

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 02/11/2020
Agenda Item: 3**

ACTION: Request a Development Plan Review for a new one- to three-story, mixed-use development consisting of 180 dwelling units and commercial uses for EASTLINE VILLAGE – PHASE I, located at 2025 East Apache Boulevard. The applicant is Gammage & Burnham, P.L.C.

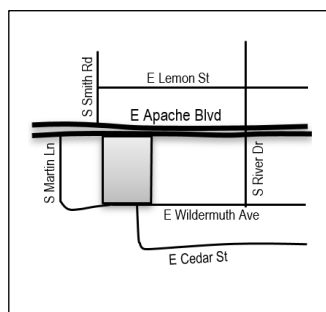
FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: EASTLINE VILLAGE – PHASE I (PL190059) is a phased, mixed-use development. Commercial uses are located at the northwest corner of the site, close to the Smith-Martin/Apache light rail station. Residential units are arranged in “pod” groupings, which create private, secure courtyards for the residents of each pod. Buildings range between one and three stories. On October 17, 2019, the City Council approved a Development Agreement (D.A.) for Eastline Village which authorized the separation of concurrent processing of the Zoning Map Amendment and Planned Area Development Overlay from the Development Plan Review and permits residential parking ratios of zero (0) for all dwelling units with the intent to create a non-car-dependent community. The D.A. also requires Phase I of the project to be processed as a public meeting, taken to both the Development Review Commission and City Council for approval. On January 16, 2020, the City Council approved a Zoning Map Amendment and Amended Planned Area Development Overlay to establish development standards.

The subject application is for Phase I of the project, which is approximately the western one-third of the site. Phase I will contain 180 dwelling units and 19,309 square feet of commercial space with buildings ranging between one- and three-stories. The request includes the following:

DPR190118 Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner	Apache LK LLC Apache Partners 4 LLC Eastline Land Ventures LLC James Edward & Rebecca A. Hopper
Applicant	Manjula Vaz, Gammage & Burnham P.L.C.
Zoning District	MU-4 PAD TOD (Mixed-Use, High Density, Planned Area Development, Transportation Overlay District)
Gross / Net site area	5.54 acres
Density / Number of Units	32 du/ac / 180 units 144 one bedroom 33 two bedroom 3 three bedroom
Total Bedrooms	221 bedrooms
Total Building Area	145,432 net s.f.
Lot Coverage	31% (75% maximum allowed)
Building Height	48'-2" (55' maximum allowed)
Building Setbacks	0' min / 20' (26' Apache Blvd) max front, 0' min / 20' max street side (River Dr), 10' min. west side, 0' min. / 20' max rear (Wildermuth Ave) (no standards)
Landscape area	50% (25% minimum required)
Vehicle Parking	127 spaces (55 min. required, accounting for D.A.)
Bicycle Parking	189 spaces (189 min. required per TOD)

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: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is bounded by Apache Boulevard on the north, Wildermuth Avenue on the south, River Drive on the east, and the Smith Road alignment on the west. Phase I of the combined parcels, including existing right-of-way, totals 15.63 gross acres and will be reduced to 15.56 acres to accommodate right-of-way dedication along Apache Boulevard. The site is surrounded by multi-family and commercial uses to the north, west and east. To the south, across Wildermuth, there are industrial and office land uses. The Smith-Martin/Apache light rail station is located in the center of Apache Boulevard, at the west end of the site.

The D.A. for this project was approved on October 17, 2019. This agreement permits a variety of deviations from the Zoning and Development Code, including:

- Processing of a Zoning Map Amendment and Amended Planned Area Development without concurrent processing of a Development Plan Review (DPR).
- Processing of the DPR for Phase I of the project (including Phase I Commercial and Phase I Residential) as a public meeting through the Development Review Commission and City Council.
- Processing of future phases (II through V) as Minor DPR applications, if they are determined to be substantially similar to Phase I DPR.
- Reduction of required vehicle parking quantities for residential use to zero (0). Without this reduction, the required number of resident vehicle spaces for the entire project (all phases) would be 590.
- Exceptions to several TOD requirements related to ground floor uses, building and parking setbacks, wall heights, ground floor windows, and sidewalk widths.

This request includes the following:

DPR190118: Development Plan Review which includes site plan, building elevations, and landscape plan for Phase I of a new one- to three-story, mixed-use development consisting of 180 dwelling units and commercial uses.

The applicant is requesting the Development Review Commission approve the item above.

For further processing, the applicant will need approval for a Subdivision Plat, to combine the individual lots into one.

SITE PLAN REVIEW

Two formal site plan reviews were conducted in August and December 2019. Comments provided by staff included: provide variation in building setbacks, individual building wall planes, and walls along street frontages; construct fire lanes and hammerheads adjacent to Phase I; provide unit pavers at both driveways; provide the required six-foot/eight-foot public sidewalks or easements for public sidewalks along both street frontages; modify landscape plan to provide more realistic planting distances between tree trunks and buildings; replace thorned plants adjacent to public sidewalk on Wildermuth with thornless; eliminate "movable raised planters" from fire lane; locate rooftop drains internal to the buildings, use metal awnings instead of fabric; provide exterior shade elements at windows on south and west elevations; and locate electrical panels so as to not face the public streets.

Specific comments made regarding the building elevations included:

- Residential pods (buildings F1, F2, and G1): incorporate awnings, shutters, varied window sizes, divided window lites of varying patterns, bay windows, balconies, additional materials, and reveals/mouldings where stucco changes color. Provide different building heights at the perimeter pod elevations. Use pre-weathered, clear-coated steel at chimney caps, window awnings, canopies, and gates instead of Cor-ten steel. Incorporate the level of building details along Wildermuth as provided on elevations facing the interior of the site.
- MU3 (building adjacent to Apache): incorporate awnings, divided window lites, variation in building/parapet height, changes in wall plane, additional building materials, additional color, decorative cornice, more substantial awnings, emphasis to either the northwest or northeast corner of the building, stepped back second/third floor, or other modifications to enhance this elevation that faces Apache Boulevard. Incorporate the level of building details along Apache as provided on elevations facing the interior of the site.

The applicant modified plans to address most of staff's comments, though several conditions have been included to address the following: sidewalk easements adjacent to both public streets, use of pre-finished metal in place of Cor-ten steel or unfinished metal expected to weather in-place, concealment of rooftop drain pipes, location of service entrance sections, separation between trees and light fixtures, and additional trees and ground cover for shade and enhanced pedestrian experience.

PUBLIC INPUT

- Neighborhood meeting was not required; however, the applicant held a neighborhood meeting in April 2019, as required for the associated Zoning Map Amendment and Planned Area Development cases.
- Community Development staff attended the meeting. Four individuals from the public attended and expressed support of the project. One individual stated that he would like a bakery in the commercial area of the project.

PROJECT ANALYSIS

CHARACTER AREA PLAN

The site is located within the Apache Character Area. This plan encourages preservation of existing buildings, landscape treatments that respect the Sonoran Desert, natural and structure shade, complete streets for all transportation modes, adaptive reuse, streets as open space, design transitions, safe and convenient crossings, collaborative work spaces and live-work options, human-scaled design along Apache Boulevard, green infrastructure, walkable commercial, creation of public spaces for people, and outdoor art. This proposal incorporates many of principles and guidelines of the plan:

- *Landscape Treatments*: the project incorporates plant selections from the character area's plant palette along with drought tolerant plants to be compatible with the City of Tempe design guidelines.
- *Shade*: shade has been prioritized and is achieved through the use of trees, building/architectural elements, and both solid and transparent materials. This priority is due to the proposed project focusing on the pedestrian experience, both within the development and along the adjacent street frontages.
- *Mobility and Crossings*: the site is situated adjacent to a light rail station and is designed to eliminate the need for the residents to own cars. The parking management plan and operations plan include alternative mobility infrastructure (rideshare, car-share, walking, bicycle and scooter pathways), delivery services, and a resident and neighbor mobile app to reserve and utilize community amenities. The project proposes a new mid-block pedestrian connection to the light rail station for safe connection to other parts of the city through sustainable forms of transportation.
- *Streetscapes*: public streets at the perimeter of the project are shaded with trees and other landscape elements. Pathways interior to the project are designed for use by vehicles, pedestrians, and scooters and are shaded and landscaped to embrace streets as open space.
- *Live / Work / Innovate*: 38 live-work units are planned for the project, allowing opportunities for start-up businesses and neighborhood services to be offered in close proximity to the residential units.
- *Pedestrian Scale*: commercial spaces, public parks, and landscape design are intended to create a comfortable, human-scaled pedestrian environment. The project incorporates on-street parking, ground floor activity along

Apache, avoids the superblock design, and provides shade at building entrances, patios, and sidewalks.

- *Green Infrastructure*: the parking and hardscape areas include stabilized decomposed granite as well as permeable pavers to aid runoff and conservation.
- *Connectivity*: public pathways are provided throughout the development to help residents and visitors connect throughout the project and to neighboring properties.
- *Walkable Commercial*: the commercial and mixed-use components of the project are designed with walkable connections that eliminate the need for driving.
- *Neighborhood Identity*: the architectural character of Eastline Village will be unique to this site, unseen elsewhere in the City.
- *Pocket Parks + Parklets*: open green space and pocket parks are proposed to provide outdoor community among the public and residents of the site.
- *Public / Private Art*: art will be provided through wayfinding devices, building mounted art objects, and murals.

DEVELOPMENT PLAN REVIEW

Site Plan

Phase I of Eastline Village encompasses a 5.54-acre area located at the west end of the 15.56-acre master-planned site. Phase I contains 19,309 square feet of commercial space spread among four commercial and mixed-use buildings, all located near the northwest corner of the site, near the Smith-Martin/Apache light rail station. Building CM1 is intended to be a restaurant, and the first floor of mixed-use buildings MU5 and MU2 are expected to house a market and dining hall. The first floor of mixed-use building MU3 is expected to contain a restaurant, retail, and coworking/office space. Phase I also includes 180 dwelling units spread among the three mixed-use buildings and three residential pods.

Vehicular access to the site is provided by one driveway on Apache and one driveway on Wildermuth. Both driveways lead to a surface parking lot containing 107 parking spaces for customers and guests of the development. Additional customer and guest parking will not be provided on-site with future phases. Plans also identify 20 on-street, six (6) delivery, eight (8) rideshare, and 18 carshare vehicle spaces spread around the site.

Site design restricts passenger vehicles to the parking lot, leaving circulation on the rest of the site for pedestrians, bicyclists, and other alternative vehicles. A fire lane runs generally west-east through the site, starting near the northwest corner of the property. When future phases are built, this fire lane will also function as a main spine through the development for non-motorized vehicles.

A stipulation of the rezone and PAD cases approved in January 2020 requires the applicant to either construct a pedestrian/light rail crossing on Apache Boulevard or put money in escrow for the construction of a crossing in order to safely connect residents and visitors of this project to the station.

Building Elevations

Building CM1 is single-story, located at the northwest corner of the site, and finished with whitewashed brick, stucco, and sealed corrugated metal. The patio, which wraps the north and east elevations, is bordered by corrugated metal walls and covered by an unsealed, perforated steel canopy.

Mixed-use buildings MU3, MU2, and MU5 are all three-story and primarily finished with stucco. Storefront glazing on the north elevation of MU3, which faces Apache Boulevard, is surrounded by anodized aluminum and cement tile. Larger windows on the north and west elevations are either recessed between six and eight inches or have steel plate awnings for shade. The first floor of buildings MU2 and MU5 will have whitewashed brick veneer and fabric awnings. Select windows at the second and third floors are shaded by perforated steel awnings.

Residential amenity building AM1, which is located near the center plaza, is single-story and constructed of concrete masonry units and stucco. The building has two outdoor patios, with the west patio screened with steel louvers.

Residential pods F1, G1, and F2 are three stories and finished with stucco. The primary building color is “Simply White,” which has a light reflectance value (LRV) of 91.7 and exceeds the maximum paint LRV of 75 that is typically permitted. This higher LRV was permitted through the Development Agreement. Accent paint colors are used around the base of the buildings, separated from the primary paint color with three-inch reveals. Colorfully painted doors and cement tile used below first and second floor windows are incorporated for additional accent. The north side of building F1, which faces the center plaza, contains live-work units, and these units have cement fiberboard and composite wood trim storefronts. The D.A. also permits fixed rooftop ladder access, so long as the ladders are contained within a shaft or screened from public streets, so elevations depict exterior ladders used within residential pods. The pod design includes exterior rooftop drainpipes, which is acceptable where not visible from public streets or facing public parking areas. A condition of approval is included to address this. Service Entrance Sections (S.E.S.) are not shown on floor plans or elevations, so a condition is included to address locations and screening of electrical panels.

Building design details can be viewed in attachments 48 through 164

Landscape Plan

Street trees along Apache Boulevard include single-trunk Desert Museum Palo Verde and along Wildermuth include Chinese Evergreen Elm. Red Push Pistache trees are used throughout the parking lot, and Ghost Gum Eucalyptus and Heritage Live Oak are used adjacent to the fire lane. A variety of other trees, including Palo Blanco, Thornless Cascalote, Desert Willow, Fan Tex Ash, Desert Ironwood, and Thornless Mesquite, are used throughout the remainder of the development.

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; buildings are designed with variation in materials, colors, fenestration, and wall planes on all elevations. The design provides variety in the streetscapes.*
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; canopies and recessed windows create shade for interior occupants, patios, and walkways adjacent to buildings. Landscaping adjacent to sidewalks, within plazas, and the locations of patios and shade screening of the patios will provide shade for human comfort.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; materials are compatible with adjacent developments, and meet the expectations of the Apache Character Area Plan.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; although higher than other buildings directly adjacent to the site, new developments in this area of the light rail corridor are encouraged to incorporate increased building heights to accomplish increased residential density. Sufficient setbacks are provided that respect adjacent developments. The street frontage and landscape elements are designed appropriately, relative to the current transit use and expected pedestrian use of Apache.*
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; variation is provided in wall planes, materials, and building heights to relieve monotony. Use of materials varies from stucco, masonry, brick, corrugated metal, tile, and fiber cement board to create well-defined bases and enhance the pedestrian experience. Buildings have different but complimentary materials and colors to provide distinction throughout the development.*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.)*

while responding to varying climatic and contextual conditions; design elements include shade canopies, fenestration, variation in wall planes, a variety of building materials, and storefront elements to create a rhythm along building elevations.

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* with the exceptions waived by the Development Agreement, the project conforms to the pedestrian oriented design standards of the Transportation Overlay District, including maximum/minimum building setbacks, location of building entrances, ground floor windows, street-facing façades, pedestrian amenities, and sidewalk, landscape, open space, and shade standards. The design supports transit patronage, and construction of the pedestrian crossing to the light rail station will encourage its use.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* vehicular access is provided by two entrances, cars are directed into a single parking lot, and pedestrian routes are separate from vehicular circulation.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the site plan has been reviewed by the Police Department and complies with recommended safety design. Access to the residential pods will be restricted by key/code. The height of proposed landscaping adjacent to pedestrian paths and lighting requirements will comply with CPTED principles.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* landscaping along the street frontages, building perimeters, and circulation routes will delineate useable pedestrian areas, paths, and plazas.
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;* signs are subject to separate review; however, building designs have taken future sign locations into consideration.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting will comply with current code requirements to meet minimum illumination levels and be non-intrusive to adjacent properties.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. With the exceptions made in the Development Agreement and modifications of the PAD, 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 in development standards and site design.
4. The proposed project meets the approval criteria for a Development Plan Review.

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

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, building elevations, and landscape plan dated January 21, 2020. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. An amended 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 plat must be recorded prior to issuance of the first Certificate of Occupancy.
3. **Development is subject to the Eastline Village Traffic Impact Analysis, dated September 2019, as approved through EASTLINE VILLAGE (PL190059 / ZON190001 / PAD190003).**
4. The development shall prepare, at the time of initial building permits, gray shell commercial space for tenant leasing. The permit submittal shall include the following: adequate roof space, evidence of roof structural support, and internal set lines for future adequate commercial space air conditioning (HVAC); provide a shaft to ventilate to the roof for commercial cooking exhaust; and a designated location for potential grease trap interceptor if needed.

Site Plan

5. **Developer shall dedicate a public sidewalk easement, or portion thereof, along Apache Boulevard to provide a minimum eight-foot (8') wide unobstructed path for the length of the Phase I project frontage.**
6. **Developer shall dedicate a public sidewalk easement, or portion thereof, along Wildermuth Drive to provide a minimum six-foot (6') wide unobstructed path for the length of the Phase I project frontage.**
7. **Public bicycle racks shall be placed in a shaded area per the Shadow Study, or under a shade structure.**
8. Provide service locations as shown for both refuse and recycling collection and pick-up on the property.
9. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade or 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.
10. 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.
11. Provide upgraded paving at each driveway consisting of integral colored unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
12. 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.
13. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

14. Where stair towers are interior to buildings, provide visual surveillance by means of fire-rated glazing assemblies into adjacent circulation spaces.

15. Public Restroom Security:
- a. Single user restroom door hardware:
 - 1) Provide a key bypass on the exterior side

Building Elevations

16. The materials and colors are approved as presented, with the exception of the perforated steel window shades (D4a):

CM1

- | | |
|--|--|
| A2a. STUCCO - TBD - FINE SAND - BENJAMIN MOORE, OPALINE OC-33 | D4c. STEEL LOUVERED SCREEN - TBD - CLEAR SEALED- N/A |
| B2b. ALUMINUM WINDOW - ARCADIA - ANODIZED - MEDIUM BRONZE | F3. BRICK - TBD - PAINTED - WHITE WASH |
| D2c. STEEL FLAT BAR - TBD - CLEAR SEALED - N/A | |
| D2g. STEEL I-SHAPE - TBD - CLEAR SEALED - N/A | |
| D2k. STEEL TUBE, SQUARE - TBD - CLEAR SEALED - N/A | |
| D2m. STEEL PIPE COLUMN - TBD - CLEAR SEALED -N/A | |
| D3c. CORRUGATED METAL PANEL - SALVAGED - CLEAR SEALED - N/A | |
| D3g. CORRUGATED METAL PANEL - AMERICAN BUILDING COMPONENTS - FACTORY FINISH - COAL BLACK | |

MU3

- | | |
|---|--|
| A1i. STUCCO - TBD - FINE SAND - SHERWIN WILLIAMS TECHNO GRAY SW6170 | D1a. STEEL GATE - TBD - POWDER COATED - BENJAMIN MOORE BLACK JACK 2133-20 |
| A2b. STUCCO - TBD - FINE SAND - BENJAMIN MOORE SEGOVIA RED 1288 | D2e. STEEL C-SHAPE STRUCTURAL MEMBER - TBD - RAW STEEL, MILL FINISH - CLEAR SEALED |
| A2c. STUCCO - TBD - FINE SAND - BENJAMIN MOORE BLUE DAISY 2062-40 | D2m. STEEL PIPE COLUMN - TBD - RAW STEEL, MILL FINISH - CLEAR SEALED |
| A2d. STUCCO - TBD - FINE SAND - BENJAMIN MOORE SEA SALT CSP-95 | D3d. CORRUGATED METAL PANEL - AMERICAN BUILDING COMPONENTS - GALVANIZED - GALVALUME PLUS |
| B2a. ALUMINUM WINDOWS - ARCADIA - ANODIZED - CLEAR | D7b. STEEL PLATE AWNING - TBD - RAW STEEL, MILL FINISH - CLEAR SEALED |
| B2c. ALUMINUM BREAK METAL - TO MATCH ARCADIA - ANODIZED - CLEAR | D9a. STEEL DOOR - TBD - PAINTED METAL - MATCH ADJACENT WALL |
| B2d. ALUMINUM PANEL - TO MATCH ARCADIA - ANODIZED - CLEAR | E2c. CEMENT TILE - CLE - PREFINISHED - MOROCCAN 3 FEZ |
| B3a. ALUMINUM STOREFRONT / ENTRANCES - ARCADIA - ANODIZED - CLEAR | F1c. PRECAST CONCRETE COPING - TBD - INTEGRAL COLOR - MATCH SW9126 HONED SOAPSTONE |
| B3c. ALUMINUM BREAK METAL - TO MATCH ARCADIA - ANODIZED - CLEAR | F2d. CONCRETE BREEZE BLOCK - ORCO - INTEGRAL COLOR - INDIO TAN |
| B3d. ALUMINUM PANEL - TO MATCH ARCADIA - ANODIZED - CLEAR | G1c. SHADE FABRIC - SUNBRELLA - INTEGRAL COLOR - BUTTERCUP 4635-0000 |

MU2 & MU5

- | | |
|---|---|
| A1a. STUCCO - TBD - FINE SAND - BM SIMPLY WHITE OC-117 | D9b. HOLLOW METAL DOOR AND FRAME - BM - PAINTED - NORTH CREEK BROWN |
| B2b. ALUMINUM WINDOW - ARCADIA - ANODIZED - MEDIUM BROWN | F1d. PRECAST CONCRETE WALL CAP - CUSTOM - TBD - PARISIAN GREY |
| B2e. ALUMINUM PANEL - ARCADIA - ANODIZED - MEDIUM BROWN | F3. BRICK - TBD - PAINTED - WHITE WASH |
| B3b. ALUMINUM ENTRANCE - ARCADIA - ANODIZED - MEDIUM BROWN | G1a. SHADE FABRIC - SUNBRELLA - NONE - AZURE 4669-0000 |
| C3a. FIBERGLASS ENTRY DOOR - THERMA-TRU - FACTORY FINISH - DRIFTWOOD | |
| C3b. FIBERGLASS ENTRY DOOR - THERMA-TRU - PAINTED - BM SIMPLY WHITE OC-117 | |
| D2b. STEEL BALCONY - CUSTOM - PAINTED - BM BLACK JACK 2133-20 | |
| D2e. STEEL C-SHAPE - TBD - MILL FINISH CLEAR SEALED - NONE | |
| D2k. STEEL TUBE - TBD - MILL FINISH CLEAR SEALED - NONE | |
| D2m. STEEL PIPE COLUMN - TBD - MILL FINISH CLEAR SEALED - NONE | |
| D3b. CORRUGATED METAL AWNING - AMERICAN BUILDING COMPONENTS - FACTORY FINISH - KOKO BROWN | |
| D3c. CORRUGATED METAL PANEL - SALVAGED - MILL FINISH CLEAR SEALED - NONE | |
| D4a. PERFORATED STEEL SHADE - MCNICHOLS - MILL FINISH CLEAR SEALED - NONE | |

AM1

A3 STUCCO - TBD - FINE SAND, PAINTED - BM SPANISH RED 1301
 B2b ALUMINUM - ARCADIA - ANODIZED - MEDIUM BRONZE
 B3b ALUMINUM ENTRANCE - ARCADIA - ANODIZED - MEDIUM BRONZE
 C1 WOOD SOFFIT - CLEAR CEDAR - STAINED - CEDAR FIR
 D2c STEEL FLAT BAR - MILL FINISH - CLEAR SEALED
 D2e STEEL C-SHAPE - MILL FINISH - CLEAR SEALED
 D2g STEEL I-SHAPE - MILL FINISH - CLEAR SEALED
 D2i STEEL T-SHAPE - MILL FINISH - CLEAR SEALED
 D3g CORRUGATED METAL PANEL - AMERICAN BUILDING COMPONENTS - FACTORY FINISH - COAL BLACK

D5b STANDING SEAM ROOFING - ENGLERT - FACTORY FINISH - SLATE GREY
 D4c STEEL LOUVERED SCREEN - MILL FINISH - CLEAR SEALED
 D7c STEEL PLATE PANEL - MILL FINISH - CLEAR SEALED
 D9a HOLLOW METAL DOOR AND FRAME - PAINTED - BM SPANISH RED 1301
 F2a CONCRETE BLOCK - ORCO - BURNISH - NUFAD MW

F1

A1a STUCCO - TBD - FINE SAND - BM SIMPLY WHITE OC-117
 A1c STUCCO - TBD - FINE SAND - BM PEAR GREEN 2028-40
 A1d STUCCO - TBD - FINE SAND - BM MEXICALI TURQUOISE 662
 A1h STUCCO - TBD - FINE SAND - BM NOVEMBER SKIES 2128-50
 B1 VINYL WINDOW - MILGARD - NONE - ESPRESSO
 C3e FIBERGLASS ENTRY DOOR - THERMA-TRU - PAINTED - BM MEXICALI TURQUOISE 662
 C3f FIBERGLASS ENTRY DOOR - THERMA-TRU - PAINTED - BM BLUE DAISY 2062-40
 C4 ALUMINUM SHUTTER - LARSON SHUTTER - FACTORY FINISH - WEATHERED SHINGLE 107
 D1a STEEL GATE - CUSTOM - POWDER COATED - BM BLACK JACK 2133-20
 D1b STEEL GRILL - CUSTOM - POWDER COATED - BM BLACK JACK 2133-20
 D2f STEEL C-SHAPE - TBD - PAINTED - BM BLACK JACK 2133-20
 D2j STEEL T-SHAPE - TBD - PAINTED - BM BLACK JACK 2133-20
 D3b CORRUGATED METAL AWNING - AMERICAN BUILDING COMPONENTS - FACTORY FINISH - KOKO BROWN
 D3d CORRUGATED METAL PANEL - AMERICAN BUILDING COMPONENTS - GALVANIZED - GALVALUME PLUS

D4b PERFORATED STEEL SHADE - MCNICHOLS - MILL FINISH UNSEALED - NONE
 D7a STEEL PLATE GATE - TBD - PAINTED - BM SPANISH RED 1301
 D8a ALUMINUM DOWNSPOUT AND SCUPPER - TBD - PAINTED - PAINT TO MATCH BACKGROUND COLOR
 D8b STEEL SCUPPER - TBD - MILL FINISH CLEAR SEALED - NONE
 D8c STEEL CHIMNEY CAP - AMERICAN CHIMNEY SHROUD - PAINTED - MIDNIGHT BRONZE
 D8e ALUMINUM DOWNSPOUT AND SCUPPER - TBD - ANODIZED - MEDIUM BRONZE
 D8f ALUMINUM CHANNEL - FRY REGLET - POWDER COATED - DARK BRONZE
 D10a FIXED/RETRACTABLE METAL LADDER - JOMY - POWDER COATED - RAL TRAFFIC WHITE 9016
 E1 CERAMIC TILE - DAL TILE - GLAZED - MATCH ADJACENT ACCENT PAINT
 F1a PRECAST CONCRETE SILL - CUSTOM - NONE - TERRACOTTA
 F1b PRECAST CONCRETE WALL CAP - TBD - NONE - TERRACOTTA
 F2b CONCRETE BREEZE BLOCK - ORCO - PRECISION - CALIFORNIA GOLD
 F2e PRECAST CONCRETE TREAD AND RISER - TBD - TBD - PARISIAN GREY

G1

A1a STUCCO - TBD - FINE SAND - BM SIMPLY WHITE OC-117
 A1d STUCCO - TBD - FINE SAND - BM MEXICALI TURQUOISE 662
 A1e STUCCO - TBD - FINE SAND - BM BLUE DAISY 2062-40
 B1 VINYL WINDOW - MILGARD - NONE - ESPRESSO
 C3a FIBERGLASS ENTRY DOOR - THERMA-TRU - FACTORY FINISH - DRIFTWOOD
 C3c FIBERGLASS ENTRY DOOR - THERMA-TRU - PAINTED - BM YELLOW RAIN COAT 2020-40
 C3d FIBERGLASS ENTRY DOOR - THERMA-TRU - PAINTED - BM PEAR GREEN 2028-40
 C3f FIBERGLASS ENTRY DOOR - THERMA-TRU - PAINTED - BM BLUE DAISY 2062-40
 C3i FIBERGLASS ENTRY DOOR - THERMA-TRU - PAINTED - BM NOVEMBER SKIES 2128-50
 C4 ALUMINUM SHUTTER - LARSON SHUTTER - FACTORY FINISH - WEATHERED SHINGLE 107
 D1b STEEL GRILL - CUSTOM - POWDER COATED - BM BLACK JACK 2133-20
 D2b STEEL BALCONY - CUSTOM - PAINTED - BM BLACK JACK 2133-20
 D2d STEEL FLAT BAR - TBD - PAINTED - BM BLACK JACK 2133-20
 D2f STEEL C-SHAPE - TBD - PAINTED - BM BLACK JACK 2133-20

D2j STEEL T-SHAPE - TBD - PAINTED - BM BLACK JACK 2133-20
 D3c CORRUGATED METAL PANEL - SALVAGED - MILL FINISH CLEAR SEALED - NONE
 D4b PERFORATED STEEL SHADE - MCNICHOLS - MILL FINISH UNSEALED - NONE
 D6 SHEET METAL AWNING - SALVAGED STREET SIGNS - NONE - NONE
 D7a STEEL PLATE GATE - TBD - PAINTED - BM SPANISH RED 1301
 D8a ALUMINUM DOWNSPOUT AND SCUPPER - TBD - PAINTED - PAINT TO MATCH BACKGROUND COLOR
 D8b STEEL SCUPPER - TBD - MILL FINISH CLEAR SEALED - NONE
 D8c STEEL CHIMNEY CAP - AMERICAN CHIMNEY SHROUD - PAINTED - MIDNIGHT BRONZE
 D8f ALUMINUM CHANNEL - FRY REGLET - POWDER COATED - DARK BRONZE
 D10a FIXED/RETRACTABLE METAL LADDER - JOMY - POWDER COATED - RAL TRAFFIC WHITE 9016
 E1 CERAMIC TILE - DAL TILE - GLAZED - MATCH ADJACENT ACCENT PAINT
 F1a PRECAST CONCRETE SILL - CUSTOM - NONE - TERRACOTTA
 F1b PRECAST CONCRETE WALL CAP - TBD - NONE - TERRACOTTA
 F2b CONCRETE BREEZE BLOCK - ORCO - PRECISION - CALIFORNIA GOLD

F2

A1a STUCCO - TBD - FINE SAND - BM SIMPLY WHITE OC-117
 A1b STUCCO - TBD - FINE SAND - BM YELLOW RAIN COAT 2020-40
 A1d STUCCO - TBD - FINE SAND - BM MEXICALI TURQUOISE 662
 A1e STUCCO - TBD - FINE SAND - BM BLUE DAISY 2062-40
 B1 VINYL WINDOW - MILGARD - NONE - ESPRESSO
 C3a FIBERGLASS ENTRY DOOR - THERMA-TRU - FACTORY FINISH - DRIFTWOOD
 C3c FIBERGLASS ENTRY DOOR - THERMA-TRU - PAINTED - BM YELLOW RAIN COAT 2020-40
 C3d FIBERGLASS ENTRY DOOR - THERMA-TRU - PAINTED - BM PEAR GREEN 2028-40
 C3g FIBERGLASS ENTRY DOOR - THERMA-TRU - PAINTED - BM PASSION PLUM 2073-30
 C3i FIBERGLASS ENTRY DOOR - THERMA-TRU - PAINTED - BM NOVEMBER SKIES 2128-50
 D1a STEEL GATE - CUSTOM - POWDER COATED - BM BLACK JACK 2133-20
 D1b STEEL GRILL - CUSTOM - POWDER COATED - BM BLACK JACK 2133-20
 D2b STEEL BALCONY - CUSTOM - PAINTED - BM BLACK JACK 2133-20
 D2i STEEL TUBE - TBD - PAINTED - BM BLACK JACK 2133-20

D3a CORRUGATED METAL AWNING - AMERICAN BUILDING COMPONENTS - GALVANIZED - GALVALUME PLUS
 D3d CORRUGATED METAL PANEL - AMERICAN BUILDING COMPONENTS - GALVANIZED - GALVALUME PLUS
 D7a STEEL PLATE GATE - TBD - PAINTED - BM SPANISH RED 1301
 D8a ALUMINUM DOWNSPOUT AND SCUPPER - TBD - PAINTED - PAINT TO MATCH BACKGROUND COLOR
 D8b STEEL SCUPPER - TBD - MILL FINISH CLEAR SEALED - NONE
 D8c STEEL CHIMNEY CAP - AMERICAN CHIMNEY SHROUD - PAINTED - MIDNIGHT BRONZE
 D8e ALUMINUM DOWNSPOUT AND SCUPPER - TBD - ANODIZED - MEDIUM BRONZE
 D10a FIXED/RETRACTABLE METAL LADDER - JOMY - POWDER COATED - RAL TRAFFIC WHITE 9016
 E1 CERAMIC TILE - DAL TILE - GLAZED - MATCH ADJACENT ACCENT PAINT
 F1a PRECAST CONCRETE SILL - CUSTOM - NONE - TERRACOTTA
 F1b PRECAST CONCRETE WALL CAP - TBD - NONE - TERRACOTTA

17. **Replace the perforated, unfinished steel (D4b) used for window canopies and the patio shade structure at building CM1 with pre-finished and clear sealed or painted metal.**
18. **Where elevations face a public street, roof drainage systems shall be concealed within the interior of buildings.**
19. **Locate electrical service entrance section (S.E.S.) so as to not face a public street or, if facing a street, the S.E.S. shall be screened by a wall to conceal from public view.**
20. If shade canopies for parking areas are provided:
 - a. Provide an 8" fascia for the canopy structure.
 - b. Maximum 75% light reflectance value shall apply to the top of the canopy.
 - c. Relate canopy in color and architectural detailing to the buildings.
 - d. Conceal lighting conduit in the canopy structure and finish conduit to match.
21. 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.

Lighting

22. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting.
23. **Landscape and lighting plans shall be coordinated to maintain a minimum 20-foot separation between tree trunks and light poles or otherwise designed to meet applicable minimum illumination levels.**
24. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance.

Landscape

25. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
26. **Add planters and/or vegetative ground cover adjacent to the east side of Pod F1.**
27. **The two trees on the east and west side of the Wildermuth driveway shall be located on the south side of the parking lot screen walls.**
28. 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.
29. 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.
30. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Building Address

31. Verify property address and submit a PDF copy of the site plan with unit floor plans for permanent addressing to permitcenter@tempe.gov prior to submittal of construction documents.
32. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) On multi-story buildings, locate no higher than the second level.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 6) Do not affix numbers or letters to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

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

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

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

STANDARD DETAILS:

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

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

COMMUNICATIONS:

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

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

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

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Refer to Tempe City Code Section 26-70 Security Plans.
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment. Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

TRAFFIC ENGINEERING:

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

FIRE:

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

CIVIL ENGINEERING:

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

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

SOLID WASTE SERVICES:

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

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

ZONING AND DEVELOPMENT CODE:

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

LIGHTING:

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

LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State

of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at <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.

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:

2001 E. Apache Boulevard

1976-1990 Property record cards show various inspections and permits for Horseshoe Trailer Court.

2011 E. Apache Boulevard

1961-1985 Property record cards show various inspections and permits for Jensen Patio Brick, Corp.

2019 E. Apache Boulevard

1959-1969 Property record cards show various and permits for Hi-Way Motel and Hi-Way Grocery.

February 7, 1980 Design Review Board approved the building modification for HI-WAY MOTEL (DR-80.17), located at 2019 E. Apache Blvd.

2021-2025 E. Apache Boulevard

December 21, 1987 Board of Adjustment approved a request by UNITED RECOVERY SERVICE (A-87-12.22) for two use permits:
1. To allow the sale of second-hand merchandise and;
2. To allow the sale of used (repossessed) vehicles, located at 2021 E. Apache Blvd.

January 20, 1988 The Design Review Board approved a request for building elevations, site and landscape plan for UNITED RECOVERY SERVICE (DR-88.17), located at 2021 E. Apache Blvd.

2029 E. Apache Boulevard

1960-1967 Property record cards show various and permits for Sands Tavern.

2035 E. Apache Boulevard

September 15, 1958 A building permit was issued for White Spot Cafe.

May 15, 2001 Hearing Officer approved a request by ROOF CARE CENTER, INC. (BA010061) for a Use Permit to allow a roof maintenance business and a Variance to allow existing conditions to remain and waive all Ordinance 808 Part 3 & 4 requirements, located at 2035 E. Apache Blvd.

2041 E. Apache Boulevard

1959-1961 Property record cards show various and permits for Jolinda Motel.

February 16, 1961 The Zoning Board approved a Use Permit for one trailer for family use.

February 15, 1962 The Use Permit for one trailer for family use was extended for a period of one year.

2051 E. Apache Boulevard

- 1959-1966 Property record cards show various and permits for Tip Top Motel & Breakfast Shop.
- April 28, 1966 A building permit was issued to construct a trailer court for three trailers.
- February 25, 1998 Board of Adjustment approved a Use Permit for a ministry for STREEST OF JOY (BA980003), located at 2051 E. Apache Blvd.
- June 24, 1998 Board of Adjustment reviewed the Use Permit for a ministry for STREEST OF JOY (BA980003), located at 2051 E. Apache Blvd., to verify compliance with conditions of approval.
- October 28, 1998 Board of Adjustment reviewed the Use Permit for a ministry for STREEST OF JOY (BA980003), located at 2051 E. Apache Blvd., to verify compliance with conditions of approval.
- April 28, 1999 Board of Adjustment reviewed the Use Permit for a ministry to verify compliance with conditions of approval and approved multiple Variances for site clean-up for STREEST OF JOY (BA980003), located at 2051 E. Apache Blvd.

2059 E. Apache Boulevard

- 1961-1975 Property record cards show various and permits for Midway Trailer Park.

2067 E. Apache Boulevard

- 1958-1986 Property record cards show various and permits for Dearborn Motel and Dearborn Trailer Court.

2075 E. Apache Boulevard

- 1959-1985 Property record cards show various and permits for Polar Bear Motel.

2083-2085 E. Apache Boulevard

- December 15, 1958 Permits issued to construct a 6-plex for North Star Lodge.
- January 4, 1962 Zoning Board granted a variance to building a commercial building facing Apache, in front of apartments.

2091 E. Apache Boulevard

- January 21, 1976 Design Review Board approved a building addition to an existing motel complex (DR-76.3), located at 2091 E. Apache Blvd.

1326-1340 S. River Drive

- 1960-1967 Property record cards show various permits for a motel.

2066-2074 E. Wildermuth Avenue

- July 15, 1963 Board of Adjustment approved a Use Permit for development of a trailer park (A-63-7.6) for a period of five years in the R-4 zoning district, located at 2066-2074 E. Wildermuth Ave.
- July 15, 1968 Board of Adjustment approved a Use Permit to continue operation of a trailer court for Earl Swisher (A-68-7.3), located at 2074 E. Wildermuth Ave.

Current Project

- April 19, 2016 Applicant held a neighborhood meeting at the Tempe Apache Police Substation.
- August 23, 2016 Development Review Commission recommended approval of a Zoning Map Amendment from CSS

TOD and R-4 TOD to MU-4 TOD and a Planned Area Development Overlay for a new 13.56 acre, seven-story mixed-use development to include 698 units and 59,466 square feet of commercial space. Commission also recommended approval of a Development Plan Review for Phase 1 of the development to include 450 dwelling units and 35,709 square feet of commercial space for EASTLINE VILLAGE (PL160097), located at 2025 East Apache Boulevard.

- September 8, 2016 First and introductory hearing for Eastline Village.
- September 22, 2016 City Council approved a Zoning Map Amendment from CCSS TOD, R-4, and R-4 TOD to MU-4 TOD, a Planned Area Development Overlay, and a Development Plan Review for Phase I of a new seven-story, mixed-use development for EASTLINE VILLAGE (PL160097), located at 2025 E. Apache Blvd. The subject site of the current use permit request is directly adjacent to the previously approved Eastline Village project.
- May 17, 2017 Hearing Officer Approved a use permit to allow a parking facility (surface parking lot) for commercial use for EASTLINE VILLAGE, located at 2032-2034 East Wildermuth Avenue.
- November 27, 2018 City Council approved the request for a one-year time extension for the Planned Area Development Overlay for EASTLINE VILLAGE (PL160097), located at 2025 E. Apache Boulevard.
- April 24, 2019 Applicant help a neighborhood meeting at the Escalante Community / Multi-Generational Center.
- October 17, 2019 City Council approved a disposition and development agreement for Eastline Village.
- November 12, 2019 The Development Review Commission introduced and conducted the first public hearing for a Zoning Map Amendment from CSS TOD & R-4 TOD to MU-4 TOD and an Amended Planned Area Development Overlay, to establish development standards for a new one- to three-story, mixed-use development consisting of 636 dwelling units and commercial uses for EASTLINE VILLAGE (PL190059), located at 2025 East Apache Boulevard.
- December 10, 2019 Development Review Commission recommended approval of a Zoning Map Amendment from CSS TOD & R-4 TOD to MU-4 TOD and an Amended Planned Area Development Overlay, to establish development standards for a new one- to three-story, mixed-use development consisting of 636 dwelling units and commercial uses for EASTLINE VILLAGE (PL190059), located at 2025 East Apache Boulevard.
- December 12, 2019 City Council introduced and held the first public hearing for EASTLINE VILLAGE (PL190059), located at 2025 East Apache Boulevard.
- January 16, 2020 City Council approved a Zoning Map Amendment from CSS TOD & R-4 TOD to MU-4 TOD and an Amended Planned Area Development Overlay, to establish development standards for a new one- to three-story, mixed-use development consisting of 636 dwelling units and commercial uses for EASTLINE VILLAGE (PL190059), located at 2025 East Apache Boulevard.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review