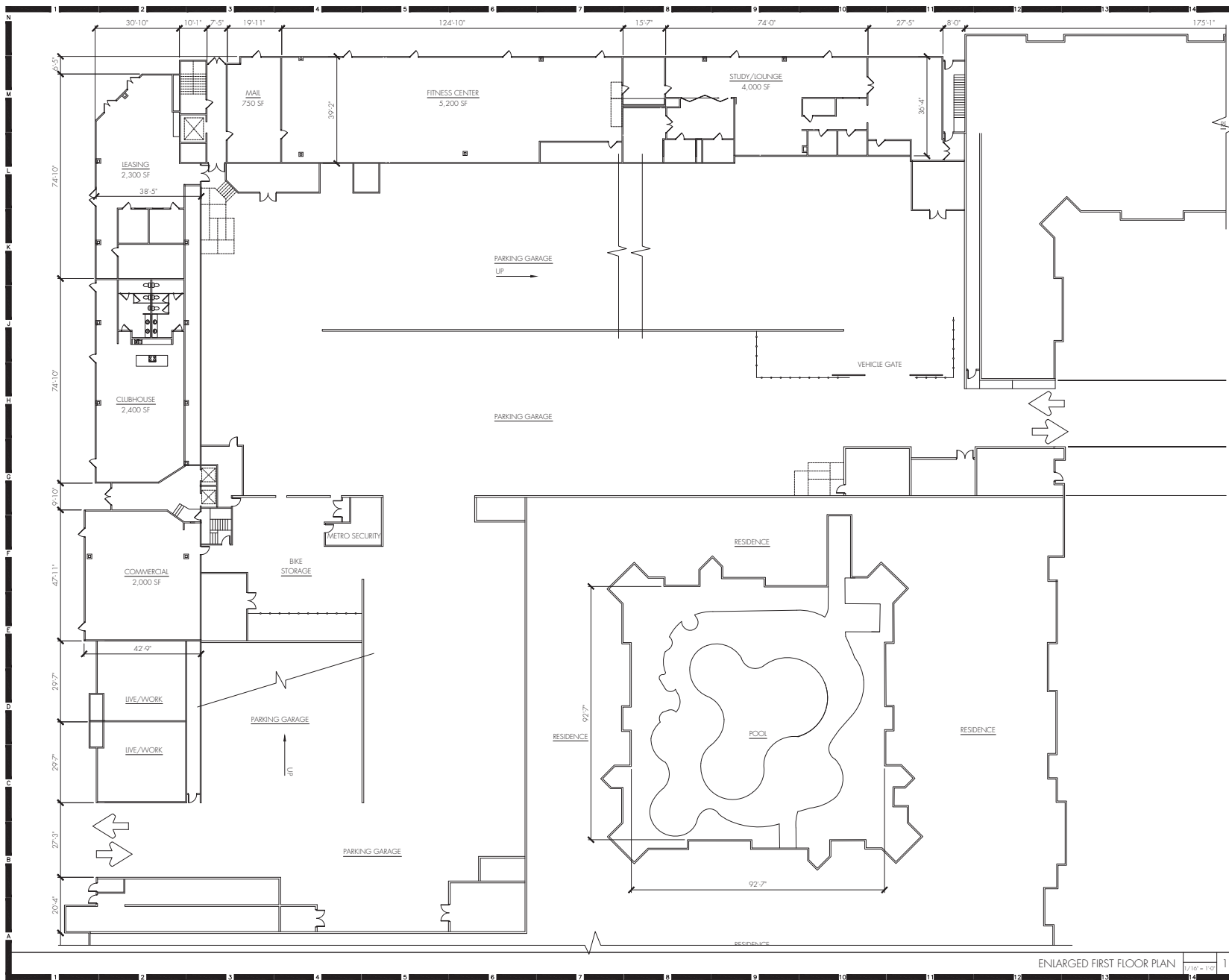
PROJECT TITLE
TEMPE METRO APARTMENTS
1811 E APACHE BLVD
TEMPE, AZ 85281

© RBA					
C. NO.	REVISIONS	DATE	C. NO.	REVISIONS	DATE
-	-	-	-	-	-

DRAWING TITLE
FIRST FLOOR PLAN

SEAL	PROJECT	PHASE
	19012	PLANNING
	CHECKED BY RLB	SCALE
	DRAWN BY RBA	DRAWING NO.
	DATE JUL 18, 2019	A1.2

FIRST FLOOR PLAN 1



RBA
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 E-MAIL: admin@rbaac.com

PROJECT TITLE
TEMPE METRO APARTMENTS
1811 E APACHE BLVD
TEMPE, AZ 85281

© RBA	
C. NO.	REVISIONS
-	-
-	-
-	-

DRAWING TITLE
ENLARGED FIRST FLOOR PLAN

SEAL	PROJECT	PHASE
	19012	PLANNING
	CHECKED BY RLB	SCALE
	DRAWN BY RBA	DRAWING NO.
	DATE JUN 10, 2019	A1.1

ENLARGED FIRST FLOOR PLAN 1/16" = 1'-0" 1

Stovall, Karen

From: Philip Amorosi [REDACTED]
Sent: Tuesday, August 13, 2019 11:49 PM
To: Stovall, Karen; Dasgupta, Suparna; Barry, Joanna
Cc: Weaver, Chad; Levesque, Ryan
Subject: AGAINST a Use Permit for Tempe Metro (#PL190139)

Dear Ms. Stovall,

As a resident that was there at the ground breaking of Tempe Metro (formerly Grigio Metro) in 2008 I have seen the commercial spaces lay dormant for the past 11 years. Not because no one wanted to rent them but because the developer, Grey Development, never finished out the spaces. He never actively pursued having them filled. All he ever cared about were the rents from apartments. Now 11 years later we are supposed to feel sorry for the current owner and give him relief and let him abandon the TOD plan. This is right across from a major park and ride light rail station, not a quarter mile away. He knew what he was getting into when he built the place, he got the tax cuts. Now with the new UCMP and the added density we will need that retail space more than ever. He should be held to the same standard as Nexus and the Rise, they all have businesses on the ground floor because they reached out with commercial brokers and they finished the retail areas so they could be moved into easily without the added burden to the tenant of finishing construction on the small retail spaces available. I am against giving this Use Permit reduction. It sets a bad precedent.

thank you,
Phil Amorosi
[REDACTED]