

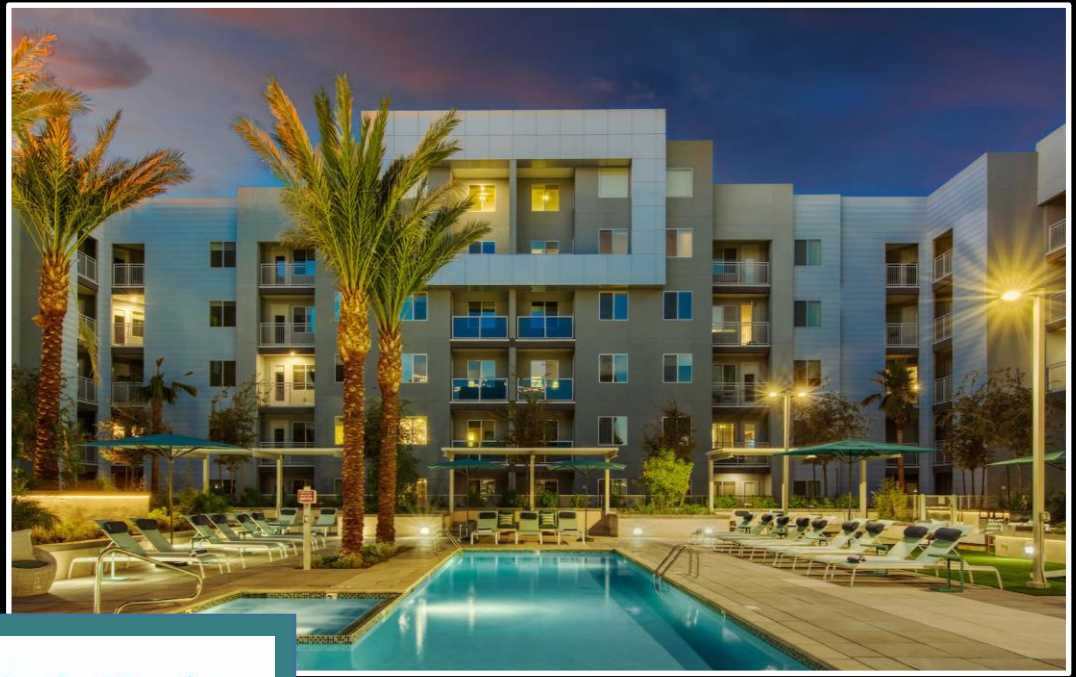
Aura Apache



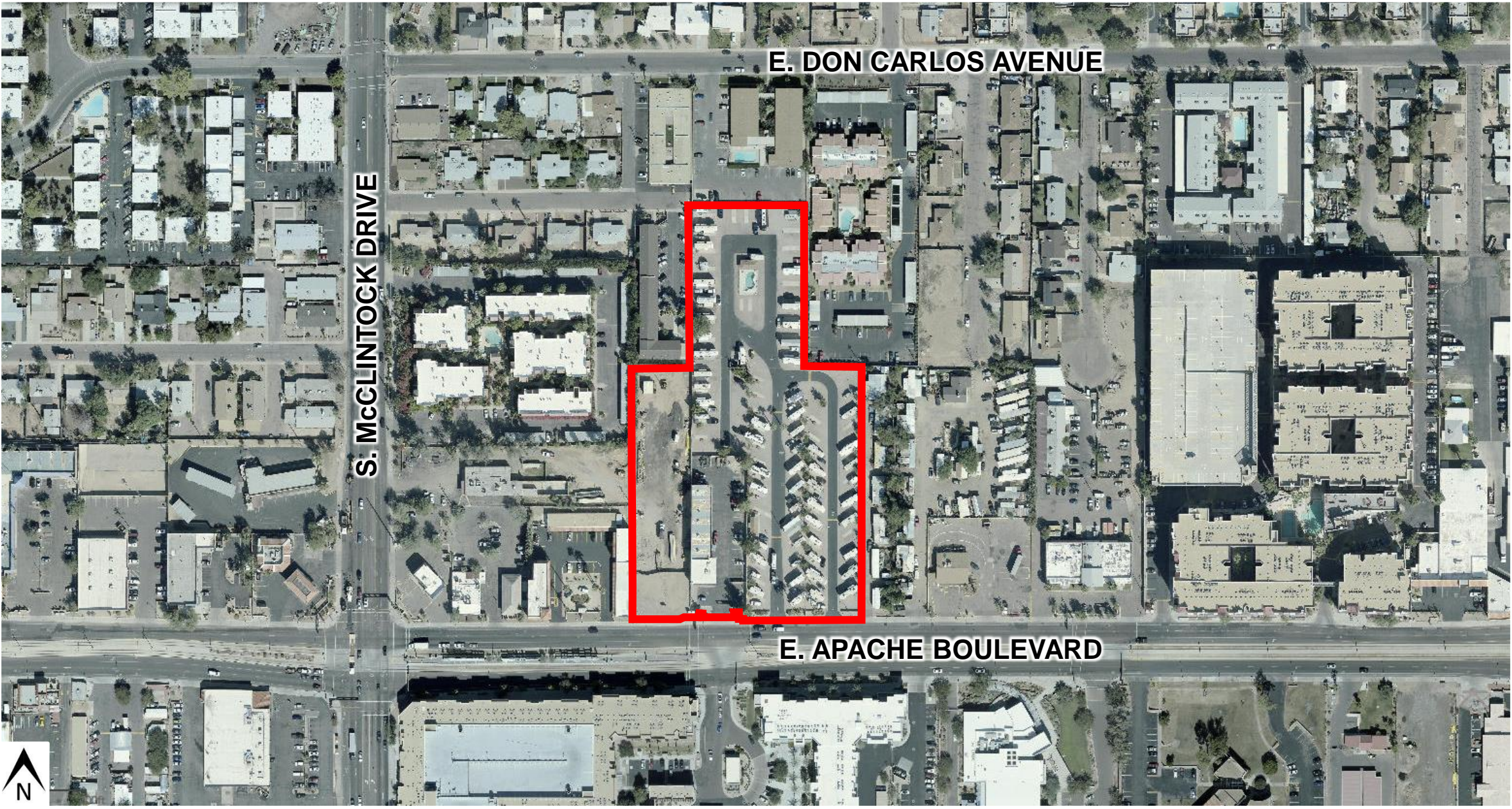
**Development Review Commission Study Session
February 23, 2021**



Trinsic Residential Group



AURA WATERMARK



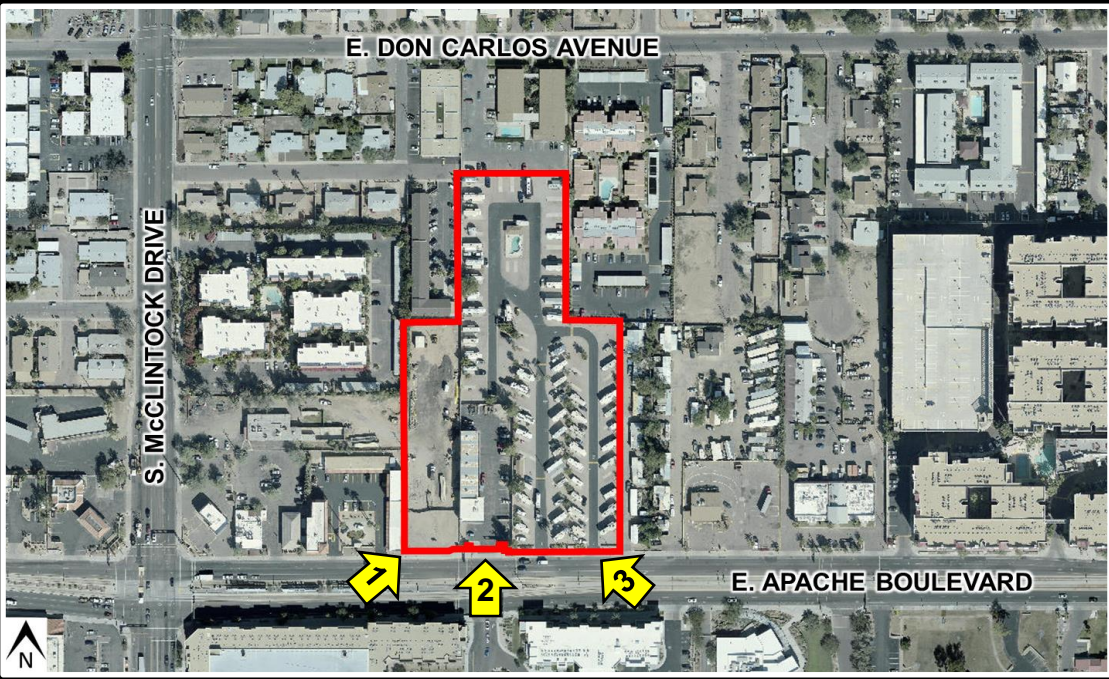
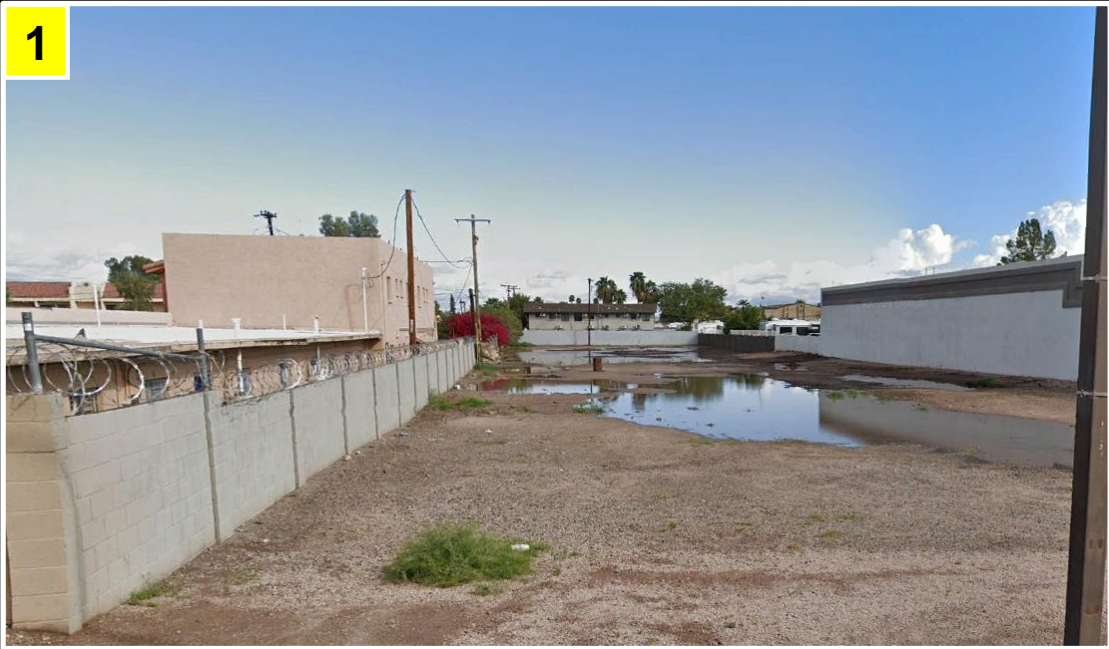
E. DON CARLOS AVENUE

S. McCLINTOCK DRIVE

E. APACHE BOULEVARD



AURA APACHE PROJECT SITE (+/- 4.94 ACRES)

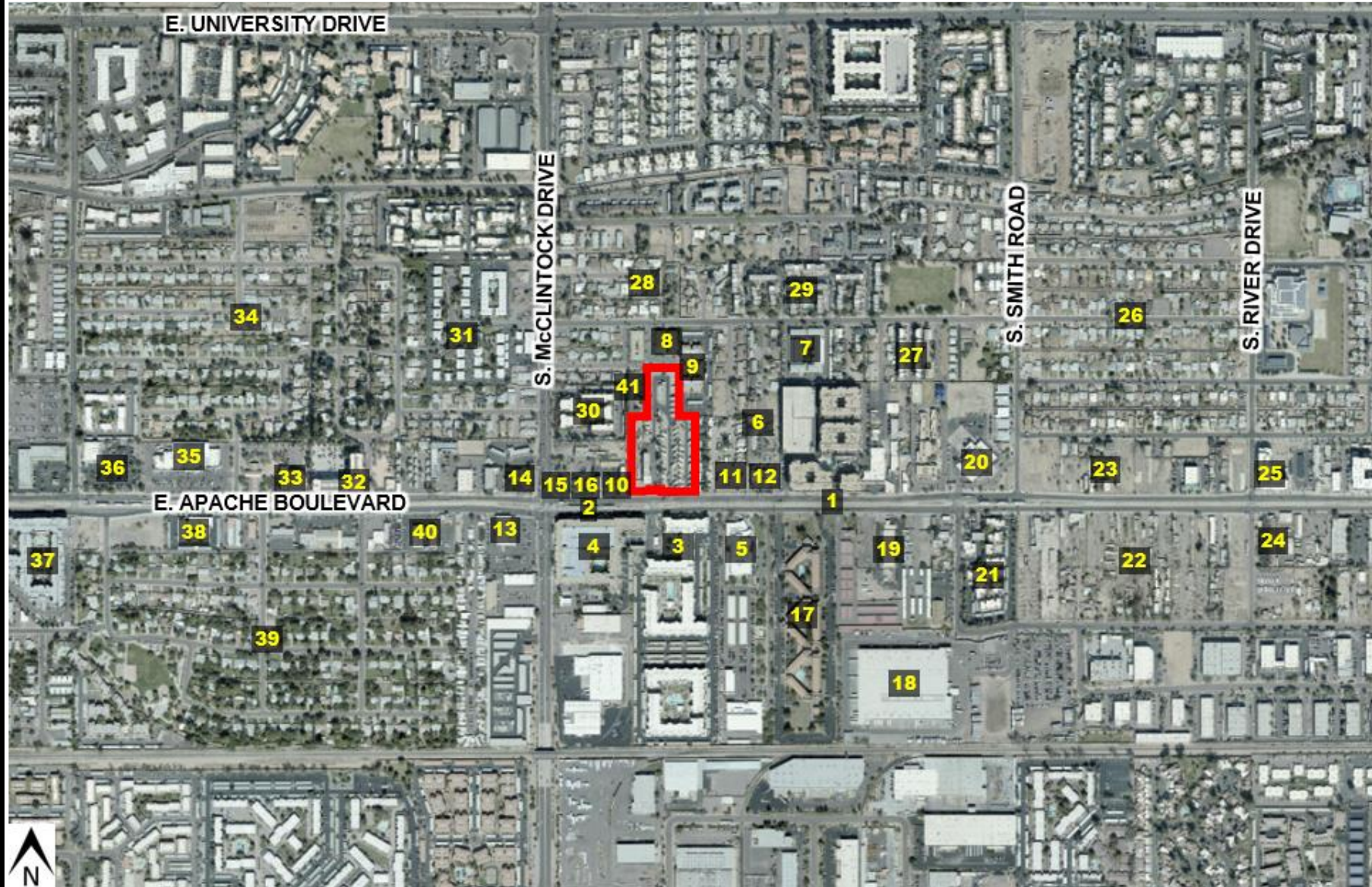


EXISTING SITE CONDITION

SURROUNDING USES

Surrounding Uses

1. Valley Metro Light Rail Line
2. McClintock/Apache Light Rail Station
3. Tempo at McClintock Station (4-stories)
4. Tempe Metro (5-stories)
5. Tempe Police Department Apache Substation
6. Boulevard 1900 (4-stories)
7. Desert Willow Apartments (2-stories)
8. The Atrium Apartments (3-stories)
9. Tempe North Apartments (3-stories)
10. Paradise Motel
11. Devil Liquor Store and Drive-Through
12. DHABA Restaurant and Marketplace
13. Pep Boys
14. Pride Fueling Station
15. Tempe Tavern
16. Modern World Adult Store and Arcade
17. Vue Nineteen 01 Apartments (3-stories)
18. UPS Warehouse and Customer Center
19. Apache Inn (2-stories)
20. United States Post Office
21. La Paloma Apartments (2-stories)
22. Eastline Village Site (3-stories approved)
23. Blue at Eastline Village Site (4-stories approved)
24. Rodeway Inn (2-stories)
25. River at Eastline Village Apartments (4-stories)
26. Escalante Community
27. 1937 E. Don Carlos Condominiums (3-stories)
28. Alegre Community
29. Hayden Cove II Condominiums (2-stories)
30. El Diablo Apartments (2-stories)
31. Omnia McClintock Apartments (2-stories)
32. Gracie's Village Apartments (4-stories)
33. Tempe Fire Department Station No. 1
34. University Heights Community
35. Food City
36. Dorsey & Apache Park and Ride
37. Nexa Apartments (5-stories)
38. Sunset Villas Apartments (3-stories)
39. Hudson Manor Community
40. Apache Lofts (3-stories)
41. Gran Limon Apartments (2-stories)



 AURA APACHE PROJECT SITE

General Plan Amendment to change use and density projected for +/- 1.21 north acres of site from Residential and Medium to High Density (up to 25 du/ac) to Mixed-Use and High Density (up to 65 du/ac)

Zoning Map Amendment to rezone site from Commercial Shopping and Service (CSS) Transportation Overlay (TOD), CSS, Trailer Park (TP) and Multi-Family Residential General (R-4) to Mixed-Use, High Density (MU-4) TOD Station Area

Use Permits to reduce ground floor commercial frontage along Apache Boulevard and to allow tandem parking spaces within private garages

Planned Area Development Overlay to establish site specific development standards, including density, lot coverage, landscape coverage, building height and setbacks

Development Plan Review for site and landscape plans and building elevations and materials

High quality, modern mixed-use development comprised of:

- **One-story (+/- 30'), 4,731 sf commercial / co-work office building at SWC of site along Apache frontage**
- **Four-story with lofts (+/- 67') building fronting onto Apache providing 266 apartments (76 studios, 131 one-bedrooms and 59 two-bedrooms), leasing office, and indoor resident amenities (clubhouse and fitness center)**
- **Two, three-story (+/- 40') townhouse style buildings providing 30 apartments (12 one-bedrooms and 18 two-bedrooms) with private garages**

Looking NW from Apache Blvd.



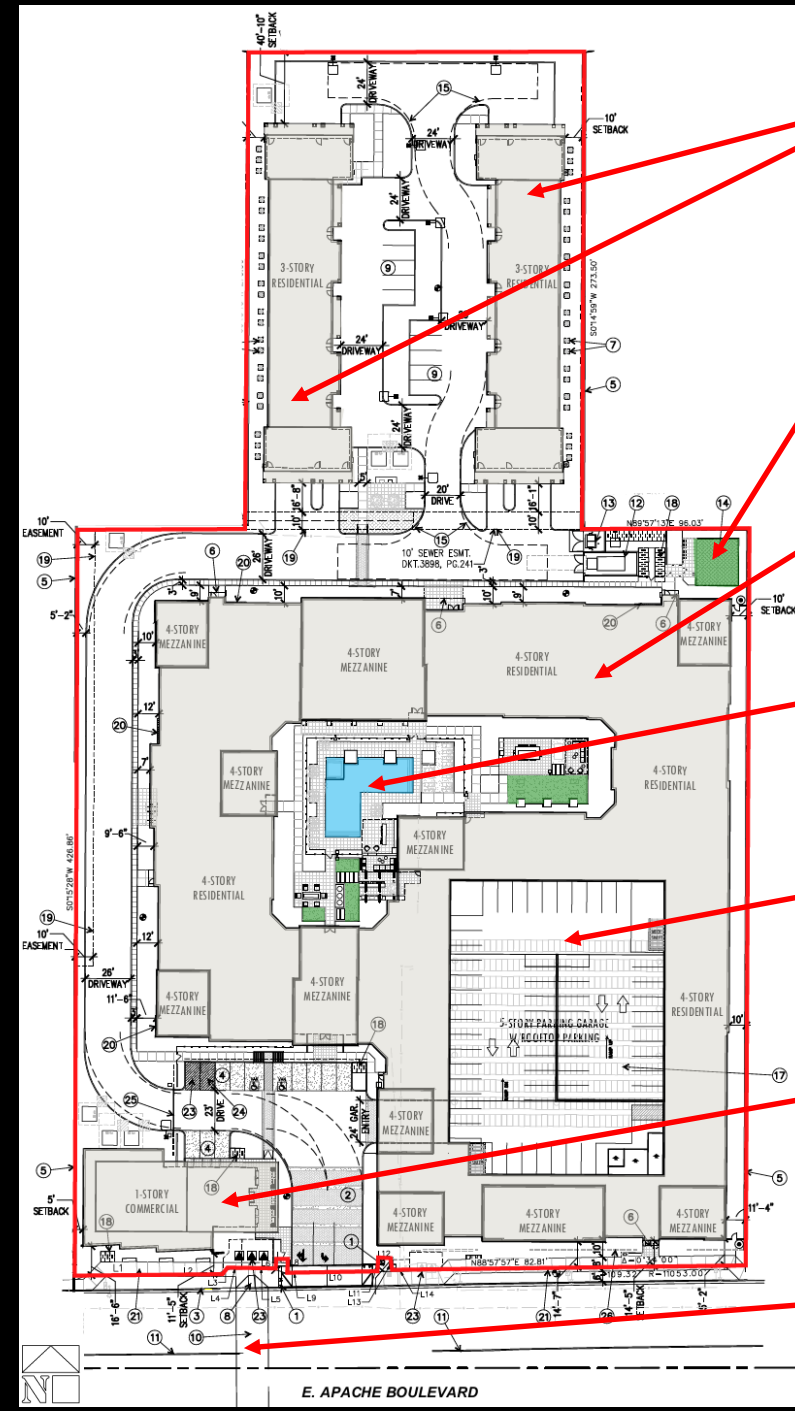
Looking NE from Apache Blvd.



PROJECT OVERVIEW

PROJECT OVERVIEW CONTD.

- Numerous outdoor amenities (e.g. pool, dog park, entertainment pavilion, game lawn, fire pit, game and fire tables and seating areas)
- 53% lot coverage
- 27% landscape coverage
- 372 vehicle parking spaces
 - 303 w/in six-level wrapped parking structure topped with solar array
 - 48 w/in private garages (includes 36 tandem spaces)
 - 21 w/in parking courtyards
- Rideshare / delivery space
- 287 bicycle spaces



3-Story Townhouse Style Apt. Buildings with Private Garages

Dog Park

4-Story with Lofts Apartments Building

Outdoor Amenities Courtyard

Wrapped Parking Structure Topped with Solar Array

1-Story Commercial / Co-Work Office Bldg.

Existing Pedestrian Crossing to Light Rail Station

SITE / LANDSCAPE PLAN

3-Story Townhouse Style Apartment Buildings with Private Garages

Dog Park

Fitness Center

Outdoor Amenities Courtyard

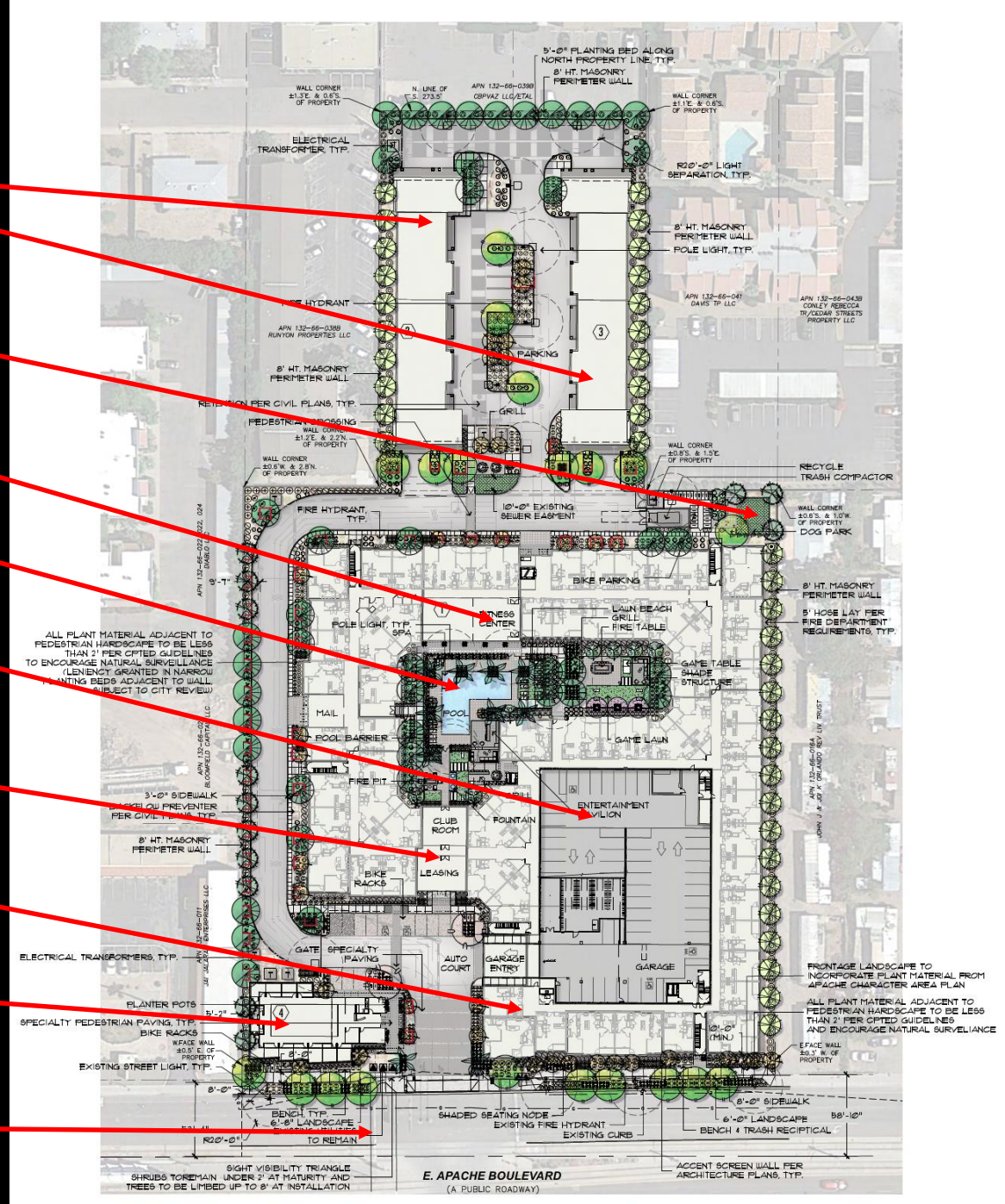
Wrapped Parking Structure Topped with Solar Array

Leasing Office & Club Room

4-Story w/ Lofts Apartments Bldg.

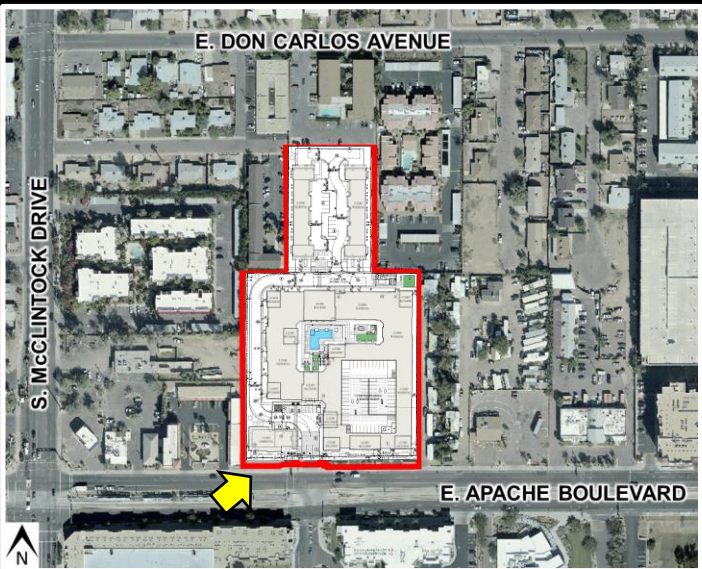
1-Story Commercial / Co-Work Office Building

Existing Pedestrian Crossing to Light Rail Station

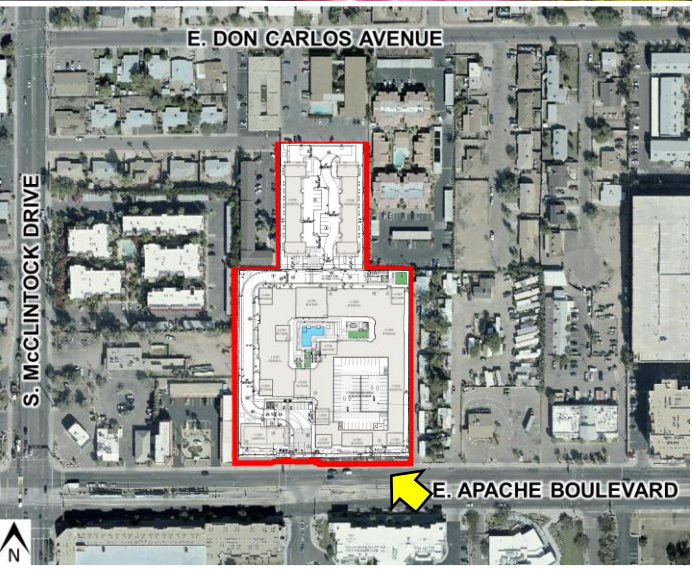


LOOKING NORTHEAST FROM APACHE BOULEVARD

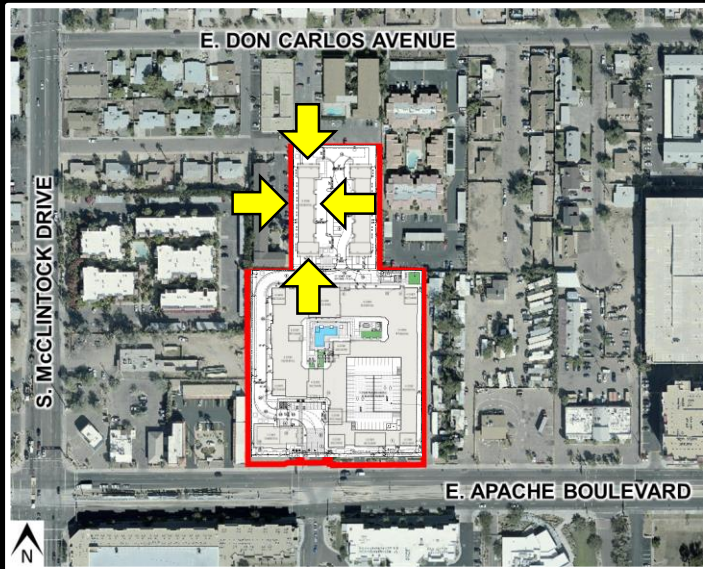
RENDERING



RENDERING
LOOKING NORTHWEST FROM APACHE BOULEVARD



TOWNHOUSE STYLE BUILDINGS COLOR ELEVATIONS - WEST BUILDING



Aura Apache



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