

Staff Summary Report

Development Review Commission Date: 06/12/12

Agenda Item Number: 3

SUBJECT: Hold a public hearing for a General Plan Amendment, Zoning Map Amendment, Planned Area Development Overlay and Development Plan Review for ARGO AT TOWN LAKE, 601 W. Rio Salado Parkway.

DOCUMENT NAME: DRCr_Argo@TownLake_061212 PLANNED DEVELOPMENT (0406)

COMMENTS: Request for ARGO AT TOWN LAKE (PL110131) (Jason Ottman, Evergreen Development Co., property owner; Brent Fike, Todd & Associates Inc., applicant) consisting of a new four story building over two floors of podium parking, with 604,105 s.f., on approximately 5.72 net acres, located at 601 W Rio Salado Parkway in the MU-4 Mixed Use District. The request includes the following:

GEP12003 - (Resolution no. 2012.60) General Plan Land Use and Density Map Amendment from Open Space to Mixed Use and from up to 25 du/ac to greater than 25 du/ac on approximately .5 acre of the 5.72 acre site.

ZON12003 – (Ordinance No. 2012.27) Zoning Map Amendment from GID, General Industrial District to MU-4, Mixed-Use, High Density District for approximately .5 of the 5.72 acre site.

PAD12003 – (Ordinance No. 2012.28) Planned Area Development Overlay Amendment to change existing entitlements for density from 99 du/ac to 63 du/ac, lot coverage from 53% to 75%, landscape area from 35% to 43.2%, building height from 189’ to 90’, side yard setback from 44’6” to 34’0”, and parking reduction from 664 to 559 parking spaces.

DPR12065 – Development Plan Review of site plan, building elevations and landscape plan.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

REVIEWED BY: Lisa Collins, Community Development Deputy Director (480-350-8989)

LEGAL REVIEW BY: N/A

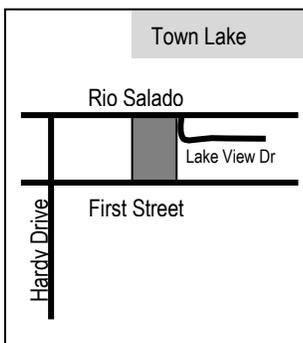
DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:

Gross/Net site area	5.22 acres
Total Building area	604,105 s.f.,
Lot Coverage	75 % (170,107 square feet)
Building Height	90 ft
Building Setbacks	0’ front, +34’ side (at narrowest point), +0’ reverse street frontage
Landscape area	43.2%
Vehicle Parking	559 spaces (631 min. required)
Bicycle Parking	250 spaces (250 minimum required)



Neighborhood meetings were held on April 23rd, and May 24th, 2012.

- PAGES:**
1. List of Attachments
 - 2-8. Comments
 - 8-14. Reason for Approval / Conditions of Approval
 14. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Resolution No. 2012.60 General Plan Amendment
 - 2-3. Ordinance No. 2012.27 Zoning Map Amendment
 - 4-5. Ordinance No. 2012.28 PAD Amendment
 - 6-8. Waiver of Rights and Remedies form
 9. Location Map
 - 10-11. Aerial Photos
 - 12-20. Letter of Explanation
 21. Neighborhood Meeting Summary
 22. Color cover sheet
 - 22-24. PAD cover sheets
 25. Site plan
 26. Garage floor plan
 - 27-30. Floor plans
 31. Roof plan
 - 32-35. Building Elevations
 - 36-37. Building Sections
 - 38-40. Landscape Plans
 41. Preliminary Grading & Drainage Plan
 42. Photometrics (dusk to dawn)
 43. Garage Screen Detail

COMMENTS:

This site is located south of the Tempe Town Lake and Tempe Center for the Arts, on the south side of Rio Salado Parkway, east of Hardy Drive west of Farmer, and north of First Street. The property is accessible from First Street as well as Rio Salado Parkway and Lakeview Drive, a private drive with a lighted intersection. The property is within the Rio Salado Overlay District, is 900 feet from the Transportation Overlay District Corridor and is approximately 2,000 feet of a Light Rail Station. The site currently consists of vacant offices and land. Uses to the west of the site are primarily light industrial and office; uses to the south are single and low density mutli-family residential; properties to the east are newer multi-story, medium density multi-family and mixed-use with ground floor live-work units. The site has an existing Planned Area Development for the Residences at the Arts Park development, which was never built. Below is a comparison of existing and proposed PAD entitlements for this property:

	Existing	Proposed
Density	99 du/ac	63 du/ac
Units	512	328
Lot Coverage	53%	75%
Landscape	35%	43.2%
Building Height	189'0"	90'0"
Front/Rear Setback	0'	0'
Side Setback	44'6"	34'0" at the illustrated narrowest point.
Parking	1221 required 1256 provided	631 required 564 provided

This request includes the following:

1. General Plan Map Amendment – for a portion of land owned by the City of Tempe, which will be sold to the developer per a development agreement for this site that was established in 2007 with the originally proposed development. This General Plan amendment would change ½ acre from Open Space with a density of up to 25 du/ac to Mixed-Use with a density of greater than 25 dwelling units per acre, to match the property to the south.
2. Zoning Map Amendment – for a portion of land owned by the City of Tempe, which will be sold to the developer per a development agreement for this site that was established in 2007 with the originally proposed development. This rezoning would change ½ acre from GID General Industrial, to MU-4 Mixed-Use High Density. The parcels currently owned by Evergreen Development Company are already zoned MU-4.
3. Planned Area Development – for the above listed modifications to development standards granted by prior PAD.
4. Development Plan Review – a site plan, building elevations and landscape plan for a four-story building with two levels of at-grade and above-ground parking, residential apartments, 9 live-work units, a bicycle service shop, a coffee shop, a food truck court, commercial shell space, a public art walk and residential amenities within 604,105 s.f. of building area on 5.22 net acres.

The applicant is requesting that the Development Review Commission take action on the Development Plan Review and provide recommendations to City Council for items one through three listed above.

For further processing, the applicant will need approval for an amended Development and Disposition Agreement for purchase of real property, an encroachment permit for access and use of additional adjacent property that has infrastructure encumbrances which cannot be transferred and an amended Subdivision Plat to combine the individual lots into one. These processes are ongoing and would be expected to culminate with the requests made to City Council.

PUBLIC INPUT

A Neighborhood meeting is required and two meetings were held: April 23rd and May 24th, 2012 at West side Multi-generational Community Center at 715 W. 5th Street. A summary of the meetings, provided by the applicant, is provided in Attachment 22. Community Development staff attended the first meeting. Fewer than 10 community members attended both meetings. Comments regarding site design along the west and east property lines were discussed and addressed. Concerns about traffic, pedestrian and vehicle access were also noted.

PROJECT ANALYSIS

GENERAL PLAN

The primary 5.2 acre property within this development is not a part of the General Plan Amendment. The primary property has a land use designation of Mixed-Use, with a density designation of greater than 25 dwelling units per acre. There is a small ½ acre parcel adjacent to Rio Salado Right-of-Way that is designated open space that is owned by the City of Tempe. At the time the General Plan was created in 2003, this remnant parcel was not anticipated to be incorporated into a development. In 2006, the Residences at the Arts Park development requested purchase of a portion of this property for their development. A development agreement was approved by the City Council in 2007 to allow the sale of a remnant piece to the adjacent property owner. This development was entitled, but never built. A new property owner, Evergreen Development Company, purchased the property in 2010, and started the process of updating the entitlements for the site for a new plan. The City agreed to honor the development agreement, however the boundaries of the remnant requested changed based on the new site plan. The applicant has provided a written justification for the proposed General Plan amendment in the letter of intent.

Land Use Element:

The land use projected for this site was Open Space because it was City owned property because it was remnant land encumbered with a flood control levee and easement for the Val Vista water line that would make development of the site difficult. Due to the shallow depth and location, the site by itself does not function as meaningful open space. The site to the south of this parcel, and all adjacent sites to the south are Mixed-Use. This category encourages creatively designed developments which create a living environment, reflective of a village concept, in which there is the opportunity to live, work and recreate in the same development or within the area. The developer of the site to the south has requested purchase of a portion of the property for development, and an encroachment permit for use of the remainder of the site that is not able to be sold due to the infrastructure encumbrances. The applicant intends to develop commercial frontage closer to Rio Salado Parkway, with a bicycle storage/repair facility, a coffee shop and flex office/retail space supportive of the residences on the south side of the Parkway and the activities at the Tempe Center for the Arts on the north side of the Parkway. They propose to activate the open area with a food truck court during events.

The General Plan projected residential density for this site is medium-high density up to 25 dwelling units per acre, which is in conflict with the open space designation for land use, and not consistent with the adjacent density of greater than 25 dwelling units per acre. The proposed development would have access to shared, or common open space for recreation. Proximity to amenities and configuration of residences encourages resident interaction. This level of intensity should promote a village environment with easy access to goods and services, business and recreation. The existing PAD entitlement would allow 99 dwelling units per acre, and the requested PAD has a proposed density of 63 dwelling units per acre.

Accessibility Element: Provision of the additional land as part of the development facilitates more efficient use and access of the property and proximity to the Parkway. Persons with disabilities will have shorter distance to travel to get to the facilities.

Community Design Element: Change of the land use to mixed-use utilizes a remnant parcel for new development with a strong pedestrian connection, landscape, hardscape, the food truck court and water features will make this area a dynamic public space.

Historic Preservation Element: Not applicable

Housing Element: Changing the land use to allow residential within a mixed-use development provides more housing within close proximity to employment and transit, with on-site amenities for multi-family tenants.

Neighborhoods Element: The proposed development provides street front appearance on both street sides, addressing the neighborhood to the south with live-work units, providing a landscape buffer and pedestrian corridor to the east for connectivity to the lighted crossing at Rio Salado Parkway. The land use change facilitates the implementation of a site that has remained vacant for almost ten years will improve the aesthetic environment for the surrounding community.

Redevelopment Element: The current open space functions solely as a flood levee and waterline easement, changing the land use allows redevelopment of the site implementing the goal and objectives of this element.

Economic Development Element: The former entitlement was a larger scaled project proposed in a different economy. The proposed project is scaled back, but provides more commercially viable mixed-use in different forms. Live-work is planned along the first street frontage (a model proven successful in the two adjacent developments to the east). Bicycle storage/repair, a coffee bar and flexible space is provided along Rio Salado Parkway, providing additional commercial opportunity.

Cost of Development Element: The developer is responsible for purchasing the property from the City and for the encroachment permit and any water utilities necessary for development of the site.

Environment (Air, Noise, Ambient Temperature, Energy) Element: The proposed land use change will enable the adjacent site to be developed with additional landscape area. The site is being redeveloped from an underutilized property, and will be built to current building codes for energy efficiency. Mixed Use with residences and on-site amenities, and promotion of alternative modes of transportation, particularly the unique bicycle storage room and repair center promotes a cleaner healthier lifestyle with fewer impacts on air quality.

Land (Remediation, Habitat, Solid Waste) Element: Changing from open space to mixed use in this location will enable it to be landscaped and maintained. Its size and location do not make it suitable for habitat, and the proposed use will not generate significant waste.

Water (Water, Wastewater, Stormwater) Element: The proposed development will provide all required retention and water/sewer infrastructure. The area was entitled for a higher density project in 2007, this proposed development will have less water/sewer impacts on the area. The existing Val Vista Waterline and existing Flood Control District flood levee are maintained as needed for the protection of the large tri-city water source and 100-year flood protection. Appropriate agency staff has reviewed the proposed project and have no objections to what is being proposed.

Transportation (Pedestrian Network, Bikeways, Transit, Travel-ways) Elements: The change from open space to mixed use to facilitate this development will help implement the goals and objectives of the transportation element. The site is located close to bus stops and neighborhood shuttles, and is approximately 960 feet from the edge of the TOD corridor and 2,000 feet from a light rail station. The applicant is promoting use of transit with a request to reduce parking and maintaining required bike parking ratios.

Aviation Element: The property is within the flight path for Sky Harbor International Airport. The existing entitlement allowed a height of 189 feet, the proposed development is 90 feet. The buildings will be designed for energy efficiency, which also provides noise mitigation for residents.

Open Space Element: There will be approximately ½ acre removed from the total allocation of open space in Tempe. This remnant parcel will be used partially for development, and partially for open space, activated by on-site amenities such as the food truck court and adjacent retail uses. Open space along the eastern side will provide a pedestrian corridor accessing the lighted intersection with Rio Salado. The proposed development utilizes podium parking and creates private open space for residents on top of this podium, with poolside amenities.

Recreational Amenities Element: The proposed development has a variety of active and passive recreational amenities available to residents within the development, and the addition of the pedestrian path along the east side and food truck court on the north side open to the public. The proposed development has less proposed units than previously entitled, therefore would have less impact on nearby public recreation facilities.

Public Art & Cultural Amenities Element: The proposed development will energize the south side of the parkway with coordinated food truck court events and public art walk opportunities that promote the art and cultural amenities of the Tempe Center for the Arts. The concept is intended to create a vibrant artistic environment symbiotic to what is happening across the street.

Public Buildings and Services Elements: The proposed land use change will provide private amenities that complement the Tempe Center for the Arts and the events within the Town Lake area.

Public Safety Element: The proposed use is less intense than previously entitled, and the activation of this area will reduce existing conditions with calls for service to a vacant building and lot. The redevelopment of this site will implement crime prevention

through environmental design.

Section 6-303 D. Approval criteria for General Plan amendment:

1. Appropriate short and long term public benefits through redevelopment of the site;
2. Mitigates impacts on land use, water infrastructure or transportation through a moderate density and reduced parking;
3. Helps the city attain applicable objectives of the General Plan in several of the elements, including redevelopment;
4. Provides rights-of-way, transit facilities, open space, recreational amenities or public art, and works around existing challenges within the right-of-way for flood control and the Val Vista Waterline.
5. Potentially negative influences are mitigated and deemed acceptable by the City Council
6. Judgment of the appropriateness of the amendment with regard to market demands, and impacts on surrounding area, service, fiscal, traffic, historic properties, utilities and public facilities.

ZONING

The primary 5.2 acre property within this development is not a part of the Zoning Map Amendment. Approximately ½ acre of land north of the proposed development is currently zoned General Industrial (GID), as remnant to former uses and zoning in the area. Over time, the properties to the east of this site have rezoned to a Mixed Use zoning district, in compliance with the General Plan. The property to the west of this site is still GID. The requested zoning change from GID to Mixed Use conforms to the General Plan for the property adjacent and to the south of the remnant parcel, is appropriate to the surrounding sites, and is justified by the proposed project and context, in relation to the defined zoning district uses and standards.

Section 6-304 C.2. Approval criteria for Zoning amendment:

1. The proposed zoning amendment is in the public interest by allowing site improvements that enhance the street frontage along Rio Salado Parkway, activate a highly visible parcel across from the Tempe Center for the Art.
2. The proposed zoning amendment conforms with and facilitates implementation of the General Plan as described by the analysis in the above section.

PLANNED AREA DEVELOPMENT

The 5.22 acre site, with the addition of .5 acres purchased from the City of Tempe, would be developed with a Mixed-Use project. Per the requirements of the Zoning and Development Code, this requires a Planned Area Development to determine the site development standards. An existing PAD for the property was entitled in 2007. Due to the scope of proposed changes, the inclusion of a larger area than previously approved, and the duration of time, the applicant was required to return to the Development Review Commission and City Council for review of this Amended Planned Area Development. For clarification of the proposed new standards, below is a chart comparing existing entitlements on the property. The density and number of units are being reduced to meet current market conditions. The lot coverage is increasing due to the change in construction type from steel frame to wood frame over podium parking, which also limits the building height. The landscape area increase is created by the podium deck above the parking garage. The east side setback is 41' for most of the length, and is being reduced to accommodate an architectural element on the building that screens service equipment and creates a pop-out. This narrow point will be conditioned to restrict the entire façade from further encroachment to the east. Additional landscape material is being added to enhance the west side surface parking area and the east side fire lane and pedestrian path. Vegetation is limited along Rio Salado Parkway due to the levee and underground waterline. South side development addresses the street in a walk-up live-work unit similar in character to the developments to the east of this site.

	Existing	Proposed
Density	99 du/ac	63 du/ac
Units	512	328
Lot Coverage	53%	75%
Landscape	35%	43.2%
Building Height	189'0"	90'0"
Front/Rear Setback	0'	0'
Side Setback	44'6"	34'0" at the narrowest point.
Parking	1221 required 1256 provided	664 required 564 provided

Parking ratios are proposed to be modified to reduce vehicle parking on site. Bicycle parking is proposed to meet the Zoning Code requirements. A parking study has been provided to demonstrate parking demand for this site. The proposed ratios result in a reduction of 100 parking spaces, or a 15% reduction, which is less than what would be allowed by TOD, if this project were 960 feet further east, it would have the benefit of these parking reductions by right. The introduction of a bike storage/repair shop on site encourages residents and guests to use alternative transportation by providing a needed service to this area. Below is a comparison of the required parking ratios and proposed ratios, the TOD data is provided for information only, as it is not applicable to this site.

Use	Quantity / Square Footage	PARKING Required per ZDC	PARKING Allowed by TOD	PARKING Proposed by PAD
Studio	32	1.0/du = 32	.75/du = 24	1.0/du = 32
1 Bedroom	135	1.5/du = 203	.75/du = 101	1.25/du = 169
2 Bedroom	136	2.0/du = 272	1.5/du = 204	1.70/du = 231
3 Bedroom	16	2.5/du = 40	2.25/du = 90	2.20/du = 35
4 Bedroom	0	3.0/du = 0	3.0/du = 0	3.0/du = 0
Guest	328	.2/du = 66	.2/du = 66	.2/du = 66
1 Bedroom Live/Work	1	1 + 1/300 sf comm. = 3	.75 + 1/300 less 25% of sf = 2.25	1.5/du=2
2 Bedroom Live/Work	8	2+ 1/300 sf comm. = 32	1 + 1/300 less 25% of sf = 20	2.0/du=16
Retail/Office	1909 sf	1/300 sf = 6	1 + 1/300 less 25% of sf = 5	1/600 sf = 3
Restaurant/Café	738 sf	1/75 sf = 10	1 + 1/75 less 25% of sf = 7	1/150 sf = 5
TOTAL		664 spaces	519 spaces	559 required 564 provided

Section 6-305 D. Approval criteria for P.A.D.:

1. The proposed land use of mixed-use, including commercial, live-work and residential is allowable in Part 3.
2. The development standards listed above, as established as part of the PAD Overlay District, as well as the standards allowed by use permit in Part 4 will be conformed to for development of this site. The development standards are comparable and compatible to surrounding development in the area.
3. The proposed PAD is in conformance with the Rio Salado Overlay District provisions in Part 5 and meets the intent of the Transportation Overlay District, although not a part of the TOD.
4. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

DEVELOPMENT PLAN REVIEW

Site Plan

The proposed development has street frontage on Rio Salado Parkway and First Street, providing a unique street presence with landscaped grand entrance court with a water feature and sail element to the north, and walk-up live-work units to the south. The surface parking serving guests and commercial customers is located on the west side, adjacent to existing industrial uses and a parking lot. A wall will be built on the west side to screen views to the industrial area. The existing fence on the east side, adjacent to the condominium development, will be removed, to create a larger pedestrian corridor though a common landscape theme and shared maintenance agreement. The on-site portion will be approximately 41 feet wide, including a 20-foot grass-crete and decorative paver fire lane for pedestrian/bicycle use. This area has landscape limitations due to the existing utility corridor, trees will be planted outside this corridor along the ground level parking garage. Shade will be provided by the buildings themselves. The overall corridor open to residents of both properties, as well as residents from the neighborhoods to the south, is approximately 55 feet wide. The site separates pedestrians from vehicles, providing shaded parking and shaded walkways. A food truck parking area is planned on the north west side of the site, which would allow scheduled vendors to park and serve specialized meals in a festive

market environment blocked by removable bollards to prevent traffic conflicts with pedestrians. The on-site amenities include two pools, water features, bocce ball, golf putting green, outdoor kitchen, bbq and entertainment areas, a 20-seat theater, fitness center, clubhouse, private bike storage with repair services. The bike repair services would be available limited hours but open to the public; providing service to residents of nearby developments, neighbors to the south or anyone riding along the parkway or town lake. A coffee shop facing the lake is intended to serve residents, but will provide beverage service to customers within ½ mile of the site, where no other such amenities are available.

Building Elevations

The proposed elevations are a mixture of metal and glass, similar to office developments along Rio Salado Parkway, and painted stucco similar to residential developments nearby. As a transitional site between existing industrial and residential the project balances this unique context, adding illuminated metal panel sails and perforated metal panel shade screens to tie in the nautical aesthetic of the lake and the metal elements of the Tempe Center for the Arts across the street. The roofline is relatively static, but is broken by the tallest elements, the sails. Pop-out sections of building façade and recessed balconies with overhangs create shadows across the façade. Use of warm neutral colors for the stucco and cool colors for the metal contrast each other with similar color tones. Bridged metal and glass walkways connect the buildings and activate interstitial areas. Planter boxes have stone veneer and a two water features provide added interest at the pedestrian level.

Landscape Plan

The perimeter landscape addresses very specific site issues. The western side is heavily landscaped with trees, as a buffer to the industrial side, providing shade to the surface parking area and the west facing parking garage upper level units. The southern driveway is off-set and trees are used to visually narrow the drive aisle to reduce it from looking like a street. The southern side is landscaped to shade the live-work units and the public sidewalk along First Street. The eastern side has trees adjacent to the building to help screen the parking garage and provide shade to the pedestrian area. Vegetation on the east side is limited by the powerline easement, and the required fire lane. Therefore grass-crete is proposed to cool the required 20' drive aisle, and adjacent plants will meet the height limitations for pedestrian accessibility and visibility. The east side also takes into consideration the existing plant palette on the Pulte property, to create a seamlessly integrated landscape design open to the public. The north side is challenged with the existing levee and Val Vista waterline, both which restrict what kinds of plants may be used. This works to the advantage of residents, with smaller trees shading the sidewalk along the parkway but maintaining the views to the lake and art center. The courtyard and amenity areas are landscaped over podium parking. Artificial turf is used inside, to maintain a year-round look without the issues of mowing in the courtyard and irrigating over the garage. Trees in the courtyard are in large planter boxes, and ground cover and shrubs are planted to create an oasis of color year round.

Section 6-306 D Approval criteria for Development Plan Review

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape; the building facades address unique conditions on each side: north elevations reflect a nautical theme tied to the Town Lake, east elevations screen the garage at pedestrian level and residential units above have balconies and sail-like shade structures facing residences to the east, ground level parking is screened by walk-up live work units facing the neighborhood to the south, the west side is similar to the east side, both provide variation in colors and materials, changes in depth to create shadows and visual interest.
2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; The building maximizes use of the site for natural light and views within units, interior units face a large amenity courtyard. Materials are designed for energy efficiency and sound mitigation within the flight path. Artificial turf areas will have misters, to provide a cooling affect within the courtyard. The perimeter of the site is heavily landscaped for shade on the building and on paved surfaces.
3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; the materials are similar to those of newer developments within the area, and the colors and finishes are compatible and complementary to the Tempe Center for the Arts, and the residences to the east of the site.

4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the proposed buildings are less than half as tall as previous entitlements, and are more proportional to nearby buildings. The Pulte project to the east is approximately 50 feet in height, the maximum height of Argo is 90'. Landscape elements are limited by the levee and waterline to the north (smaller less root-invasive species required) and by the powerlines to the east (shorter canopy trees).
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; Large building elements are broken by color changes and variation in depth in a linear vertical appearance, the sail elements and balconies break up the verticality.
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 Argo has articulated the facades through use of materials and colors.
7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the project has access to bus and orbit and is walking/biking distance from light rail, the site is meeting the requirements for bike parking within the bike commute area (no reductions requested) and is providing services to encourage ridership by offering on-site repair and secured storage.
8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; Pedestrians have a dedicated pathway from the south up to a lighted crossing for access to Tempe Town Lake, vehicles have limited access with shaded pathways for people exiting their cars.
9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the dual street-faced design provides activity support for both Rio Salado and First Street frontages, with balconies overlooking the pedestrian corridor for additional safety to path users, the site provides well-lit pathways and access control, programmed activities such as the food truck court will help activate the area.
10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; plant materials have been carefully selected for water consumption, provision of shade, added color, texture and interest to enhance the building design. Careful consideration was made along the levee, waterline and electrical easements, and coordination with the adjacent Pulte development provides a uniform landscape design along the enhanced pedestrian corridor between the two projects.
11. Lighting will be compatible with the proposed buildings and uses, and will be integrated into the design to minimize impacts to adjacent residences.

Conclusion

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

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility, what is being requested is less intense than the prior entitlement approval for this site.
4. The proposed project meets the approval criteria for General Plan Amendment, Zoning Amendment, Planned Area Development and Development Plan Review.

**ZON12003 AND PAD12003
CONDITIONS OF APPROVAL:**

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

General

1. A building permit application shall be made on or before August 9, 2014, or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than September 10, 2012, or the General Plan Map Amendment, Zoning Map Amendment and Planned Area Development approval shall be null and void.
3. An Encroachment Permit must be obtained from the Engineering Department prior to submittal of construction documents for building permit.
4. The Planned Area Development for Argo at Town Lake shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
5. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
6. The developer must receive approval of the final Traffic Impact Study from the Traffic Engineering prior to issuance of a building permit.

DPR12065 CONDITIONS OF APPROVAL

Site Plan

7. Provide 8'-0" wide public sidewalk along arterial roadways as required by Traffic Engineering Design Criteria and Standard Details.
8. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and 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. Locate electrical service entrance sections inside the service yard, as indicated.
9. 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.
10. Provide upgraded paving at each driveway consisting of unit paving. Extend this paving in the driveway from the right-of-way line to a minimum of 20'-0" on site and from curb to curb at the drive edges where parking begins. On southern drive, eliminate asphalt and provide decorative paving up to concrete apron of refuse enclosure, and continue concrete up to drive edges where parking begins.. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
11. 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.
12. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

13. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.
14. Garage Security:
 - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
 - b. Paint interior wall and overhead surfaces in garage floor levels with a highly reflective white color, minimum LRV of 75 percent.
 - c. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
15. Parking Garage:
 - a. Minimum required parking dimensions shall be clear of any obstructions.
 - b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
 - c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

Building Elevations

16. The materials and colors are approved as presented:
 - Base Color 1 – Frazee Paint on Stucco – Burlap CL2794D
 - Base Color 2 – Frazee Paint on Stucco – Sunkist Ridge CLW1020W *
 - Base Color 3 – Frazee Paint on Stucco – Wood Chip CL2776A
 - Accent Color 1 - Frazee Paint on Stucco - Dauphin CL2796N
 - Accent Color 2 - Frazee Paint on Stucco – Barren CL2926A
 - Masonry Veneer – Coronado Stone – The Getty Stone – Embassy Blend (grey limestone)
 - Accent Metal – Painted Metal Composite board Material – Metallic Silver
 - Accent Metal – Perforated metal – natural finish
 - Building Elevations - Ribbed painted horizontal metal siding – Metallic Silver
 - Window Frame – Clear anodized aluminum frame
 - Green tinted low-E rated tempered glass – Pella – Sea Breeze 57

*Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.
17. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
18. Conceal roof drainage system within the interior of the building.
19. 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.
20. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
21. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

22. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
23. Illuminate building entrances, gates, underside of open stair landings and parking spaces from dusk to dawn to assist with visual surveillance at these locations.

Landscape

24. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
25. 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.
26. 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.
27. 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.
28. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval of tree species and location is subject to determination by the Tempe Public Works Water Utilities Division, City of Phoenix Water Utilities Division and Flood Control District of Maricopa County.
29. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Signage

30. Provide address sign(s) on the building elevation facing Rio Salado Parkway, 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) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter 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.

- 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.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the 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.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: www.tempe.gov/index.aspx?page=2147 or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Building Safety forms at this link: www.tempe.gov/index.aspx?page=1033. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **COMMUNICATIONS:**
 - Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: www.tempe.gov/index.aspx?page=949. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
 - For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS:**
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage opportunity for ambush opportunity. 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.

- The Owner is required to prepare a security plan for the project with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
- In conjunction with the security plan, Crime Free Multi-Housing status for this property may be required.
- 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.
- 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.
- ENGINEERING:
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
 - Construct driveways 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 "Corner Sight Distance" leaflet, available from Traffic Engineering if needed. 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.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - 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.
- 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:** 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 www.azda.gov/ESD/nativeplants.htm . Follow the link to “applications to move a native plant” to “notice of intent to clear land”.
- **SIGNS:** Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

March 19, 1934	State Land Commissioner Howard J. Smith published State Plat No. 9 (Amending Plat No 4 and Plat No. 6) which includes the subject properties, which were used as residences and businesses.
July 23, 1963	The City Council (Ord.385.23) Amended the Zoning Map to I-2, Light Industrial, including 600, 602, 606, 636 and 662 W. 1st St.
January 2, 1985	The Design Review Board approved the building elevations, site and landscape plans for Antique Radio and Tube located at 618 W. 1st Street in the I-2, General Industrial District. This proposal was not built.
May 1, 1985	The Design Review Board approved the building elevations, site and landscape plans for Salado Center Industrial Building located at 606 W. 1st Street in the I-2, Industrial District. This proposal was not built.
August 6, 1986	The Design Review Board approved the request for building elevations, site and landscape plans for Lafferty Electric, Inc. located at 602 West 1st Street in the I-2, Industrial District.
March 4, 1998	The Design Review Board approved the building elevations, site plan and landscape plan for Rhino Staging/Productions located at 600 West 1st Street in the I-2, Industrial District. A freestanding Phase II building was subsequently processed but was never built.
October 9, 2007	The Development Review Commission heard a request by The Residences at the Artspark, located in the Rio Salado Overlay District at 600 West 1st Street. The DRC approved the Use Permit (to allow tandem parking) and recommended approval for the General Plan Density Map Amendment (from “up to 25 du/ac” to “greater than 25 du/ac”), Zoning Map Amendment (from GID to MU-4) and Planned Area Development Overlay to establish development standards for Residences at the Artspark.
October 25, 2007	The City Council held the introduction and First Public Hearing for Residences at the Artspark for the General Plan Density Map Amendment (from “up to” to “greater than” 25 dwelling units per acre) , Zoning Map Amendment (from GID to MU-4) and Planned Area Development Overlay (to establish development standards including building height). The Residences at the Artspark proposal is located in the Rio Salado Overlay District at 600 West 1st Street.
November 8, 2007	The City Council held the Second Public Hearing for the above project and approved the request.

ZONING AND DEVELOPMENT CODE REFERENCE:

- Section 6-302, General Plan Amendment
- Section 6-304, Zoning Map Amendment
- Section 6-305, Planned Area Development (PAD) Overlay districts
- Section 6-306, Development Plan Review

RESOLUTION NO. 2012.60

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE ZONING AND DEVELOPMENT CODE FOR APPROXIMATELY .15 ACRES LOCATED AT 601 W. RIO SALADO PARKWAY, AND OWNED BY EVERGREEN DEVELOPMENT COMPANY.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, that the General Plan 2030 Projected Land Use Map and Projected Residential Density Map are hereby amended for approximately .15 acres from Open Space, Medium-High Density (up to 25 dwelling units/acre) to Mixed-Use, High Density (greater than 25 dwelling units per acre), located at 601 W. Rio Salado Parkway.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____ 2012.

Mayor

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

ORDINANCE NO. 2012.27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by removing the below described property from the GID, General Industrial District and designating it as MU-4, Mixed-Use Four, on .135 acres.

LEGAL DESCRIPTION

A parcel of land lying within Section 16, Township 1 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the east quarter of said Section 16, a Maricopa County aluminum cap flush, from which the center of said section, a City of Tempe brass cap in hand hole, bears South 89°41'29" West (basis of bearing), a distance of 2674.58 feet; THENCE along the east-west mid-section line of said section, South 89°41'29" West, a distance of 1412.10 feet; THENCE leaving said east-west mid-section line, North 00°18'31" West, a distance of 436.86 feet, to the northerly line of State Plat No. 12 Amended, recorded in Book 69, page 38, Maricopa County Records (M.C.R.) and the POINT OF BEGINNING; THENCE along said northerly line, North 88°51'28" West, a distance of 184.70 feet; THENCE leaving said northerly line, North 29°11'59" East, a distance of 24.67 feet; THENCE North 87°46'47" East, a distance of 189.50 feet; THENCE South 60°48'01" East, a distance of 46.88 feet, to said northerly line; THENCE along said northerly line, South 80°27'49" West, a distance of 58.45 feet, to the POINT OF BEGINNING.

Containing 0.1352 acres, or 5,888 square feet of land, more or less. Subject to existing rights-of-way and easements.

Section 2. Further, those conditions of approval imposed by the City Council as part of **Case # ZON12003** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2012.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

ORDINANCE NO. 2012.28

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by amending a Planned Area Development Overlay to the existing MU-4 PAD, Mixed-Use District and designating it as MU-4 PAD with an amended Planned Area Development Overlay on approximately 5.7 acres.

LEGAL DESCRIPTION

Parcel No. 1: Lot 10E, STATE PLAT NO. 12 AMENDED, according to Book 69 of Maps, page 38, records of Maricopa County, Arizona; EXCEPT 1/16th of all gas, oil, metal and mineral rights as reserved to the State of Arizona in the Patent to said land.

Parcel No. 2: Lot 11E, STATE PLAT NO. 12 AMENDED, according to Book 69 of Maps, page 38, records of Maricopa County, Arizona; EXCEPT 1/16th of all gas, oil, metal and mineral rights as reserved to the State of Arizona in the Patent to said land.

Parcel No. 3: The West 75 feet of Lot 15, STATE PLAT NO. 9, according to Book 23 of Maps, page 48, records of Maricopa County, Arizona; EXCEPTING AND RESERVING unto the United States rights-of-way for ditches and canals constructed by their authority.

Parcel No. 4A: Lot 9E, STATE PLAT NO. 12 AMENDED, according to Book 69 of Maps, page 38, and being part of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and also known as Lot 12 as shown on STATE PLAT NO. 9, recorded in Book 23 of Maps, page 48, records of Maricopa County, Arizona; EXCEPT 1/16th of all gas, oil, metal and mineral rights as reserved to the State of Arizona in the Patent to said land.

Parcel No. 4B: Lot 8E, STATE PLAT NO. 12 AMENDED, according to Book 69 of Maps, page 38, and being a part of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and also known as the West 50 feet of Lot 11 as shown on STATE PLAT NO. 9, recorded in Book 23 of Maps, page 48, records of Maricopa County, Arizona; EXCEPT 1/16th of all gas, oil, metal and mineral rights as reserved to the State of Arizona in the Patent to said land.

Parcel No. 4C: That portion of the Northeast quarter, being a strip of land, 40 feet wide, lying adjacent to the North end of Lots 8E and 9E of STATE PLAT NO. 12 AMENDED, recorded in Book 69 of Maps, page 38, records of Maricopa County, Arizona, and more particularly described as follows: BEGINNING at the Northeast corner of said Lot 8E; thence South 80 degrees 14 minutes 05 seconds West, 202.29 feet along the North boundary of Lots 8E and 9E to the Northwest corner of Lot 9E; thence North 01 degrees 05 minutes 55 seconds West, 40.46 feet; thence North 80 degrees 14 minutes 05 seconds East, 202.48 feet; thence South 01 degrees 04 minutes 25 seconds East, 40.46 feet to the TRUE POINT OF BEGINNING; all in Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; EXCEPT 1/16th of all gas, oil, metal and mineral rights as reserved to the State of Arizona in the Patent to said land.

Parcel No. 5: Lot 13, Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and as shown on plats recorded in Book 8 of Maps, page 43, in Book 8 of Maps, page 50 and in Book 23 of Maps, page 48, records of Maricopa County, Arizona.

Parcel No. 6: That portion of 2nd Avenue as shown on STATE PLAT NO. 12 AMENDED, recorded in Book 69 of Maps, Page 38, records of Maricopa County, Arizona, lying within the Northeast quarter of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona being more particularly described as follows: COMMENCING at a City of Tempe brass cap flush with the pavement marking the center of said Section 16 at the intersection of Hardy Drive and 1st Street from which a City of Tempe aluminum cap marking the East quarter corner of said Section 16 bears North 89 degrees 28 minutes 05 seconds East 2,674.63 feet; THENCE North 01 degree 02 minutes 24 seconds West 477.81 feet to the Northerly line of said 2nd Avenue as shown on said STATE PLAT NO. 12 AMENDED; THENCE easterly along said Northerly line the following four courses and distances: THENCE North 89 degrees 28 minutes 05 seconds East 195.99 feet; THENCE North 66 degrees 28 minutes 05 seconds East 123.20 feet; THENCE South 83 degrees 00 minutes 55 seconds East 613.32 feet; THENCE South 89 degrees 04 minutes 55 seconds East 163.25 feet to the intersection of said North line with the Northerly extension of the West line of Lot 11E of said STATE PLAT NO. 12 AMENDED and the POINT OF BEGINNING; THENCE continuing along said Northerly line South 89 degrees 04 minutes 55 Seconds East 174.93 feet; THENCE South 01 degree 06 minutes 55 seconds East 40.03 feet along the Northerly extension of the East line of Lot 10E of said STATE PLAT NO. 12 AMENDED to the Northeast corner of said Lot 10E; THENCE North 89 degrees 04 minutes 55 seconds West 174.95 feet along the North line of said Lots 10E and 11E to the Northwest corner of said Lot 11E THENCE North 01 degree 05 minutes 25 seconds West 40.02 feet along the Northerly extension of the West line of said Lot 11E to the POINT OF BEGINNING.

Parcel No. 7: (applicant is in the process of purchasing this land from the City of Tempe) A parcel of land lying within Section 16, Township 1 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County Arizona, more particularly described as follows: Commencing at the east quarter of said Section 16, a Maricopa County aluminum cap flush, from which the center of said section, a City of Tempe brass cap in handhole, bears South 89°41'29" West (basis of bearing), a distance of 2674.58 feet; THENCE along the east-west mid-section line of said section, South 89°41'29" West, a distance of 1412.10 feet; THEN leaving said east-west mid-section line, North 00°18'31" West, a distance of 436.86 feet, to the northerly line of State Plat No. 12 Amended, recorded in Book 69, page 38, Maricopa County Records (M.C.R.) and the POINT OF BEGINNING; THENCE along said northerly line, North 88°51'28" West, a distance of 184.70 feet; THENCE leaving said northerly line, North 29°11'59" East, a distance of 24.67 feet; THENCE North 87°46'47" East, a distance of 189.50 feet; THENCE South 60°48'01" East, a distance of 46.88 feet, to said northerly line; THENCE along said northerly line, South 80°27'49" West, a distance of 58.45 feet, to the POINT OF BEGINNING.

TOTAL AREA IS 5.7 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of **Case # ZON12003** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2012.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEN RECORDED RETURN TO:
City of Tempe
Community Development Department
31 E. 5th Street
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by 529 Tempe LLC, an Arizona Limited Liability Company and the Arizona Board of Regents (Owner/s).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. **PL110131** to the City requesting that the City approve the following:

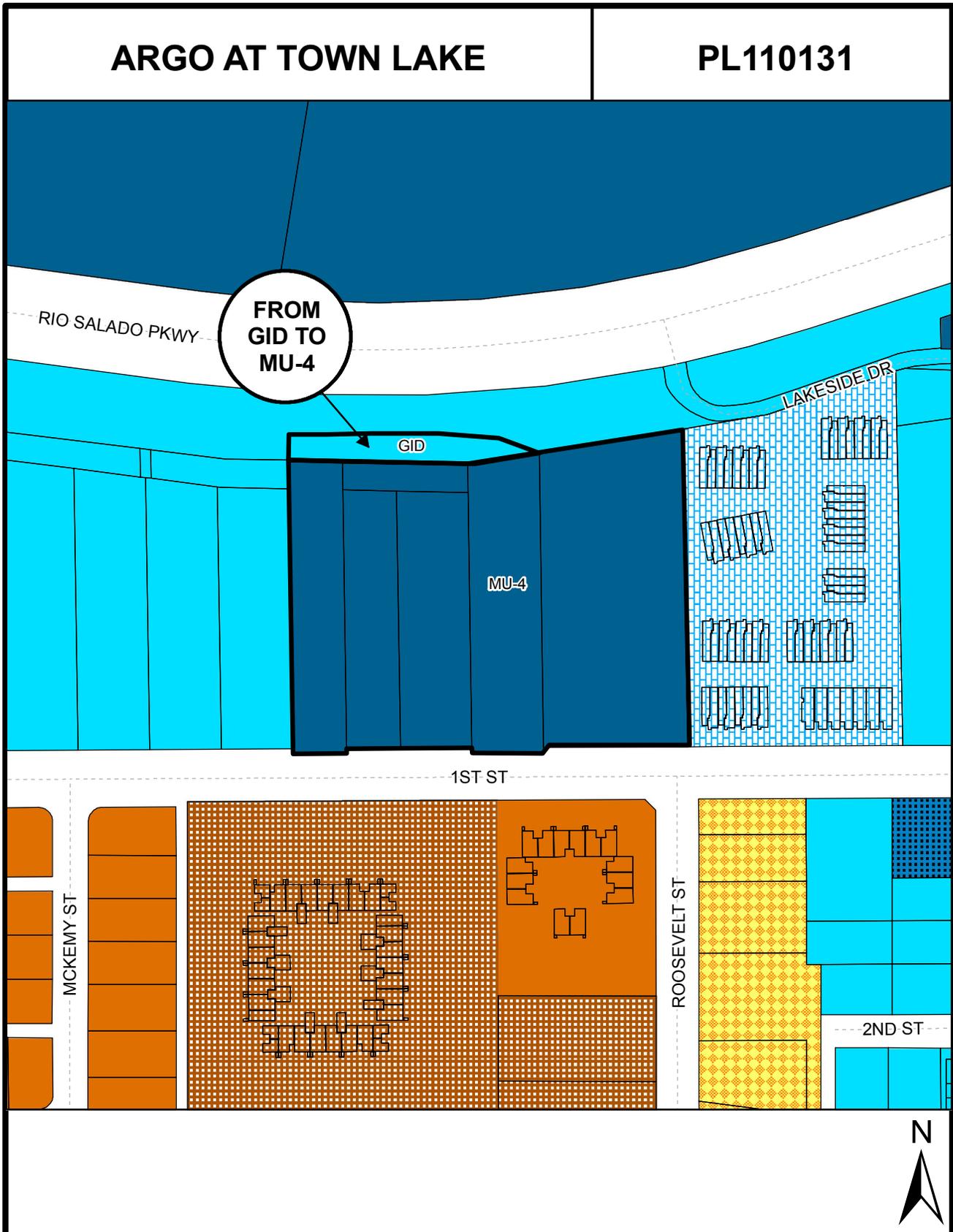
- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER _____
(Identify Action Requested)

for development of the following real property (Property):

Parcel Nos. :

Address: 601 W. Rio Salado Pkwy, Tempe, Arizona.

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future



Location Map



ARGO TOWN LAKE (PL110131)

TEMPE TOWN LAKE

TEMPE CENTER
FOR THE ARTS

W. RIO SALADO PKWY

1ST STREET



CONCEPTUAL AERIAL SITE PLAN / FIRST FLOOR PLAN



THE ARGO AT TOWN LAKE



TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 402 932.8392 www.toddassoc.com

Project No.: 11-000021
 Date: 05-21-12
 2ND DIS. Summary

Planned Area Development No.: PAD12003
 Development Form Review No.: DS110334
 Preliminary Not For Construction

Evergreen 3 of 15



May 15, 2012

Re: Letter of Intent - The Argo at Town Lake – Tempe, AZ

Dear Ms. Kaminski:

This letter of intent is meant to summarize the various applications being made on behalf of Evergreen-Lakeside & Rio Salado, L.L.C. (“Applicant”). This mixed-use project will redevelop approximately 5.2 acres of land¹ located immediately south of the Tempe Center for the Arts. The project includes 328 market-rate apartment units along with associated amenities, as well as a coffee shop, art walk, and food truck court (the “Project”). The Project will replace two abandoned buildings and an empty lot.

The Applicant is making several requests simultaneously as part of the development process. Please refer to the attached Exhibit “A” in order to more clearly identify the parcels in question. The various requests are as follows:

1. General Plan Amendment (Minor)

The Applicant is requesting a minor general plan amendment for approximately ½ acre of land that the Applicant has requested to Purchase from the City of Tempe (see area depicted in blue on Exhibit “A”). The map amendment would change this small parcel from a land use of Open Space to Mixed-Use, and from a density of 0 du/acre (Non-Residential) to greater than 25 du/acre (High Density). The amendments to the General Plan will have a very minor impact on the immediate neighborhood. The property in question is currently barren land without routine maintenance. The amendment will conform this parcel to the entitlements for the balance of the Applicant’s property in preparation for the Applicant’s purchase of the parcel. Amended the map will allow the Application to incorporate this area into the Project. Amended the map will not have any meaningful impact on open space, public utilities, transportation, or public utilities.

2. Zoning Map Amendment

The Applicant is requesting to amend the zoning map for approximately ½ acre of land that the Applicant is requesting to purchase from the City of Tempe (see area depicted in blue on Exhibit “A”). If approved, the zoning map would change parcel’s zoning from General Industrial District (GID) to Mixed-Use (MU-4) with PAD overlay. As before, this will conform this parcel to match the entitlements on the balance of the Applicant’s site (area in yellow on Exhibit “A”).

¹ Applicant presently owns 5.2± acres, has requested to purchase approximately ½ acre from the City of Tempe, and will also redevelop another 1½ acres of city-owned property that it will incorporate via Applicant’s rights as beneficiary of an easement

3. PAD Amendment

PAD Amendment – Applicant’s property is presently zoned MU-4 with a PAD overlay. Applicant is requesting to modify the existing PAD overlay as follows:

Development Standard	Existing PAD		Proposed PAD
Maximum Density	99 du/ac	Reduce to	63 du/acre ²
Maximum Building Height	189’	Reduce to	75’
Maximum Lot Coverage	53%	Increase to	73% ²
Minimum Landscape Area	35%	Increase to	43% ²
Number of Units	512	Reduce to	328
Total Development Area	1,071,700 SF	Reduce to	604,105 SF
Front Yard (North) Setback	0’	No change	0’
Parking Setback	0’	No change	0’
Side Yard (East) Setbacks	40’	Reduce to	34’
Side Yard (West) Setbacks	44½’	Increase to	70’
Rear Yard (South) Setbacks	0’	Change to	0’

In addition, applicant has requested to modify the existing off-street parking requirements to match the recommendations of the parking study prepared by Kimley-Horn. The amended PAD overlay would also include the parcel of land that the Applicant has proposed to purchase from the City of Tempe.

4. Amended Subdivision Plat

Applicant’s property is presently divided into several lots (or portions of those lots) created as a part of Amended State Plan no. 12. Applicant is proposing to combine these lots into one larger, more cohesive development. Applicant will amend the existing plat and in the process create a one lot subdivision for the purpose of combining the parcels (plat will include the yellow and blue areas on Exhibit “A”). Coincidentally, Applicant will also be dedicating two 5’ strips of right-of-way to the City of Tempe (see red areas on Exhibit “A”).

5. Major Development Plan Review

Finally, the Applicant is requesting approval of its Development Plan. The Project is a modern multi-family residential community/neighborhood that consists of a single grade-level open parking podium with 4 stories of residential dwelling units above. The project is situated adjacent to both an exceptional city cultural venue (Tempe Center for the Arts) and a vibrant public park system (Tempe Town Lake). Along with spacious dwelling units, the project will contain many significant amenities, some of which include:

- Two pools (one passive and one active)
- A variety of distinct outdoor activity centers with:

² Some items cannot be fully determined until the Applicant and City of Tempe confirm the exact size of the parcel to be purchased

- bocce' ball court
- putting green
- outdoor kitchen/BBQ centers
- outdoor entertainment center
- fire pit
- cabana sitting areas
- Conversation areas centered around water features
- Private viewing Theater (maximum audience of 20)
- Fitness Center
- Clubhouse/community Center
- Leasable Business space
- Private Bicycle Storage/Repair
- Live/Work Units with individual grade level entries
- Periodical "Block-party" type Events (Food Truck Plaza)

This project will establish an "urban resort" character within both its architecture and landscaping. The project's architecture builds off of this theme by including elements evocative of both the near-by downtown urban community and the adjacent lakefront community. The most public and visible elevation (North) will include a modern façade using aluminum mullion frames, glass, metal panels, and glass handrails- all with crisp, clean lines and edges. Juxtaposed and interspersed between all of these predominantly horizontal elements will be strong vertical triangular sculptural elements that are reminiscent of outstretched sails. These sculptural "sails" will be carefully lit by evening to appear as sailboats floating on the Town Lake.

The remaining elevations contain strong reference to this defining North facade through their clean lines, common materials, and "sail-like" shade screens. However, they are designed to a more suburban scale, thereby relating better to the adjoining neighborhood's context.

The site incorporates and blends private, semi-public and public areas seamlessly throughout the project. These distinct zones are connected by and intertwined with pedestrian and vehicular traffic. Here is a more in-depth description of some of those prime areas:

Arrival Court – Public Zone

The main entrance to the project is an arrival court with a circular drive adjacent to both water and vegetation features. From this courtyard, the project can be dramatically approached by proceeding directly up a formal staircase flanked by one of the sculptural "sails" or quietly approached through the main lobby and leasing office. Clever use of landscaping and water elements will provide a sense of anticipation as a first-time visitor arrives at the entry of the project. The landscape, hardscape, and water features in this area will accentuate a sense of "specialness" that engages and encourages any prospective tenant or visitor approaching the project.

Gourmet Food Truck Plaza – Public Zone

An important and unique feature of this proposed project is a food truck plaza with placement for up to 4 gourmet food trucks, and a large outdoor seating area serving both the temporary food trucks and a permanent coffee shop (see below). The seating area will be adjacent to the coffee shop. This area

will be very active when events are happening at the Tempe Center for the Arts and Tempe Beach Park. At these times the Court will be cordoned-off with removable bollards (after the Food Trucks have been situated) thereby turning the plaza into a full pedestrian zone. At all other times, it will revert to the more standard vehicular/pedestrian use of drive and walk. The landscape architect has worked to create an area that encourages smaller groups taking advantage of the coffee shop, but allows expansion to accommodate larger groups when the food truck culture is in full swing.

Coffee Shop-Public Zone

The project will host a Coffee Shop on the ground level near the “Food Truck Plaza”. The majority of customers for the Coffee Shop will be the residents of this project, but the shop will be open to any walk-ins from the adjacent neighborhood and park.

Pedestrian Art Walk-Public Zone

The proposed “art walk” as well as other pedestrian grade level pathways provide opportunities for exploration and discovery, narrowing and widening, curving and undulating, and passing adjacent to tree canopies and the buildings. Spaced along the art walk will be more intimate spaces for sitting and reflecting as both users and the surrounding neighborhood use the walk as a connective pathway to the Tempe Town Lake and parks.

Live/Work Units- Public/Private Zone

Along the Southern perimeter, the project will contain 9 individual units that combine both the working and living experience of the renter’s life. The ground level portion of these units will be the public/work center where a small “home-based” type business can operate and interact with walk-in customers/clients. The Podium (upper) level portion of the units will be their private “home”. The two portions will be physically separate, but also directly connected through a private rated stairwell running between the two spaces.

Podium Deck – Semi-Private Zone

The courtyard arrangement between buildings (combined with the “lightweight” and “tinsel” pedestrian walkways) brings light and breezes through the open spaces, and frame unique views from each area of the podium and site. The private and semi-private spaces of the podium are protected behind security gates and fences that will be softened with landscape plantings and sculptural fencing elements. The sense of moving from a public space to a private space will evoke safety, exclusivity and a sense of community.

The largest and most important private area of the landscape plan sits atop the garage podium. Its primary feature is a resort-style pool. The pool itself invites residents and guests to get wet, with “islands” in the center, and several easy places to enter and exit the pool. The pool is arranged with a high “edge to volume” ratio, meaning that there should be plenty of poolside real estate for lounge chairs. Separated from the pool and in a more intimate corner of the podium deck is the Jacuzzi pool. A second more passive pool area has been designed for relaxation and sunbathing. It is positioned near the northern edge of the exposed podium with wonderful views out toward the lake.

Water features on the podium deck are an important to creating a serene and comfortable environment. They will provide white noise to mitigate the impact of aircraft noise, as the site lies under the Sky Harbor flight path. Fire features draw people to congregate and socialize at night, and are surrounded by comfortable, movable furniture. Outdoor cooking areas with barbeque grills and wet sinks should be provided.

Shade across the pool deck is critical to mitigating summer heat, but shade trees will be low-maintenance. Raised planters, large enough to accommodate large specimen trees will become architectural elements, and define the separation of spaces. Pool cabanas provide additional shade and privacy. While it is important that native and drought-tolerant plants are used, the architecture and design of the project is intended to be urban, modern and chic, and the landscaping will also reflect this aesthetic.

“Skybox” clubhouse- Semi-Private Zone

Finally, this project will place its clubhouse on the top floor of the project. It will have direct connection to the lobby and leasing offices on the ground floor through the stair and elevator immediately adjacent to both. The clubhouse space and roof-top patio beyond will boast penthouse type views of the lake, art center and surrounding points of interest. The roof top patio will also look down onto all the amenities on the podium deck below.

The proposed design responds to the city’s design requirements in a variety of way:

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

The Project bridges a gap between the lake and the residential, lower-scale neighborhood to the south of 1st St. The elevation along Rio Salado is bold and distinct, providing a unique architectural for the Tempe Center for the Arts. Along 1st St., the live/work units will engage the street and embrace the streetscape started by Regatta Pointe and then 525 Town Lake to the east. Generous landscaping softens the interface with neighbors on all sides.

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

In order to mitigate solar heat gain, the east and west elevations are clad with metal solar sails. They not only enhance the design, but will also improve the livablility of units with greater solar exposure.

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

The Project utilizes a variety of materials and colors to enhance its appearance and fit into the context of its unique neighborhood. The sleek white sails along Rio Salado Parkway will provide definitive architectural features visible from across the lake. The embrace the proximity to the lake and ties the project to its surroundings along the north property line. The other elevations are more subdued,

designed to blend more closely with our other neighbors. A palette of pleasing earth-tones is complemented by ribbed steel cladding.

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

The PAD amendment significantly reduces the height of the improvements in order to more closely match the neighborhood. Except for the sails, which soar to 90', the project is primarily less than 60' feet tall. This compares favorably with multiple 189' buildings originally proposed for the site.

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;

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;

We've worked closely with the city staff to develop building elevations that respond to their environment without over-powering it. The most critical elevation is the southern, where the project abuts what is predominantly a single story, single-family neighborhood. Live/work units along the southern elevation provide continuity to the north side of 1st St. Above the live/work units, the building's façade articulate and a variety of materials and colors will create visual interest. Two steel bridges span different areas of the building, providing depth, shadows, and fresh air. On the north side, the massive sails are a bold embrace of nearby Town Lake. The east and west elevations bridge these two very different elevations and provide continuity to the project as a whole.

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

The Argo at Town Lake provides its residents with a variety of movement options. The Town Lake is surrounded by multi-use paths that connect broadly across the valley. Walkers, runners, and bicyclists have easy, safe access to a variety of venue in Tempe and beyond. The site is home to a Valley Metro bus stop and is within easy walking distance of the Valley Light Rail and the City's Orbit neighborhood connector bus service.

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

The site will be serviced by three driveways, allowing easy vehicular access to the site without overly concentrating the traffic. Pedestrians can freely move through the site via the Art Walk along the eastern property line.

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

The design team is working closely with city staff to enhance safety throughout the project. A combination of physical barriers, lighting, thoughtful placement of landscaping, and controlled access points will enhance the safety of residents and visitors alike.

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

The Argo design team recognizes the importance of landscaping. It softens the built environment, it provides shade, and it adds visual interest to the site. We've designed every aspect of the site with this in mind, and have focused on providing meaningful landscaping throughout.

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

We've worked hard to balance to requirements of the Dark Sky Ordinance with the lighting requirements of CPTED. The entire site will be well illuminated at night in order to deter criminal activity, but will use lighting techniques and fixtures that minimize light pollution. The only striking departure is with respect to the sail elements along the northern elevation. We intend to softly light these elements at night against the dark backdrop of the site itself. The sails, located along the unpopulated northern boundary of the site, will provide a very unique waypoint without negatively impacting any of the neighbors.

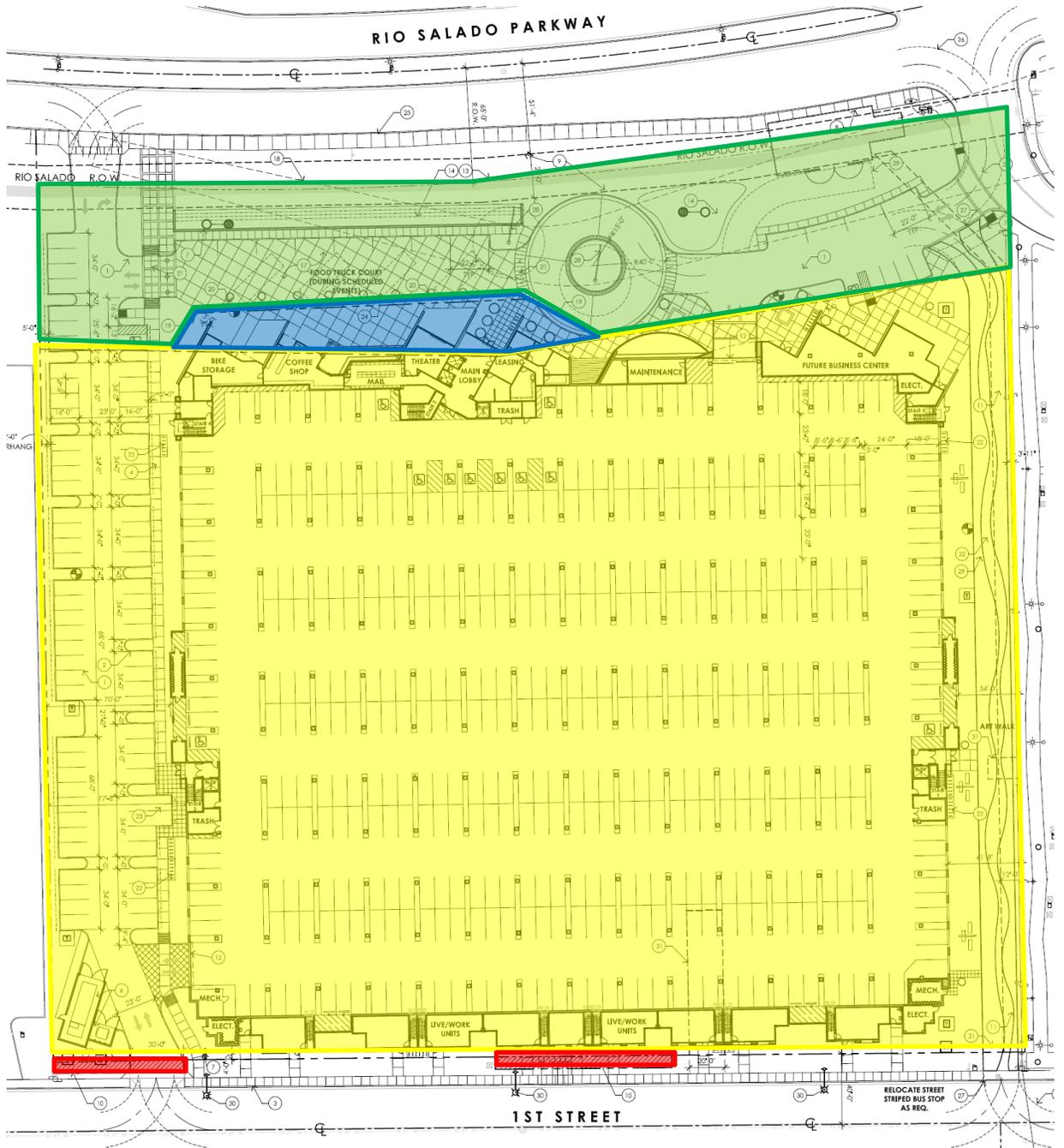
Finally, the DPR comments have request a solid waste disposal plan. Exhibit "B" outlines the process for removing solid waste on behalf of our residents.

Upon approval of these various requests, we will expeditiously proceed to construct the Project. We believe that this site has been an eyesore for too long, and that the neighbors, our future residents, and indeed all the residents of Tempe will benefit by redeveloping this site. Our plan is cohesive and thoughtful, and blends into the built environment. The Argo at Town Lake will play an important role in Tempe's future as the hub of the Valley of the Sun.

Sincerely,

Jason J. Ottman
Senior Development Manager
Evergreen Devco.

EXHIBIT "A"
Current and Proposed Ownership



Legend:

Land owned by the Applicant that the Applicant is retaining

Land owned by the Applicant that the Applicant is dedicating to the City for right-of-way

City-owned land that the Applicant has requested to purchase

City-owned land that the Applicant will improve and utilize in accordance with an easement

EXHIBIT "B"
Solid Waste Plan

In order to maximize convenience for our residents, we are equipping the building with trash room at each elevator. The trash rooms will provide access to two different chutes, one for trash, the other for recycling. The chutes will empty into bins located in trash rooms at the garage level. On-site maintenance personnel will empty the bins daily into the solid waste collections point at the southwest corner of the site. The site plan calls for a trash compactor and a recycling container. Both will be emptied routinely by a commercial waste hauler.



May 31, 2012

Via Electronic Mail

Diana Kaminski, Senior Planner
City of Tempe Development Services Division
31 E. Sixth St.
Tempe, AZ 85281

Re: The Argo at Town Lake (DS110334 PL110131 PAD 11004 ZON12003 GEO12003) – neighborhood meeting notes

Dear Ms. Kaminski:

The Applicant, Evergreen-Lakeside & Rio Salado, L.L.C. has completed two neighborhood meetings pursuant to our various applications. The first meeting was held April 23rd, and was attended by three neighbors and two members of the city staff. The second was held May 24, and was attended by two neighbors. Both meetings were held at the West Side Multigenerational Facility. Before each meeting, we mailed letters to all property owners with 300' of the site, and all HOAs within 600'. We also posted two signs on the property, one along 1st St. and another along Rio Salado Parkway.

What follows is a brief summary of the comments expressed at those meetings:

- Mr. Harmes, our neighbor to the west was particularly interested in whether we would be erecting a new wall or fence and how it would relate to the existing improvements on his property. We have since agreed to erect a new wall on the property line and to remove the menagerie of overgrown trees and fences that exist today.
- Concern about increased traffic at the Lakeside Dr. & Rio Salado Parkway intersection. We expect that the new design will result in a decrease in traffic when compared to the existing PAD.
- All participants supported the live/work units along First St. It maintains the pattern set at Regatta Point and then 525 Town Lake, and reinforces the pedestrian nature of the streetscape.
- One neighbor to the south discussed that she lost her views of the mountains to the north when 525 Town Lake was built and this project would further diminish those views.
- One resident at 525 Town Lake had several questions about the overhead electrical lines. He was disappointed that the lines along the eastern property line are staying up.

Sincerely,

Jason J. Ottman
Senior Development Manager



THE ARGO AT TOWN LAKE

2ND DRC SUBMITTAL PROJECT NO. 11-2050-01 DATE 05-21-2012



TODD & ASSOCIATES, INC.
Critical Thinking • Creative Design

PLANNED AREA DEVELOPMENT OVERLAY THE ARGO-TEMPE LAKE

PORIONS OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

NO. 11-2050-01
**THE ARGO
AT TOWN
LAKE**

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE
NOTARY PUBLIC, _____, OF THE COUNTY OF MARICOPA,
ARIZONA, PERSONS WHOSE NAMES ARE SET FORTH IN THE
FORGOING INSTRUMENT HAVE PERSONALLY APPEARED TO ME,
I HAVE KNOWN THEM TO BE THE PERSONS WHOSE NAMES
ARE SET FORTH THEREIN, AND WHO EXECUTED THE
FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL

BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

EVERGREEN, INC. _____

BY: _____ OWNER _____ DATE _____

OWNER/DEVELOPER

EVERGREEN
2390 EAST CAMELBACK ROAD, STE 410
PHOENIX, ARIZONA 85016
602-567-7100 PHONE
602-567-7119 FAX

JASON DONKERSLY
JASON OTTMAN

PROJECT DATA ZONING DISTRICT AND OVERLAY MU-4 MIXED USE W/ PAD OVERLAY

STANDARD	MU-4 PAD OVERLAY
DENSITY (DU/ACRE)	43 D.U./ ACRE
MAXIMUM BUILDING HEIGHT	90'-0"
MAXIMUM LOT COVERAGE	75%
MINIMUM SETBACKS	
FRONT SETBACK (BLDG)	0'-0"
SIDE SETBACK (BLDG)	34'-0"
REAR SETBACK (BLDG)	0'-0"
PARKING SETBACK	0'-0"

PROPOSED UNIT MIX:
LIVE/WORK..... 9 DWELLING UNITS
STUDIO..... 32 DWELLING UNITS
1 BEDROOM..... 136 DWELLING UNITS
2 BEDROOM..... 16 DWELLING UNITS
3 BEDROOM..... 16 DWELLING UNITS
TOTAL UNITS..... 328 DWELLING UNITS

PARKING STANDARDS:
PARKING STALL..... 18'-0" X 8'-6"
[16'-0" X 8'-6" or 2'-0" OVERHANG]
PARKING ANGLE (FREELANE)..... 23'-0"
REQUIRED PARKING..... 558 P.S.
PER TIMLEY-HORN PARKING STUDY

DWELLING UNIT TYPE	QUANT.	REQUIRED PER TEMPE ORDINANCE	REC. PER PARKING STUDY	PARKING SPACES PROVIDED
LIVE/WORK (E-BE)	01	X (2.0) = 16	X (1.0) = 16	16
LIVE/WORK (E-BE)	08	X (2.0) = 16	X (1.0) = 16	16
STUDIO	32	X (1.0) = 32	X (1.2) = 38	38
1 BEDROOM	135	X (1.5) = 203	X (1.2) = 162	162
2 BEDROOM	136	X (2.0) = 272	X (1.75) = 238	238
3 BEDROOM	16	X (2.5) = 40	X (2.25) = 36	36
ACCESSORY USES	328	X (0.2) = 66	X (0.2) = 66	72
TOTAL	328	631	558	564

* REFER TO PARKING STUDY PREPARED BY TIMLEY-HORN AND ASSOCIATES,
DATED MAY 18, 2012 FOR A FULL EXPLANATION OF MODIFIED PARKING
STANDARDS JUSTIFICATION

PROVIDED PARKING SPACES:

UNCOVERED (GUEST)	464 P.S.
ADA-COVERED (GARAGE)	88 P.S.
ADA-UNCOVERED (GUEST)	2 P.S.
TOTAL PARKING PROVIDED	564 P.S.

PROVIDED BICYCLE SPACES:

1 BEDROOM (.75 PER UNIT)	94 B.S.
2 BEDROOM (.75 PER UNIT)	102 B.S.
3 BEDROOM (1 PER UNIT)	16 B.S.
TOTAL BICYCLE SPACES PROVIDED	250 B.S.

ACCESSORY USE SQUARE FOOTAGES:

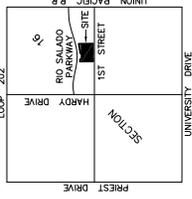
OFFICE	788 S.F.
VACANT SPACE/ TO BE DETERMINED	1,909 S.F.

DS110334

PAD12003

REC12013

SITE VICINITY MAP



SCHEMATIC NOT
FOR CONSTRUCTION
OR RECORDING

EVERGREEN
2390 East Camelback Road, Ste 410
Phoenix, Arizona 85016
602-567-7100
602-567-7119 F



TODD & ASSOCIATES, INC.
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360-292-4072 P, 360-705-0966 F
www.toddsoc.com
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CONDITIONS OF APPROVAL: PAD12003 CONDITIONS

PAD12003

GENERAL NOTES

NOTES

DATE
MAY 21, 2012
DRAWN BY: JLF
CHECKED BY: BAF
Rev. Date: _____ Description:
△
△
△
△

DATA

DS110334

PAD-1

**PLANNED AREA DEVELOPMENT OVERLAY
 THE ARGO-TEMPE**

PORTIONS OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
 MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

PARCEL NO. 1: LOT 9E, STATE PLAT NO. 12, AMENDED, ACCORDING TO BOOK 69 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPT 1/16TH OF ALL GAS, OIL, METAL AND MINERAL RIGHTS AS RESERVED TO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND.

PARCEL NO. 2: LOT 11E, STATE PLAT NO. 12, AMENDED, ACCORDING TO BOOK 69 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3: EXCEPT 1/16TH OF ALL GAS, OIL, METAL AND MINERAL RIGHTS AS RESERVED TO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND.

PARCEL NO. 4: THE WEST 75 FEET OF LOT 15, STATE PLAT NO. 9, ACCORDING TO BOOK 23 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPT AREAS RESERVING TO THE UNITED STATES RIGHTS-OF-WAY FOR DITCHES AND CANALS CONSTRUCTED BY THEIR AUTHORITY.

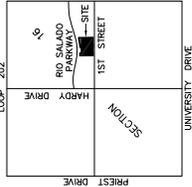
PARCEL NO. 4A: LOT 9E, STATE PLAT NO. 12, AMENDED, ACCORDING TO BOOK 69 OF MAPS, PAGE 38, AND BEING PART OF THE NORTHEAST QUARTER, BEING A STRIP OF LAND, 40 FEET WIDE, LYING ADJACENT TO THE NORTH END OF LOTS 9E AND 9E OF STATE PLAT NO. 12, AMENDED, RECORDED IN BOOK 69 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9E; THENCE SOUTH 80 DEGREES 14 MINUTES 05 SECONDS WEST 202.29 FEET ALONG THE NORTH BOUNDARY OF LOTS 9E AND 9E TO THE NORTHWEST CORNER OF LOT 9E; THENCE NORTH 01 DEGREES 05 MINUTES 55 SECONDS WEST, 40.46 FEET; THENCE NORTH 80 DEGREES 14 MINUTES 05 SECONDS EAST, 202.48 FEET; THENCE SOUTH 01 DEGREES 04 MINUTES 25 SECONDS EAST, 40.46 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 5: ALL IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT 1/16TH OF ALL GAS, OIL, METAL AND MINERAL RIGHTS AS RESERVED TO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND.

PARCEL NO. 6: THAT PORTION OF 2ND AVENUE AS SHOWN ON STATE PLAT NO. 12, AMENDED, RECORDED IN BOOK 69 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, AND AS SHOWN ON PLATS RECORDED IN BOOK 8 OF MAPS, PAGE 43, IN BOOK 8 OF MAPS, PAGE 50 AND IN BOOK 23 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA.

SITE VICINITY MAP



A PORTION OF THIS DESCRIBED CITY-OWNED PROPERTY:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF TEMPE BRASS CAP FLUSH WITH THE PAVEMENT MARKING THE CENTER OF SAID SECTION 16, IN THE NORTHWEST CORNER OF SAID SECTION 16, 1ST STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TEMPER ALUMINUM, CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 16 BEARS NORTH 89 DEGREES 28 MINUTES 05 SECONDS EAST 2,874.43 FEET;

THENCE NORTH 89 DEGREES 28 MINUTES 05 SECONDS EAST 1,063.71, ALONG THE ADJACENT LINE OF SAID QUARTER CORNER TO THE EAST QUARTER CORNER OF SAID SECTION 16, TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 15, STATE PLAT NO. 9, RECORDED IN BOOK 23 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 01 DEGREE 04 MINUTES 55 SECONDS WEST 448.69 FEET ALONG SAID SOUTHERLY EXTENSION TO THE WEST LINE OF SAID LOT 15 TO THE NORTHWEST CORNER OF SAID LOT 15 AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01 DEGREE 04 MINUTES 55 SECONDS WEST 93.84 FEET ALONG THE NORTHERLY EXTENSION OF SAID WEST LINE TO THE NORTHERLY CORNER OF THE LINE OF PRELIMINARY RECORDS IN BOOK 69 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING THE BEGINNING OF A NON-TANGENT CURVE THE CENTER OF WHICH BEARS NORTH 03 DEGREES 26 MINUTES 01 SECOND EAST 1974.86 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 14 DEGREES 02 MINUTES 26 SECONDS AND ARC LENGTH OF 552.88 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 9E, STATE PLAT NO. 12, AMENDED, RECORDED IN BOOK 69 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 01 DEGREE 04 MINUTES 25 SECONDS EAST 92.40 FEET ALONG SAID NORTHERLY EXTENSION;

THENCE SOUTH 80 DEGREES 14 MINUTES 05 SECONDS WEST 293.09 FEET;

THENCE NORTH 89 DEGREES 04 MINUTES 55 SECONDS WEST 280.33 FEET TO THE POINT OF BEGINNING.

COMPRISING 1.175 ACRES OR 51,198 SQUARE FEET, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

CONDITIONS OF APPROVAL: PAD12003

CONDITIONS

GENERAL NOTES

NOTES

REC12013

PAD12003

DS110334

REC12013

PAD12003

DS110334

PAD-2

SCHEMATIC NOT
 FOR CONSTRUCTION
 OR RECORDING



TODD & ASSOCIATES, INC.
 Civil/Planning/Construction Dept.
 Architecture Planning
 Landscape Architecture
 4019 North 44th Street
 Phoenix, AZ 85018
 Phone: 602-952-8995
 Fax: 602-952-8995
 www.toddsoc.com

1801 W. Beck Drive NW
 Olympia, WA 98502
 360-292-4072p, 360-705-0966f
 www.toddsoc.com
 Copyright 2010 Todd & Associates, Inc.

DATE: **May 21, 2012**

By: [Signature]
 Title: [Title]
 Rev. Date: [Date]
 Description: [Description]

EVERGREEN
 2390 East Camelback Road, Ste 410
 Phoenix, AZ 85016
 402-562-7100
 402-567-7119

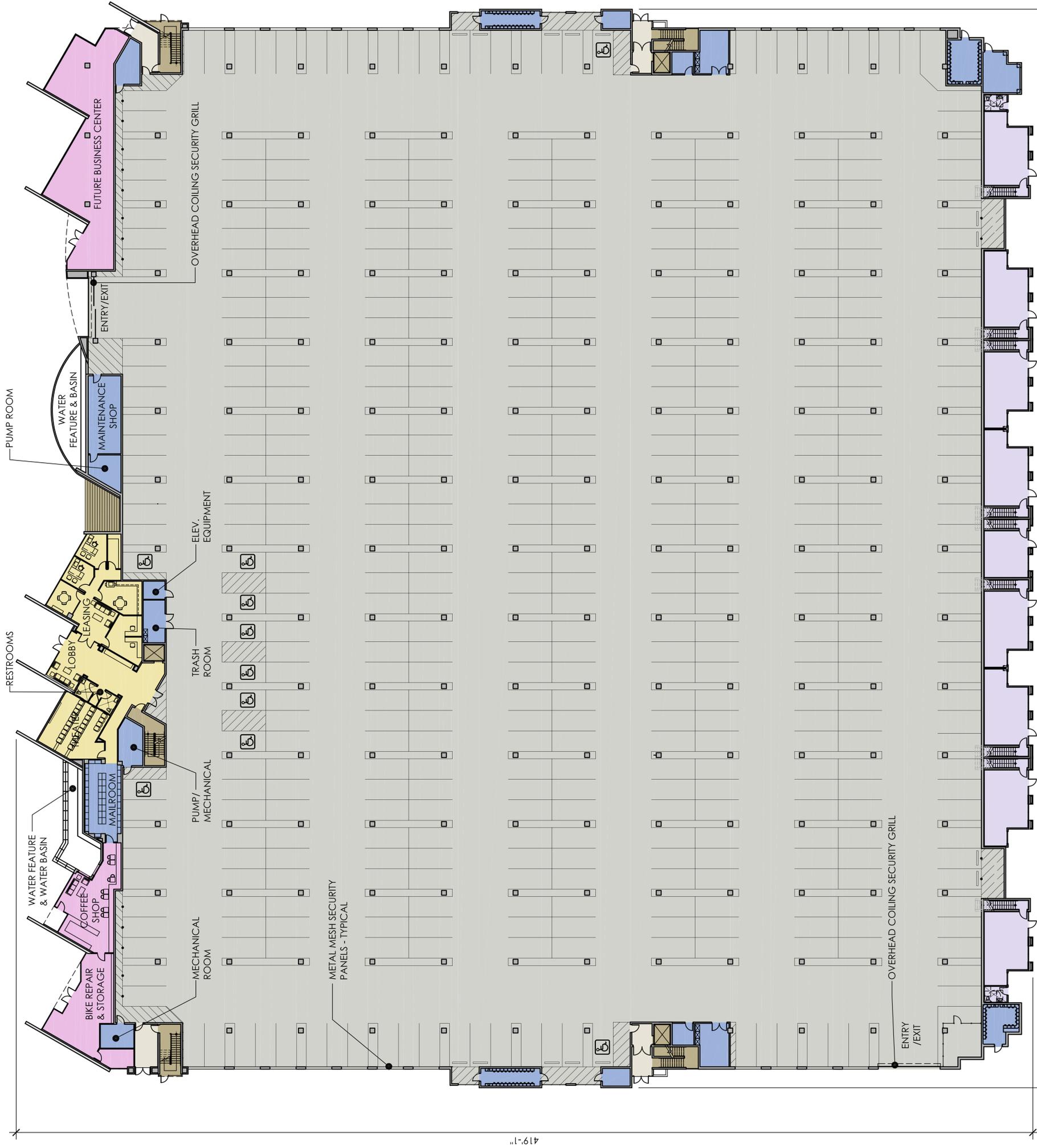
CLIENT

CONTACT

DATA

LEGEND

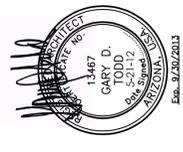
- AMENITIES
- LIVE / WORK UNITS
- CIRCULATION
- VERTICAL CIRCULATION
- SERVICE / MECH.
- AMENITIES / RETAIL
- GARAGE



419'-1"

446'-4"

GROUND FLOOR PLAN

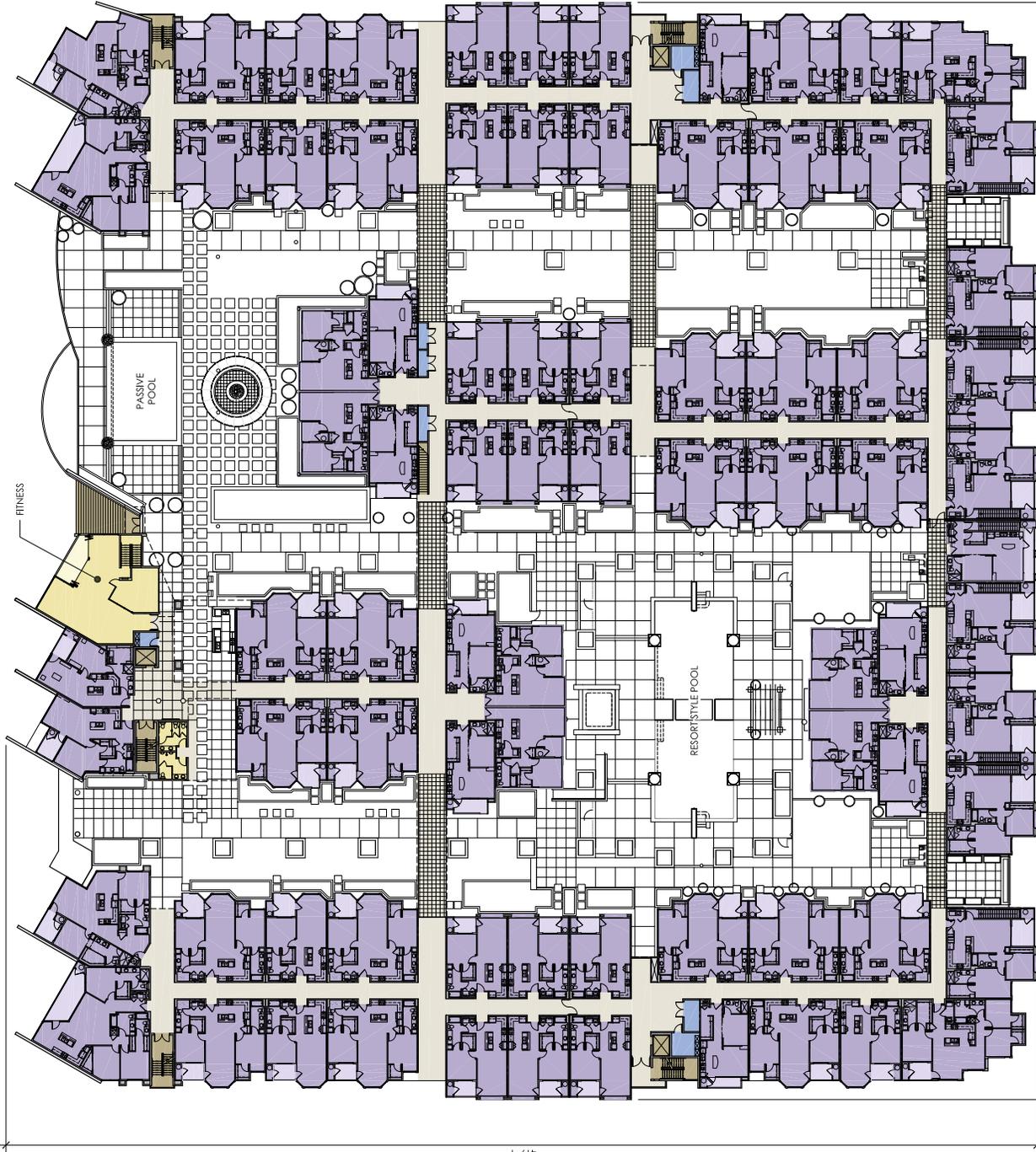


THE ARGO AT TOWN LAKE
TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 602.952.8280 P 602.952.8951 F www.toddasoc.com

Project No.: 11-2000-01
 Date: 05-21-12
 2ND DRC Submittal
 Planned Area Development No.: PAD12003
 Development Plan Review No.: DS110334
Preliminary Not For Construction



- LEGEND**
- AMENITIES
 - DWELLING UNITS
 - CIRCULATION
 - VERTICAL CIRCULATION
 - SERVICE / MECH.
 - AMENITIES / RETAIL
 - GARAGE



THE ARGO AT TOWN LAKE



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 LANDSCAPE ARCHITECTURE
 602.522.8995 | www.toddsai.com

Project No. 11-2009-01
 Date: 05-14-12
 Planned Area Development No.: PAD12003
 Development Plan Review No.: 03110334
 Evergreen
 Preliminary Not For Construction

5 of 15

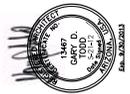


FIRST FLOOR PLAN

- LEGEND**
- AMENITIES
 - DWELLING UNITS
 - CIRCULATION
 - VERTICAL CIRCULATION
 - SERVICE / MECH.
 - AMENITIES / RETAIL
 - GARAGE



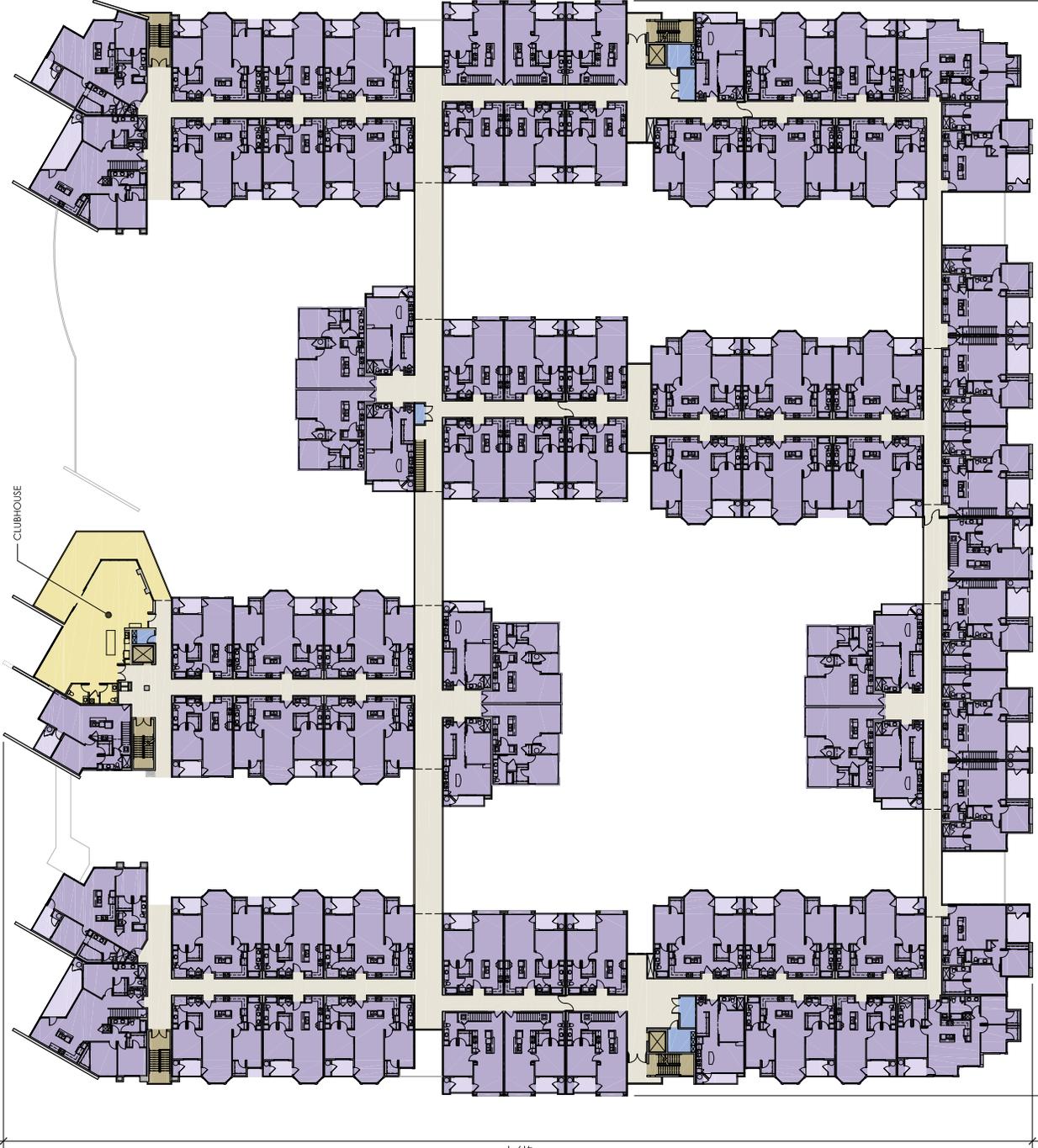
SECOND FLOOR PLAN
 SCALE: 1" = 20'-0"
 0 10 20 40



THE ARGO AT TOWN LAKE

TODD & ASSOCIATES, INC.
 PLANNING ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 602.932.8995
 www.toddsaac.com
 Project No. 11-2009-01
 Date: 05-14-12
 Planned Area Development No.: PAD12003
 Development Plan Review No.: 03110334
 20120305_Schematic
 Preliminary Not For Construction
Evergreen
 Environmental Solutions & Technology
 6 of 15

- LEGEND**
- AMENITIES
 - DWELLING UNITS
 - CIRCULATION
 - VERTICAL CIRCULATION
 - SERVICE / MECH.
 - AMENITIES / RETAIL
 - GARAGE



THE ARGO AT TOWN LAKE

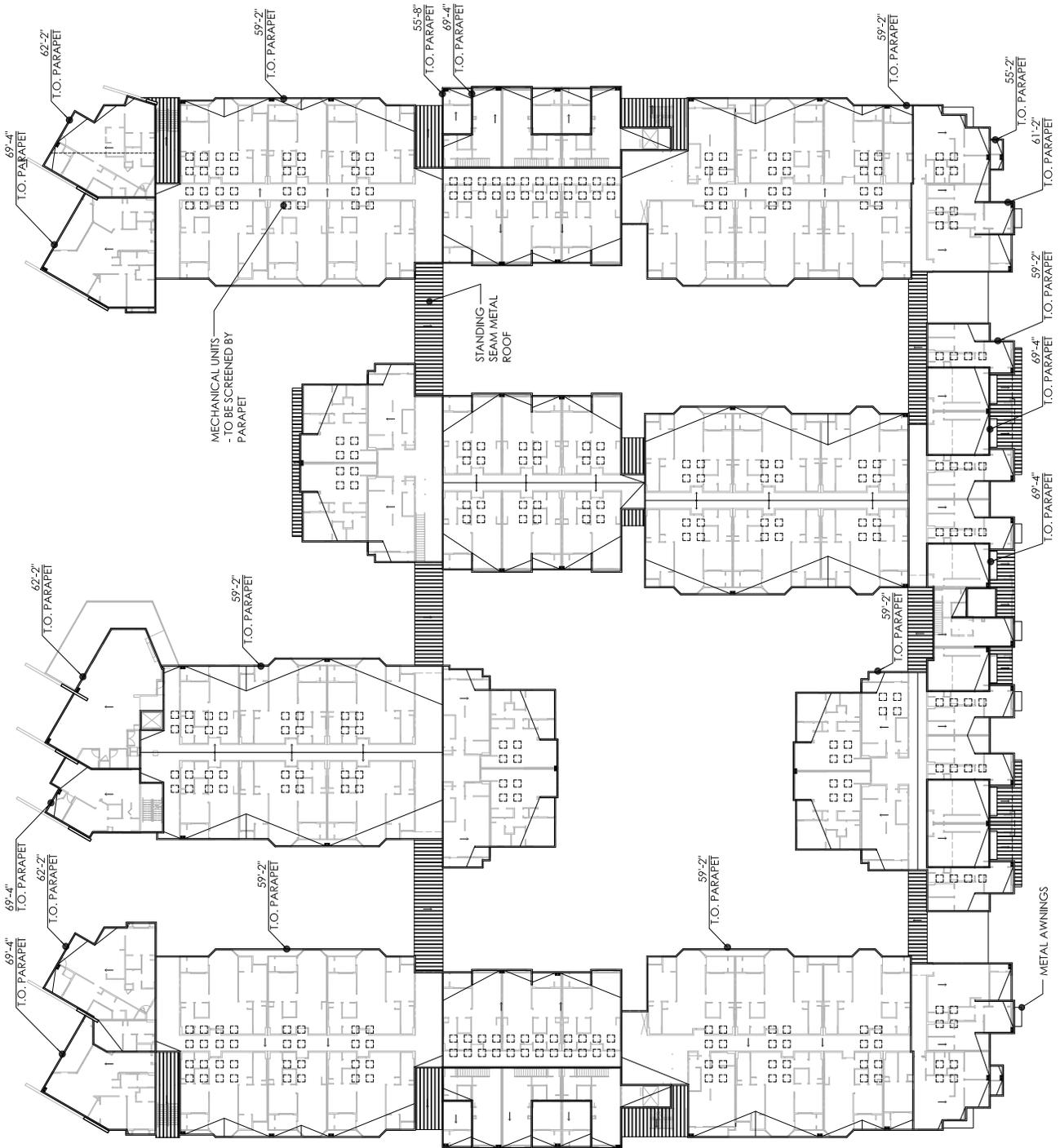
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 LANDSCAPE ARCHITECTURE
 602.522.8995
 www.toddsai.com

Project No. 11-200001
 Date: 05/14/12
 2012/05/14/12
 Planned Area Development No.: PAD12003
 Development Plan Review No.: 03110334
 Preliminary Not For Construction

Evergreen
 Environmental Solutions



FOURTH FLOOR PLAN



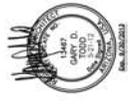
ROOF PLAN

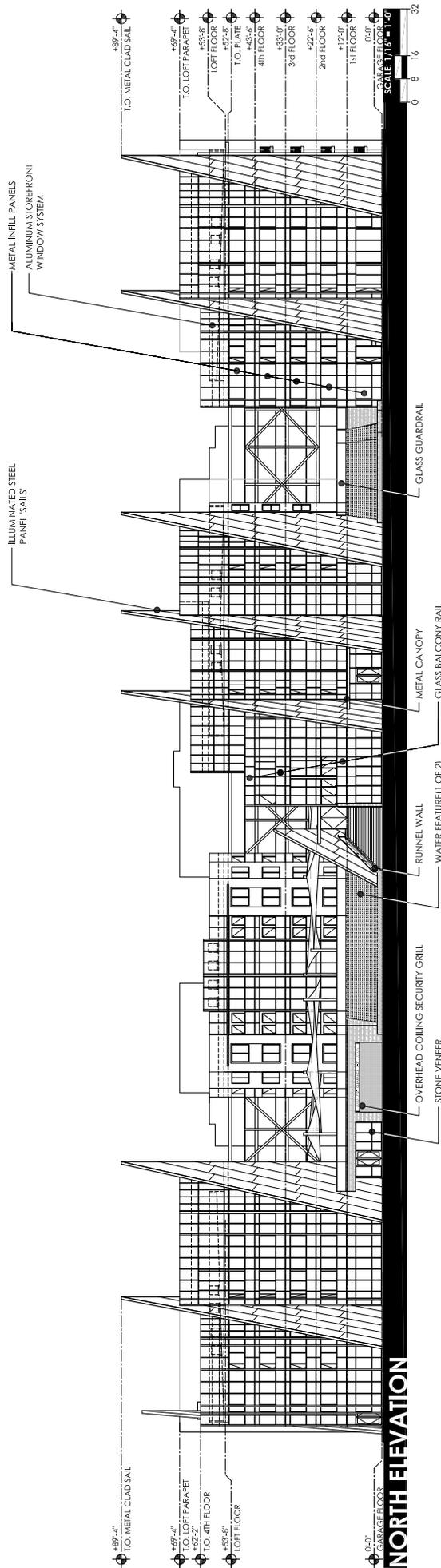


EAST ELEVATION



WEST ELEVATION

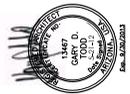


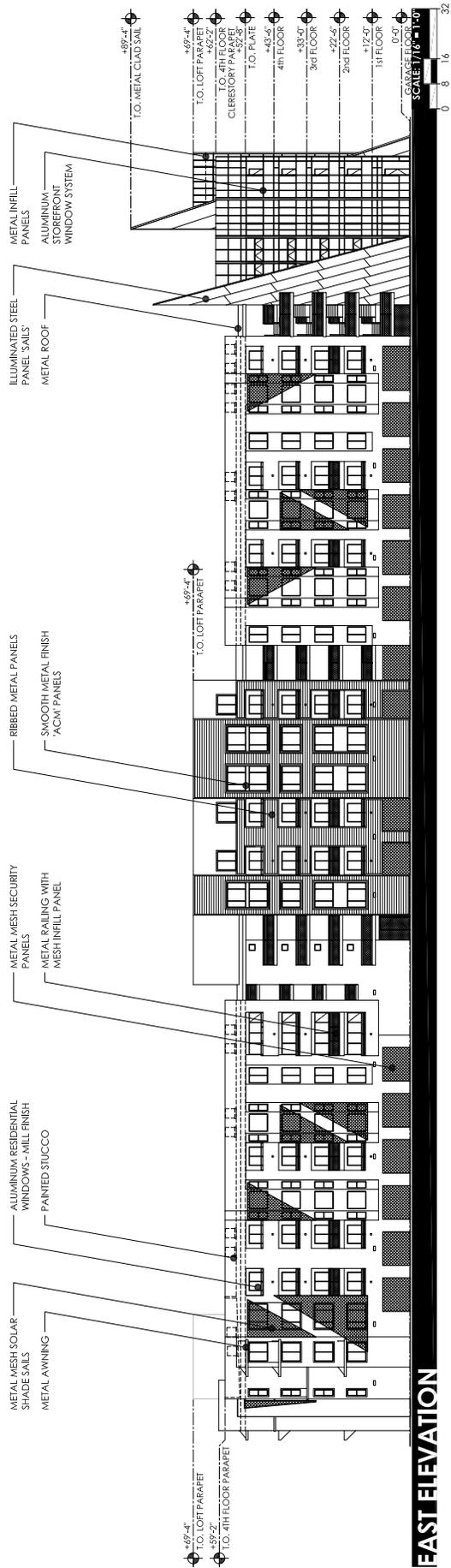


NORTH ELEVATION



SOUTH ELEVATION

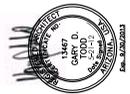


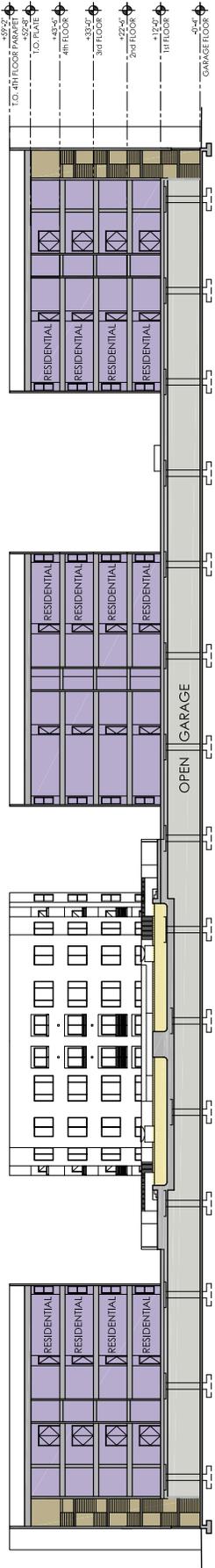


EAST ELEVATION



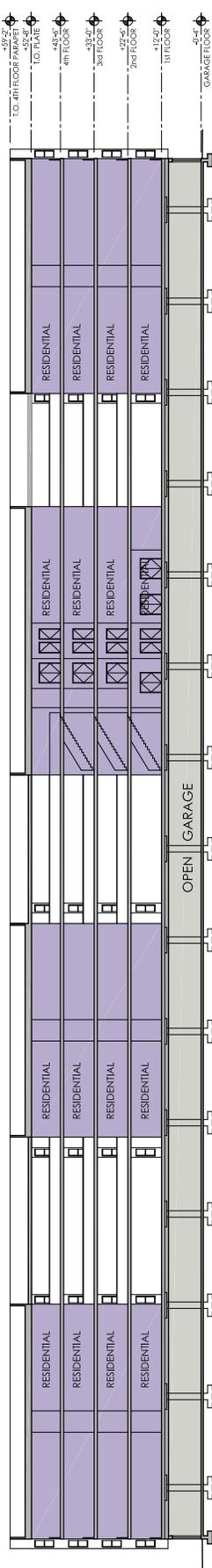
WEST ELEVATION





BUILDING SECTION C-C

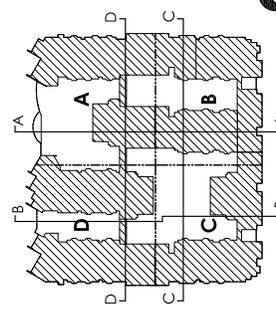
SCALE: 1/16" = 1'-0"
0 8 16 32



BUILDING SECTION D-D

SCALE: 1/16" = 1'-0"
0 8 16 32

- LEGEND
- AMENITIES
 - DWELLING UNITS
 - VERTICAL CIRCULATION
 - SERVICE
 - GARAGE

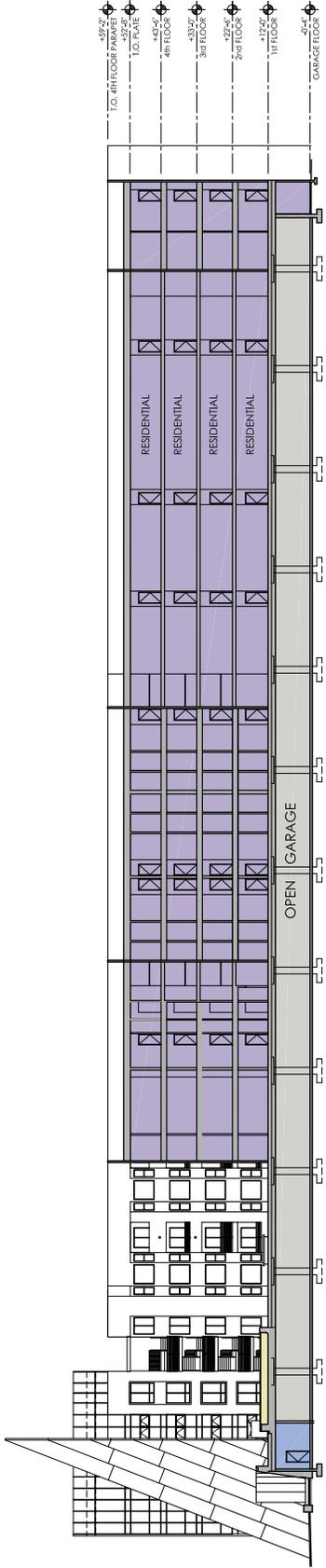


THE ARGO AT TOWN LAKE

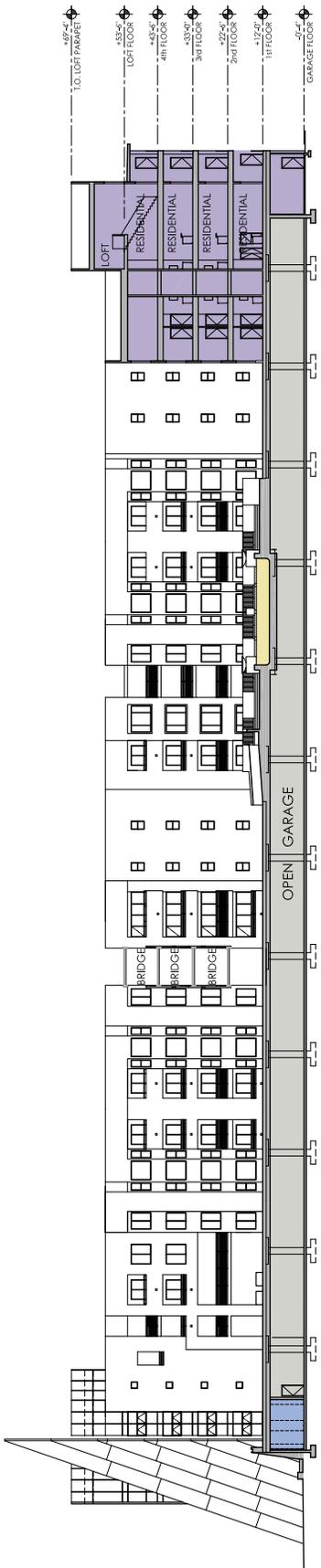
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 ARCHITECTURE ARCHITECTURE ARCHITECTURE
 PLANNING LANDSCAPE ARCHITECTURE
 602.932.8990 www.toddsai.com

Project No. 11-200901
 Date: 05/21/12
 2013/05/21/12
 Planned Area Development No. PAD 0003
 Development Plan Review No. 03110334
 Preliminary Plan For Construction

15 of 15

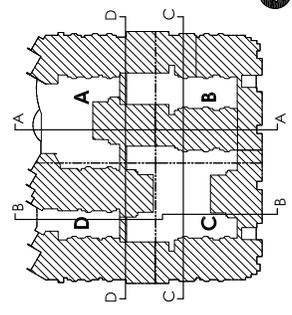


BUILDING CROSS-SECTION A-A SCALE: 1/16" = 1'-0" 0 8 16 32



BUILDING CROSS-SECTION B-B SCALE: 1/16" = 1'-0" 0 8 16 32

- LEGEND
- AMENITIES
 - DWELLING UNITS
 - VERTICAL CIRCULATION
 - SERVICE
 - GARAGE



KEY PLAN

THE ARGO AT TOWN LAKE

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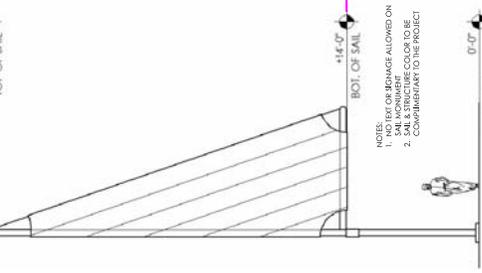
Project No. 11-200901
 Date: 05/14/12
 2012/05/14/12
 Planned Area Development No. PAD 0003
 Development Plan Review No. 03110334
 Preliminary Not For Construction

Evergreen
 Registered Professional Engineer

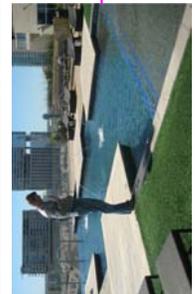


preliminary landscape plan
scale: 1" = 30'
NORTH

NOTE:
COLOR RENDERING REPRESENTATIONAL ONLY
SEE LANDSCAPE PLANS FOR ACTUAL PLANTING



NOTES:
1. NO TEXT OR BRIDGE ALLOWED ON
2. SAIL & STRUCTURE COLOR TO BE
COMPLIANT TO THE PROJECT



PLANT LEGEND

PLANTING SCHEDULE

1 GAL	1 GAL
2 GAL	2 GAL
3 GAL	3 GAL
4 GAL	4 GAL
5 GAL	5 GAL
6 GAL	6 GAL
7 GAL	7 GAL
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SITE PLANT LEGEND

TREES

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MATERIALS

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100 GAL	100 GAL

THE ARGO AT TOWN LAKE

TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE

602.932.8280 602.932.8951 www.toddsai.com

Project No. 11-20040
Date: 05-21-12
Development Plan Review No. D3110324
2nd DRG submitted
Preliminary Not For Construction

Project No. 11-20040
Date: 05-21-12
Development Plan Review No. D3110324
2nd DRG submitted
Preliminary Not For Construction

Evergreen
Sustainable Landscapes

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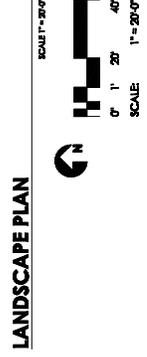
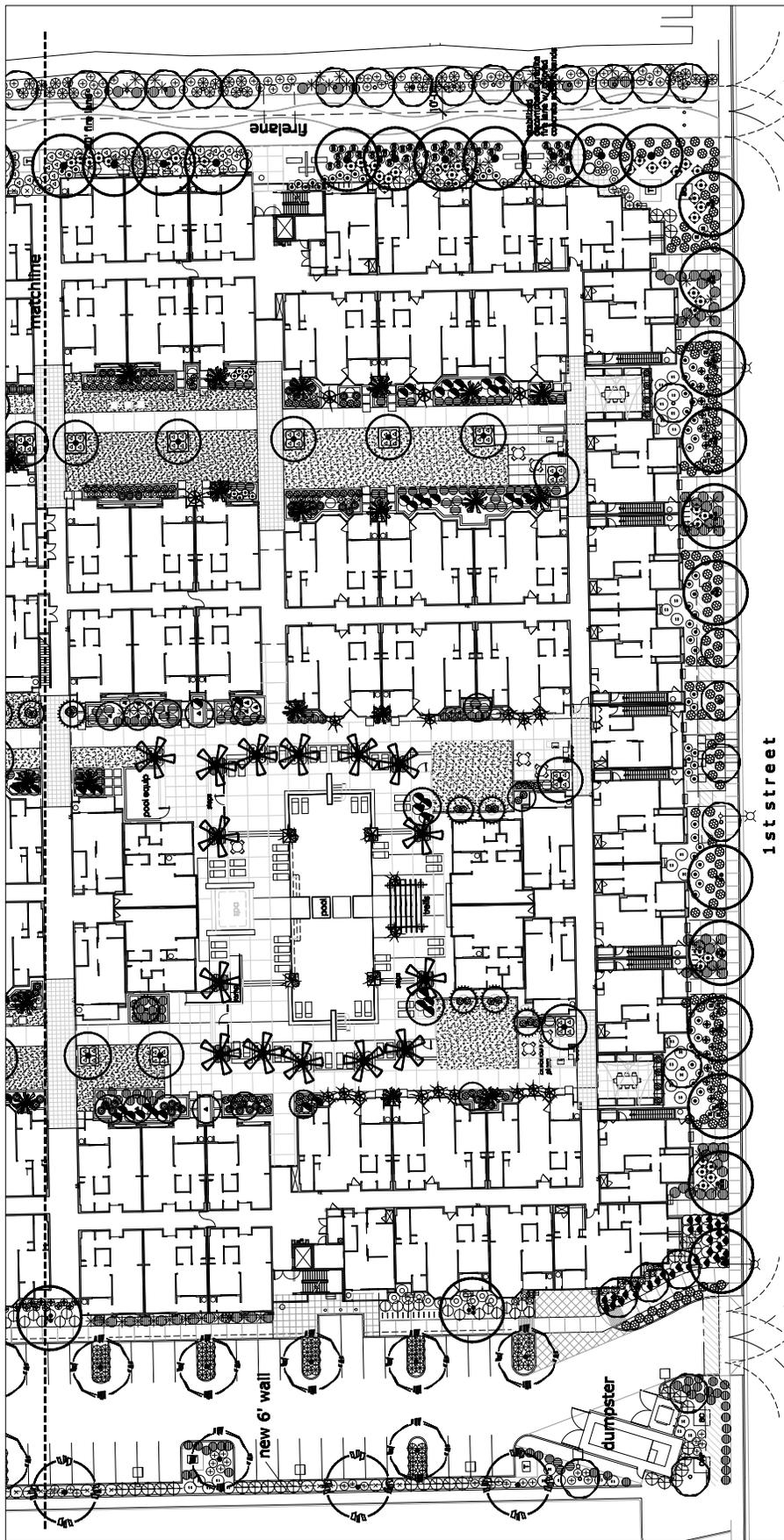
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 SUITE 200
 ALPHARETTA, GA 30009
 304-292-4072p 304-705-0966f
 www.toddasoc.com
STRAWL
 STRAWL CONSTRUCTION, INC.

PAVING
NOV 2012
 Rev. Date Description

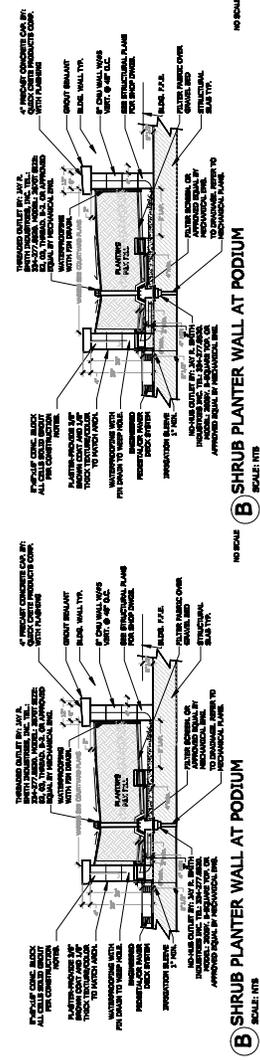


DESIGN DEVELOPMENT
 PROGRESS
 SITE PLAN
 landscape plan

L2.2



NOTE:
 CONTACT PHOENIX WATER SERVICES REPRESENTATIVE
 AT 602-963-7533 TO FIELD VERIFY THE LOCATIONS
 WITHIN WATER EMERGENTS PRIOR TO PLANTING.



NO. 11-2050-01
THE ARGO
AT
TOWN LAK
 TEMPE, ARIZONA

Evergreen
 2390 East Camelback Road.
 Phoenix, Arizona 85016
 402-567-7100 p
 402-567-7119 f



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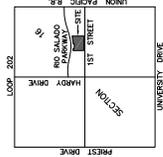
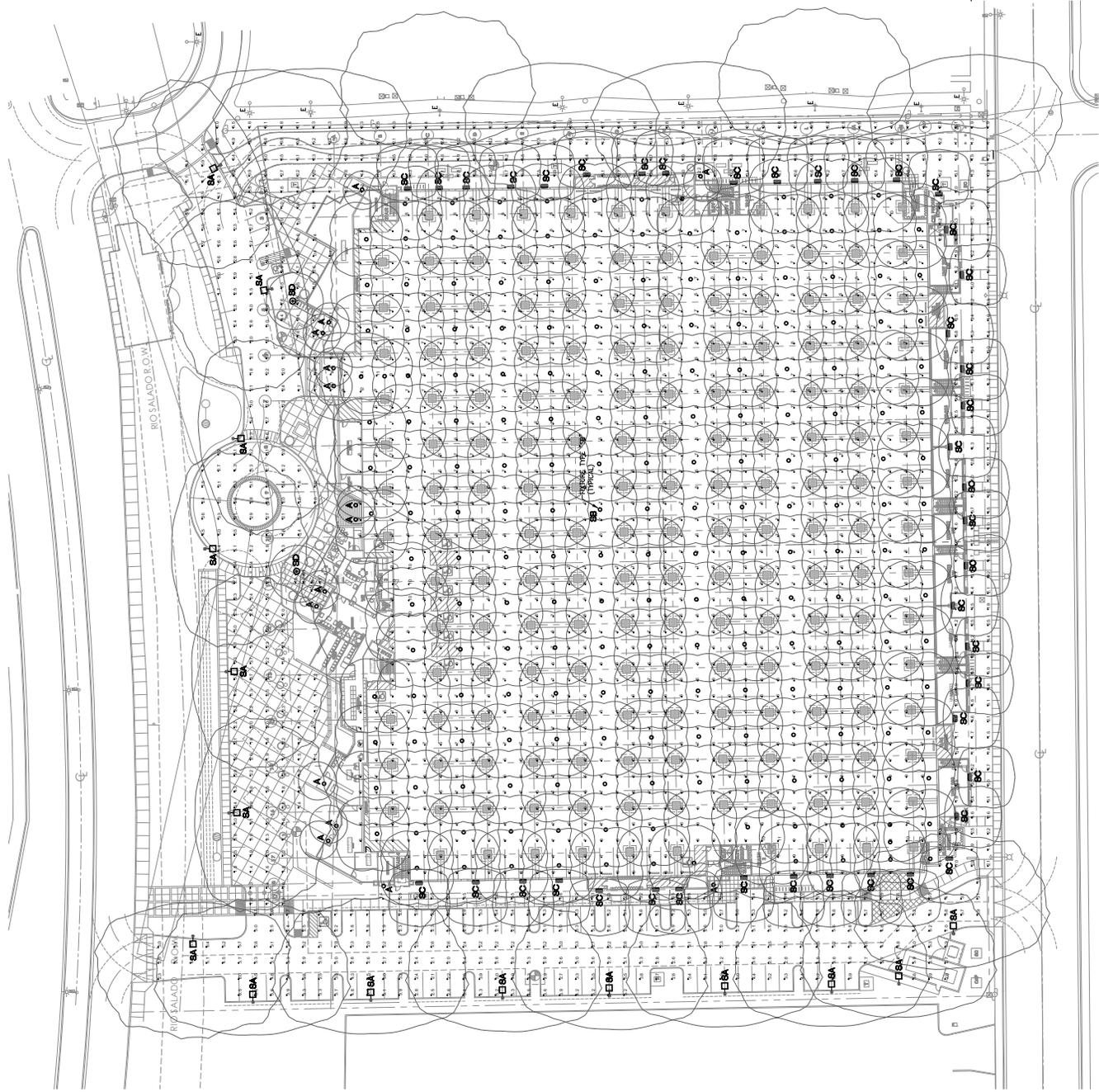
TODD & ASSOCIATES, INC.
 Chief: *Timothy Owen-Dewen*
 Architecture - Planning
 Landscape Architecture
 4019 North 44th Street
 Phoenix, Arizona 85018
 402-952-8280 p 402-952-8995 f
 www.toddasoc.com
 1801 W. Bay Drive NW
 Olympia, WA 98502 360-509-0961 f
 www.toddasoc.com
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DATE
 May 1, 2012
 US
 T/E

DESIGN DEVELOPME
 PROGRESS

Dusk to Dawn
 Photometry

EL1.1

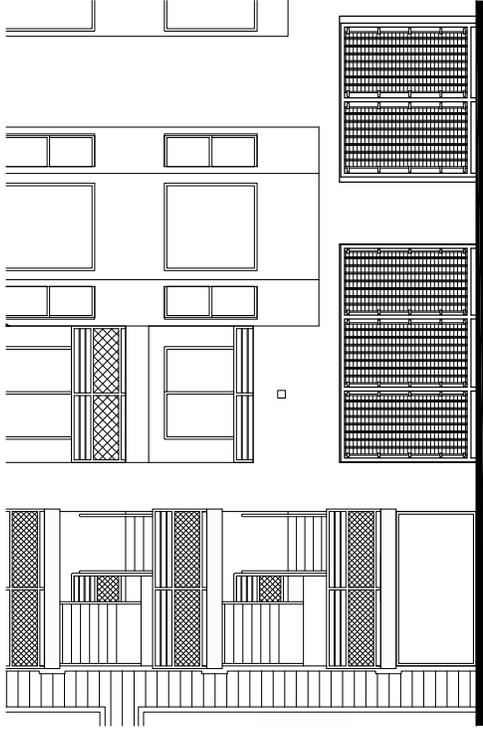


DUSK TO DAWN
 SCALE 1"=30' 0"

2201 N. Dewey Ave. Ste. 400
 Phoenix, Arizona 85020
 402-952-8280
 402-952-8995
 www.toddasoc.com
 License No. 125240

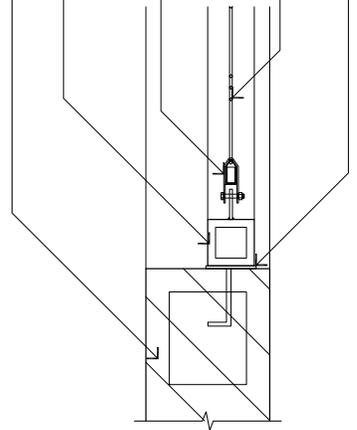
TODD & ASSOCIATES, INC.
 ARCHITECTURE - PLANNING
 LANDSCAPE ARCHITECTURE

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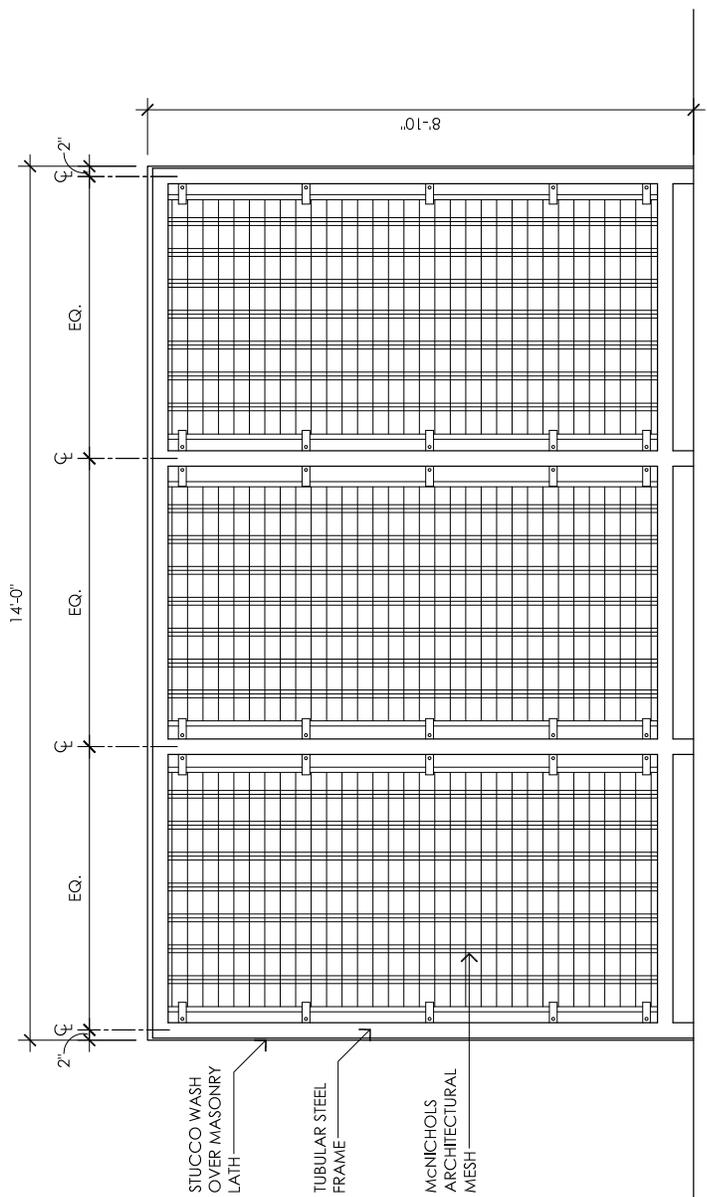


PARTIAL BUILDING ELEVATION SCALE 1/8" = 1'-0"

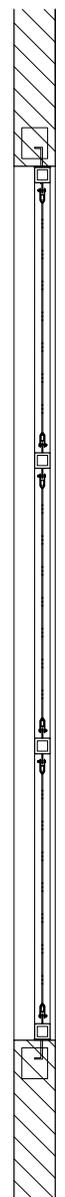
- CMU BLOCK WALL - FULLY GROUTED BOND BEAM
- 3x3x1/4" TUBULAR STEEL FRAME WITH (5) WELDED FINNS FOR MESH ATTACHMENT - PAINT ACCENT COLOR
- STEEL CLAMP WITH BOLTS TYPICAL - (5) EACH SIDE OF SCREEN
- McNICHOLS AL3.2" X4" MESH, LOCKRIMP, .135 WIRE ARCHITECTURAL MESH
- ANCHOR IMBED @ TOP AND BOTTOM TO BOND BEAM. WELD FRAME TO ANCHORS



PANEL CONNECTION DETAIL SCALE 1/2" = 1'-0"



ELEVATION SCALE 1/2" = 1'-0"



PLAN SCALE 1/2" = 1'-0"

GARAGE OPENING SCREEN-ENLARGED PLAN & ELEVATION SCALE 1/2" = 1'-0"

THE ARGO AT TOWN LAKE

TODD & ASSOCIATES, INC.
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 11400494
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 2ND DRC Submittal

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 Preliminary Not For Construction

Evergreen
 Environmental Planning & Construction