

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 07/27/2021
Agenda Item: 12**

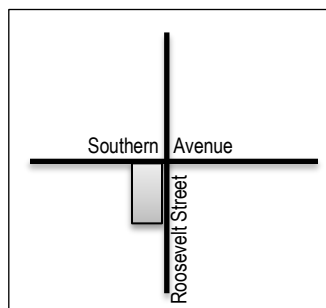
ACTION: Request a Use Permit to allow residential use in the CSS, Commercial Shopping and Service district and a Development Plan Review for a new two-story multi-family residential development consisting of five (5) units for **KASITA**, located at 605 West Southern Avenue. The applicant is Huellmantel & Affiliates.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: KASITA (P210122) The site is located on the south west corner of Southern Avenue and Roosevelt Street which has been vacant for more than 23 years. The project is proposed for five residences within a two-story building on .249 acres. The request includes the following:

ZUP210040 Use Permit to allow five residential units in the CSS Commercial Shopping and Service District
 DPR210054 Development Plan Review including site plan, building elevations, and landscape plan for a two-story five-unit residential development on approximately .25 acres.



Existing Property Owner	Ernesto, Luquin, Sunny Day Rentals, LLC
Applicant	Charles Huellmantel, Huellmantel & Affiliates
Zoning District (current/proposed)	CSS, Commercial Shopping & Service
Gross / Net site area	.249 acres (10,861 s.f.) / .22 acres (9,796 s.f.)
Density / Number of Units	20 du/ac / 5 units
Unit Types	5 studio
Total Bedrooms	5 bedrooms
Total Building Area	3,112 s.f.
Lot Coverage	14% 1,394 s.f. (50% maximum allowed)
Building Height	28' two-story (35' maximum allowed)
Building Setbacks	8' north front, 10' west side, 8' east street side, 57' south rear, 20' parking setback (0, 0, 0', 10' min.)
Landscape area	38% (15% minimum required)
Vehicle Parking	7 spaces (6 min. required, 8 max allowed)
Bicycle Parking	4 spaces (3 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Shelly Seyler, Interim Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located on the south west corner of Southern Avenue and Roosevelt Street. The property has been vacant since approximately 1998. Mistwood Condominiums, built in 1984, wrap the site to the west and south and include primarily single-story residences with a few two-story units. Southern Manor Apartments on the east side of Roosevelt is a two-story development. Aspen office building to the north east of the site across Southern is a two-story office building. Other commercial and industrial uses across the street are single story but with taller ceiling and parapet styles which appear taller. The proposed project is a two-story building on a small corner lot. Right of way dedication is required along Southern Avenue, and new sidewalks are required on both streets. Existing utility boxes located along the street frontage will remain. The request includes the following:

ZUP210040 Use Permit to allow five residential units in the CSS Commercial Shopping and Service District
DPR210054 Development Plan Review including site plan, building elevations, and landscape plan for a two-story
 five-unit residential development on approximately .25 acres.

The applicant is requesting the Development Review Commission take action on the items listed above. No further processing is necessary for this request.

SITE PLAN REVIEW

The first preliminary site plan review was June 17, 2020. The original design appeared to be five shipping containers lined up side by side along the front of the site, with a deep overhanging canopy at the street front, and a small pool amenity area wedged in between parking and the building. The parking was too close to the street, creating egress issues and the eastern most unit did not meet the bedroom separation requirement from sidewalks. The site was very crowded, did not meet many code requirements and the refuse/recycle did not work as proposed. Questions about all of the utilities on site, clarifications regarding the design intent, and formatting comments were provided on the one-page submittal. Traffic engineering required dedication of right of way and sidewalk enhancements which would impact the building setbacks and configuration.

The second preliminary site plan review was October 7, 2020. The second design appeared to be five stacked shipping containers, two on the ground level parallel to Roosevelt Street and three on the second floor running parallel to Southern Avenue with open space between the units looking down on a central courtyard. Staff asked for slots in the wall design along the north street front which appeared like a blank compound wall. Most of the other comments from the original submittal were addressed with more detail, leading to additional comments. The refuse containers were given a secured storage room with easy access to an on-street location, requiring the sidewalk to move from curb side, around existing transformers, to behind the waste bins staging area. This configuration took coordination with traffic engineering and solid waste services to assure a safe collection point without conflicts with traffic movements on the street. Staff made recommendations to reduce paving and increase landscape, and screen the parking area. Only three plant species were proposed. Staff referred to the Alameda Character Area Plan and requested more biodiversity with recommendations for certain plants. It remained unclear what the material and form of the structure was with the four sheets submitted, additional information was needed.

The third preliminary site plan review was November 18, 2020. The property line relocation for right of way dedication was not shown properly and affected the corner of the building. It was still not clear if these were shipping containers, although later discussions with applicant determined it was custom designed architecture of a single structure, not shipping containers. Staff suggested locating the HVAC on the west side of the site between the site and building walls to shade the HVAC for energy efficiency. The applicant wished to keep the units on the roof for security of the equipment. Staff asked for masonry at the corners of the building facing the street, to add a second building material, minimize the shipping container look, and tie into other materials in the area. Due to the size of the building, the designer did not think adding another material would enhance the design of the structure. Staff recommended shade canopies over windows and allowing balconies to be open rather than full height metal screening. Staff recommended vines along the west wall to enhance the views from the ground units looking at a blank CMU wall. Staff required relocation of ocotillo that were shown adjacent to the sidewalk along the street front, with insufficient room for growth and a safety hazard to pedestrians. Corner ADA ramps were required to be redesigned to meet transportation requirements. Other recommendations were made regarding the landscape.

The first formal site plan review was April 21, 2021, although some of the formatting comments were picked up, there were

still issues with formatting. The street front along Southern had the courtyard wall replaced from the original proposed breezeblock design to a solid wall. Staff requested the original breeze block concept be put back, rather than creating a block wall 8' from the public sidewalk with limited room for landscape material due to the existing transformers. The proposed street side also had a tall wall blocking view to the parking area, which presented a security concern as well as not meeting site wall height limits. This wall was lowered on a subsequent submittal. Other comments regarding biodiversity of plant palette, reference to character area plan were made. Suggestion was made to add a low-pitched metal roof to screen hvac and tie into the residential character of the area to screen the metal boxes on the roof. Staff asked for elevations of the interior courtyard.

The second formal submittal was reviewed on June 16, 2021. Most of the issues had been resolved from the prior submittals, however there remained formatting issues to resolve including discrepancies between elevations and the property line labeling.

PUBLIC INPUT

A neighborhood meeting is not required for this request

PROJECT ANALYSIS

GENERAL PLAN

The applicant has provided a written justification for the proposed use permit to allow residences on a commercially zoned property. The General Plan land use designation is commercial for this site; however, the site is approximately 77' wide by 124' deep at an arterial/collector corner providing limited room for a commercial use with parking. The size of the site may have been a contributing factor to the vacancy of the site since 1998. The General Plan designates a density of up to 20 du/ac at this site, which is allowed within the CSS zoning by use permit. The long-term benefits to the public are the inclusion of five new residences with shade trees and landscape along the public street in lieu of a vacant lot with a demonstrated limitation for development opportunity. This request fulfills objectives of neighborhood revitalization, redevelopment and housing within the General Plan and is in conformance with the General Plan.

ZONING

The zoning for this property is CSS Commercial Shopping and Service, with development standards allowing up to 20 dwelling units per acre (5 units on this .249-acre site). The maximum building height allowed is 35' and the proposed building is 28'. The maximum lot coverage is 4,898 s.f. and the proposed lot coverage is 1,394 s.f. The required minimum landscape area is 15%, the proposed design provides 38% landscape area. The CSS zoning allows a 0' setback on the north, east and west sides and 10' setback on the south side. The proposed development provides 8' setback on Southern Avenue after a right of way dedication, 10' on the west side, 8' on the street side on Roosevelt, and 57' to the south, providing a greater perimeter building envelope than the code allows. The proposed development conforms to the standards within the zoning ordinance and provides a greater buffer to adjacent residential uses.

CHARACTER AREA PLAN

The site is located within the Alameda Character Area Plan. The applicant has provided an analysis of the elements of this plan as it pertains to this site. The proposed architectural aesthetic is a departure from character of the area which has concrete tilt panel, masonry and stucco industrial buildings to the north and mission rooftops and stucco residences to the south and west of the site. The building appears as stacked metal boxes but are not proposed to be shipping containers, it is a custom designed and constructed building that provides both privacy and permeability to the structure challenged by a busy corner intersection. The Alameda principles that are met with this design include:

Principle 1: The project supports a 20-minute city with additional housing within walking, biking and bus commutes to a significant amount of employment in the area. A grocery store is located within a half mile of the property.

Principle 2: Aging in place and a place for all ages, the units are studio apartments offering empty-nesters a chance to downsize within the area with two ground floor units which may provide universal access; there is no elevator to provide accessibility to the three units on the second floor.

Principle 3: Shade is provided with three shade trees on the south side of the sidewalk on Southern Avenue, five trees on the west side of the sidewalk on Roosevelt Street, and over 45% of the parking and access drive surface. The building itself

provides shade over the amenity area, with a pool providing additional transportive cooling to provide a comfortable living and walking environment.

Principle 4: Although the site provides limited street front landscape due to the size of the lot, it makes the most of the right of way and setbacks provided to have a separated sidewalk with a landscape buffer adjacent to the street, for a more comfortable pedestrian streetscape experience.

Principle 5: There is no alleyway associated with this site.

Principle 6: Not applicable, existing signal and crossings already established.

Principle 7: Pedestrian Scale is created by residential uses that occupy the area throughout 24-hours to energize the area and create vitality. The site does not provide walk up units, rather the site walls off the units to the streets, creating a private central courtyard for entry to each unit. Shade is provided along both public streets.

Principle 8: Landscape Treatments for the site were not taken from the historic palette but the olive tree is commonly used along the Southern and Roosevelt. The landscape serves as an extension of the architecture and as a community identity, using contemporary plant massing to create texture and form. The design is limited in bio diversity, in part by the size of the site and by the intended homogeneity and simplicity of the design. Staff has recommended an increase in plant variety for aesthetic interest and biodiversity. The design utilizes non-invasive, drought-tolerant plant palette to promote water conservation.

Principle 9: Green infrastructure the project utilizes solar shading and landscape, no references to solar or rainwater harvesting were made.

Principle 10: Not applicable, the site is too small to accommodate a pocket park. The courtyard serves for resident amenity space.

Principle 11: Not applicable, no historic structures on site.

Principle 12: Public/Private art, the applicant has shown the ceiling of the courtyard structure (the underside of the second story units) as a painted mural image visible from within the courtyard.

Principle 13: The site utilizes the existing Olive tree lining the east side of Roosevelt and planted along parts of Southern Avenue to provide a consistent tree theme and promote the "Alameda" [tree-lined street or avenue] concept. The breeze block wall along Southern ties into the mid-century modern architecture referenced within the character area plan.

Principle 14: Canal oriented design is not applicable to this site.

Principle 15: Vibrant viable development is provided by developing and activating this vacant corner, which has been vacant for more than 23 years.

Principle 16: The dark metal panels may provide heat gain, but the energy code for insulated building materials will provide an energy efficient structure, skinned with perforated metal over windows and stairwells for shade, cooled by air circulation from the pool amenity area and unlike masonry and concrete, will not retain and reflect the heat once the ambient temperature drops, thereby minimizing heat gain to the area. The project uses native and drought tolerant plants. No edible plants are proposed within the development.

Principle 17: The materials are honest and simple, with varied forms of metal paneling and bare masonry block perimeter walls. The landscape avoids stucco screen walls, pink granite and lantana.

Principle 18: The proposed project is a transition between industrial uses on the north side of Southern and the residential uses to the south, west and east. The height is compatible with all residential districts and a two-story building is in character with other buildings in the area.

USE PERMIT

The proposed use requires a use permit, to allow residences within the Commercial Shopping and Service District. The site was a residential site from approximately 1949-1997. The property was zoned R1-6 until 2008 when zoning was changed to CSS, in anticipation of an office use that was never built. The CSS district requires a use permit for residential uses. The proposed use would be returning the site to the original use. The applicant provided a letter of explanation and below is an analysis of the request based on Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The site is proposed for 5 single studio residences with seven vehicle parking spaces on a site zoned commercial, which could have any number of uses such as convenience store which would generate significantly more traffic than this use. The prior approved site plan for this lot was a 2,900 s.f. office building with 11 parking spaces. The site is allowed 4,898 s.f. of lot coverage, for a commercial use, however the site is too small to accommodate parking and retention for the allowed maximum building area. The proposed use is less intense than this prior approved use, or any other commercial use allowed by zoning.

2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The proposed five studios are designed to reduce dust, glare and heat with significant shade and vegetation around the site. There are no known nuisances from a residential project of this size and configuration that would exceed the ambient conditions of the industrial properties to the north or the traffic from the arterial street adjacent to this site. The use of landscape material will significantly reduce dust, glare and heat reflection in the area.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The site has been vacant since the late 1990's, a source of weeds, dust and trash accumulation that required maintenance with no benefit to the surrounding properties. The proposed design introduces 16 trees to the small quarter acre lot, providing shade along two public sidewalks and enhancing the aesthetics of this corner entry to the neighborhood. The architecture is unique and customized to fit this site and facilitates several of the goals and objectives of the General Plan.
4. *Compatibility with existing surrounding structures and uses.* Analysis provided earlier in this report outlines how this design meets the principles of the Alameda Character Area Plan, and thereby is compatible with the surrounding structures. The site has residential uses to the south, west and east, in the form of condominium and apartment complexes much larger in size, the use is compatible with surrounding uses.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The pool amenity is centralized between and under units, promoting a community space that will require residents and guests to behave courteously to each other. The balconies are screened with perforated metal for shade and privacy. There is no onsite management of the apartments due to the size of the project, therefore like most smaller complexes the residents rely on one another to monitor and control their behavior or call management if problems persist. The property is secured to control access and provides greater surveillance of the public street front and side with residents being on site. This enhanced activity will help deter negative behavior from occurring in the immediate area. The project design complies with crime prevention through environmental design.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

DEVELOPMENT PLAN REVIEW

Site Plan

The property is approximately 77' wide east to west with a corner cutoff on the north east corner, and 124' long north to south after dedication of right of way. Being a corner lot, the driveway was required to be at the far south east end of the lot to allow safe turns from the busy arterial onto the side street. The site was encumbered with significant existing utility constraints, with large boxes on both Southern and Roosevelt that were required to remain in place and limited landscape opportunities adjacent to the sidewalk. The size and configuration of the lot determined the building location and orientation. The setbacks are provided as a buffer to the residents, and allow for street trees to shade the public sidewalk and the walls of the building. The two ground floor units are oriented north/south with the long wall exposures parallel to the west and east property lines and shaded by trees and the site wall on the west side. They provide a sheltered courtyard for the pool amenity. The three units on the second floor are uniquely oriented at an angle with the long ends facing north/east and south/west, and shaded by trees on three sides. The parking is covered with a canopy and the courtyard is secured by a gated entry to the units.

Building Elevations

The building is not stacked metal container boxes, the architecture is custom designed to fit the site, framed to support the upper floor from the structures on the ground floor and skinned with insulation and a variety of metal cladding: flush flat seam interlock panels, perforated box rib metal panels, box rib metal panels. The windows are shaded by the perforated metal paneling, which shelters the interior of the units for energy efficiency, provides privacy to residents on a highly visible corner, and at night, with illumination inside will change the look of the building with a texture of light playing off of the perforated skin. Site walls are standard grey concrete masonry units, with a standard running bond grout pattern. At the street front, the blocks are separated to create small gaps that create a perforated breeze-block look reflective of the mid-century modern

aesthetic. The industrial aesthetic is a departure from traditional residential architecture within the area, but as an outlying parcel on a corner facing industrial uses, the building becomes a sculptural entrance statement to the neighborhood, a custom architecturally designed building that appears to emerge from the landscape as an integrated part of the site.

Landscape Plan

The quarter of an acre lot has 16 trees, 38% landscape area, and 45% shaded parking and drive aisles. The landscape is intentionally limited in species to create a strong statement corresponding to the single-material architecture and simple form. The street trees are large Chinese Pistache, which turn color in the fall, and non-fruiting Olive which tie into the existing palette in the area and Cordia boisieri to provide biodiversity and a flowering shade tree along the west side. The site uses a dwarf Olive, Eremophila hygrophana 'blue bells' and Eremophila mauculata 'valentine' as larger shrubs for variation and color. Pink Mulinbergia capilaris, gold Eremophila glabra, purple Salvia jamensis and purple and green sweet potato vines provide texture and color throughout the site. Ficus pumila creeping fig vine was added to the east face of the western cmu site wall to soften the wall as viewed from the residences. Totem pole cactus are used within the interior stairwells as sculptural forms. Turf is located near the pool area to provide a usable outdoor amenity space in the shade for residents. The site uses landscape to create private outdoor areas and to soften and accent the building form as viewed from the streets and will provide significant shade to the site with the units above shading the courtyard, along with the perimeter trees and parking canopies. 45% of the parking area and drive aisle are shaded on the summer solstice.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* The building form provides a unique form on the street front. The form is articulated by different shapes of metal panel configured to play with light and shadow through the passing of the day.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* The structure provides shade to itself with the skin of perforated metal and the use of trees on three sides provide shade for the entire building and the sidewalks.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* The materials are insulated metal panel compliant with building energy code requirements. The materials are not found in the immediate surrounding area but compliment the area with a contrast of material and color that sets itself apart from older architectural forms.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* The buildings are approximately 24' in height including the mechanical screening, making the buildings lower in height than the adjacent apartments or industrial buildings across the street and grounding the buildings to a low pedestrian scale.
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 building massing is broken up by windows and changes of metal panel type. The building is relatively small and the ribbed and perforated panels will create a strong pattern that plays with sunlight throughout the day.
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 perforated panels provide shade to interior stairwells and balconies, and create a layered affect that will look different at different times of the day and night, creating visual interest along both streets.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* The project is located at an arterial and collector intersection with transit stops to the north across Southern and to the east across Roosevelt. The site is designed to enable easy access to cars, bikes and pedestrian activity and provides a shaded pedestrian sidewalk.

8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the driveway is located at the south end of the site away from the intersection and after the solid waste staging area to avoid conflicts with residents transporting bins from the storage room. Pedestrians have direct access to their vehicles from the units without crossing the drive. The sidewalk on Southern is separated from the curb to provide a landscape buffer from traffic adjacent to pedestrians. There are no conflicts with adjacent uses and vehicle circulation.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; The site provides privacy to residence while maintaining surveillance of the area through the use of windows, balconies, and breeze block at the amenity area. The landscape maintains site visibility for vehicles and pedestrians.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; The landscape frames the building, accentuates the sculptural form of the structure and screens the parking from view.*
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; No signage was proposed for the project, if a sign is needed a separate design and permit process will be used.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. The lighting is designed to meet the code and crime prevention standards, while sensitively lighting the site for comfortable residential quality of life, including recessed can lighting to illuminate the amenity area.*

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Residential Density of 20 du/ac for this site.
2. The project will meet the development standards required under the Zoning and Development Code for CSS zoning.
3. The proposed project meets the approval criteria for a Use Permit and Development Plan Review.

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

USE PERMIT CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. This Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations and landscape plan dated March 15, 2021. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan

2. Storage and staging locations for both refuse and recycling are approved as shown on the plans. **The refuse/recycle storage room shall not be converted into an alternative use and must remain the storage location for both recycle and refuse bins when not staged for collection. Containers shall be placed out at the street edge, not blocking the sidewalk or vehicle drive lane and removed from the staging location on the same day as collection: recycle and refuse cans are not to be left on the street front before or after collection day.**
3. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade or are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
4. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
5. Provide upgraded paving at the driveway consisting of integral colored unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
6. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
7. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Building Elevations

8. The materials and colors are approved as presented:
 - Roof – flat insulated to be painted reflective white (not visible)
 - Primary Building - Box Rib Metal Cladding - (Mtl-3) charcoal grey
 - Secondary Building - Perforated Mtl Cladding - (Mtl-2) charcoal grey
 - Tertiary Building - Flush Flat Seam Mtl Cladding - (Mtl-1) charcoal grey
 - Stairwell - Perforated Metal Cladding at Stairwells charcoal grey
 - Accent Solid Metal Cladding @ Sill & Head (Typ) - (Mtl-1) charcoal grey
 - Mechanical Equipment Screening - Box Rib Metal Cladding charcoal grey
 - Windows – 1" insulated glazing with low-e coating and bronze colored anodized aluminum frames:
 - Clarestory, 6'Tall placed 3' above finished floor, and 9' Tall Full Height
 - Parking Shade Canopy without a vertical privacy screen wall at street front
 - Perimeter wall - 8-8-16 Cmu Site Wall - (Cmu-1) natural grey block
 - Pool Screen wall – 8-4-16 CMU staggered running bond grout pattern with gaps to form breeze block wall
 - Painted Insulated Hollow Metal Door W/ Security Window recycle/refuse storage room
 - Fence - 16ga 1 1/2" Dia @ 5" Oc @ Fencing - (Fence-1)
 - Full-Height Walls (11'-0) @ Balcony W/ Perforated and Solid Corrugated Metal Cladding.
 - 4'-0" Tall Cmu 8-8-16 Screen Wall

Provide primary building colors and materials with a light reflectance value of 75 percent or less.

9. Shade canopies for parking areas:
 - a. Provide an 8" fascia for the canopy structure.
 - b. Maximum 75% light reflectance value shall also apply to the top of the canopy.
 - c. Relate canopy in color and architectural detailing to the buildings.
 - d. Conceal lighting conduit in the canopy structure and finish conduit to match.

10. If provided, roof access shall be from the interior of the building. Do not expose roof access to public view.
11. Conceal roof drainage system within building wall, not exposed.
12. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
13. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Lighting

14. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

15. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
16. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
17. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
18. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Building Address

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

CODE/ORDINANCE REQUIREMENTS:

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

USE PERMIT:

- The Use Permit is valid for KASITA and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- Any intensification or expansion of use shall require a new Use Permit.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.

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

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

STANDARD DETAILS:

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

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

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

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Refer to Tempe City Code Section 26-70 Security Plans.
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian

environments and places of concealment. Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.

- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

TRAFFIC ENGINEERING:

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

FIRE:

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

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- Any new or existing overhead utilities (if any) on or adjacent to site must be placed underground, including street crossings, per City of Tempe Code, Section 25-120 thru 25-126 & Ord # 88.85 except for transmission lines (greater than 12.5kv).
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse.
- If residential cans are staged in the right-of-way and off-street, a maintenance agreement is required for the paving used to demarcate can location for individual units.
- Contact the Solid Waste Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging and collection must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578.

Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

ZONING AND DEVELOPMENT CODE:

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

LIGHTING:

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

LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at <https://agriculture.az.gov/plantsproduce/native-plants>. Follow the link to "applications to move a native plant" to "notice of intent to clear land".

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

HISTORY & FACTS:

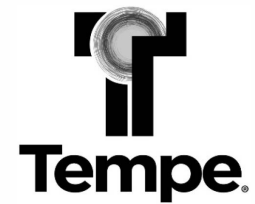
December 12, 1890	Hermosa Tract was filed for recordation including 7 twenty-acre lots "less streets" that were not yet dedicated. The subject site was a portion Lot 3, later described as the east half of the east half of the east half of the north half of Lot 3, with parcel lines that were not defined as part of a subsequent subdivision Plat.
1949-1957	Aerial images show this site as established with a residence surrounded by agricultural land.
1959-1969	Aerial image shows three structures that appear to be houses on this site. Housing to the east side of Roosevelt appeared in images starting in 1969 and the remaining area used for agriculture.
1969-1979	Development to the south and east of the site continued with the houses remaining on this lot.

19842-1984	Mistwood condominiums to the south and west of this site excepted the corner from the 1982 plat for the condominiums. Mistwood Condominiums were developed including development of a portion of the original plat area that contained houses, aerial photography shows one house remaining on the subject property.
May 13, 1998	The existing Single-Family home is demolished. Aerial images show the lot has been cleared and no structures remain. The site has been vacant since demolition of the residence.
October 28, 2008	Development Review Commission recommended approval of a General Plan Amendment from Residential to Commercial and Zoning Map Amendment from R1-6 Single Family to CSS Commercial Shopping and Service, and approved a Development Plan for AED OFFICE BUILDING, a 2,900 s.f. office building with 11 parking spaces located at 603 West Southern Avenue.
November 20, 2008	City Council held the introduction and first public hearing for this request for a General Plan Amendment and Zoning Map Amendment for AED OFFICE BUILDING, located at 603 West Southern Avenue.
December 11, 2008	City Council approved the above General Plan Amendment and Zoning Map Amendment. The site remained vacant after the entitlement.
July 27, 2021	Development Review Commission is scheduled to hear a request for a Use Permit to allow five residential units in the CSS zoning district and a Development Plan Review for a two-story building on .249 acres located at 605 West Southern Avenue.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

Section 6-308, Use Permit



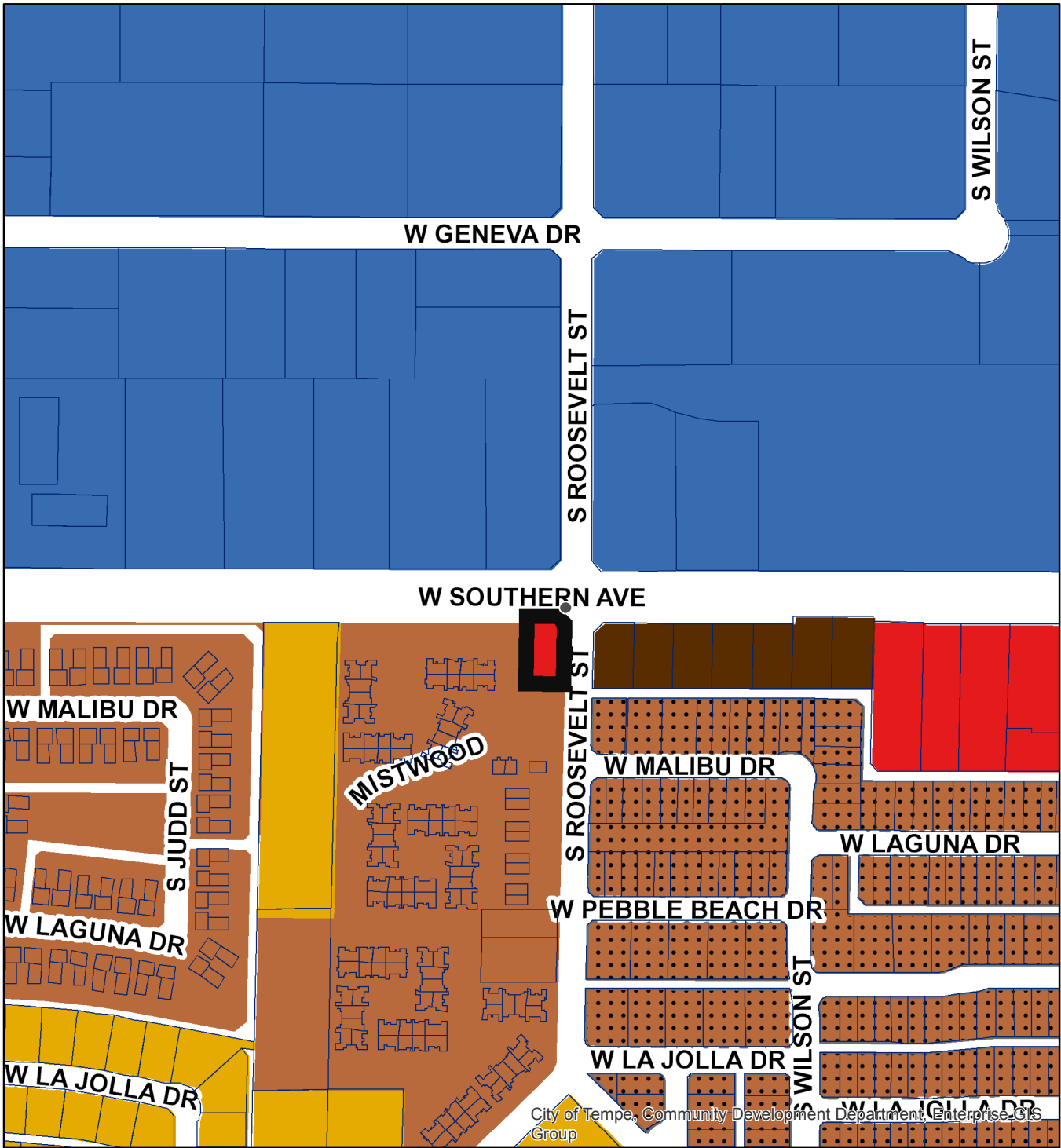
DEVELOPMENT PROJECT FILE
for
KASITA
(PL210122)







ATTACHMENTS:

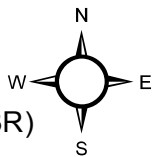
- 1-10. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 11-22. Applicant's Letter of Explanation
- 23-26. Site Design (Site Plan, Landscape Plan, Underground Utility Plan, Lighting Plan, and Street Cross Sections)
- 27-33. Building Design (Blackline/Color Elevations, Sections, Floor Plans, Renderings, Material Samples)

KASITA

PL210122



- | | | | |
|---|--|---|--|
|  | General Industrial District (GID) |  | Multi-Family Residential (R-2) |
|  | Commercial Shopping and Services (CSS) |  | Multi-Family Residential Restricted (R-3R) |
|  | Single-Family Residential (R1-6) |  | Multi-Family Residential General (R-4) |



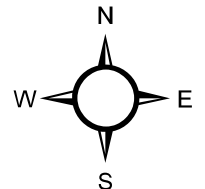
KASITA

PL210122



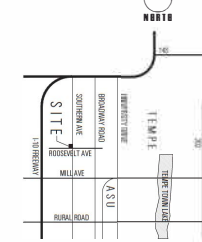
City of Tempe, Enterprise GIS and Data Analytics Group

Aerial Map





vicinity map



general notes

1. CONSTRUCTION TYPE = TYPED
2. AUTOMATIC EXTINGUISHING SYSTEM TO BE PROVIDED
3. USE PERMITS REQUESTED
4. ALLOWED USE FOR STUDIO DWELLINGS (APARTMENTS) w/ USE PERMIT
5. TEXTURE BROWWAY REDUCTION OF 10% PROPOSED 18'-0" VS STANDARD 20'-0"

THESE DRAWINGS ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER CONSTRUCTION EXCEPT FOR THE NAME ON THESE DRAWINGS. ANY OTHER USE OF THESE DRAWINGS SHALL BE WITH THE CONSENT OF THE ARCHITECT. THE DESIGN HEREIN SHALL NOT BE ALTERED BY THE OWNER OR ANY OTHER PARTY WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT. ANY MAJOR CHANGE TO THE PROJECT THAT WILL OCCUR DURING THE CONSTRUCTION PHASE WILL REQUIRE THE ARCHITECT'S PRE-APPROVAL.
CHEN + SUCHART STUDIO
 © copyright 2021

Project data

PROJECT NAME & ADDRESS:
 KASITA APARTMENTS
 603 WEST SOUTHERN AVENUE
 TEMPE, AZ 85282

SUBMITTED BY (OWNER AND APPLICANT):
 SUNNY DAY RENOVALS LLC
 1575 WEST MARLIN DRIVE
 CHANDLER, AZ 85286
 PHN: 480.507.8812
 CONTACT: E.LIQUIN@GMAIL.COM

LEGAL DESCRIPTION:
 THE NORTH 180 FEET OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTH HALF OF LOT 3, HERMOSA TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDS OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1 OF MAPS, PAGE 66;

EXCEPT BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 3, A DISTANCE OF 45.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 3, THENCE WEST PARALLEL TO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 15.00 FEET; THENCE SOUTHEASTERLY TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 3, SAID INTERSECTION BEING 15.00 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

APN: 123-44-0255

PROJ. SIZE:
 (SHEET) 5'

CONSTRUCTION TYPE:
 TYPE V-B
 BUILDING WILL BE SPRINKLERED

KASITA APARTMENTS

605 west southern avenue
 tempe, arizona 85282



CHEN + SUCHART STUDIO

7070 east third avenue
 scottsdale, arizona 85251
 mobile: 480.332.1704 (tommy)
 mobile: 480.332.1706 (tamara)
 email: thamar@chensuchartstudio.com

PRELIMINARY NOT FOR CONSTRUCTION

contextual aerial map w/
 site plan overlay
 scale : 1" = 20'-0"

A0.2

major development plan review
 15 march 2021



SITE PLAN W/ CONTEXT 1

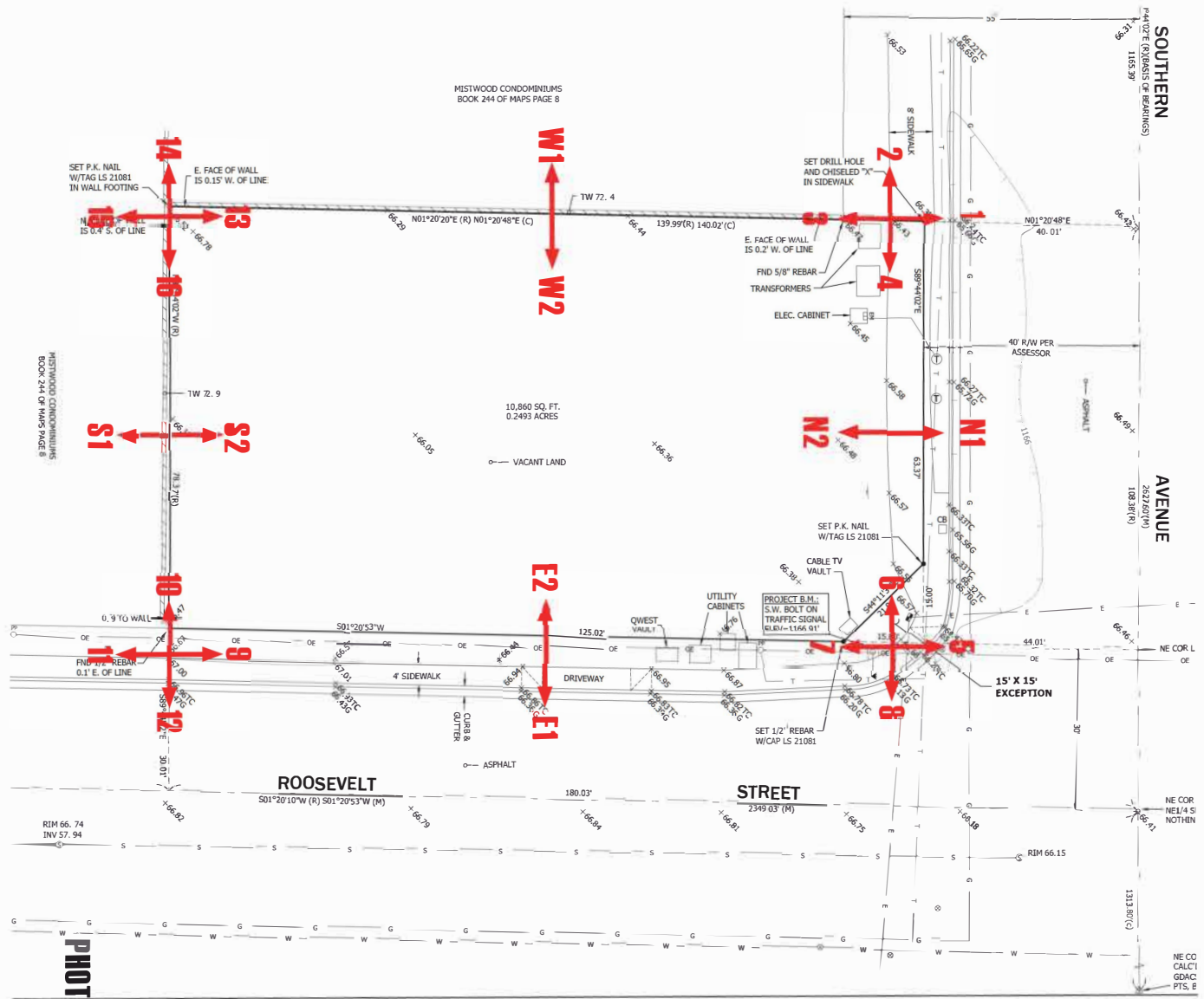


PHOTO LOCATION MAP COVER SHEET



1



2



3



4

KASITA - Context Photos of Site
Chen + Suchart Studio



5



6



7



8

KASITA - Context Photos of Site
Chen + Suchart Studio



9



10



11



12

KASITA - Context Photos of Site
Chen + Suchart Studio



13



14



15



16

KASITA - Context Photos of Site
Chen + Suchart Studio



north 1



west 1



north 2



west 2

KASITA - Context Photos of Site
Chen + Suchart Studio



south 1



east 1



south 2



east 2

KASITA - Context Photos of Site
Chen + Suchart Studio

KASITA

603 West Southern Avenue
Southwest corner of Roosevelt and Southern

PROJECT NARRATIVE

USE PERMIT AND DEVELOPMENT PLAN REVIEW



HUELLMANTEL
AFFILIATES

P.O. Box 1833, Tempe, Arizona 85280-1833 + (480) 921-2800 + charles@huellmantel.com

SUMMARY

Kasita is proposing a unique and contemporary small-scale multifamily project consisting of five dwelling units at the southwest corner of corner of Roosevelt Street and Southern Avenue. The parcel (APN 123-44-005G) is currently a lot that has been vacant for approximately 25 years:



The site is zoned Commercial Shopping and Services (CSS) which allows residential uses with a Use Permit. Accordingly, to accommodate the proposed development, we are requesting a Use Permit to allow residential in CSS and a Major DPR for the site configuration and design.

In material and scale, the design takes cues from the project's location at the transition between industrial development to the north of Southern Avenue and residential communities to the south, specifically the large glass front accents on the industrial building located at 1050 N. 52nd Street (located diagonally across Southern and Roosevelt from the site). The proposed metal panels will add interest and variety of material texture to Southern Avenue, creating an aesthetically pleasing development on what is currently a vacant lot. The variety of textures and opacities nods to the mid-century legacy of the Alameda Character Area while incorporating industrial-style materials to tie the nearby design elements together. The strategic placement of openings and use of perforated metal throughout the project ensure privacy for residents and provides access to light, air and the activity along the street while breaking up the façade and providing visual interest for passers-by.

The climatically sensitive massing of the project, notably the east / west orientation of second floor units, and addition of desert friendly trees, promote self-shading across much of the project, especially along sidewalks. The parking area, positioned at the south end of the site

away from the street corner, is further concealed by a parking structure and additional trees. Throughout the project, the use of native and drought tolerant landscaping seeks to restore the desert landscape to the site.

USE PERMIT

The request for residential use in the CSS Zoning District will not be detrimental to persons residing or working in the vicinity, to adjacent properties, to the neighborhood, or the public welfare in general and will conform to the following standards and Zoning and Development Code Criteria Section 6-308(E), as applicable:

a. Any significant vehicular or pedestrian traffic in adjacent areas;

Kasita includes five studio dwelling units - a low intensity use for the CSS zoning district. The proposed site plan includes 7 vehicular parking spaces on site, one more than required by code. No street parking is proposed. For comparison, the CSS zoning district allows indoor restaurant uses, which require 1 vehicular parking space per 75 square feet of building - a restaurant built at the same size as Kasita (4,400 square feet) would require approximately 44 vehicular parking spaces. The comparison of the two developments, both allowed in the CSS zoning district. Kasita will provide efficient living opportunities for Tempe residents and generate minimal traffic.

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

The proposed small-scale residential development is a relatively low impact use, especially in the context of the nearby industrial area. The current conditions of the site - a vacant dirt lot - may cause a nuisance with instances of blowing dust on windy days. Construction of the site will remove this potential nuisance. To also reduce any potential nuisances arising from heat or glare, the site will be heavily landscaped, including shade trees on all four sides of the site. Glare from the pool will be mitigated by the position of the pool, inside the interior courtyard, with units constructed above to partially shade from view.

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

The development of this currently vacant lot will likely add value to the land and may increase property values in the area by providing a far greater aesthetic than currently exists. The site is a vacant lot and has been for approximately 25 years. The current zoning of the site allows for a variety of uses that could contribute to the downgrading of adjacent property values, such as an animal kennel, crematorium, bar / tavern / nightclub, parking lot, small recycling center, drive-through restaurant, commercial warehouse, or wireless telecommunication facility. Rather than put a commercial use adjacent to residential uses, a compatible residential use is proposed.

Development of Kasita on this site supports the goals of the General Plan, including:

Land Use Goals

LU₂: Promoting land use patterns that encourage long-term sustainability
Development of Kasita locates future development in an infill site. The site is located near transit and has well developed pedestrian and bicycle facilities on Southern Avenue and Roosevelt. Additionally, the construction of these unique dwelling units will provide residential services to Tempe residents as they age in place.

LU₆: Promote compact, efficient infill development

Kasita is proposed as a compact, efficient infill development with five units. The housing type is different from that already developed in the neighborhood and creates a unique variety on Southern and Roosevelt. The development will serve Tempe residents who work in the surrounding commercial / industrial office buildings who are interested in walking or biking to work.

Construction of Kasita will promote the goals of the Alameda Character Area Plan through the use of natural and structural shade and low-water use landscape treatments that provide shade. The goal of Live / Work / Innovate is addressed with the construction of Kasita as it will provide a unique living situation for a variety of age groups. The studio units are ideal for recent college graduates, allowing Tempe to "retain brains". The building itself will embrace the design goals of the Alameda Character Area Plan by using materials that are "honest" in nature - the proposed metal materials in a variety of finishes and textures exposes the raw characteristics of the material and the development does not include "faux" materials. Windows proposed for the development are full floor-to-ceiling, with 1" thick low-e glass which will reduce heat gain and energy costs.

d. Compatibility with existing surrounding structures and uses; and

The site is located inside the US 60 Corridor Revitalization Area (as identified in the City of Tempe General Plan 2040). Developing this site and removing the blight of a vacant lot will help create a better neighborhood and increase the aesthetic appeal of the area, consistent with the goals of revitalization. Additionally, the site is located adjacent to other multi-family residential uses and Kasita, as a multifamily use, is a compatible use to the existing development along the south side of Southern Avenue.

The allowed height for buildings in the CSS zoning district is 35 feet. We are proposing to construct Kasita at approximately 28 feet, well within the allowed

height. Additionally, the required landscape percentage for the site is 15% but the Kasita site will be constructed with approximately 38% landscape coverage.

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

The Kasita site will not create disruptive behavior in the neighborhood. The site will be constructed in keeping with CPTED principles. The building design allows for natural surveillance - the pool amenity area is located under the individual dwelling units which means that it is visible from all units. The natural surveillance that comes from this is also supported by activity support of the amenity area. The parking lot is located at the main entrance to the building, which should discourage intruders or trespassers.

Private space will be clearly delineated at Kasita with the use of perimeter walls and defined public sidewalks. The site will be maintained to keep landscape from blocking visibility or creating areas that promote trespassing and lighting will be installed per City of Tempe standards.

DEVELOPMENT PLAN REVIEW

Per the City of Tempe Zoning and Development Code, the letter shall explain how the development plan will conform to the following standards of Zoning and Development Code Criteria Section 6-306(D), as applicable:

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

Kasita is designed to have clear articulation and structure and provides a varied streetscape on both Roosevelt Street and Southern Avenue. The materials proposed for the development are different than the materials used on the adjacent Mistwood Condominiums - the metal cladding in different textures and finishes will create an interesting, unique, and aesthetically pleasing development in this area. The unique landscape treatment and color palette (green and purple Sweet Potato Vines and olive with Red Push Pistache and Regal Mist accents) will emphasize the individuality of the building façade and create visual interest from the street.

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

Kasita will feature Fruitless Olive, Texas Wild Olive and Red Push Pistache trees on the north, east and west sides of the building:

Texas Wild Olive:



Fruitless Olive:



Red Push Pistache:



The Red Push Pistache is a common desert shade tree which can grow up to 40'-60' tall and the Fruitless Olive Trees can grow approximately 30' tall at maturity, both which will shade the building from morning and afternoon sun. Additional protection from the elements will be provided through the use of 1" insulated glazed windows (on all elevation sides) with low-e coating and anodized aluminum frames.

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

The proposed materials for Kasita are high quality, durable and selected specifically to compliment the area. The proposed materials include solid metal cladding, 1" insulated

glazed windows with low-e coating and anodized aluminum frames, perforated metal cladding, box rib metal cladding, flush flat seam metal cladding and corrugated metal cladding. The proposed masonry walls will use an open slump block design, which allows for airflow and creates a breezeway environment.

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

Kasita has been designed in a way that is compatible with the scale of the surrounding buildings. The proposed development will be approximately 24'-0" tall and two stories. This height will be proportionate to the existing Mistwood Condominiums adjacent to the site (interspersed one- and two-story buildings) and the apartments on the east side of Roosevelt Street, which are also two stories tall.

Landscaping is designed with a proportionate scale to the building with a combination of large trees and smaller ground cover to provide depth of scale to plantings.

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 Kasita development is not planned as a large building mass but will instead be composed of individual units in ground up architecture (no container boxes). The definition achieved by the design aesthetic will create a sense of movement. The variety of material finishes will provide relief from any potential perceived monotony in the building and the open space between the ground floor and second floor will provide a clearly defined base and top.

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 building façade facing Southern Avenue is composed of a variety of material finishes, including solid metal cladding, perforated metal cladding, box rib metal cladding and floor to ceiling glass windows. The site will be different in aesthetic from the surrounding aging uses and will provide a sharp visual interest for pedestrians at the street level. Climatic conditions on the east and west side of the project will be addressed through the use of large shade trees and low-e windows. The combination of these will allow the building to be designed as unique and visually appealing while also addressing climate concerns.

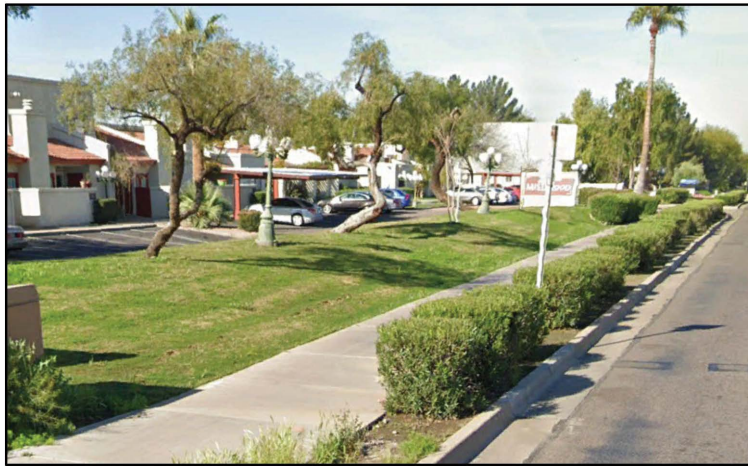
7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;

The site (outlined in yellow below) is an ideal location for multifamily with regards to transit use - residents will have direct access to the Valley Metro Local Route 61 West, with bus stops

directly north and east from the site on Southern Avenue. The bus stops for Route 16 are shown below in blue:



Additional pedestrian amenities already in existence on Southern Avenue include a detached sidewalk on the south side of Southern Avenue, west of and in front of the Kasita site:



and a well-shaded sidewalk extending east of the site.:



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

The circulation of the site will not interfere with pedestrian or bicycle uses or with the surrounding residential uses. The site will feature a singular access point on Roosevelt Street. The driveway will have specialty paving as it crosses the sidewalk to differentiate between the vehicular and pedestrian pathways.

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

This project is proposed to address CPTED principles by providing natural surveillance, activity support, territoriality, and maintenance of the site. Natural surveillance is provided through the building design - the two-story building will have clear accessways and visibility using breezeways. The lighting proposed will adequately light the walkways and parking lot and the main building entrance is proposed directly adjacent to the parking area. Access control is provided through the implementation of fencing and walls, which will surround the site.

The refuse room is accessible through a door accessed from the parking lot side of the project and the pool will be located directly below the dwelling units in the common area breezeway. Additionally, the site will be properly maintained, including the lighting and landscape.

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

The landscape elements proposed for Kasita will provide clear pedestrian accessways. Green and purple Sweet Potato Vine is proposed in the parking islands and Regal Mist is proposed to lead pedestrians from the street frontages of Southern and Roosevelt, into the project:

Green & Purple Sweet Potato Vine:



Pink Regal Mist:



Valentine Emu Bush will be placed at the building edges to provide color and interest, along with Montra (*Olea Europaea*). Blue Bells will be planted in the barrier between Southern Avenue and the sidewalk.

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; and The signs will be submitted to the City of Tempe in a separate sign submittal package. The signs will be proposed with a design, scale, proportion, and location and color that are compatible with the Kasita development.

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

The lighting designed for this site will be compatible with the proposed building and the surrounding buildings and uses without creating negative effects. The lighting proposed is appropriate for a small multifamily residential development and will conform to City of Tempe standards. The development will be managed by Sunny Day Rentals.

The letter should also address how the proposal supports any applicable area policy plans, including:

A. Character Area Plans

The Kasita site is located in the **Alameda Character Area** and is subject to the Alameda Character Area Plan. The Alameda Character Area's Placemaking Principles + Design Guidelines are:

- Preservation of Alameda's core, Mic-Century, Post-War neighborhoods
- Aging in Place and Places for All Ages
- Shaded Streets + Alleyways as Open Space
- Activating Commercial Corners

Kasita will encourage and embrace the Alameda Character Area through the following Principles:

3. Shade [Natural + Structural]

The site is currently a vacant lot, with no shade trees or structures. Redevelopment of the site into Kasita will provide shade trees on both Roosevelt Street and Southern Avenue. The proposed trees will be a continuation of the existing tree palette in the area, including Fruitless Olive trees on Roosevelt Street and across Southern Avenue.

The building features two stories with two units on the ground floor and three units built above, creating a shaded canopy over the interior courtyard. This will provide privacy and shade for residents using the common areas. A shade study has been preformed for the site and based on the study, the parking could be shaded up to 45% at 3:00 p.m. on the Summer Solstice.

8. Landscape Treatments

The proposed plant palette for the site includes a variety of native and environmentally sensitive non-native plants, selected for shade, aesthetic value and hardiness. The Ocotillo and Totem Pole Cactus are both native to the Sonoran Desert and will create a unique and aesthetically pleasing pedestrian scale view from Southern and Roosevelt. Per the Alameda Character Area Plan, the trees used in the palette should grow high enough to provide habitat to birds of prey - the proposed Red Push Pistache trees can grow up to 40 feet in height (approximately 10 feet taller than our development).

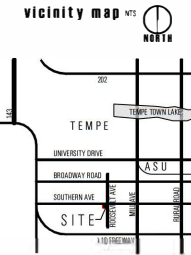
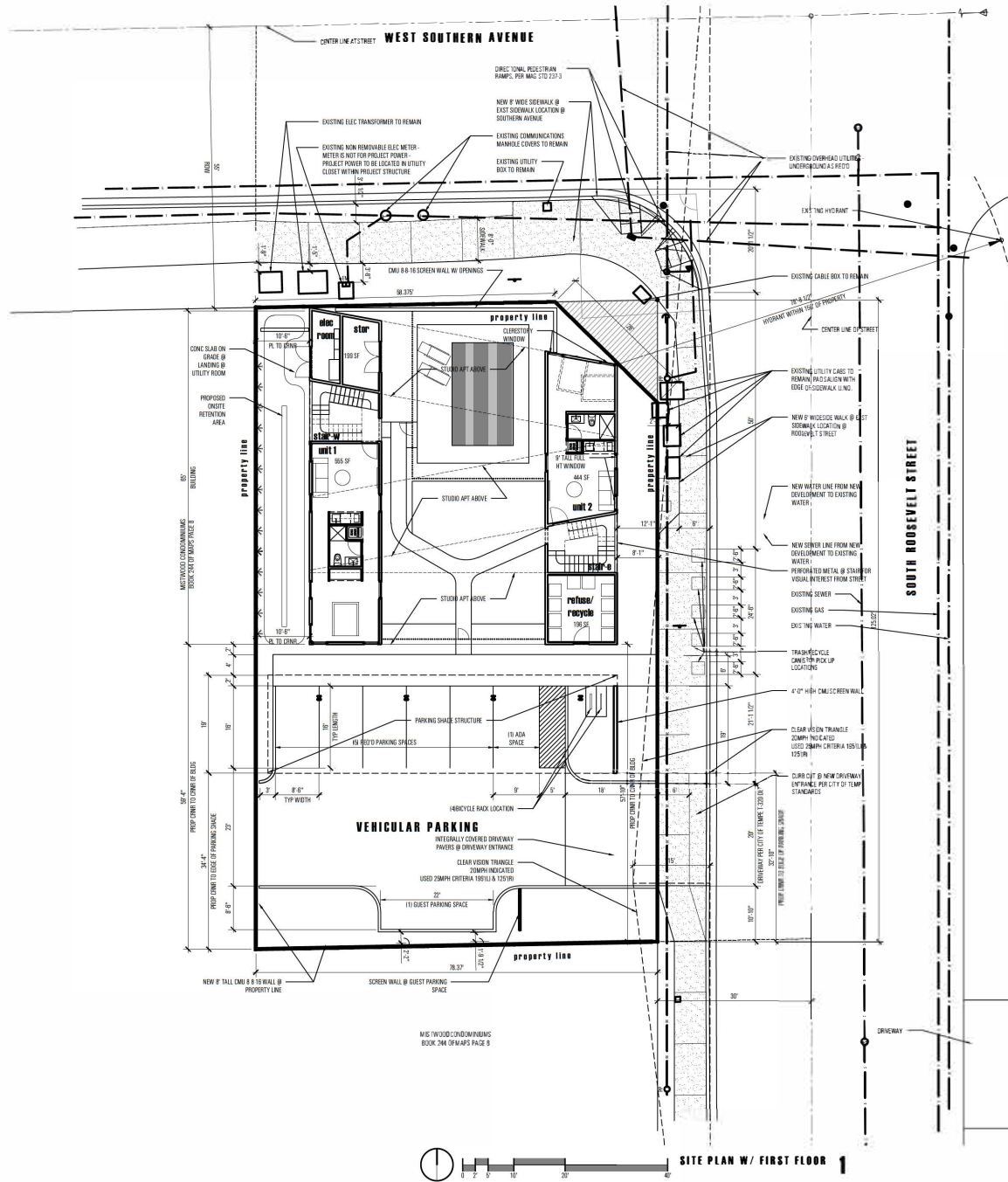
17. Live / Work / Innovate: The Creative, Entrepreneurial City

Construction of Kasita will provide a unique living situation for a variety of age groups. The studio units are ideal for recent college graduates, allowing Tempe to "retain brains". The building itself will embrace the design goals of the Alameda Character Area Plan by using materials that are "honest" in nature - the proposed metal materials in a variety of finishes and textures exposes the raw characteristics of the material and the development does not include "faux" materials. Windows proposed for the development are full floor-to-ceiling, with 1" thick low-e glass which will reduce heat gain and energy costs.

Additionally, the landscape treatment avoids stucco screening walls, pink decomposed granite, and yellow lantana. Rather, we are proposing plants that are both characteristic of the location (Fruitless Olive trees) and useful for shade and conservation (Red Push Pistache trees).

18. Transitions

The construction of Kasita at the corner is an appropriate use on the arterial street Southern Avenue. As Roosevelt Street leads south, the uses become less dense and lower in height - but on the corner of Southern and Roosevelt, the proposed Kasita development is appropriate. The site is zoned CSS, which allows residential uses with a Use Permit at a maximum height of 35 feet. The proposed development has an approximate maximum height of 24 feet, well within the allowed height. The scale of this multifamily development is in keeping with the surrounding multifamily residential developments and will provide scale for the single-family residential developments to the south.



general notes

- CONSTRUCTION TYPE - TYPE VB
- AUTOMATIC EXTINGUISHING SYSTEM TO BE PROVIDED
- USE PERMITS REQUESTED:
- ALLOWED USE FOR STUDIO DWELLINGS (APARTMENTS) W/ USE PERMIT
- TEXTURED DRIVEWAY REDUCTION OF 10% PROPOSED 18'-0" VS STANDARD 20'-0"

project data

PROJECT NAME & ADDRESS:
 KASITA APARTMENTS
 603 WEST SOUTHERN AVENUE
 TEMPE, AZ 85282

DESIGNED BY (OWNER AND ARCHITECT):
 SUNNY DAY HOMES, LLC
 1575 MIAMI AVENUE
 CHANDLER, AZ 85226
 PH: 480.332.1704
 CONTACT: E.LUDDINGTON@SUNNYDAY.COM

LEGAL DESCRIPTION:
 THE NORTH 180 FEET OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTH HALF OF LOT 3, HERMAN TRACT, ACCORDING TO THE PLAN OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1 OF MAPS, PAGE 66;

EXCEPT BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 3, A DISTANCE OF 40.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 3, THENCE WEST PARALLEL TO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 15.00 FEET; THENCE SOUTHWESTERLY TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 3, SAID INTERSECTION BEING 13.00 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

APN: 123-44-005C

LEGAL SIZE:
 10,861 SF

CONSTRUCTION TYPE:
 TYPE VB
 BUILDING WILL BE SPRINKLERED

development standards

STANDARD	OUR ZONING (M100)	PROPOSED DEVELOPMENT, AS ALLOWED UNDER THE USE PERMIT
TERMINAL PLANNED USE:	RESIDENTIAL	RESIDENTIAL
DENSITY (DU/ACRES):	20	5 (438 UNITS)
NUMBER OF UNITS (STUDIO APT - 560SF EACH)		
LOT SIZE, GROSS/NET:		10,861 SF / 9,796 SF
BUILDING HEIGHT, TABLE 4-203A		1 TWO STORY
BUILDING HEIGHT MAXIMUM (FEET):	35'-0"	28' (MAX)
BUILDING HEIGHT, ACTUAL (FEET):		25'-1"
BUILDING HEIGHT STEP BACK REQUIRED ADJACENT TO SF OR MF DISTRICT, (SECTION 4-404, BUILDING HEIGHT STEP-BACK):	NO	N/A
MINIMUM LOT COVERAGE		
DEVELOPMENT LOT COVERAGE (F)	4,888	1,194
DEVELOPMENT LOT COVERAGE (% OF NET SITE AREA):	50	15
BUILDING AREA, GROSS (BALCONIES NOT INCLUDED)		
UNIT 1		507
UNIT 2		450
UNIT 3		562
UNIT 4		500
UNIT 5		500
TOTAL AREA		2,519
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	15	38
SETBACKS (FEET): (SETBACK EXCEPTIONS, SEE SECTION 4-205(B))		
DEVELOPMENT SETBACKS (FEET)		
PARKING SETBACK		
FRONT (NORTH):	20'	20'
CORNER (NORTHEAST):	0'	0'
STREET SIDE (EAST):	0'	0'
REAR (SOUTH):	0'	10'-6"
SIDE (WEST):	10'	57'-0"
BUILDING HEIGHT:	30'	26'-4" (2) STORES
PARKING:		
REQUIRED PARKING (VEHICLE):	1 PER STUDIO (5 TOTAL)	5
REQUIRED ADA PARKING (VEHICLE):	1 TOTAL	1
REQUIRED GUEST PARKING (VEHICLE):	2 PER STUDIO (1 TOTAL)	1
REQUIRED PARKING (VEHICLE):	TOTAL	6
PROMISED PARKING (VEHICLE):	TOTAL	7
REQUIRED PARKING (BICYCLE):	5 PER UNIT (2.5 TOTAL)	3
PROMISED PARKING (BICYCLE):	5 PER UNIT (2.5 TOTAL)	4

KASITA APARTMENTS
 605 west southern avenue
 tempe, arizona 85282



CHEN-SUCHART STUDIO
 7070 east third avenue
 scottsdale, arizona 85251
 mobile: 480.332.1704 (tonny)
 residential: 480.332.1708 (jessica)
 email: thamar@chensuchartstudio.com

PRELIMINARY NOT FOR CONSTRUCTION

preliminary site plan
 scale: 1" = 10'-0"

A0.1

major development plan review
 15 march 2021

development standards

STANDARD	CSS ZONING (ALLOWED)	PROPOSED RESIDENTIAL AS ALLOWED USE WITH USE PERMIT
GENERAL PLAN LAND USE:	RESIDENTIAL	RESIDENTIAL
DENSITY (DU/ACRE):	20	20
NUMBER OF UNITS (STUDIO APT @ 566SF EACH)	–	5 (4.98 UNITS)
LOT SIZE GROSS/NET:	–	10,861 SF / 9,796 SF
BUILDING HEIGHT, TABLE 4–203A	–	TWO STORY
BUILDING HEIGHT MAXIMUM (FEET):	35’–0”	28’ (MAX)
BUILDING HEIGHT STEP BACK REQUIRED ADJACENT TO SF OR MF DISTRICT, (SECTION 4–404. BUILDING HEIGHT STEP–BACK):	NO	N/A
MAXIMUM LOT COVERAGE	–	–
DEVELOPMENT LOT COVERAGE (SF):	4,898	1,394
DEVELOPMENT LOT COVERAGE (% OF NET SITE AREA):	50	15
GROSS BUILDING AREA (NOT INCLUDING BALCONIES)	–	–
UNIT 1	–	567
UNIT 2	–	455
UNIT 3	–	562
UNIT 4	–	560
UNIT 5	–	560
TOTAL AREA	–	3,112
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	15	38
SETBACKS (FEET): (SETBACK EXCEPTIONS, SEE SECTION 4–205(B))		
DEVELOPMENT SETBACKS (FEET)		
PARKING SETBACK:	20’	20’
FRONT (NORTH):	0’	0’ 0”
CORNER (NORTHEAST):	0’	0’ 0”
STREET SIDE (EAST):	0’	8’–1”
REAR (SOUTH):	0’	10’–6”
SIDE (WEST):	10’	57’–10”
BUILDING HEIGHT:	35’	28’–4” (2) STORIES
PARKING:		
REQUIRED PARKING (VEHICLE):	1 PER STUDIO (5 TOTAL)	5
REQUIRED ADA PARKING (VEHICLE):	1 TOTAL	1
REQUIRED GUEST PARKING (VEHICLE):	.2 PER STUDIO (1 TOTAL)	1
REQUIRED PARKING (VEHICLE):	TOTAL	6
PROVIDED PARKING (VEHICLE):	TOTAL	7
REQUIRED PARKING (BICYCLE):	.5 PER UNIT (2.5 TOTAL)	3
PROVIDED PARKING (BICYCLE):	.5 PER UNIT (2.5 TOTAL)	4

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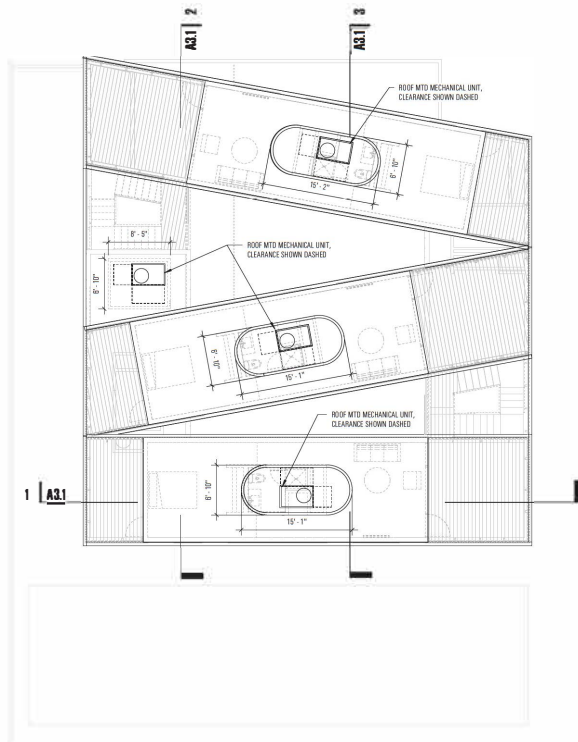
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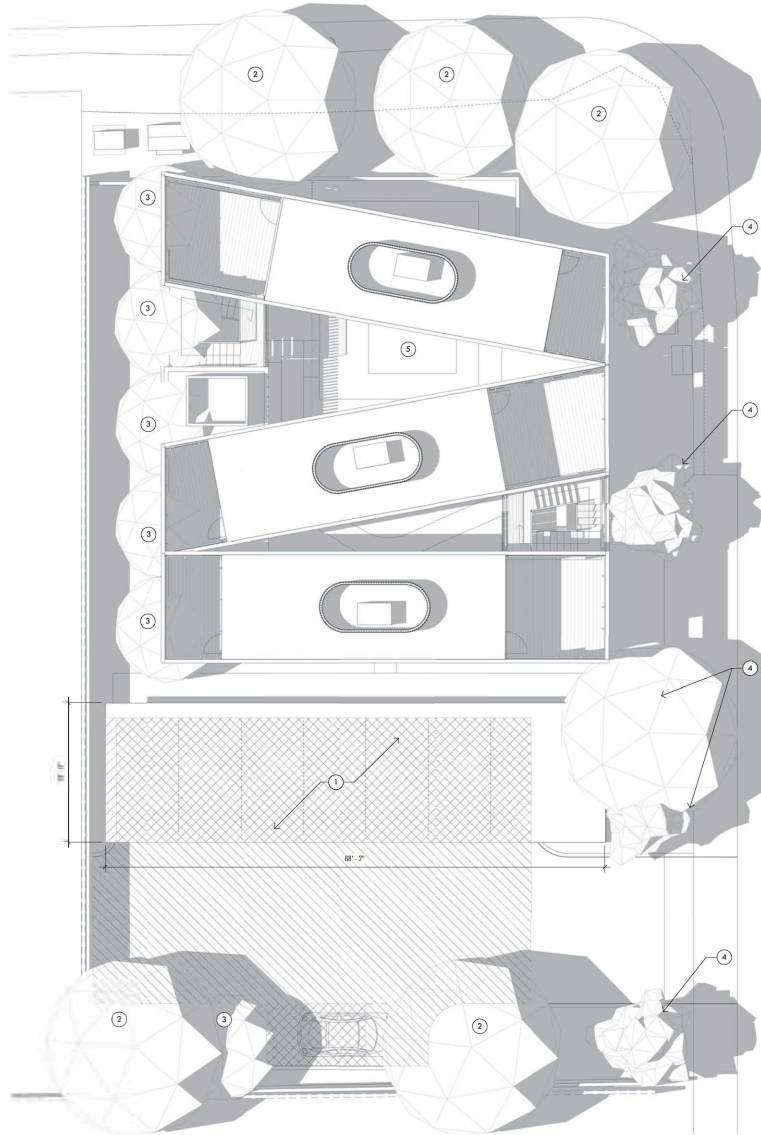
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ROOF PLAN
1/8" = 1'-0" **2**



LEGEND

- SURFACE PARKING AREA
- SHADED SURFACE PARKING

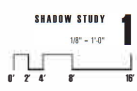
KEYNOTES

- 1 PARKING SHADE STRUCTURE
- 2 PISTACHIA & TRIO PROF PROF PALM (POTASHI)
- 3 GUERNA BIRGAYIR PINKA PINKI (EAMI)
- 4 GIGA GORPANA WISADAMP (POTASHI) (EAMI) (PINKI)
- 5 PINKI

SUMMARY

- 1. SHADOWS SHOWN AT 3PM ON SUMMER SOLSTICE
- 2. TOTAL SURFACE PARKING AREA: 2,466 SF
- SHADED SURFACE PARKING AREA A: 985 SF
- SHADED SURFACE PARKING AREA B: 115 SF
- TOTAL SHADED SURFACE PARKING: 1,100 SF
- PERCENT SHADED PARKING: 45% > 20%*

*PERFORMANCE STANDARD BASED ON THREE CANDIDY PURSUANT TO SECTION 4.70(A)(2)



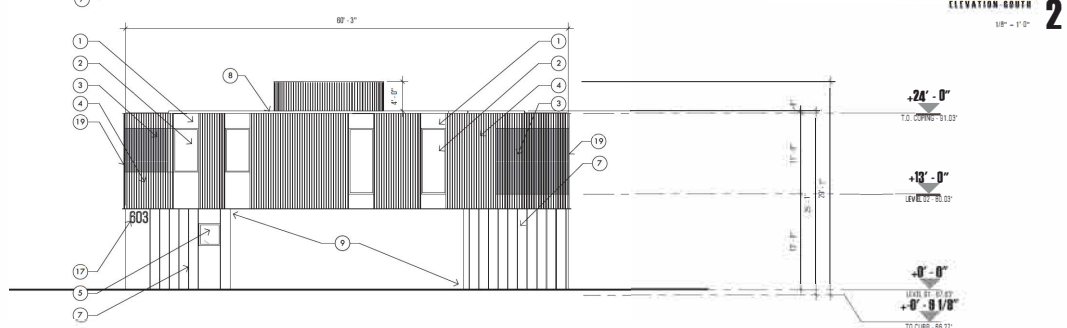
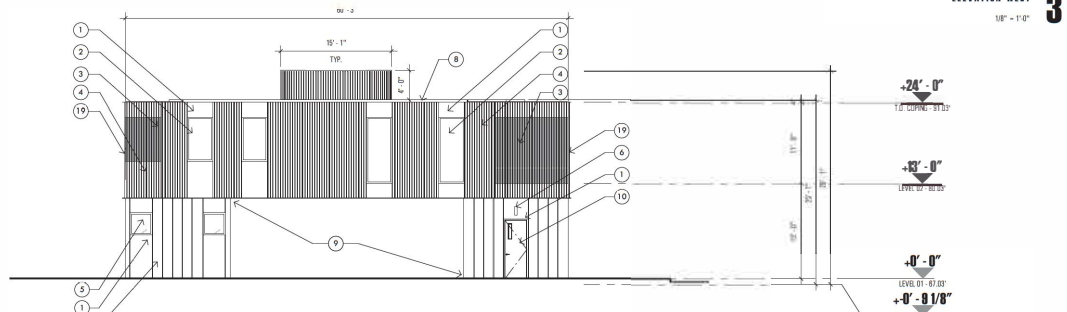
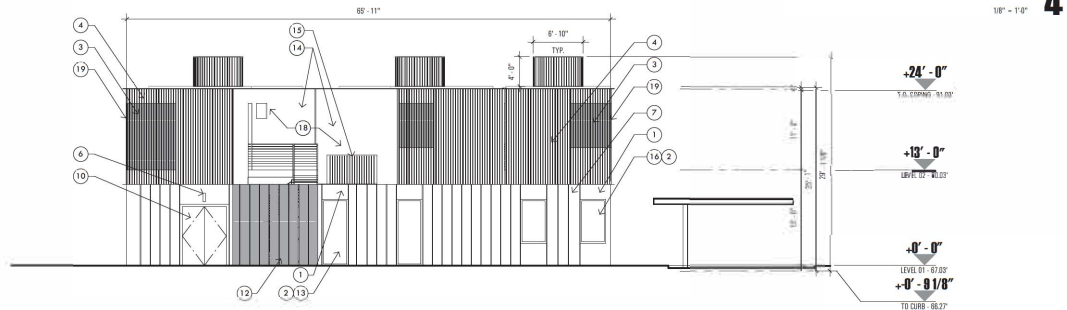
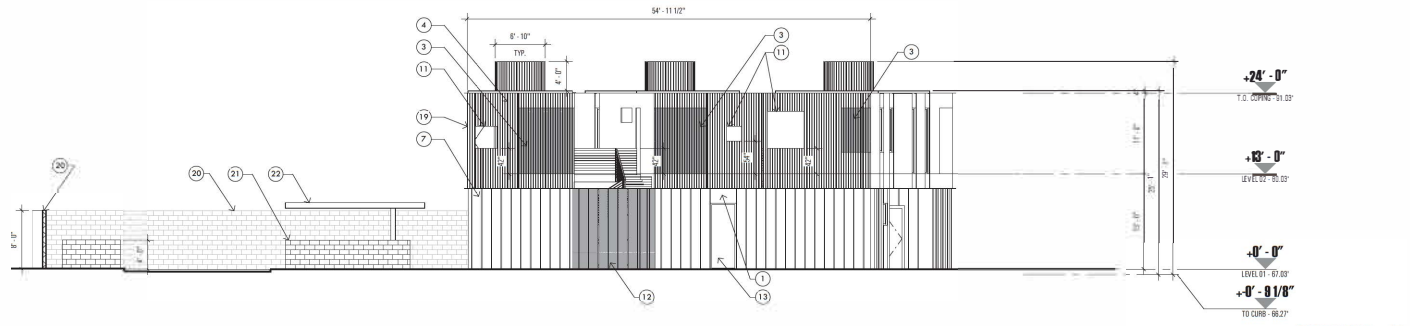
shadow study + roof plan

A1.1

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15 march 2021



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- KEYNOTES - ELEVATIONS**
- 1 SOLID METAL CLADDING @ SILL & HEAD (MFL 11)
 - 2 WINDOWS - 1\"/>

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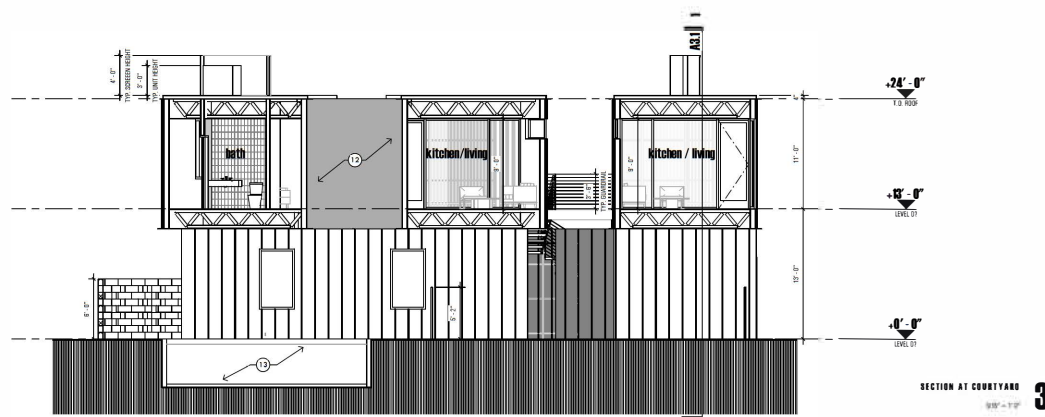
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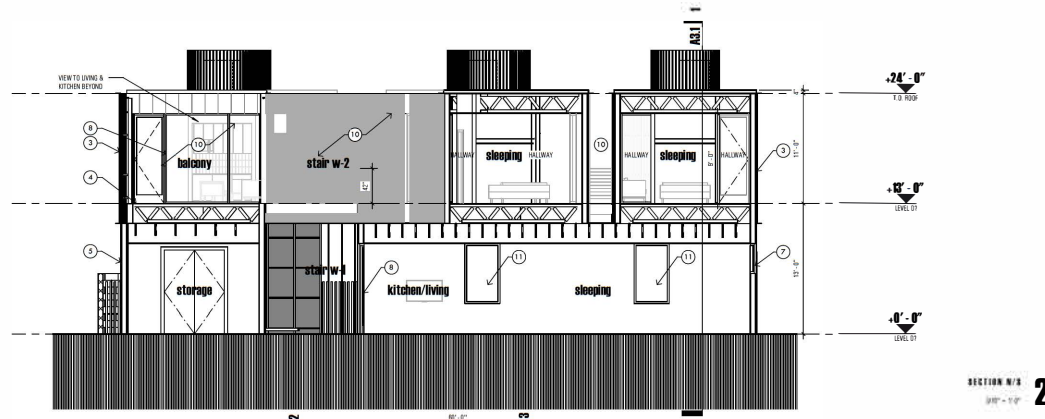
blackline building elevations

A2.1

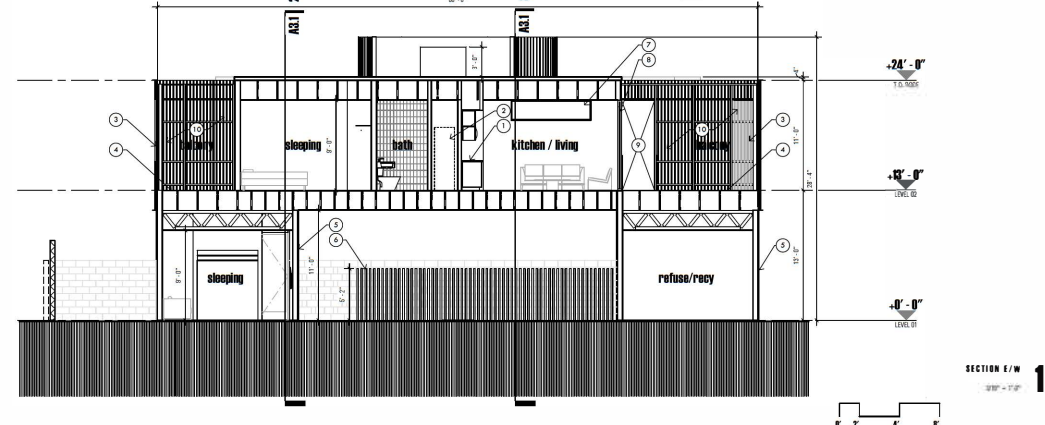
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SECTION AT COURTYARD 3
08'0" - 11'0"



SECTION N/E 2
08'0" - 11'0"



SECTION E/W 1
08'0" - 11'0"

- KEYNOTES - SECTIONS**
- 1 KITCHEN UTILITY & APPLIANCE LOCATIONS
 - 2 WASKER / CORNER STACK
 - 3 PERFORATED & SLOTTED CORRUGATED METAL CLADDING
 - 4 4" WOOD BEAMS @ PRIVATE OUTDOOR BALCONY (TYP)
 - 5 FLUSH FLAT CEILING W/ CLADDING - INTL. TI
 - 6 150A 1"12" DIA @ 8" OC @ FINISHING - FENCE (T)
 - 7 CLUSTERED WINDOW HEAD @ 8"
 - 8 FULL HT. SLABING
 - 9 OPEN TO SKY BELOW
 - 10 OPEN TO SKY ABOVE
 - 11 6" FULL WINDOW - 200 @ 2' INT
 - 12 OPEN TO COURTYARD @ FIRST FLOOR BELOW AND SKY ABOVE
 - 13 POOL

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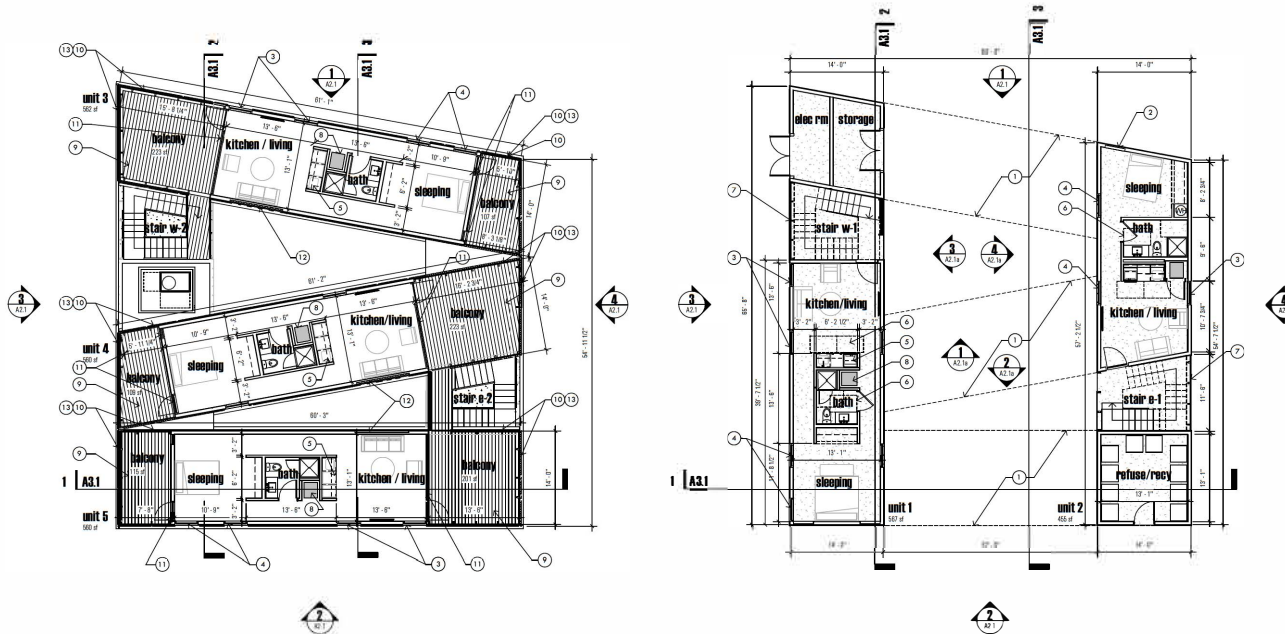
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building sections

A3.1

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FLOOR PLAN SECOND FLOOR 2
1/8" = 1'-0"
0' 2' 4' 6' 8'

FLOOR PLAN FIRST FLOOR 1
1/8" = 1'-0"
0' 2' 4' 6' 8'

KEYNOTES - PLANS

- 1) STAFFED APF GLAZING
- 2) CLOSETARY WINDOW NO HEAD @ 0"
- 3) 0" TALL FULL HEIGHT WINDOW
- 4) 0" TALL WINDOW - 50.0" @ 0" AFF
- 5) KITCHEN UTILITY & APPLIANCE LOCATIONS
- 6) USABLE KITCHEN & BATH COUNTERS @ BOUNDARY FLOOR UNITS
- 7) PERFORATED METAL CLADDING @ STAIR OR VISUAL INTEREST FROM STREET
- 8) WASHER / DRYER STACK
- 9) IPS WOOD DECKING @ PRIVATE OUTDOOR BALCONIES (TYP)
- 10) PERFORATED SOLID CORRUGATED METAL CLADDING
- 11) FULL HEIGHT GLAZING
- 12) CLOSETARY WINDOW - 1" INSULATED GLAZING W LOW E COATING @ ANCHORED ALUM FRAME - (MIN 1)
- 13) FULL HEIGHT WALLS (TYP) @ BALCONY WY PERFORATED & SOLID CORRUGATED METAL CLADDING. OPENINGS W/ @ 42" MIN AFF

floor plan

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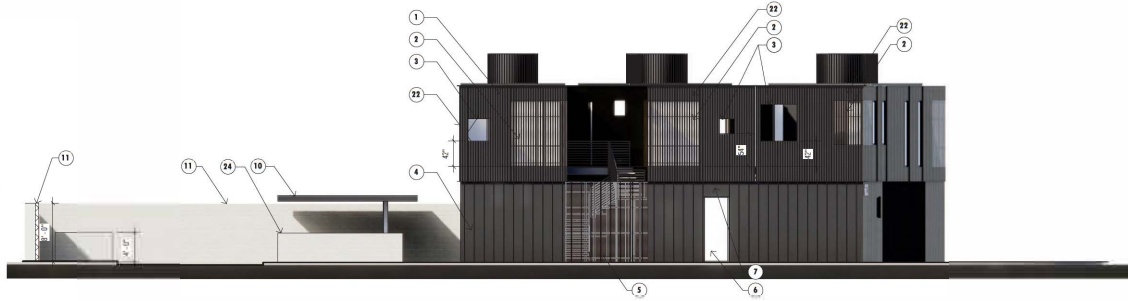
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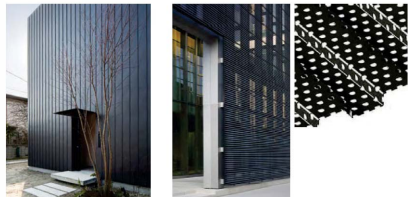


KEYNOTES - ELEVATIONS

- 1 BOX RIB METAL CLADDING - (MTL-3)
- 2 PERFORATED METAL CLADDING - (MTL-2)
- 3 WINDOW FOR VISUAL INTEREST FROM STREET
- 4 FLUSH FLAT SEAM METAL CLADDING - (MTL-1)
- 5 PERFORATED METAL CLADDING @ 8" SPAC FOR VISUAL INTEREST FROM STREET
- 6 9" TALL FULL HEIGHT WINDOW
- 7 SOLID METAL CLADDING @ SOIL & HEAD (TYP) - (MTL-1)
- 8 ANGLED FACE OF BUILDING BEYOND
- 9 BOX RIB METAL CLADDING @ MESH SCREEN WALL @ ROOF MID-RANGE CLUMP
- 10 PARKING SHADE CANOPY W/ VERTICAL PRIVACY SCREEN @ STREET
- 11 NEW 8-16 CMU SITE WALL - (CMU-1)
- 12 8" TALL WINDOW - SKL @ 3' AFF
- 13 WINDOWS: 1" INSULATED GLAZING W/ LOW-E COATING @ ANODIZED ALUM FRAME
- 14 WALL MOUNTED LIGHT @ CORN W/ PHOTO METRIC SENSOR
- 15 PFD, INSULATED YELLOW METAL DOOR W/ SECURITY WINDOW @ RECYCLE RECYCLE RM
- 16 OPEN TO SKY ABOVE
- 17 GLAZED WINDOW: 1" INSULATED GLAZING W/ LOW-E COATING @ ANODIZED ALUM FRAME - (WOW-1)
- 18 10GA 1 1/2" DIA @ 3" OC @ FINISHING - (FENCE-1)
- 19 TOP OF ROOF SLOPE BEYOND
- 20 OPEN TO COURTYARD @ FIRST FLOOR BELOW
- 21 ADDRESS NUMERALS LOCATION
- 22 FULL HEIGHT WALLS 11' @ BALCONY W/ PERFORATED & SOLID CORRUGATED METAL CLADDING, OPENINGS W/ @ 42" MIN HT
- 23 NEW 8-16 CMU 5" TALL @ POOL - (CMU-1)
- 24 4" TALL CMU # 8 16 SCREEN WALL

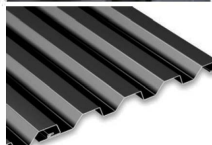
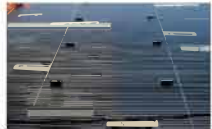


ELEVATION - EAST 4
1/8" = 1'-0"



MTL-1: FLUSH FLAT SEAM INTERLOCK SYSTEM
COLOR: CHARCOAL GRAY

MTL-2: PERFORATED BOX RIB METAL PANEL
COLOR: CHARCOAL GRAY



MTL-3: BOX RIB METAL PANEL
COLOR: CHARCOAL GRAY



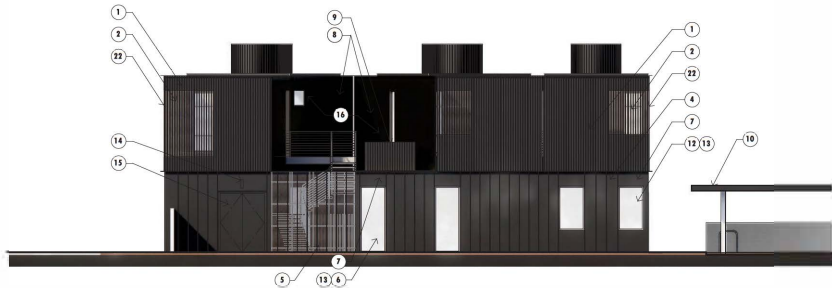
FENCE-1: BLACK 1 1/2" DIA PIPE FENCE @ 5" OC



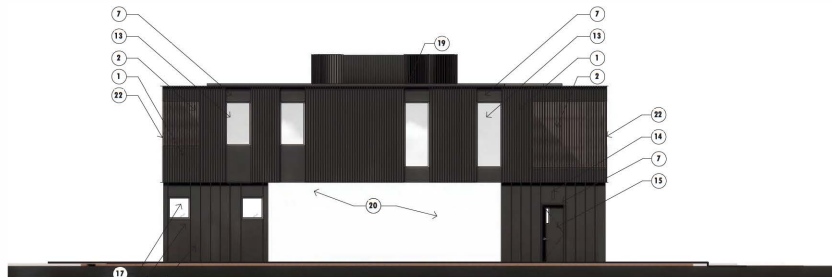
WOW-1: BLACK ANODIZED ALUMINUM WINDOW FRAME
W/ 1" INSULATED GLASS W/ LOW-E COATING



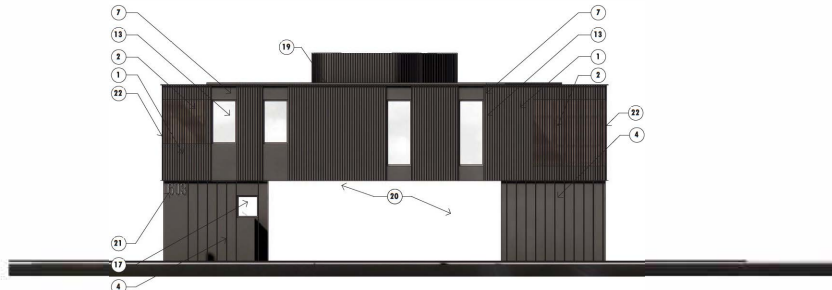
CMU-1: 8-16 GREY CMU WALL



ELEVATION - WEST 3
1/8" = 1'-0"



ELEVATION - SOUTH 2
1/8" = 1'-0"



ELEVATION - NORTH 1
1/8" = 1'-0"

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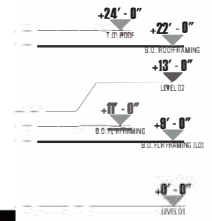
color building elevations

A2.2

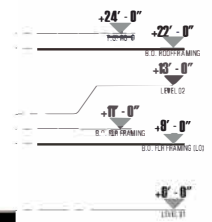
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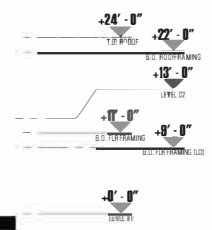
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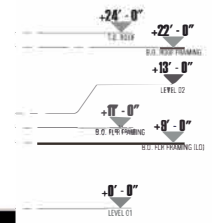
S ROOSEVELT STREET ELEVATION
100' - 1'0" **4**



SITE ELEVATION WEST
100' - 1'0" **3**



SITE ELEVATION SOUTH
100' - 1'0" **2**



W SOUTHERN AVENUE ELEVATION
100' - 1'0" **1**

KASITA APARTMENTS

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street elevations with landscape

A2.3

major development plan review
15 march 2021

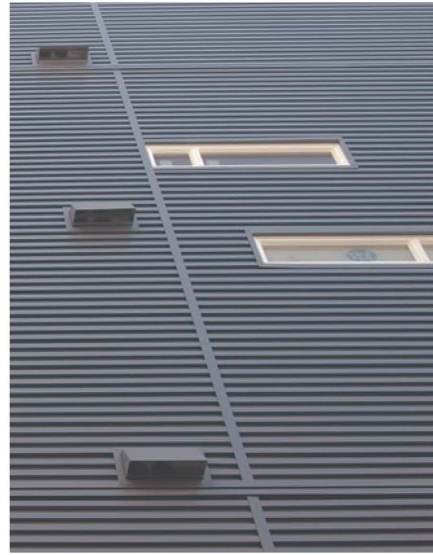




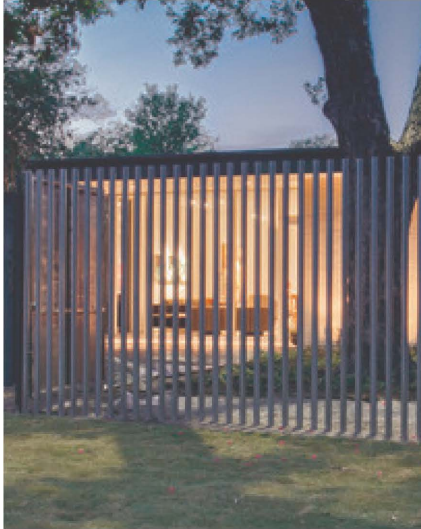
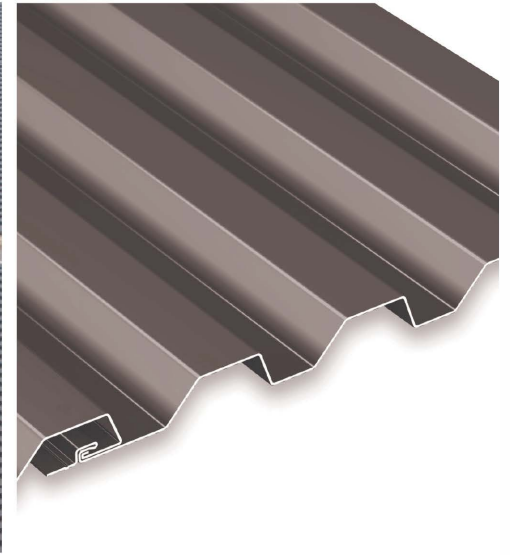
MTL-1:
FLUSH FLAT SEAM INTERLOCK SYSTEM
COLOR: CHARCOAL GRAY



MTL-2:
PERFORATED BOX RIB METAL PANEL
COLOR: CHARCOAL GRAY



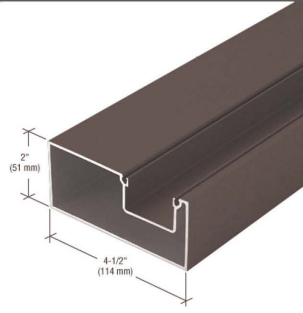
MTL-2:
PERFORATED BOX RIB METAL PANEL
COLOR: CHARCOAL GRAY



FENCE-1:
BLACK 1 1/2" DIA PIPE FENCE @ 5" OC



WDW-1:
BLACK ANODIZED ALUMINUM WINDOW FRAME
W/ 1" INSULATED GLASS W/ LOW-E COATING



CMU-1:
8-8-16 GREY CMU WALL

