

# Aura Apache

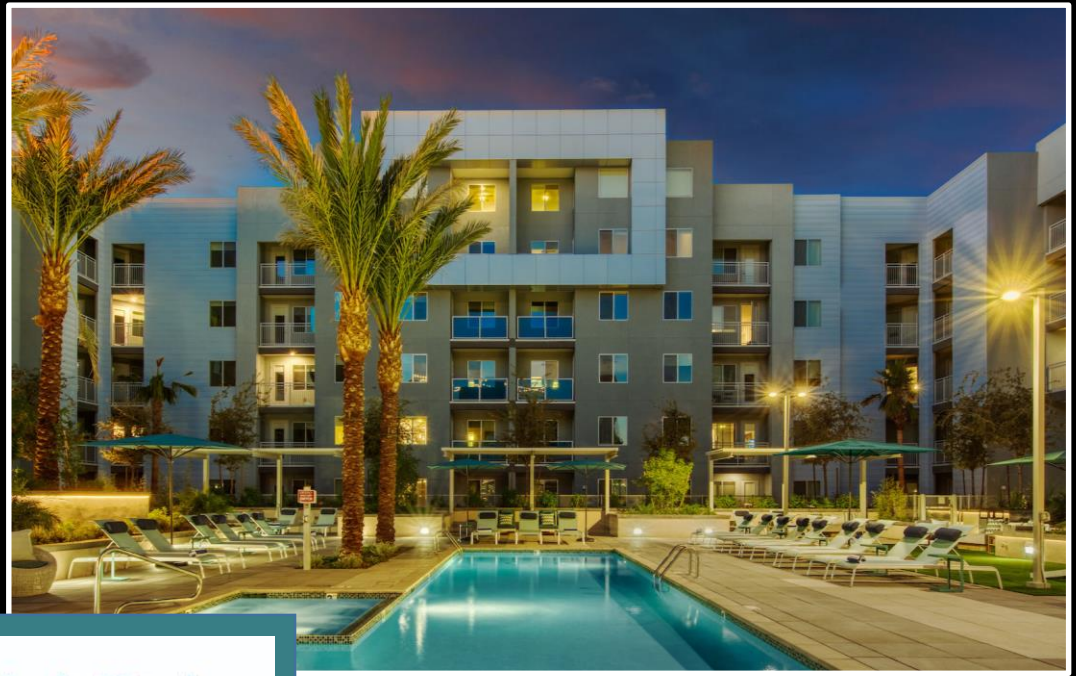


**Development Review Commission Study Session  
February 23, 2021**



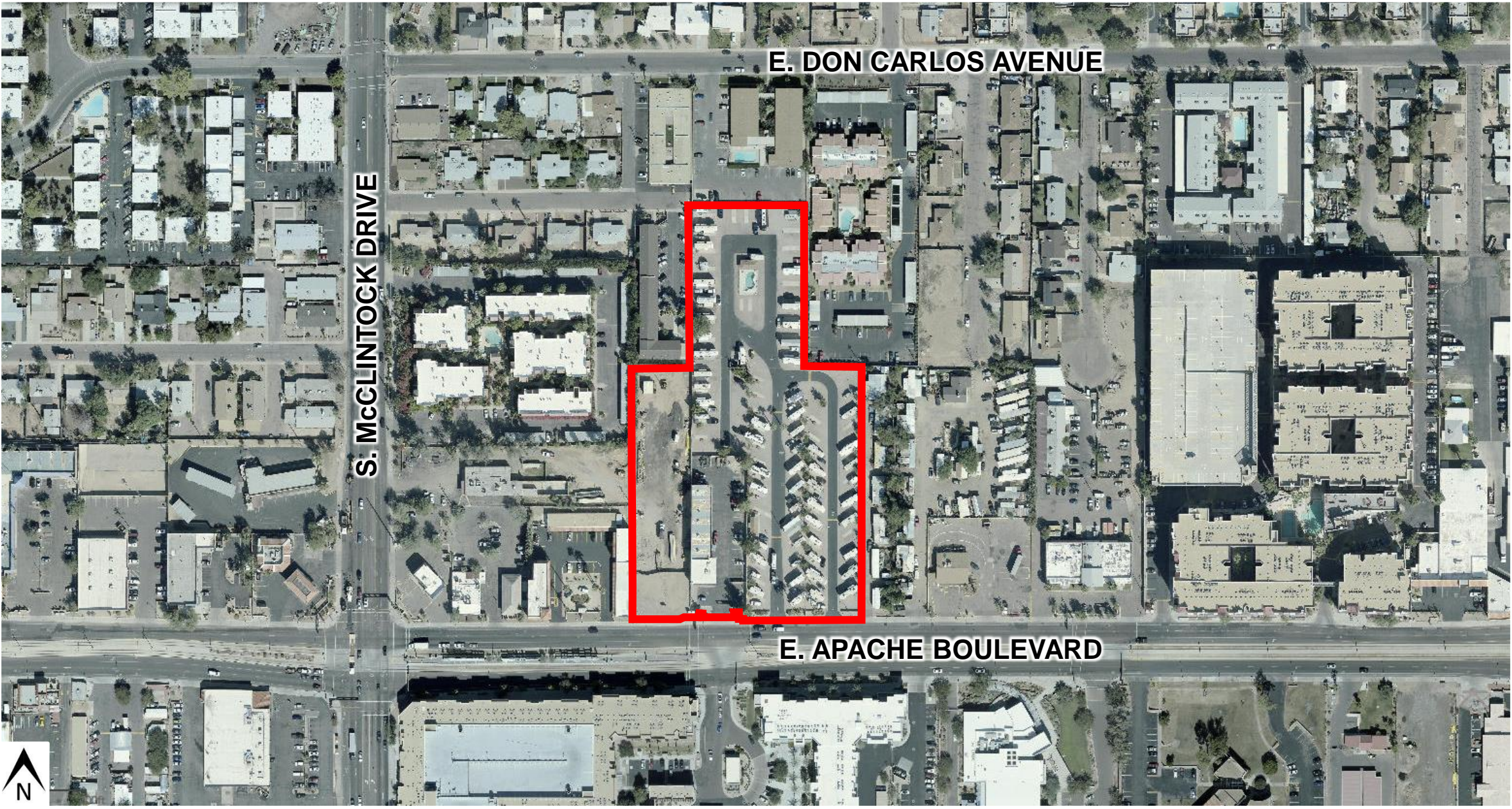
**Trinsic Residential Group**





AURA WATERMARK





E. DON CARLOS AVENUE

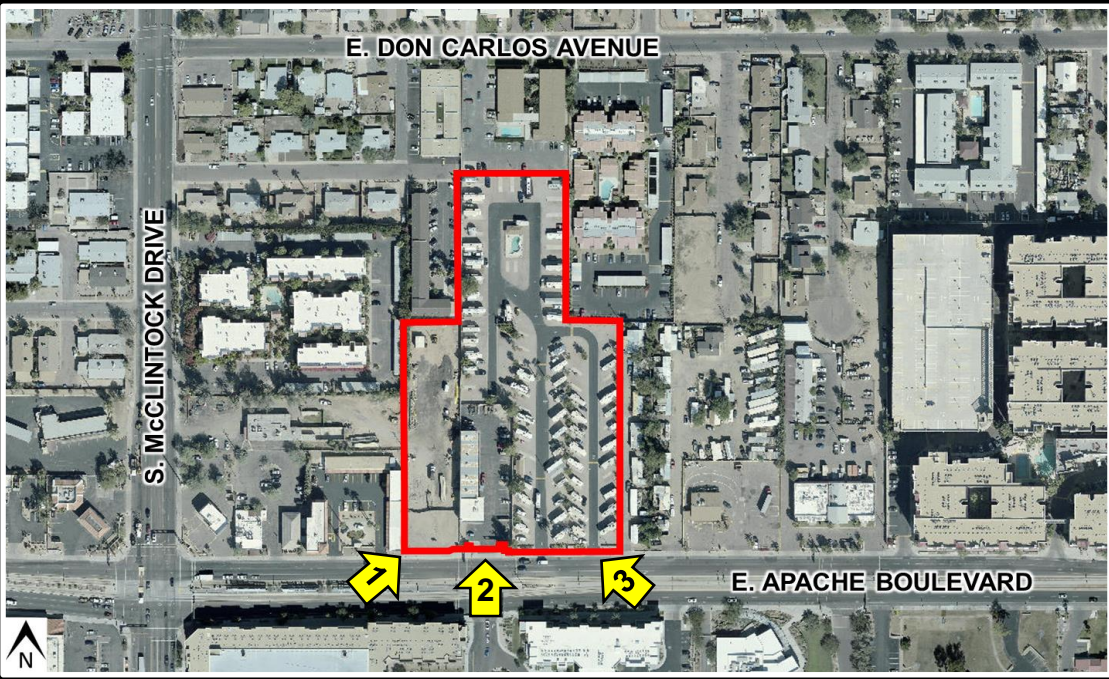
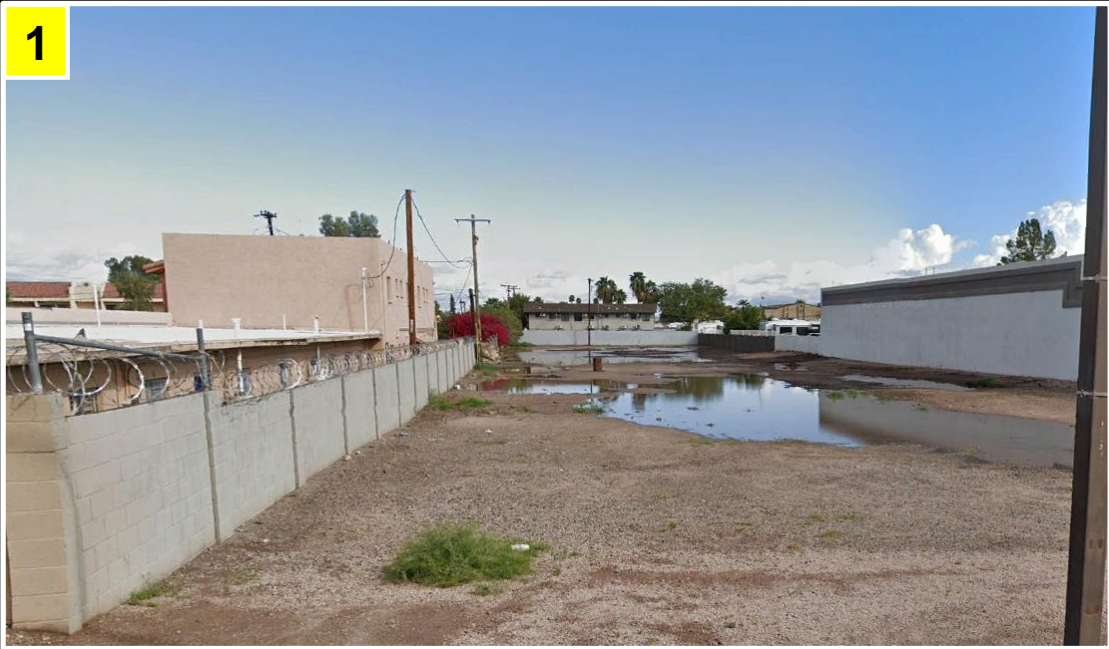
S. McCLINTOCK DRIVE

E. APACHE BOULEVARD



AURA APACHE PROJECT SITE (+/- 4.94 ACRES)





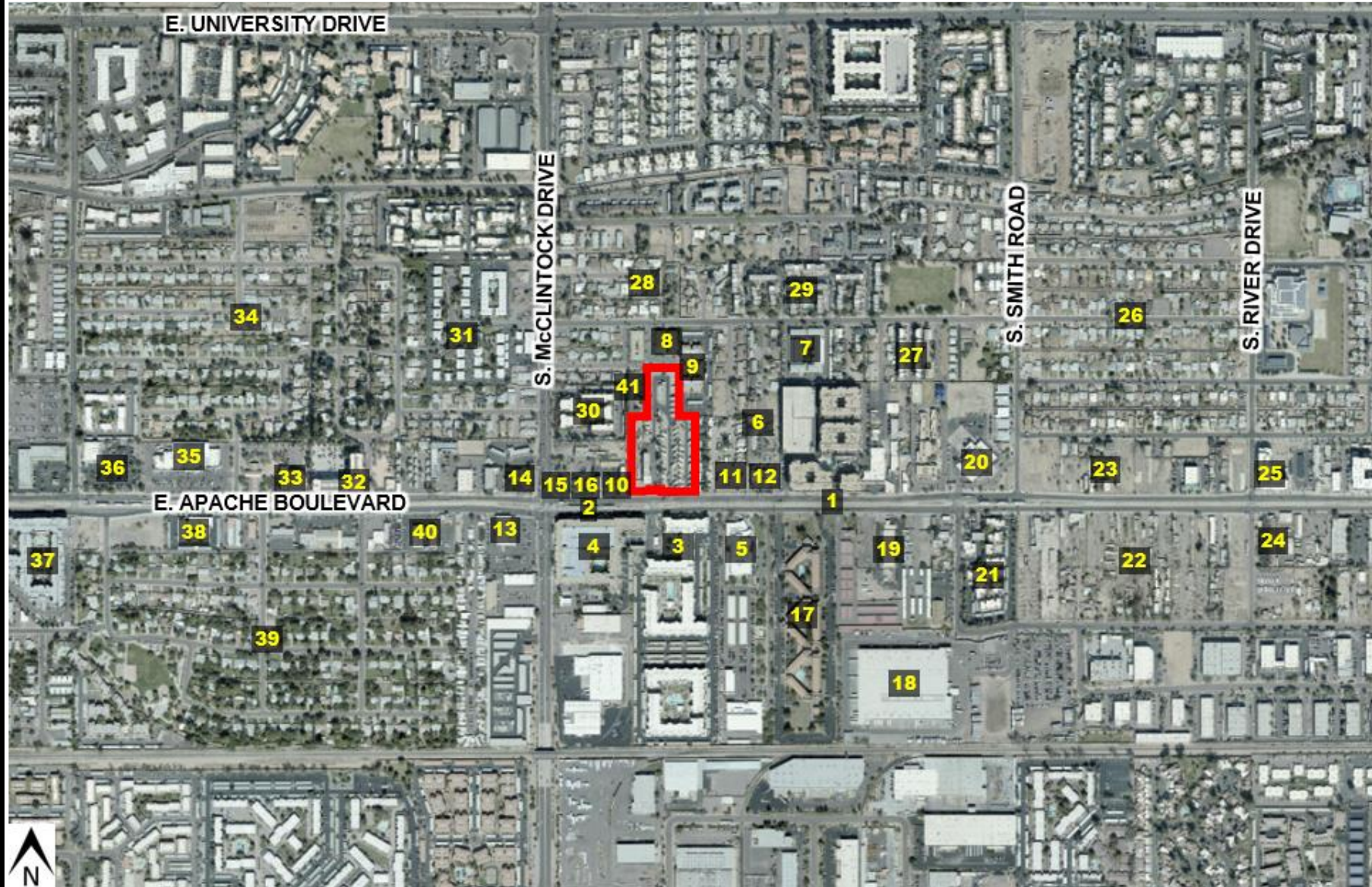
EXISTING SITE CONDITION



# 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.

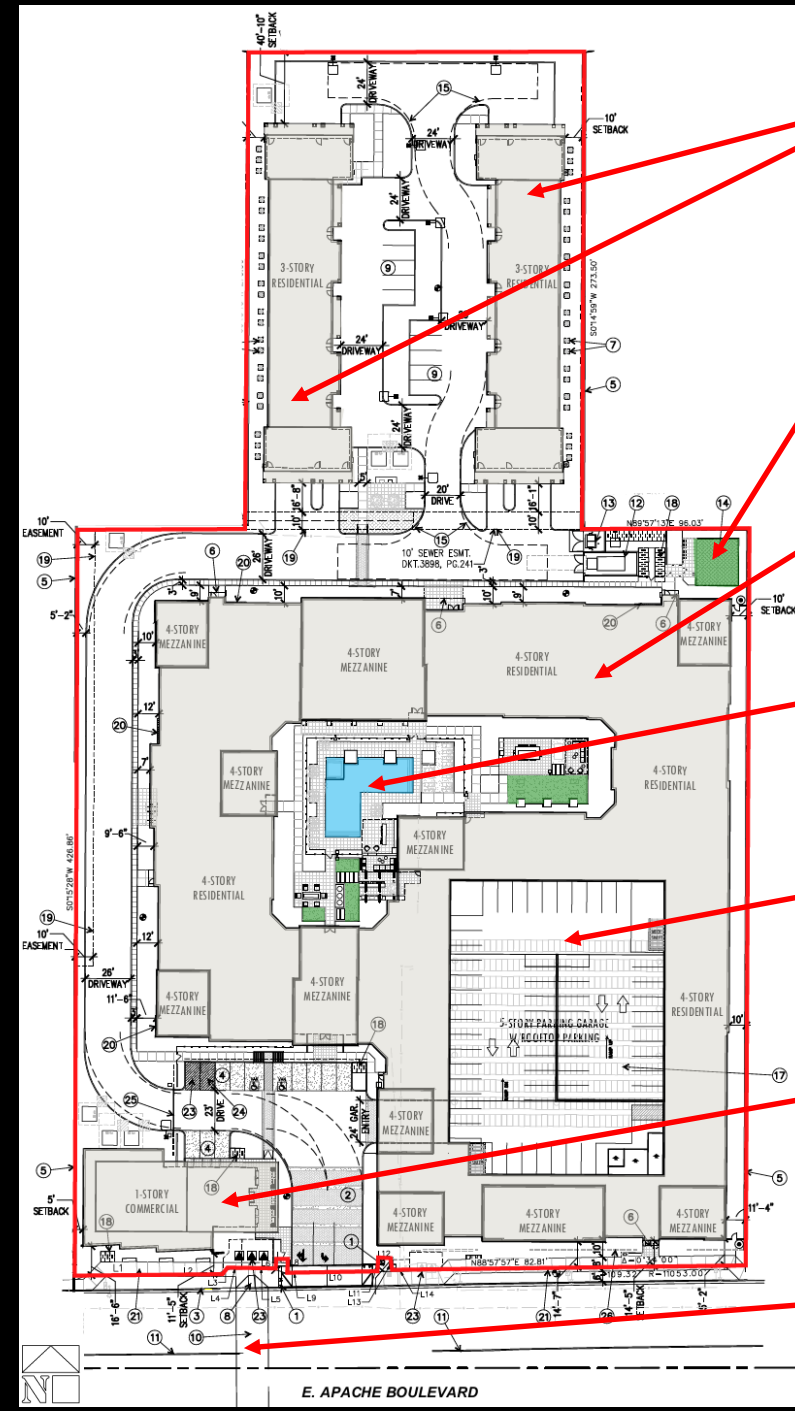


**PROJECT OVERVIEW**



# 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

E. APACHE BOULEVARD



# SITE / LANDSCAPE PLAN

3-Story Townhouse Style Apartment Buildings with Private Garages

Dog Park

Fitness Center

Outdoor Amenities Courtyard

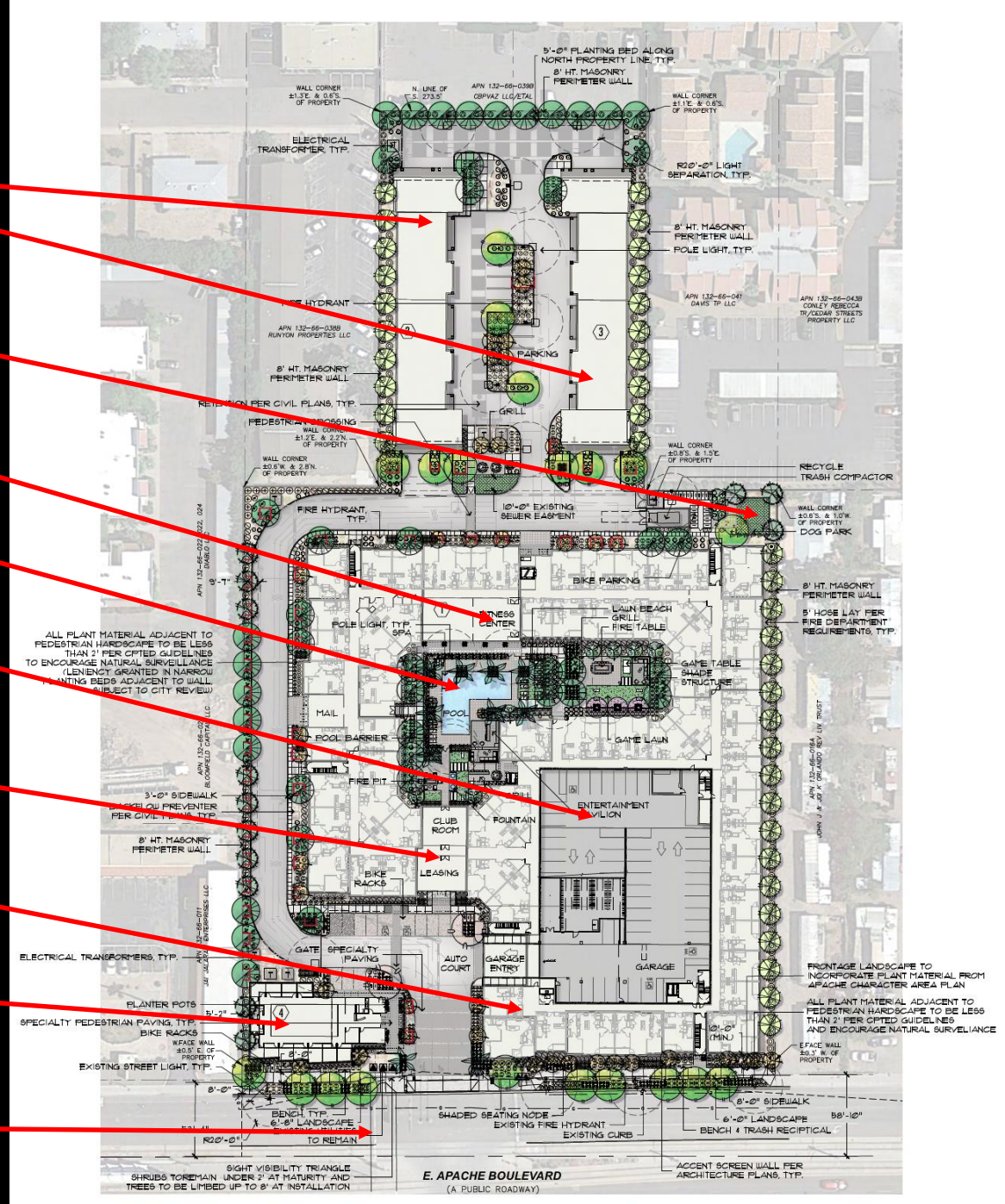
Wrapped Parking Structure Topped with Solar Array

Leasing Office & Club Room

4-Story w/ Lofts Apartments Bldg.

1-Story Commercial / Co-Work Office Building

Existing Pedestrian Crossing to Light Rail Station



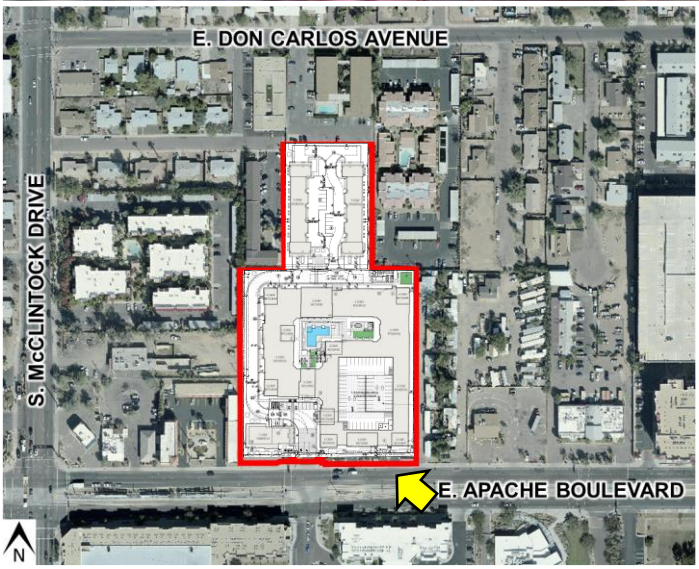


LOOKING NORTHEAST FROM APACHE BOULEVARD

# RENDERING





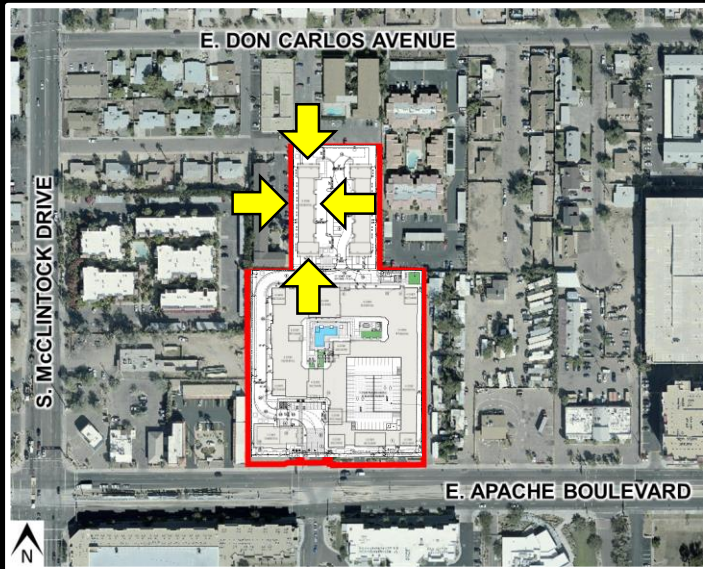


LOOKING NORTHWEST FROM APACHE BOULEVARD

# RENDERING



# TOWNHOUSE STYLE BUILDINGS COLOR ELEVATIONS - WEST BUILDING





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