

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 02/26/2013  
Agenda Item: 3**

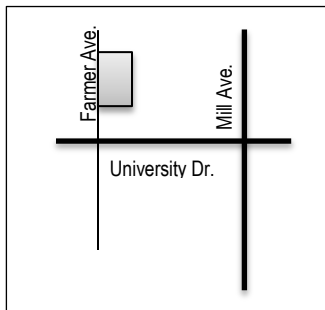
**ACTION:** Request for a Development Plan Review consisting of a new four-story mixed-use building with 30 dwelling units for RESIDENCES ON FARMER, located at 615 South Farmer Avenue. The applicant is 7th & Farmer, LLC.

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

**RECOMMENDATION:** Staff – Approval, subject to conditions

**BACKGROUND INFORMATION:** RESIDENCES ON FARMER (PL130013) consists of a new development proposed for an affordable senior housing development. This site is part of a previously approved development agreement entered into with the City of Tempe. It's anticipated prior to completion of permits that the developer will acquire the property. The request includes the following:

DPR13010 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	City of Tempe
Applicant	Charles Huellmantel, 7 <sup>th</sup> & Farmer, LLC
Current Zoning District	MU-4, Mixed-Use High Density District; Transportation Overlay District; PAD
Gross/Net site area	0.59 acres
Total Building area	32,834 sf.
Density/Units	30 units (50 du/ac maximum allowed)
Lot Coverage	30% (82% maximum allowed)
Building Height	50 ft. (50 ft. maximum allowed)
Building Setbacks	8' front, 5/18' sides, +74' rear (0', 0', 20' min. rear)
Landscape area	12% (7% minimum required)
Vehicle Parking	37 spaces (36 min. required, per DDA)
Bicycle Parking	12 spaces (8 min. residential & 4 min. retail, per DDA)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT:** Ryan Levesque, Senior Planner (480) 858-2393

Department Director: Lisa Collins, Interim Community Development Director  
 Legal review by: N/A  
 Prepared by: Ryan Levesque, Senior Planner



## **COMMENTS:**

This site is located north of University Drive and South of 5<sup>th</sup> Street, along the west side of Farmer Avenue, northeast of 7<sup>th</sup> Street and Farmer Avenue intersection. The site is currently zoned MU-4, Mixed-Use High Density District and is within the TOD, Transportation Overlay District corridor area.

The site was previously rezoned from GID, General Industrial District to the MU-4 zoning, including a Planned Area Development Overlay extending from University Drive to 5<sup>th</sup> Street, called, "Farmer Arts District - Parcel 1", which was approved back in 2010. The first development approved in this area was the Farmer Arts District development, now known as Encore on Farmer, a 56 unit senior housing development. Encore is located directly north of the proposed site.

This request includes a Development Plan Review for a new 32,834 sf. mixed-use building with approximately 2,200 sf. of commercial space and 30 two-bedroom dwelling units, all within a four-story development. The units are planned for an affordable senior housing development.

## **PUBLIC INPUT**

Neighborhood meeting is not required for this development. The project will comply with the approved standards established within the Planned Area Development Overlay and as identified within the Zoning and Development and within the Transportation Overlay District. At the time this report was completed, staff did not receive any public input.

## **PROJECT ANALYSIS**

### **DEVELOPMENT PLAN REVIEW**

The proposed project, Residences on Farmer, consists of a 4-story residential and commercial development, located directly south of the Encore on Farmer senior housing development. The proposed site plan aligns similar to the Encore development with the building near the street front and residential surface parking at the rear. This site has adjacent improvements already constructed, consisting of the unique designed on-street parking and sidewalk design, and the improvements for the public pathway and landscape adjacent to this site along the Union Pacific Railroad. The pathway improvements from this site connect all the way to 5<sup>th</sup> Street. Unlike the Encore development, this site will have integrated ground floor commercial space with the potential of four suites. The commercial space will also have a raised terrace with patio railing for a quasi-public outdoor space, which may be used interchangeably by the commercial occupants. The site will have vehicle ingress/egress aligning with the 7<sup>th</sup> Street intersection and designed in a way to appear like the street continues into the development. This drive will be shared by this project and any future development to the south. The site will also have shared cross access from the Encore development with a parking drive aisle connecting both sites. Two pedestrian pathway connections are proposed, linking the development site to the public pathway along the railroad tracks.

The building elevations have a modern design with an undulating façade, using white exterior stucco color and a dark brown fiber cement board at the recessed elements. Rhythmically, the design follows a similar pattern to the Encore on Farmer development. The ground floor commercial spaces are fronted with fenestration. The primary entrance is located along the south elevation, with pull-up parking and direct access into the main lobby. The building's projection of the 2<sup>nd</sup>-4<sup>th</sup> floors provide variety in the elevations and increased shade at the building entrance and over the terrace frontage.

The landscape for the area for the most part has already been installed, with streetscape trees in triangular islands and an adjacent pedestrian pathway. This project will extend the adjacent landscape buffer next to the pathway along the east perimeter and provide additional accents with traditional landscape islands in the parking lot area. This project will also contribute to landscape improvements on the adjacent lot that will share the new driveway, providing an enhanced entry way.

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 is well articulated with variation in the building façade, projecting canopies, and the building placed near the front of the property for a pedestrian friendly design.*
2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; *The lot orientation itself lends to designing an east-west facing building. The design attempts to mitigate heat through articulation of the building and casting shadows on the building elements, along with architectural elements with canopies. The development is required to provide at least 33% public sidewalk shade during the summer solstice at 3 pm. This requirement has been accomplished through placement of street trees.*
3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; *The materials are of a quality product, using integral color stucco finish and cement board materials in the majority of the building exterior.*
4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; *This site is located within a transition zone near downtown Tempe to the east across the railroad tracks and an eclectic neighborhood consisting of single-family, multi-family, and townhomes 1-3 stories in height. This project is 4-stories and adjacent to a project constructed 5-stories. The scale is appropriate for the location provided.*
5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; *The building mass is not too large, but provides a rhythm within the building design with a clear base with the commercial and patio terrace, enhancing the pedestrian experience.*
6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; *The building design provides well defined architectural details visible at the street level.*
7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; *The project provides a direct connection to the public street system, as well as, a highly utilized multi-modal pathway that will ultimately connect towards the Town Lake area.*
8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; *Vehicle access is limited to only one entrance and is setback behind the building. Cross access is provided to utilize alternate turnaround locations for service deliveries and Fire access needs.*
9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; *The project design has satisfied the principles of crime prevention through environmental design. Alcove entries along the rear of the building for residents have been designed with mesh screen fencing to allow survey into the surrounding area before exiting.*
10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; *Landscape areas are appropriately delineated throughout the project site.*

### **Conclusion**

Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria along with conformance of the proposed conditions.

**REASONS FOR APPROVAL:**

1. The project conforms to the General Plan and satisfies 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 and comply with the adopted Planned Area Development Overlay for this location.
3. The project is designed using pedestrian-oriented development guidelines with the building at the street front, pedestrian level enhanced improvements and at a location with alternate transportation access.
4. The proposed project meets the approval criteria for a Development Plan Review.
5. The project will conform to the Transportation Overlay District standards and guidelines for this area.

**CONDITIONS OF APPROVAL:**

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

1. An Amended Planned Area Development Overlay application is required, subject to staff review. Submit and complete process prior to issuance of building permits.

**Site Plan**

2. Any off-site circulation requirements not situated on the same lot shall require a recorded easement for use of the proposed access circulation, prior to issuance of building permits.
3. Provide a dedicated refuse pick-up location, subject to final determination of location by the Public Works, Solid Waste Division.
4. Maintain a minimum 8'-0" wide clear public sidewalk along Farmer Avenue, or as required by Traffic Engineering Design Criteria and Standard Details.
5. Provide a ramp on the southeast corner of 7th Street and Farmer Avenue, connecting to existing public sidewalk. Provide a concrete driveway apron connecting the sidewalk ramps.
6. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
7. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
8. Shade canopies for parking areas:
  - a. Maximum 75% light reflectance value shall also apply to the top of the canopy.
  - b. Conceal lighting conduit in the folds of the canopy structure and finish conduit to match.

**Floor Plans**

9. Exit Security:
  - a. Provide secured exit stairwells along at the entire first floor, providing an exit only push bar for emergency.
10. Public Restroom Security:
  - a. Lights in restrooms:
    - 1) Provide 50% night lights
    - 2) Activate by automatic sensors, key or remote control mechanism
  - b. Single user restroom door hardware:
    - 3) Provide a key bypass on the exterior side

## **Building Elevations**

11. Maintain a secured screen entry gate along the exterior elevation stairwells at the ground level.
12. Provide a parapet screen wall height on all elevations sides that is at or above the elevation height of all mechanical elements located on the roof, measured from a horizontal plane.
13. The materials and colors are approved as presented:  
Stucco Finish Coat – Sandpebble Fine – Dryvit 104 Dover Sky (LRV 54)  
Fiber Cement Board smooth – Sherwin Williams – “Suitable Brown” SW7054 (LRV 12)  
Entry Canopy – Raw Steel with Clear Coat  
Upper Level Balconies – Raw Steel with Clear Coat  
Vinyl Windows – White  
Mesh Screen – Galvanized Steel Woven  
Concrete – Cast-in-Place Board-Formed Concrete  
Full Brick Building Base; Exposed Concrete; Ground face CMU; and stucco  
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. Submit any additions or modifications for review during building plan check process.
14. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
15. 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.
16. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from street view.
17. Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

## **Lighting**

18. This project shall follow requirements of the Zoning and Development Code Part 4, Chapter 8, Lighting, unless otherwise conditioned.
19. Light trespass on to adjacent property to the East (railroad tracks) is permissible, to ensure adequate visibility and security for trail users.
20. Illuminate lower level building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

## **Landscape**

21. The plant palate is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
22. This landscape plan includes approval for a connection to an existing linear pathway and related landscape continuing to 5<sup>th</sup> Street, to be included as a part of this design approval.
23. Irrigation notes:
  - a. 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 1/2" (if any). Provide details of water distribution system.
  - b. Locate valve controller in a vandal resistant housing.
  - c. Hardwire power source to controller (a receptacle connection is not allowed).
  - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
24. 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.
25. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

### Signage

26. Provide address sign(s) on all sides of the building elevations, to be located at a level not to exceed the 2<sup>nd</sup> floor.
- a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 12" high characters, with greater than 50% color contrast.
    - 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.

- The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.
- 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](http://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](http://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](http://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.
- 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.
- 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.
- 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.
  - Verify specific design considerations with the Engineering Department. 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
  - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- DRIVEWAYS:
  - The installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
  - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed [www.tempe.gov/index.aspx?page=801](http://www.tempe.gov/index.aspx?page=801) . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- 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](http://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:**

- November 8, 2007            City Council approved a MIXED USE PROJECT - 2 sites bound by railroad track to east and Farmer Ave to west: PAD 1 (University north to 5th Street) and PAD 2 (5th Street north, stopping prior to 1st street). Includes workforce housing, market housing, library, commercial uses, pedestrian corridor.
  
- October 21, 2010            City Council approved a Subdivision Plat consisting of 4 lots.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review





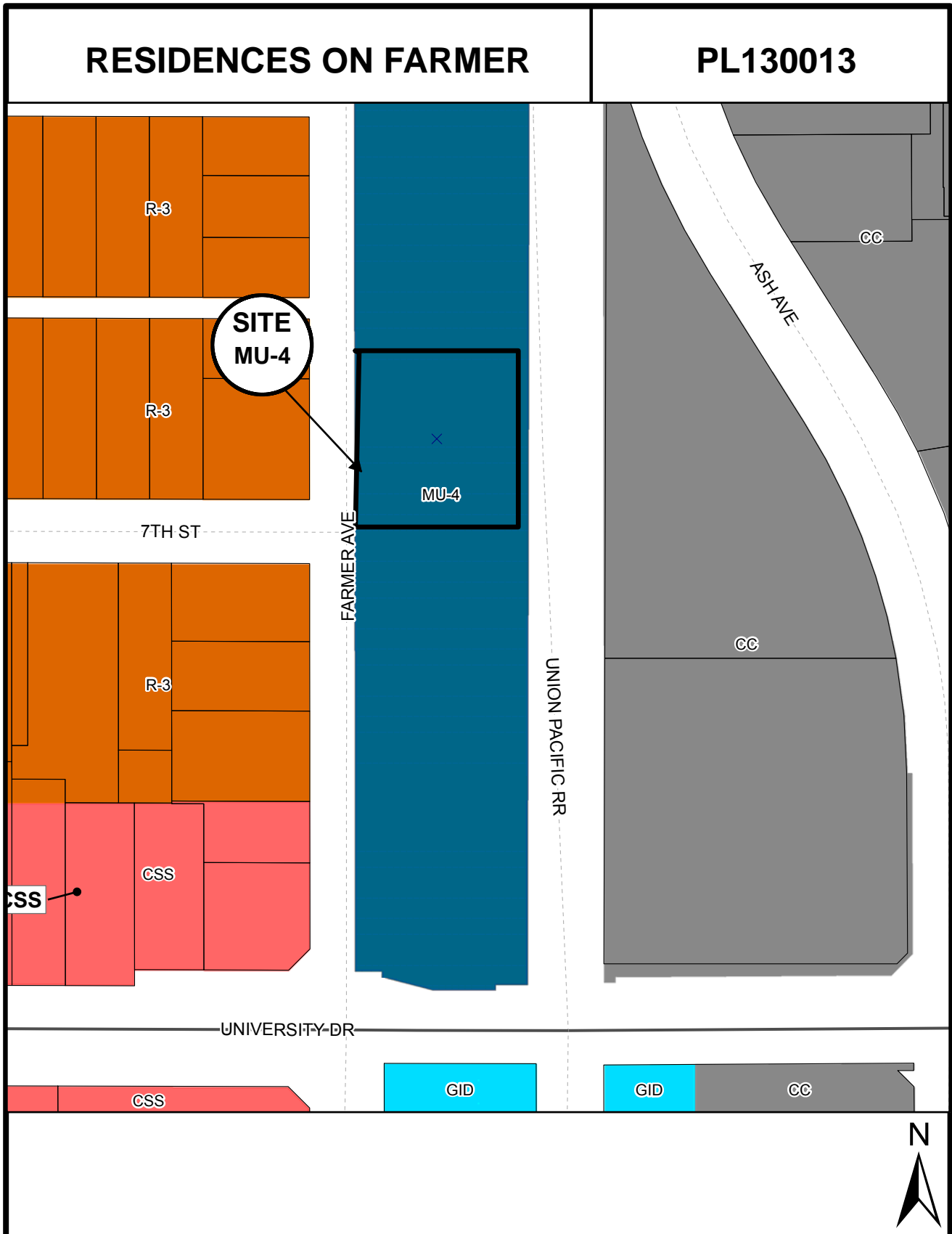
# DEVELOPMENT PROJECT FILE

for

## RESIDENCES ON FARMER

### ATTACHMENTS:

1. Location Map
- 2-3. Aerial and Context Photos
- 4-6. Letter of Explanation
- 7-8. "Farmer Arts District – Parcel 1" Planned Area Development Overlay
- 9-10. Project Data and Site Plan
11. Landscape Plan
12. Floor Plans
13. Building Elevations
14. Building Section
15. Color Elevation Perspectives
16. Shadow Plan



**Location Map**



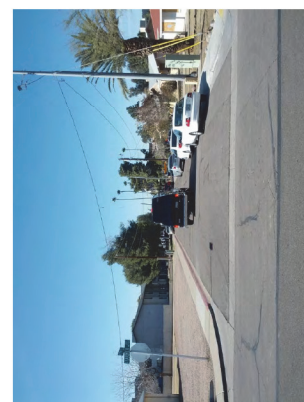
**RESIDENCES ON FARMER (PL130013)**



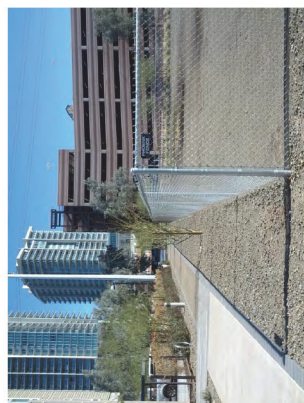
NW CORNER LOOKING NORTH



SE CORNER LOOKING WEST



SW CORNER LOOKING WEST



NW CORNER LOOKING EAST



SE CORNER LOOKING NORTH



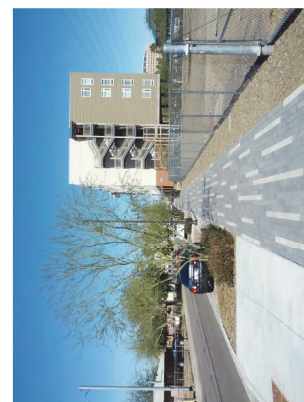
SW CORNER LOOKING SOUTH



NE CORNER LOOKING NORTH



NW CORNER LOOKING WEST



SW CORNER LOOKING NORTH



WEST SIDE OF FARMER LOOKING EAST



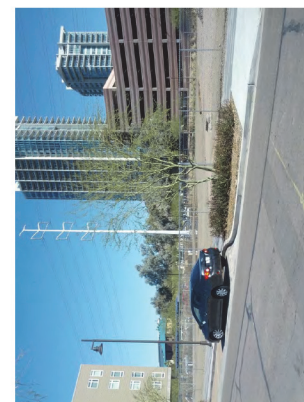
NE CORNER LOOKING EAST



NW CORNER LOOKING SOUTH



SW CORNER LOOKING EAST



WEST SIDE OF FARMER LOOKING NORTH

# THE RESIDENCES ON FARMER

615 SOUTH FARMER AVENUE

APN: 124-33-362

## DEVELOPMENT PLAN REVIEW



### APPLICANT:

7<sup>th</sup> & Farmer, LLC

Charles Huellmantel

PO Box 1833 – Tempe, Arizona 85280-1833 – (480)921-2800

charles@huellmantel.com

In January of 2012, Encore on Farmer opened with fifty-six units of transit oriented housing for independent seniors. The project has been a great success and immediately became home to many Tempe seniors. We are proud that our target audience seems to love the building and the environment we created. Proof in our market success can be found in the regular phone calls we receive from potential residents that we are unable to accommodate in the existing building.

Accordingly, we are proud to request a Development Plan Review (DPR) for a four-story mixed-use project that will include thirty new housing units for independent senior living, residential amenities, and approximately 2,200 square feet of commercial space located on the northeast corner of 7<sup>th</sup> Street and Farmer Avenue (just south of Encore on Farmer) as highlighted in green below:

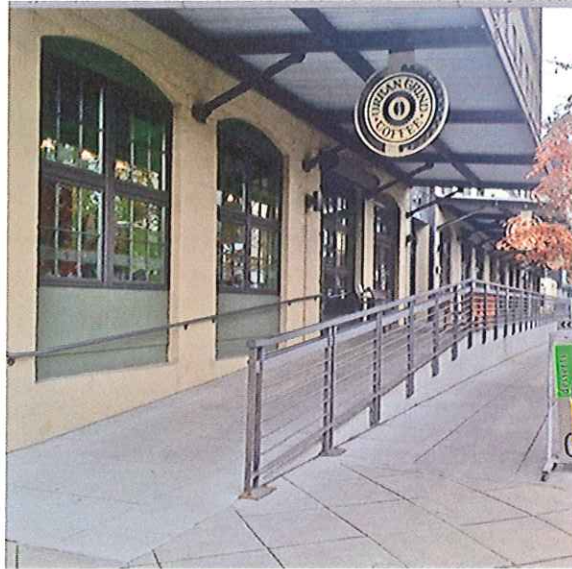


The proposed project is consistent with General Plan and existing zoning (the full block was rezoned in 2007). The existing Encore building covers about two-thirds of the east side of Farmer Avenue between 6th and 7th Streets. Before opening Encore on Farmer, we elected to construct the streetscape along Farmer Avenue and the pedestrian amenities along the railroad tracks to provide for a more complete experience for our residents. These amenities will remain in place. (It is worth noting that the landscape has matured nicely.) The Development Review Plan will be for the areas inside of the existing landscaped areas

The site plan for the Residences on Farmer is at least equally urban and pedestrian based.

As with the original Encore on Farmer building, we have taken great care to understand and design the first floor uses and the pedestrian environment. The design will take cues from the Portland streetscape as well as the brownstone-style units at Encore on Farmer. The design incorporates an elevated patio area along Farmer Avenue. This pedestrian oriented space is in

addition to an enhanced sidewalk on the street level. This type of elevated pedestrian experience has been used successfully in other urban improvements where older buildings are reused in a manner consistent with their history. This property, which was once a citrus packing and transfer location, will implement a slight sidewalk elevation, which allows for a pedestrian environment with more depth and provides additional relief from the pace of the street without being fully separated or removed from the street side. An example of this slightly elevated streetscape can be seen below:



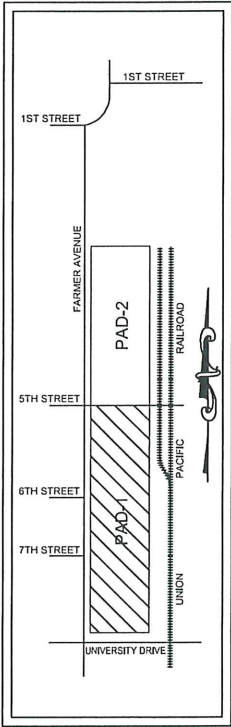
The commercial space and pedestrian activity will dominate the ground floor along Farmer Avenue while the residential amenities will create a more intimate space along the western edge (back of the project) with a private community environment. An attractive entry will be created along the private drive aligned with 7<sup>th</sup> Street (much like 6<sup>th</sup> Street - by design most people will assume the private drive is a public street).

The development plan creates a new streetscape along a private drive that will become 7th Street (similar to the 6th Street aligned drive that serves as the formal entrance to Encore on Farmer). We will remove the temporary portion of the pedestrian path south of the existing Encore on Farmer building and replace the area with a singular cohesive semi-public space for our residents.

The design of the building is contemporary and will complement — not duplicate — the existing Encore on Farmer building. Likewise, the streetscape is based on the same pedestrian-friendly components with wide sidewalks and tasteful landscaping. The buildings will work together and in an effort to link them and will incorporate design elements that are intended to promote pedestrian circulation.

# PLANNED AREA DEVELOPMENT OVERLAY FARMER ARTS DISTRICT - PARCEL 1

A Portion of Southeast quarter of Section 16, Township 1 North, Range 4 East  
of the Gila and Salt River Base and Meridian, Maricopa County Arizona



LOCATION MAP  
N.T.S.

## ACKNOWLEDGMENT

State of Arizona  
County of Maricopa  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2007, before me, the undersigned, personally appeared (name here), who acknowledged himself to be the owner of (name here), an Arizona corporation, and that being authorized to do so, executed the foregoing instrument in the capacity therein stated and for the purpose therein contained.  
In witness whereof, hereunto set my hand and official seal.

Notary Public

My commission expires \_\_\_\_\_

## LEGAL DESCRIPTION PARCEL 1

The portion of the Southeast quarter of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:  
Commencing at the Southeast corner of said Section 16;  
thence North 00° 17' 11" West (record = North 00° 16' 40" West), along the East line of the Southeast quarter of said Section 16, also being the centerline of the Union Pacific Railroad Main Line, to the intersection of the East line of said Section 16 and the East line of the Northeast 1/4 of said Section 16, as shown on the subdivision of State Plat No. 12, referenced, recorded in Book 69 of Maps, Page 38, Maricopa County Records;  
thence South 89° 27' 13" West (record = South 90° 00' 00" West), along said Northerly right-of-way line, 1271.84 feet to the centerline of 5th Street as recorded in Docket 7324, referenced, recorded in Book 69 of Maps, Page 38, Maricopa County Records;  
thence North 00° 17' 01" West (record = North 00° 15' 40" West), along said Easterly right-of-way line, 1271.84 feet to the centerline of 5th Street as recorded in Docket 7324, referenced, recorded in Book 69 of Maps, Page 38, Maricopa County Records;  
thence South 00° 17' 11" East, along said East line and the centerline of said Union Pacific Railroad Main Track, 1274.51 feet to the Point of Beginning.  
EXCEPT the East 35.00 feet thereof.

## BENCHMARK

Top of brass cap in handhole at the intersection of University Drive and Hasty Drive,  
City of Tempe datum  
Elevation = 1149.69 feet

## SITE BENCHMARK

BM #1 - Top of brass cap in handhole at the intersection of University Drive and Farmer Avenue,  
City of Tempe datum  
Elevation = 1156.28 feet  
BM #2 - Top of brass cap in handhole at the intersection of 5th Street (West) and Farmer Avenue,  
City of Tempe datum  
Elevation = 1156.28 feet  
BM #3 - Top of brass cap flush with pavement at the intersection of 1st Street (West) and Farmer Avenue,  
City of Tempe datum  
Elevation = 1157.51 feet

## BASIS OF BEARING

The East line of the Southeast quarter of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, as monumented.  
Said Bearing = North 00° 17' 11" West (record = North 00° 16' 40" West)

## SHEET INDEX

- PAD1.0 COVER SHEET
- PAD1.1 SITE PLAN

## DEVELOPER

Farmer Arts, LLC  
PO Box 1833  
Tempe, Arizona 85280  
(480) 204-0104

## APPLICANT

Farmer Arts, LLC  
PO Box 1833  
Tempe, Arizona 85280  
(480) 204-0104

## ENGINEER

OTAK, Inc.  
17355 SW Bioscience Ferry Rd.  
Lake Oswego, Oregon 97035  
(503) 635-3618

## ARCHITECT

OTAK, Inc.  
17355 SW Bioscience Ferry Rd.  
Lake Oswego, Oregon 97035  
(503) 635-3618

## PLANNER

OTAK, Inc.  
17355 SW Bioscience Ferry Rd.  
Lake Oswego, Oregon 97035  
(503) 635-3618

## LANDSCAPE ARCHITECT

Vollmer & Associates  
Contact: Jim Smith  
428 North 44th Street, Suite 350  
Phoenix, AZ 85008  
(602) 358-1711

## CONDITIONS OF APPROVAL: PAD 07020

Write the heart of the neighborhood meets the heart of the city  
**Farmer Arts District**

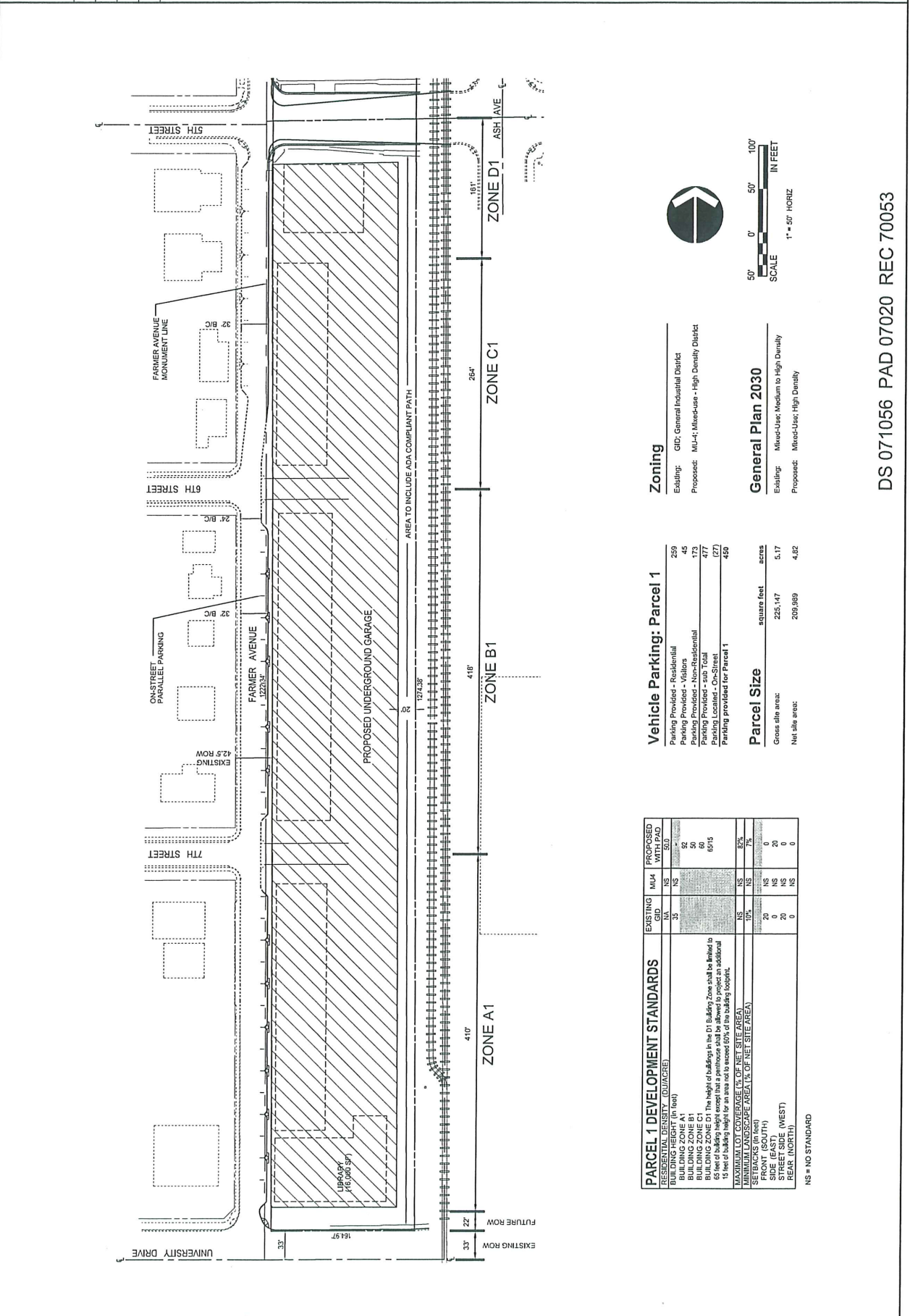
COVER SHEET - PARCEL 1



14457  
Project No.  
PAD1.0  
Sheet No.  
Conservation 2007 ©

NO.	DATE	BY	Checked & Approved





**PARCEL 1 DEVELOPMENT STANDARDS**

	EXISTING	MU4	PROPOSED WITH PAD
BUILDING HEIGHT (feet)	32	NS	50.0
BUILDING ZONE A1			52
BUILDING ZONE B1			50
BUILDING ZONE C1			60
BUILDING ZONE D1			65/75
15 feet of building height for an area not to exceed 50% of the building footprint.			
MAXIMUM LOT COVERAGE (% OF NET SITE AREA)	NS	NS	82%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	0%	NS	7%
FRONT (SOUTH)	0	NS	0
SIDE (EAST)	0	NS	20
STREET SIDE (WEST)	20	NS	0
REAR (NORTH)	0	NS	0

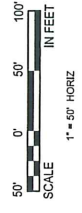
NS = NO STANDARD

**Vehicle Parking: Parcel 1**

	square feet	acres
Parking Provided - Residential	259	
Parking Provided - Visitors	45	
Parking Provided - Non-Residential	173	
Parking Provided - sub Total	477	
Parking Location - On-Street	(27)	
Parking provided for Parcel 1	450	
Gross site area:	225,147	5.17
Net site area:	206,989	4.82

**Zoning**  
 Existing: GID, General Industrial District  
 Proposed: MU-4, Mixed-Use - High Density District

**General Plan 2030**  
 Existing: Mixed-Use, Medium to High Density  
 Proposed: Mixed-Use, High Density



DS 071056 PAD 07020 REC 70053



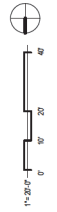
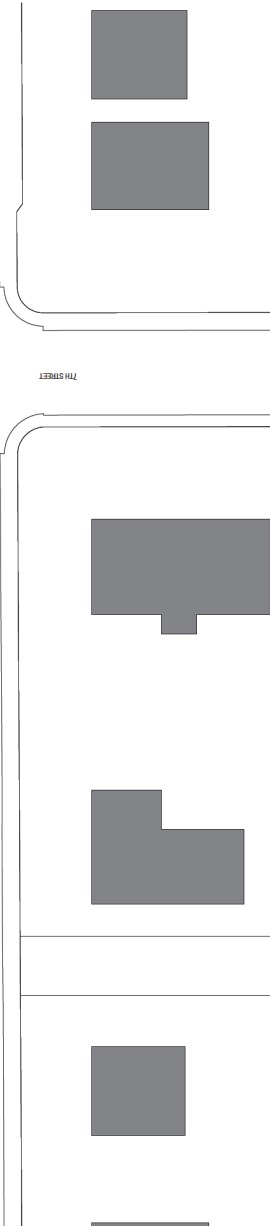
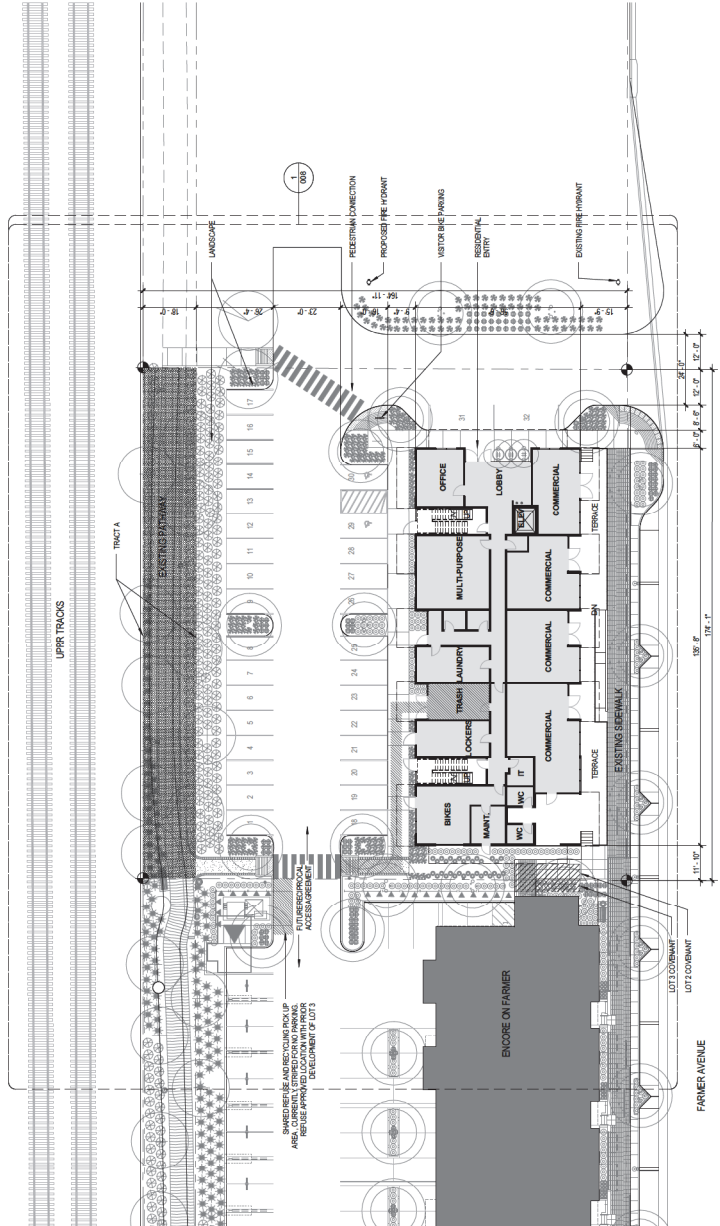
**VICINITY MAP  
PROJECT DATA**

**PARCEL SIZE:** 68 AC (28,712 SF) [Lot 2, 25,579 + Tract A, 3,133]  
**PAD OVERLAY DISTRICT:** FARMER ARTS DISTRICT - PARCEL 1  
**UNIT COUNT:** 30 UNITS (24 ONE BR & 6 TWC BR)  
**REQUIRED PARKING:** RESIDENTIAL = 30 (1 UNIT PER DDA)  
 COMMERCIAL = 7 (1/250 \* 75(TOD))  
 37 (32 ON-SITE, 5 ON STREET)  
**PROVIDED PARKING:** 7%  
**LANDSCAPE REQUIRED:** 12%  
**LANDSCAPE PROVIDED:** MU-4 (PAD) (TOD) (NO MODIFICATION REQUEST)  
**ZONING:** GENERAL PLAN PROJECTED LAND MIXED USE - HIGH DENSITY  
**USE AND PROJECT DENSITY:** (NO MODIFICATION REQUEST)  
**PROPOSED USES:** RESIDENTIAL: 30 DU  
 COMMERCIAL: 2,200 SF  
**TYPE OF CONSTRUCTION:** YES  
**AUTOMATIC FIRE EXTINGUISHING SYSTEM:** 32,834 SQ FT  
**GROSS BUILDING AREA:** 6,620 SQ FT  
**GROUND FLOOR FOOTPRINT:** 8,738 SQ FT  
**ROOF FOOTPRINT:** 8,738 / 28,712 = 30%  
**LOT COVERAGE:** 50'-0" TO TOP OF PARAPET FROM GRADE  
**BUILDING HEIGHT:** 4  
**NUMBER OF STORIES:** LOT 2; FARMER ARTS DISTRICT - PARCEL 1, ACCORDING TO BOOK 1070 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA  
**LEGAL DESCRIPTION:** NO USE PERMITS OR VARIANCES REQUESTED.

**DEVELOPMENT STANDARDS**

PARCEL 1 - ZONE B1 HEIGHT:	PAD	PROPOSED
SETBACKS:	50'	50'
FRONT (SOUTH)	0'	18'
SIDE (EAST)	20'	20'
STREET SIDE (WEST)	0'	8'
REAR (NORTH)	0'	5'
MAXIMUM LOT COVERAGE:	82%	30%
DENSITY:	50 DU/AC	30 DU

\* 20' PRIOR TO 18' TRACT A DEDICATION





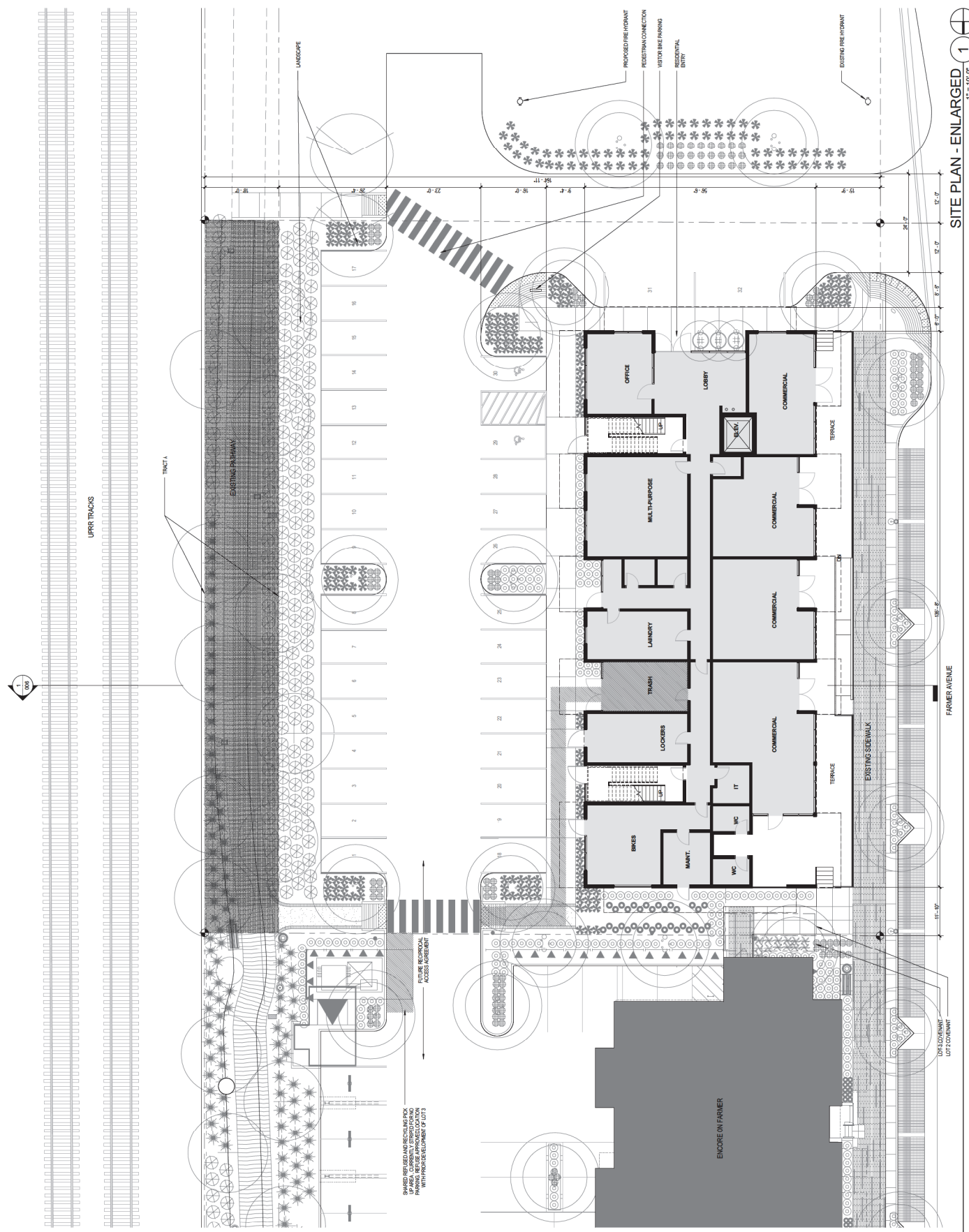
**RESIDENCES ON FARMER**

7TH & FARMER, LLC  
615 SOUTH FARMER TEMPE AZ 85281

SITE PLAN - ENLARGED

**002**

SITE PLAN - ENLARGED 1  
1" = 10'-0"



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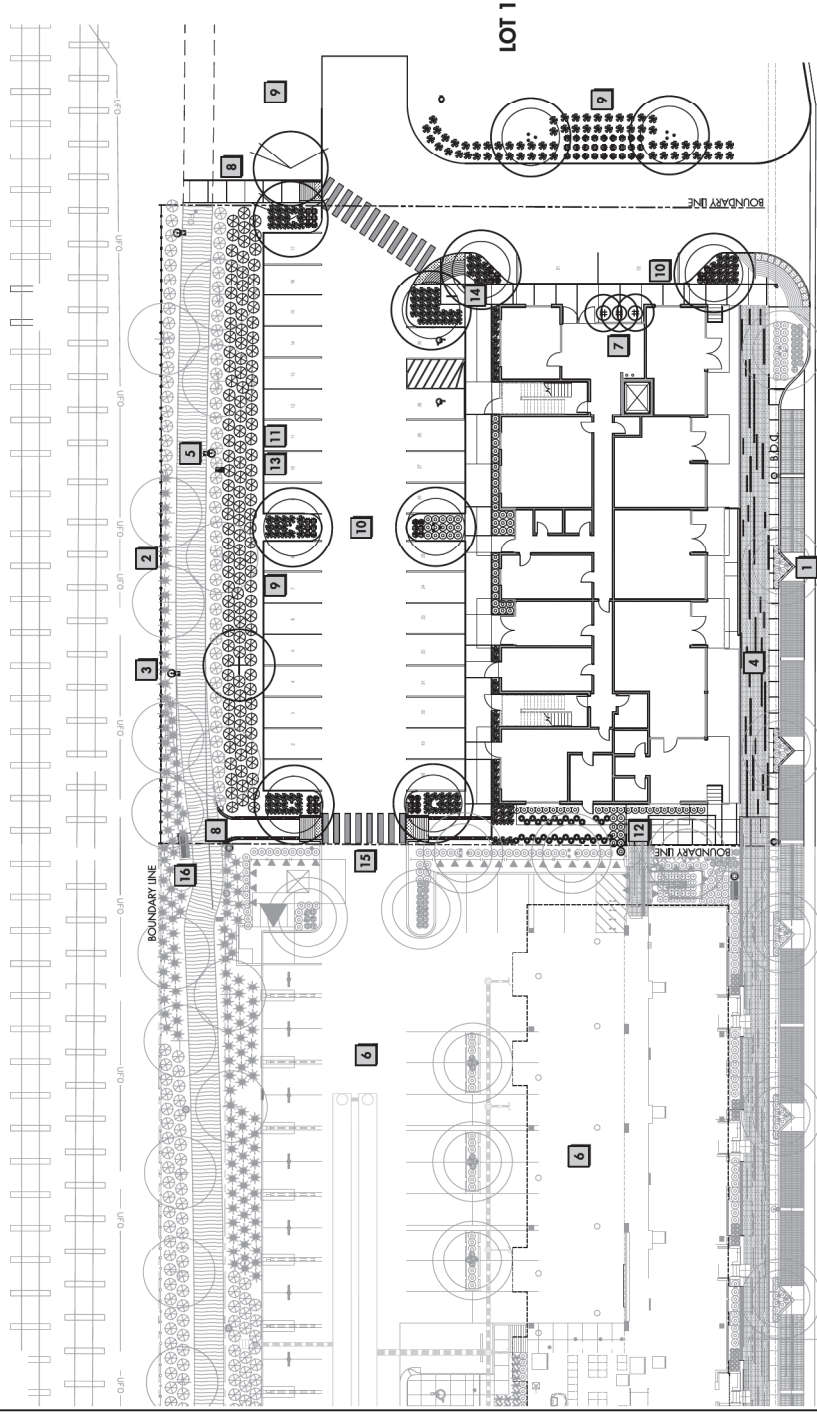
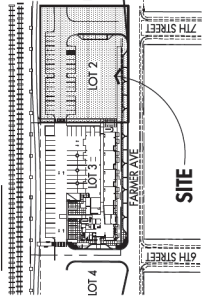
**DESIGN ELEMENTS**

- 1 EXISTING TREES AND SHRUBS ALONG FARMER AVE. TO REMAIN
- 2 EXISTING TREES AND SHRUBS WITHIN THE LINEAR PARK (TRACT A) TO REMAIN
- 3 EXISTING SPLIT RAIL FENCE DEFINES PUBLIC AND PRIVATE SPACE
- 4 EXISTING DECORATIVE PAVEMENT ALONG FARMER TO REMAIN OR BE REINSTALLED AFTER CONSTRUCTION
- 5 EXISTING LINEAR PARK LIGHTING TO REMAIN
- 6 EXISTING ADJACENT RESIDENTIAL BUILDING AND PARKING
- 7 DECORATIVE POIS WITH TREES AT FRONT ENTRY
- 8 PEDESTRIAN CONNECTION TO LINEAR PARK
- 9 TEMPORARY LANDSCAPE INSTALLATION UNTIL DEVELOPMENT OF ADJACENT LOT 1
- 10 NEW PALO BREA TREES IN PARKING AND AT FRONT ENTRY TO COMPLEMENT EXISTING ONES IN ADJACENT LOT 3 PROPERTY
- 11 SUPPLEMENTAL DEER GRASSES ADJACENT TO EXISTING TO REINFORCE THEME AND CHARACTER
- 12 NEW SECURITY FENCE TO COMPLEMENT VENEZUELAN OF ARCHITECTURE
- 13 NEW LANDSCAPE TO COMPLEMENT LANDSCAPE IN ADJACENT PROPERTY TO THE NORTH
- 14 VISITOR BIKE PARKING
- 15 REMOVE EXISTING LANDSCAPE CURB AND FENCE
- 16 EXISTING BENCH TO REMAIN

**LANDSCAPE NOTES**

1. THE R.O.W. WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF TEMPE REQUIREMENTS AND STANDARDS.
2. 50% OF ALL TREES WILL BE 24" BOX OR LARGER.
3. AN AUTOMATIC DRIP IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL PLANTS.
4. ALL EARTHWORK WILL BE DONE SUCH THAT ALL WATER DRAINS AWAY FROM SIDEWALKS AND STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE.
5. LANDSCAPING AND STRUCTURES WITHIN SIGHT VISIBILITY TRIANGLES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30 INCHES.
6. ALL PLANT MATERIAL TO CONFORM TO THE ARIZONA NURSEYMAN ASSOCIATION STANDARDS.
7. ALL BRIGHT-OF-WAY PLANT MATERIALS TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
8. NOT FOR CONSTRUCTION OR RECORDING. THIS DOCUMENT IS FOR CONCEPTUAL PURPOSES ONLY.

**KEY MAP**

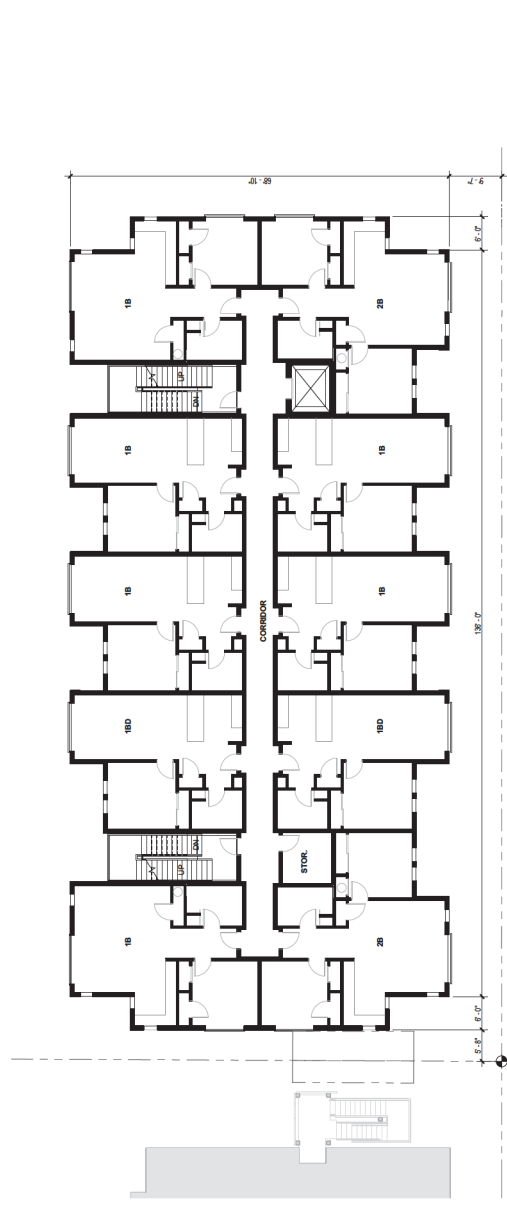


31 JANUARY 2013

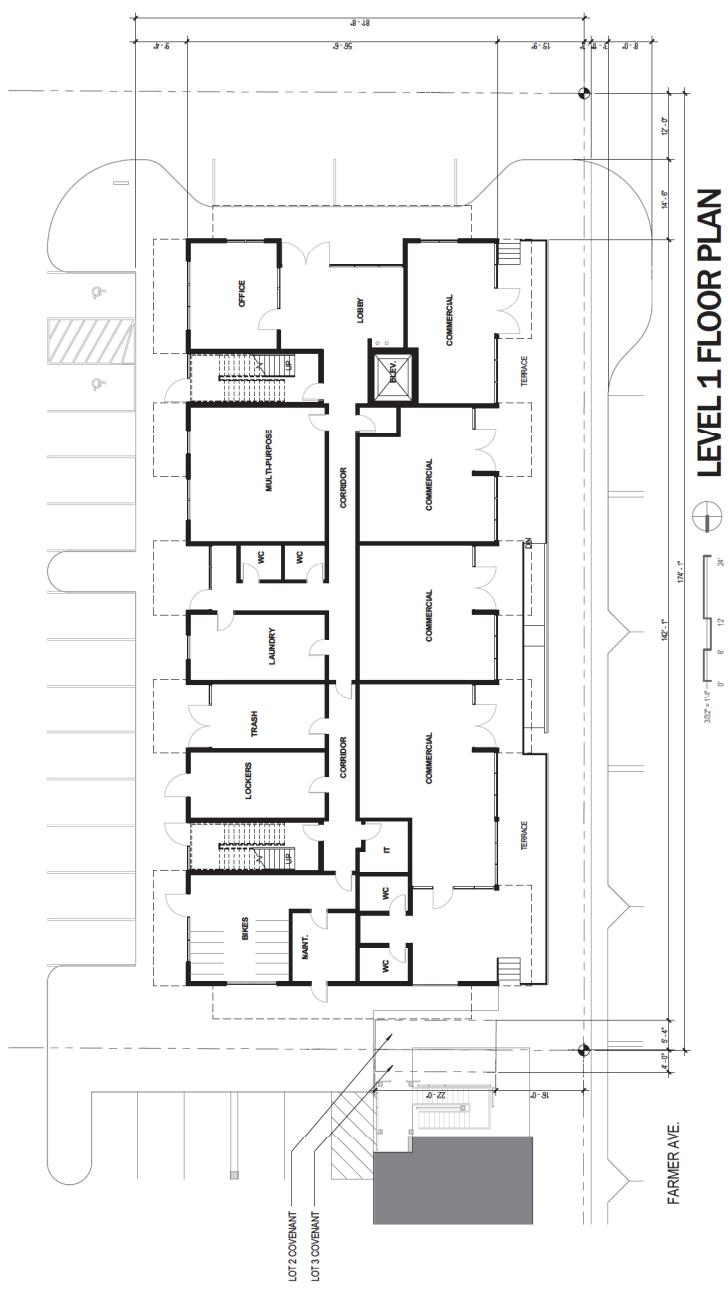
**PRELIMINARY PLANT LEGEND**

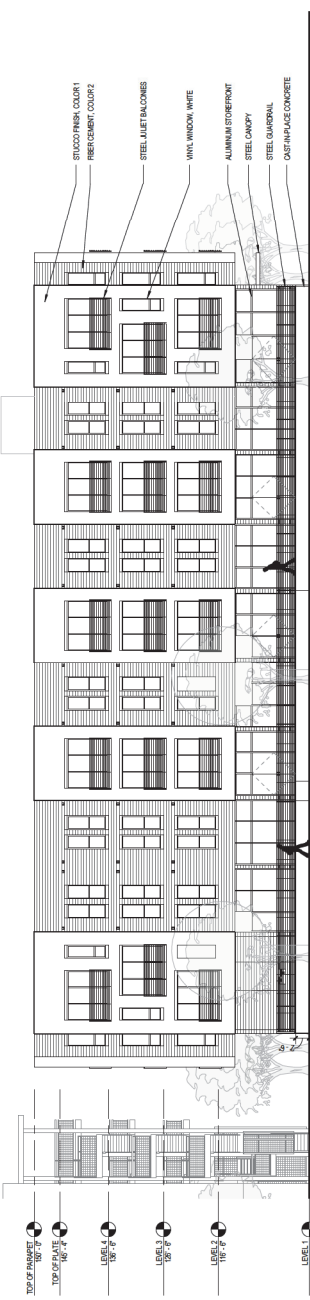
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
+	TREES			
○	DESSERT MUSEUM	CERCIDUM "DESSERT MUSEUM"	50% 24" BOX OR LARGER	1
○	PALO BREA	CERCIDUM PALO BREA	50% 24" BOX OR LARGER	9
○	PHOENIX MESQUITE	PROSOPIA X PHOENIX	50% 24" BOX OR LARGER	2
○	SWAN HILL OLIVE	OLEA EUROPAEA	24" BOX	9
○	SHRUBS / GROUND COVER			
○	NEW GOLD LANTANA	LANTANA "NEW GOLD"	1 GAL	67
○	DESSERT GRASS	CERBERA	1 GAL	72
○	BRITISH RUELIA	RUELLIA BRITANNICA	1 GAL	81
○	BREAKLIGHTS	HESPERALOE PARVIFLORA	1 GAL	205
○	MEDICINAL ALOE	ALOE BARBADENSIS	1 GAL	33

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**TYPICAL UPPER FLOOR PLAN (FLOORS 2 - 4)**

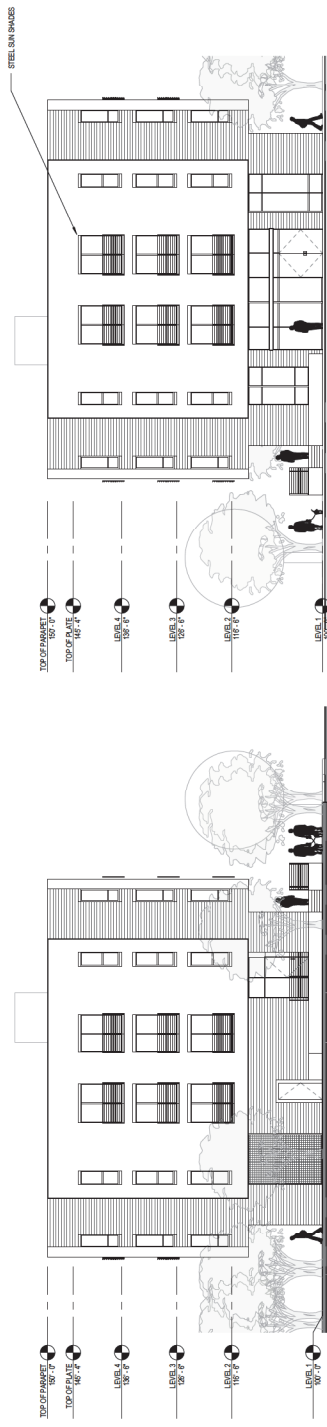




**WEST ELEVATION**

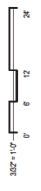


**EAST ELEVATION**



**SOUTH ELEVATION**

**NORTH ELEVATION**

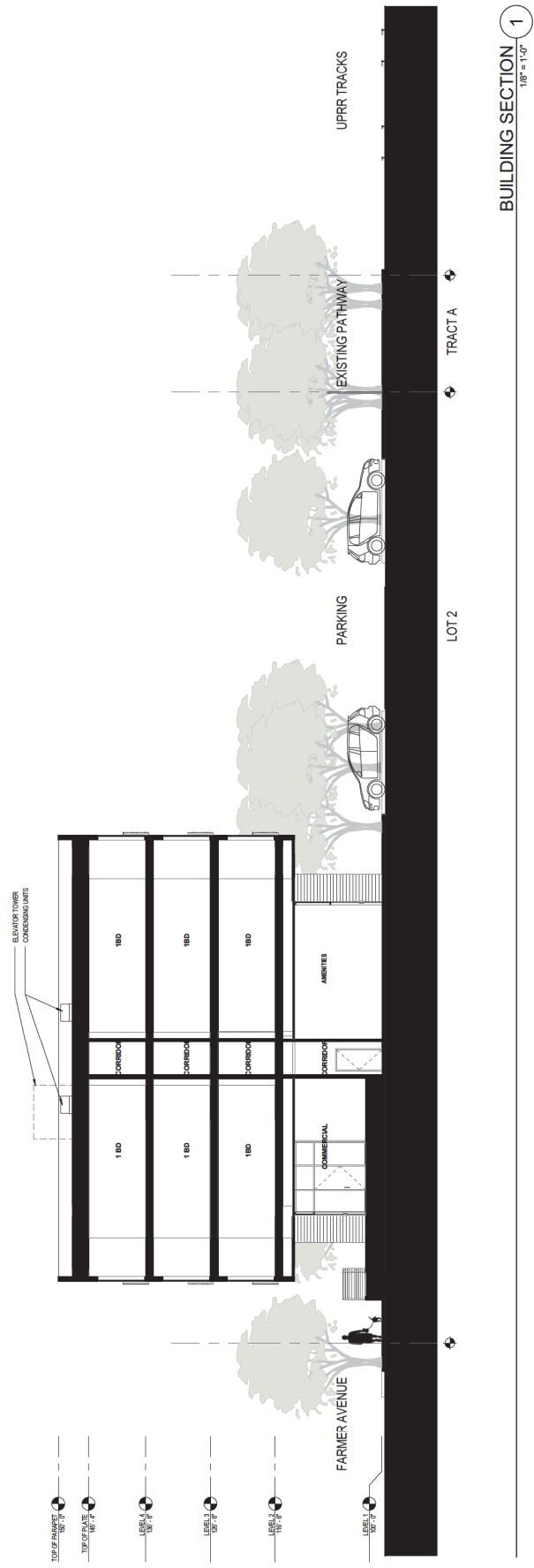


**RESIDENCES ON FARMER**

7TH & FARMER, LLC  
615 SOUTH FARMER TEMPE AZ 86281

BUILDING SECTION

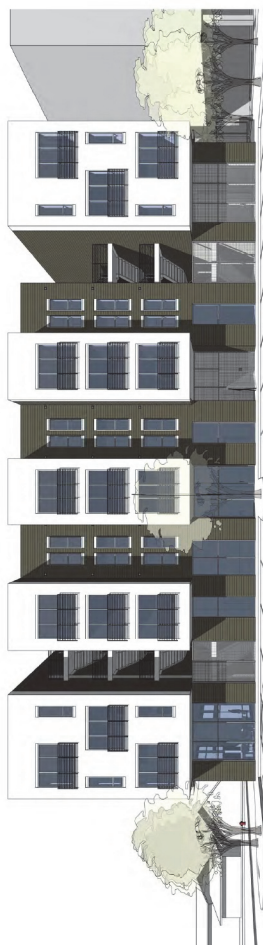
**006**



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WEST FACADE PERSPECTIVE



EAST FACADE PERSPECTIVE



NW CORNER PERSPECTIVE

SW CORNER PERSPECTIVE

RESIDENCES ON FARMER

7TH & FARMER, LLC  
615 SOUTH FARMER TEMPE AZ 85281

BUILDING  
PERSPECTIVES

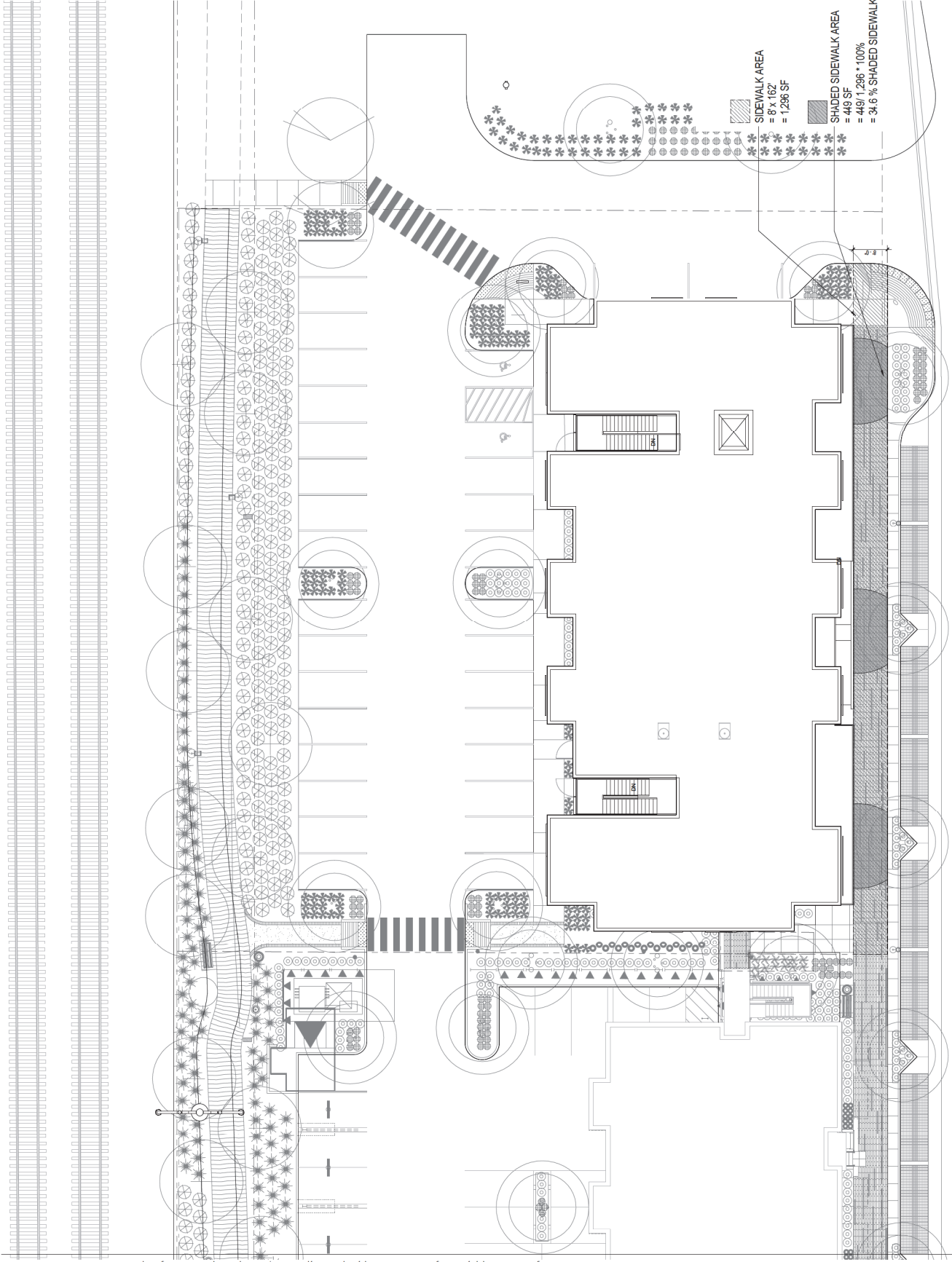
007

SERA

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