

DEVELOPMENT PROJECT FILE

for

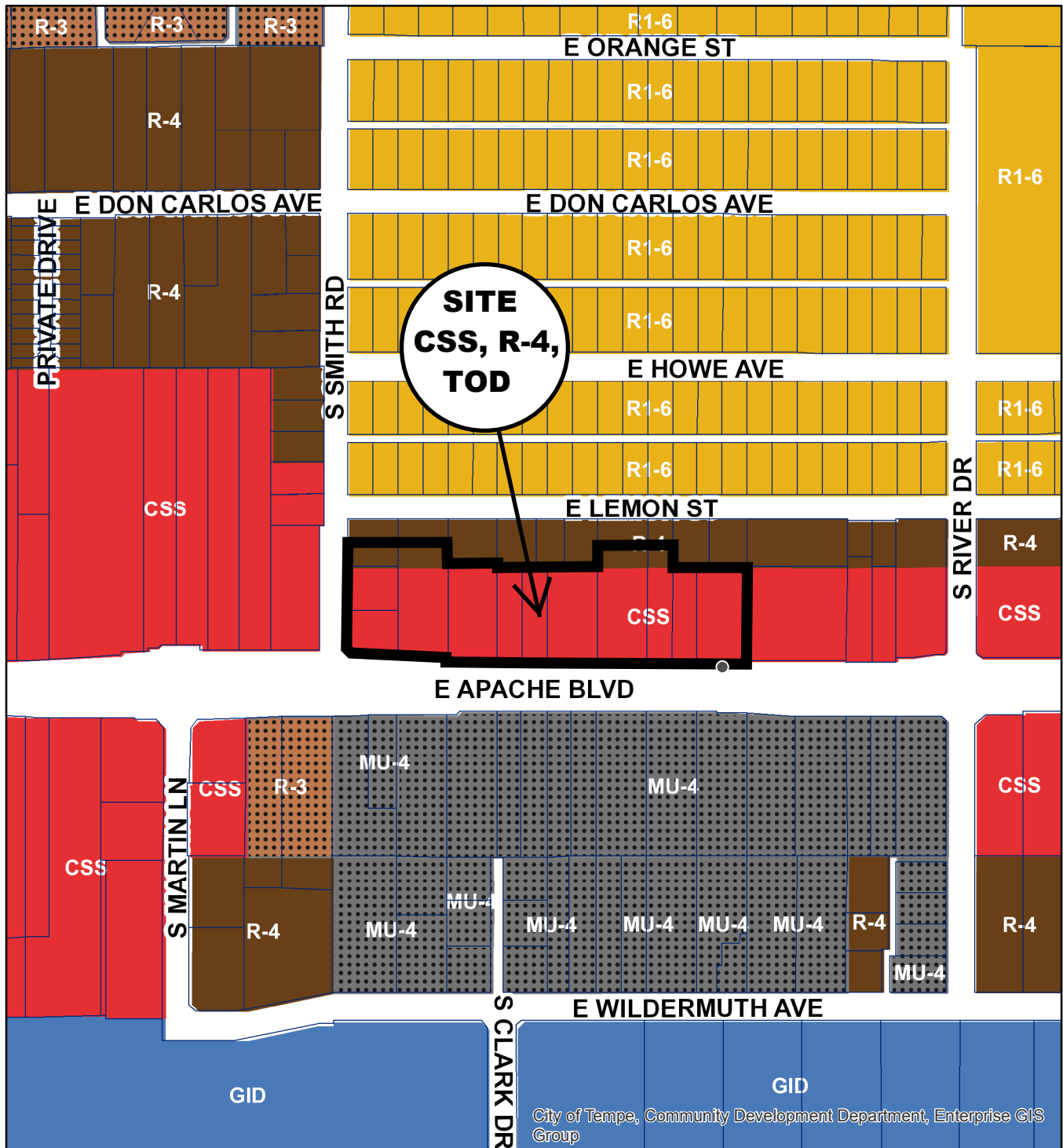
BLUE AT EASTLINE VILLAGE (PL190249)

ATTACHMENTS:

- 1-15. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 16-60. Applicant's Letter of Explanation (including Supplemental Documents)
- 61-63. Planned Area Development Overlay (Proposed)
- 64-81. Site Design (Site Plan, Landscape Plan, Underground Utility and Lighting Plan)
- 82-96. Building Design (Blackline/Color Elevations, Street Elevations, Sections, Renderings, 3D Model, Material Samples, Floor Plans)
- 97. Neighborhood Meeting Summary
- 98-171. Supplemental Information
 - Parking Analysis
 - Traffic Impact Analysis Summary
 - Waiver of Rights and Remedies Template

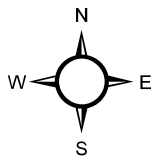
BLUE AT EASTLINE VILLAGE

PL190249



City of Tempe, Community Development Department, Enterprise GIS Group

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



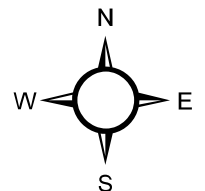
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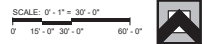
City of Tempe

Aerial Map





① SITE PLAN - Aerial Overlay
1" = 30'-0"



K & L HOMES, LLC
 6125 E. HUSTON (SCAR) RD.
 SUITE 2002
 SCOTTSDALE, AZ 85251
 PH: 602-905-8825



The Jones Group
 REAL ESTATE SERVICES, LLC

BLUE @ EASTLINE
 2068 E. APACHE BLVD. & SMITH RD.
 TEMPE, ARIZONA

| Revisions | | |
|-----------|-------------|------|
| # | Description | Date |
| | | |

OWNERSHIP OF DOCUMENTS
 DRAWINGS AND SPECIFICATIONS OR INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS THE PROJECT FOR WHICH THEY WERE PREPARED IS TO BE USED ON OTHER PROJECTS OR BY AGREEMENT IN WRITING AND WITH APPROPRIATE CREDIT TO K & L HOMES, LLC.

JOB NUMBER:
 DRAWN BY: Author
 CHECKED BY: Checker
 ISSUE DATE: 03/13/2020

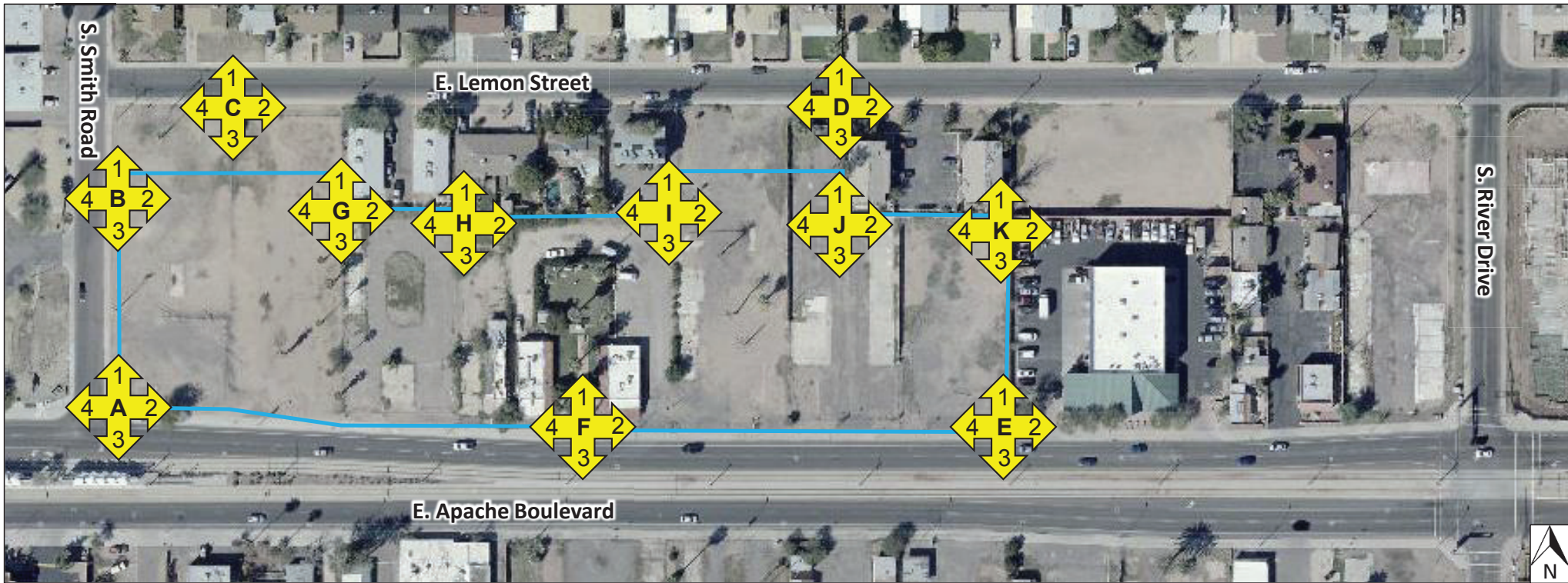


K. Sourson
 SHEET TITLE:
Site Plan Aerial Overlay
 SHEET NUMBER:

A1.0

PAD / DPR #3

Site Context Photographs



 Blue at Eastline Village Project Site



Location A, View 1 looking north



Location A, View 2 looking east



Location A, View 3 looking south



Location A, View 4 looking west



Location B, View 1 looking north



Location B, View 2 looking east



Location B, View 3 looking south



Location B, View 4 looking west



Location C, View 1 looking north



Location C, View 2 looking east



Location C, View 3 looking south



Location C, View 4 looking west



Location D, View 1 looking north



Location D, View 2 looking east



Location D, View 3 looking south



Location D, View 4 looking west



Location E, View 1 looking north



Location E, View 2 looking east



Location E, View 3 looking south



Location E, View 4 looking west



Location F, View 1 looking north



Location F, View 2 looking east



Location F, View 3 looking south



Location F, View 4 looking west



Location G, View 1 looking north



Location G, View 2 looking east



Location G, View 3 looking south



Location G, View 4 looking west



Location H, View 1 looking north



Location H, View 2 looking east



Location H, View 3 looking south



Location H, View 4 looking west



Location I, View 1 looking north



Location I, View 2 looking east



Location I, View 3 looking south



Location I, View 4 looking west



Location J, View 1 looking north



Location J, View 2 looking east



Location J, View 3 looking south



Location J, View 4 looking west



Location K, View 1 looking north



Location K, View 2 looking east



Location K, View 3 looking south



Location K, View 4 looking west

Blue at Eastline Village

2058 E. Apache Boulevard

Tempe Planning Case No. PL190249

**Applicant's Letter of Explanation for:
General Plan Amendment, Zoning Map Amendment, Planned Area
Development Overlay, and Development Plan Review Applications**

Prepared by:

GAMMAGE & BURNHAM

2 North Central Ave., 15th Floor | Phoenix, AZ 85004

&



6125 E Indian School Rd #2005 | Scottsdale, AZ 85251

Contact:

Gammage & Burnham, PLC

Attn: Manjula M. Vaz

(602) 256-4461

mvaz@gblaw.com

1st Formal Submittal: September 16, 2019

2nd Formal Submittal: January 24, 2020

3rd Formal Submittal: March 17, 2020

4th Formal Submittal: April 30, 2020

Applicant and Introduction

Jones Multifamily, LLC (“Jones” or the “Applicant”) respectfully submits these applications to accommodate the redevelopment of approximately 4.09 gross acres (+/- 3.95 net acres) located at the northeast corner of E. Apache Boulevard and S. Smith Road in Tempe (the “Site”). See **Exhibit A** for an aerial photograph of the Site. The Applicant specializes in developing, acquiring and managing residential and mixed-use projects throughout Arizona. To date, Jones has acquired and/or developed over 20 assets including 1,657 housing units. Jones’ extensive experience in developing, acquiring and managing real estate has contributed to its success in identifying opportunities for high quality projects in locations where people desire to live, work and play.

Applications

The Applicant is submitting General Plan Amendment (“GPA”), zoning map amendment (“ZMA”), planned area development (“PAD”) overlay and development plan review (“DPR”) applications (collectively, the “Applications”) to facilitate the redevelopment of the Site with a high-quality and modern mixed-use development as envisioned as part of the overall master development plan for Eastline Village. As part of the overall redevelopment plans for Eastline Village, the Applicant has also submitted separate DPR and use permit standard applications (Tempe Planning Case No. PL190232) to accommodate the development of seven single-family detached homes adjoining the Site to the north along E. Lemon Street. In exchange for certain city-owned parcels within the overall Eastline Village mixed-use project site, at least four of the noted single-family homes will be sold to the City’s Housing Services Division for inclusion in the City’s affordable housing stock. The other three single-family homes may also become part of the Housing Services Division’s affordable housing stock.

Eastline Village, a multi-phased, mixed-use urban development, represents a rare opportunity to redevelop several small parcels assembled over more than a decade and to create a unique project that will make a substantial statement along both sides of the Apache Boulevard light rail corridor. As planned and envisioned for years by policy makers, the proposed redevelopment is representative of the ongoing attention and investment occurring along the light rail corridor and throughout greater Tempe. Consistent with Tempe’s vision for the Apache Character Area, our intent is to assemble enough parcels to support a meaningful development that will further improve and diversify the mix of uses and housing options along the light rail corridor by building an innovative urban mixed-use village that will create a vibrant neighborhood and set an example of the future of the urban community.

On September 22, 2016 and to accommodate the development of the portion of Eastline Village located along the south side of Apache Boulevard, the City Council approved zoning map amendment and planned area development overlay applications (collectively, the “2016 Approval”) to accommodate the development of an urban master plan community on approximately 12.8-acres at the southwest corner of the Apache Boulevard and River Drive. On January 16, 2020, the City Council approved entitlement applications amending the 2016 Approval and incorporating additional acreage into the portion of Eastline Village located along the south side of Apache Boulevard. The current development plans for the portion of Eastline Village located along the south side of Apache Boulevard include the provision of 636 multifamily

residential units (includes live-work units), approximately 29,240 sq. ft. of office / retail / live-work use space, and approximately 11,610 sq. ft. of restaurant / café / bar use space.

The first portion of the overall Eastline Village master development plan completed last year is the four-story development known as The River at Eastline Village (“The River”) at the northeast corner of Apache Boulevard and River Drive. The River is comprised of 56 affordable multi-family housing units and support space, including a fitness center, multi-purpose community center, and leasing / management office.

As the next step in the overall plans for Eastline Village, these Applications propose to continue the redevelopment of the north side of Apache Boulevard by redeveloping the Site with a four-story, high-quality and modern mixed-use development consisting of 187 multi-family residential units (includes street-level live-work units), street-level co-working (2,144 sq. ft.) and leasing office spaces, resident amenities (e.g. gym, dog park, yoga/Zumba studio, outdoor pool with fire pit and game room), significant landscape and pedestrian realm enhancements, 220 vehicle parking spaces and 184 bicycle spaces (the “Project”). The Project, which will be branded at Blue at Eastline Village and is representative of the ongoing attention and investment occurring along the light rail corridor and throughout greater Tempe, will make a significant statement along the Apache Boulevard light rail corridor and will offer future residents the opportunity to reside in a dynamic, urban location that is close to work, entertainment, recreation opportunities, and multi-modal transportation options.

Site Area

The Site is comprised of 12 parcels that, collectively, are approximately 4.09 gross acres in size. The Site is located at the northeast corner of Apache Boulevard and Smith Road, along the north side of the Valley Metro Apache Boulevard light rail corridor. A legal description for the Site is provided as part of the Applications submittal package.

Area Context

The Site is comprised of unimproved or underutilized properties. In fact, with the exception of the Tempe Palms apartment buildings constructed in the 1950s and located on three of the Site’s 12 parcels, the Site is vacant. The immediate area surrounding the Site consists of a mix of employment, public, commercial, and residential uses, as well as multiple vacated or unimproved properties. Existing uses in proximity to the Site include:

- the Valley Metro light rail line within the median of Apache Boulevard;
- the Smith-Martin / Apache light rail station within the median of Apache Boulevard near the northwest corner of the Site;
- a U.S Post Office at the northwest corner of Apache Boulevard and Smith Road;
- American Five Star Transmission adjoining the Site to the east;
- Hopper’s Automotive to the south across Apache Boulevard;
- the Escalante residential neighborhood to the north across Lemon Street;
- the two-story La Paloma apartments to the southwest across the intersection of Apache Boulevard and Smith Road;

- the Roadway Inn motel to the southeast across the intersection of Apache Boulevard and River Drive; and,
- several unimproved properties to the south across Apache Boulevard that are part of the overall Eastline Village master development plan site

See **Exhibit B** for a surrounding uses map identifying the above-referenced uses and other nearby uses. As shown on the surrounding uses map, many of the surrounding properties—like the Site—are unimproved or underutilized. The overall vision for Eastline Village, including the Project, is to significantly revitalize and enhance the area’s urban environment by providing high-quality residential opportunities with supporting employment, shopping, dining and entertainment opportunities, all within walking distance of the Smith-Martin / Apache light rail station. The Project, which is an integral part of the overall development plans for Eastline Village, will provide needed high quality, modern residences along the Apache Boulevard light-rail corridor with active street-level use spaces that will both offer a great living experience and significantly enhance the pedestrian realm along both Apache Boulevard and Smith Road.

Planning Context

General Plan 2040

As shown by the maps provided in **Exhibits C and D**, General Plan 2040 (the “General Plan”) currently projects the Site for mixed-use development with medium to high (up to 25 units per acre) residential density. However, as part of the City’s Urban Core Master Plan (“UCMP”) planning process, a major amendment to the General Plan’s projected land use and projected residential density maps that includes the Site is currently being processed. The pending amendment proposes to change the residential density projected for the Site to high density (up to 65 units per acre). See **Exhibits E and F** for the portion of the proposed General Plan projected land use and residential density maps pertaining to the Site.

While the City’s major amendment to the General Plan is pending and as reflected by the proposed residential density map provided in **Exhibit J**, the Applicant is requesting a minor amendment to the General Plan to change the residential density projected for the Site to high density (up to 65 units per acre). See the General Plan amendment analysis section provided below for a detailed discussion of the minor amendment request.

According to the General Plan, the mixed-use land use category is intended to accommodate a mixture of residential and commercial uses and to encourage creatively designed developments where there is an opportunity to live, work and recreate in the same development, or within the same area. The redevelopment plans for Eastline Village, including the Project, are intended to provide a vibrant, urban-mixed use neighborhood where there is an opportunity to live, work and play within a single development area. In addition, the Project’s proposed residential density (45.72 dwelling units per acre) is consistent with the residential density being proposed for the Site as part of the UCMP planning process. The Project is the exact type of mixed-use, high-density and transit-oriented project envisioned by General Plan 2040 for the Site.

Apache Character Area Plan

In order to further the goals and implement the General Plan, the City adopted the Apache Character Area Plan (the “Character Plan”) in 2015. The Site is located within the Character Plan’s specified boundaries. The intent of the Character Plan is to provide a policy framework that guides the redevelopment vision and design for the Apache area, while preserving core neighborhoods at the same time. The Project has been designed within the context of the Character Plan’s place-making principles and design guidelines. Specifically, the Character Area principles listed below are those that most closely align with the vision of the Project:

- Mobility: Tempe’s vision as a 20-minute city

Designing for safety is a primary consideration at the edges of the Site where cars and pedestrians intersect. By restricting vehicular access to the Site to single points of access along Apache Boulevard and Smith Road, the Project has been designed to minimize conflicts with pedestrian access and vehicular circulation to the maximum extent possible. In addition, the Project will provide a new pedestrian crossing at the mid-street connection to the light rail station. In addition, multi-modal options to connect Blue at Eastline Village to the rest of Tempe and the larger community include bicycle spaces and dedicated on-street rideshare spaces. The Project’s provision of integrated co-working space and live-work units will also support walkability and the use of multi-modal transportation options in general.

- Shade (Natural & Structural)

Designing for plentiful shade is a top priority in order to ensure that outdoor and pedestrian realm spaces will be comfortable and utilized year round. Shade will be achieved through a variety of approaches: trees, elements attached to buildings, as well as independent standing shade structures. A shadow study is included as part of the Applications submittal package.

- Live / Work / Innovate: The Creative, Entrepreneurial City

The Project’s provision of nine live-work units and co-working space will provide needed space for entrepreneurs to innovate and create.

- Streetscapes: Streets as Open Space

In addition to substantial landscape (hard and soft-scape) and pedestrian walkway enhancements to be provided along both Apache Boulevard and Smith Road, the Project’s pedestrian realm will feature seating areas under a large shade canopy and convenient bicycle parking areas that will be accessible to the public. Furthermore, each of the Project’s mixed-use buildings will feature large wall art murals along Apache Boulevard that will be visible for public enjoyment.

- Pedestrian Scale: Foster Apache as a premier pedestrian environment and destination

Human scaled experiences and a walkable rhythm are enhanced through provision of active street-level co-working, leasing office and amenity spaces along street frontages, site art and building / entry variety. Multiple entries points into and through the community break up the block length. All building and tenant entry spaces feature covered roof overhangs, and main building lobby and central amenity areas feature shaded seating areas and bike parking spaces along the street. Furthermore, the provision of detached sidewalks with landscape buffers on both sides of the sidewalk along the frontages, except where curbside parking is provided, represents a substantial enhancement to the Site's pedestrian realm. Likewise, with the overall Eastline Village development, the goal of the Project is to foster a strong sense of community by providing amenities and spaces that encourage neighborhood and community interactions.

- Walkable Commercial / Foster Active Living

The most important goal of the overall Eastline master development plan, of which the Project is an integral part, is to lessen the necessity for driving. The provision of active commercial and amenity use spaces at street-level, walkable and inviting street frontages, dedicated rideshare / delivery on-street spaces in proximity to shaded seating benches, a mid-block pedestrian crossing option to the Smith-Martin / Apache light rail station, and substantial amount of bicycle spaces are prominent features of Blue at Eastline Village.

- Pocket Parks + Parklets

Multiple open space options are planned throughout the Site that will provide spaces for both people and animals. The spaces include a dog park and a pool area featuring a pool patio with a fire pit, barbeque station and shaded lounging areas to relax. These spaces will promote community interaction.

- Public / Private Art: Neighborhood Identity and Expression

As reflected by the conceptual art images included as part of the Applications submittal package, large wall art murals will bookend both of the Project's mixed-use buildings across the middle pool area. The murals will feature colorful abstract art images by a local artist and a recent graduate from Arizona State University.

Rail Corridor Growth Area & Apache Boulevard Redevelopment Area

The Site is also located within the Rail Corridor Growth Area ("RCGA") and the Apache Boulevard Redevelopment Area ("ABRA") designated by General Plan 2040. Along the Apache Boulevard alignment of the rail corridor, General Plan 2040 calls for the continued infusion of high-density, mixed-use and transit-oriented development. The general purpose of the ABRA is to encourage reinvestment in order to build a more desirable neighborhood in which people enjoy

living and working within, as well as to upgrade existing development by introducing viable long-term mixed-use projects.

Blue at Eastline Village represents a substantial reinvestment in the RCGA and represents an opportunity to improve several unimproved and underutilized properties with a viable mixed-use and transit-oriented development. The Project will provide high-quality housing and employment opportunities along with substantial amenities (e.g. gym, dog park, yoga/Zumba studio, outdoor pool with fire pit and game room) that will further foster an enjoyable living, working and playing environment within both the RCGA and ABRA.

Current Zoning

The Site is currently zoned a combination of the following zoning classifications: approximately 3.64 acres is zoned Commercial Shopping and Services (“CSS”) and is located within the Transportation Overlay District’s (“TOD”) Station Area; and, approximately 0.45 acres is zoned Multi-Family Residential General (“R-4”) and is located within the TOD’s Station Area. Zoning maps illustrating the respective locations of current zoning classifications for the Site and surrounding area is included as part of the submittal package for the Applications (see **Exhibits G and H**).

The purpose of the Applications is to rezone the entire Site to MU-4 PAD TOD (Station Area) to accommodate a high quality, mixed-use development that will provide needed high quality, modern residences and active street-level use spaces along the Apache Boulevard light rail corridor that will offer a great living experience and significantly enhance the pedestrian realm along both Apache Boulevard and Smith Road. See **Exhibit I** for a map depicting the proposed zoning classification and overlays for the Site.

Project Description and Design

The development of Eastline Village, including Blue at Eastline Village, is the culmination of decades of thoughtful planning and investment on the part of the City of Tempe. Eastline Village, of which the Project is an integral part, represents an extraordinary opportunity to develop a unique, mixed-use urban village that will transform small unimproved or underutilized properties along both sides of the Apache Boulevard light rail corridor into a fun, urban living environment comprised of a mix of residential, employment, shopping, dining and entertainment uses that will complement the corridor’s existing mix of uses and serve as a catalyst for future development.

The purpose of the Applications is to continue the development plans for Eastline Village by redeveloping 12 unimproved or underutilized properties on the north side of the Apache Boulevard light rail corridor to further energize the RCGA and ABRA. Specifically, the Applicant is proposing a walkable, modern and high-quality mixed-use development comprised of:

- two four-story, mixed-use buildings accommodating:
 - 187 multi-family residential units, including nine street-level live-work units;
 - and,

- street-level co-working, leasing office and resident amenity (e.g. gym and yoga/Zumba studio) spaces
- landscape enhancements, including a pool, spa, pool patio with fire pit and barbeque stations, and a dog park;
- a parking courtyard accommodating 209 vehicle parking spaces, including 152 covered spaces, and 10 motorcycle spaces;
- 11 on-street vehicle parking spaces;
- seven on-street rideshare / delivery spaces along Apache Boulevard;
- 184 bicycle spaces; and,
- a one-story, 1,168 square-foot maintenance building

The Project's incorporation of live-work units, co-working space, leasing office, and amenity spaces at street-level along Apache Boulevard and Smith Road, combined with a vibrant street-front design that includes a large shade canopy along Apache Boulevard with seating benches, will bring an inviting and pedestrian-friendly environment to this section of Apache Boulevard.

The design of Blue at Eastline Village is an attractive, modern and pedestrian friendly design that both thoughtfully engages and respects the surrounding community. As reflected by the enclosed elevations and renderings for the buildings to be constructed, the overall architectural character is a contemporary design with a mid-century modern twist. While the design will reflect the modern aesthetic of other recently constructed buildings along the Apache Boulevard light rail corridor, it will also fit in with and respect the local neighborhood. The design provides elements that cater to the pedestrian through the use of building character, signage, connectivity, landscaping, hardscape and lighting.

The two main buildings are four-story mixed-use buildings with the resident parking hidden behind the buildings, secured, and/or completely screened from street view. Parking for visitors and commercial uses is conveniently located along Apache Boulevard and within parking courtyards at the east and west end of the Site. Electrical service entrance and meter sections are located inside the buildings, out of view. Trash and recycle containers and compactors, are placed in the parking courtyard behind the mixed-use buildings and are fully screened from public/street view.

The Project's two mixed-use buildings contain 187 apartment units with a variety of one-, two- and three-bedroom units ranging in size from 700 to 1,680 square feet. This includes nine live-work units along the Site's Apache Boulevard and Smith Road frontage. Each live-work unit features 275-345 SF of office space with separate direct and identifiable entry from the street. The southwest corner of the building at the intersection of Apache Boulevard and Smith Road will feature a leasing office and co-working space totaling 3,800 square feet in size, with associated outdoor patios fronting the street.

The buildings will feature secure parking courtyard access from both street frontages, with reserved covered parking for all residents. The main lobby for both mixed-use buildings goes through the building, and visitors will enter from the street side lobby. The buildings feature

convenient elevator access to each floor, and interior air-conditioned lobbies and corridors. An approximate 6,000 square-foot resort style amenity area will be provided between the two buildings. This will include a large swimming pool and spa, barbeque stations, cabanas, and variety of seating, lounging and active gaming areas that will create an inviting, comfortable outdoor gathering place for residents. The pool area is flanked on each side by additional amenity spaces, including a 2,600 square foot gym and yoga studio, as well as a 1,600 square foot indoor/outdoor game room. This will be the hub activity area with direct and visual access to the main street side pick-up and delivery zone that features seating areas under a large shade canopy, along with large-scale tree planters and decorative hardscape elements and convenient bike parking areas.

Another 2,000 square foot community courtyard, featuring raised garden beds will be provided at the west end of the Site for those seeking quieter recreation. And with more than half the residents expected to own a dog or two, a 4,000 square foot dog park with a dog washing station will be provided as well along the north part of the Site.

Each apartment unit will also have a large ‘private open space’ in the form of a balcony or patio. Ground floor units facing the street have large eight-foot-deep covered patios with low decorative breeze block walls, adding to the interactive streetscape experience.

The contemporary building design is inspired by mid-century modern architecture. This style and character of architecture is characterized by straight edges and smooth rectilinear forms in a balanced composition that expresses the form and functionality of its components. By principal, the design is void of all arbitrary applied ornamentation, striving towards simplicity, honesty and clarity of form and beauty. The building style is a classic, contemporary and timeless design.

The design concept is addressed in further detail within the development plan review approval criteria section of this letter of explanation provided below.

Landscape Design

The Project’s landscape coverage provided within the Site and right-of-way is a significant amount for a mixed-use development within an urban setting. The intent of the landscape design will be to create an inviting environment that provides a park-like feel for residents and patrons and that serve as an integral part of the overall design for the Project. The proposed landscape materials (soft-scape and hardscape) for the Village will add to the desired park-like environment. The landscape design, which uses the Apache Character Area’s historic plant palette as a resource for plant selection in appropriate areas includes inviting open spaces (outdoor pool with patio, fire pit and barbeque stations and dog park) for gathering and recreation. The selected tree species will provide ample shade for pedestrians passing by and walking through the Site. The landscaping design will also maximize the creation of shade and soften edges and spaces to create a welcoming environment. A landscape plan for the Project is included as part of the Applications submittal package.

Site Circulation and Parking

The Project, which will be accessed via Apache Boulevard and Smith Road, will provide a total of 220 vehicle parking spaces, of which 209 will be provided on-site (152 covered and 57 uncovered) and 11 will be provided on-street (eight along Apache Boulevard and three along Smith Road). In addition, the Project will provide seven dedicated rideshare / delivery vehicle spaces along Apache Boulevard and 10 motorcycle spaces on-site. The Project will also provide 184 bicycle parking spaces.

As reflected by the parking analysis prepared for the Project by EPS Group and included as part of the Applications submittal package, the provided parking is an appropriate amount for an urban, mixed-use development with convenient access to a light rail station and an abundance of multi-modal transportation options. The parking analysis concludes that the provided parking is more than sufficient to meet the Project's anticipated parking demand.

Minor General Plan Amendment ("GPA") Analysis

As discussed above, the General Plan's projected land use and residential density maps currently designate the Site for mixed-use development with medium to high (up to 25 units per acre) residential density. In order to allow for the Project's proposed density (45.72 dwelling units per acre), the Applicant is proposing a minor amendment to the General Plan's projected residential density map to change the residential density project for the Site from medium to high density (up to 25 units per acre) to high density (up to 65 units per acre). As discussed above, the proposed residential density designation is consistent with the projected residential density designation proposed for the Site as part of the pending major GPA being processed by the City as part of the UCMP planning process.

The GPA submittal checklist requires that an application to amend the General Plan's projected residential density map address the following:

Written justification for the amendment should consider long-term and short-term public benefit and how the amendment, considering Land Use Principles, will help the city attain applicable objectives of the General Plan

The GPA will benefit the public in several ways. The GPA will accommodate the development of an aesthetically pleasing, modern mixed-use development that will provide high-quality housing opportunities, alongside co-working, live-work and amenity spaces, along the Apache Boulevard light-rail corridor. In consideration of the Site's immediate access to the Smith-Martin / Apache light rail station and general proximity to downtown Tempe, the provision of high-quality residential units and employment use space at this location will provide opportunities to walk, bike and/or ride public transit to and from work, restaurants and shops and thereby reduce traffic congestion and air pollution.

The GPA will accommodate the redevelopment of several unimproved and underutilized parcels, which will further energize east end of the Apache Boulevard light rail corridor, an area envisioned for revitalization and redevelopment by the General Plan.

The GPA represents an opportunity to improve underutilized properties within 60 feet of the Smith-Martin / Apache light rail station with high-quality and modern multi-family residences and employment use spaces, which is representative of the ongoing private and public investment along the light-rail and throughout Tempe as a whole.

As demonstrated in the planning context section of this letter, the GPA will accommodate the development of the Project, which is consistent with the applicable goals, policies and principles of the Apache Character Area Plan, Rail Corridor Growth Area and Apache Boulevard Redevelopment Area. The GPA will therefore help to achieve the objectives envisioned by the General Plan for this area.

If the proposed amendment impacts the General Plan's Projected Land Use Map only, there should be objective discussion of the amendment's impact on the projected land use within a minimum of a half-mile of the property.

The General Plan's projected land use map designates the Site for mixed-use development. The proposed GPA requests to amend only the residential density designation for the Site and does not request to amend the General Plan's project land use for the Site.

According to the General Plan, the mixed-use land use category is intended to accommodate a mixture of residential and commercial uses and to encourage creatively designed developments where there is an opportunity to live, work and recreate in the same development, or within the same area. As explained above, the Project is part of the overall redevelopment plans for Eastline Village, which will provide a vibrant, mixed-use neighborhood where there is an opportunity to live, work and play within a single development area. Approval of the GPA will accommodate the development of the Project, a creatively designed mixed-use development, which will perpetuate mixed-use and transit-oriented development in the surrounding area as envisioned by the General Plan.

With a proposed amendment to the General Plan Projected Land Use Map, the applicant/developer's written discussion of the proposed amendment should respond to the Land Use Principles in the Land Use Element of the General Plan. These principles are presented below, in a generalized request/response format:

- a. *Describe the public benefit of the proposed amendment in terms of increase/decrease in intensity and its impact on adjacent land uses versus the impact of the present land use designation*

The proposed GPA will benefit the public by accommodating a high-density, mixed-use development on the north side of the Apache Boulevard light rail corridor within an area envisioned for revitalization and redevelopment by the General Plan and applicable area plans. As reflected by the projected residential density proposed for the Site by the major GPA currently being processed by the City as part of the UCMP planning process, the Site is appropriate for high-density development in consideration

of its location along the Apache Boulevard light rail corridor and its general proximity to downtown Tempe. Furthermore, the Project's appropriate site design, which places buildings along the Site's Apache Boulevard frontage, combined with the Applicant's proposed single-family detached homes adjoining the Site to the north, will provide an appropriation transition between higher-intensity development along light rail line and the Escalante residential neighborhood to the north across Lemon Street.

- b. Describe the public benefit of the proposed amendment in terms of impact on the city's infrastructure (i.e. water, sewer, utilities, streets, in terms of anticipated traffic generation, projected carrying capacity, projected volume, availability of transit, need for additional access, or city services such as fire and police staffing and response times, etc.) versus the impact of the present land use designation

The GPA will not have a negative impact on the City's infrastructure. The Site is surrounded by properties that accommodate and/or are planned for high-density residential and/or commercial use. The proposed designation will allow for better utilization of the Site, support transit-oriented development and encourage further investment in an area envisioned for redevelopment. Lastly, as demonstrated by the parking analysis included as part of the Applications' submittal package, the Project's parking is sufficient to meet anticipated vehicular parking demand resulting from the development of the Project.

- c. Describe the proposed development quality of life in terms of how its components reflect unique site design, building design, landscaping and parking; integrate or provide access between varied uses; deal creatively with multi-modal transportation; and reduce/eliminate physical barriers, as well as provide residential, employment, shopping and local services

The Project represents an opportunity to improve several unimproved and underutilized parcels within a redevelopment area with a high-quality, mixed-use development that will provide needed modern residences with active street-level co-working, leasing office and amenity spaces. The proximity of high-quality, modern housing opportunities with immediate access to employment space (co-working office space and live-work units) will strongly appeal to persons desiring to live in a dynamic, urban location that is close to work, entertainment, recreation opportunities and alternative modes of transportation. For those future residents, the Project will provide a high standard of living and quality of life through the provision of a variety of recreational amenities, including a gym, yoga/Zumba studio, dog park and large outdoor pool area with a spa, a variety of outdoor seating areas, fire pit, barbeque stations and a game room.

The Project will also include specific design elements to create a more walkable and pedestrian-friendly environment along the Apache Boulevard light-rail corridor through the provision of significant pedestrian realm improvements, including landscape (hard and soft-scape), pedestrian walkway and shaded seating

improvements. Furthermore, to encourage bicycle travel, the Project will also provide 184 bicycle spaces.

- d. Describe the use of open space, parks or green belts, and how the development separates, as well as links, residential and nonresidential components, if the proposed development incorporates a residential component. If applicable, describe how the proposed development impacts existing parks

The Project features private open spaces that future residents and guests will have the opportunity to enjoy. The intent of the landscape design is to create a garden-like environment throughout the Project, providing a buffer from the Site's street frontages and the adjacent residences to the north to create a "park feel" for residents and guests. The Project's provision of a well-landscaped pool area situated in the middle of the Project between the two proposed mixed-use buildings intentionally blurs the line between indoor and outdoor environments. The landscaping provided along the Site's perimeter will also add to the desired park-like environment.

While the Project incorporates design elements to buffer the adjoining residences to the north, the Project will also link on-site residential and nonresidential components through the provision of street-level co-working, live-work and leasing office use spaces.

- e. Describe the proposed development in terms of supporting regional and local transit objectives for arterial streets; implementing the goals and objectives of the transit plan; describe the internal street system in terms of supporting the above goals and objectives and incorporating uniquely designed transit facilities along the arterial streets

One of the integral components of the development plans for the Project and Eastline Village as a whole is to establish a more walkable urban environment along Apache Boulevard (an arterial street), which encourages transportation by foot, bicycle, bus and rail. The nearby mixture of existing and planned employment, entertainment, restaurant and retail uses, coupled with the convenient access to the Smith-Martin / Apache light rail station and multiple bus stops to the north, northwest and northeast will encourage residents to choose non-vehicular travel options. That said, as explained above, the Project also includes specific design elements to create a more walkable and pedestrian-friendly environment along Apache Boulevard by providing significant pedestrian realm improvements, including landscape (hard and soft-scape), pedestrian walkway and shaded seating improvements.

- f. Describe the proposed amendment in terms of effects on the school districts (enrollments and facilities)

The Site is located within the Tempe Elementary and Tempe Union High School districts. The approval of the GPA combined with the approval of the associated Project, of which 65 percent of residential units are one-bedroom, is not anticipated to adversely impact the districts' enrollment or facilities.

g. Identify additional quality of life components of the proposal to justify an Amendment

The Site's location along the Apache Boulevard light rail corridor, its immediate access to the Smith-Martin / Apache light rail station, its general access to multiple bus stops and its general proximity to downtown Tempe makes it an appropriate area for higher density development. This GPA will provide the opportunity to enhance a largely unimproved and an underutilized Site with a high quality, mixed-use development as part of the overall plans for Eastline Village and which is anticipated to stimulate additional growth in the area.

In addition, the letter must also explain how the proposed amendment will substantially conform to the following standards of Zoning & Development Code Criteria Section 6-302(D):

1. Appropriate short and long-term public benefits

As detailed above, the GPA will benefit the public in several ways. The GPA will accommodate the development of an aesthetically pleasing, modern mixed-use development that will provide high-quality housing opportunities alongside co-working, live-work, and amenity spaces that, as an integral part of the Eastline Village master development plan, will create an urban neighborhood along the Apache Boulevard light-rail corridor.

The GPA will also help accommodate the redevelopment of several unimproved and underutilized parcels, which will further energize the Apache Boulevard light rail corridor by accommodating a high-density, mixed-use development within an area envisioned for redevelopment and intensification by the General Plan. The GPA represents an opportunity to improve unimproved and underutilized properties with immediate access to the Smith-Martin / Apache light rail station with high-quality, modern multi-family residences and employment use space representative of the ongoing private and public investment along the light rail corridor.

2. Mitigate impacts on land use, water infrastructure or transportation

As explained above, approval of the GPA will not have an adverse impact on land use, water infrastructure or transportation. The Site is surrounded by properties that accommodate or are planned for multi-family residential and/or commercial use. The development of an appropriately designed high-density residential product will better utilize the Site, support transit-oriented development, and encourage investment within a designated redevelopment area. Furthermore, as reflected by the parking analysis included as part of the Applications submittal package, the Project's on-site vehicle parking is sufficient to meet anticipated demand.

3. Help the city attain applicable objectives of the General Plan

As discussed in detail within the planning context section of this letter of explanation, the GPA will accommodate the development of a Project that is consistent with the applicable goals, policies and principles of the Apache Character Area Plan, the Rail Corridor Growth Area, and the Apache Boulevard Redevelopment Area. The GPA will therefore help to achieve the objectives envisioned by the General Plan for this area.

Furthermore, the requested density designation will accommodate the development of an appropriately designed high-density development that will both better utilize the Site and encourage the use of multi-modal transportation infrastructure. The Project is an integral part of the master development plan for Eastline Village, which will be a vibrant urban neighborhood with immediate access to the Smith-Martin / Apache light rail station. Therefore, approval of the GPA will help to achieve the General Plan's objectives for this area by encouraging the use multi-modal transportation infrastructure through the creation of an urban neighborhood hub along this section of the Apache Boulevard light-rail corridor.

4. Provide rights-of-way, transit facilities, open space, recreational amenities or public art

The GPA will allow for a Project that will enhance existing rights-of-way, support multi-modal transportation and provide for open space, recreational amenities and public art.

First, with respect to rights-of-way and transit facilities, the Project will include specific design elements to create a more walkable and pedestrian-friendly environment along the Apache Boulevard light-rail corridor through the provision of significant pedestrian realm improvements, including landscape (hard and soft-scape), pedestrian walkway and shaded seating improvements. To encourage bicycle travel, the Project will also provide 184 bicycle spaces. For open space, the Project features landscaping improvements and private open spaces that will create a "park feel" for residents and guests. As to recreational amenities, the Project will encourage an active and social lifestyle for its residents by providing a variety of active and passive recreational amenities, including a gym, yoga/Zumba studio, dog park and large outdoor pool area with a spa, a variety of outdoor seating areas, fire pit, barbeque stations and a game room. Lastly, the Project is planned to feature two impressive murals—one on each of the two buildings—on the south elevations facing Apache Boulevard, which will provide a more attractive and vibrant urban environment for residents and passersby.

5. Potentially negative influences are mitigated and deemed acceptable by the City Council

The approval of the GPA and associated Project will not adversely impact the surrounding area. The Site, which is an integral part of the master development plan for Eastline Village and is located in a redevelopment area envisioned for higher intensity development, is surrounded by properties that currently accommodate and/or are planned for multifamily residential and/or commercial use. Furthermore, the Project's appropriate site design, which places four-story buildings immediately along the Site's Apache Boulevard frontage, combined with the Applicant's proposed single-family detached homes adjoining the Site to the north, will provide an appropriation transition between higher-intensity development along light rail line and the Escalante residential neighborhood to the north across Lemon Street.

6. Judgment of the appropriateness of the amendment with regard to market demands, and impacts on surrounding area, service, fiscal, traffic, historic properties, utilities and public facilities

Over the last several years, the City and other communities have experienced an influx of multifamily projects. The primary driving forces behind this increase in new multifamily residential projects in the City are a result of pent-up demand, vacancy rates and a shift in residential market demand brought on by changing consumer preferences for housing types. For a variety of reasons—including lending regulations, rising interest rates and lifestyle choices—home ownership remains far less attainable or desirable for first time and repeat homebuyers. At the same time, high-density, for-rent multifamily residential properties offer a lifestyle of independence and freedom from the responsibilities of home ownership. Multifamily developments also often provide residents with an opportunity to reside in urban locations that are closer to work, entertainment and recreation opportunities, and alternative modes of transportation, such as light rail service. High-quality apartments—like those provided by the Project—are an appealing housing option for both families and/or individuals who desire to experience new neighborhoods and lifestyles in an attractive setting without the financial commitment of homeownership. This market demand will support a higher density development on the Site.

Furthermore, the letter of explanation must address how the proposal supports any applicable area policy plans

As explained above, the requested GPA will accommodate the development of a Project that, as detailed within the planning context section of this letter of explanation, is consistent with applicable area plans, including the Apache Character Area Plan, the Rail Corridor Growth Area, and the Apache Boulevard Redevelopment Area.

Zoning Map Amendment – General Plan Elements Analysis

As discussed above and to accommodate the development of the Project, the Applications include a proposed ZMA to rezone the entire Site from CSS and R-4 within the TOD's Station Area to MU-4 PAD within the TOD's Station Area. As shown by projected land use map provided in **Exhibit C**, the General Plan projects the Site for mixed-use development. As shown by the projected residential density map provided in **Exhibit E**, the major amendment to the General Plan being processed as part of the City's UCMP planning process projects the Site for high-density (up to 65 units per acre) residential density. Both the requested zoning and the Project are consistent with the General Plan's land use and pending residential density projected for the Site.

As detailed below, the ZMA supports the goals and objectives of the land use and development, economic development, circulation, conservation, open space, recreation and cultural amenities, and public facilities and services elements of the General Plan

Land Use and Development — Land Use Element

Land Use Goal:

- “Foster quality development through land use that provides sustainable growth and enhances the quality of life where people live, learn, work and play”

Land Use Objectives:

- “Establish development of multiple hubs with higher density cores serving the surrounding neighborhoods as its mixed-use urban activity center”
- “Promote land use patterns that encourage long-term sustainability”
- “Encourage a balanced community with a diversity of uses and employment opportunities”

Land Use Strategies:

- “Intensify higher density mixed-use redevelopment within hubs”
- “Develop sustainable land uses in development patterns that include open space, facilitate pedestrian travel and access to transit”
- “Ensure streets and paths provide shading, lighting and seating to support pedestrian and bicycle circulation”
- “Ensure mixed-use development produces a mix of land uses”
- “Balance the community with a range of housing types such as multifamily housing, live-work spaces, accessory dwelling units, detached and attached single family”
- “Create mixed-use development patterns that increase pedestrian travel and connection to transit”
- “Encourage appropriate mix of land uses, building orientation, parking supply and location and access to transit to increase pedestrian travel in and around neighborhoods”
- “Locate future development on:
 - Sites with current or anticipated infrastructure capacity for additional development,
 - Sites adjacent or with access to existing street connectivity,
 - Sites near transit with a high level of transit service, and

- Sites convenient to neighborhood commercial uses”
- “Create an appealing street environment to promote walking”

Land Use Analysis:

The Site’s location is an appropriate area for reinvestment and redevelopment. The areas surrounding the Site includes a mix of employment, public, commercial and residential uses, as well as several unimproved and underutilized properties. The Site itself also consists of unimproved and underutilized properties. Considering the Site’s location along the Apache Boulevard light rail corridor and its general proximity to downtown Tempe, the Site is currently underutilized and in need of reinvestment and redevelopment. The Project represents an opportunity to improve the Site with a high quality, mixed-use development that will provide needed modern residences with active street-level co-working, leasing office and amenity spaces. The Project will provide much needed energy along the Site’s street frontages and is anticipated to stimulate additional growth in the area.

The Project will also create an appealing, active and pedestrian friendly environment along the Site’s Apache Boulevard and Smith Road frontages. The provision of substantial landscape (hard and soft-scape) enhancements and shaded seating areas within the pedestrian realm combined with the provision of active co-working, leasing office, and live-work units with separate direct and identifiable entries from the street will create the desired environment. The Project, in combination with the overall development plans for Eastline Village, will make a major statement along the Apache Boulevard light rail corridor and will transform underutilized and vacant properties into living environment reflective of a “village or activity hub” where there is an opportunity to live, work and play within one development area.

Land Use and Development — Neighborhood Preservation and Revitalization Element

Neighborhood Preservation and Revitalization Goals:

- “Strengthen community by encouraging residents to engage in their neighborhoods”
- “Enhance neighborhoods with community-inspired solutions, ultimately serving to improve the quality of life”

Neighborhood Preservation and Revitalization Objectives:

- “Promote neighborhood maintenance and enhancement”
- “Promote a healthy and safe neighborhood environment”

Neighborhood Preservation and Revitalization Analysis:

The approval of the ZMA will accommodate a mixed-use development requiring substantial private investment on 12 unimproved or underutilized parcels that will further promote neighborhood enhancement and maintenance, as well as a healthy and safe environment. The Project will also add residents to the Apache Boulevard light rail corridor, which will enhance the area’s sense of community, as well as provide additional demand for the area’s existing and planned mix of uses.

Land Use and Development — Redevelopment Element

Redevelopment Goal:

- “Sustain or maximize the efficiency of land uses within areas of stagnation or decline by promoting the greatest economic, social and cultural potential”

Redevelopment Objectives

- “Encourage reinvestment, rehabilitation, redevelopment or reuse”
- “Stimulate private investment”
- “Attract new development that adds to urban livability”

Redevelopment Strategies

- “Encourage reinvestment and redevelopment appropriate to a particular area”

Redevelopment Analysis

With the exception of the Tempe Palms apartment buildings constructed in the 1950s, the Site currently consists of vacant, unimproved land. Given the Site’s immediate proximity to the Smith-Marthin/Apache light-rail station, location along the Apache Boulevard light rail corridor, and general proximity to downtown Tempe, the Site is underutilized and in need of redevelopment. The approval of the ZMA will accommodate a high quality, mixed-use development requiring substantial investment on underutilized properties within the RCGA and ABRA. It is anticipated that the addition of high quality, modern residences along with the provision of active street-level co-working, live-work and leasing office spaces and substantial pedestrian realm enhancements will further stimulate investment and attract new development along the Apache Boulevard light rail corridor redevelopment area.

The primary intent of the Project, as well as the overall Eastline Village development, is to transform several unimproved and underutilized properties located along the Apache Boulevard light rail corridor and within ABRA and RCGA into a vibrant, urban neighborhood with a mix of residential and commercial uses. The Project, which is an integral component of the master development plan for Eastline Village, is exactly the type of redevelopment project the General Plan envisions for this area.

Economic Development — Economic Development Element

Economic Development Goal:

- “Stimulate a sustainable, diversified and vibrant economy and job force”

Economic Development Objectives:

- “Develop an increased tax base”
- “Promote a sustained improvement in the standard of living and quality of life for all residents”

Economic Development Analysis:

The Project will provide high quality, modern residential opportunities along the Apache Boulevard light rail corridor and within general proximity to downtown Tempe. The proximity of

high quality, modern housing opportunities with immediate access to employment space (co-working space and live-work units) will strongly appeal to persons desiring to live in a dynamic, urban location that is close to work, entertainment, recreation opportunities, and alternative modes of transportation. For those future residents, the Project will provide a high standard of living and quality of life through the provision of a variety of recreational amenities, including a gym, yoga/Zumba studio, dog park and large outdoor pool area, with a spa, a variety of outdoor seating areas, fire pit, barbeque stations and a game room. For the surrounding area and as part of the overall master development plan for Eastline Village, the Project will help to create a new urban hub with a mix of residential and commercial uses that will attract new residents to Tempe and encourage additional investment along the Apache Boulevard light rail corridor, which in return will increase the City's tax base and contribute to a sustainable and vibrant economy.

Economic Development — Growth Area Element

The Site is located within the Rail Corridor Growth Area (RCGA).

Rail Corridor Growth Area Goals:

- “Attract mixed use development along the rail corridor and create a dynamic and eclectic urban environment to maximize public investment”
- “Encourage reinvestment and establish compact, desirable and walkable urban neighborhoods”

Rail Corridor Growth Area Objectives:

- “Focus mixed use development near rail investments to support reduced transportation costs for residents and, in turn, produce increased transit ridership”
- “Create a walkable community enhanced by rail transit”
- “Encourage land use and development that creates a sense of community and place”
- “Create a balance of residential, commercial, recreational and educational uses”
- “Enhance area quality of life for existing and future residents”
- “Promote desirable reuse of land”

Rail Corridor Growth Area Strategy:

- “Increase the utilization of undeveloped or under-developed property”

Rail Corridor Growth Area Analysis:

As discussed above, Blue at Eastline Village represents a substantial reinvestment in the RCGA and represents an opportunity to improve several unimproved and underutilized properties with a viable mixed-use and transit-oriented development. The Project will provide high-quality housing and employment opportunities along with substantial amenities (e.g. gym, dog park, yoga/Zumba studio, outdoor pool with fire pit and game room) that will further foster an enjoyable living, working and playing environment within the RCGA. Furthermore, the development of the mixed-use Project will both increase transit ridership and significantly enhance the walkability of the area along both Apache Boulevard and Smith Road.

Circulation — Pedestrian, Bikeway & Travelways and Transit Elements

Pedestrian Network Goal:

- “Develop safe, comfortable walking environments and pedestrian connections to encourage pedestrian travel”

Bikeways Goal:

- “Expand and enhance bicycle travel within the City”

Travelways Network Goal:

- “Encourage redevelopment of the street network that balances the needs for various types of travelers and more fully serves all modes of transportation safely and efficiently”

Transit Goal:

- “Coordinate and produce efficient, safe, convenient and interconnected transit options to increase ridership”

Pedestrian Network Objective:

- “Provide convenient and safe pedestrian access to destinations to promote neighborhood sustainability”

Bikeways Objective:

- “Provide safe and convenient access between neighborhoods and schools, parks, shopping, transit, employment, and other destinations”

Transit Objective:

- “Increase transit modes and services that support ridership increases and an expanded transit mode share”

Pedestrian Network Strategies:

- “Encourage development patterns and site configurations that maximize pedestrian access and circulation”

Bikeways Strategies:

- “Encourage planning that provides a diversity of land uses (employment, shopping, businesses, services, parks, schools) within a 20-minute bike ride for all Tempe residents”

Travelways Strategies:

- “Increase street tree plantings and landscaping . . . to facilitate pedestrian and bicycle usage”
- “Develop and implement projects that offer and promote alternative transportation choices (such as walking, bicycling, transit) within the street network projects”

Pedestrian Network, Bikeways and Travelways Analysis:

Creating a walkable urban neighborhood that encourages various modes of traveling to access nearby destinations—whether on foot, bicycle or rail—is an integral component of the development plans for the Project. The nearby mixture of existing and planned employment, entertainment, restaurant and retail uses, coupled with the convenient access to the Smith-Martin/Apache light rail station and multiple bus stops to the north, northwest and northeast, which provide travel connections to downtown Tempe, will encourage future residents to choose non-vehicular travel options. That said, the Project will also include specific design elements to create a more walkable and pedestrian-friendly environment along the Apache Boulevard light-rail corridor through the provision of significant pedestrian realm improvements, including landscape (hard and soft-scape), pedestrian walkway and shaded seating improvements. Furthermore, to encourage bicycle travel, the Project will also provide 184 bicycle spaces.

Conservation — Energy Resources Element

Energy Resources Goal:

- “Increase energy efficiency and renewable energy to sustain economic growth, social equity and environmental preservation”

Energy Resources Objective:

- “Encourage energy and resource conservation as part of all development”

Energy Resources Strategies:

- “Include energy and resource conservation as a part of all housing development to creating housing that is affordable to maintain and operate”
- “Reduce the urban heat island, improve air quality and promote walking and bicycling by shading hard surfaces, such as sidewalks, bike lanes, parking lots and streets”

Energy Resources Analysis

The Applicant strongly believes in the incorporation of environmentally responsible design practices into its projects. The Project will provide high quality, modern residences and employment space that will be energy efficient. Furthermore, the Project’s provision of shade trees, shaded seating areas and walkway enhancements within the Site’s pedestrian realm combined with the provision of 184 bicycle spaces will further encourage both walking and bicycling. The Project’s provision an appropriate amount of vehicle parking for a development along the light rail corridor, as well as the provision of covered vehicle spaces within the Project’s parking courtyard, will also help to reduce the urban heat island effect.

Conservation — Environmental Planning: Air Quality Improvement, Noise Reduction and Ambient Temperature Elements

Goals:

- “Improve regional air quality through regulatory compliance, policies and programs that minimize air pollution”

- “Minimize heat island impacts to maintain a comfortable year-round outdoor environment and reduce energy consumption”

Objectives:

- “Meet or exceed air quality regulatory standards in Tempe”
- “Promote land use and building design buffers that mitigate noise”

Strategies:

- “Encourage transit oriented and mixed-use development that reduces vehicle miles traveled (VMT)”
- “Incorporate landscape strategies to reduce heat reflection and massing”

Analysis:

The Project will meet or exceed all air quality regulations. As a mixed-use, high-density urban community with top-tier amenities located within walking or biking distance of employment, shopping and dining uses, as well as the Smith-Martin/Apache light rail station, it is anticipated that future residents will mostly move throughout Eastline Village (including the Project) and to off-site locations by walking, biking, riding light-rail or rideshare. This will significantly reduce the number of vehicle trips by future residents.

In addition, the Project’s use of high-quality building materials will mitigate noise impacts from Apache Boulevard. Furthermore, the provision of significant on-site landscaping will reduce heat reflection, while encouraging pedestrian movement and outdoor recreation at the same time.

Open Space, Recreation and Cultural Amenities — Open Space and Recreation Elements

Open Space Goal:

- “Provide a variety of natural and landscaped open spaces and parks that serve the diverse and changing needs of an urban community”

Open Space Strategy:

- “Encourage private development of open space”

Recreation Goal:

- “Promote health, physical fitness, leisure, creativity and entertainment with programs serving a diverse range of abilities and interests”

Recreation Objective:

- “Provide a variety of recreational opportunities that reach as many residents as possible”

Open Space and Recreation Analysis:

The Project features private open spaces that future residents and guests will have the opportunity to enjoy. The intent of the landscaping design is to create a garden-like environment throughout the Project, providing a buffer from the Site’s street frontages and adjacent residences to the north to create a “park feel” for residents and guests. The Project’s provision of a well-

landscaped pool area situated in the middle of the Project between the two proposed mixed-use buildings intentionally blurs the line between indoor and outdoor environments. The landscaping provided along the Site’s perimeter will also add to the desired park-like environment.

As to recreation, the Project will encourage an active and social lifestyle for its residents by providing a variety of active and passive recreational amenities, including but not limited to a gym, yoga/Zumba studio, dog park and large outdoor pool area, with a spa, a variety of outdoor seating areas, fire pit, barbeque stations and a game room.

Open Space, Recreation and Cultural Amenities — Public Art and Cultural Amenities Element

Public Art and Cultural Amenities Goal:

- “Enhance and promote Tempe as a diverse, stimulating cultural, library and arts community where cultural amenities inspire and enrich people’s lives and experiences”

Public Art and Cultural Amenities Objective:

- “Encourage incorporation of public art into major public and private projects to enhance the city’s community character as well as the built environment”

Public Art and Cultural Amenities Analysis:

The Project will feature two large murals—one on each of the two, mixed-use buildings—on the south elevations along the Site’s Apache Boulevard street frontage, which will provide a more attractive and vibrant urban environment for residents and passersby.

Public Facilities and Services — Safety Element

Public Safety/Law Enforcement Goal:

- “Enhance and promote the safety of the community and suppress crime”

Public Safety/Law Enforcement Objective:

- “Fight crime and enhance public safety”

Public Safety/Law Enforcement Strategy:

- “Enhance proactive policing”

Public Safety/Fire Operations Goal:

- “Plan and provide for public safety and welfare of the public through preservation of life and protection of property from fire and hazardous materials”

Public Safety/Fire Operations Objective:

- “Prevention of fires and other emergencies through an effective fire code development and management program”

Public Safety/Fire Operations Strategy:

- “Continue to work with community members and the City with planning and redevelopment area within City to insure fire and other hazards are minimized”

Public Safety/Law Enforcement and Public Safety/Fire Operations Analysis:

The requested ZMA will not compromise public safety. Instead, the approval of the ZMA will provide an opportunity to enhance public safety by redeveloping the Site in manner that complies with Crime Prevention through Environmental Design Guidelines. The Project, which will provide active co-working, live-work, leasing office and amenity spaces at street-level along the Site’s Apache Boulevard and Smith Road frontages, as well as multiple floors of residences with windows and balconies and patios, will provide new “eyes on the street” that will enhance safety. The Project will also comply with all applicable fire and building safety codes.

Planned Area Development (PAD) Overlay Approval Criteria

Pursuant to Zoning and Development Code (“ZDC”) Section 6-305, the Applicants are requesting an amended PAD overlay to establish site-specific development standards to accommodate the development of the Project.

As discussed above, the Project is the exact type of mixed-use, high-density and high-quality development envisioned by General Plan 2040 for the Site and is consistent with the City’s vision for this portion of the Apache Boulevard corridor. Furthermore, the Project’s proposed building heights and area are of an appropriate scale in the context of the mixed-use and high-density development projected for the Site by General Plan 2040.

As discussed below, the Project satisfies the formal PAD overlay approval criteria specified by ZDC Section 6-305.D:

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

As discussed in detail within the above Planning Context section, the Project is the exact type of mixed-use, high quality and high-density development envisioned by General Plan 2040 for the Site. Furthermore, it is anticipated that the Project will encourage additional investment in this redevelopment areas.

2. Standards requested through the PAD Overlay District shall take into consideration the location and context for the site for which the project is proposed.

The Project’s building and landscape elements and associated standards have taken into consideration the context of the area. The Project is of an appropriate scale in the context of:

- the Site’s location along the Valley Metro light rail line and proximity to the Smith-Martin / Apache light rail station;
- the mixed-use and pending high-density development projected for the Site by

- General Plan 2040;
 - the place-making principles and design guidelines specified by the Apache Character Area Plan, and;
 - the Site's location within the RCGA and ABRA
3. The development appropriately mitigates transitional impacts on the immediate surroundings.

The Project's design appropriately mitigates transitional impacts on immediate surroundings, as:

- The Project's buildings and landscape elements are designed in the context of the place-making principles and design guidelines specified for the Site and surrounding area by the Character Plan;
- The Project's lighting will be compatible with adjoining and nearby buildings and uses; and,
- By restricting vehicular access to the Site to single points of access along Apache Boulevard and Smith Road, the Project's vehicular circulation has been designed to minimize conflicts between pedestrian and vehicle movements to the maximum extent possible

Development Plan Review (DPR) Approval Criteria

Pursuant to ZDC Section 6-306, the Applicant is requesting Development Plan Review approval for the Project's architectural drawings, including site and landscape plans, building elevations and building materials. As discussed below, the Project is an appropriately scaled and aesthetically pleasing design that will help to revitalize and transform the Site and surrounding area along the Apache Boulevard light-rail corridor into a functional, thoughtfully designed and attractive mixed-use urban neighborhood.

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape

The Project's buildings are designed with large geometric forms that break them up into smaller components to reduce the perceived scale of the buildings within the streetscape. The building façade steps in and out along the streets, to allow for shade trees and large patios along the street frontage. The main lobby, at the center of each building is recessed into the building and features a large shade canopy and outdoor seating area, along with convenient bike parking and dedicated curb-side pick-up and delivery zone.

The recessed main lobby also provides a tall vertical element to further break up the mass and anchor the buildings to the ground. The buildings are designed to form a unified whole, connecting across the community pool area in the middle with a large shade canopy and several date palms. Large wall art murals bookend both buildings across the

middle pool area. The murals will feature colorful abstract art images by a local artist and a recent graduate from Arizona State University.

A variety of materials, textures and colors are used to further break up the individual geometric forms within the overall composition.

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

The sides of each mixed-use building are appropriately oriented north to south. The design respects and enhances the area's unique climate through the use of landscaping, recessed balconies, large roof overhangs, and light paint colors. Higher density housing with multiple levels also minimizes exterior wall and roof exposure to the sun. Shade trees will be provided along the entire street frontage, and large shade canopies with seating areas are provided at each building lobby and central activity area. In addition, a majority of the parking spaces will be covered with shade canopies.

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

The building design incorporates a variety of high-end materials and finishes, true to form and function. The ground/street-level includes integrally colored masonry in a variety of sizes, color, textures and patterns. A main feature of the patio and pool screen walls is a 12"x12" square on square breeze block that provides privacy while maintaining a feeling of openness, and creating interesting shadow patterns. The breeze block along with the accent colored metal railing panels on the balconies reminisce the mid-century modern roots of the design.

The main lobby exterior walls, and the extruded corner balcony element is clad with maintenance free aluminum 'wood' siding, which is also provided on the underside of the roof overhang. The ground floor commercial space features full height storefront with dark bronze anodized finish, and the walls in between are clad with textured porcelain tile. Standing seam metal roof panels are provided for the shade canopies. The main buildings above feature integrally colored stucco system, providing a fine textured/smooth surface appropriate to the modern design.

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

As discussed in detail in the area context section of this letter provided above, the Site is located within an urban, mixed-use environment along the Valley Metro light rail line that includes a mix of employment, public, commercial and residential uses, as well as multiple underutilized, vacated or unimproved properties. The Project's building and landscape elements have been designed with the context of the area in mind. The proposed four-story building height is of an appropriate scale for the area in the context of:

- the mixed-use and pending high-density residential development projected by the General Plan for the Site;
- recently constructed and approved mixed-use and high-density developments along the Apache light-rail corridor; and,
- the existing employment and commercial uses in proximity to the Site

The proposed landscape coverage of 23 percent for the Site is a very substantial amount and is more than appropriate for an urban, mixed-use environment. The proposed landscape palette along the Site's street frontages, as well as throughout the Site, will also further establish and contribute to a pedestrian-friendly environment along the Apache Boulevard light rail corridor.

5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level

The buildings are designed with large geometric forms that break them up into smaller components to reduce the perceived scale of the buildings within the streetscape. To highlight important building volumes and features, the main lobby, of each building is recessed into the center of the building, providing a tall vertical element that breaks up the mass, and anchors the buildings to the ground.

The ground floor commercial space clearly defines a base for the building above. Deep cantilevered roof overhangs define the top. The recessed and protruding balconies break up the mass in-between and create a rhythmic movement across the building elevations that are further enhanced by accent colors at the back wall and underside of balconies, as well as the change in materials between the different elements.

At street-level, the building mass is moved in and out to create recessed areas for shade trees and patios that evoke movement along the streetscape and enhance the pedestrian experience.

6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions

The ground floor commercial space along the Apache Boulevard and Smith Road frontages is designed for high visibility of tenant spaces with tall storefront windows, porcelain tiled walls and decorative block walls around patios. Up/down lighting rhythmically accentuates the exterior wall design features along the street frontage. All building and tenant entry spaces feature covered roof overhangs, and main building lobby and central amenity areas feature shaded seating areas and bike parking spaces along the street.

The detached sidewalks have a landscape buffer on both sides of the sidewalk, except where curbside parking is provided. The curbside parking spaces provide convenient access for visitors and the dedicated curbside pick-up and delivery zone will significantly increase the activity level at the street.

Most of the existing streetlights will be relocated and centered between the trees, creating a rhythm of patterns along the street. Shade covered seating areas and designated areas for bike racks are conveniently spaced out along the frontage. A series of large concrete planters provide for additional visual interest and shade tree planting at the central activity area.

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

As noted above, the Site is located directly adjacent to the platform of the Apache / Smith-Martin light rail station. Considering the Site's location along the Apache Boulevard light rail corridor and the proximity of the light rail station, the adjoining segments of Apache Boulevard and Smith Road will continue to see significant increases in pedestrian traffic for the foreseeable future. To enhance the pedestrian environment and multi-modal transportation usage, the Project will energize the Site's street frontages by providing:

- a continuous building frontage along Apache Boulevard and Smith Road;
- active street-level co-working, live-work, leasing office and amenity use spaces;
- high-quality, contemporary architecture;
- seven dedicated rideshare / delivery spaces along Apache Boulevard;
- a large shade canopy with seating benches along Apache Boulevard; and,
- substantial landscape (hard and soft-scape) improvements that will significantly enhance the walkability of both Apache Boulevard and Smith Road

In addition, the Project will provide a new pedestrian crossing at the mid-street connection to the light rail station. And, to further encourage the use of multi-modal transportation options, the Project will provide 184 bicycle spaces.

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

As reflected by the site and landscape plans included as part of the Applications submittal package and by restricting vehicular access to the Site to single points of access along Apache Boulevard and Smith Road, the Project has been designed to minimize conflicts with pedestrian access and vehicular circulation to the maximum extent possible. The Project will also provide oversized walkways distinguished from vehicle maneuvering areas along the Apache Boulevard and Smith Road frontages. Furthermore, the Project clearly delineates pedestrian walkways for safe pedestrian throughout the Site.

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

Crime prevention and security of residents, patrons and visitors alike is a critical factor that has been seriously considered and incorporated into the design of the Project. The provision of residential units combined with active uses and spaces at street-level along the Apache Boulevard and Smith Road frontages will provide for natural surveillance along and throughout the Site. In addition, Blue at Eastline Village will have an on-site management team, will be a member of the Tempe Crime Free Multi-Housing Program, will provide proper illumination in all areas, and will maintain landscaping to ensure high visibility throughout Sites.

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

The proposed landscape and hardscape improvements along the Site's street frontages and throughout the Site will delineate walkways, driveways, drive aisles and parking areas from the public right-of-way and the Project's buildings. Appropriate trees and enhanced landscaping and hardscape materials will be provided along the Site's street frontages to further distinguish pedestrian areas from vehicular maneuvering areas. The selected landscape and hardscape materials will also create an aesthetically pleasing and comfortable environment for pedestrians passing by or walking through the Site.

11. Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located

The Project's sign package is not included as part of the Applications submittal. A comprehensive sign package will be prepared and processed for the Project at a later date. The sign package will ensure that the design, scale, proportions, location and color of signage to be provided on the Site is compatible with the Project's design and uses, as well as adjoining and nearby uses.

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

As detailed by the photometric plan included as part of the Applications submittal, the Project's lighting will be compatible with the proposed multi-family residential, amenity and commercial spaces, as well as the adjoining residences (existing and proposed) to the north and other nearby buildings and uses. Ultimately, the lighting will not adversely impact uses within the Project or adjoining and nearby uses.

Conclusion

We are very excited about the opportunity to participate in the redevelopment of the Apache Boulevard light rail corridor. Blue at Eastline Village, which will make a significant statement along the Apache Boulevard light-rail corridor, is representative of the ongoing reinvestment occurring along the light rail corridor and throughout Tempe that policy makers have planned and envisioned for years. As an integral part of the overall Eastline Village master development plan, the Project will provide sought-after housing opportunities in proximity to employment use spaces provided on-site and the commercial, entertainment and educational uses located along the light rail line. The Project will provide needed additional high quality, modern residences along with active street-level use spaces (co-working space, live-work units and leasing office) along the Apache Boulevard light-rail corridor, as well as a variety of impressive amenities (e.g. dog park, gym, yoga/Zumba studio, pool and patio area with a fire pit and barbeque stations, game room), that will both revitalize the Site and maintain appropriate relationships with the street environment and surrounding area. We look forward to discussing the Project and requests with you in the near future and respectfully request your support.

2019 Aerial Photograph



 **Blue at Eastline Village Project Site**

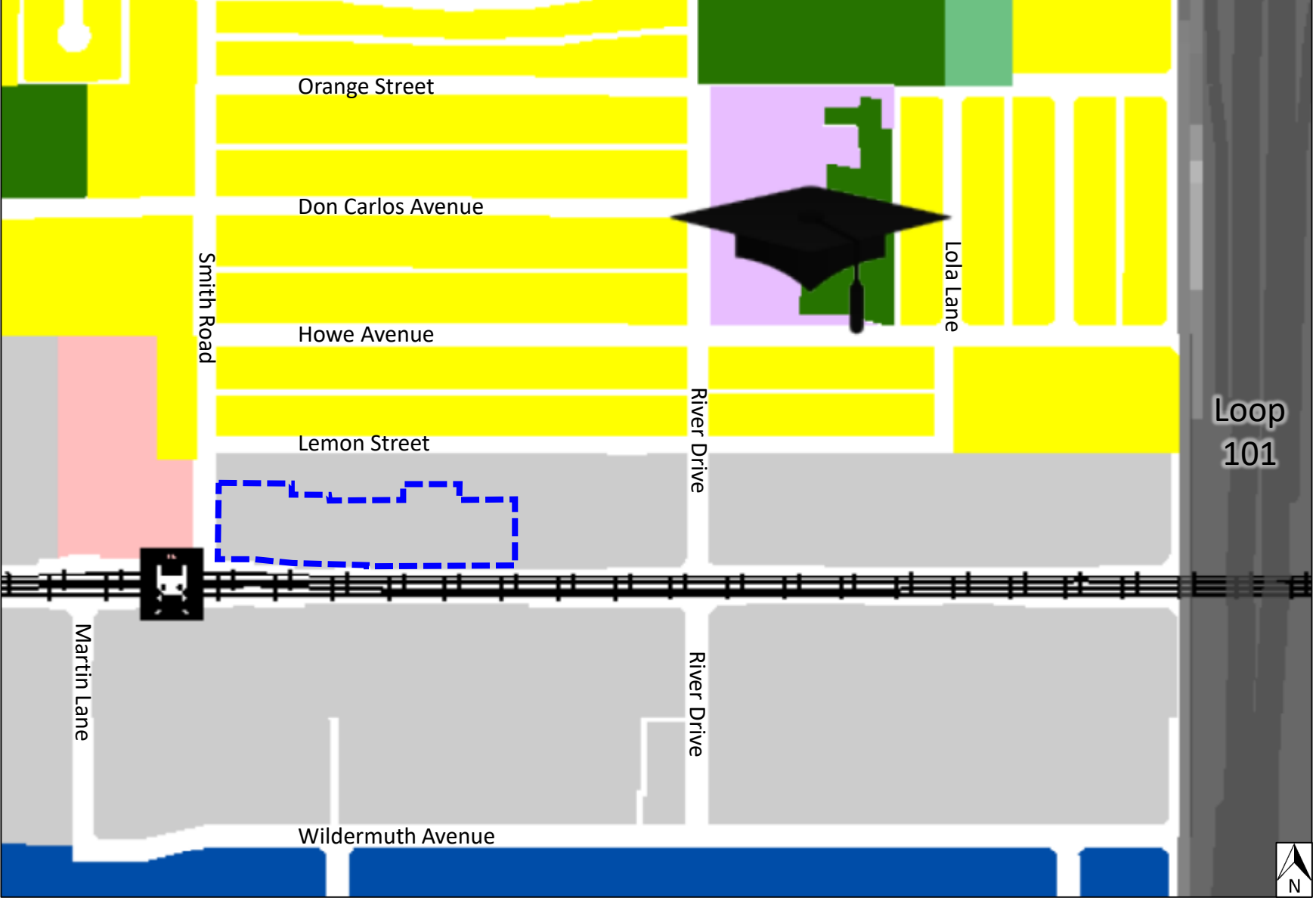
Surrounding Uses Map



 **Blue at Eastline Village Project Site**

- | | | | |
|------------------------------------|--|---------------------------------------|-------------------------------|
| 1. U.S. Post Office | 7. Prowess Pole Fitness | 13. Tempo at McClintock Station | 20. Meridian @ 101 Apts. |
| 2. Apache/Smith LRT Station | 8. U.S. Industrial Fastener of Arizona | 14. Tempe METRO Apartments | 21. Metro 101 Apartments |
| 3. La Paloma Apartments | 9. City of Tempe Fire Dept. Support Services | 15. Boulevard 1900 | 22. Silverwood Apartments |
| 4. American Five Star Transmission | 10. UPS Customer Center | 16. Desert Willow Apartments | 23. Escalante Neighborhood |
| 5. Rodeway Inn | 11. Arbour Park Apartments | 17. Alegre Park | 24. Eastline Village |
| 6. Alliance Fire Protection Co. | 12. Tempe Police Dept. Substation | 18. Escalante Park & Community Center | 25. River at Eastline Village |
| | | 19. Thew Elementary School | |

General Plan 2040 – Current Projected Land Use Map

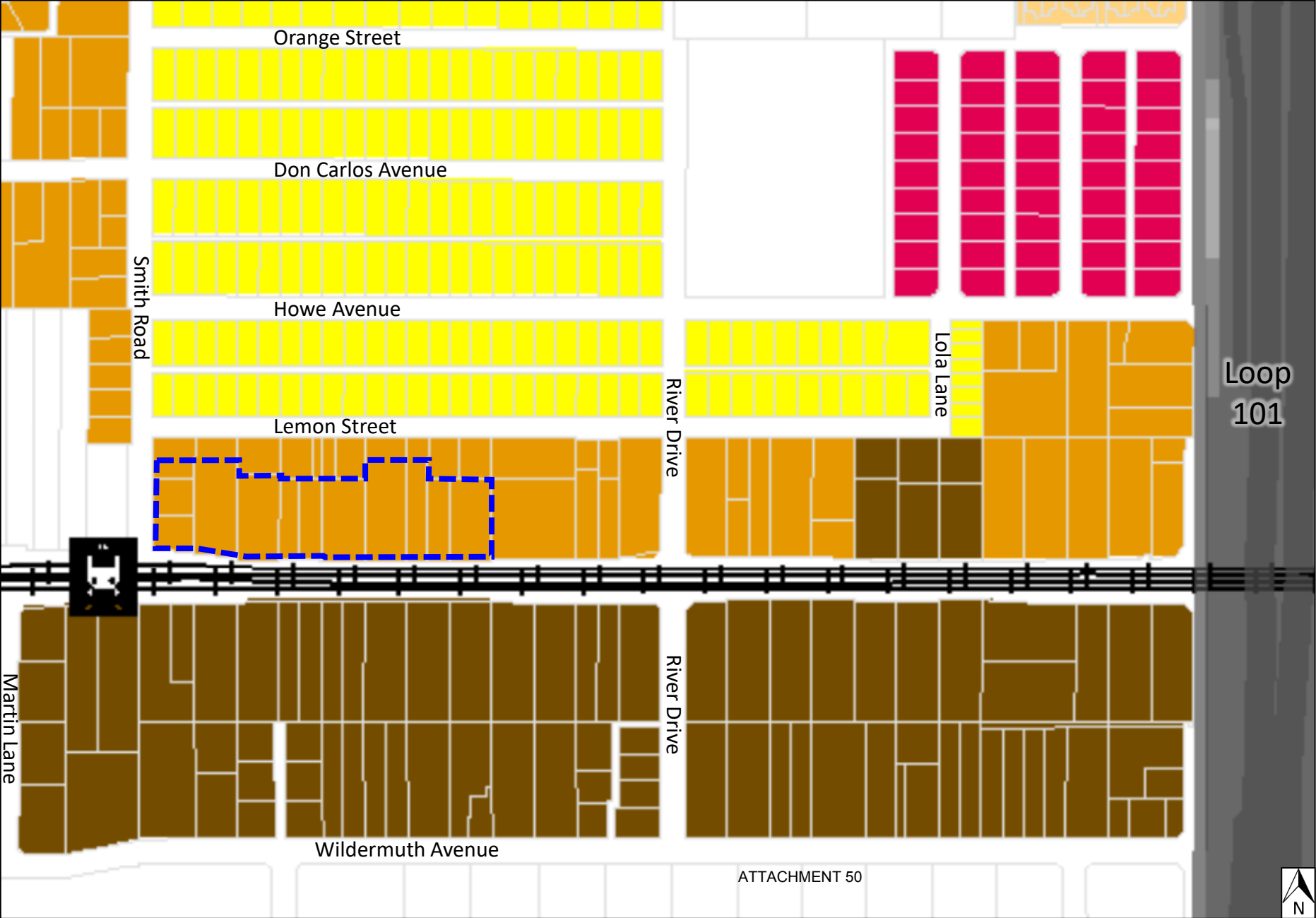


Projected Land Use
City of Tempe
2040
general plan

legend

- Residential
- Commercial
- Mixed-Use
- Industrial
- Civic
- Educational
- Public Open Space
- Water
- Private Open Space
- Public Recreational / Cultural
- Aggregate Resource Area
- Arizona State University
- Municipal Facility
- School
- Light Rail Transit
- Blue at Eastline Village Project Site

General Plan 2040 – Current Projected Residential Density











Projected Density

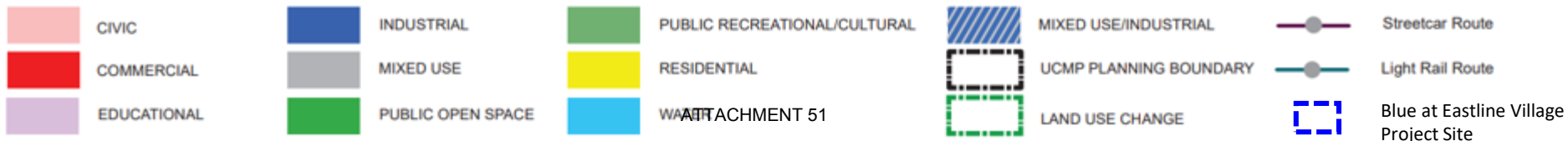
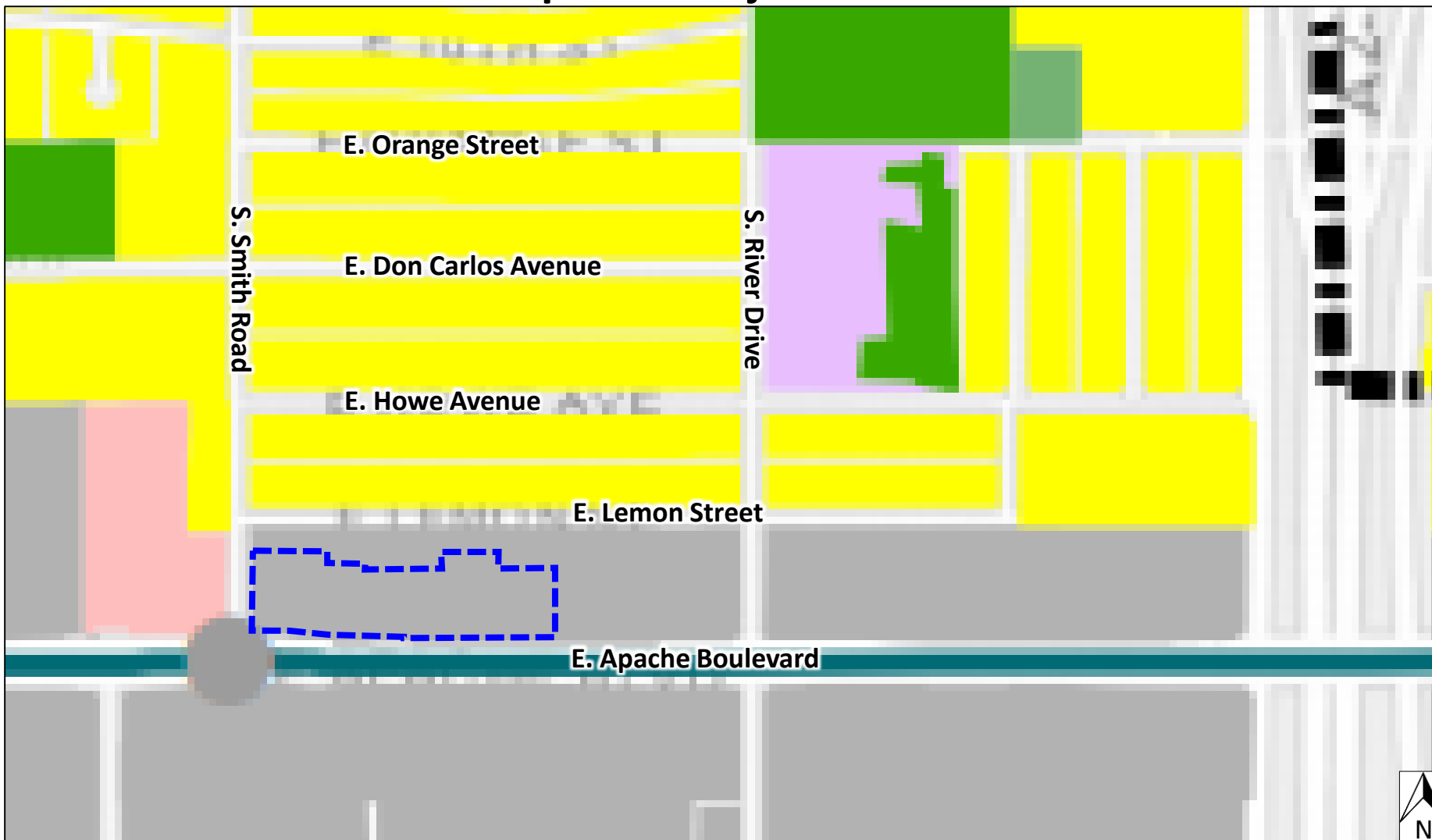
City of Tempe

2040
general plan


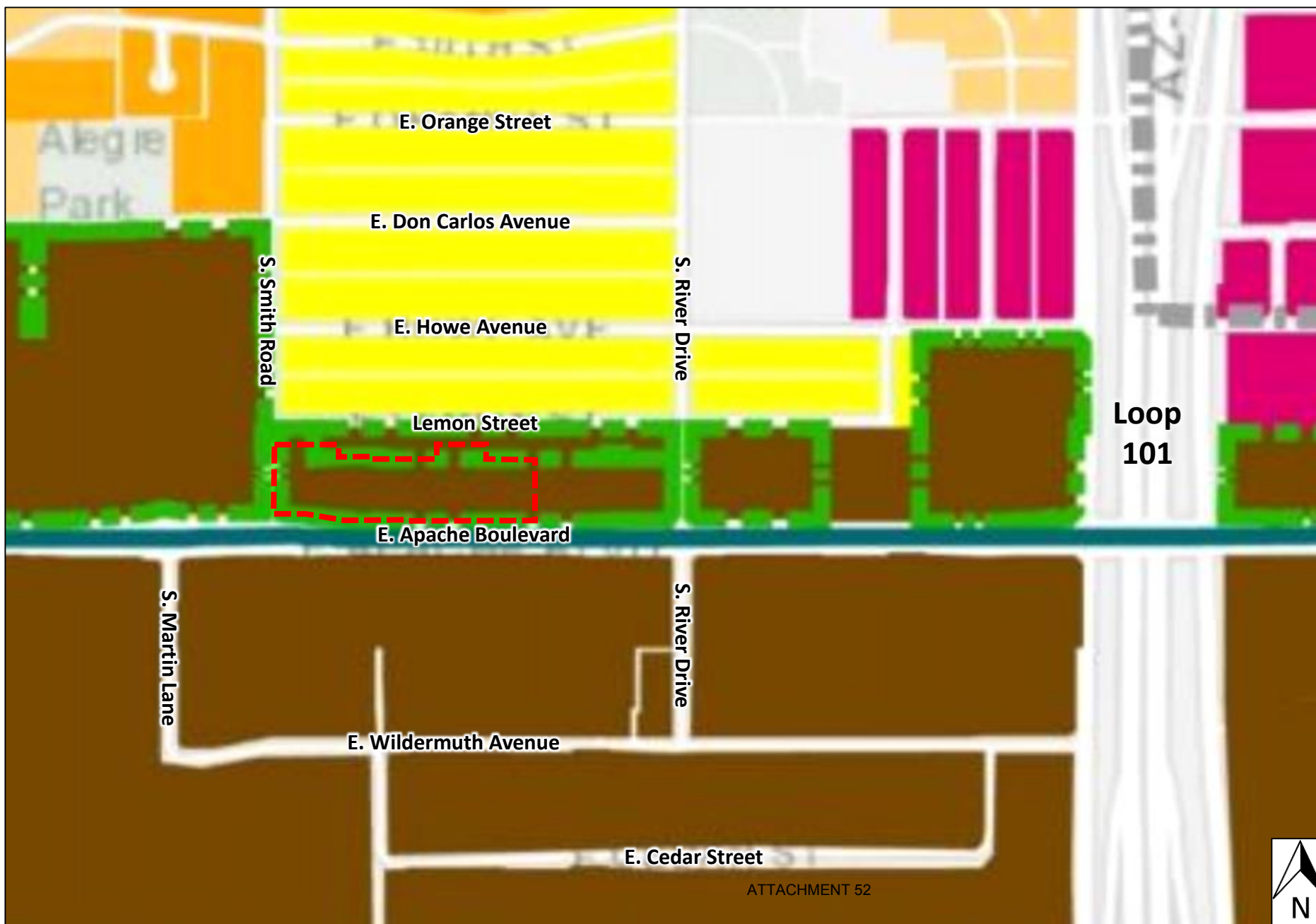
legend

-  Low Density (up to 3 du/ac)
-  Low to Moderate Density (up to 9 du/ac)
-  Medium Density (up to 15 du/ac)
-  Medium to High Density (up to 25 du/ac)
-  High Density (up to 65 du/ac)
-  High Density-Urban Core (more than 65 du/ac)
-  Cultural Resource Area
-  Blue at Eastline Village Project Site

General Plan 2040 – Proposed Projected Land Use Per GPA190002



General Plan 2040 – Proposed Projected Residential Density Per GPA190002

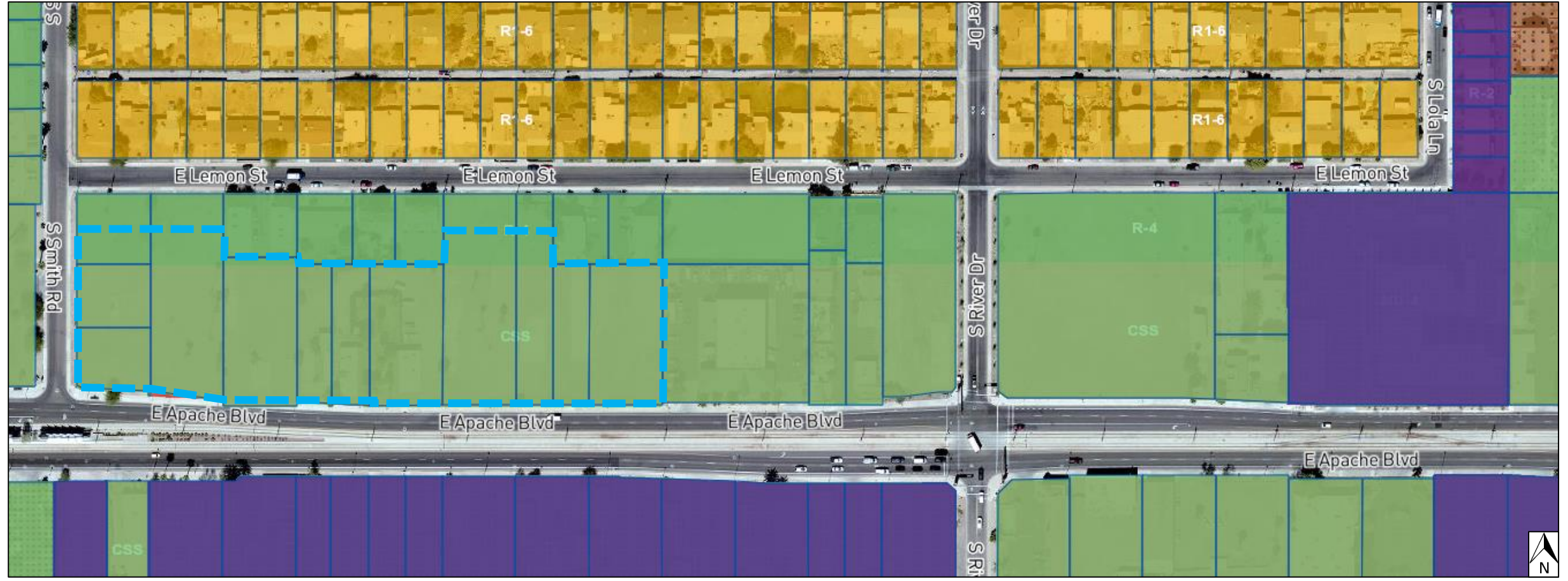


Projected Density
City of Tempe
2040
general plan

legend

- Low Density (up to 3 du/ac)
- Low to Moderate Density (up to 9 du/ac)
- Medium Density (up to 15 du/ac)
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- High Density-Urban Core (more than 65 du/ac)
- Cultural Resource Area
- Blue at Eastline Village Project Site

Current Zoning Map



- | | | | |
|--|---|---|--|
| Mixed Use Med (MU-2) | Regional Commercial Center (RCC) | Single-Family Residential (R1-7) | Multi-Family Residential Restricted (R-3R) |
| Mixed Use Med-High (MU-3) | Residential/Office (RO) | Single-Family Residential (R1-6) | Multi-Family Residential Limited (R-3) |
| Mixed Use High (MU-4) | Agricultural (AG) | Single-Family Residential (R1-5) | Multi-Family Residential General (R-4) |
| Mixed Use Educational (MU-ED) | Single-Family Residential (R1-15) | Single-Family Residential (R1-4) | Multi-Family Residential High (R-5) |
| Commercial Shopping and Services (CSS) | Single-Family Residential (R1-10) | Single-Family Residential Planned Area Dev (R1-PAD) | Mobile Home Residence (RMH) |
| Planned Commercial Center Neighborhood (PCC-1) | Single-Family Residential (R1-8) | Multi-Family Residential (R-2) | Trailer Park (TP) |
| Planned Commercial Center General (PCC-2) | Planned Area Development Overlay District | Transportation Overlay District | Blue at Eastline Village Project Site |

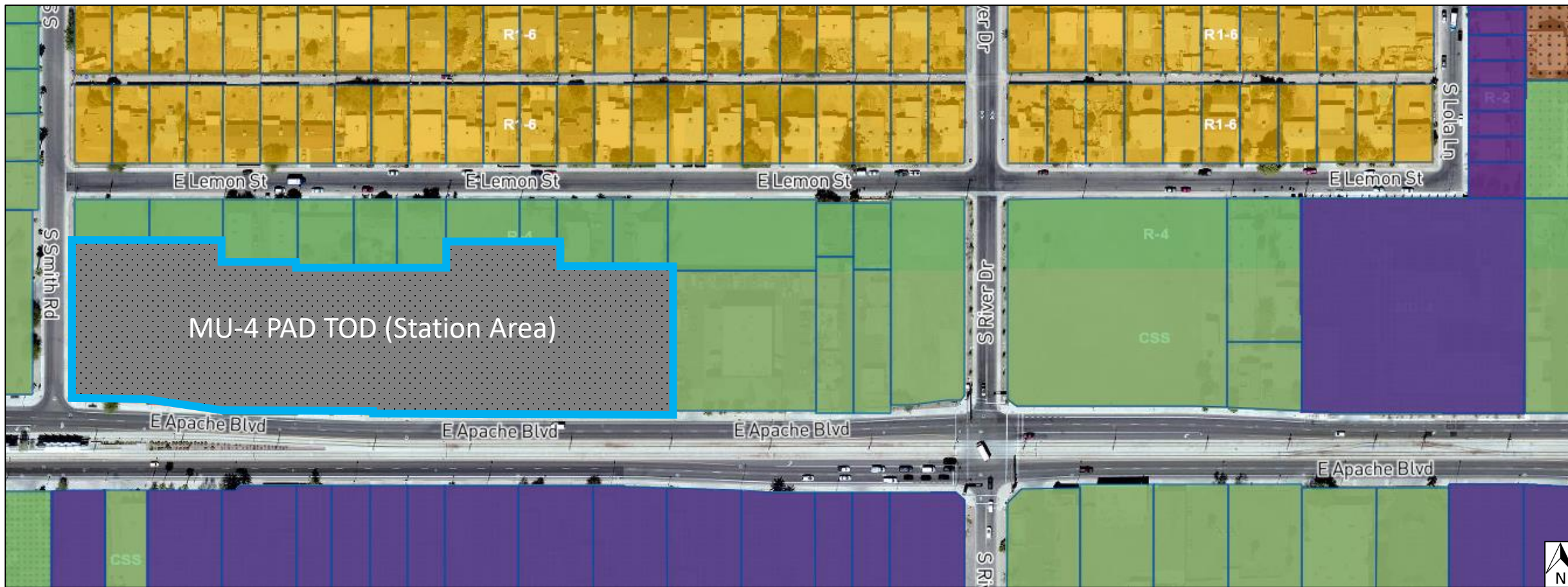


Current Zoning Map Without Overlays



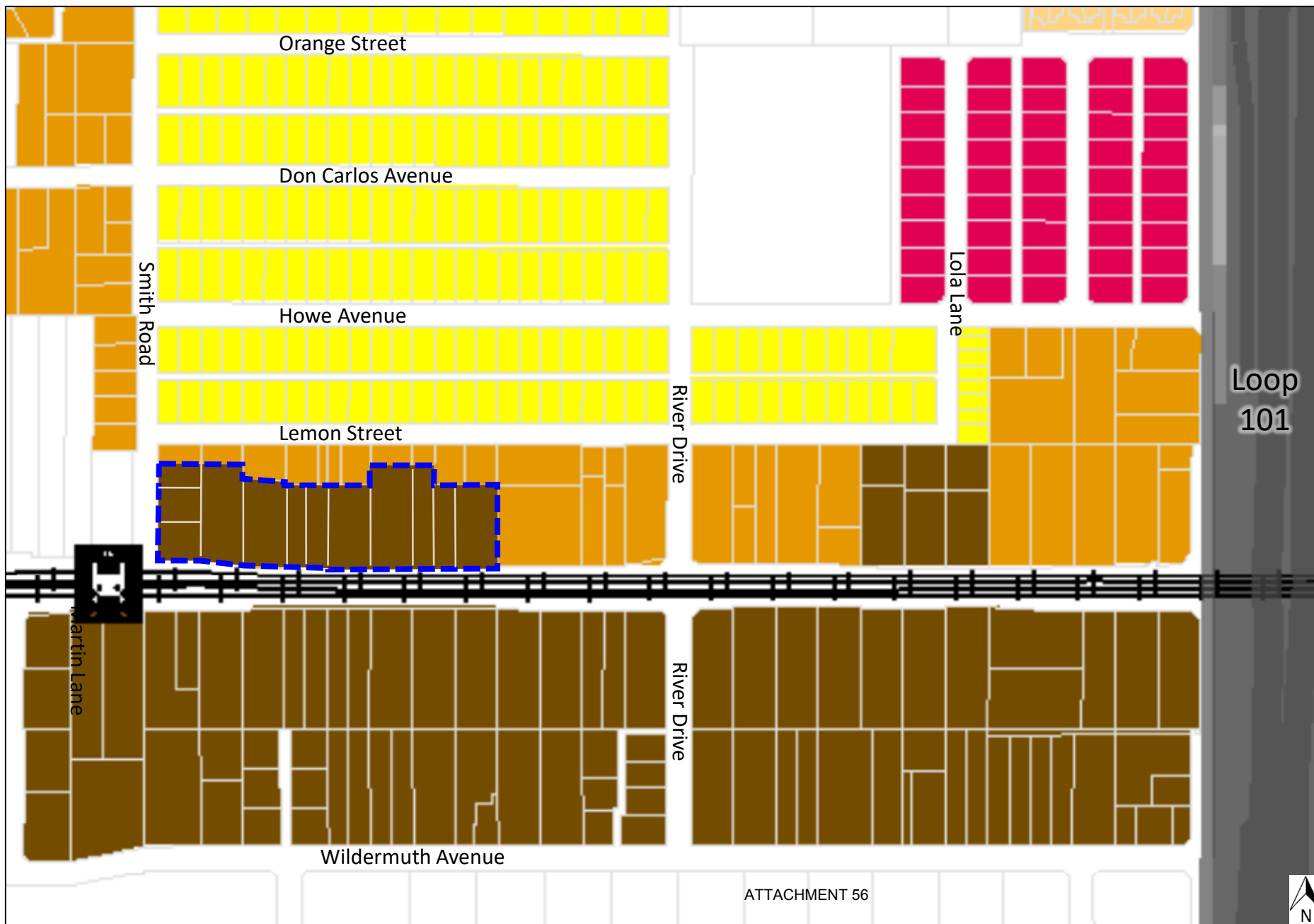
| | | | |
|--|-----------------------------------|---|--|
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| Planned Commercial Center General (PCC-2) | | | Blue at Eastline Village Project Site |

Proposed Zoning Map



- | | | | |
|--|---|---|--|
| Mixed Use Med (MU-2) | Regional Commercial Center (RCC) | Single-Family Residential (R1-7) | Multi-Family Residential Restricted (R-3R) |
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Projected Density
City of Tempe
2040
general plan

legend

- Low Density (up to 3 du/ac)
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- Cultural Resource Area
- Blue at Eastline Village Project Site



GAMMAGE & BURNHAM

A PROFESSIONAL LIMITED LIABILITY COMPANY

ATTORNEYS AT LAW

TWO NORTH CENTRAL AVENUE

15TH FLOOR

PHOENIX, ARIZONA 85004

March 17, 2020

TELEPHONE (602) 256-0566
FACSIMILE (602) 256-4475

WRITER'S DIRECT LINE
(602) 256-4461
mvaz@gblaw.com

VIA PERSONAL DELIVERY

Ryan Levesque, Deputy Community Dev. Director - Planning
c/o Karen Stovall, Senior Planner
Tempe City Hall Municipal Complex
Community Development Department
Lower Level, East Side
31 East Fifth Street
Tempe, AZ 85281

RE: Blue at Eastline Village – 2058 E. Apache Boulevard
Tempe Planning Case No. PL190249
General Conformance Finding Request Per ZDC Section 5-603.B.2

Dear Ryan:

This firm represents Jones Multifamily, LLC (“Jones” or the “Applicant”). Jones is proposing to redevelop approximately 4.09 gross acres of property located at the northeast corner of E. Apache Boulevard and S. Smith Road in Tempe (the “Site”). The Applicant has submitted General Plan amendment, zoning map amendment, planned area development overlay and development plan review applications (collectively, the “Applications”) with the City to accommodate the redevelopment of the Site with a mixed-use project comprised of the following (collectively, the “Project”):

- two, four-story mixed-use buildings accommodating 187 multi-family residential units (includes nine street-level live-work units) and street-level co-working, leasing office and resident amenity (e.g. gym and yoga/Zumba studio) spaces
- landscape enhancements, including a pool, spa, pool patio with fire pit and barbeque stations, and a dog park;
- a parking courtyard accommodating 209 on-site vehicle parking spaces, including 153 covered spaces;
- 11 on-street vehicle parking spaces;
- seven on-street rideshare / delivery spaces along Apache Boulevard;
- 184 bicycle spaces; and,
- a one-story, 1,500 square-foot maintenance building

The goals of the Project are to:

- further promote a sustainable concept of living, working and playing along the light rail corridor;
- expand housing opportunities and choices along the light rail corridor;
- enhance pedestrian street activity through the provision of active street-level co-working, live-work, and amenity spaces, as well as substantial landscape enhancements; and,
- enhance pedestrian access to the Smith / Martin light rail station by providing a pedestrian crosswalk connecting the Site's Apache Boulevard frontage to the light rail station

Pursuant to Section 5-603.B.2 of the Tempe Zoning and Development Code ("ZDC"), the purpose of this correspondence is to request an administrative finding that the Project generally conforms to the:

- purpose and objectives of the Transportation Overlay District (the "TOD") specified by ZDC Section 5-601; and,
- TOD's requirement specified by ZDC Section 5-612.D.3 for parking to be provided behind buildings

As specified by ZDC Section 5-601, the general purpose of the TOD is to encourage appropriate land development and redevelopment that is consistent with and complementary to Tempe's investment in transit, bicycle, and pedestrian infrastructure. The TOD also states that its objectives include:

- promoting and increasing the use of alternative modes of transportation, such as walking, bicycling, car pooling, riding the bus or light rail;
- encouraging a mix of uses and balance of densities and intensities within identified activity areas accessible to alternative modes of transportation;
- providing a quality of urban design that attracts and encourages pedestrian activity;
- reinforcing public investments and private development to achieve a compact form of development conducive to walking, bicycling, and transit use;
- providing facilities that create a safe, accessible, comfortable and pleasant environment for people; and,
- maintaining safe access for automobiles and adequate parking to minimize conflicts between vehicles and pedestrians

We strongly believe that the Project satisfies the general intent, as well as the purpose and objectives, of the TOD by:

- improving multiple unimproved and underutilized properties with the introduction of high-quality mixed-use project that will substantially enhance the built environment along the light rail corridor;

- further diversifying uses along the light rail corridor by adding high-quality multi-family residential and active street-level employment use spaces to the area, as envisioned by the TOD and General Plan;
- enhancing pedestrian access to the Smith / Martin light rail station through the provision of a pedestrian crosswalk between the Site's Apache Boulevard frontage and the light rail station;
- further energizing the light rail corridor with new multi-family residential and active street-level uses that will complement the corridor's existing and planned uses;
- providing additional residential units and employment use spaces within an urban form development conducive to walking, bicycling and transit use that will further foster an enjoyable living environment;
- utilizing a design that will provide a timeless look and that will complement the aesthetic of other recently constructed and/or approved developments in the area
- utilizing tree species and appropriate landscape materials for creating a friendly and comfortable pedestrian environment along the Site's Apache Boulevard and Smith Road frontages;
- providing on-site vehicle parking, of which 86.6 percent of the spaces are located behind buildings and 73 percent of the spaces are covered, in accordance with code requirements;
- providing bicycle parking in accordance with code requirements

Pursuant to ZDC Section 5-612.D, the general purpose of the requirement for providing vehicle parking behind buildings is to reduce the distance that pedestrians must walk to access buildings by bringing buildings closer to the street edge of the property, while providing opportunities for pedestrian amenities and variation in building façade. As reflected by the site and landscape plans included as part of the Applications submittal package, the Project's design satisfies the purpose of the noted requirement and the general purpose, objectives and intent of the TOD by:

- placing buildings along both the Site's Apache Boulevard and Smith Road frontages;
- providing substantial and inviting landscape (soft and hardscape) enhancements spanning the length of the varied building façade to provide a pleasant pedestrian experience;
- placing all on-site vehicle parking behind the front of the building along both Apache Boulevard and Smith Road;
- placing 86.6 percent of on-site vehicle parking entirely behind buildings;
- limiting on-site vehicle parking areas not entirely located behind buildings to approximately 10 percent of the Site's street frontage;
- co-locating on-site vehicle parking not entirely placed behind buildings along driveways required for vehicular circulation, emergency access and solid waste collection purposes;
- by screening on-site vehicle parking spaces not entirely located behind buildings with a three-foot high CMU wall;

- by placing Project's vehicular ingress/egress locations at the very southeast and northwest corners of the Site to minimize conflicts between pedestrians and vehicles to the maximum extent possible

Therefore, we respectfully request the provision of a finding that the Project's design generally conforms to the purpose, objectives, and intent of the TOD, as well as the specific TOD standard pertaining to the placement of parking listed above.

Please let us know if you require additional information to address this general conformance finding request.

Sincerely,
GAMMAGE & BURNHAM, PLC



By

Manjula M. Vaz

MMV/cyg/rl

PLANNED AREA DEVELOPMENT OVERLAY FOR BLUE AT EASTLINE VILLAGE

PORTION OF THE NORTHWEST QUARTER, SECTION 24, RANGE 4, GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER AUTHORIZATION

APACHE PARTNERS 1, LLC, AN ARIZONA LIMITED LIABILITY COMPANY:

BY: _____ DATE _____
JEFF JONES

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2020 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, OWNER, 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: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

OWNER AUTHORIZATION

APACHE PARTNERS 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY:

BY: _____ DATE _____
JEFF JONES

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2020 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, OWNER, 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: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

OWNER AUTHORIZATION

BLUE EASTLINE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY:

BY: _____ DATE _____
JEFF JONES

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2020 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, OWNER, 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: _____

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS ---- DAY OF ----, 20--.

OWNER AUTHORIZATION

CITY OF TEMPE, A MUNICIPAL CORPORATION:

BY: _____ DATE _____
REPRESENTATIVE

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2020 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, OWNER, 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: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

OWNER/DEVELOPER OWNER

APACHE PARTNERS 1, LLC
JEFF JONES, REPRESENTATIVE
6040 N. 40TH STREET
PARADISE VALLEY, AZ 85253
602-432-1490

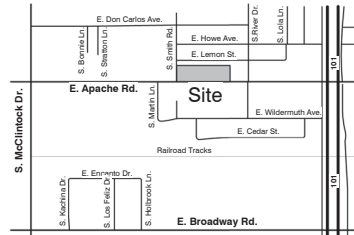
APACHE PARTNERS 2, LLC
JEFF JONES, REPRESENTATIVE
6040 N. 40TH STREET
PARADISE VALLEY, AZ 85253
602-432-1490

BLUE EASTLINE, LLC
JEFF JONES, REPRESENTATIVE
6040 N. 40TH STREET
PARADISE VALLEY, AZ 85253
602-432-1490

CITY OF TEMPE
_____, REPRESENTATIVE

132 E. 6TH ST. #101
TEMPE, AZ 85281
480-350-4311

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD 190016

PROJECT DATA

| | PAD Provided |
|---|-----------------------|
| MU-4 PAD TOD: Table 5-611(B) | |
| GENERAL PLAN LAND USE | Mixed-Use |
| GENERAL PLAN DENSITY (DU/Ac) | Up to 55 |
| SITE AREA - GROSS | 178,252 SF / 4.09 Ac |
| SITE AREA - NET | 172,0120 SF / 3.95 Ac |
| DWELLING QUANTITY | 187 DU |
| NUMBER OF BEDROOMS | 268 |
| DENSITY (DU/Ac) | 46 |
| BUILDING HEIGHT | 60 ft |
| BUILDING STEPBACK (Adjacent to SFR Districts) | Yes |
| BUILDING LOT COVERAGE | 44% |
| SITE LANDSCAPE COVERAGE | 23% |
| BUILDING SETBACKS ^a | |
| FRONT (APACHE BLVD.) | 0 ft Min / 20 ft Max |
| SIDE (SMITH RD.) | 0 ft Min / 20 ft Max |
| REAR | 10 ft |
| SIDE (INTERIOR LOT LINES) | 10 ft |
| STREET SIDE - PARKING AND MANEUVERING | 20 ft |
| VEHICLE PARKING QUANTITY | 220 |
| RESIDENTIAL | |
| 1 Bedroom (123 Units / 123 Bedrooms) | 62 (0.5 SP/Bedroom) |
| 2 Bedroom (47 Units / 94 Bedrooms) | 47 (0.5 SP/Bedroom) |
| 3 Bed bedroom (17 Units / 51 Bedrooms) | 26 (0.5 SP/Bedroom) |
| TOTAL RESIDENTIAL | 134 |
| COMMERCIAL (4,072 SF) | 0 |
| BICYCLE PARKING QUANTITY | 184 |
| RESIDENTIAL | |
| 1 Bedroom (123 Units) | 92 (0.75 SF/Unit) |
| 2 Bedroom (47 Units) | 35 (0.75 SF/Unit) |
| 3 Bedroom (17 Units) | 17 (1.00 SF/Unit) |
| GUEST (187 Units) | 37 (0.20 SF/Unit) |
| TOTAL RESIDENTIAL | 182 |
| COMMERCIAL | 1 (1 SP / 7,500 SF) |
| USES | 203,404 SF |
| Residential | 198,164 SF |
| Storage & Utility | 1,168 SF |
| Total Commercial | 4,072 SF |
| Commercial- Coworking | 2,144 SF |
| Commercial- Live/Work | 1,928 SF |

^a This PAD defines the front property line as Apache Blvd., not Smith Rd.

DS191120

PAD190016

REC19176

REC19176

PAD 190016

DS191120

K & I HOMES, LLC
6125 E. INDIAN SCHOOL RD.,
SUITE 100
SCOTTSDALE, AZ 85251
PH: 602-505-5825



The Jones Group
REAL ESTATE SERVICES, LLC

VILLAGE
BLUE @ EASTLINE
1001 W. WASHINGTON
NEC APACHE BLVD. & SMITH RD.
2068 E. APACHE BLVD.
TEMPE, ARIZONA

| Revisions | | |
|-----------|-------------|------|
| # | Description | Date |
| | | |

OWNERSHIP OF DOCUMENTS
DRAWING AND SPECIFICATIONS AN INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS THE PROJECT FOR WHICH THEY WERE PREPARED IS TO BE USED ON OTHER PROJECTS OR BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO A & A ARCHITECTS, LLC.

JOB NUMBER:
DRAWN BY: AD
CHECKED BY: KS
ISSUE DATE: 03/13/2020



SHEET TITLE:
PAD - Cover Sheet

SHEET NUMBER:

PAD1

PAD / DPR #3

PLANNED AREA DEVELOPMENT OVERLAY FOR BLUE AT EASTLINE VILLAGE

PORTION OF THE NORTHWEST QUARTER, SECTION 24, RANGE 4, GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

THOSE PORTIONS OF LOTS 5 THROUGH 12 OF THE FINAL PLAT OF ZELLA VISTA, AS RECORDED IN BOOK 30 OF MAPS, PAGE 40, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, MARKED BY A BRASS CAP FLUSH STAMPED "CITY OF TEMPE," FROM WHICH THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, MARKED BY A BRASS CAP FLUSH STAMPED "CITY OF TEMPE" BEARS NORTH 89°57'09" EAST, AS MEASURED, FOR A MEASURED DISTANCE OF 1308.83 FEET;

THENCE NORTH 89°57'09" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, SAID LINE BEING THE CENTERLINE OF EAST LEMON STREET, FOR A DISTANCE OF 30.00 FEET;

THENCE SOUTH 00°08'09" WEST, PARALLEL WITH THE CENTERLINE OF SOUTH SMITH ROAD, FOR A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°57'09" EAST, PARALLEL WITH THE CENTERLINE OF EAST LEMON STREET, FOR A DISTANCE OF 208.85 FEET TO A POINT ON THE EAST LINE OF LOT 11 OF SAID FINAL PLAT OF ZELLA VISTA;

THENCE SOUTH 00°07'09" WEST, ALONG SAID EAST LINE OF SAID LOT 11, FOR A DISTANCE OF 30.00 FEET;

THENCE NORTH 89°57'09" EAST, PARALLEL WITH THE CENTERLINE OF EAST LEMON STREET, FOR A DISTANCE OF 104.00 FEET TO A POINT ON THE EAST LINE OF LOT 10 OF SAID FINAL PLAT;

THENCE SOUTH 00°07'09" WEST, ALONG SAID EAST LINE OF LOT 10, FOR A DISTANCE OF 10.00 FEET;

THENCE NORTH 89°57'09" EAST, PARALLEL WITH THE CENTERLINE OF EAST LEMON STREET, FOR A DISTANCE OF 208.00 FEET TO A POINT ON THE WEST LINE OF LOT 7 OF SAID FINAL PLAT;

THENCE NORTH 00°07'09" EAST, ALONG SAID WEST LINE OF LOT 7, FOR A DISTANCE OF 38.00 FEET;

THENCE NORTH 89°57'09" EAST, PARALLEL WITH THE CENTERLINE OF EAST LEMON STREET, FOR A DISTANCE OF 156.00 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF LOT 6 OF SAID FINAL PLAT;

THENCE SOUTH 00°07'09" WEST, ALONG SAID WEST LINE OF LOT 6, FOR A DISTANCE OF 38.00 FEET;

THENCE NORTH 89°07'09" EAST, PARALLEL WITH THE CENTERLINE OF EAST LEMON STREET, FOR A DISTANCE OF 156.00 FEET TO A POINT ON THE EAST LINE OF LOT 5 OF SAID FINAL PLAT;

THENCE SOUTH 00°07'09" WEST, FOR A DISTANCE OF 194.88 FEET;

THENCE NORTH 89°59'24" WEST, FOR A DISTANCE OF 137.42 FEET;

THENCE NORTH 44°57'09" WEST, FOR A DISTANCE OF 3.53 FEET;

THENCE NORTH 89°56'29" WEST, FOR A DISTANCE OF 129.20 FEET;

THENCE NORTH 00°17'39" WEST, FOR A DISTANCE OF 2.59 FEET;

THENCE NORTH 89°57'09" WEST, FOR A DISTANCE OF 12.33 FEET;

THENCE SOUTH 00°17'39" EAST, FOR A DISTANCE OF 2.67 FEET;

THENCE NORTH 89°54'51" WEST, FOR A DISTANCE OF 152.82 FEET;

THENCE NORTH 87°37'25" WEST, FOR A DISTANCE OF 168.60 FEET;

THENCE NORTH 02°03'22" EAST, FOR A DISTANCE OF 2.67 FEET;

THENCE NORTH 87°56'38" WEST, FOR A DISTANCE OF 12.33 FEET;

THENCE SOUTH 02°03'22" WEST, FOR A DISTANCE OF 2.67 FEET;

THENCE NORTH 87°20'57" WEST, FOR A DISTANCE OF 49.36 FEET;

THENCE SOUTH 45°02'51" WEST, FOR A DISTANCE OF 6.09 FEET;

THENCE NORTH 87°45'08" WEST, FOR A DISTANCE OF 88.01 FEET;

THENCE NORTH 83°10'12" WEST, FOR A DISTANCE OF 70.34 FEET;

THENCE NORTH 61°48'11" WEST, FOR A DISTANCE OF 1.12 FEET;

THENCE NORTH 00°02'51" EAST, FOR A DISTANCE OF 9.12 FEET;

THENCE NORTH 44°57'09" WEST, FOR A DISTANCE OF 2.28 FEET;

THENCE NORTH 00°02'51" EAST, FOR A DISTANCE OF 39.78 FEET;

THENCE SOUTH 89°57'09" EAST, FOR A DISTANCE OF 2.50 FEET;

THENCE NORTH 00°02'51" EAST, FOR A DISTANCE OF 12.00 FEET;

THENCE NORTH 89°57'09" WEST, FOR A DISTANCE OF 2.50 FEET;

THENCE NORTH 00°02'51" EAST, FOR A DISTANCE OF 49.01 FEET;

THENCE NORTH 44°56'49" WEST, FOR A DISTANCE OF 5.16 FEET;

THENCE NORTH 00°08'09" EAST, FOR A DISTANCE OF 98.42 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 00°08'09" EAST, FOR A DISTANCE OF 98.42 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 3.952 ACRES, MORE OR LESS.

PROJECT DATA

| MU-4 PAD TOD: Table 5-611(B) | R4 / TOD | CSS / TOD | PAD Proposed |
|---|-----------------------|----------------------|----------------------|
| | | | MU-4 PAD TOD |
| GENERAL PLAN LAND USE | Mixed-Use | Mixed-Use | Mixed-Use |
| GENERAL PLAN DENSITY (DU/Ac) | Up to 25 | Up to 25 | Up to 65 |
| SITE AREA - GROSS | 15,270 SF / 0.35 Ac | 162,982 SF / 3.74 Ac | 178,252 SF / 4.09 Ac |
| SITE AREA - NET | 15,270 SF / 0.35 Ac | 156,850 SF / 3.60 Ac | 172,120 SF / 3.95 Ac |
| DWELLING QUANTITY | | | 187 DU |
| NUMBER OF BEDROOMS | | | 268 |
| DENSITY (DU/Ac) | 40 | 25 | 46 |
| BUILDING HEIGHT | 60 ft | 45 ft | 60 ft |
| BUILDING STEPBACK (Adjacent to SFR Districts) | Yes | Yes | Yes |
| BUILDING LOT COVERAGE | 75% | 75% | 44% |
| SITE LANDSCAPE COVERAGE | 25% | 25% | 23% |
| BUILDING SETBACKS ^a | | | |
| FRONT (APACHE BLVD) | 10 ft Min / 20 ft Max | 0 ft Min / 6 ft Max | 0 ft Min / 20 ft Max |
| SIDE (SMITH RD.) | 10 ft | 0 ft | 0 ft Min / 20 ft Max |
| REAR | 10 ft | 10 ft | 10 ft |
| SIDE (INTERIOR LOT LINES) | 5 ft | 0 ft | 10 ft |
| STREET SIDE - PARKING AND MANEUVERING | 20 ft | 20 ft | 20 ft |
| VEHICLE PARKING QUANTITY | | | 220 |
| RESIDENTIAL | | | |
| 1 Bedroom (123 Units / 123 Bedrooms) | 93 (0.75 SP/Bedroom) | 93 (0.75 SP/Bedroom) | 62 (0.5 SP/Bedroom) |
| 2 Bedroom (47 Units / 94 Bedrooms) | 71 (0.75 SP/Bedroom) | 71 (0.75 SP/Bedroom) | 47 (0.5 SP/Bedroom) |
| 3 Bed bedroom (17 Units / 51 Bedrooms) | 39 (0.75 SP/Bedroom) | 39 (0.75 SP/Bedroom) | 26 (0.5 SP/Bedroom) |
| GUEST (187 Units) | 38 (0.20 SP/Unit) | 38 (0.20 SP/Unit) | |
| TOTAL RESIDENTIAL REQUIRED | 241 | 241 | 134 |
| COMMERCIAL (4,072 SF) | 8 (1/200 x Area/2) | 8 (1/300 x Area/2) | 0 |
| Total Required | 249 | 249 | 134 |
| BICYCLE PARKING QUANTITY | | | 184 |
| RESIDENTIAL | | | |
| 1 Bedroom (123 Units) | 92 (0.75 SP/Unit) | 92 (0.75 SP/Unit) | 92 (0.75 SP/Unit) |
| 2 Bedroom (47 Units) | 35 (0.75 SP/Unit) | 35 (0.75 SP/Unit) | 35 (0.75 SP/Unit) |
| 3 Bedroom (17 Units) | 17 (1.00 SP/Unit) | 17 (1.00 SP/Unit) | 17 (1.00 SP/Unit) |
| GUEST (187 Units) | 37 (0.20 SP/Unit) | 37 (0.20 SP/Unit) | 37 (0.20 SP/Unit) |
| TOTAL RESIDENTIAL REQUIRED | 182 | 182 | 182 |
| COMMERCIAL | 1 (1 SP / 7,500 SF) | 1 (1 SP / 7,500 SF) | 1 (1 SP / 7,500 SF) |
| Total Required | 183 | 183 | 183 |
| USES | | | 203,404 SF |
| Residential | | | 198,164 SF |
| Storage & Utility | | | 1,168 SF |
| Total Commercial | | | 4,072 SF |
| Commercial - Coworking | | | 2,144 SF |
| Commercial - Live/Work | | | 1,928 SF |

^a This PAD defines the front property line as Apache Blvd., rot Smith Rd.

DS191120

PAD190016

REC119176

REC19176

PAD 190016

DS191120

K & I HOMES, LLC
6125 E. UNIVERSITY AVENUE, SUITE 100
SCOTTSDALE, AZ 85251
PH: 602-505-5825



The Jones Group
REAL ESTATE SERVICES, LLC

VILLAGE
BLUE @ EASTLINE
1000 AVENUE
NEC APACHE BLVD. & SMITH RD.
TEMPE, ARIZONA

| Revisions | | |
|-----------|-------------|------|
| # | Description | Date |
| | | |

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JOB NUMBER:
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CHECKED BY: KS
ISSUE DATE: 03/13/2020

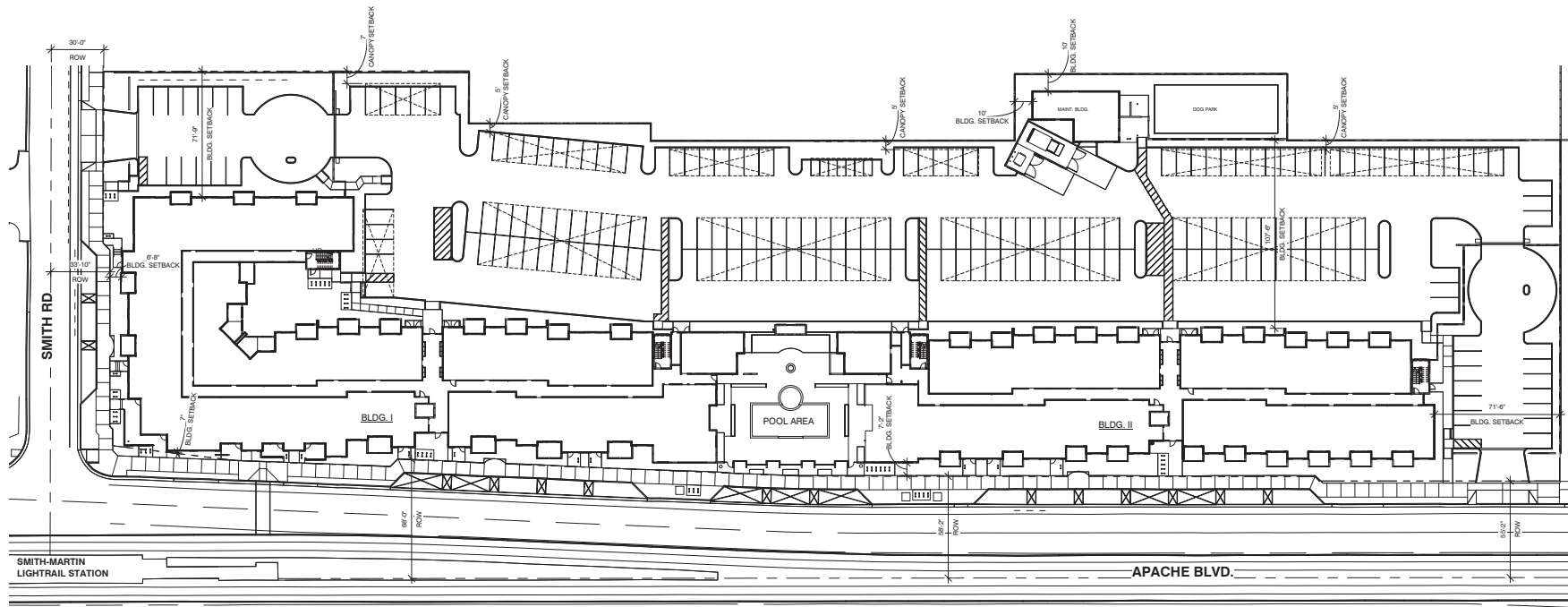


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PAD Cover Sheet - Cont'd
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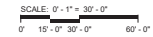
PAD2

PAD / DPR #3

PLANNED AREA DEVELOPMENT OVERLAY FOR BLUE AT EASTLINE VILLAGE SITE PLAN



① SITE PLAN
1" = 30'-0"



DS191120

PAD190016

REC19176

REC19176

PAD 190016

DS191120

K & I HOMES, LLC
6125 E. HANWAY SCHOOL RD.
MAYTOWN, ARIZONA 85204
SCOTTSDALE, AZ 85261
PH: 602-505-2825



The Jones Group
REAL ESTATE SERVICES, LLC

BLUE @ EASTLINE
VILLAGE
1001 NORTH EAST
NEC APACHE BLVD. & SMITH RD.
TEMPE, ARIZONA

| Revisions | | |
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| # | Description | Date |
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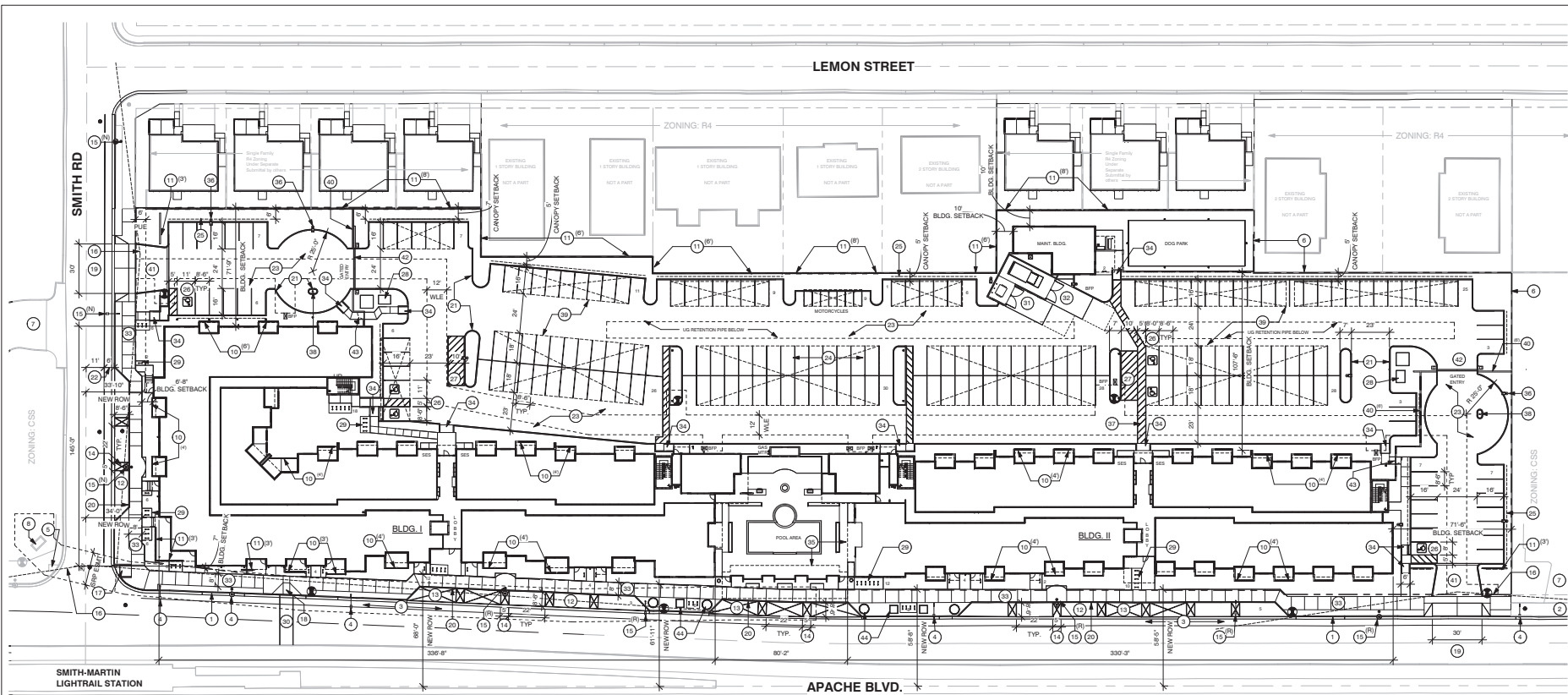


SHEET TITLE:
Site Plan

SHEET NUMBER:

PAD3

PAD / DPR #3



1 SITE PLAN - Overall
1" = 30'-0"



PROJECT INFO

PROJECT NAME: BLUE @ EASTLINE Village
INCLUDES 12 DIFFERENT PARCELS THAT WILL BE COMBINED WITH NEW SUBDIVISION PLAT.
 132-70-1620 / 132-70-1622 / 132-70-1627 / 132-70-167A / 132-70-159 / 132-70-158A / 132-70-159A / 132-70-154 / 132-70-163 / 132-70-165A / 132-70-165C / 132-70-151A

PROJECT ADDRESS: 2068 E APACHE BLVD.

PROPOSED USE / SCOPE OF WORK: REDEVELOPMENT / NEW MIXED-USE URBAN COMMUNITY, 4 STORY RESIDENTIAL MIXED USE

PARCEL SIZE: TO BE DEDICATED AS ROW
 GROSS: 178,252 SF = 4.09 AC
 NET: 112,120 SF = 2.56 AC

GENERAL PLAN 2048: PROJECTED LAND USE: MIXED-USE
 PROJECTED DENSITY: MEDIUM TO HIGH (UP TO 25 DU / ACRE)

GENERAL PLAN AMENDMENT: CHANGE PROJECTED DENSITY TO HIGH (UP TO 65 DU/ACRE)

EXISTING ZONING: CCS (TOD/STATION AREA) COMMERCIAL SHOPPING AND SERVICES
 R-4 (TOD/STATION AREA) MULTI-FAMILY RESIDENTIAL GENERAL

PROPOSED ZONING: MU-4 PAD TOD MIXED USE, HIGH-DENSITY

NET BLDG. AREAS: BLDG. I BLDG. II MAINT. BLDG. TOTAL
 113,099 SF 84,456 SF 1,070 SF 198,625 SF

BUILDING GROSS FLOOR AREAS - SEE SHEET A.8

| | 1ST FLR | 2ND FLR | 3RD FLR | 4TH FLR | TOTAL |
|------------------|---------------|---------------|---------------|---------------|----------------|
| BUILDING I | 29,052 | 29,052 | 29,052 | 29,052 | 116,208 |
| BUILDING II | 21,507 | 21,507 | 21,507 | 21,507 | 86,028 |
| MAINT. BLDG. | 1,168 | | | | 1,168 |
| PARKING CANOPIES | 23,300 | | | | 23,300 |
| TOTAL | 75,027 | 50,559 | 50,559 | 50,559 | 226,704 |

PROPOSED USES (GROSS SF):
 RESIDENTIAL: 198,164 SF
 STORAGE AND UTILITY: 1,168 SF
 COMMERCIAL (CO-WORK): 2,148 SF
 COMMERCIAL (LIVE/WORK): 1,809 SF
TOTAL: 203,489 SF

DENSITY (DU/ACRE): PROPOSED: 187 / 4.09 = 45.72
 MAX ALLOWED: 46 WITH PROPOSED PAD

BUILDING HEIGHT: PROPOSED MAX ALLOWED
 BUILDING I: 55'-0" 60'
 BUILDING II: 55'-10" 60'
 MAINT. BLDG.: 13'-10" 15'-0"

LOT COVERAGE: PROPOSED MAX ALLOWED
 75.027 / 172,120 = 43.6% 44%

LANDSCAPE COVERAGE: PROPOSED ROW IMPROVEMENTS:
 LANDSCAPE: 29,096 SF / 16.4% LANDSCAPE: 8,200 SF
 POOL AREA: 5,900 SF / 3.4% SIDEWALK/HARDSCAPE: 2,200 SF
 SIDEWALK/HARDSCAPE: 4,700 SF / 2.7% TOTAL: 10,700 SF
TOTAL: 34,796 SF / 23.9%

MIN. LANDSCAPE REQUIRED: 23%

BUILDING SETBACKS: PROPOSED MIN. MAX.
 NORTH: 71'-0" 10'
 NORTH (MAINT. BLDG.): 10'-0" 10'
 SOUTH (APACHE): 0'-0" 0' 20'
 EAST: 71'-0" 10'
 WEST (SMITH): 6'-0" 0'
 WEST (MAINT. BLDG.): 10'-0" 10'

UNIT TYPES & AREAS:

| UNIT TYPE | # OF UNITS | AVG. AREA |
|--------------------|------------|---------------|
| LIVE-WORK (1 BED) | 0 | 1,097 SF |
| 1 BED+1 BATH | 110 | 701 SF |
| 2 BED+1 BATH | 53 | 1,083 SF |
| 3 BED+1 BATH | 17 | 1,443 SF |
| TOTAL UNITS | 187 | 884 SF |

TYPE 'X' UNITS: REQUIRED/IBC SEC. 1107.4.2.2.1: 2% OF TOTAL = 187 X 2% = 3.74
 PROVIDED: 4 UNITS = 4 UNITS
 ALL OTHER UNITS MEET TYPE 'B' ACCESSIBILITY STANDARDS

BUILDING AREAS & CONSTRUCTION TYPE: PER 2018 IBC SEE CODE SHEETS A.0.5

| | 1ST FLR | 2ND FLR | 3RD FLR | 4TH FLR | TOTAL | TYPE |
|------------------|---------------|---------------|---------------|---------------|----------------|------|
| BUILDING I | 31,417 | 30,851 | 30,851 | 32,483 | 125,602 | V-A |
| BUILDING II | 23,531 | 23,004 | 23,004 | 24,082 | 93,621 | V-A |
| MAINT. BLDG. | 1,465 | | | | 1,465 | V-B |
| PARKING CANOPIES | 23,300 | | | | 23,300 | E-B |
| TOTAL | 79,713 | 53,855 | 53,855 | 56,565 | 243,983 | |

ALLOWABLE AREAS AND HEIGHT: SEE CODE SHEETS A.0.5

OCCUPANCY GROUP: BUILDING I & II: B / R-2 / A-3 MIXED USE
 MAINT. BLDG.: B / S-1 / S-2 OFFICE / SHOP / STORAGE
 CARPORT CANOPIES: U UTILITY

FIRE SPRINKLERS: YES **FIRE ALARM:** YES

Parking Required

| RESIDENTIAL | Quantity | Type | Ratio | Required | Ratio | Required |
|--------------|------------|-------|-----------|------------|-------------|------------|
| Units | 123 | 1 Bed | 50 SP/Bed | 620 | 75 SP/Unit | 92 |
| | 472 | 2 Bed | 50 SP/Bed | 470 | 75 SP/Unit | 35 |
| | 173 | 3 Bed | 50 SP/Bed | 261 | 1.0 SP/Unit | 17 |
| | | | | | 0.2 SP/Unit | 37 |
| Guest | | | | | | |
| Total | 187 | | | 134 | | 182 |

COMMERCIAL Net Area Use Ratio Required
 4,072 / Office 1 / 7,500 sf = 1

Total Required: 134

Accessible Spaces required: 2% of total spaces provided 5

Parking Provided

| | VEHICLES | Motorcycle | BI-CYCLE |
|-------------------------------|----------------|------------|------------|
| Secured | Covered: 143 | 4 | 152 |
| | Surface: 30 | 30 | 3 |
| Surface Lot | Interior: 12 | 1 | 13 |
| | West - Bldg I | 13 | 1 |
| | East - Bldg II | 13 | 1 |
| Street | Apache Blvd. | 8 | 8 |
| | Smith Rd. | 3 | 3 |
| Total Parking Provided | 214 | 6 | 220 |

Additional Pick-Up & Delivery spaces provided along Apache Blvd. 7

- SITE KEYNOTES**
- EXIST. VERTICAL CONC. CURB AND GUTTER - REMOVE AND REPLACE AT ENTIRE STREET FRONTAGE - SEE CIVIL
 - EXIST. CONC. SIDEWALK
 - EXIST. BIKE LANE (S-FW)
 - EXIST. STREET LIGHT
 - EXIST. ACCESSIBLE SIDEWALK RAMP
 - EXIST. 8" CMU FENCE - STUCCO SMOOTH AND PAINT ON PROJECT SIDE
 - EXIST. DRIVEWAY
 - EXIST. SRP IRRIGATION STRUCTURE
 - CONCRETE STEPS - SEE CIVIL
 - DECORATIVE CMU BREEZE BLOCK AT UNIT PATIO (HEIGHT AS SHOWN)
 - 1" CMU WALL (HEIGHT NOTED)
 - PARALLEL STREET PARKING SPACES
 - DESIGNATED HEIGHT (NOTED)
 - SW STRIPED PARKING SEPARATION
 - STREET LIGHT (N-NEW / R - RELOCATED)
 - SIGHT DISTANCE LINE
 - SIDEWALK SCOP/RAMP PER COT STD. DET. T-348
 - MO-BLOCK RAMP PER COT STD. DET. T-322
 - DRIVEWAY ENTRANCE PER COT STD. DET. T-320. WIDTH AS SHOWN
 - VERT. CONC. CURBS AND GUTTER.
 - 8" VERT. CONC. CURB
 - PROPOSED BIKE LANE
 - ASPHALT PAVING
 - 4" W PARKING STRIPE
 - 2'-0" VEHICLE OVERHANG
 - ACCESSIBLE SIGNAGE AND STRIPING PER COT STD. DET. T-380
 - LOADING AND DELIVERY ZONE - 6" REINFORCED CONCRETE SLAB
 - PROPOSED SRP TRANSFORMER LOCATION
 - BIKE BACK PER COT STD. DET. T-378 (IF OF BIKES AS SHOWN)
 - TRAFFIC SIGNAL PEDESTRIAN CROSSING TO LIGHT RAIL PLATFORM
 - RECYCLE ENCLOSURE W/ 8" H CMU SCREEN WALL - SIM. COT STD. DET. DS-118
 - COMPACTOR ENCLOSURE W/ 8" H CMU SCREEN WALL - SIM. COT STD. DET. DS-118
 - ACCESSIBLE CURB RAMP
 - LINE OF ROOF, CANOPY OR BUILDING ABOVE
 - POLE LIGHT - SEE PHOTOMETRICS
 - STRIPED ACCESSIBLE ROUTE
 - CONCRETE CURB (HEIGHT AS NOTED)
 - LINE OF PARKING CANOPY ABOVE
 - RECYCLE (RECYCLE) TRASH BIN (LENGTH AS NOTED)
 - PRECAST CONCRETE PAVERS
 - 8" W DECORATIVE CMU VEHICLE ACCESS GATE
 - 6" W PEDESTRIAN EMERGENCY ACCESS GATE
 - PRECAST CONCRETE PLANTER - SEE LANDSCAPE
 - PRECAST CONCRETE TRASH BIN
 - GLUE LAM BEAM / STEEL FRAME BENCH (LENGTH AS NOTED)
 - LIGHT BOLLARD - SEE PHOTOMETRICS

VICINITY MAP

GENERAL SITEPLAN NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- NO MULTITRUNK TREES ALLOWED.
- NO STRUCTURES, LIGHTS, POLES, TREES, DEEP-ROOTED PLANTS, ETC. ALLOWED IN EASEMENTS OR ABOVE UNDERGROUND UTILITIES
- ALL NEW OR EXISTING OVERHEAD UTILITIES ON OR ADJACENT TO SITE MUST BE PLACED UNDERGROUND
- ALL NEW OR EXISTING OVERHEAD UTILITIES ON OR ADJACENT TO STREET INTERSECTIONS: TREES SHALL BE TRIMMED TO A HEIGHT CLEAR FROM GROUND
- SHRUBS SHALL BE FRAMED AND MAINTAINED AT 2' HIGH MAXIMUM
- NO MULTITRUNK TREES ALLOWED
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAYS WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT-OF-WAYS, ACCORDANCE WITH APPROVED PLANS
- AFTER FINAL APPROVAL, THE PROJECT WILL BE INSPECTED FOR CONFORMANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.
- ANY EXISTING BROKEN OR OUT-OF-GRADE CURBS AND SIDEWALK ON THE PROJECT SITE, AS WELL AS, ANY NEW CURB OR SIDEWALK DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.

K & I HOMES, LLC
 6125 E. INDIAN SCHOOL RD.
 SUITE 2000
 SCOTTSDALE, AZ 85261
 PH: 602-935-3925

The Jones Group
 REAL ESTATE SERVICES, LLC

BLUE @ EASTLINE
 LIVE. WORK. PLAY

2068 E. APACHE BLVD. & SMITH RD.
 TEMPE, ARIZONA

Revisions

| # | Description | Date |
|---|-------------|------|
| | | |

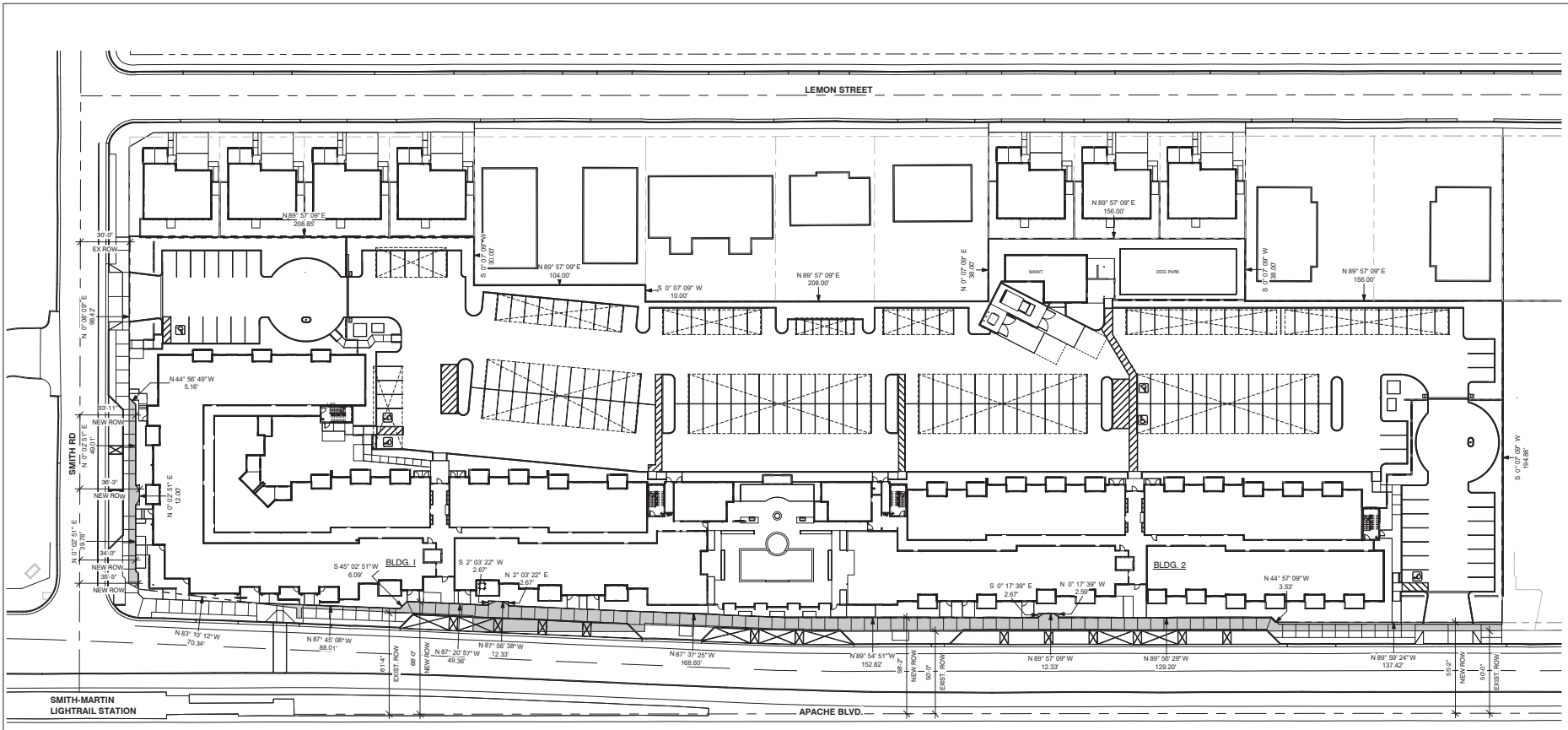
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JOB NUMBER: DRAWN BY: KS
CHECKED BY: KS
ISSUE DATE: 03/13/2020

SHEET TITLE: Site Plan - Overall

SHEET NUMBER: A1.1

PAD / DPR #3



① SITE PLAN - Boundary
1" = 30'-0"

| | | | | |
|---------------------|-----|------------|---|------------|
| GROSS SITE AREA: | +/- | 178,252 SF | = | 4.09 ACRES |
| ROW TO BE DEDICATED | +/- | 6,052 SF | = | 0.14 ACRES |
| NET SITE AREA: | +/- | 172,120 SF | = | 3.95 ACRES |

K & J HOMES, LLC
 6125 E. INDIAN ROCK CIRCLE, IND.
 SUITE 2000
 SCOTTSDALE, AZ 85251
 PH: 602-305-5825



The Jones Group
 REAL ESTATE SERVICES, LLC

BLUE @ EASTLINE
 LIVE. WORK. PLAY.
 NEC APACHE BLVD. & SMITH RD.
 TEMPE, ARIZONA

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 CHECKED BY: KS
 ISSUE DATE: 03/13/2020

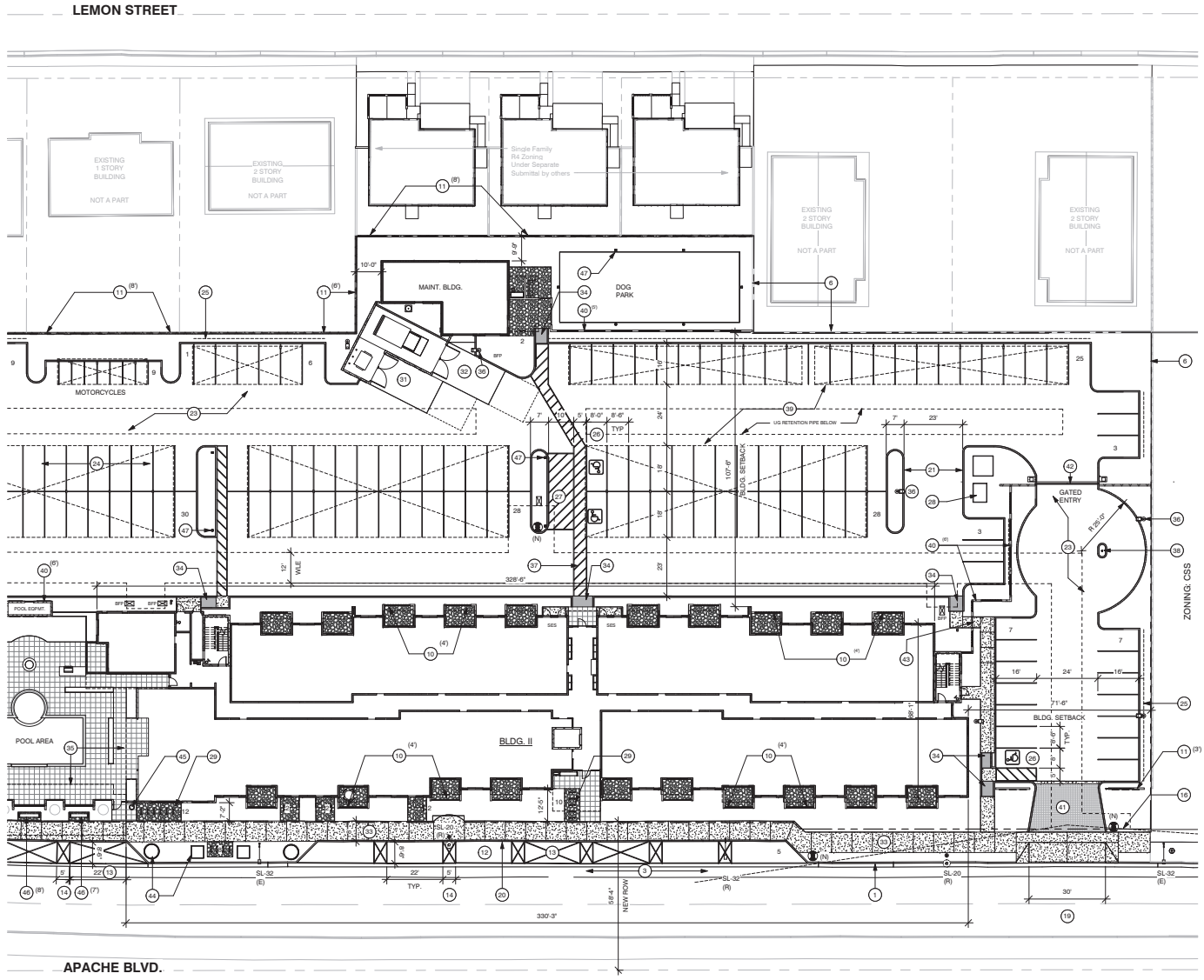
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 KRISTAN SQUIRRELL
K. Squirrell

SHEET TITLE:
 Site Plan - Boundary

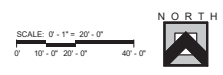
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PAD / DPR #3



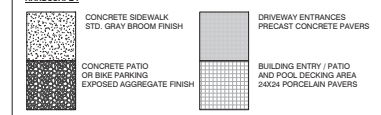
1 SITE PLAN - Building II
1" = 20'-0"



SITE KEYNOTES

1. EXIST. VERTICAL CONC. CURB AND GUTTER - REMOVE AND REPLACE AT ENTIRE STREET FRONTAGE - SEE CIVIL
2. EXIST. CONC. SIDEWALK
3. EXIST. BIKE LANE (8'-6"W)
4. EXIST. STREET LIGHT
5. EXIST. ACCESSIBLE SIDEWALK RAMP
6. EXIST. 8" CMU FENCE - STUCCO SMOOTH AND PAINT ON PROJECT SIDE
7. EXIST. DRIVEWAY
8. EXIST. SRP IRRIGATION STRUCTURE
9. CONCRETE STEPS - SEE CIVIL
10. DECORATIVE CMU BREEZE BLOCK AT UNIT PATIO (HEIGHT AS SHOWN)
11. 6" CMU WALL (HEIGHT AS NOTED)
12. PARALLEL STREET PARKING SPACES
13. DESIGNATED PICK-UP & DELIVERY PARKING SPACES
14. 5"W STRIPED PARKING SEPRATION
15. STREET LIGHT (N = NEW / R = RELOCATED)
16. SIGHT DISTANCE LINE
17. SIDEWALK SCOOP RAMP PER COT STD. DET. T-348
18. MID-BLOCK RAMP PER COT STD. DET. T-322
19. DRIVEWAY ENTRANCE PER COT STD. DET. T-320. WIDTH AS SHOWN
20. VERT. CONC. CURB AND GUTTER
21. 6" VERT. CONC. CURB
22. PROPOSED BIKE LANE
23. ASPHALT PAVING
24. 4"W PARKING STRIPE
25. 2'-0" VEHICLE OVERHANG
26. ACCESSIBLE SIGNAGE AND STRIPING PER COT STD. DET. T-360
27. LOADING AND DELIVERY ZONE - 4" REINFORCED CONCRETE SLAB
28. PROPOSED SRP TRANSFORMER LOCATION
29. BIRE BACK PER COT STD. DET. T-378 (IF BIKES AS SHOWN)
30. TRAFFIC SIGNAL PEDESTRIAN CROSSING TO LIGHT RAIL PLATFORM
31. RECYCLE ENCLOSURE W/ 8" CMU SCREEN WALL - SIM. COT STD. DET. DS-118
32. COMPACTOR ENCLOSURE W/ 8" CMU SCREEN WALL - SIM. COT STD. DET. DS-118
33. CONCRETE SIDEWALK - WIDTH AS SHOWN
34. ACCESSIBLE CURB RAMP
35. LINE OF ROOF, CANOPY OR BUILDING ABOVE
36. POLE LIGHT - SEE PHOTOMETRICS
37. STRIPED ACCESSIBLE ROUTE
38. RESIDENT KEYPAD
39. LINE OF PARKING CANOPY ABOVE
40. DECORATIVE CMU WALL (HEIGHT AS NOTED)
41. PRECAST CONCRETE PAVERS
42. 6"X DECORATIVE STEEL SLIDING VEHICLE ACCESS GATE
43. 6"X4"W PEDESTRIAN EMERGENCY ACCESS/EXIT GATE
44. PRECAST CONCRETE PLANTER - SEE LANDSCAPE
45. PRECAST CONCRETE TRASH BIN
46. GLUE LAM BEAM / STEEL FRAME BENCH (LENGTH AS NOTED)
47. LIGHT BALLARD - SEE PHOTOMETRICS

LEGEND



- ABBREVIATIONS:**
- SL20 STREETLIGHT 20H (COT. DET. T-445)
 - SL32 STREETLIGHT 32H (COT. DET. T-452)
 - E EXISTING
 - R EXISTING - RELOCATED WHERE SHOWN
 - N NEW

GENERAL NOTES

Revisions

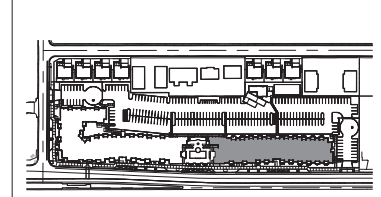
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DRAWN BY: AD
CHECKED BY: KS
ISSUE DATE: 03/13/2020

KEYPLAN



K & J HOMES, LLC
6125 E. INDIAN ROCK, INC.
SUITE 2000
SCOTTSDALE, AZ 85261
PH: 602-935-9225



The Jones Group
REAL ESTATE SERVICES, LLC

BLUE @ EASTLINE
LIVE. WORK. PLAY.
NEC APACHE BLVD. & SMITH RD.
TEMPE, ARIZONA

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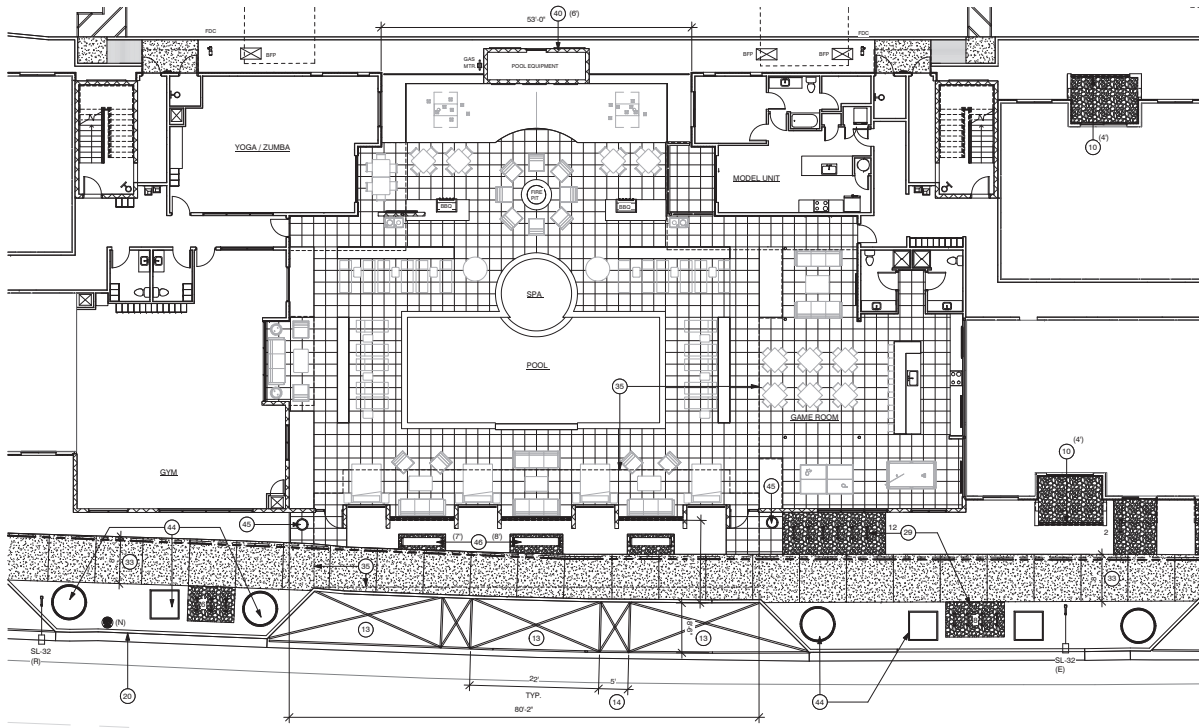
KEYPLAN

K. Szymanski

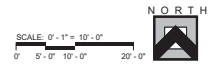
SHEET TITLE:
Enlarged Site Plan - Building II

SHEET NUMBER:
A1.5.2

PAD / DPR #3



1 SITE PLAN - Pool Area
1" = 10'-0"

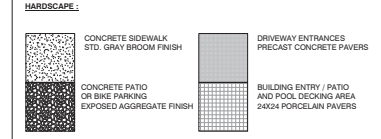


Street Planters, Trash Bins and Benches

SITE KEYNOTES

1. EXIST. VERTICAL CONC. CURB AND GUTTER - REMOVE AND REPLACE AT ENTIRE STREET FRONTAGE - SEE CIVIL
2. EXIST. CONC. SIDEWALK
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LEGEND



ABBREVIATIONS:

- SL32 FIRE HYDRANT
- SL20 STREETLIGHT 20H (COT DET. T-445)
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GENERAL NOTES

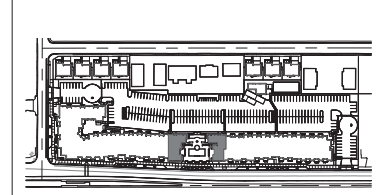
| Revisions | | |
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JOB NUMBER:
DRAWN BY: AD
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ISSUE DATE: 03/13/2020

KEYPLAN



K & J HOMES, LLC
612 SE INDIAN SCHOOL, RD.
SUITE 3000
SCOTTSDALE, AZ 85261
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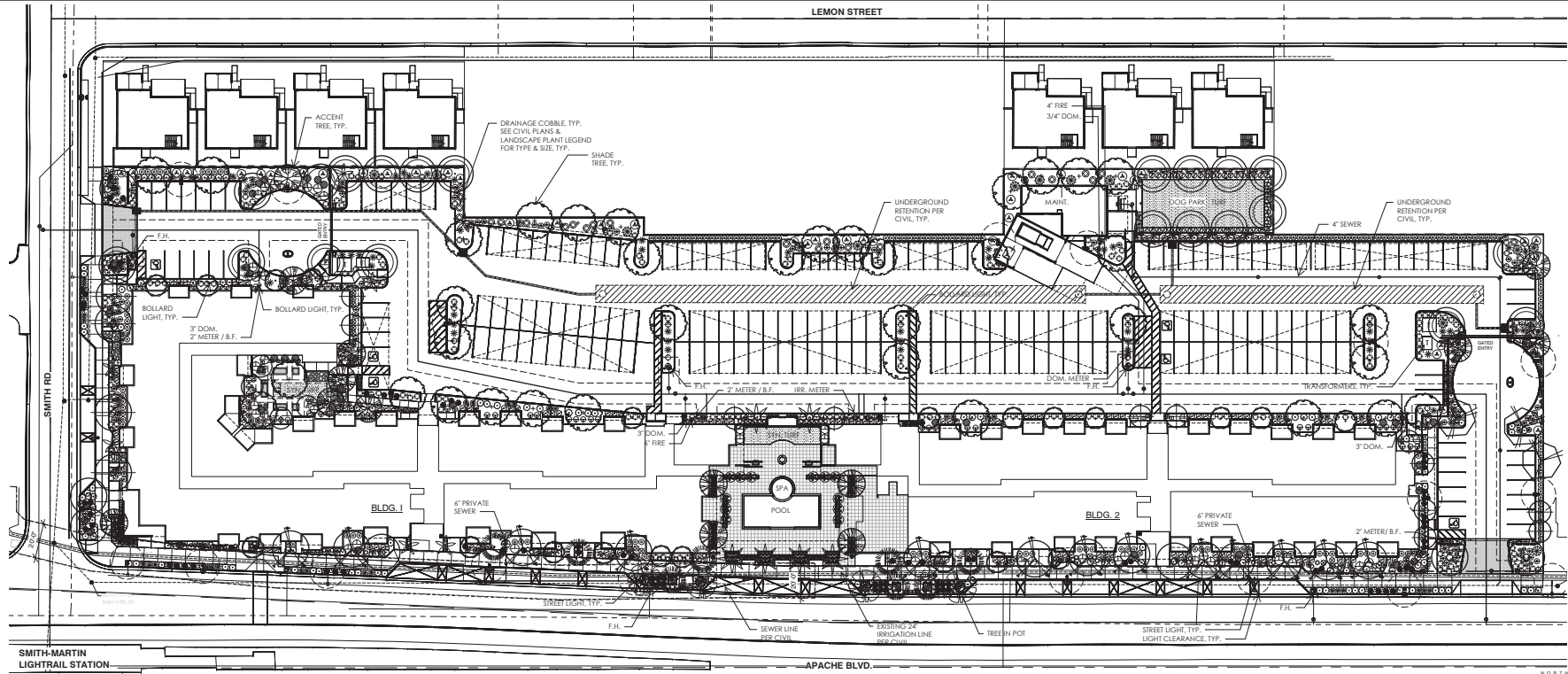
BLUE @ EASTLINE
LIVE, WORK, PLAY
NEC APACHE BLVD. & SMITH RD.
2058 E. APACHE BLVD.
TEMPE, ARIZONA



K. Suresh
SHEET TITLE:
Enlarged Site Plan - Pool Area
SHEET NUMBER:

A1.5.3

PAD / DPR #3



PLANT LEGEND - TREE

| TREE | BOTANICAL NAME | COMMON NAME | CAL. SIZE | BOX SIZE | QTY | (Height x Width) MATURE SIZE |
|------|--|-----------------------------|-----------|----------|-----|---|
| | CAESALPINIA MEXICANA | MEXICAN BIRD OF PARADISE | 1.5" | 15 Gal. | 13 | 15h x 15w STD. |
| | EUCALYPTUS PAPUANA | GHOST GUM | 2.5" | 36" BOX | 14 | 40h x 25w |
| | EUCALYPTUS PAPUANA | GHOST GUM | 1.5" | 24" BOX | 4 | 40h x 25w |
| | LAGERSTROEMIA 'PURPLE CATAWBA' | PURPLE CATAWBA CRAPE MYRTLE | 1.5" | 24" BOX | 14 | 15h x 15w STD. (*3 in POIS) |
| | LAGERSTROEMIA 'PURPLE CATAWBA' | PURPLE CATAWBA CRAPE MYRTLE | 2.5" | 36" BOX | 10 | 15h x 15w STD. |
| | PISTACIA CHINENSIS | RED PUSH PISTACHE | 1.75" | 24" BOX | 22 | 30h x 30w |
| | PISTACIA CHINENSIS | RED PUSH PISTACHE | 4" | 36" BOX | 6 | 30h x 30w |
| | PISTACIA LENTISCUS | MASTIC TREE | 2.25" | 36" BOX | 4 | 15h x 20w (*4 LOCATED IN POTS ALONG APACHE BLVD.) |
| | PRUNUS PERSICA 'DESERT GOLD' | DESERT GOLD PEACH TREE | 1" | 15 Gal. | 4 | 15h x 15w |
| | QUERCUS VIRGINIANA | SOUTHERN LIVE OAK | 1.5" | 24" BOX | 4 | 40h x 50w |
| | SOPHORA SECUNDFLORA | TEXAS MOUNTAIN LAUREL | 2" | 36" BOX | 22 | 15h x 15w MULTI |
| | ULMUS PARVIFOLIA 'EMERALD II' | EVERGREEN ELM 'EMERALD II' | 1.5" | 24" BOX | 37 | 30h x 30w |
| | NOTE: ALL TREES ALONG APACHE BLVD. TO BE 36" BOX IN SIZE | | | | | |
| | PALM | | | | | |
| | ALOЕ HERCULES | TREE ALOE 'HERCULES' | | 15 Gal. | 12 | 15h x 10w |
| | PHOENIX DACTYLIFERA | DATE PALM | 24" T.F. | | 7 | 30h x 20w |
| | PHOENIX ROEBELINI | PYGMY DATE PALM | | 7 Gal. | 8 | 10h x 10w MULTI |

| SHRUBS | BOTANICAL NAME | COMMON NAME | CAL. SIZE | BOX SIZE | QTY | (Height x Width) MATURE SIZE |
|--------|--|-------------------------|-----------|----------|-----------|------------------------------|
| | SIERRA STARR FAIRY DUSTER | SIERRA STARR CALLIANDRA | 5 Gal. | 35 | 4h x 4w | |
| | CAESALPINIA PULCHERRIMA | RED BIRD OF PARADISE | 5 Gal. | 44 | 8h x 10w | |
| | EREMOPHILA HYGROPHANA | BLUE BELLS | 5 Gal. | 30 | 3h x 3w | |
| | EUPHORBIA RIGIDA | GOPHER PLANT | 5 Gal. | 94 | 3h x 3w | |
| | GOSSYPIUM HARKNESSII | SAN MARCOS HIBISCUS | 5 Gal. | 51 | 3h x 5w | |
| | HESPERALOE PARVIFLORA | RED YUCCA | 5 Gal. | 102 | 3h x 4w | |
| | JUSTICIA SPICIGERA | MEXICAN HONEYSUCKLE | 5 Gal. | 51 | 3h x 3w | |
| | MUHLENBERGIA x 'PINK FLAMINGO' | PINK FLAMINGO MUHLY | 5 Gal. | 87 | 4h x 18w | |
| | TECOMA STANS HYBRID 'SPARKY' | 'YELLOW BELLS 'SPARKY' | 5 Gal. | 200 | 3h x 3w | |
| | ACCENT | | | | | |
| | AGAVE DESMETIANA | SMOOTH AGAVE | 5 Gal. | 113 | 3h x 3w | |
| | ALOE 'BLUE ELF' | BLUE ELF ALOE | 5 Gal. | 32 | 1h x 2w | |
| | ALOE BARBARENSIS | MEDICINAL ALOE | 5 Gal. | 151 | 2h x 3w | |
| | DASYLIRON WHEELERI | DESERT SPOON | 5 Gal. | 19 | 5h x 5w | |
| | PEDILANTHUS MACROCARPA | LADY'S SLIPPER | 5 Gal. | 40 | 3h x 3w | |
| | PENNISETUM SETACEUM 'RUBRUM' | PURPLE FOUNTAIN GRASS | 5 Gal. | 43 | 2h x 3w | |
| | SANSEVIERIA TRIFASCIATA | MOTHER-IN-LAWS TONGUE | 5 Gal. | 53 | 2h x 2w | |
| | YUCCA RUPICOLA | TWISTED YUCCA | 5 Gal. | 88 | 2h x 3w | |
| | GROUND COVER | | | | | |
| | BERLANDIERA LYRATA | CHOCOLATE FLOWER | 1 Gal. | 144 | 2h x 2w | |
| | LANTANA MONTEVIDENSIS | PURPLE LANTANA | 1 Gal. | 174 | 2h x 5w | |
| | PORTULACARIA AFRA | ELEPHANT'S FOOT | 1 Gal. | 79 | 18h x 18w | |
| | SPHAGNETICOLA TRILOBATA | YELLOW DOT | 1 Gal. | 257 | 1h x 6w | |
| | NOTE: YELLOW DOT TO BE 5 GAL. IN ALL PARKING AREAS PER C.O.T. STDS. | | | | | |
| | VINE | | | | | |
| | ANTIGONON LEPTOPUS | CORAL VINE | 5 Gal. | 34 | 30h x 10w | |
| | GROUND PLANE TREATMENT | | | | | |
| | 3/4" MINUS 2" MIN DEPTH DECOMPOSED GRANITE, 'APACHE BROWN' | --- | S.F. | | | 280 S.F. |
| | 5'-8" RIP RAP, 'APACHE BROWN' | PER CIVIL PLANS | | | | |
| | 2" AROUND ALL CATCH BASIN LOCATIONS (NATURAL PLACEMENT) | --- | S.F. | | | 1,950 S.F. |
| | 1/4" MINUS STABILIZED DECOMPOSED GRANITE, 'APACHE BROWN' | --- | S.F. | | | |
| | SYN TURF - SPRING PRO 70 w/ MICROBAN (@ Courtyard) (www.artificialgrassperstore.com) | | | | | |
| | SOD - BERMUDA HYBRID MIDIRON EZ-TURF (@ Dog Park) | | | | | |

LANDSCAPE PLAN



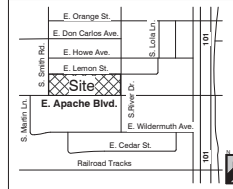
GENERAL LANDSCAPE NOTES

- ALL PERIMETER TREES SHALL BE PLANTED EARLY IN THE CONSTRUCTION PHASE WHEN APPROPRIATE FOR SEASONAL PLANTING AT LEAST 30 DAYS PRIOR TO RECEIPT OF CERTIFICATE OF OCCUPANCY.
- PROVIDE TEMPORARY IRRIGATION FOR EARLY PLANTING ON ALL PERIMETER TREES.
- ALL SOIL SHALL BE DE-COMPACTED PER SPECIFICATIONS / DETAILS IN PLANTING AREAS ON SITE AND IN PUBLIC RIGHT OF WAY AND REMOVE ALL CONSTRUCTION DEBRIS FROM PLANTING AREA PRIOR TO LANDSCAPE INSTALLATION.
- POSITIVE DRAINAGE NEEDS TO MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MIN. OF 10'-0". WITHIN 3'-5" IF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS CAN BE IRRIGATED WITH A 1 GPH MAX. EMITTER ONLY. ANY LANDSCAPE MATERIALS REQUIRING MORE THAN 1 GPH EMITTER, INCLUDING TURF SHALL BE KEPT A MIN. OF 5'-0" CLEAR FROM OUTSIDE FACE OF BUILDING EXTERIOR. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUALS EMITTERS SHALL NOT BE PLACED WITHIN 5'-0" OF THE BUILDING FOUNDATION.

CPFTD NOTES

- ALL SHRUBS AND GROUNDCOVERS USED IN THE FOLLOWING LOCATIONS SHALL NOT EXCEED 24" IN HEIGHT WHEN MATURE:
 - A. PARKING - LANDSCAPE ISLANDS
 - B. PARKING - BORDERS FROM 0 - 6'
 - C. WALKS - FROM 0 - 6'
 - D. ENTRY - 15'-0" RADIUS
 - E. SIGHT TRIANGLES
- ALL SHRUBS & GROUNDCOVERS USED IN PARKING ISLANDS SHALL BE A MIN. OF 5 GALLON IN SIZE PER THE CITY OF TEMPE STANDARDS.

VICINITY MAP



K & I HOMES, LLC
 6128 E. WILLOW AVE. SUITE 1000
 SCOTTSDALE, AZ 85251
 PH: 602-905-2828



The Jones Group
 REAL ESTATE SERVICES, LLC
PIXELstudios
 TAKING DESIGN TO A WHOLE NEW LEVEL

BLUE @ EASTLINE
 THE WORK SPACE
 2028 E. Apache Blvd.
 Tempe, AZ

| Revisions | |
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| # | Description / Date |
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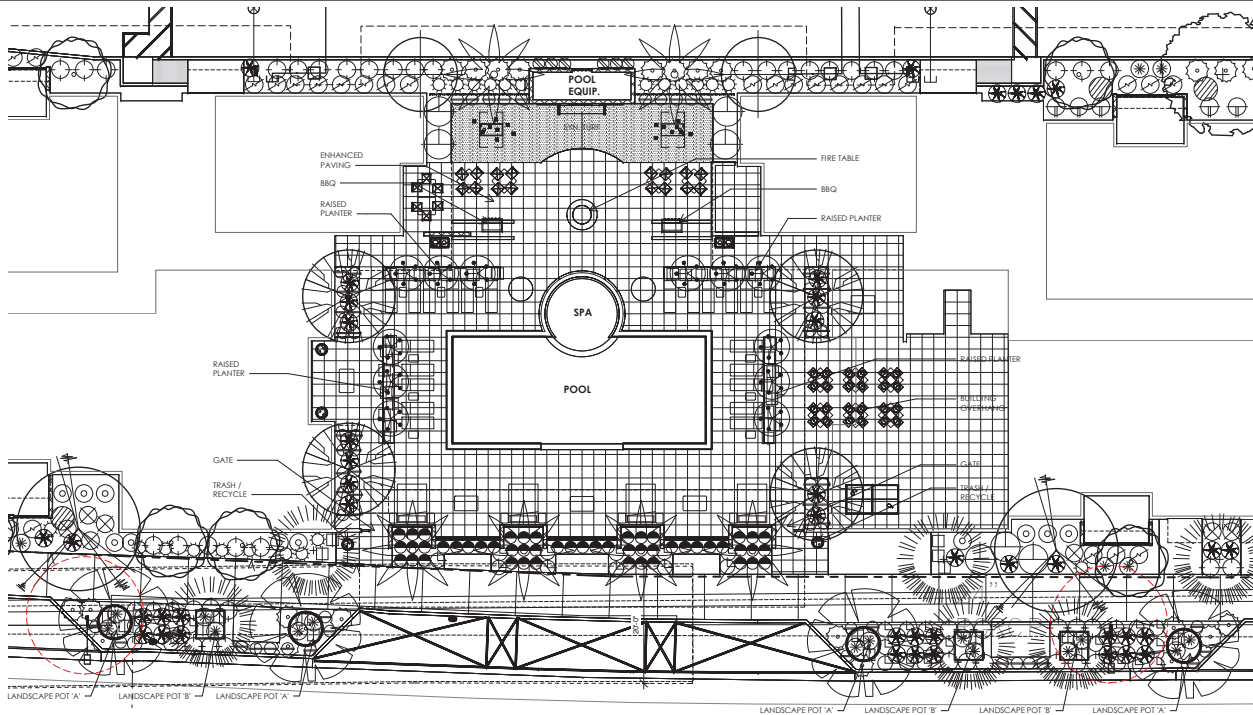
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 CHECKED BY: DSS
 ISSUE DATE: 03-28-19

44388
 DUSTIN S. SIMMONS
 3-13-20

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-1

PAD / DPR #3



SITE FURNISHINGS

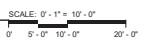
| LANDSCAPE POTS | | | | | | |
|----------------|---|-----------------------------------|--------------------------|---|-----------------------------------|---|
| TYPE | MODEL | SIZE | FINISH | GENERAL NOTES | QTY | |
| A | ROUND CONCRETE POT | QR-CAL7248P www.csp-corp.com | 72" DIAMETER 44" HIGH | COLOR: MISSION WHITE TEXTURE: CRAFTMANS ETCH | INCLUDE INTERIOR WATER SEALANT | 4 |
| B | SQUARE CONCRETE POT CALIFORNIA PLANTER | QR-CAL640P www.csp-corp.com | 42" SQUARE 42" HIGH | COLOR: MISSION WHITE TEXTURE: CRAFTMANS ETCH | INCLUDE INTERIOR WATER SEALANT | 3 |
| C | CONCRETE WASTE CONTAINER | GS-P5252W-A21 www.csp-corp.com | 24" DIAMETER 32" HIGH | COLOR: MISSION WHITE TEXTURE: CRAFTMANS ETCH | LID: ALUMINUM LID COLOR: BLACK | 2 |

TRASH RECEPTACLE

LANDSCAPE POTS TO INCLUDE:

- STANDARD GLOSS SEALER
- STD. 2" DIA. DRAIN HOLES
- TOP SOIL PROVIDED PER LANDSCAPE SPECIFICATIONS.

1 POOL ENLARGEMENT



PLANT LEGEND - TREE

| BOTANICAL NAME | COMMON NAME | CAL. SIZE | BOX SIZE | QTY | (Height x Width) MATURE SIZE |
|--|--|-----------------|----------|------------|---|
| TREE | | | | | |
| CAESALPINIA MEXICANA | MEXICAN BIRD OF PARADISE | 1.5' | 15 Gal. | 13 | 15h x 15w STD. |
| EUCALYPTUS PAPIUANA | GHOST GUM | 2.5' | 36" BOX | 14 | 40h x 25w |
| EUCALYPTUS PAPIUANA | GHOST GUM | 1.5' | 24" BOX | 4 | 40h x 25w |
| LAGERSTROEMIA 'PURPLE CATAWBA' | PURPLE CATAWBA CRAPE MYRTLE | 1.5' | 24" BOX | 14 | 15h x 15w STD. * 3 LOCATED IN POTS ALONG APACHE BLVD. |
| LAGERSTROEMIA 'PURPLE CATAWBA' | PURPLE CATAWBA CRAPE MYRTLE | 2.5' | 36" BOX | 10 | 15h x 15w STD. |
| PISTACIA CHINENSIS | RED PUSH PISTACHE | 1.75' | 24" BOX | 22 | 30h x 30w |
| PISTACIA CHINENSIS | RED PUSH PISTACHE | 4" | 36" BOX | 6 | 30h x 30w |
| PISTACIA LENTISCUS | MASTIC TREE | 2.25' | 36" BOX | 4 | 15h x 20w * 4 LOCATED IN POTS ALONG APACHE BLVD. |
| PRUNUS PERSICA 'DESERT GOLD' | DESERT GOLD PEACH TREE | 1" | 15 Gal. | 4 | 15h x 15w |
| QUERCUS VIRGINIANA | SOUTHERN LIVE OAK | 1.5' | 24" BOX | 4 | 40h x 50w |
| SOPHORA SECUNDFLORA | TEXAS MOUNTAIN LAUREL | 2" | 36" BOX | 22 | 15h x 15w MULTI |
| ULMUS PARVIFOLIA 'EMERALD II' | EVERGREEN ELM 'EMERALD II' | 1.5' | 24" BOX | 37 | 30h x 30w |
| NOTE: ALL TREES ALONG APACHE BLVD. TO BE 36" BOX IN SIZE | | | | | |
| PALM | | | | | |
| ALOE HERCULES | TREE ALOE 'HERCULES' | | 15 Gal. | 12 | 15h x 10w |
| PHOENIX DACTYLIFERA | DATE PALM | 24" T.F. | | 7 | 30h x 20w |
| PHOENIX ROEBELII | PLYGM DATE PALM | | 7 Gal. | 8 | 10h x 10w MULTI |
| SHRUBS | | | | | |
| SIERRA STARR FAJRY DUSTER | SIERRA STARR CALLIANDRA | 5 Gal. | 35 | 4h x 4w | |
| CAESALPINIA PULCHERRIMA | RED BIRD OF PARADISE | 5 Gal. | 44 | 8h x 10w | |
| EREMOPHILA HYGROPHANA | BLUE BELLS | 5 Gal. | 30 | 3h x 3w | |
| ELIPHORBA RIGIDA | GOPHER PLANT | 5 Gal. | 94 | 3h x 3w | |
| COSSYPIUM HARKNESSII | SAN MARCOS HIBISCUS | 5 Gal. | 51 | 3h x 5w | |
| HESPERALOE PARVIFLORA | RED YUCCA | 5 Gal. | 102 | 3h x 4w | |
| JUSTICIA SPICIGERA | MEXICAN HONEYSUCKLE | 5 Gal. | 51 | 3h x 3w | |
| MUHLENBERGIA x 'PINK FLAMINGO' | PINK FLAMINGO MUHLY | 5 Gal. | 87 | 4h x 18w | |
| TECOMA STANS HYBRID 'SPARKY' | YELLOW BELLS 'SPARKY' | 5 Gal. | 200 | 3h x 3w | |
| ACCENT | | | | | |
| AGAVE DESMETIANA | SMOOTH AGAVE | 5 Gal. | 113 | 3h x 3w | |
| ALOE 'BLUE ELF' | BLUE ELF ALOE | 5 Gal. | 32 | 11h x 2w | |
| ALOE BARBARENSIS | MEDICINAL ALOE | 5 Gal. | 151 | 2h x 3w | |
| DASYLIRION WHEELERI | DESERT SPOON | 5 Gal. | 19 | 5h x 5w | |
| REDILANTHUS MACROCARPA | LADY'S SLIPPER | 5 Gal. | 40 | 3h x 3w | |
| PENNISETUM SETACEUM 'RUBRUM' | PURPLE FOUNTAIN GRASS | 5 Gal. | 43 | 2h x 3w | |
| SANSEVERIA TRIFASCIATA | MOTHER-IN-LAWS TONGUE | 5 Gal. | 53 | 2h x 2w | |
| YUCCA RUPICOLA | TWISTED YUCCA | 5 Gal. | 88 | 2h x 3w | |
| GROUND COVER | | | | | |
| BERLANDIERA LYRATA | CHOCOLATE FLOWER | 1 Gal. | 144 | 2h x 2w | |
| LANTANA MONTEVIDENSIS | PURPLE LANTANA | 1 Gal. | 174 | 2h x 5w | |
| PORTULACARIA AFRA | ELEPHANT'S FOOT | 1 Gal. | 79 | 18h x 18w | |
| SPHAGNETICOLA TRILOBATA | YELLOW DOT | 1 Gal. | 257 | 1h x 6w | |
| NOTE: YELLOW DOT TO BE 5 GAL. IN ALL PARKING AREAS PER C.O.T. STDS. | | | | | |
| VINE | | | | | |
| ANTIGONON LEPTOPUS | CORAL VINE | 5 Gal. | 34 | 30h x 10w | |
| GROUND PLANE TREATMENT | | | | | |
| RECOVER LANDSCAPE AREA | 3/4" MINUS 2" MIN DEPTH DECOMPOSED GRANITE, 'APACHE BROWN' | --- S.F. | | 280 S.F. | SYN TURF - SPRING PRO 70 w/ MICROBAN (@ Courtyard) (www.artificialgrassuperstore.com) |
| SEE PLAN | 3"-8" RIP RAP, 'APACHE BROWN' | PER CIVIL PLANS | | | |
| SEE PLAN | 2" AROUND ALL CATCH BASIN LOCATIONS (NATURAL PLACEMENT) | | | | |
| SEE PLAN | 1/4" MINUS STABILIZED DECOMPOSED GRANITE, 'APACHE BROWN' | --- S.F. | | 1,950 S.F. | SOD - BERMUDA HYBRID MIDIRON' EZ-TURF (@ Dog Park) |

K & I HOMES, LLC
 6125 E. WILSON AVENUE, SUITE 1000
 SCOTTSDALE, AZ 85251
 PH: 602-905-2828



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Revisions

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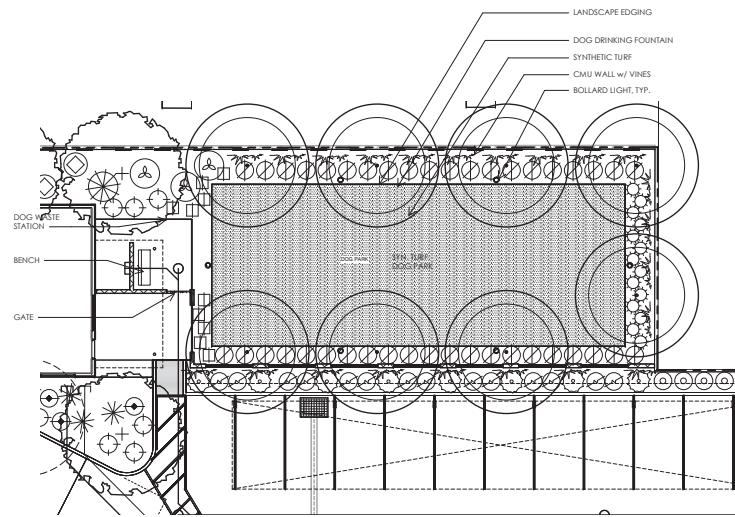
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 JOB NUMBER: 19-2004
 DRAWN BY: Author
 CHECKED BY: Checker
 ISSUE DATE: 12-4-19



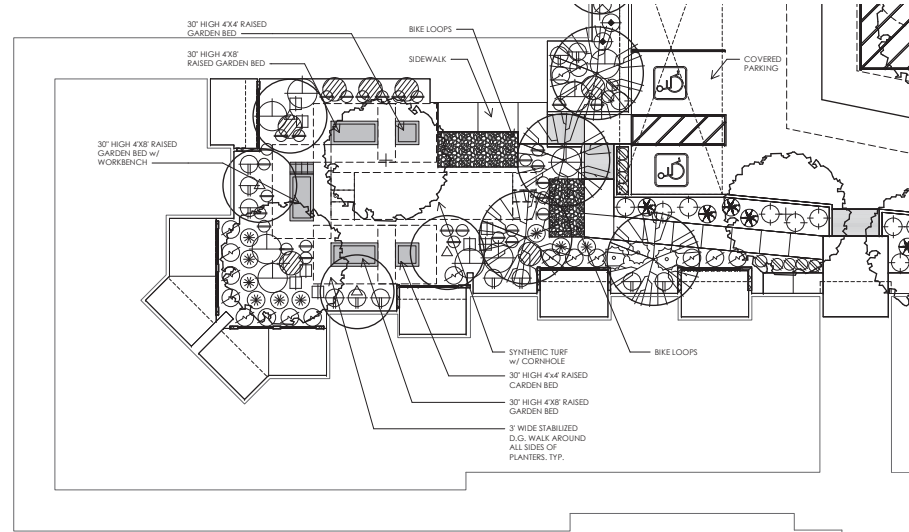
SHEET TITLE:
LANDSCAPE ENLARGEMENTS
 SHEET NUMBER:

L-2

PAD / DPR #3



2 DOG PARK ENLARGEMENT
SCALE: 0' - 1" = 10' - 0"
1" = 10'-0"



1 COURTYARD ENLARGEMENT
SCALE: 0' - 1" = 10' - 0"
1" = 10'-0"

PLANT LEGEND - TREE

| BOTANICAL NAME | COMMON NAME | CAL. SIZE | BOX SIZE | QTY | (Height x Width) MATURE SIZE |
|---|-----------------------------|-----------|----------|-----------------|--|
| TREE | | | | | |
| CAESALPINIA MEXICANA | MEXICAN BIRD OF PARADISE | 1.5" | 15 GAL. | 13 | 15h x 15w STD. |
| EUCALYPTUS PAFUANA | GHOST GUM | 2.5" | 36" BOX | 14 | 40h x 25w |
| EUCALYPTUS PAFUANA. | GHOST GUM | 1.5" | 24" BOX | 4 | 40h x 25w |
| LAGERSTROEMIA 'PURPLE CATAWBA' | PURPLE CATAWBA CRAPE MYRTLE | 1.5" | 24" BOX | 14 | 15h x 15w STD. (*3 LOCATED IN POTS ALONG APACHE BLVD.) |
| LAGERSTROEMIA 'PURPLE CATAWBA' | PURPLE CATAWBA CRAPE MYRTLE | 2.5" | 36" BOX | 10 | 15h x 15w STD. |
| PISTACIA CHINENSIS | RED PUSH PISTACHE | 1.75" | 24" BOX | 22 | 30h x 30w |
| PISTACIA CHINENSIS. | RED PUSH PISTACHE | 4" | 36" BOX | 6 | 30h x 30w |
| PISTACIA LENTISCUS | MASTIC TREE | 2.25" | 36" BOX | 4 | 15h x 20w (*4 IN POTS) |
| PRUNUS PERSICA 'DESERT GOLD' | DESERT GOLD PEACH TREE | 1" | 15 GAL. | 4 | 15h x 15w |
| QUERCUS VIRGINIANA | SOUTHERN LIVE OAK | 1.5" | 24" BOX | 4 | 40h x 50w |
| SOPHORA SECUNDFLORA | TEXAS MOUNTAIN LAUREL | 2" | 36" BOX | 22 | 15h x 15w MULTI |
| ULMUS PARVIFOLIA 'EMERALD II' | EVERGREEN ELM 'EMERALD II' | 1.5" | 24" BOX | 37 | 30h x 30w |
| NOTE: ALL TREES ALONG APACHE BLVD. TO BE 36" BOX IN SIZE | | | | | |
| PALM | | | | | |
| ALOE HERCULES | TREE ALOE 'HERCULES' | 15 GAL. | 12 | 15h x 10w | |
| PHOENIX DACTYLIFERA | DATE PALM | 24" T.F. | 7 | 30h x 20w | |
| PHOENIX ROEBELII | PYGMY DATE PALM | 7 GAL. | 8 | 10h x 10w MULTI | |

| BOTANICAL NAME | COMMON NAME | CAL. SIZE | BOX SIZE | QTY | (Height x Width) MATURE SIZE |
|---|-------------------------|-----------|----------|-----------|------------------------------|
| SHRUBS | | | | | |
| SIERRA STARR FAIRY DUSTER | SIERRA STARR CALLIANDRA | 5 GAL. | 35 | 4h x 4w | |
| CAESALPINIA PULCHERRIMA | RED BIRD OF PARADISE | 5 GAL. | 44 | 8h x 10w | |
| EREMOPHILA HYGROPHANA | BLUE BELLS | 5 GAL. | 30 | 3h x 3w | |
| EUPHORBIA RIGIDA | GOPHER PLANT | 5 GAL. | 94 | 3h x 3w | |
| GOSSYPIUM HARKNESSII | SAN MARCOS HIBISCUS | 5 GAL. | 51 | 3h x 5w | |
| HESPERALOE PARVIFLORA | RED YUCCA | 5 GAL. | 102 | 3h x 4w | |
| JUSTICIA SPICIGERA | MEXICAN HONEYSUCKLE | 5 GAL. | 51 | 3h x 3w | |
| MUHLENBERGIA x 'PINK FLAMINGO' | PINK FLAMINGO MUHLY | 5 GAL. | 87 | 4h x 18w | |
| TECOMA STANS HYBRID 'SPARKY' | YELLOW BELLS 'SPARKY' | 5 GAL. | 200 | 3h x 3w | |
| ACCENT | | | | | |
| AGAVE DESMETIANA | SMOOTH AGAVE | 5 GAL. | 113 | 3h x 3w | |
| ALOE 'BLUE ELF' | BLUE ELF ALOE | 5 GAL. | 32 | 1h x 2w | |
| ALOE BARBARENSIS | MEDICINAL ALOE | 5 GAL. | 151 | 2h x 3w | |
| DASYLIRION WHEELERI | DESERT SPOON | 5 GAL. | 19 | 5h x 5w | |
| PEDILANTHUS MACROCARPA | LADY'S SLIPPER | 5 GAL. | 40 | 3h x 3w | |
| PENNISETUM SETACEUM 'RUBRUM' | PURPLE FOUNTAIN GRASS | 5 GAL. | 43 | 2h x 3w | |
| SANSEVIERIA TRIFASCIATA | MOTHER-IN-LAWS TONGUE | 5 GAL. | 53 | 2h x 2w | |
| YUCCA RUPICOLA | TWISTED YUCCA | 5 GAL. | 88 | 2h x 3w | |
| GROUND COVER | | | | | |
| BERLANDIERA LYRATA | CHOCOLATE FLOWER | 1 GAL. | 144 | 2h x 2w | |
| LANTANA MONTEVIDENSIS | PURPLE LANTANA | 1 GAL. | 174 | 2h x 3w | |
| PORTULACARIA AFRA | ELEPHANT'S FOOD | 1 GAL. | 79 | 18h x 18w | |
| SPHAGNETICOLA TRILOBATA | YELLOW DOT | 1 GAL. | 257 | 1h x 6w | |
| *NOTE: YELLOW DOT TO BE 5 GAL. IN ALL PARKING AREAS PER C.O.T. STDS. | | | | | |
| VINE | | | | | |
| ANTIGONON LEPTOPUS | CORAL VINE | 5 GAL. | 34 | 30h x 10w | |

| GROUND PLANE TREATMENT | | | |
|-------------------------------|---|-----------------|--|
| NON-IRREGULAR LANDSCAPE AREAS | 3/4" MINUS 2" MIN DEPTH DECOMPOSED GRANITE, 'APACHE BROWN' | — S.F. | SYN TURF - SPRING PRO 70 w/ MICROBAN (@ Courtyard) 280 S.F. |
| PER CIVIL PLANS | 3"-8" RIP RAP, 'APACHE BROWN' 2" AROUND ALL CATCH BASIN LOCATIONS (NATURAL PLACEMENT) | PER CIVIL PLANS | (www.artificialgrasssuperstore.com) |
| PER CIVIL PLANS | 1/4" MINUS STABILIZED DECOMPOSED GRANITE, 'APACHE BROWN' | — S.F. | SOD - BERMUDA HYBRID MIDIRON EZ-TURF (@ Dog Park) 1,950 S.F. |

K & I HOMES, LLC
6125 E. WOODRIDGE AVE.
SCOTTSDALE, AZ 85251
PH: 602-305-3325



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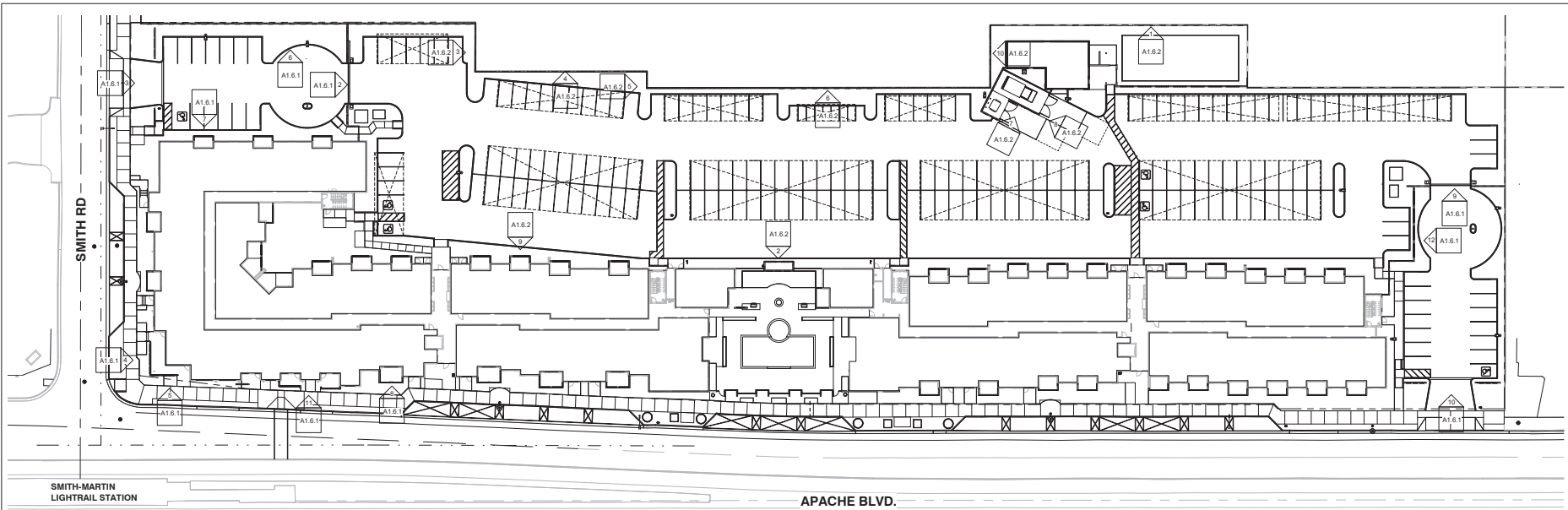
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SHEET TITLE:
LANDSCAPE ENLARGEMENTS
SHEET NUMBER:

L-3

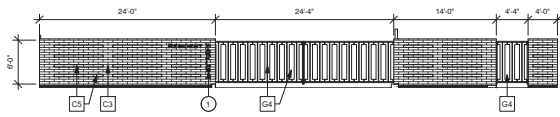
PAD / DPR #3



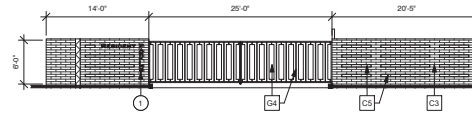
SMITH-MARTIN
LIGHTRAIL STATION

APACHE BLVD.

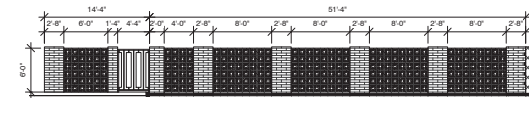
1 SITE PLAN - Site Wall Elevation Reference
1" = 30'-0"



2 West Parking Entry Wall & Gate
1/8" = 1'-0"



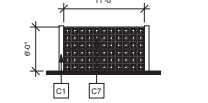
9 East Parking Entry Wall & Gate
1/8" = 1'-0"



12 Site Wall at Apache Blvd. Parking Lot
1/8" = 1'-0"



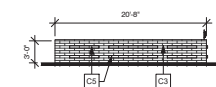
3 Street Wall at Smith Rd. Parking Lot Entry
1/8" = 1'-0"



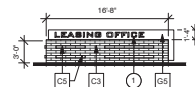
7 Typical Unit Patio Wall at Parking Lot
1/8" = 1'-0"



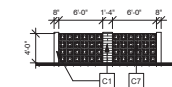
10 Street Wall at Apache Blvd. Parking Lot Entry
1/8" = 1'-0"



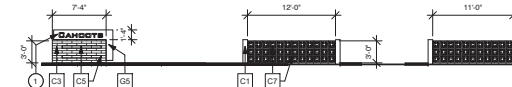
4 West Patio Wall at Leasing Office
1/8" = 1'-0"



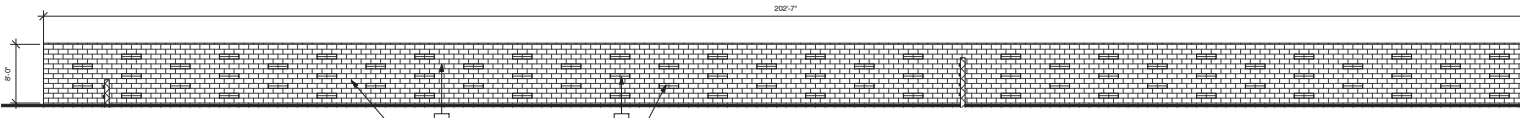
5 South Patio Wall at Leasing Office
1/8" = 1'-0"



8 Typical Unit Patio Wall along Apache Blvd.
1/8" = 1'-0"



11 Entry & Patio Walls at Co-Work Office
1/8" = 1'-0"



6 NE Site Wall at Smith Rd. Parking Lot
1/8" = 1'-0"

| MATERIALS / COLORS | |
|--|---|
| MASONRY: SMOOTH FACE, INTEGRALLY COLORED, RUNNING BOND, RAKED JOINTS | |
| C1 | 40X16 CMU SUPERLITE - MW GRAY |
| C2 | 60X16 CMU SUPERLITE - MW GRAY |
| C3 | 40X16 CMU SUPERLITE - BLACK |
| C4 | 60X16 CMU SUPERLITE - BLACK |
| C5 | 4X10X16 CMU OFFSET CORE SHADOW BLOCK SUPERLITE - MW GRAY FACE PAINTED (ACCENT YELLOW) DESS43 HIGHLIGHTER (LRV 73) |
| C6 | 4X10X16 CMU OFFSET CORE SHADOW BLOCK SUPERLITE - MW GRAY FACE PAINTED (ACCENT BLUE) DESS43 SANCTUARY SPA (LRV 37) |
| C7 | 4X12X12 CMU MODERN MASTERS THEME PAINT - SEMI-GLOSS FINISH DECORATIVE BREEZE BLOCK ORCO - MW GRAY |
| STEEL: | |
| C4 | STEEL GATEFRAME PAINTED (MEDIUM GRAY) DE6375 CASTLEROCK (LRV 37) |
| C4 | W/STEEL PANELS PAINTED (ACCENT BLUE) DE843 SANCTUARY SPA (LRV 37) |
| C5 | STEEL PLATE (1/4") MODERN MASTERS THEME PAINT - SEMI-GLOSS FINISH PAINTED (ACCENT BLUE) DE843 SANCTUARY SPA (LRV 37) |
| C6 | STEEL GATE PAINTED (MEDIUM GRAY) DE6375 CASTLEROCK (LRV 37) |
| C6 | W/SYNTHETIC WOOD PANELS |
| KEYNOTES | |
| 1 | SIGNAGE - REVERSE PAN CHANNEL LETTERS ON PAINTED STEEL PLATE UNDER SEPARATE REVIEW AND APPROVAL |

K & J HOMES, LLC
6125 E. INDIAN SCHOOL, RD.
SUITE 2000
SCOTTSDALE, AZ 85261
PH: 602-935-3825



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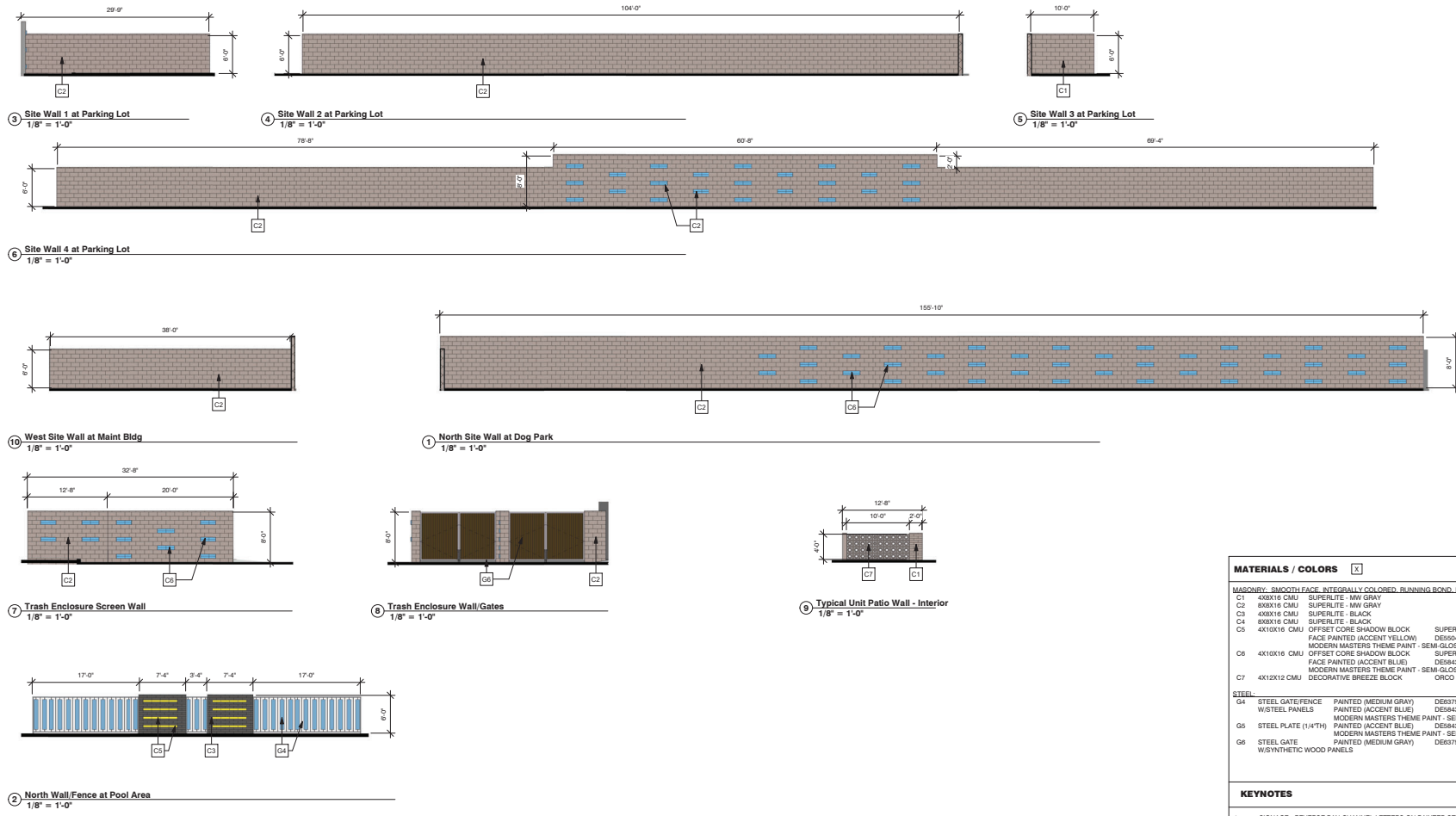
JOB NUMBER:
DRAWN BY: KS
CHECKED BY: KS
ISSUE DATE: 03/13/2020



SHEET TITLE:
Site Walls - Perimeter
SHEET NUMBER:

A1.6.1

PAD / DPR #3



MATERIALS / COLORS

MASONRY: SMOOTH FACE, INTEGRALLY COLORED, RUNNING BOND, RAKED JOINTS

- C1 480X16 CMU SUPERLITE - MW GRAY
- C2 800X16 CMU SUPERLITE - MW GRAY
- C3 480X16 CMU SUPERLITE - BLACK
- C4 800X16 CMU SUPERLITE - BLACK
- C5 4X10X16 CMU OFFSET CORE SHADOW BLOCK SUPERLITE - MW GRAY
FACE PAINTED (ACCENT YELLOW) DE5004 HIGHLIGHTER (LRV 73)
MODERN MASTERS THEME PAINT - SEMI-GLOSS FINISH
- C6 4X10X16 CMU OFFSET CORE SHADOW BLOCK SUPERLITE - MW GRAY
FACE PAINTED (ACCENT BLUE) DE5443 SANCTUARY SPA (LRV 37)
MODERN MASTERS THEME PAINT - SEMI-GLOSS FINISH
- C7 4X12X12 CMU DECORATIVE BREEZE BLOCK ORCO - MW GRAY

STEEL:

- G4 STEEL GATE/FENCE PAINTED (MEDIUM GRAY) DE6375 CASTLEROCK (LRV 37)
W/STEEL PANELS PAINTED (ACCENT BLUE) DE5843 SANCTUARY SPA (LRV 37)
MODERN MASTERS THEME PAINT - SEMI-GLOSS FINISH
- G5 STEEL PLATE (1/4" TH) PAINTED (ACCENT BLUE) DE5843 SANCTUARY SPA (LRV 37)
MODERN MASTERS THEME PAINT - SEMI-GLOSS FINISH
- G6 STEEL GATE PAINTED (MEDIUM GRAY) DE6375 CASTLEROCK (LRV 37)
W/SYNTHETIC WOOD PANELS

KEYNOTES

- 1 SIGNAGE: REVERSE PAN CHANNEL LETTERS ON PAINTED STEEL PLATE UNDER SEPARATE REVIEW AND APPROVAL.

K & J HOMES, LLC
 6125 E. INDIAN ROCK CIRCLE, IND.
 SUITE 2000
 SCOTTSDALE, AZ 85261
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 CHECKED BY: KS
 ISSUE DATE: 03/13/2020

33407
 KRISTIAN SUJESSKI
 K. Sujecki

SHEET TITLE:
 Site Wall Elevations

SHEET NUMBER:

A1.6.2

PAD / DPR #3