

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 05/28/2013  
Agenda Item: 3**

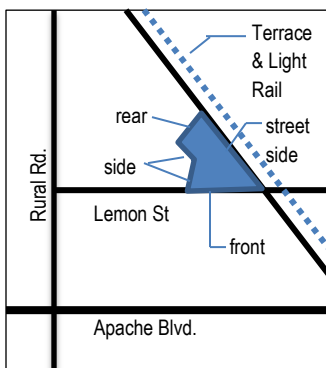
**ACTION:** Request for a General Plan Projected Land Use Map Amendment, Zoning Map Amendment, Amended Planned Area Development Overlay and Development Plan Review consisting of a mixed-use development including 220 units and 600 bedrooms for 1010 LEMON located at 1010 East Lemon Street. The applicant is Oasis Indian Bend, LLC. (Resolution No. 2013.\_\_, Ordinance No. 2013.\_\_).

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

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

**BACKGROUND INFORMATION:** 1010 LEMON (PL130034) consists of a six story (+/-76 ft.) mixed use housing cluster (+/-325,399 sf.) with street level retail/restaurant space, 220 dwelling units with 600 bedrooms, residential support space, and an integrated, 400 vehicle parking structure (+/-131,198 sf.) contained on +/-3.56 acres. The request includes the following:

- GEP13003 General Plan Projected Land Use Map Amendment from Commercial to Mixed-Use for parcel 3 (+/-0.86 ac.).
- ZON13003 Zoning Map Amendment from CSS, Commercial Shopping & Service District to MU-4, Mixed-Use, High Density District for parcel 3 (+/-0.86 ac.).
- ZON13004 Zoning Map Amendment to insert parcels 1 and 2 (+/-2.70 ac.) into the Transportation Overlay District.
- PAD13005 Amended Planned Area Development Overlay for +/-3.56 ac. including an amendment of the PAD overlay for parcels 1 and 2 (+/-2.70 ac.) and extension of the PAD Overlay to include parcel 3 (+/-0.86 ac.).
- DPR13096 Development Plan Review including site plan, building elevations, and landscape plan.



Property Owner & Applicant Representatives	Oasis Indian Bend, LLC Anthony Patinella (Titan Development, LLC) & Stephen C. Earl (Earl, Curley & Lagarde, PC)
Current Zoning District	MU-4 (PAD) parcels 1 & 2, CSS (TOD) parcel 3
Gross/Net site area	+/-3.56 acres
Unit Quantity & Density	220 du & 62.0 du/ac. PAD std.
Total Building area	+/-456,597 sf.
Max. Lot Coverage	48 % PAD std.
Max. Building Height	76.0 ft. PAD std.
Min. Building Setbacks	8.0 ft. front, 4.0 ft. street side, 13.0 ft. side, 30.0 ft. rear PAD std.
Min. Open Parking Setback	20.0 front & street side (ZDC std. for motor vehicles)
Min. Landscape Coverage	37 % PAD std.
Vehicle Parking	400 spaces PAD std.; (513 TOD std. minus variance)
Bicycle Parking	186 spaces (ZDC std. for bicycle commute area)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT:** Kevin O'Melia, Senior Planner (480) 350-8432

Department Director: Lisa Collins, Interim Community Development Director  
 Legal review by: N/A  
 Prepared by: Kevin O'Melia, Senior Planner



## COMMENTS:

The site is located at the northwest corner of Terrace Road and Lemon Street and is approximately one block east of Rural Road and the ASU main campus. The site is vacant. The site is surrounded by residential developments with some single-story retail and restaurant uses along Terrace Road to the south of the site.

The site is three parcels. The east parcel (Parcel 3) at the intersection of Terrace and Lemon is within the General Plan Projected Land Use designation of "Commercial" and has a zoning designation of CSS (TOD), Commercial Shopping and Service, Transportation Overlay District (Corridor). The other two parcels (Parcel 1 facing Lemon and Terrace and Parcel 2 facing Terrace) are within the General Plan Project Land Use designation of "Mixed-Use" and have a zoning designation of MU-4 (PAD), Mixed-Use, High Density with a Planned Area Development Overlay. The entire site and neighborhood is within the General Plan Projected Residential Density Designation of "High Density" (greater than 25 du./ac.).

Existing entitlements in effect for the site include the following:

- Planned Area Development Overlay for parcel 1 and 2 (+/-2.70 ac.) including residential density of 70 du./ac. building height of 57'-0", building lot coverage of 55 %, landscape lot coverage (including upper terraces) of 25 %, and yard setbacks: front (Lemon) of 0'-0", street side (Terrace) of 0'-0", side of 12'-0" and rear of 22'-0".
- Parking variance for parcel 3 for a 17 space parking reduction to allow insertion of a restaurant. This entitlement is applicable in that the proposed restaurant at the eastern tip of 1010 Lemon is within the area of parcel 3.

This request includes the following:

1. General Plan Projected Land Use Map Amendment from Commercial to Mixed Use for parcel 3 (+/-0.86 ac.).
2. Zoning Map Amendment. This Amendment is two-fold and described as follows:
  - a. Zoning Map Amendment from CSS, Commercial Shopping & Service District to MU-4, Mixed-Use, High Density District for parcel 3 (+/-0.86 ac.).
  - b. Zoning Map Amendment to insert parcels 1 and 2 (+/-2.70 ac.) into the Transportation Overlay District.
3. Amended Planned Area Development Overlay for +/-3.56 ac. including an amendment of the PAD overlay for parcels 1 and 2 (+/-2.70 ac.) and extension of the PAD Overlay to include parcel 3 (+/-0.86 ac.). Following are the proposed development standards:
  - a. Maximum residential density: 62 du./ac.
  - b. Maximum building height: 76'-0",
  - c. Minimum building setbacks: front (Lemon)-- 8'-0", street side (Terrace)-- 4'-0", side-- 13'-0", rear-- 30'-0".
  - d. Minimum first floor bedroom wall setback from pedestrian pathway—5'-0"
  - e. Maximum building lot coverage-- 48 %.
  - f. Minimum landscape lot coverage-- 37 %.
  - g. Minimum vehicular parking quantity—400 spaces.
4. Development Plan Review consisting of building elevations, landscape and site plans that describe a cluster of 5 and 6 story buildings that define a central courtyard and a 6.5 level parking garage. The Development includes 220 dwelling units with a total of 600 bedrooms and includes +/-15,000 sf. resident amenity space, +/-3,000 sf. retail and civic functions, and +/-2,800 sf. restaurant plus outdoor patio. The overall building and garage area is +/- 456,597 sf. The gross/net site area is +/- 3.56 ac.

The Development Team requests the Development Review Commission take action on the Development Plan Review and provide recommendations to City Council for the General Plan Projected Land Use Map Amendment, Zoning Map Amendment and Amended Planned Area Development Overlay.

For further processing, approval of a Subdivision Plat is required to combine the three parcels into one lot.

## PUBLIC INPUT

- Surrounding governmental agencies and utilities have been notified by the City of Tempe of this proposed General Plan Amendment. As of publication of this report, there have been two responses to the GP notification. The responses are as follows:

- City of Tempe Public Works Water Utilities Division: "PW/WUD has no issues..."
- Tempe Apache Boulevard Affiliate Association representative: See Attachment 58.
- Development Team has met the required notification deadlines for this request. The site has been posted on each frontage with a neighborhood meeting invitation and an outline of the request by the Development Team. The Team has also mailed a letter with this information and invitation to property owners within 300 ft. of the site and to the registered affiliate association in the area. There are no registered neighborhood or homeowner associations within 600 ft. of the site, however, the Team has separately contacted nearby associations to the east and south including the University Heights Neighborhood Association. See Attachment 57 (end of page) for a brief Team summary of input from a University Heights representative.
- Development Team presented 1010 Lemon in a neighborhood meeting from 6:00pm to 7:00pm on May 01, 2013 in the Pyle Center of the Municipal Library complex. Five members of the public and two members of the City of Tempe Planning Division attended the meeting. Attendees included two owners of the Regency (Dwell at Regency LP) at the northeast corner of Apache and Lemon. See Attachments 56 and 57 for a Team summary of the neighborhood meeting. See Attachment 59 for a letter of opposition to the request by Dwell at Regency LP.
- Development Team was invited and informally made presentation of 1010 Lemon to the Tempe Apache Boulevard Association (TABA) on April 17, 2013. See Attachment 60 for a letter of support for the request by TABA.
- Surrounding property owners within 300 ft. of the site have been separately notified of the request and the schedule of public hearings via City of Tempe postcard mailing. The public hearing agenda has been advertised.
- In addition to citizen input supplied in attachments 58, 59 and 60, Planning Division has received (on 05/14/13) one phone communication of support directly from a University Heights Neighborhood Association representative.

## PROJECT ANALYSIS

### GENERAL PLAN

Prior to June 28, 1977, parcel 3 of subject site was a multi-family residential district. On June 28, 1977 parcel 3 became a commercial district to accommodate a retail development that was constructed and recently demolished. The General Plan Projected Land Use Map Amendment as currently requested for parcel 3 seeks to marry the two former land uses into a single mixed-use designation and join this parcel to the adjacent mixed use parcels (parcels 1 and 2) to the west.

The Development Team has provided a written justification for the proposed General Plan Amendment including the impact of the amendment on the applicable Elements of the General Plan (see attachments 15 through 18). In addition, staff provides this observation.

1010 Lemon, a mixed-use development, reflects a village concept in which there is opportunity for residency including dining and recreation within the development, and on the same hand to go to school, work, buy merchandise and recreate within the area. This connectivity is reasonably available without the use of an automobile. This proposal is predominantly residential but includes a commercial restaurant component at the Lemon and Terrace intersection for enjoyment by the public. The proximity of the site to ASU main campus (educational use), Mill Avenue (mixed-use) and to Apache Boulevard (commercial use, including grocery) via walking or bicycling is a principal feature that supports the village concept. The site has convenient connection via light rail to the commercial and mixed-use districts of northwest Tempe, the ASU Phoenix campus and the commercial/recreational developments of Phoenix Central Avenue and west Mesa. This request supports and reinforces the surrounding projected land uses which include commercial, mixed-use and educational in addition to residential uses. The request also conforms to the surrounding projected residential density of high density but at the same time is deferential to its neighbors in terms of building height and massing. At six stories, 1010 Lemon is in between the eight story ASU Cholla Apartments to the west and the two story developments to the south and east.

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

1. There are *appropriate short and long term public benefits* to replace the vacant site with a mixed-use development.
2. The development *intensifies impacts on water infrastructure or transportation* but these are within design limits. The Water Utilities Division has indicated no issue with this development. The Light Rail System has been installed to serve as an alternative transportation means that facilitates this type of development.
3. The development *helps the City attain applicable objectives of the General Plan* including a robust multi-family

residential core with attendant commercial and mixed-use features to the east of ASU.

4. Provides *restaurant and civic space for art galleries or retail* for enjoyment by the public
5. *Potentially negative influences* such as excessive height, noise and crude behavior *are mitigated.*
6. The Amendment is judged *to be appropriate with regard to market demand and impacts on surrounding area including*, but not limited to: *service, fiscal, traffic, historic properties, utilities and public facilities.*

**ZONING**

The current proposal includes a two-fold zoning map amendment. The request seeks the following:

1. Extend the MU-4 District from the central and western portion to the eastern portion of the site and
2. Insert the central and western portion of the site into the Transportation Overlay District.

The proposal conforms to the General Plan Projected Residential Density Map designation of high density. The proposal is appropriate to surrounding sites in that the commercial component is retained in the eastern portion of the site where it is most visible while the residential portion is also retained over the commercial component. Conversion of parcel 3 from a commercial to a mixed-use district allows dilution of the residential product over the area of the three parcels, rather than confining the residential to two parcels with a higher density concentration.

The proposal conforms to the criteria of the Transportation Overlay District, including principally the proximity criteria for inclusion within the Transportation Overlay District Corridor. The site is +/-1,100 ft. away from the ASU light rail station at the northwest corner of Terrace and Rural. The Transportation Overlay District is proposed for the entire site, rather than just the eastern tip. Ordinarily the central and western portion of the site would have been placed within the Transportation Overlay District at the time of its introduction in January, 2005. This was not done automatically because the western and central portions of the site were already covered by a Planned Area Development Overlay. The Zoning and Development Code had exempted land previously covered with a Planned Area Development Overlay from the Transportation Overlay District.

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

1. The proposed zoning amendment is in the public interest.
2. The proposed zoning amendment facilitates implementation of the General Plan.

**PLANNED AREA DEVELOPMENT OVERLAY**

The Project has a larger site area than its' predecessors (+/-3.56 ac. vs. +/-2.70 ac.) and is less dense (220 units, 62 du/ac) than Campus Crossing (168 units, 63 du/ac) and Student Housing Project-JPI (190 units, 70 du/ac). The Project is able to spread dwelling units over a larger site area than both of its' predecessors and is notably less intense than Campus Crossing in bedroom quantity (600 vs. 672). The building area is slightly smaller than the predecessors. The building is taller in that it does not utilize subterranean parking. The Proposal seeks a significant parking reduction which is defended in the Parking Demand Analysis (attachments 23 through 26) and reflects the development standard already granted for Campus Crossing. The first table compares residential intensity with building and site size for the three developments.

Essential Building & Site Data	Campus Crossing	Student Housing Project / JPI	1010 Lemon (proposed)
Site Area	+/-2.70 ac	+/-2.70 ac	+/-3.56 ac
Unit Quantity	168 units	190 units	220 units
Unit Breakdown & Bedroom Quantity	` ` ` 168 – 4 bed 672 bedrooms	12 - studio/1 bed 64 – 2 bed ` 114 – 4 bed 596 bedrooms	24 – 1 bed 84 – 2 bed 40 – 3 bed 72 – 4 bed 600 bedrooms
Building Area (including garage)	+/-493,600 sf.	+/-497,418 sf.	+/-456,597 sf.



The following table illustrates several development standards where 1010 Lemon has advantage over the predecessors. These are due principally to the ability of the current proposal to utilize the corner of Lemon and Terrace in addition to the two interior parcels without a substantial increase in the dwelling unit quantity. In comparison of bedroom quantity, 1010 Lemon (600) is virtually the same as Student Housing Project / JPI (596) and both are significantly less than Campus Crossing (672). 1010 Lemon is one story taller than the predecessors but allows slightly broader building setbacks in conjunction with smaller building lot coverage and larger landscape lot coverage. The landscape lot coverage is notable in that there is no resort to upper level landscape terraces—the entire amount is accomplished at ground level and all planting areas are to natural soil and not in containers that are over building improvements.

PAD Building & Site Standards	Campus Crossing	Student Housing Project / JPI	1010 Lemon (proposed)
Unit Quantity & Density	168 units 63 du/ac	190 units 70 du/ac	220 units 62 du/ac
MAXIMUM BUILDING HEIGHT (highest roof or parapet to top of curb adjacent to center of front yard)	57.0 ft. To top of parapet. Includes one subterranean level	57.0 ft. To top of parapet. Includes one subterranean level	76.0 ft. No subterranean levels
MINIMUM BUILDING SETBACKS			
.....Front (facing Lemon)	0.0 ft.	0.0 ft.	8.0 ft.
.....Street side (facing Terrace)	0.0 ft.	0.0 ft.	4.0 ft.
.....Side (west & south)	13.0 ft.	16.0 ft.	13.0 ft.
.....Rear (northwest)	20.0 ft.	22.0 ft.	30.0 ft.
.....Walkway/1 <sup>ST</sup> Floor bedroom .....separation	n/a	n/a	5.0 ft.
MAXIMUM BUILDING LOT COVERAGE Building area as percent of net site area	69.0 %	58.0 %	48.0 %
MINIMUM LANDSCAPE LOT COVERAGE Landscape area as percent of net site area	25.0 % Includes upper level terraces	25.0 % Includes upper level terraces	37.0 % No upper level terraces
MINIMUM VEHICLE PARKING QUANTITY	364 spaces	583 spaces	400 spaces

The Vehicle Parking quantity breakdown for 1010 Lemon as required by the Transportation Overlay District (prior to PAD) is outlined in attachment 30 and is repeated here. Residents: 450 spaces, Resident guests: 44 spaces, Retail: 8 spaces, Restaurant indoor: 28 spaces, Restaurant outdoor: 0 spaces. Subtotal is 530 spaces minus 17 spaces granted by parking variance for restaurant at the northwest corner of Lemon and Terrace in 1979. The total including the variance is 513 spaces. The parking reduction from 513 to 400 parking spaces is justified in the Parking Demand Analysis, see attachment 23-26. The parking quantity is significantly less for 1010 Lemon than was proposed for Student Housing / JPI but reflects the centralized location of this development to its' surroundings and the presence of the light rail public transportation system.

Section 6-305 D. Approval criteria for Planned Area Development Overlay:

1. *The Proposed land uses of residential (live) and commercial (work) contained together in a mixed-use product are allowed as defined in Part 3.*
2. *The development standards listed above, as established as part of the Amended PAD Overlay, will be followed for development of the site.*
3. *The proposed PAD Overlay conforms to provisions of the Transportation Overlay District as defined in Part 5.*

4. *The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.*

## DEVELOPMENT PLAN REVIEW

### Site Plan

This proposal is slightly smaller than the predecessors and with a larger site is not cramped. The parking garage is integrated into the development with residential buildings on two sides. The larger site area allows openings for access-controlled view corridors between each street frontage and the central amenity courtyard. The unusual site shape is ably handled by the site massing which creates a prominent building “prow” at the northwest corner of the Lemon Terrace intersection. It is in the first level of this prow that the restaurant is located. The outdoor patio for the restaurant is located at the tip of the prow with maximum visibility to the Lemon and Terrace intersection.

### Building Elevations

Neighborhood architecture includes mid-century modern elements. Indeed, the building stock in the neighborhood dates predominately from the 1960's. The existing housing stock is for the most part well-maintained. In some cases, such as the Regency, innovative site revisions are employed that marry landscape and retention areas in a bold, three-dimensional way. 1010 Lemon, unlike the Student Housing Project/JPI, draws from this mid-century modern genre but emphasizes an architectural expression that follows Le Corbusier rather than the Bauhaus. The heavy mass of each building is relieved with windows, balconies and compositions of thin horizontal and vertical projections that reflect the Brise Soliel (exterior shade structure) of the Unite d' Habitation. (This post war project is in Marseille, on the French Mediterranean coast). The predominant white paint color over an exterior plaster finish is similarly relieved with colorful accents on some of the vertical projections.

With a maximum height of 76'-0”, the building elevation facing Terrace is subordinate to the width of the adjacent public right of way (80'-0”) on Terrace. A 4'-0” setback is also proposed along Terrace. The street scape is somewhat more intimate but is similarly handled on the south of the site, where a 56'-0” tall building with a 8'-0” building setback defers to the width of the adjacent public right of way (50'-0”) on Lemon Street. Overall the building forms are sensitive to the adjacent public right of way, with the taller buildings facing the wider right of way.

### Landscape Plan

The central, triangular landscape pool courtyard is the amenity focus of the site. There are no roof-top amenities. The design incorporates “the complete pedestrian design environment” as proscribed by the Transportation Overlay District at the two long street frontages. The building setbacks follow the minimum widths of the curbside landscape zone, pedestrian through zone and gathering/building entrance zone. The creation of view corridors that allow plant-lined, access-controlled pedestrian ways into the courtyard from the two street frontages is a most welcome change from the fortress-like steadiness of the previous development concepts (See attachments 61 and 62 for the landscape plans of the previous concepts). Raised planting areas at the building bases help to accentuate the separation from pedestrian ways where first floor bedrooms occur.

### Section 6-306 D Approval criteria for Development Plan Review

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;*
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;*
5. *Large building masses are sufficiently articulated. The buildings have a well-defined base, field and top, The buildings feature 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;*

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;*
10. *Landscape accents and provides delineation along the street frontages, in the entrance corridors to the courtyard, and between first floor unit bedrooms and adjacent pedestrian ways,*
11. *Signs will be reviewed as a separate submittal package; and*
12. *In accordance with the Zoning and Development Code, lighting is compatible with the proposed buildings and adjoining buildings and uses, and does not create negative effects.*

## CONCLUSION

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

## REASONS FOR APPROVAL:

1. 1010 Lemon meets the General Plan Projected Land Use as proposed for amendment from Commercial to Mixed-Use for +/-0.86 ac. An additional +/-2.70 ac. that forms the central and western portion of the site already is designated Mixed-Use. The proposed mixed-use for this development responds to the presence of ASU and the light rail system and reflects the emergence of other Mixed-Use projects on the east side of Rural Road and along Apache Boulevard. The Projected Residential Density for this site and surroundings is high density and is not proposed for change.
2. 1010 Lemon meets the Zoning Map as proposed for amendment from Commercial Shopping and Service (TOD) to Mixed-Use, High Density (TOD) for +/-0.86 ac. This parcel is joined to the parcels in the central and western portions of the site which are already Mixed-Use, High Density (PAD). The parcels in the central and western site portions are inserted in the Transportation Overlay District so the entire site has a unified zoning classification of Mixed-Use, High Density and is within the Transportation Overlay District.
3. 1010 Lemon will meet the development standards for the Mixed-Use, High Density District as modified and established by an Amended Planned Area Development Overlay District, and by the Transportation Overlay District Corridor. The development standards modified and established in the PAD are made in conjunction with extensive courtyard and street side landscape and overall building forms that are deferential to the width of the public right of way and provide significant setback from adjacent multi-family developments to the west.
4. 1010 Lemon meets the development standards required under the Zoning and Development Code.
5. 1010 Lemon meets the approval criteria for a Minor General Plan Land Use Map Amendment, Zoning Map Amendment, Planned Area Development Overlay and Development Plan Review.

GEP13003, ZON13003, ZON13004 AND PAD13005  
CONDITIONS OF APPROVAL:

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

General

1. A building permit application shall be made on or before June 27, 2015 or the General Plan Projected Land Use Map Amendment, Zoning Map Amendment and Amended Planned Area Development Overlay 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 General Plan Amendment, Zoning Map Amendment and Planned Area Development Overlay Amendment.
2. The property owner 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 July 29, 2013 or the General Plan Amendment, Zoning Map Amendment and Amended Planned Area Development Overlay shall be null and void.
3. Amended Planned Area Development Overlay document for 1010 Lemon shall be put into proper engineered format with appropriate signature blanks and kept on file with the Community Development Department prior to issuance of building permits.
4. The maximum residential density shall not exceed sixty-two (62) dwelling units per acre.
5. The maximum building height shall not exceed 76'-0". The maximum building height for uninhabited top of stair and elevator cores may extend an additional 10'-0" in height to a maximum of 86'-0". Height of all buildings on site is measured from top of curb in the center of site frontage on Lemon Street.
6. The minimum building setbacks shall be 8'-0" facing Lemon Street (front), 4'-0" facing Terrace Road (street side), 13'-0" facing west and south (side) and 30'-0" facing northwest (rear). Increase front and street-side yard setbacks slightly if required to meet the complete pedestrian environment minimum width from curb as contained in the 6'-0" wide landscape/furnishing zone, 8'-0" wide pedestrian through zone and 5'-0" wide building entrance zone.
7. The minimum pedestrian walkway separation from first floor bedroom wall shall be 5'-0" and shall be accompanied by a minimum 24" tall raised planting area between the pedestrian walkway and the bedroom wall. The minimum 24" height shall be measured from the walkway surface to the top dressed soil surface of the planting area.
8. The maximum building lot coverage shall not exceed forty-eight (48) percent of the net site area.
9. The minimum landscape lot coverage shall be thirty-seven (37) percent of the net site area.
10. Preliminary and Final Subdivision Plat is required to consolidate the three parcels of this development into one lot. The Final Subdivision Plat shall be approved and recorded prior to issuance of building permits.
11. Incorporate comments from Public Works Traffic Engineering and Operations Division and revise the Traffic Impact Study prior to submittal for building permit. Receive approval of the final Traffic Impact Study from Traffic Engineering and Operations prior to issuance of building permits.

CONDITIONS OF APPROVAL:

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

General

12. Provide a Security Plan for the property. Police Department prepares Security Plan and Development Team participates in molding requirements of Security Plan. Include Architect in Security Plan discussions so construction documents are coordinated with Security Plan. Finalization of Security Plan is required prior to Certificate of Occupancy. Incorporate the following elements in the Security Plan:
  - a. Provide Closed Circuit Television (CCTV) remote surveillance at the following: pool and common area amenities, building, garage and courtyard exits including elevators and stairs, refuse—recycling—loading areas, and sequestered areas as determined by the Police Department.
  - b. CCTV product shall be recorded. Product shall be stored and available for minimum 30 days.
  - c. Design building exits and courtyard gates with emergency ingress feature for Police access.
  - d. Owner's management plan and standard lease agreement will reflect and support Security Plan precepts. Management Plan will include, but not be limited to, identification of maximum number of persons allowed on a unit balcony.
  - e. Owner's Management Team shall participate in Crime Free Multi-Housing program. Owner shall make Police Department aware of Management Team point of contact.

Site Plan

13. Provide 8'-0" tall perimeter barrier fence adjacent to multi-family development to west. Provide barrier of steel vertical pickets with top turnouts or tight steel mesh construction that cannot be scaled. Reduce barrier height to 4'-0" within 20'-0" of Lemon Street and Terrace Road property lines.
14. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Provide gates of height that match that of adjacent enclosures. Where a gate has a screen function and is completely opaque, provide vision portals to allow visual surveillance. Review gate hardware with Building Safety Division, Police and Fire Department representatives and design gate to resolve lock and emergency ingress/egress features that may be required.
15. Locate service entrance sections and meter banks inside the building, inside a screened service yard, or recessed mount in an exterior building wall so only the cabinet faces are visible. Do not expose cabinets, piping or conduit on exterior building surfaces.
16. Provide upgraded paving at each driveway consisting of unit paving or cast in place concrete with joint work that accentuates the building architecture. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
17. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow preventer 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 and Roof Plans

18. Provide shade canopies for parking on top garage level. Canopies are not required to be rain tight or completely cover vehicles but are required to provide substantial shade and support security light fixtures.
  - a. Relate canopy in color and detailing to buildings.
  - b. Provide finish with maximum 75% light reflectance value.
  - c. Conceal lighting conduit in the folds of the canopy structure and finish conduit to match structure.
19. Provide secured, locked roof access to all buildings. Limit roof access to maintenance and emergency personnel. Do not expose roof access to public view. Provide minimum 8'-0" high access control screen between garage top level and adjacent building roof to forestall unauthorized roof access from garage.

20. Demonstrate horizontal pedestrian circulation between garage upper levels and upper residential levels.
21. Exit Security:
  - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent corridors.
  - b. In instances where elevator or stair exit in the buildings or garage 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.
22. Garage Security:
  - a. Provide complete vehicle and pedestrian access control between resident and public sections of parking garage. Minimize interior partitions or convert these to translucent screens (metal mesh or similar) to inhibit hiding behind these features.
  - b. Paint interior walls, columns and overhead surfaces in garage 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.
23. Parking:
  - a. Provide minimum required parking dimensions in garage that are clear of any obstructions.
  - b. At the ends of dead-end drive aisles in garage, 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 in garage.
  - d. Distribute bike parking areas for public use nearest to main entrances. 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.

#### Building Elevations

24. Exterior balcony design requirements:
  - a. Each balcony may serve only one unit. No group or common area balconies are allowed.
  - b. Maximum unit balcony size is 50 sf.
  - c. Horizontally separate unit balconies from each other to forestall balcony hopping.
  - d. Unit balcony perimeter barrier height and top: provide minimum 48" tall barrier with continuous beveled edge on top of barrier.
  - e. Unit balcony perimeter barrier material and detail: provide tight metal mesh, hardened glass or similar material that has no hand or foot holds.
  - f. Mount CCTV system on exterior elevations facing public right of way. Arrange CCTV system in a network that is able to identify all unit balconies.
25. Provide full height barrier to physically separate a balcony from adjacent broad horizontal fins of the exterior elevations.
26. Design operable windows (with narrow casements or similar) to allow ventilation but forestall egress to adjacent broad horizontal fins of the building.

27. Colors and materials are as exhibited on the materials sample board. Additions or modifications may be submitted for review during building plan check process. Except where indicated in the garage interior, provide colors and materials with a maximum light reflectance value of 75 percent.

`CMU

C1, Concrete Masonry Unit at ground level: Integral color Black, smooth finish

C2, Concrete Masonry Unit at ground level: Integral color Black Canyon, textured finish

`Metal

M1, Metal: Factory Finish, Color: Quaker Bronze

M2, Metal: Factory Finish, Color: Moondust Mica

`Glass

G1, Glass: Insulated Glazing in Mullion System, Glass Color: Bronze tint

G2, Glass: Insulated Glazing in Mullion System, Glass color: Clear (utilize clear glazing in the commercial storefronts)

`Paint Field

PT3: SW7014 Elder White LRV = 74.

`Paint Accents

PT1 SW6703 Frolic LRV 57

PT2 SW6702 Lively Yellow LRV 68

PT4 SW7015 Repose Gray LRV 60

PT5 SW7017 Dorian Gray LRV 39

PT6 SW7020 Black Fox LRV 8

PT7 SW6867 Fireworks LRV22

PT8 SW6922 Outrageous Green LRV 39

PT9 SW6907 Forsythia LRV 64

28. Conceal roof drainage system within interior of buildings. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
29. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, CCTV system, etc.) where exposed into the design of the building elevations. Do not expose conduit, piping, or related materials on surface.
30. 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

31. This project in the MU-4 District shall comply with the security light provisions of ZDC Part 4, Chapter 8.
32. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.
33. Provide dusk to dawn exterior security light illumination by means of sun-sensitive photocell(s) or an astronomical time clock with a capacitor back up. Connect one of these systems to the lighting contactor.

#### Landscape

34. Provide tree row consisting of Desert Museum Palo Verde along rear property line between electrical easement and rear property line. Replicate tree spacing proposed for Palo Verde tree row at side yard adjacent to Lemon Street. Location of tree row is subject to utility easement guidelines. Adjust tree placement to satisfy utility clearance restrictions, if required, and finalize tree placement with Planning Division staff during building/planning plan check process.
35. Increase street tree quantity if required so minimum 33 percent sidewalk shade between curb and building is attained at 3:00pm on the summer solstice. Provide 3:00pm summer solstice sidewalk shade study on Lemon and Terrace frontages to demonstrate the minimum shade is achieved.



36. Automatic Irrigation design requirements:
  - a. Provide a separate dedicated water meter for landscape irrigation.
  - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Provide minimum Schedule 40 PVC mainline. Provide minimum Class 200 PVC feeder line for all diameters except for 1/2" diameter line. Provide minimum Class 315 PVC feeder line for 1/2" diameter line. Provide layout including valve stations, backflow preventer and valve controller. Provide details of water distribution system.
  - c. Locate valve controller(s) inside a building, within a secured yard or in an exterior, vandal resistant housing.
  - d. Hardwire power source to controller(s). A receptacle connection is not allowed.
  - e. Conceal controller valve wire and power conduits if controller(s) is placed in a location that is visible to the public.
37. 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.
38. Top dress planting areas with a rock or decomposed granite application with a minimum 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic. Do not insert rip-rap or other large rock into landscape unless each piece is secured in a concrete substrate.

#### Signage

39. Provide a directory sign at main entrance to development. Depict ground floor restaurant, retail and courtyard. Depict building floor diagrams with unit numbers.
40. Provide address signs on the building elevations as follows.
  - a. Provide three address signs on the exterior walls of each building. Locate so these are prominent from street and courtyard pedestrian levels. Locate address signs away from street on which the building is not addressed.
    - 1) Provide street number only, not the street name.
    - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
    - 3) Provide self-illuminated or dedicated light source for each address sign.
  - b. Provide one address sign on the roof of one of the six story buildings of the development. Orient sign to be read from the south.
    - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
    - 2) Provide either black characters on a light roof or white characters on a black field that is painted on the roof.
    - 3) Do not illuminate roof address.

## CODE/ORDINANCE REQUIREMENTS:

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

### TIME LIMIT:

- Development Plan Review approval is valid for one year from date of approval, or through May 28, 2014. See ZDC Section 6-306(E). Development Plan Review approval will continue to be valid during the building plan review period (period includes time extension, if utilized). If plan review period is allowed to expire without building permit issuance, Development Plan Review approval expires with the plan review period. After building permit issuance, Development Plan Review approval remains in effect as long as the building permit itself is valid. If the building permit is allowed to expire, the Development Plan Review approval will also expire.

### PRELIMINARY SITE PLAN REVIEW:

- Verify comments by the Public Works, Community Development and Fire Departments given on the Preliminary Site Plan Reviews dated 02/13/2013, 03/13/2013 and 04/17/2013. Direct questions regarding comments to the appropriate department. Coordinate modifications with concerned parties.

### HISTORIC PRESERVATION:

- State and federal laws apply to the discovery of features or artifacts during site excavation (typically, discovery of human or associated funerary remains). Contact Tempe Historic Preservation Officer [joseph\\_nucci@tempe.gov](mailto:joseph_nucci@tempe.gov) with questions. If discovery is made, contact Arizona State Historical Museum for removal and repatriation of items.

### COMMUNICATIONS

- Emergency Radio Communication infrastructure required for buildings and garage. See ZDC Section 4-402 (A) (2). Contact [mark\\_wittenburg@tempe.gov](mailto:mark_wittenburg@tempe.gov) to determine amplification requirements.

### POLICE

- Security Plan is required. Participation in Crime-Free Multi-Housing Program is required. Contact Crime Prevention Unit at 480-858-6330 or [jeff\\_lane@tempe.gov](mailto:jeff_lane@tempe.gov).
- Review, become familiar with, and 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 as it relates to the location of pedestrian environments and places of concealment.

### PLANNING

#### General

- Specific requirements of the Zoning and Development Code (ZDC) are not listed but apply to any application. Access ZDC through [www.tempe.gov/zoning](http://www.tempe.gov/zoning) or purchase from Community Development.

#### Site

- Provide "Complete Pedestrian Environment" beginning at curb including minimum 6'-0" wide landscape zone, minimum 8'-0" wide clear pedestrian through zone (provide sidewalk easement of partially on site) and minimum 5'-0" wide building gathering zone. See ZDC Fig 5-612 (F).

#### Elevations

- Measure top of building with reference to top of curb on Lemon Street in center of length of property. See ZDC Section 7-108.
- Conceal ground and roof mount mechanical equipment with screens that match or exceed equipment height on all four sides of equipment. See ZDC Section 4-405 (A). For roof mount equipment, indicate on the roof plan spot elevations on top of equipment and top of parapet/screens for comparison.
- Provide a security vision panel at service/exit doors with a maximum 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the door threshold. See ZDC Section 4-406. Vision panels are not required in doors to unoccupied equipment rooms.

### Lighting

- Design site light in accordance with ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate location of exterior light fixtures on the landscape and photometric plans. Avoid conflicts between lights and trees in order to maintain illumination levels for exterior lighting. See ZDC Section 4-704 (C) (6). Security lights may occur in close proximity of existing trees if the light source is under the existing tree canopy.
- Provide full cut-off exterior lights OR conform to maximum lumen output for fixtures that are not full cut-off. See ZDC Section 4-803 (C) (5).

### Landscape

- Provide plant groundcovers with a maximum 2'-0" natural mature height where adjacent or within 6'-0" of pedestrian or parking areas. Canopy trees may occur in this area but shrubs and accents may not. Provide groundcovers and low shrubs of maximum 3'-0" natural mature height between 6'-0" and 12'-0" of pedestrian or parking areas. See ZDC Sec. 4-702 (G) (2).
- Provide low-water use landscape in public right of way. See Arizona Department of Water Resources Low-Water Using Plant List for the Phoenix Active Management Area.

### Signs

- Identification signs require a sign permit. Directional signs without a dedicated light source don't require a permit, depending on size and height. See ZDC Section 4-903 (F).
- Address signs do not require a sign permit. Include address signs in the construction drawing permit set. See ZDC Section 4-903 (A) for requirements including sign illumination and minimum fifty (50) percent sign contrast with background. Coordinate address signs with trees, vines, or other landscaping to avoid any potential visual obstruction. Do not affix number or letter to elevation that might be mistaken for the address sign. If a new freestanding identification sign is provided, install address signs with nighttime illumination on a masonry base.

## LAND SERVICES

- Dedicate new easements hereon subdivision plat or by separate instrument.
- Remove existing easements that are no longer needed by separate instrument. Process removal through Public Works Land Services Division including City Council hearings.

## ENGINEERING

- Provide 100 year storm water retention system on site. Comply with underground retention storage criteria.
- Provide drainage calculations and a map depicting each area and retention volume required and provided for each area.
- Pavement retention is allowed. Locate dual chamber drywell(s) in each case in landscape area that is readily accessible to maintenance vehicles. Do not reduce requirements for landscape to make room for drywells.
- Do not locate structures, lights or trees in easements.
- Locate existing overhead utilities underground except for high-voltage transmission lines.
- Record easements granted to City or Agreements entered into with the City prior to Engineering Permit issuance.
- Addresses shall be assigned by Public Works Engineering Division. Suite numbers will be assigned by Community Development Building Safety Division.
- Dimension right of way per Maricopa Association of Government Standard Detail 112.
- Provide a street light plan.
- Provide bike parking hoops per standard detail T-578. Provide 2'-0" by 6'-0" paved bicycle parking spaces.
- Access standard engineering details at [www.tempe.gov/modules/showdocument.aspx?documentid=5352](http://www.tempe.gov/modules/showdocument.aspx?documentid=5352) or purchase book from the Public Works Engineering Division.

## TRAFFIC

- Indicate clear vision triangles at driveways on landscape plan. Identify street speed limit at frontage road. Begin sight triangle in each driveway at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo 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 visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

- Install driveway per standard detail T-320 with 30'-0" minimum and 40'-0" maximum width. Remove/replace deteriorated curb and gutter.
- Coordinate pavement reconstruction with traffic signalization equipment at northwest corner of Terrace and Lemon intersection.

#### WATER UTILITIES

- Verify capacity in sewer lines serving the project based upon proposed development.
- Do not install trees within 20'-0" of existing flood irrigation, sewer or water lines. Locate public water and sewer lines at least 20'-0" from trees and 16'-0" from building foundations. Reduced separations may be considered for trees subject to review and approval of root barrier detail by the Public Works Water Utilities Division.
- Locate water meters and fire hydrants within a recorded exclusive waterline easement contiguous with the water main system. Connect fire hydrants to a looped supply line rather than to a long dead end line. Contact [mark\\_weber@tempe.gov](mailto:mark_weber@tempe.gov) if necessary to discuss options.
- Locate public sewer in an exclusive easement.

#### FIRE

- Maintain required fire access lanes and fire hydrant placements.
- Maintain minimum 20'-0" wide fire lane so a truck is maximum 200'-0" from any portion of building that has A.F.E.S.
- Provide suitable pavement with mountable curb at dead end fire lane in northwest site corner, subject to Fire Department and Traffic Engineering and Operations criteria.
- Maintain lane turn radii and lane turnaround per ZDC Figure 4-502 (G).
- Provide minimum 14'-0" clearance where lane passes under any overhead structure.

#### SOLID WASTE:

- Provide refuse enclosure that meets or exceeds requirements of standard details DS-116 (container) and DS-118 (compactor). Refer to the detail at [www.tempe.gov/modules/showdocument.aspx?documentid=6815](http://www.tempe.gov/modules/showdocument.aspx?documentid=6815).
- Maintain Solid Waste truck access lane, turn radii, lane turnaround and overhead clearance same as fire lane.

#### BUILDING SAFETY

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act. Disperse ADA parking spaces, including van spaces, between the public and secured garage parking areas. Conform to Building Safety requirements for disabled accessible parking layout and parking signs.
- Building C and the parking garage appear to have one exit each and are required two exits. If the stair enclosure in the parking garage is intended to also serve the residential units it will need to discharge directly to the exterior of the building per IBC Sec. 1027.1.
- For refuse chutes comply with IBC Sec. 708.13.
- Outdoor pool/amenity area to be fully accessible. Either a lift or sloped entry is required at pool. See 2010 ADA Chapter 2, Sec. 242.
- Open parking garage: see IBC Sec. 406.3. Provide calculations that include the proposed screen material. Indicate compliance with required percentage and distribution of openings. Any vegetation on the openings will be understood as the creation of an opaque surface that will not be counted as an opening.
- Unit number addresses are assigned through Community Development. Follow unit/suite number per City Administrative Code Section 8-112.

#### WATER CONSERVATION:

- Under an agreement between the City of Tempe and State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have Landscape Architect and Mechanical Engineer submit reports with construction drawings during building plan check. Report example is contained in Office Procedure Directive # 59. Refer to this link: [www.tempe.gov/modules/showdocument.aspx?documentid=5327](http://www.tempe.gov/modules/showdocument.aspx?documentid=5327).

HISTORY & FACTS:

Parcels 1 and 2

Ca. 1950's to 2000

University Trailer Park located at 900 South Terrace Road.

May 19, 2003

The Apache Boulevard Project Area Committee (APAC) voted unanimously to support the Campus Crossing Project, a mixed use housing project.

May 27, 2003

The Planning and Zoning Commission held the first public hearing for the General Plan 2020 Amendment for Campus Crossing located at 1010 South Terrace Road. The amendment request consisted of a change from Residential to Mixed-Use. This hearing was for public input only.

June 18, 2003

The Design Review Board approved the building elevations, site and landscape plans for Campus Crossing located at 1010 South Terrace Road.

August 14, 2003

The City Council approved the request by Campus Crossing for a mixed use development, consisting of a General Plan 2020 Amendment from Residential Greater than 8 dwelling units per acre to Mixed Use, a zoning change from R-4 to MG and a Preliminary and Final Planned Area Development (PAD) with a Use Permit and seven Variances (development standards) located at 1010 South Terrace Road. Campus Crossing consists of a five story (four housing levels over two parking levels), +/-493,600 sf. building including 168 residential units and 11,512 sf. of retail/restaurant on +/-2.68 net acres. The Use Permit allows outdoor dining in the MG District.

The Variances are as follows:

1. Reduce the minimum required number of parking spaces from 555 to 364 spaces.
2. Increase the maximum allowed floor area ratio (FAR) from 3.0 to 3.5
3. Reduce the minimum required street side yard (Terrace Road) and front yard (Lemon Street) building setbacks from 25'-0" to 0'-0".
4. Waive the required 6'-0" wide landscape buffer from the first 236'-0" along the west side property line where a 20'-0" wide fire lane will be located.
5. Reduce the minimum required landscape percentage for multi-family projects from 30 % to 25 %.
6. Increase the maximum allowed parapet height from 5'-0" to 7'-0".
7. Waive the required parking for recreational vehicles in the MG District.

Note: the PAD of this approval was not recorded.

Note: General Plan 2020 was adopted on December 18, 1997 and continued in place until General Plan 2030 was adopted on December 4, 2003.

April 27, 2004

The Planning and Zoning Commission held a public hearing for the Preliminary and Final Planned Area Development for Student Housing Project (JPI) located at 1010 South Terrace Road in the MG, Multi-Use General District.

May 5, 2004

The Design Review Board approved the building elevations, site and landscape plans for Student Housing Project (JPI), a 182 unit mixed use project located at 1010 South Terrace Road in the MG, Multi-Use General District.

June 3, 2004

The City Council approved the Preliminary and Final Planned Area Development for Student Housing Project (JPI) for a Preliminary and Final Planned Area Development that consists of a five story (four housing levels over two parking levels) 497,418 sf. building including 190 residential units and 11,512 sf. of retail/restaurant on +/-2.68 net acres. The project is located at 1010 South Terrace Road. The project includes the following variances:

1. Increase the maximum allowed floor area ratio from 3.0 to 4.2

2. Reduce the minimum required street side yard (Terrace Road) and front yard (Lemon Street building setback from 25'-0" to 0'-0".
3. Waive the required 6'-0" wide landscape buffer for the first 236'-0" beginning at the southwest corner along the west side property line and for the first 140'-0" beginning at the northwest corner along the west side property line.
4. Increase the maximum allowed parapet height from 5'-0" to 7'-0".
5. Reduce the required recreational vehicle parking from 19 to 0 spaces.

Note: the PAD was not recorded but remains in effect.

Note: Development Standards for Campus Crossing and Jefferson Commons were governed by Ordinance 808 as amended by the Planned Area Development for parcel 2 and 3. Ordinance 808 was adopted on October 4, 1974 and continued in place (with periodic modifications) until the Zoning and Development Code was adopted on January 20, 2005.

Note: Parcel 2 and 3 of the subject site were held out of the Transportation Overlay District (TOD) because the Planned Area Development for these parcels pre-dates enactment of the Zoning and Development Code, which introduced the TOD.

### Parcel 3

- |                    |   |
|--------------------|---|
| 1958-1964          | Permitted alterations to <u>Rudolph Barela</u> single family residence at 1028 East Lemon Street.   |
| June 21, 1973      | Complaint: N -2735. Complainant states that at the corner of Lemon and Terrace there is a vacant lot that is full of dead weeds and grass and is a fire hazard. Complaint ultimately went to City Council for Abatement. Abatement was completed in 1974.   |
| June 28, 1977      | The Planning and Zoning Commission approved the request by <u>Terrace Plaza</u> for a Zoning Map Amendment from R-4, Multi-Family Residential to CCR, Convenience Commercial Restricted District for a 0.93 acre site located at 1010 East Lemon Street (the northwest corner of the Lemon and Terrace intersection).   |
| August 17, 1977    | The Design Review Board approved the request for building elevations, site and landscape plans for <u>Terrace Plaza</u> a cluster of four one-story buildings located at 1010 East Lemon in the CCR, Convenience Commercial Restricted District.  |
| 1978               | Construction of <u>Terrace Square</u> (originally Terrace Plaza) located at 1028-1050 East Lemon Street in the CCR, Convenience Commercial Restricted District. <u>Terrace Square</u> is a 10,000 sf. retail center with 40 parking spaces, based on a retail parking ratio of 1 space per 250 sf.  |
| March 29, 1979     | The Board of Adjustment approved the request by Papillon's in <u>Terrace Square</u> for a Use Permit to operate a sit-down restaurant facility and a Variance to reduce the required number of off-street parking spaces from 57 to 40. Papillon's is located at 1028 East Lemon Street in the CCR, Convenience Commercial Restricted District.   |
| June, 2011         | <u>Terrace Square</u> was demolished.   |
| Parcels 1, 2 and 3 |   |
| April 15, 2009     | Concept for <u>Trillium Campus Apartments</u> , a 5 story student housing courtyard complex with a separate, non-integrated 6 level parking garage on +/-3.56 acres was proposed by Trillium Development in Preliminary Site Plan Review. The proposal included 200 dwellings and 580 bedrooms. The site address is 1010 East Lemon Street in the MU-4 (PAD) for parcels 1 and 2 and CSS (TOD) for parcel 3. Note: this proposal did not proceed. |

April 2, 2012	Concept for a temporary parking lot proposed to Planning staff. Note: this proposal did not proceed.
April 17, 2013	Property Owner representatives for 1010 LEMON presented the concept to the Tempe Apache Boulevard Association.
May 01, 2013	Property Owner representatives for 1010 LEMON held a required neighborhood meeting for this request.
May 28, 2013	Development Review Commission public hearing is scheduled for 1010 LEMON.
June 13, 2013	City Council introduction and first public hearing is scheduled for 1010 LEMON.
June 27, 2013	City Council second and final public hearing is scheduled for 1010 LEMON.

ZONING AND DEVELOPMENT CODE REFERENCE:

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



**WHEN RECORDED RETURN TO:**  
City of Tempe  
Community Development Department  
31 E. 5<sup>th</sup> 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 Oasis Indian Bend LLC, a Delaware Limited Liability Company.

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. **PL130034** 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 \_\_\_\_\_

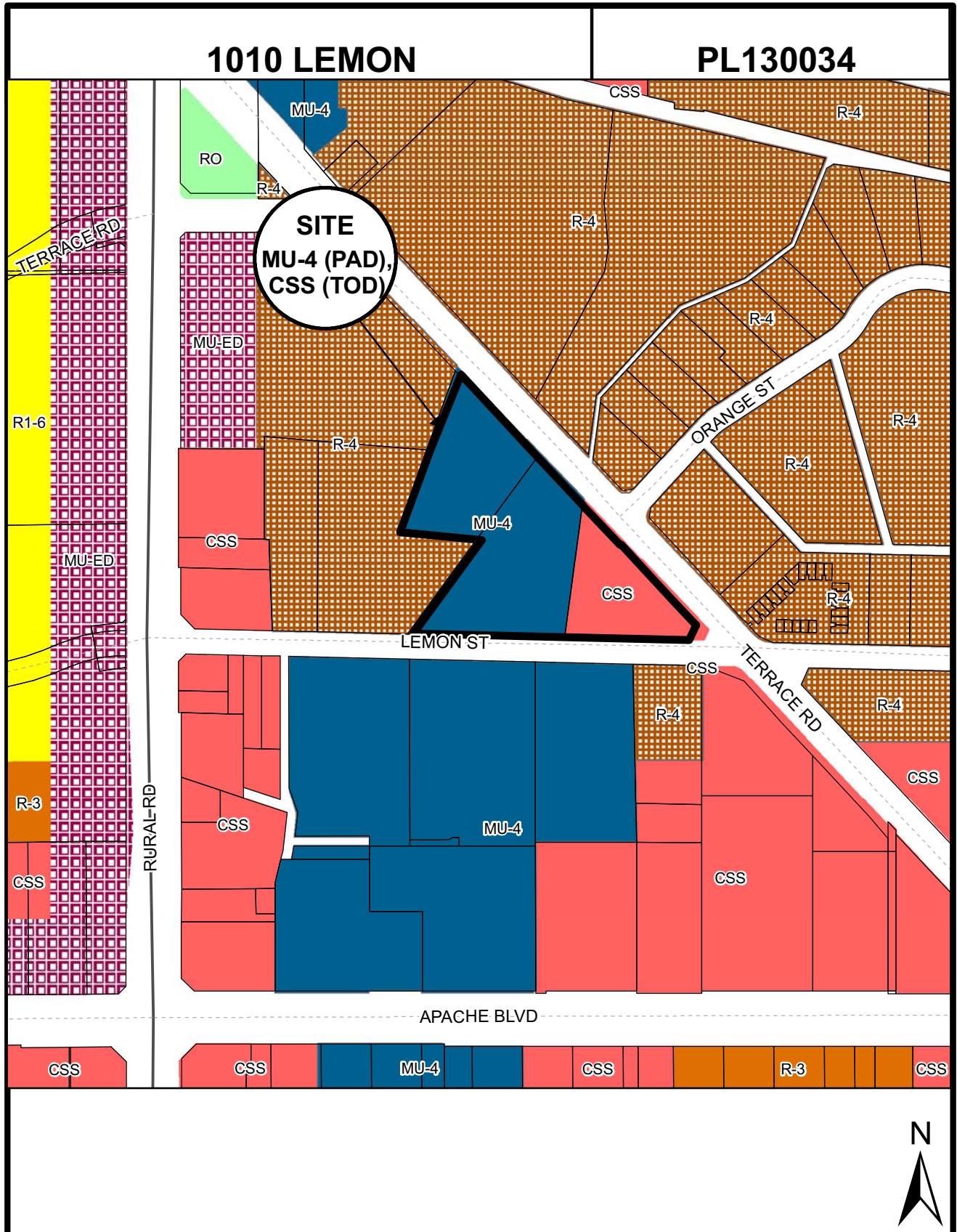
*(Identify Action Requested))*

for development of the following real property (Property):

Parcel Nos. : 132-73-093A (parcel 1), 132-73-092A (parcel 2) and 132-73-094A (parcel 3).

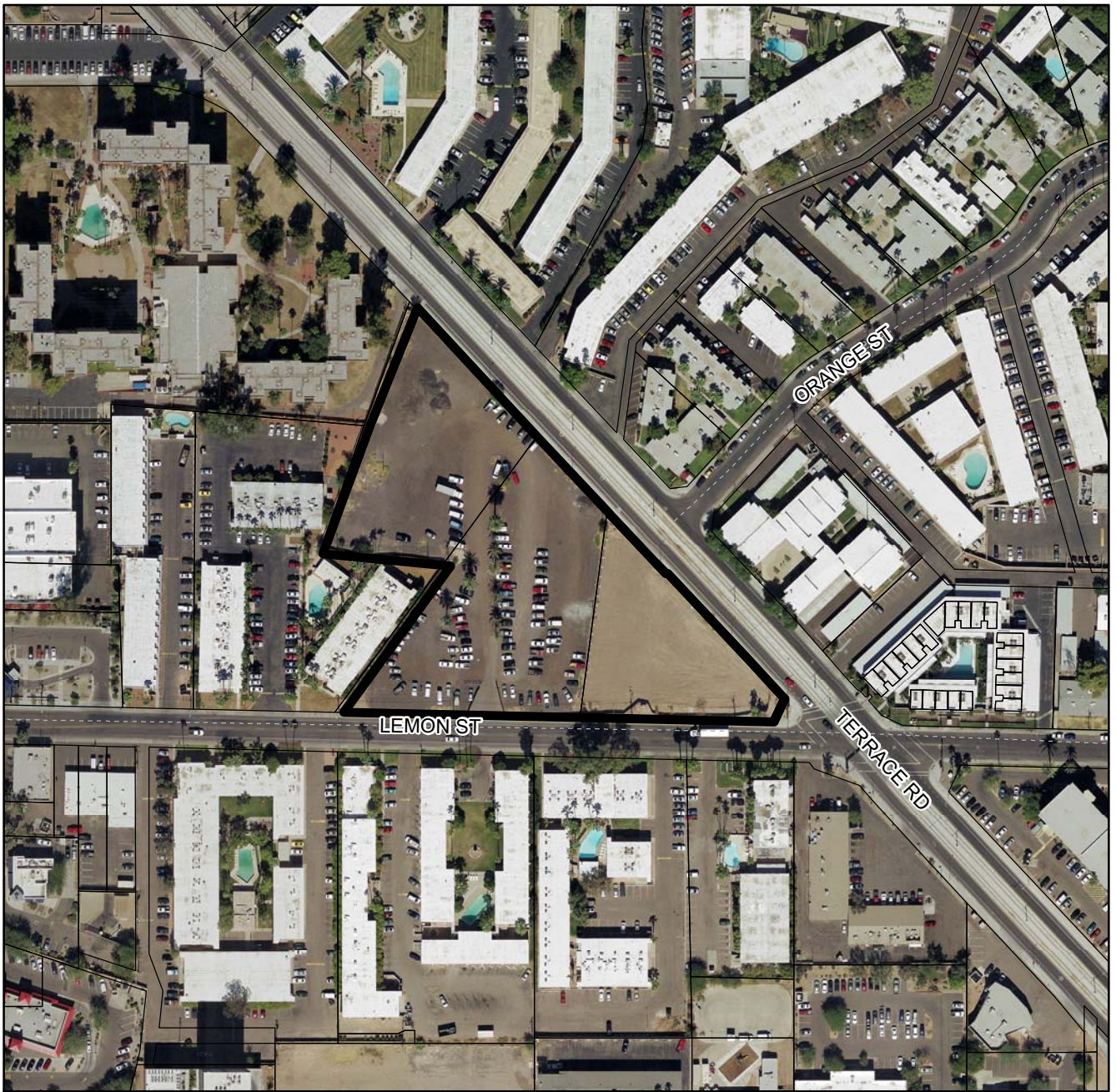
Addresses: 1010 East Lemon Street, 900 South Terrace Road, and 1028 East Lemon Street, Tempe, Arizona.





**Location Map**





**1010 LEMON - PL130034**



**EARL, CURLEY & LAGARDE, P.C.**  
ATTORNEYS AT LAW

Telephone (602) 265-0094  
Fax (602) 265-2195

3101 North Central Avenue  
Suite 1000  
Phoenix, Arizona 85012

April 8, 2013

Ms. Lisa Collins  
Community Development Director  
City of Tempe  
31 East 5<sup>th</sup> Street  
Tempe, Arizona 85281

RE: Request for a Minor General Plan Amendment, Rezoning to MU-4 /TOD and an Amended Preliminary and Final PAD at 1010 South Terrace Road  
1010 Lemon Student Housing

Dear Ms. Collins:

We are pleased to submit these applications on behalf of Oasis Indian Bend, LLC to enable the development of a revised and improved version of the previously approved student housing mixed use developments on this property located at 1010 E. Lemon Street close to the ASU campus. The developers of this project are Oasis Indian Bend, LLC/IMH Financial Corp., a real estate company based in Scottsdale with extensive experience in various facets of commercial real estate and Titan Development I, LLC, headquartered in Denver, Colorado and founded in 1993, which is a privately owned real estate firm that specializes in the development and ownership of high-quality student housing, multifamily, assisted living and mixed-use properties on a national basis.

Since 2003, IMH has invested over \$1.4 billion in real estate projects. The company has active projects in Arizona, California, Nevada, Utah, Idaho, Minnesota, New Mexico, and Texas. IMH has experience in acquiring, financing, and developing commercial real estate, as well as in the management of existing commercial operations. Over the past decade, Titan Development has completed these student housing developments: Boulder Creek - Boulder, CO; University Village at Fresno - Fresno, CA; Village at Cal State San Bernardino- San Bernardino, CA; University Village - Philadelphia, PA; University Centre - Newark, NJ; and multifamily projects Orchards at Cherry Creek - Centennial, CO; The Ridge at Rockrimmon - Colorado Springs, CO and Parkside Village - Apple Valley, MN.

At the time the previous PAD was approved on the subject site in 2003, ASU was developing its "New American University" master plan concept to meet the anticipated growth associated with the expansion of its facilities and infrastructure and designs to accommodate enrollment grow to 51,400 by 2007. ASU's is well into implementation of the New American



University concept and current enrollment has grown even faster than originally envisioned, recently cresting 70,000 students. Along with this growth comes the need for new and better student housing, especially in close proximity to its campuses. While there has been significant expansion of student housing in the general area, little of that development has been in close proximity to the heart of the campus and along the light rail system. Moreover, none of these other recently approved projects are utilizing the 5-6 story design approach proposed by Oasis Indian Bend, LLC.

### ***Background***

The proposed development is located at 1010 East Lemon Street. The site has an irregular configuration with frontages on both Lemon Street and Terrace Road. The property is comprised of three (3) parcels, which will be combined through a subsequent application to re-plat the property. Parcels 1 and 2 (approximately 2.68 net acres) were the subject of two separate approvals for student housing development back in 2003 and 2004; Case Nos. GEP 2003.46, ZON-2003.09 and SPD-2003.35 for Campus Crossing and SPD 2004.29 for the JPI Student Housing Project.

One of the principal obstacles to development of these previous PAD approvals was the relatively small size and very irregular shape of the property and the fact that the hard corner at Lemon and Terrace could not be acquired and incorporated into the development. Fortunately, that corner property has now been acquired and is part of the site yielding significant design flexibility and benefits. However, there is no question that the site is unusually shaped due to the alignment of Lemon Street and Terrace Road. We believe that most of difficulties of the unusual and irregular shape have been overcome with Oasis' new design. In our view, the proposed design continues to result in a project that meets ASU housing needs, Tempe Downtown redevelopment objectives and the goals of the MU-4 zoning district. And importantly, the site continues to be perfectly located in close proximity to the campus and in the heart of the area long utilized for student housing.

Specifically, we are submitting the following applications:

- 1.) GEP: GENERAL PLAN PROJECTED LAND USE MAP AMENDMENT for parcel 3 (+/-0.88 ac.) from Commercial/Work to Mixed-Use
- 2.) ZON: ZONING MAP AMENDMENT for +/-3.56 ac. including change for parcel 3 (+/-0.88 ac.) from CSS, Commercial Shopping and Service District to MU-4, Mixed-Use, High Density District and including insertion of parcels 1 and 2 (+/-2.68 ac.) into the Transportation Overlay District Corridor.

- 3.) PAD: AMENDED PLANNED AREA DEVELOPMENT OVERLAY for +/-3.56 ac. including an amendment of the PAD Overlay for parcels 1 and 2 (+/-2.68 ac.) and extension of the PAD Overlay to include parcel 3 (+/-0.88 ac.). The PAD as combined for the three parcels seeks to establish development standards for density, building/net site coverage, landscape coverage, front, street-side, side and rear yard building setbacks, parking setbacks and parking quantity.
- 4.) DPR: DEVELOPMENT PLAN REVIEW for +/-3.56 ac. for parcels 1, 2 and 3 that include building, site and landscape design.

### *Existing Conditions*

The subject property is relatively flat and has no soil conditions that would affect the design of the multi-level structures. As noted above, the property has frontage on both Terrace Road and on Lemon Street (beginning approximately 500' east of Rural Road). Formerly, the property was a small community of mobile homes that had been in place since the 1950's. These dilapidated structures have now been cleared out. Surrounding the property is mostly older multi-family student housing structures (with two and three stories) with some small neighborhood commercial services. Fortunately, the site is located directly adjacent to the City of Tempe Light Rail in Terrace Road. The University/Rural light rail station is located approximately 1100 feet to the west giving residents of this project convenient access to downtown Tempe, Sun Devil Stadium and Wells Fargo Arena, the new ASU campus in downtown Phoenix and other parts of the Valley. The ASU campus itself is just one block away.

### *Minor General Plan Amendment Analysis*

Approval of a minor General Plan Amendment is needed to change the land use designation on Parcel 3 from Commercial to Mixed-Use. In 2003, the amount of land designated Commercial on the General Plan was 1892 acres. The lowest threshold for a major General Plan Amendment is a one percent (1%) reduction in a land use category. At only .88 of a net acre, Parcel 3 does not trigger the need for a major General Plan Amendment. Therefore, only a minor General Plan Amendment is necessary to amend the land use designation on Parcel 3. This has been confirmed with Staff.

This proposal builds upon the last two approvals for student housing on this site. The Staff stated in their report (SPD-2004.29) on the original site (the western 2.64 acres), that the redevelopment of this site is consistent with the City's Land Use Objective which encourages continued growth in Tempe through redevelopment. The following listed land use objectives in



the current General Plan adopted shortly after approval of the previous student housing developments at this location are also met with this proposal:

- Encourage reinvestment and redevelopment appropriate to a particular area
- Develop and implement plans that address particular geographic area needs
- Promote neighborhood preservation and enhancement
- Ensure that new development will be consistent with general plan goals
- Encourage transportation planning, design and development that reinforces all city-adopted plans, and preserves and enhances the character of Tempe's neighborhoods
- Support the creation of mixed-use development patterns that increase pedestrian travel, especially in the downtown and other special districts

A detailed analysis of this proposed General Plan Amendment is provided in Attachment No. 1 attached to this letter.

### ***Rezoning***

As stated in the Zoning and Development Code (ZDC), "*The MU-4 district (previously designated as MG district) allows unlimited housing density in a mixed-use setting with commercial, office, and public uses. Development intensity in the MU-4 district is established through the PAD Overlay process and must be consistent with the General Plan and the city's ability to provide public facilities.*" Mixed use is defined in the Code as "*the combination on a site of residential uses with commercial uses.*"

This development is consistent with and conforms to the goals and objectives of the General Plan. This is a mixed use development featuring residential housing at approximately 62 du/ac. in 5 and 6 stories, approximately 5,800 sf. ft. of retail space provisionally designed for a 2,800 sq. ft. potential restaurant use and 3,000 sq. ft. for civic functions. As noted earlier, ownership is exploring several unique options for the civic uses including, but not limited to; art, dance and drama studios and academic environments to further enhance the student's educational experience. A total of 15,000 sf. ft. of common area amenity space is planned within the project for residents.

### ***Planned Area Development (PAD)***

A PAD is required to develop land zoned MU. Since a PAD was previously approved and recorded for this property, Campus Crossing, this request is technically an amendment to that PAD.

The over-arching purpose of Planned Area Development Overlay Districts is to accommodate, encourage and promote innovatively designed developments involving residential and/or non-residential land uses, which form an attractive and harmonious unit of the community. The unusual and unique shape of the property creates significant design challenges. This proposal by Titan Development, developers of student housing across the country, is much more open than the previous designs and very responsive to the site and the context of its setting. The objective of the design for 1010 Lemon Mixed Use Student Housing is to create a residential village having a sense of community which fosters an academic atmosphere. This is a niche in the market which does not currently exist in the market.

The proposed development consists of 220 units, 600 beds in a combination of 1, 2, 3, & 4 bedroom units in mid-level 5 & 6 story structures. A 6.5 story, 400 space parking garage is proposed in the northwest corner of the site. The project will also offer approximately 5,800 sf. ft. of retail space provisionally designed for a 2,800 sq. ft. potential restaurant use and 3,000 sq. ft. for civic functions. In addition, we are planning for a 1,200 sf. outdoor patio to support the restaurant use. Ownership is exploring several unique options for the civic uses including, but not limited to; art, dance and drama studios and academic environments to further enhance the student's educational experience. A total of 15,000 sf. ft. of common area amenity space will also be provided within the project for residents.

The development will be comprised of a series of buildings distributed around the perimeter of the site. After the three (3) lots are combined through a re-plat, Lemon will become the front yard, Terrace will be a street-side yard, the angled lot lines of the property's western boundary will be the rear yard and the remaining lot line on the west will become an interior side yard. The parking garage will be wrapped on 2 sides with housing units, and the other 2 sides with decorative metal screening. The at-grade levels of each building will contain a mix of service, retail and common space amenities in keeping with the requirements of the MU-4 zoning district.

The facades of the buildings will be a blend of masonry, painted metal panels of various textures, storefront windows, unit windows and stucco. The roofs will be flat, with a variety of parapet heights. The interior open spaces created by the building placements will house tenant amenities such as a resort style pool, coordinating spa, lush landscape, fire pit features, cabanas barbeque areas, outdoor dining and grouped seating.

The existing on-site dry utilities are currently pole mounted but will be placed underground as part of this development. Any new utilities will also be undergrounded with appropriate easements dedicated.

Standards for density, building/net site coverage, landscape coverage, front, street-side, side and rear yard building setbacks, parking setbacks and parking quantity are listed on the

PAD. A comparison of several of those standards with the previous recorded PAD, Campus Crossing is as follows:

<b>Development Standard</b>	<b>Campus Crossing (MG Zoning District)</b>	<b>Titan Student Housing (MU-4 Zoning District)</b>
Residential Density (DU/acre)	61.3	62
Building Height (feet) [Exceptions, see Section 4-205(A)] Building Height Maximum	49' 8" 4 stories over a 2 level parking garage  None in TOD	6.5 stories/ 73.5 6 ft.  None in TOD
Maximum Lot Coverage (% of net site area)	69%	47%
Minimum Landscape Area (% of net site area)	25.5%	12%
*Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]		
Front (Lemon) Building Wall	0 ft. (by variance)	0-12 ft.
Side (Other Yards) Building Wall	25 ft.	28 ft.
Street Side (Terrace) Building Wall	0 ft. (by variance)	13 ft.
Parking Structure	0 ft. (by variance)	10 ft.
Rear (Western P.L.) Building Wall	25 ft.	32-40 ft.

The rationale for the proposed standards listed on the PAD is as follows:

- The primary justification for the application of these standards is based in the creation of a multifamily student based development that uses the City of Tempe's documented standards as a guide for the development.
- The density meets the general plan requirements and is appropriate for this site.

- The maximum building height requested is below the maximum ordinance height and supports the construction type we are proposing and complements the current neighborhood massing.
- The maximum building coverage meets the city ordinance (no standard) and is sufficient to provide a supportive yield while keeping building height moderate and creating multiple opportunities for open space, courtyards, and plantings.
- The minimum landscape coverage meets the city ordinance (no standard) and is sufficient to provide ample landscape and planting areas in combination with decorative paving areas to meet the project's needs.
- The minimum building setbacks meet the city ordinance (0'). They are in most cases more than the minimum but less than the maximum to meet the spirit of the ordinance. Along street frontages, the building is immediately adjacent to the required landscape, sidewalk, and transition zones required by ordinance thus creating an energetic engaged street front. Buildings are set back further along the western edge of the property to create some buffer distance between buildings on our project and adjacent properties.
- We are proposing a 5' setback adjacent to ground level living units with a vertical planter to aid in separation. Meeting the required 10' setback would force the buildings further away from the street front and reduce the amount of useable space within the courtyard. Sketches have been provided to show the design intent of these planter barriers.
- Bike parking will be provided to meet city requirements. It will be provided in three basic locations. Public bike parking along street frontages for use at retail and project entries; Public bike parking within the garage for guests; and secured reserved bike parking in conditioned space for project tenants.
- Vehicular parking will be provided at a reduction from the city required parking. The justifications for this will be located in the parking study but revolve around the primary component that it is student based housing, in close proximity to the university therefore reducing parking need as many students do not have cars that choose to live in this condition.

We are requesting that two (2) standards in the ZDC be amended. Those amendments are as follows:

1. Given the proximity of the site to the Light Rail system and ASU, a parking reduction of approximately 38% is being requested. To support this reduction, a parking study and traffic impact analysis is provided as part of this formal application for the General Plan amendment, rezoning and the PAD approvals.
2. We are also requesting that a separation of 5 ft. from the sidewalk to the bedroom windows on the first floor be allowed rather than the required 10 ft. This is a very irregularly shaped site and achieving the required 10 ft. is very difficult. Setting the buildings farther back to fully comply will substantially reduce the interior common area for resident circulation and gathering. We propose placing a raised planter area below all bedrooms adjacent to these street pathways to aid with separation.

#### ***Development Plan Review – New Development***

The goal of the development of this property is to develop the premier student housing community in the Tempe marketplace that will incorporate and integrate unique building design, extraordinary common area amenities, and exceptional unit plans. We will provide a pedestrian oriented village concept, which blends the social and academic lifestyles of the active student.

As noted earlier, the subject property is relatively flat and has no soil conditions that would affect the design of the multi-level structures. The property has frontage on both Terrace Road and on Lemon Street (beginning approximately 500' east of Rural Road). Surrounding the property is mostly older multi-family student housing structures with some small neighborhood commercial services. Fortunately, the site is located directly adjacent to the City of Tempe Light Rail in Terrace Road. The University/Rural light rail station is located approximately 1100 feet to the west giving residents of this project convenient access to downtown Tempe, Sun Devil Stadium and Wells Fargo Arena, the new ASU campus in downtown Phoenix and other parts of the Valley. The ASU campus itself is just one block away.

The unusual and unique shape of the property creates significant design challenges. This proposal by Titan Development, developers of student housing across the country, is much more open than the previous designs and very responsive to the site and the context of its setting. The objective of the design for the 1010 Lemon Student Housing is to create a residential village having a sense of community which fosters an academic atmosphere. This is a niche in the marketplace which does not currently exist.

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April 8, 2013

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The proposed development consists of 220 units, 600 beds in a combination of 1, 2, 3, & 4 bedroom units in mid-level 5 & 6 story structures. A 6.5 story, 400 space parking garage is proposed in the northwest corner of the site. Given the proximity of the site to the Light Rail system and ASU, a reduction in the required parking of approximately 38% is being proposed. The project will also offer 5,800 sf. ft. of convenience retail space and a total of 15,000 sf. ft. of common area amenity space for residents.

The development will be comprised of a series of buildings distributed around the perimeter of the site. The parking garage will be wrapped on 2 sides with housing units, and the other 2 sides with decorative metal screening. The at-grade levels of each building will contain a mix of service, retail and common space amenities in keeping with the requirements of the MU-4 zoning district.

The facades of the buildings will be a blend of masonry, painted metal panels of various textures, storefront windows, unit windows and stucco. The roofs will be flat, with a variety of parapet heights.

The existing on-site dry utilities are currently pole mounted but are scheduled to be undergrounded as part of this development. Any new utilities will also be undergrounded with appropriate easements dedicated.

The interior open spaces created by the building placements will house tenant amenities such as a resort style pool, coordinating spa, lush landscape, fire pit features, cabanas barbeque areas, outdoor dining and grouped seating.

As stated in our mission statement above the project will promote the pedestrian activity within the project and create a "Village" concept. In terms of building elevations, we do not want this project to look like any other project in the marketplace. Cutting edge and extraordinary would be appropriate with a contemporary southwestern feel. The context of the building(s) to the surrounding community will be a challenge; however we want to respect the neighbors to the greatest extent possible. The architecture should set the tone for the entire redevelopment area. The design approach is unique, creative, aesthetic and functional. We have focused on community, technology, flexibility and sustainability. We feel exterior lighting and building signage are a significant component to a successful design.


### ***Conclusion***

This project is now even better than the previous high-quality and innovative projects approved by the City at this location. The City demonstrated its support for these earlier projects by approving a General Plan Amendment, zoning and a Preliminary and Final PAD application. Oasis Indian Bend/IMH and Titan Development are proposing a refined and improved project, which will be more efficient to build, provides a wider variety of unit types and is another step-

Ms. Lisa Collins  
April 8, 2013  
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up in quality. The elevations, the landscape design and approach, project wide and individual unit amenities, proximity to the light rail system, all warrant City support for this request. Titan, a private company, is responding to the demonstrated demand for additional housing in immediate, walking distance proximity to the ASU Campus in a mixed use urban environment. This proposal is innovative in its design, amenities and IMH/Titan team is perfectly suited to bring this project to the marketplace in support of the City's goals and partnership with ASU.

Very truly yours,



Stephen C. Earl

SCE/GVK  
Attachment



## ATTACHMENT I

### Minor General Plan Amendment Analysis

*Approval of a minor General Plan Amendment is needed to change the land use designation on Parcel 3 (0.8 acres in size) from Commercial to Mixed-Use. In 2003, the amount of land designated Commercial on the General Plan was 1892 acres. The threshold for a major General Plan Amendment is a two percent (2%) reduction in a non-residential land use category. At only .8 of one net acre, Parcel 3 does not trigger the need for a Major Amendment. Therefore, only a minor General Plan Amendment is necessary to change the land use designation on Parcel 3. This has been confirmed with Staff.*

#### **A. Written justification for the amendment, including public benefit.**

The subject site is located at the northwest corner of Lemon Street and Terrace Road, which is near the center of an area slightly greater in size than a quarter section. This area is projected in the General Plan for residential development at densities greater than 25 du/ac. Approximately 2/3 of the subject site is already designated Mixed Use in support of a student housing development. The balance of the property subject to this amendment is the 0.8 acres at the immediate northwest corner of Lemon and Terrace. Re-designating this property to Mixed Use will enable the property to be developed in an integrated, master planned fashion with a mixed use student housing based development which achieves a number of City goals and objectives.

In general terms, approval of this amendment sets the stage for a number of positive public benefits. Student housing is an important use that supports ASU, the largest university in terms of enrollment in the country. The demand for student housing has spilled over into north Tempe neighborhoods that were previously owner-occupied. That fueled a market wherein investors bought single family houses and changed the nature of several neighborhoods. The Tempe General Plan states:

*“Residential units, which might be available for homeownership for low and moderate income families, are instead bought by investors and converted into rentals. This competes with the goal of affordable home ownership by exacerbating the need for affordable housing. This also compromises goals of community stabilization and neighborhood enhancement.”*

Continuing to expand the supply of student housing especially in immediate proximity to ASU helps fill the demand for student housing and take the pressure off nearby neighborhoods. The City and ASU have worked cooperatively to essentially create a community of off-campus housing especially designed for student living, which in turn will have the positive benefit of enabling previous owner occupied units, and hopefully neighborhoods, to be converted back to owner-occupied homes and filled with people who will invest in their community.

Approval of this amendment is also very pragmatic. One of the principal obstacles to the development of the previous PAD approvals was the relatively small size and irregular shape of the property that did not have the land and exposure afforded by the hard corner of Lemon and Terrace. The combination of the severe angle of the Lemon Street and Terrace Road intersection and the oddly angled lotting patterns proved to create almost insurmountable design obstacles. Fortunately,

that corner property has now been acquired, it is part of the site and the additional property gives more design flexibility. Finally, the hard corner of only .8 acres was so small that it simply could not thrive as a standalone commercial retail center or even single use.

Approval of this proposed amendment to change 0.8 acres from Commercial to Mixed Use to enable an integrated student housing development will serve as a re-investment catalyst of an older area that is now served by the Light Rail system.

**B. Identify the impacts on applicable objectives of the General Plan.**

In our view, the impacts on applicable objectives of the General Plan in approving a Mixed Use land use designation on this small 0.8 ac. parcel are positive. Creating a larger area as Mixed Use, even slightly larger in this area will help encourage reinvestment and redevelopment with a use that is appropriate to this particular area. The multi-story mixed use student housing developments in the area have created competition in the student housing market and as such the older properties in the area have been undergoing renovation and enhanced maintenance all of which helps to stabilize a neighborhood. This development is located along a bike route and the light rail route thus encouraging their use as envisioned by the City.

**C. Explain how potentially negative influences are to be mitigated.**

In the preliminary reviews of this proposal, the issue of balconies was brought to our attention. We have attached a letter from Titan addressing this issue as Attachment No. 2.

**D. Explain how the proposed amendment supports the Land Use Principles in the Land Use Element of the General Plan.**

See answers to A. and B.

**E. Explain how the proposed amendment meets the goals and objectives of the following General Plan Elements:**

**Land Use**

Approval of this amendment affirmatively addresses the land use objectives:

- Encourage reinvestment and redevelopment appropriate to a particular area
- Develop and implement plans that address particular geographic area needs
- Promote neighborhood preservation and enhancement
- Ensure that new development will be consistent with general plan goals
- Encourage transportation planning, design and development that reinforces all city-adopted plans, and preserves and enhances the character of Tempe's neighborhoods
- Support the creation of mixed-use development patterns that increase pedestrian travel, especially in the downtown and other special districts

**Accessibility**

All accessible requirements will be complied with in the design of this development.

**Community Design**

The projected land use helps to create recognizable and usable places by enhancing enclosure, connections, permeability and transparency, providing focal points, encouraging and enhance pedestrian movement and providing opportunities for interaction and observation.

**Historic Preservation**

There are no applicable preservation components.

**Housing**

This amendment would help to encourage property reinvestment and continue to add to the supply of needed student housing in proximity to ASU.

**Neighborhoods**

Approval of this amendment would promote and encourage a sense of community; promote a safe neighborhood environment by developing a vacant blighting element in the area and encourage a walkable environment.

**Redevelopment**

This amendment will enable the small property to be incorporated into the larger site which when developed will result in reinvestment and continued revitalization of this area.

**Economic Development**

This development is residential in nature and contributes stability to the neighborhood which helps to stabilize property values in the area, increase the tax base and increase the standard of living and quality of life for all residents in the area.

**Cost of Development**

Construction of this development will be with private funds. It is expected that the development will not exceed planned infrastructure or service capacity in the area and if so will provide for necessary infrastructure or service capacity.

**Environment (Air, Noise, Ambient Temperature, Energy)**

The current land use designation of Commercial would generate more traffic than a high-density residential development. The existing site would be improved removing potential airborne particulates that could contribute to air quality problems. The proposed buildings will be designed to maximize energy usage.

**Transportation**

The site is served by a bike-path and by Light Rail in Terrace Road. The site design incorporates linkages and encourages use of the public sidewalks, the light rail and the area bikeway system. Approximately 260 bike spaces are provided.

**Open Space and Recreation**

The goal of the Open Space Element is to preserve a variety of natural, landscaped and hardscaped open spaces that serve the diverse and changing needs of an urban community. For this urban type of development, a total of 15,000 sq. ft. of open space will be provided including the internal courtyard with pool and gathering spaces as well as the indoor community room/game room.

**Public Art & Cultural Amenities**

The goal of the Public Art and Cultural Amenities Element is to enhance and promote Tempe as a diverse, stimulating cultural and arts community where cultural amenities inspire and enrich people's lives and experiences. Approximately 3,000 sq. ft. of the first floor is intended to be used for civic functions. The developer is exploring several unique options for the civic uses including, but not limited to; art, dance and drama studios and academic environments to further enhance the student's educational experience.



# TITAN DEVELOPMENT I LLC



April 8, 2013

Ms. Lisa Collins  
Community Development Director  
City of Tempe  
31 East 5th Street  
Tempe, Arizona 85281

Re: 1010 Lemon Student Housing; Case Number SPR 13012  
Approximately 3.6 Acres of Property Located at the Northwest Corner of Lemon and Terrace

Dear Ms. Collins:

On behalf of Oasis Indian Bend, LLC (Owner/Applicant), we would like to take this opportunity to continue our dialogue regarding a statement noted in the comments received from the City of Tempe (COT) on March 13, 2013, for our "Preliminary Site Plan Review Resubmittal". The comment was from COT Police Department indicating the following: **"DO NOT PLACE BALCONIES ON THE PUBLIC RIGHT OF WAY SIDE OF THE DEVELOPMENT, PROVIDE 8'-0" HIGH WIND SCREENS ON WALKWAY BETWEEN BUILDINGS"**.

Subsequent to receiving this comment, and others, a meeting was held at the Planning Department on March 19, 2013, to discuss our project. A constructive conversation pursued between Titan Development, ASG and COT in regards to the statement above and a summary of the conversation, by Kevin O'Melia, is provided below:

*"For 1010 E LEMON, you need to incorporate the Police Department comments contained in the Preliminary Site Plan review meeting, dated 03.19.13, which pertain to the balconies. I recall on 03.19 that the Police Department deleted the requirement for 6 ft. high wind screens on exterior walkways and did allow exterior balconies with these restrictions:*

- *No group balconies anywhere.*
- *Apartment unit balcony quantity is not restricted except facing public right of way on Lemon and Terrace. On Lemon and Terrace, Police will consider intermittent balconies on 2nd and 3rd floors.*
- *Do not place balconies directly in line vertically or nearby. This will help to dissuade individuals from jumping from one balcony to another.*
- *Do not place balconies on upper levels of building (above the 3<sup>rd</sup> floor). Upper balconies decrease identification from the street.*
- *Make balconies small, two people maximum. Do not design balconies for group parties.*

*There is not a "document" that records the discussion of balcony restrictions for the HUB (323 E Veteran's Way). Balcony and other interdisciplinary design discussions for the HUB took place during the preliminary site plan reviews for that project".*

We feel it is important to provide a narrative regarding this issue and breaking it down into three components for consideration; **1) Design, 2) Management and, 3) Existing Projects**. Our intent is to address the concerns of the COT Police Department issues on Life Safety and COT concerns for liability.



1010 Lemon is being subjected to policy that we feel is clearly undefined, broad and not within the zoning ordinance nor is prohibited by Building Code. All projects are different in size and scope and should be reviewed on a case-by-case basis. The recommendation by COT Police Department will have a significant impact to our project. It will hinder our right as a property owner to develop 1010 Lemon and put us at a distinct disadvantage in the competitive marketplace. This is new territory for all stakeholders and we look forward to continuing healthy discussions regarding this issue. Enclosed, is the narrative describing our response to the above stated concerns.

Sincerely,  
Titan Development

Anthony J. Patinella, Jr.

**DESIGN:** The following are design methods to be implemented into the overall project

1) Building and Site Relationships:

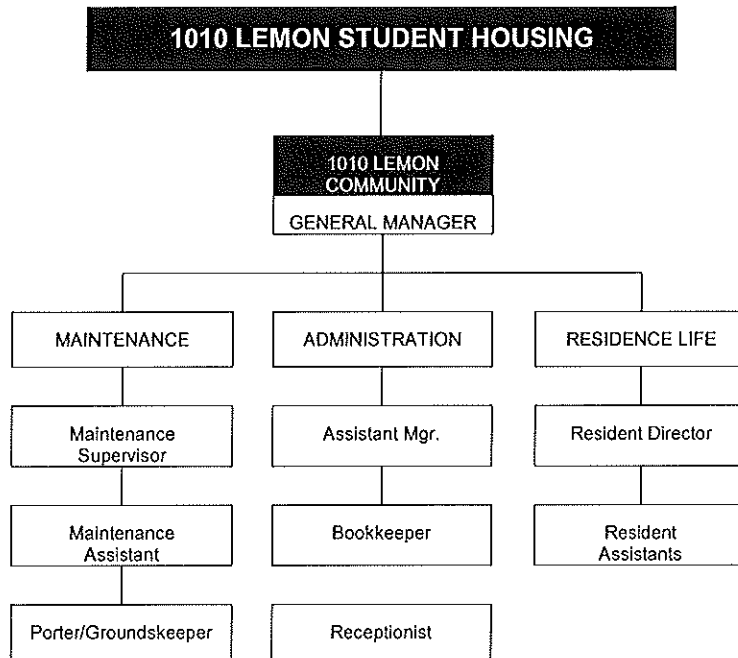
- No public or community balconies are proposed adjacent to ROW
- No amenities or other activities are related to or are adjacent to balconies.
- There are no elevated or above grade community functions proposed for frontage
- Property shape and orientation to adjacent streets produces an unusual disproportionate amount of frontage that would be subject to this restriction- relative to other properties
- Design and configuration will prevent roof access from garage
- Exterior walkways are Located 30-40' from property line

2) Balcony and Rail conditions:

- Balconies were reduced in size to 4' deep on average reducing area to less than 50 sf each-
- Top of Rail will be designed to slope towards building to prevent placement of items on top of them
- Rail will be designed in a manner that prevents climbing
- Balconies are separated horizontally to prevent transverse movements
- Exterior of rail can be designed to eliminate foot or hand holds to prevent climbing or descending
- Staggering or offsetting balconies vertically complicates and creates significant additional expense in this construction type
- Vertical panels (walls, screens, over height rail) can be used to create distance and prevent access from balcony to flat Brise Soleil areas

# MANAGEMENT PLAN

The following management structure and plan will be implemented for the proposed 1010 Lemon Student Housing project:



## MANAGEMENT PHILOSOPHY

1010 Lemon is committed to customizing our Residence Life program to meet the needs of ASU students

The Management philosophy and the Residence Life/Student Development objectives support and compliment 1010 Lemon's mission of providing positive living and learning experiences in our residence community. We strive to provide an effectively managed, secure and comfortable living community.

We meet our objectives by recognizing and respecting the special needs and traditions of the students and customizing all aspects of the Residential Life and Student Development program to meet those needs. We are committed to providing our residents with quality, reasonably priced living environments that are clean, attractive, and well maintained. 1010 Lemon's student service orientation and the management philosophy are based on meeting the following objectives:

- To create and maintain an academically oriented community focused on student development within a variety of areas: educational, cultural, recreational, and social.
- To develop a community investment in an established code of conduct that emphasizes respect for self and others and encourages students to accept both the freedom and responsibility inherent in community living.
- To maintain the community's physical condition by implementing a proactive maintenance program, performing preventative maintenance and effectively managing capital improvements.
- To collaborate with the campus community to promote student connections, opportunities and development.
- To support residents in times of crisis and personal need through emergency response.
- To effectively implement policies and standards into the management plan related to student behavior, safety and security, and eviction. Implement a zero tolerance policy related to balcony use.





Expires 12-31-13

April 8, 2013

Mr. Tony Patinella  
Oasis Indian Bend, LLC  
c/o Titan Development  
4700 S. Syracuse St, Suite 375  
Denver, Colorado 80237  
[tpatinella@titaninv.com](mailto:tpatinella@titaninv.com)

**Re: Review of Parking for the 1010 Lemon Student Housing – Tempe, Arizona**

Dear Mr. Patinella:

Thank you for allowing CivTech to review the parking conditions proposed for the 1010 Lemon Student Housing Development located on the northwest corner of Lemon Street and Terrace Road in Tempe, Arizona.

The purpose of this statement is to estimate the parking demand of the proposed 1010 Lemon Student Housing Development. The specific objectives of this statement are to:

- Determine the parking required based on the *City Of Tempe, Development Standards, Chapter 4, Part 6* ; for the full build-out of the site;
- Research parking requirements for similar projects in Tempe and other jurisdictions throughout the country; and
- Compare the required parking calculated per City of Tempe requirements to the parking proposed in the preliminary site plan.

**PROPOSED DEVELOPMENT**

The 1010 Lemon Student Housing Development is proposed to consist of midrise apartments with 220 units providing 600 beds in a combination of 1, 2, 3, and 4 bedroom units. There will be approximately 15,000 square feet of common area space amenities for the residents. In addition, the project is proposing a 2,800 square feet restaurant use with 1,200 square feet of outdoor patio to support the project residents. The restaurant will be accessible for external customers.

The proposed parking consists of an on-site parking garage with 400 parking spaces on the northwest corner of the site.

The apartments will be student residential housing and will be supported by a 1,438 square foot leasing center/office. A conceptual site plan has been included as an **Attachment**. This development is located on the northwest corner of Lemon Street and Terrace Road.

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The full build-out of the development provides two access points – one on Lemon Street and one on Terrace Road.

**SITE INFORMATION PROVIDED**

CivTech was provided several documents for the preparation of this parking analysis. These are as follows:

- Project Site Plan as provided by the architect (included as an **Attachment**);
- Number of apartment units and number of beds
- Number of proposed on-site parking.
- Parking analysis of competitive projects to 1010 Lemon – The Hub, Vista Del Sol, and 922 Place.

**CODE-REQUIRED PARKING**

Parking rates established in the *City Of Tempe, Zoning and Development Code, Part 5, Chapter 6 – Transportation Overlay District*, were used to calculate the number of spaces required by the development. The required parking per the City of Tempe code is provided in **Table 1**.

**Table 1: Build-out Required Parking per City Code by Land Use<sup>(1)</sup>**

Land Use	Vehicle Parking Minimum per Code	Size (SF)/ No. of Units	Total Parking Required (spaces)
Apartments	0.75 spaces per bed	600	450
Guests	0.2 spaces per unit	220	44
Open Space	1 space per 300 SF with 25% reduction for TOD Overlay	3,000 SF	8
Restaurant	1 space per 75 SF (indoor) with 25% reduction for TOD Overlay	2,800 SF	28
<b>Total Parking Required</b>			<b>530</b>

(1) Shared parking has not been considered.

The parking required per the City of Tempe parking requirements is 530 spaces. The restaurant primarily serves the residents of the development, as well as the surrounding area and would probably not need the 28 parking spaces per the City's Parking Code.

**PROPOSED PARKING**

The proposed site plan for the 1010 Lemon Student Housing project illustrates that 400 parking spaces are within the parking garage.





## PARKING ANALYSIS

The 1010 Lemon Student Housing project will provide housing for students at Arizona State University. With the project being located less than ¼ mile from the campus, it is envisioned that the majority of the students will either walk or bike to school. The act of driving to campus, parking and then walking to class would actually take longer than walking to class from the project. With the light rail line located immediately adjacent to the project and providing direct access to downtown Tempe and downtown Phoenix, it is not envisioned that many students will have the need for a vehicle. However, it cannot be assumed that all of the students will be without a vehicle.

A research of the parking requirements for student/dormitory housing throughout the country was performed to determine an acceptable parking ratio for the project. The following is a summary of the parking requirements for similar projects to 1010 Lemon Student Housing:

The Hub – 160 parking spaces for 637 beds: parking ratio of 0.25 parking spaces/bed.

Vista Del Sol – 1,500 parking spaces for 2,266 beds: parking ratio of 0.66 parking spaces/bed.

922 Place – 92 parking spaces for 458 beds: parking ration of 0.20 parking spaces/bed.

The following is a summary of the parking requirements for agencies outside of Arizona for dormitory/group style housing.

Houston, Texas – 1 space for every 10 students living on campus

Buellton, California – 1 space for every 4 beds

The Houston parking requirements seems low at only 1 parking space for every 10 students/residents. The Buellton parking requirement seems reasonable at 1 space per 4 beds, and is similar to what is provided for The Hub and 922 Place projects.

For the 1010 Lemon Student Housing, a parking ratio of 0.5 spaces per bed would seem reasonable. This would reduce the parking requirements for the housing component of the project to 300 spaces (600 beds \* 0.5 spaces/bed). Combined with the 36 parking spaces required for the restaurant and open space, the total parking requirements for the development would be 336 parking spaces. This is 64 parking less than the 400 spaces proposed.

When considering the parking that would be available for the residents (364 parking spaces), the parking ratio for the project would be 0.61 parking spaces per bed. If a reduction in the restaurant parking spaces was considered since it is primarily for the residents of the project, as well as adjacent residents, the available parking for residents could be more than 364 spaces and would result in a higher parking ratio.

The proposed parking consists of an on-site parking garage with 400 parking spaces on the northwest corner of the site.

Therefore, the proposed site plan exceeds the required parking demand for general occupancy of the facility without consideration for shared parking between the uses. If shared parking were considered, the required parking for the site could further be reduced.

## CONCLUSIONS AND RECOMMENDATIONS

From the above, the following has been concluded.

- The proposed parking consists of an on-site parking garage with 400 parking spaces on the northwest corner of the site.
- The minimum parking required by the facility at full build-out, based on the detailed facility information provided, is 530 spaces, per City Code.
- The minimum parking required by the facility at full build out, based on the detailed facility information provided, and using a parking requirement of 0.5 spaces per bed is 336 parking spaces (including the parking for the restaurant and open space).
- The proposed site plan illustrates a surplus of 64 parking spaces above when utilizing a parking ratio of 0.5 parking spaces per bed.
- The proposed parking ratio of 0.61 parking spaces per bed is higher than the parking ratios for The Hub and 922 Place developments and slightly less than the parking ratio for the Vista Del Sol development.
- The 400 parking spaces provided for the 1010 Lemon Student Housing development should be sufficient when considering students will primarily walk to campus (located less than ¼ mile to the west of the project) and the light rail is adjacent to the project with stations located less than ½ mile in either direction along the line.

In closing, this parking statement has been prepared to meet City of Tempe requirements, and to permit the City to assess the anticipated parking demand of the proposed development. Should you wish to discuss this information further, please contact CivTech at (480) 659-4250.

Sincerely,

**CivTech Inc.**

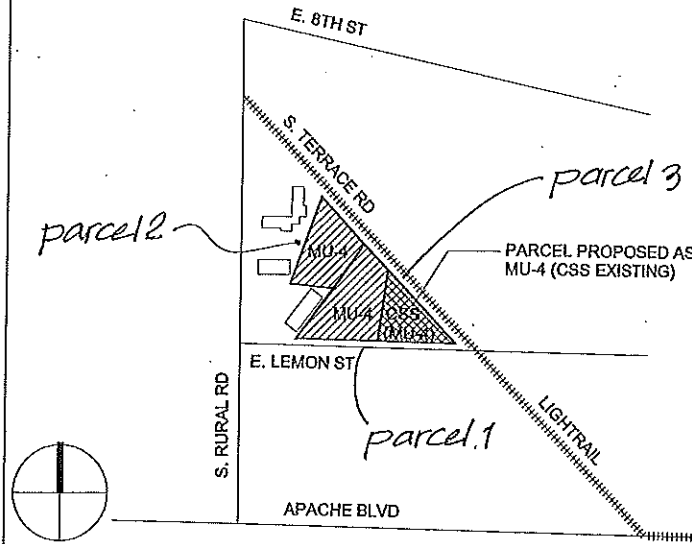


John Willett, P.E., PTOE  
Senior Traffic Engineer  
Attachments

RECEIVED  
APR - 8 2013



# ZONING KEY PLAN



SCALE: N.T.S.

# TEMPE GENERAL PLAN 2030

## PROJECTED LAND USE

PARCEL NO 1	MIXED-USE
PARCEL NO 2	MIXED-USE
PARCEL NO 3	COMMERCIAL (PROPOSED AS MIXED-USE)

GENERAL PLAN PROJECTED LAND USE  
AMENDMENT FROM COMMERCIAL/WORK TO  
MIXED-USE FOR PARCEL 3.

## PROJECT DENSITY

HIGH DENSITY (>25 DWELLING UNITS PER ACRE)



# ZONING

**PARCEL NOS.:** 132-73-093A, 132-73-092A & 132-73-094A

**ZONING DISTRICT:**

PARCEL NO 1 & 2 MU-4 (MIXED USE, HIGH DENSITY; REQ PAD OVERLAY)  
 PARCEL NO 3 CSS (COMMERCIAL SHOPPING & SERVICES) - EXISTING  
 MU-4 REZONE - PROPOSED

**TOD OVERLAY**

MU-4, TOD CORRIDOR OVERLAY  
 REQUIRED PAD OVERLAY  
 RESIDENTIAL DENSITY REQUIRED - NO STANDARD  
 BUILDING HEIGHT MAX - NO STANDARD,  
 STEP BACK REQUIRED TO SF(YES),MF(NO) - NO STANDARD  
 MIN LANDSCAPE AREA - NO STANDARD

**SETBACKS**

SIDE (TERRACE) + FRONT (LEMON) + REAR (WEST) - NO STANDARD -  
 NO PARKING - MAXIMUM SETBACK 20'

**DEVELOPMENT STANDARDS PROPOSED BY THE AMENDED PAD**

MAX DENSITY	62 DU/AC
MAX BUILDING HT	+76'-0"
MAX BLD'G-NET SITE COVERAGE	47%
MIN LDSCP-NET SITE COVERAGE	37%
MIN BLD'G SETBACKS FOR FRONT SIDE & REAR	0'-0" SB
MIN BEDROOM-PEDESTRIAN PATHWAY SETBACK	5'-0" + LAND BUFFER
MIN SURFACE PARKING-STREET SETBACK	N/A
REQ'D & PROVIDED VEHICLE PARKING	PER BELOW
REQ'D & PROVIDED BIKE PARKING	PER BELOW

*PER CITY OF TEMPE TO BE SUBMITTED WITH PAD.  
 PARKING STUDY PROVIDED.*

PARKING REDUCTION - 610 SPACES REQUIRED / 400 SPACES PROVIDED

**INTENT PROPOSED BY THE AMENDED PAD**

1. GENERAL PLAN PROJECTED LAND USE AMENDMENT FROM COMMERCIAL/WORK TO MIXED-USE FOR PARCEL 3.
2. ZONING MAP AMENDMENT FROM CSS/TOD TO MU-4/TOD FOR PARCEL 3.
3. INSERTION OF PARCEL 1 AND PARCEL 2 INTO TOD OVERLAY.

# RESIDENTIAL DENSITY

	1 BR	2BR	3BR	4BR	TOTAL
BLDG A1	5	20	-	20	45
BLDG A2	8	15	3	20	46
BLDG B1	5	15	20	10	50
BLDG B2	-	20	11	19	50
BLDG C	6	14	6	3	29
<b>TOTAL PROPOSED UNITS</b>					<b>220 (600 BEDS)</b>

**PROJECT DENSITY PROPOSED 62 DU/AC - HIGH DENSITY**

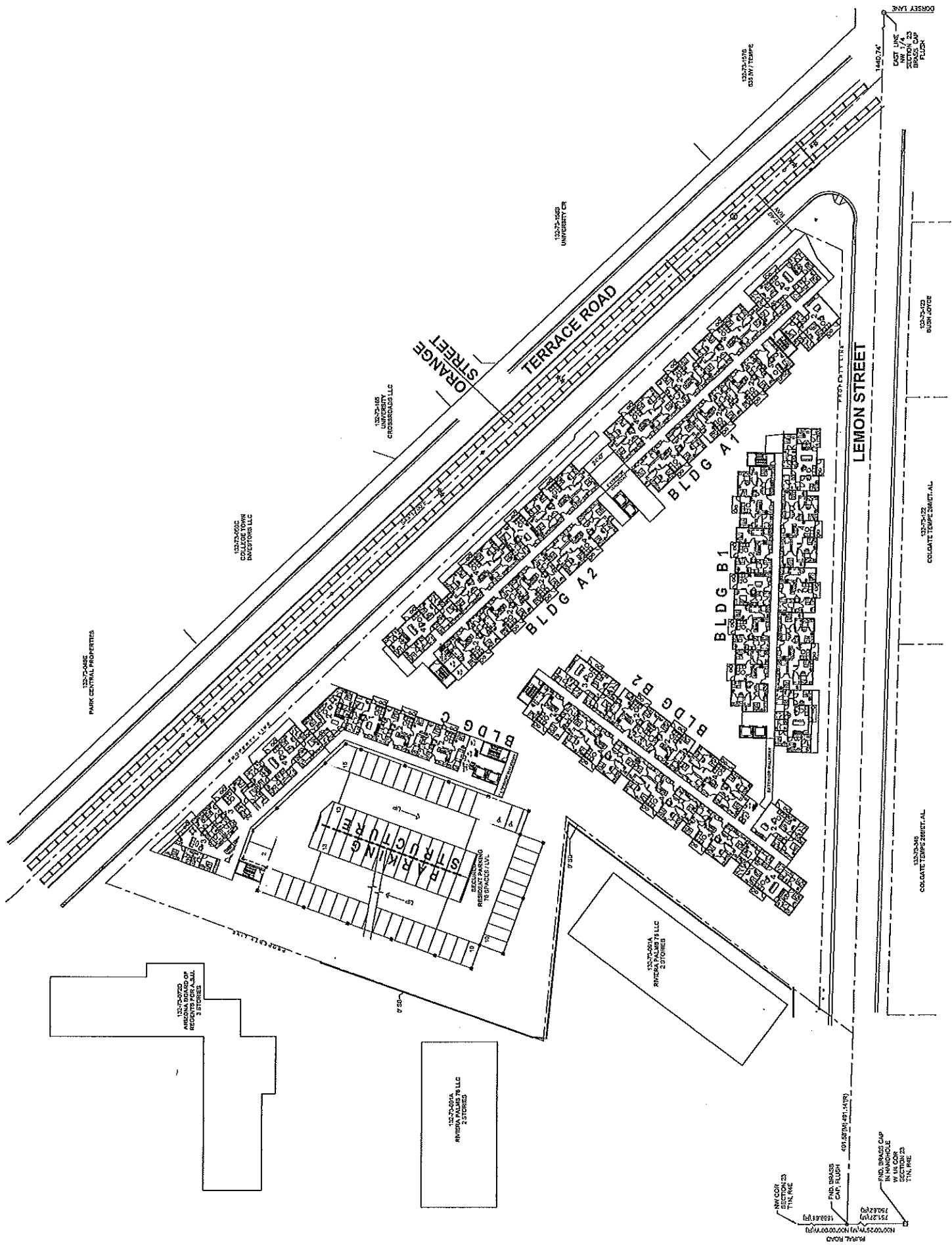
# GENERAL PROJECT CODE DATA

<b>ZONING DISTRICT</b>	MU-4 (REZONE CSS TO MU-4)
<b>OVERALL GROSS SITE AREA</b>	3.562 ACRES
<b>NET SITE AREA</b>	
PARCEL NO 1	67,341.20 SF (1.546 ACRES)
PARCEL NO 2	50,128.78 SF (1.151 ACRES)
PARCEL NO 3	37,691.54 SF (0.865 ACRES)
OVERALL	155,161.52 SF (3.562 ACRES)
<b>LOT COVERAGE REQUIRED</b>	NO STANDARD
<b>ACTUAL LOT COVERAGE</b>	47%
<b>REQUIRED SETBACK (ON PLAN)</b>	0'-0" SB (NO STANDARD / 20'-0" MAX)
<b>LANDSCAPE</b>	
<b>REQUIRED</b>	NO STANDARD
<b>ACTUAL</b>	37% (58,000 sf)
<b>BUILDING</b>	
BLDG FOOTPRINT (INCL GARAGE)	72,400 GSF
BUILDING GSF	325,399 GSF
GARAGE GSF	131,198 GSF
<b>PARKING (VEHICLES)</b>	
REQUIRED RESIDENT (.75/BR)	450 SPCS
REQUIRED GUEST (.2/UNIT)	44 SPCS
REQUIRED RETAIL (1/300)	10 SPCS X .75 = 8 SPCS
REQUIRED INDOOR RESTAURANT (1/75)	37 SPCS X .75 = 28 SPCS
PATIO (NO STANDARD PER TOD OVERLAY)	0 SPCS
<b>TOTAL REQUIRED</b>	<b>530 SPACES</b>
VEHICLE GARAGE AT GRADE OPEN	48 SPCS
VEHICLE GARAGE ABOVE GRADERSVD	352 SPCS
ADA ACCESSIBLE	(13 INCLUDED)
<b>TOTAL PROVIDED</b>	<b>400 TOTAL PARKING SPCS</b>
<b>PARKING (BICYCLES)</b>	
REQUIRED RESIDENT (.75/BR)	136 SPCS
REQUIRED GUEST (.2/UNIT)	44 SPCS
REQUIRED RETAIL (1/10000)	.7 X .75 = 2 MIN SPCS
REQUIRED INDOOR RESTAURANT (1/1000)	3 X .75 = 3 SPCS
REQUIRED OUTDOOR PATIO (1/2000)	1 SPC
<b>TOTAL REQUIRED</b>	<b>186 SPCS</b>
BICYCLE RESERVED SPACES	114 SPCS
BICYCLE RACK SPACES	72 SPCS
<b>TOTAL PROVIDED</b>	<b>186 TOTAL BICYCLE SPCS</b>



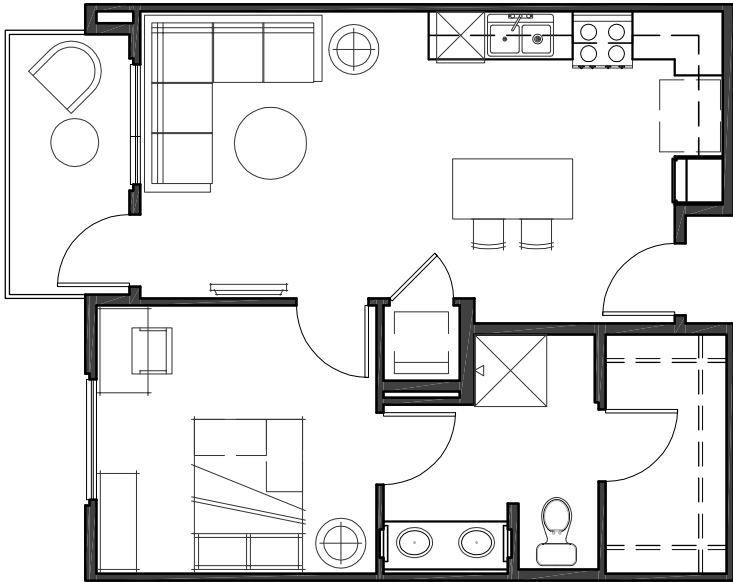




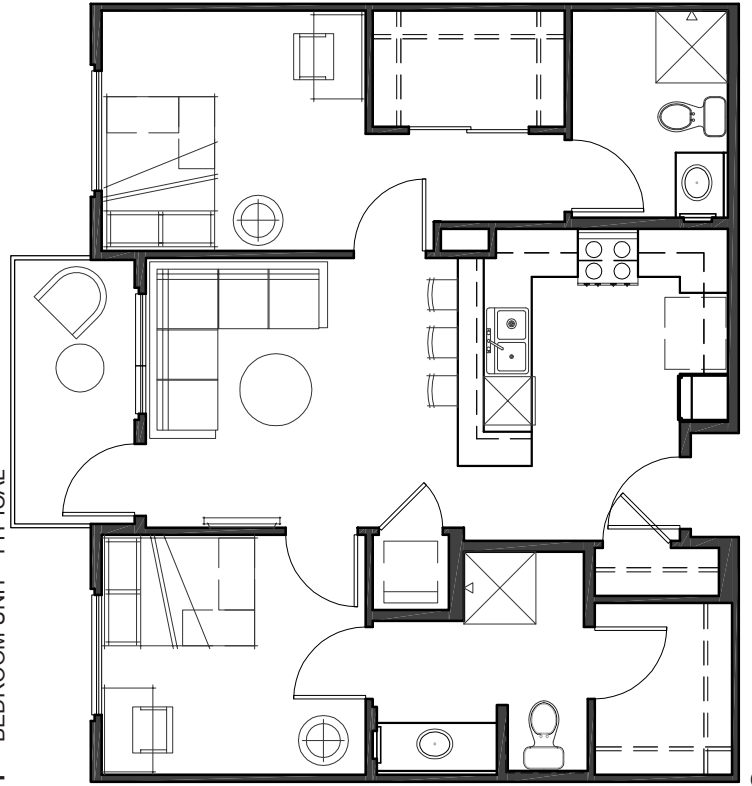


FLOOR PLAN - UPPER LEVELS TYP - PROPOSED





1 BEDROOM UNIT - TYPICAL



2 BEDROOM UNIT - TYPICAL

**APPLICANT**

Titan Investments  
4700 South Syracuse Street  
Suite 375  
Denver, CO 80237

CONTACT:  
ANTHONY J. PATINELLA, JR.

**OWNER**

OASIS INDIAN BEND, LLC.

**ARCHITECT**



60 East Rio Salado Parkway  
Suite 701  
Tempe, AZ 85281  
480.921.1313 phone  
480.921.1313 fax

CONTACT:  
ERIC ZOBRIST

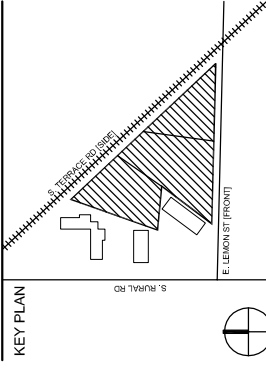
ARCHITECTS + PLANNERS

OASIS INDIAN BEND, LLC.

**1010 LEMON  
STUDENT HOUSING**

LEMON & TERRACE  
1010 & 1028 EAST LEMON ST  
TEMPE, ARIZONA

**KEY PLAN**



**UNIT PLANS - ENLARGED**

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

DEVELOPMENT PLAN REVIEW PACKAGE  
ADDITIONAL MATERIALS  
DATE: 13 MAY 2013

TITAN MIXED USE STUDENT HOUSING  
PROJECT NO. (AS6) 21281.00

**APPLICANT**

Titan Investments  
4700 South Syracuse Street  
Suite 375  
Denver, CO 80237

CONTACT:  
ANTHONY J. PATINELLA, JR.

**OWNER**

OASIS INDIAN BEND, LLC.

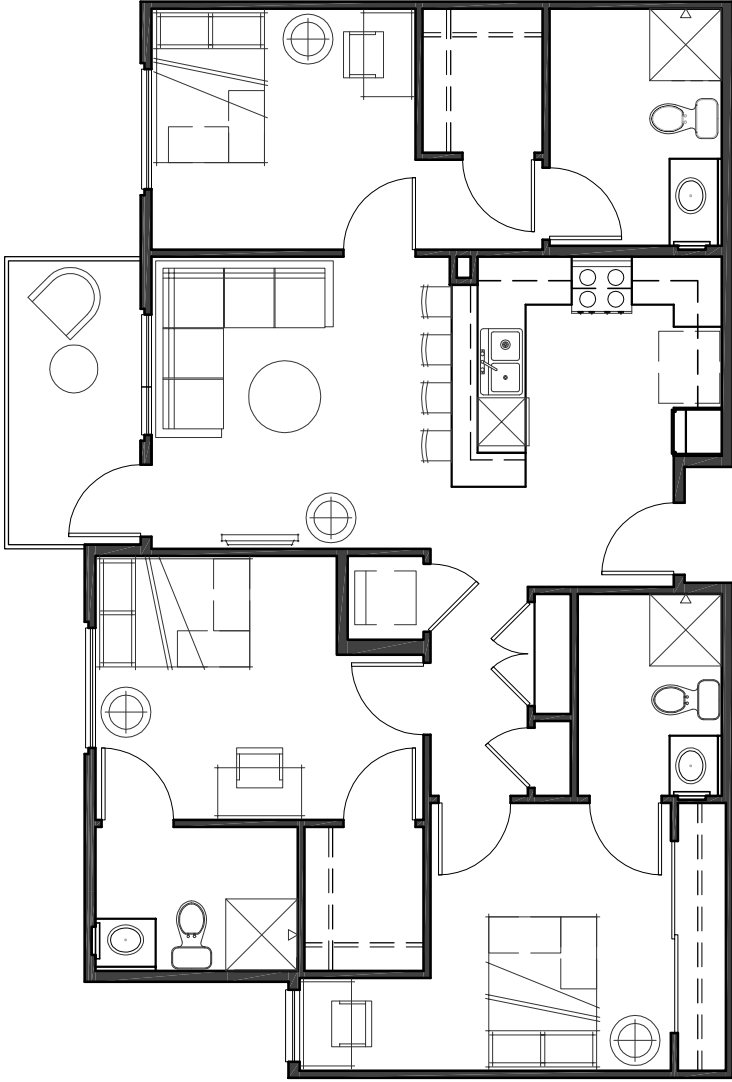
**ARCHITECT**



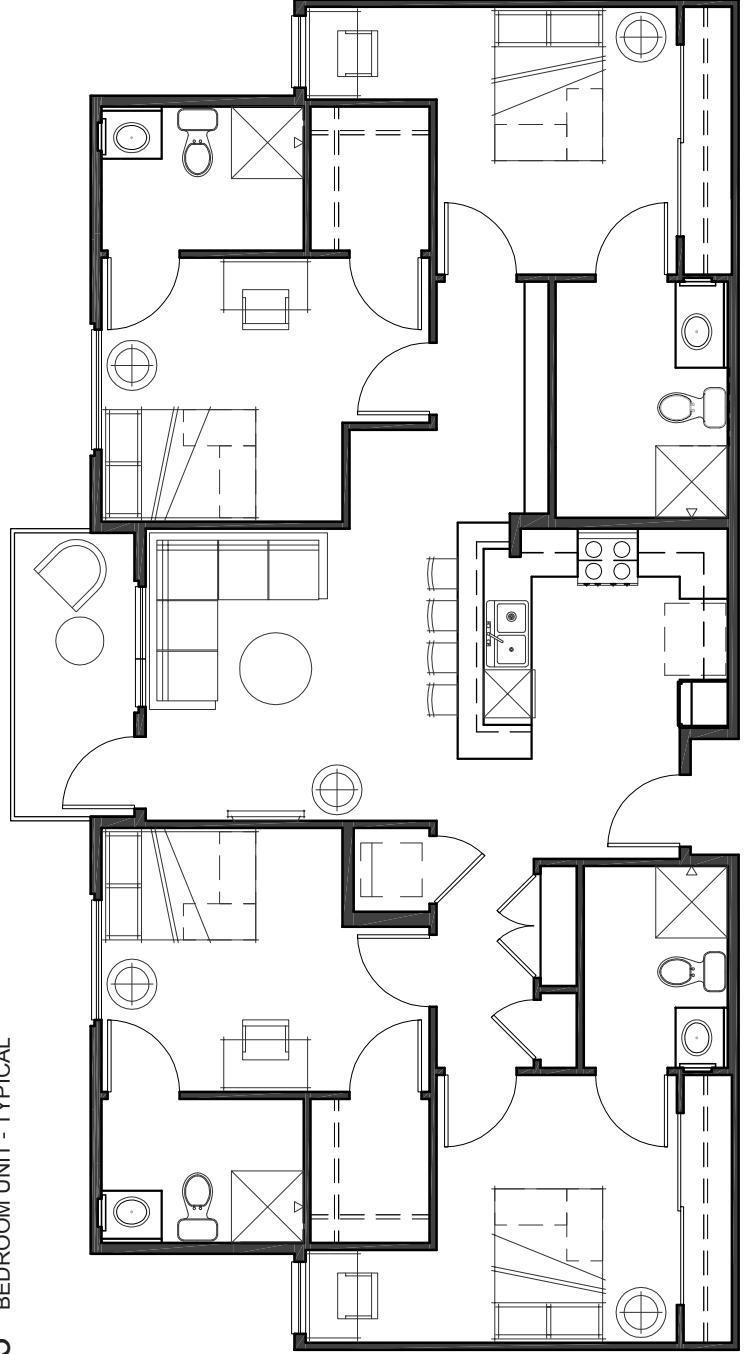
ARCHITECTS + PLANNERS

60 East Rio Salado Parkway  
Suite 701  
Tempe, AZ 85281  
480.921.1313 phone  
480.921.1313 fax

CONTACT:  
ERIC ZOBRIST



3 BEDROOM UNIT - TYPICAL



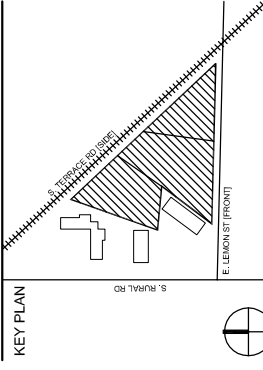
4 BEDROOM UNIT - TYPICAL

OASIS INDIAN BEND, LLC.

**1010 LEMON  
STUDENT HOUSING**

LEMON & TERRACE  
1010 & 1028 EAST LEMON ST  
TEMPE, ARIZONA

**KEY PLAN**



**UNIT PLANS - ENLARGED**

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

DEVELOPMENT PLAN REVIEW PACKAGE  
ADDITIONAL MATERIALS  
DATE: 13 MAY 2013

TITAN MIXED USE STUDENT HOUSING  
PROJECT NO. (A56) 21281.00





**MATERIAL KEY**

C1	CONCRETE/PAVING COLORED
C2	COLOR: BLACK
C3	COLOR: COLORED MESA/STONE
C4	COLOR: BLACK CANYON
P1	PAINT: SW 7005 BRICK (LEV 01)
P2	PAINT: SW 6022 LACEY YELLOW (LEV 08)
P3	PAINT: SW 7014 EIDER WHITE (LEV 7)
P4	PAINT: SW 7017 FISH TAIL (LEV 02)
P5	PAINT: SW 7017 FISH TAIL (LEV 02)
P6	PAINT: SW 7000 BLACK FOLI (LEV 8)
P7	PAINT: SW 7000 BLACK FOLI (LEV 8)
P8	PAINT: SW 7000 BLACK FOLI (LEV 8)
P9	PAINT: SW 7000 BLACK FOLI (LEV 8)
P10	PAINT: SW 7000 BLACK FOLI (LEV 8)
P11	PAINT: SW 7000 BLACK FOLI (LEV 8)
P12	PAINT: SW 7000 BLACK FOLI (LEV 8)
P13	PAINT: SW 7000 BLACK FOLI (LEV 8)
P14	PAINT: SW 7000 BLACK FOLI (LEV 8)
P15	PAINT: SW 7000 BLACK FOLI (LEV 8)
P16	PAINT: SW 7000 BLACK FOLI (LEV 8)
P17	PAINT: SW 7000 BLACK FOLI (LEV 8)
P18	PAINT: SW 7000 BLACK FOLI (LEV 8)
P19	PAINT: SW 7000 BLACK FOLI (LEV 8)
M1	METAL: FACTORY FINISH
M2	COLOR: QUAKER BRONZE
M3	METAL: FACTORY FINISH
M4	METAL: STAINLESS STEEL QUADRIBAL
M5	METAL: STAINLESS STEEL ARCHITECTURAL FABRIC / SCREEN
G1	GLASS: INSULATED GLAZING IN MILLION SYSTEM
G2	GLASS: INSULATED GLAZING IN MILLION SYSTEM
G3	GLASS: INSULATED GLAZING IN MILLION SYSTEM
G4	GLASS: INSULATED GLAZING IN MILLION SYSTEM



1 TERRACE ROAD ELEVATION PERSPECTIVE -#FACING SOUTHWEST  
N.T.S.



2 CORNER OF LEMON + TERRACE -#FACING WEST  
N.T.S.



3 LEMON STREET -#VIEW CORRIDOR FACING NORTHEAST  
N.T.S.



4 TERRACE ROAD -#FACING SOUTHEAST  
N.T.S.



5 TERRACE ROAD -#VIEW CORRIDOR FACING SOUTH  
N.T.S.

**APPLICANT**  
The Investments  
400 West Colfax Street  
Suite 375  
Denver, CO 80202

**CONTACT:**  
ANTHONY J. PATINELLA, JR.  
OASIS INDIAN BEND, LLC.

**OWNER**  
OASIS INDIAN BEND, LLC.

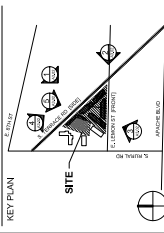
**ARCHITECT**  
AYERS  
SAINT  
GROSS  
ARCHITECTS + PLANNERS

60 East Rio Salado Parkway  
Suite 700  
Denver, CO 80202  
480.821.1315 (phone)  
480.821.1315 (fax)  
CONTACT:  
ERIC ZORRIST

**NOT FOR CONSTRUCTION**

REVISIONS

OASIS INDIAN BEND, LLC.  
**1010 LEMON  
STUDENT HOUSING**  
LEMON & TERRACE  
1010 & 1028 EAST LEMON ST  
TEMPE, ARIZONA



**BUILDING PERSPECTIVE  
VIEWS**  
SCALE: 1/2" = 10'  
PRELIMINARY SITE PLAN REVIEW PACKAGE  
DATE: 08 MARCH 2013  
TITAN WOOD USE STUDY/HOUSING  
PROJECT NO. (P450) 4/2013/08

**A3.02**



**APPLICANT**  
 Titan Investments  
 4700 East 9th Street  
 Suite 375  
 Denver, CO 80227

**OWNER**  
 OASIS INDIAN BEND, LLC.

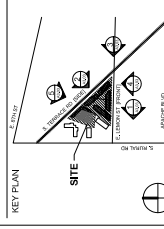
**ARCHITECT**  
**AYERS**  
**SAINT**  
**GROSS**  
**ARCHITECTS + PLANNERS**  
 60 East Rio Salado Parkway  
 Suite 700  
 Aurora, CO 80016  
 303.682.1515  
 480.821.1315 fax  
 CONTACT: ANTHONY J. PATINELLA, JR.  
 CONTACT: ERIC ZOBRIET

**NOT FOR CONSTRUCTION**



REVISIONS

OASIS INDIAN BEND, LLC.  
**1010 LEMON**  
**STUDENT HOUSING**  
 LEMON & TERRACE  
 1010 & 1028 EAST LEMON ST  
 TEMPE, ARIZONA



**BUILDING PERSPECTIVE VIEWS**  
 SCALE: 1/2" = 10'  
 PRELIMINARY SITE PLAN REVIEW PACKAGE  
 DATE: 08 MARCH 2013  
 TITAN INVESTMENTS STUDENT HOUSING PROJECT (C) (ASO) 4783138

**A3.03**

1/8" (horizontal) x 3/8" (vertical)



④ **LEMON STREET** - FACING NORTH AT CORNER OF LEMON + TERRACE - SUMMER SOLAR AT 2PM  
 N.T.S.



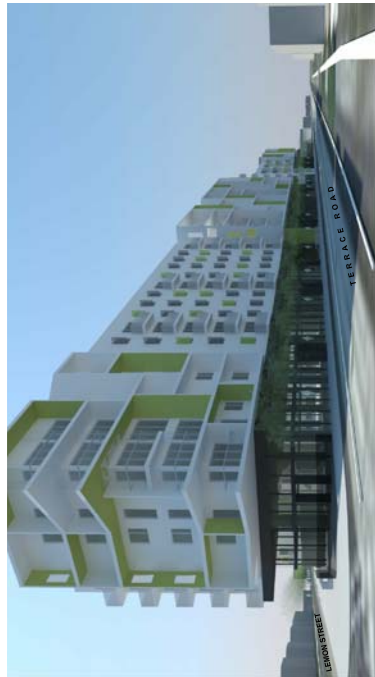
⑥ **AERIAL - SHADE** - SUMMER SOLAR AT 2PM  
 N.T.S.



① **LEMON STREET** - FACING WEST  
 N.T.S.



② **VIEW AT ENTRY ON TERRACE ROAD** - FACING SOUTHWEST - SUMMER SOLAR AT 10AM  
 N.T.S.



③ **CORNER OF LEMON + TERRACE** - FACING WEST - SUMMER SOLAR AT 2PM  
 N.T.S.



**APPLICANT**  
 The Investments  
 4100 West 10th Street  
 Suite 375  
 Denver, CO 80227

**OWNER**  
 OASIS INDIAN BEND, LLC.  
 CONTACT:  
 ANTHONY J. PATINELLA, JR.

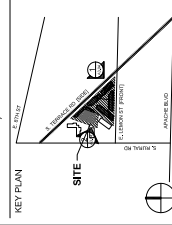
**ARCHITECT**  
**AYERS**  
**SAINT**  
**GROSS**  
 60 East Rio Salado Parkway  
 Suite 704  
 Phoenix, AZ 85004  
 480.982.1515 (phone)  
 480.982.1315 (fax)  
 CONTACT:  
 ERIC ZOBIBST  
 ARCHITECTS + PLANNERS

NOT FOR CONSTRUCTION



REVISIONS


OASIS INDIAN BEND, LLC.  
**1010 LEMON**  
**STUDENT HOUSING**  
 LEMON & TERRACE  
 1010 & 1028 EAST LEMON ST  
 TEMPE, ARIZONA



**BUILDING PERSPECTIVE**  
**VIEWS**  
 SCALE: 1/2" = 1'-0"  
 PRELIMINARY SITE PLAN REVIEW PACKAGE  
 DATE: 08 MARCH 2013  
 UNANIMOUS USE STUDENT HOUSING  
 PROJECT NO. (P-50)

**A3.04**

⑤ GARAGE - PERSPECTIVE ELEVATION AT SOUTHWEST CORNER  
 N.T.S.

① TERRACE ROAD - PERSPECTIVE ELEVATION AT CORNER OF LEMON + TERRACE  
 N.T.S.

APPLICANT  
Titan Investments  
4700 South Syracuse Street  
Denver, CO 80237

OWNER  
OASIS NDIAN BEND, LLC.

ARCHITECT  
AYERS  
SAINT  
GROSS  
88 East Rio Salado Parkway  
Suite 700, # 600N  
Denver, CO 80202  
480.921.1515 phone  
480.921.1313 fax  
CONTACT:  
ANTHONY J. PATRINELLA, JR.  
ERIC ZORRIST

NOT FOR CONSTRUCTION



REVISIONS

OASIS INDIAN BEND, LLC.  
1010 LEMON  
STUDENT HOUSING  
LEMON & TERRACE  
1010 & 1028 EAST LEMON ST  
TEMPE, ARIZONA



BUILDING SECTIONS

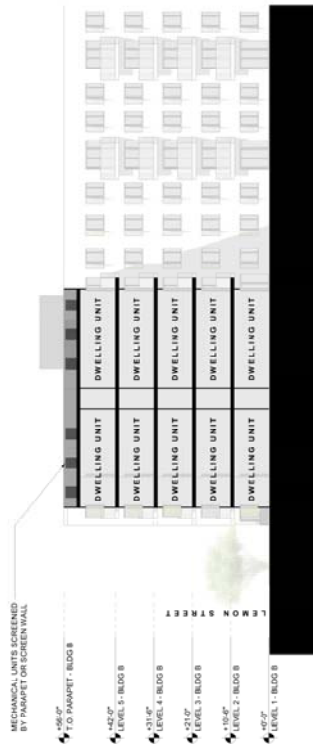
SCALE: N.T.S.  
PRELIMINARY SITE PLAN REVIEW PACKAGE  
DATE: 14 MARCH 2013  
TITAN INDIAN BEND STUDENT HOUSING  
PROJECT NO. 1001

A4.01

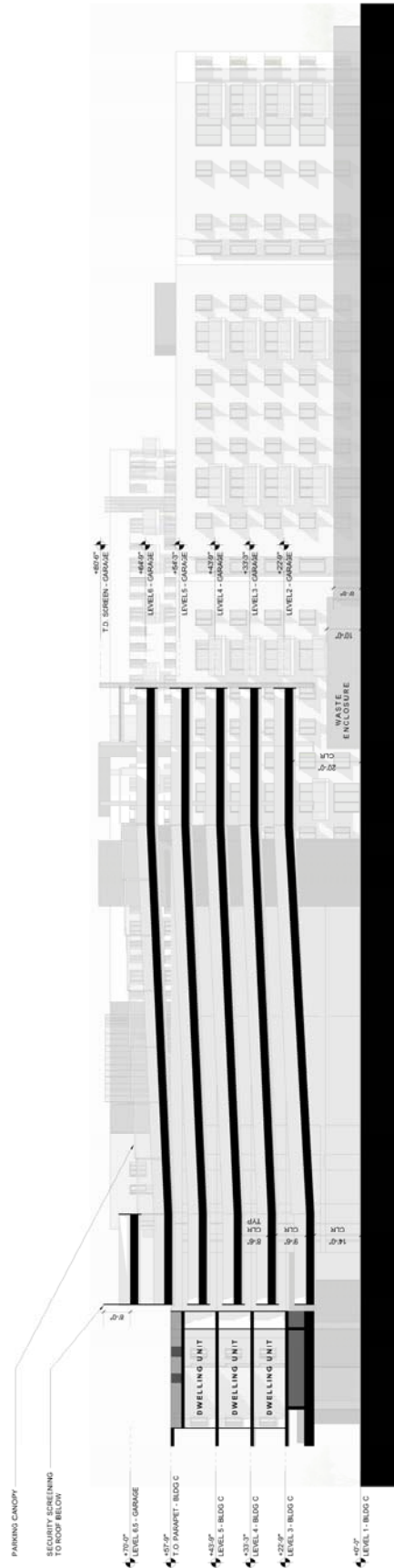
1/8" = 1'-0" (1/4" = 3'-0")



1 SECTION - TERRACE ROAD - BLDG A



2 SECTION - LEMON STREET - BLDG B



3 SECTION - GARAGE





**Dibble Engineering**

APPLICANT  
Titan Investments  
400 East Lemon Street  
Suite 375  
Denver, CO 80237

OWNER  
OASIS INDIAN BEND, LLC.

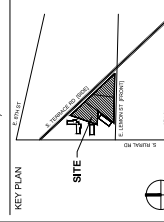
ARCHITECT  
**AYERS SAINT GROSS**  
40 East Rio Salado Parkway  
Suite 704  
Denver, CO 80202  
480.821.1515 Fax  
480.821.1315 Fax  
CONTACT:  
ANTHONY J. PATINELA, JR.  
ERIC ZOBRIST  
ARCHITECTS + PLANNERS



**NOT FOR CONSTRUCTION**

REVISIONS	DATE
1. CITY COMMENTS	04 MAR 2013
2. CITY COMMENTS	25 MAR 2013

OASIS INDIAN BEND, LLC.  
**1010 LEMON STUDENT HOUSING**  
LEMON & TERRACE  
1010 & 1028 EAST LEMON ST  
TEMPE, ARIZONA

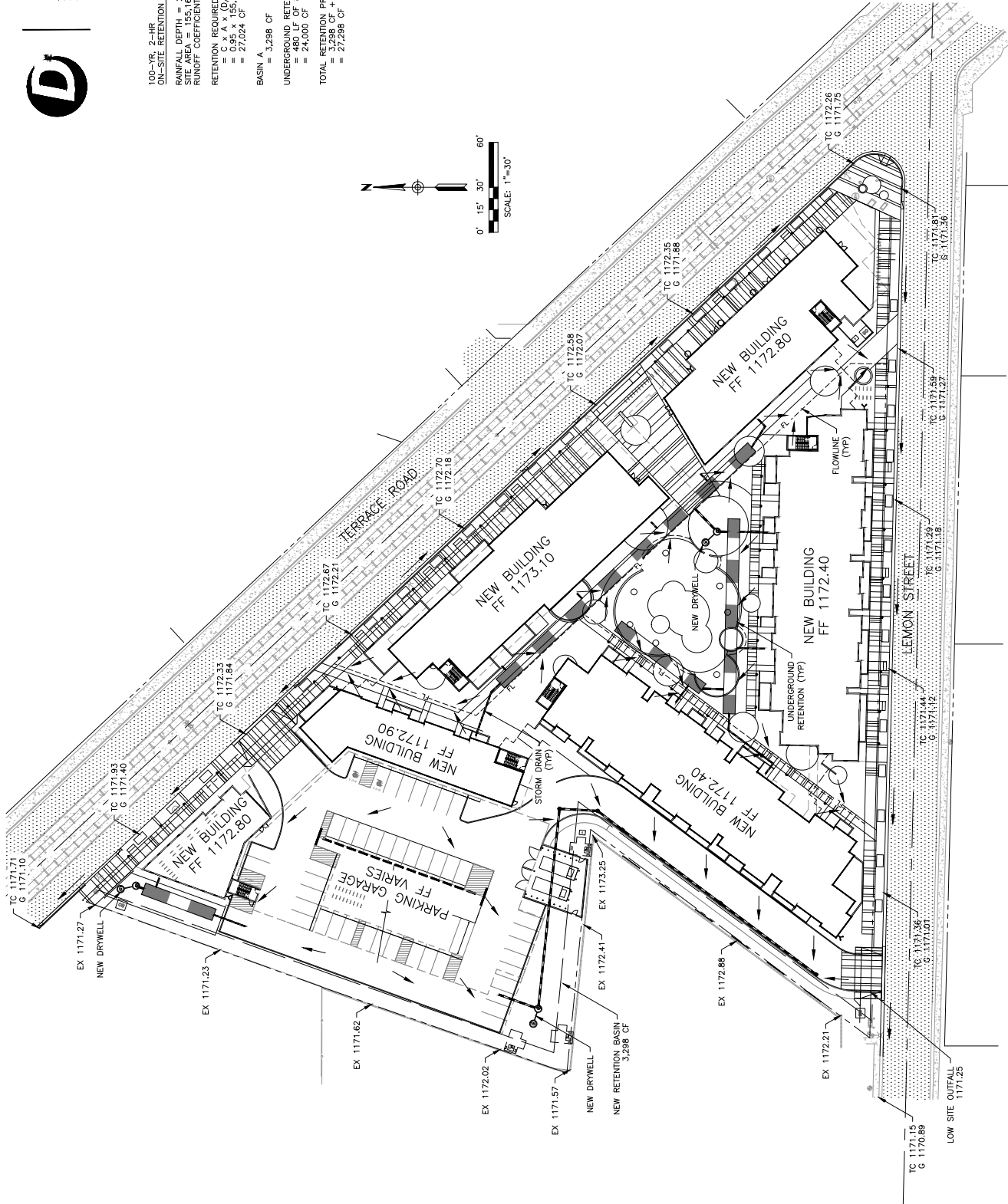
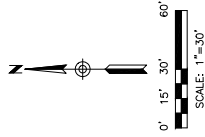


**PRELIMINARY GRADING & DRAINAGE PLAN**  
SCALE AS NOTED  
DEVELOPMENT PLAN REVIEW PACKAGE  
DATE: 08 APRIL 2013  
TITAN UNIMED USE STUDENT HOUSING  
PROJECT NO. (P45)

**CG1.0**

Flow lines and 30' RCP flow lines.

100-YR 2-HR  
ON-SITE RETENTION CALCULATIONS  
RAINFALL DEPTH = 2.20 IN. = D  
SLOPE = 0.005 = S  
RUNOFF COEFFICIENT = 0.95 = C  
RETENTION REQUIRED (12)  
=  $0.95 \times 155,162 \text{ SF} \times (2.2 \text{ IN}/12)$   
= 27,024 CF  
BASIN A  
= 3,298 CF  
UNDERGROUND RETENTION  
480 LF OF 8 FT DIA CMP @ 50 CF / LF  
= 24,000 CF  
TOTAL RETENTION PROVIDED  
= 3,298 CF + 24,000 CF  
= 27,298 CF



**APPLICANT**  
The Investment  
4700 South Syracuse Street  
Suite 375  
Buckeye, AZ 85203

**CONTACT:**  
ANTHONY J. PATINELLA, JR.  
OASIS INDIAN BEND, LLC.

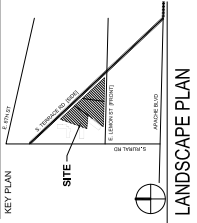
**ARCHITECT**  
60 East Rio Salado Parkway  
Suite 101  
480.821.1515 phone  
480.821.1313 fax  
CONTACT:  
ERIC ZORNIST  
JENNIFER L. HALLAM

**LANDSCAPE ARCHITECT**  
**NORRIS DESIGN**  
Plants & Landscapes Architecture  
4450 North 12th St., Suite 104-105  
Phoenix, AZ 85014 615.951.1163

**NOT FOR CONSTRUCTION**

**REVISIONS**

OASIS INDIAN BEND, LLC.  
**1010 LEMON**  
**STUDENT HOUSING**  
LEMON & TERRACE  
1010 & 1028 EAST LEMON ST  
TEMPE, ARIZONA



**LANDSCAPE PLAN**

SCALE: 1" = 30'  
DEVELOPMENT PLAN REVIEW PACKAGE  
DATE: 08 APRIL 2013  
PROJECT NO. (AS5)

TITANIMAGES USE SITE IDENTIFICATION  
PROJECT NO. (AS5)  
2/20/10  
**L-101**  
If Drawn at 1/8" = 1'-0", 1/8" = 1'-0" instead.

**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CAULIPER HT & WT	CITY
	Cordia x Faidherbia Palo Verde Desert Museum	3" BOX MULTI	2.25" CAULIPER 12 HT & 8W	59
	Olneya tesota Ironwood	3" BOX MULTI	2.5" CAULIPER 14 HT & 10W	8
	Prosopis juliflora glandulosa Honey Mesquite	3" BOX MULTI	2.5" CAULIPER 12 HT & 8W	1
	Leucaena glauca Rio Grande Sage	5 GAL		99
	Bauhinia variegata Blue Rain	1 GAL		306
	Azadirachta indica Desert Indigo	5 GAL		88
	Agave attenuata 'marginata' Caribbean Agave	5 GAL		53
	Agave palmifolius Palm Leaf Century Plant	5 GAL		500
	Aloe barkerianus Aloe	1 GAL		117
	Blue Bird Aloe	1 GAL		156
	Dasylirion longistylum Tronchosa Desert Spoon	5 GAL		27
	Oleas bicolor African Iris	5 GAL		68
	Euphorbia amygdalifolia Candelilla	1 GAL		461
	Euphorbia rigida Copper Plant	1 GAL		119
	Conium maculatum Conium	2" BOX		1
	Hydrocotyle pinnatifida Red Top	1 GAL		165
	Yucca baccata Banana Yucca	2" BOX		21
	Lophoceros schottii Montrose Tolmie Pole	2" BOX		42
	Opuntia ficus indica Pinky Pear	5 GAL		19
	Muhlenbergia fibris Deer Grass	1 GAL		661
	Lantana x New Gold Lantana	1 GAL		503
	Yucca caroliniana Shrub Yucca	15 GAL		24
	Desert Pavement 2" Minus, Color: Express Gold	2" Depth Min.	To be located in all Drainage Pans.	

**PAVING LEGEND**

SYMBOL PRODUCT

- PAVING MATERIAL A - INTEGRAL COLOR CONCRETE - TBD
- PAVING MATERIAL B - INTEGRAL COLOR CONCRETE - TBD
- PAVING MATERIAL C - PRECAST CONCRETE PAVERS - TBD
- PAVING MATERIAL D - PRECAST CONCRETE PAVERS - TBD

**SITE AMENITY LEGEND**

SYMBOL PRODUCT

- BENCH
- SITE LIGHTING
- BIKE RACK
- SECURITY FENCE
- 12" HEIGHT METAL PLANTER

NOTES:

1. ALL LIGHTING WILL BE UTILIZED.
2. BIKE RACKS AND ENTRIES WILL BE ILLUMINATED WITH A MINIMUM FINISH GRADE TO 6 FEET ABOVE OF LIGHT FROM FINISH GRADE TO 6 FEET ABOVE FINISH GRADE TO 15 FEET ABOVE FINISH GRADE TO 15 FEET FROM THE BACK OF ENTRY BETWEEN SUNSET TO SUNRISE.
3. ALL TREE TREES WILL BE FURTHER COORDINATED WITH THE CITY OF TEMPE AND LIGHT SOIL INFRASTRUCTURE.

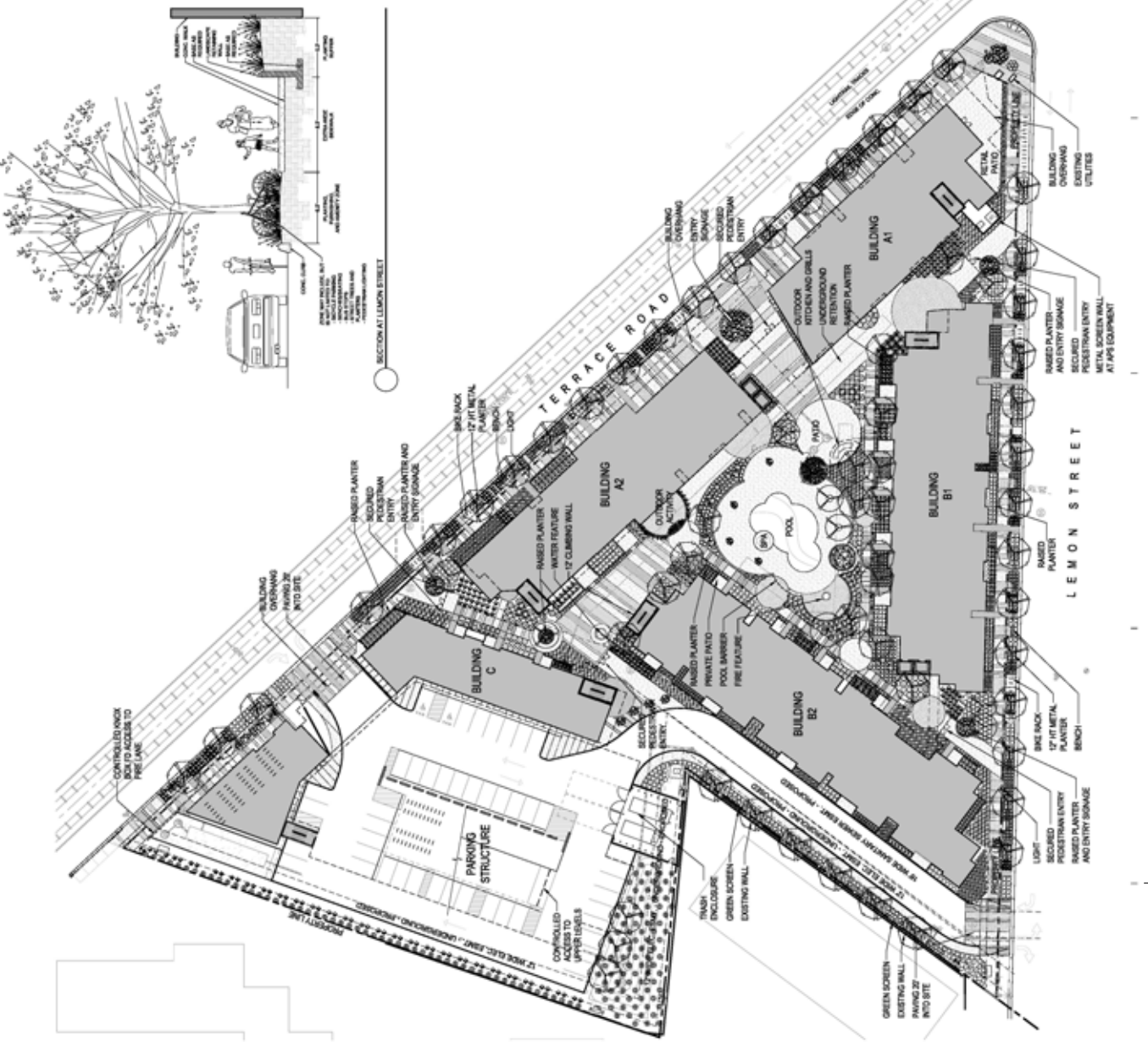
0' 15' 30' SCALE: 1"=30'

**800** **PROFESSIONAL LANDSCAPE ARCHITECT**

**AMSTMENT** **ARCHITECT**

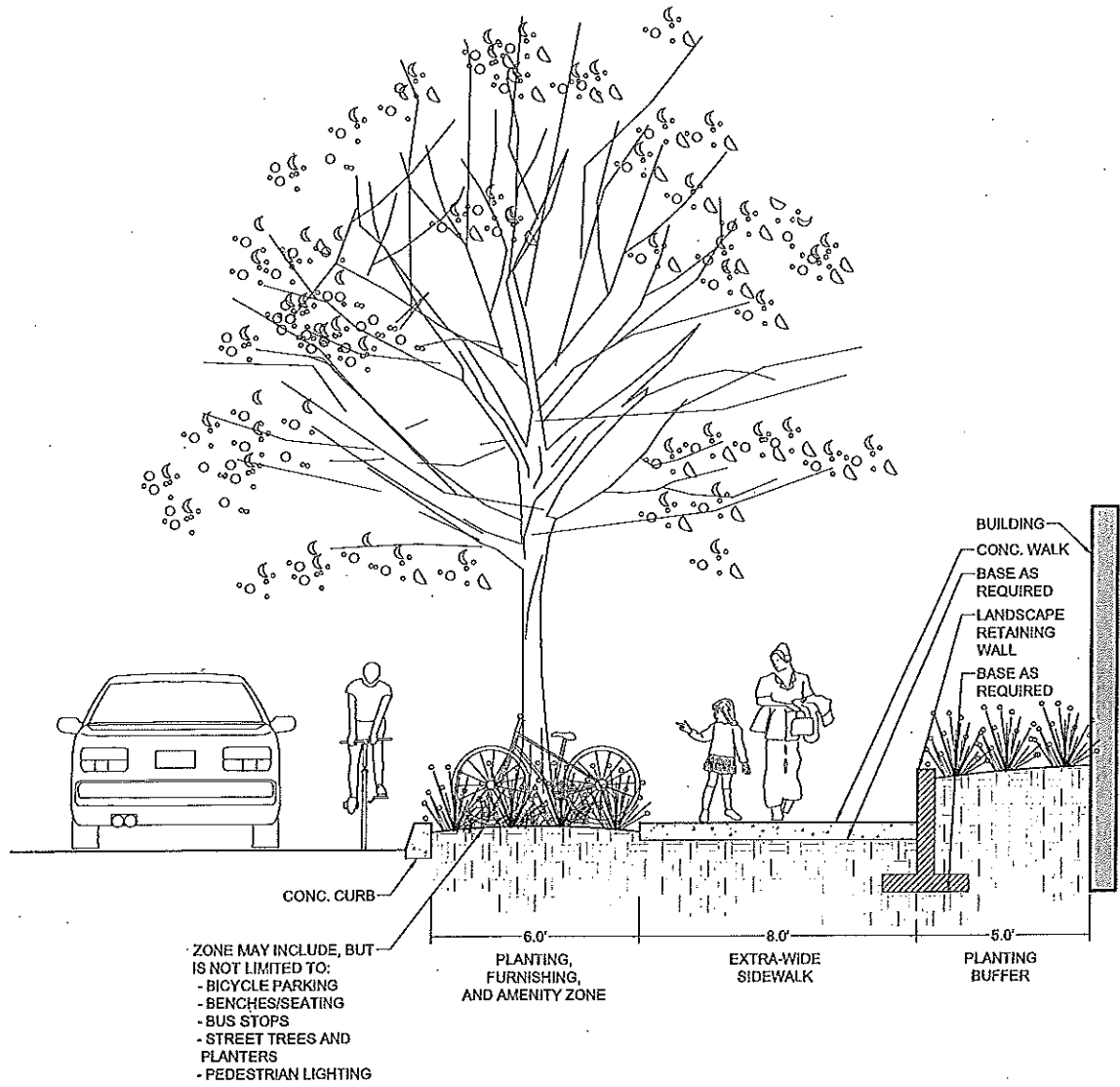
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**AMSTMENT** **ARCHITECT**



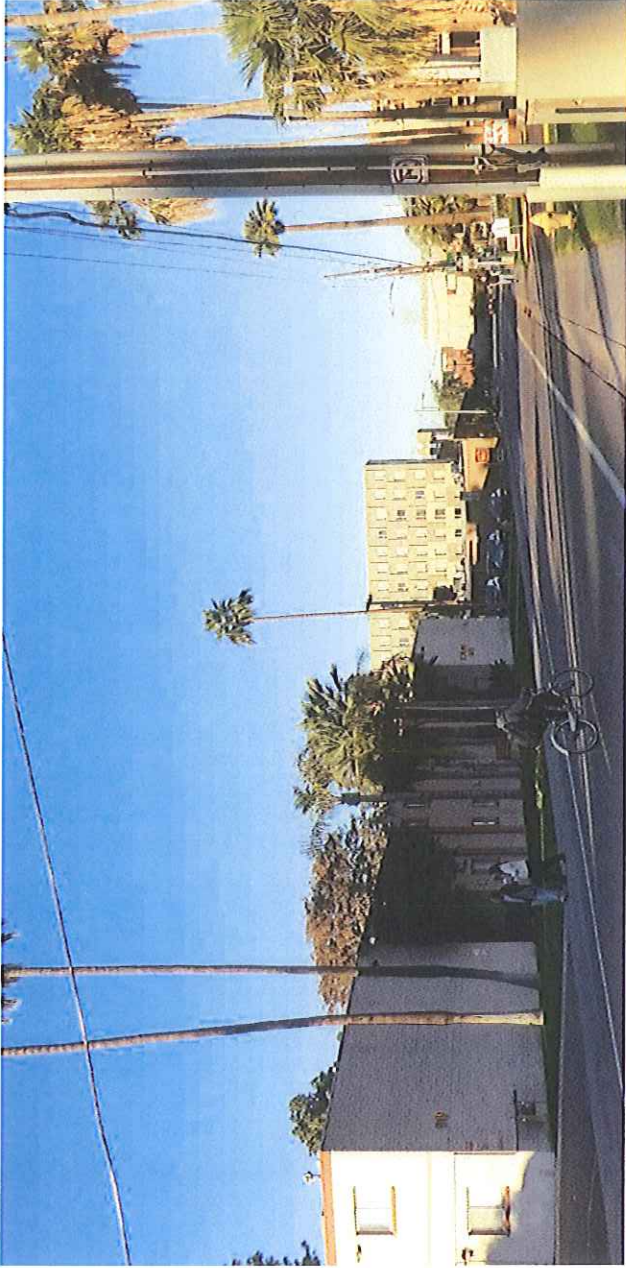
# PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W	QTY
<b>TREES</b>				
	Cercidium x Parkinsonia Palo Verde 'Desert Museum'	36" BOX MULTI	2.25" CALIPER 12' HT & 8'W	59
	Olneya tesota Ironwood	36" BOX MULTI	2.50" CALIPER 14' HT & 10'W	8
	Prosopis juliflora glandulosa Honey Mesquite	36" BOX MULTI	2.50" CALIPER 12' HT & 9'W	1
<b>SHRUBS</b>				
	Leucophyllum langmaniae Rio Bravo Sage	5 GAL		99
	Ruellia peninsularis Blue Ruellia	1 GAL		306
<b>ACCENTS</b>				
	Aeclepias subulata Desert Milkweed	5 GAL		88
	Agave angustifolia 'marginata' Caribbean Agave	5 GAL		53
	Agave palmeri Palmer's Century Plant	5 GAL		580
	Aloe barbadensis Aloe	1 GAL		117
	Aloe x blue elf Blue Elf Aloe	1 GAL		156
	Dasylistron longissimum Toothless Desert Spoon	5 GAL		27
	Dietes bicolor African Iris	5 GAL		68
	Euphorbia antisiphilitica Candelilla	1 GAL		481
	Euphorbia rigida Gopher Plant	1 GAL		119
	Fouquieria splendens Ocotillo	24" BOX		1
	Hesperaloe parviflora Red Yucca	1 GAL		165
	Yucca baccata Banana Yucca	24" BOX		21
<b>CACTI</b>				
	Lophocereus schottii 'Montrose' Totem Pole	24" BOX		42
	Opuntia ficus indica Prickly Pear	5 GAL		19
<b>GRASSES</b>				
	Muhlenbergia rigens Deer Grass	1 GAL		661
<b>GROUND COVER</b>				
	Lantana x 'New Gold' Lantana	1 GAL		503
<b>VINES</b>				
	Vigna caracalla Snail Vine	15 GAL		24
<b>TOPDRESS</b>				
	Desert Pavement 2" Minus. Color: Express Gold.	2" Depth Min.	To be located in all landscape areas.	

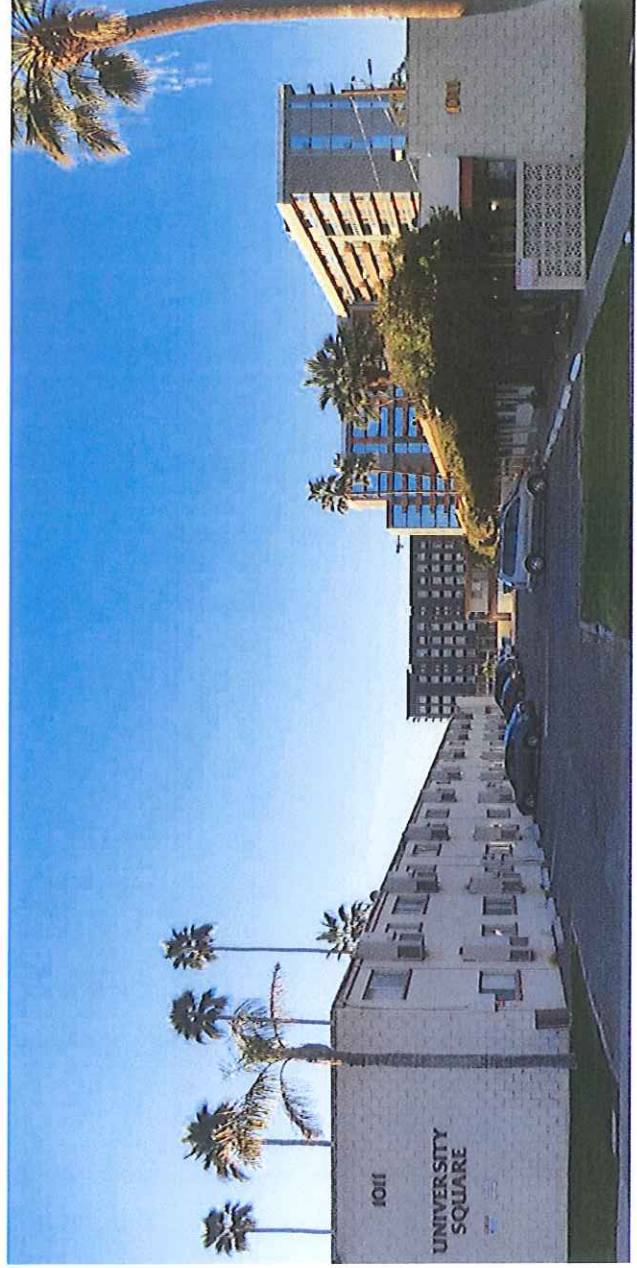


SECTION AT LEMON STREET





1 LEMON ST FACING WEST



2 LEMON ST FACING SOUTH

**APPLICANT**  
Titan Investments  
4700 South Syracuse Street  
Suite 375  
Denver, CO 80237

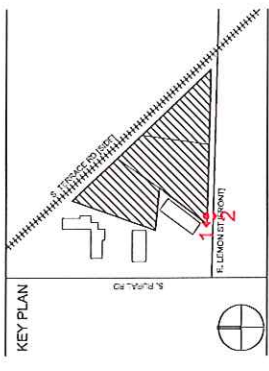
**CONTACT:**  
ANTHONY J. PATINELLA, JR.

**OWNER**  
OASIS INDIAN BEND, LLC.

**ARCHITECT**  
**AYERS  
SAINT  
GROSS**  
ARCHITECTS + PLANNERS  
60 East Rio Salado Parkway  
Suite 701  
Tempe, AZ 85281  
480.921.1515 phone  
480.921.1313 fax

**CONTACT:**  
ERIC ZOBRIST

OASIS INDIAN BEND, LLC.  
**1010 LEMON**  
**STUDENT HOUSING**  
LEMON & TERRACE  
1010 & 1028 EAST LEMON ST  
TEMPE, ARIZONA



**SITE CONTEXT PHOTOS**

SCALE: N.T.S.  
DEVELOPMENT PLAN REVIEW PACKAGE  
DATE: 08 APRIL 2013  
TITAN MIXED USE STUDENT HOUSING  
PROJECT NO. (ASG) 21281.00





3 LEMON ST FACING SOUTH



4 LEMON ST FACING SOUTH

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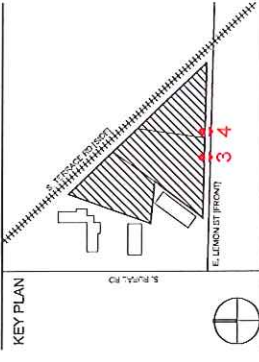
**OWNER**

**ARCHITECT**

**AYERS  
SAINT  
GROSS**  
ARCHITECTS + PLANNERS

60 East Rio Salado Parkway  
Suite 701  
Tempe, AZ 85281  
480.921.1515 phone  
480.921.1313 fax  
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**STUDENT HOUSING**  
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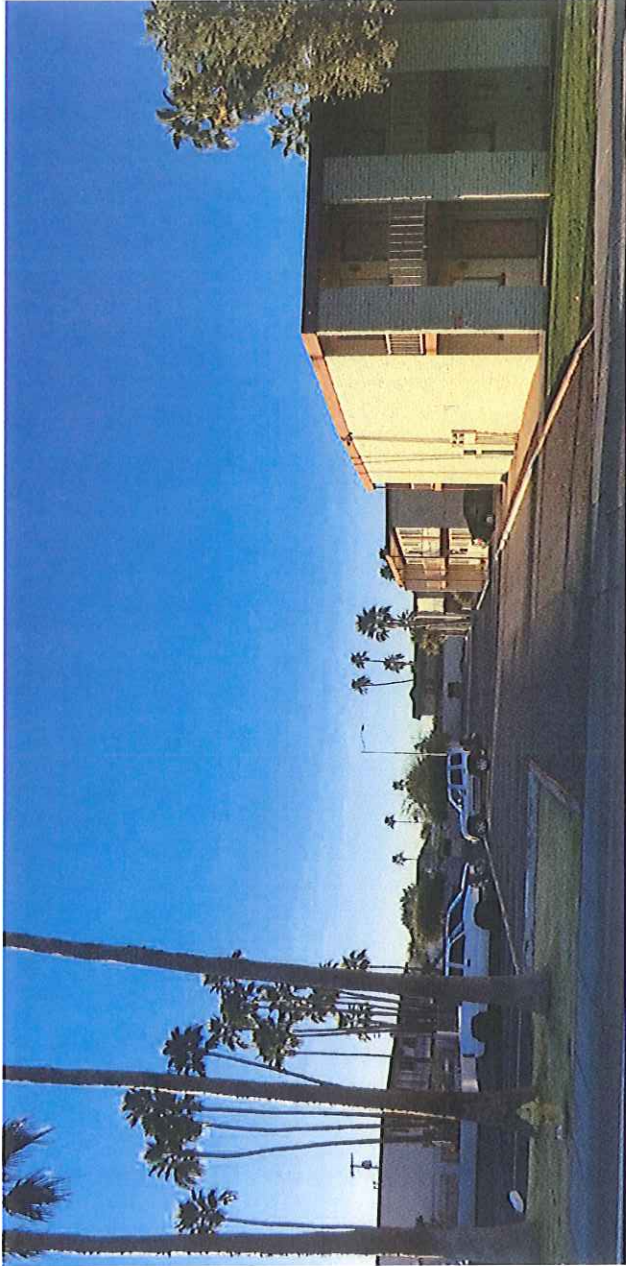
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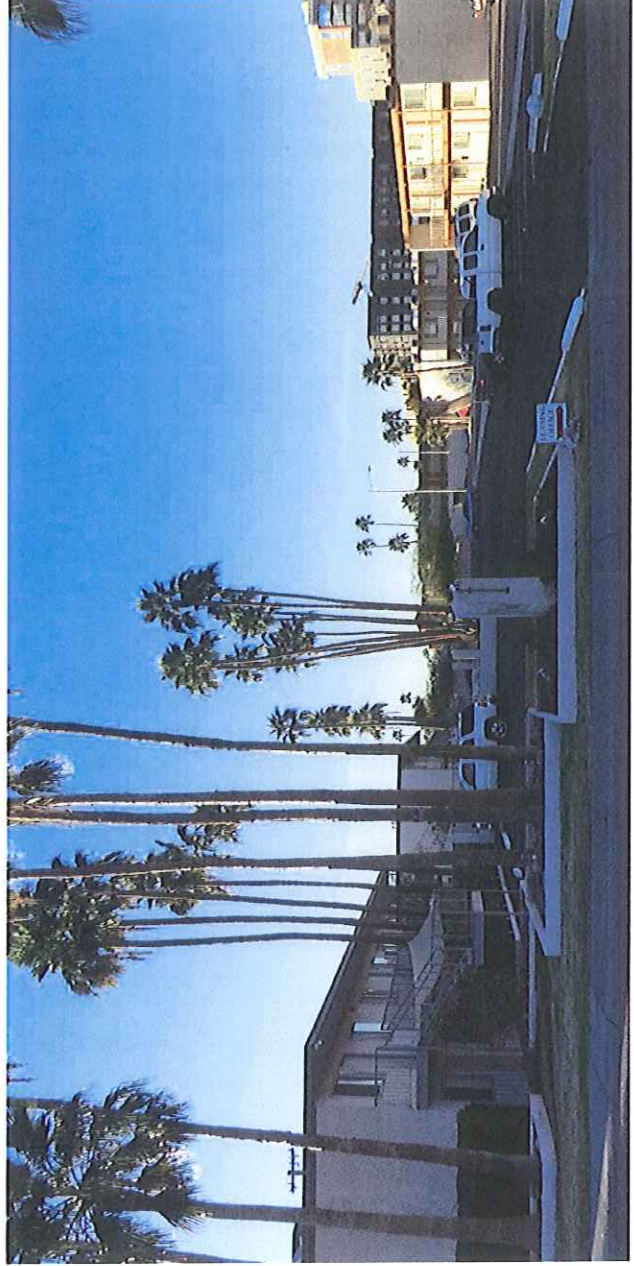
DATE: 08 APRIL 2013

TITAN MIXED USE STUDENT HOUSING  
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5 LEMON ST FACING SOUTH



6 LEMON ST FACING SOUTH

**APPLICANT**  
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4700 South Syracuse Street  
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Denver, CO 80227

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OASIS INDIAN BEND, LLC.

**CONTACT:**  
ANTHONY J. PATINELLA, JR.

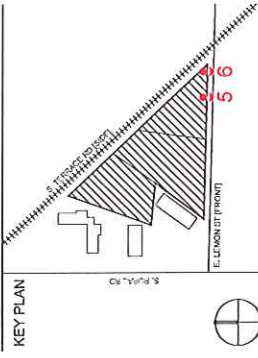
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ARCHITECTS + PLANNERS

60 East Rio Salado Parkway  
Suite 701  
Tempe, AZ 85281  
480.921.1515 phone  
480.921.1313 fax

**CONTACT:**  
ERIC ZOBRIST

OASIS INDIAN BEND, LLC.  
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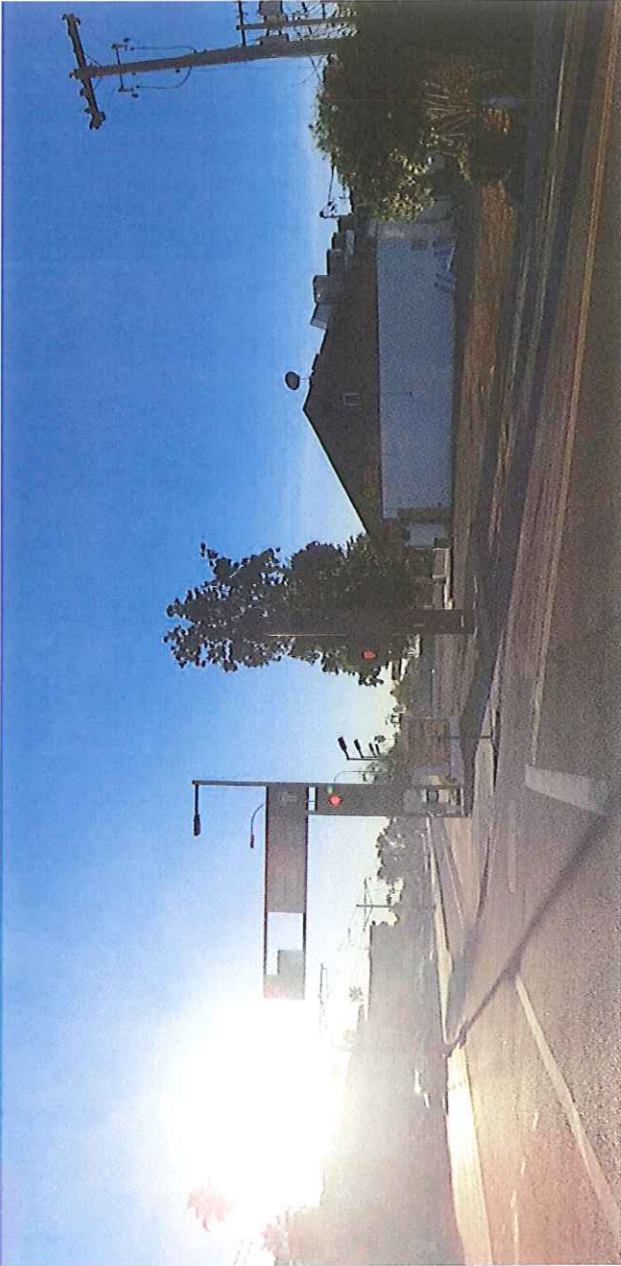
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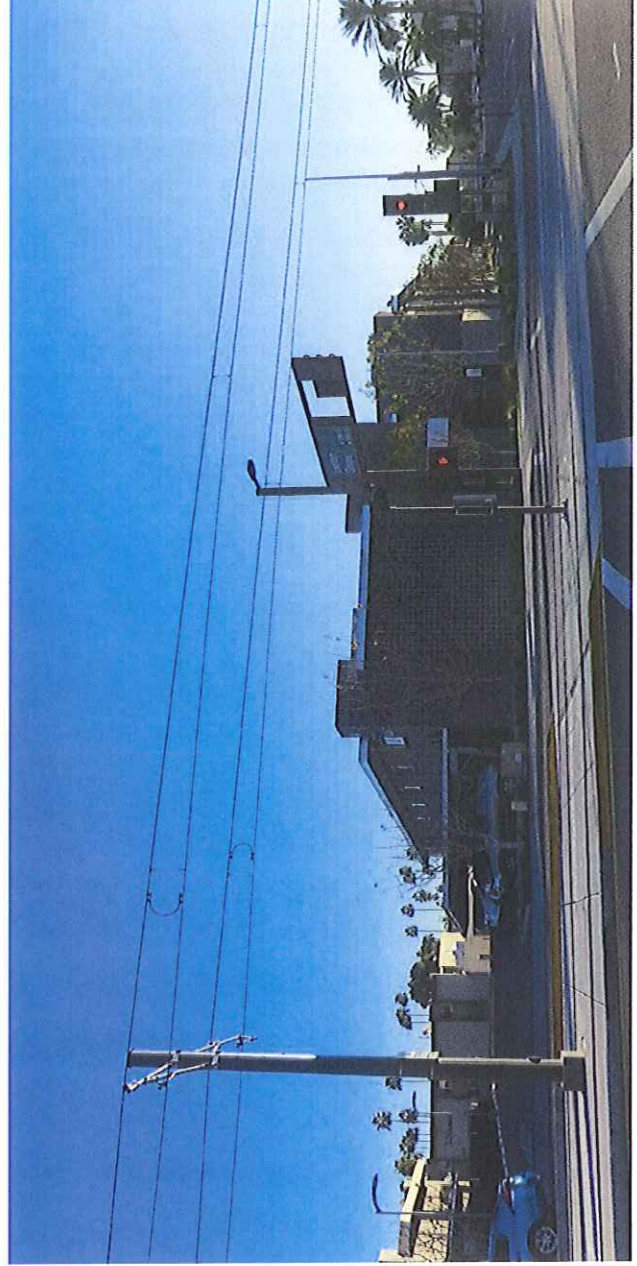
DATE: 08 APRIL 2013

TITAN MIXED USE STUDENT HOUSING  
PROJECT NO. (ASG) 21281.00





7 LEMON ST FACING SOUTH



8 TERRACE RD FACING NORTHEAST

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4700 South Syracuse Street  
Suite 375  
Denver, CO 80237

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OASIS INDIAN BEND, LLC.

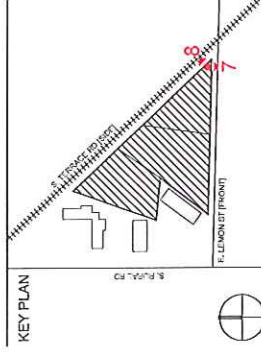
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ARCHITECT  
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60 East Rio Salado Parkway  
Suite 701  
Tempe, AZ 85281  
480.921.1515 phone  
480.921.1313 fax

CONTACT:  
ERIC ZOBRIST

OASIS INDIAN BEND, LLC.  
**1010 LEMON**  
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PROJECT NO. (ASS) 21281.00





9 TERRACE RD FACING NORTHEAST



10 TERRACE RD FACING NORTHEAST

APPLICANT  
Titan Investments  
4700 South Syracuse Street  
Suite 375  
Denver, CO 80237

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OASIS INDIAN BEND, LLC.

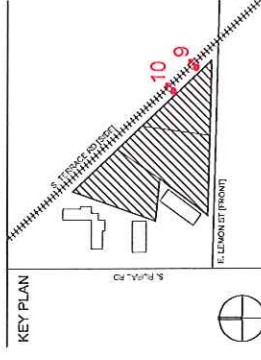
CONTACT:  
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60 East Rio Salado Parkway  
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TEMPE, ARIZONA



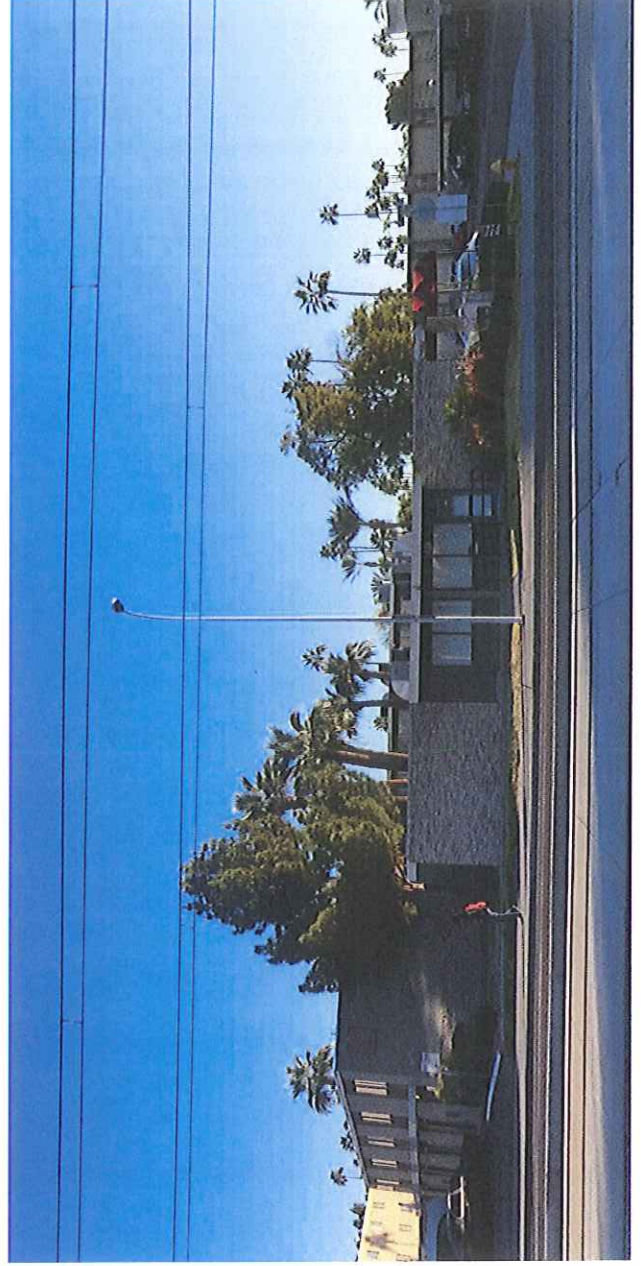
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DEVELOPMENT PLAN REVIEW PACKAGE  
DATE: 08 APRIL 2013  
TITAN MIXED USE STUDENT HOUSING  
PROJECT NO. (ASG) 21281.00





11 TERRACE RD FACING NORTHEAST



12 TERRACE RD FACING NORTHEAST

**APPLICANT**

Titan Investments  
4700 South Syracuse Street  
Suite 375  
Denver, CO 80227

**CONTACT:**

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OASIS INDIAN BEND, LLC.

**OWNER**

**ARCHITECT**

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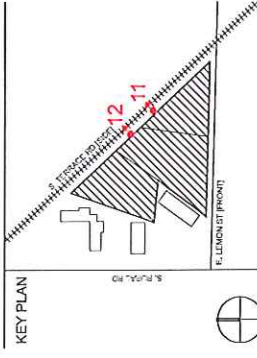
60 East Rio Salado Parkway  
Suite 701  
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480.921.1515 phone  
480.921.1313 fax

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OASIS INDIAN BEND, LLC.

**1010 LEMON  
STUDENT HOUSING**

LEMON & TERRACE  
1010 & 1028 EAST LEMON ST  
TEMPE, ARIZONA



**SITE CONTEXT PHOTOS**

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DEVELOPMENT PLAN REVIEW PACKAGE

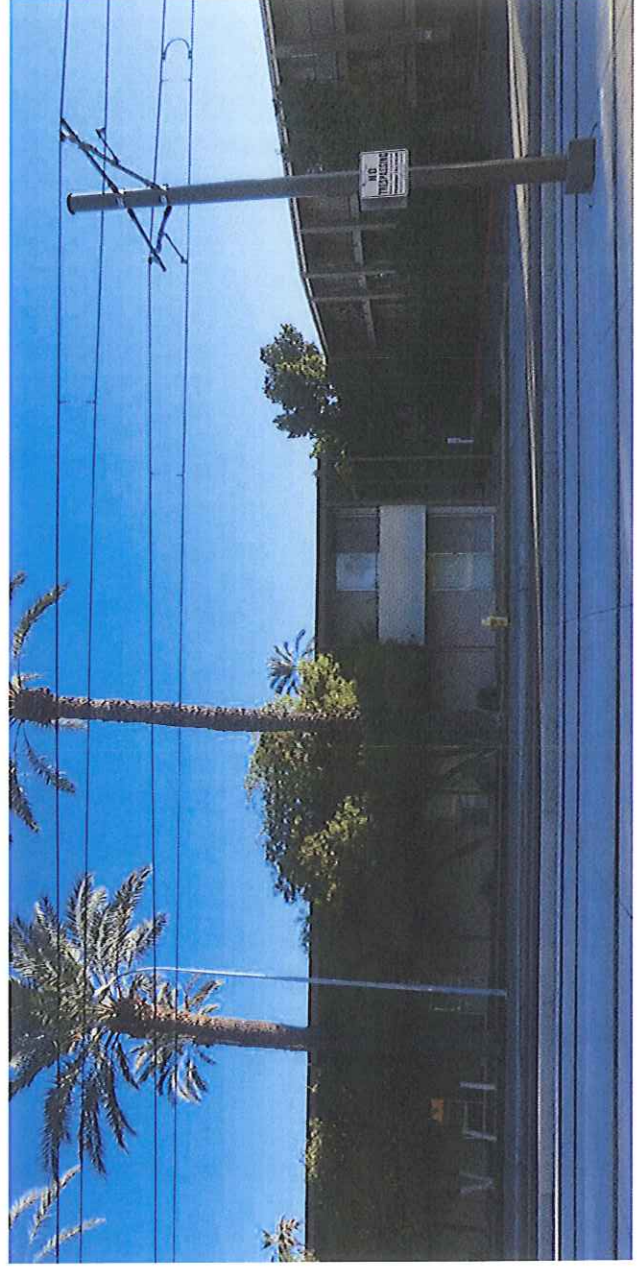
DATE: 08 APRIL 2013

TITAN MIXED USE STUDENT HOUSING  
PROJECT NO. (ASS) 21281.00





13 TERRACE RD FACING NORTHEAST



14 TERRACE RD FACING NORTHEAST

APPLICANT  
Titan Investments  
4700 South Syracuse Street  
Suite 375  
Denver, CO 80237

OWNER  
OASIS INDIAN BEND, LLC.

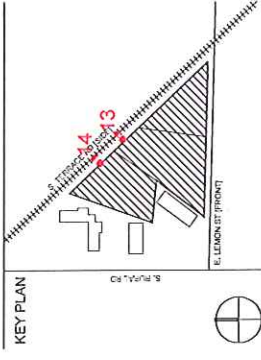
CONTACT:  
ANTHONY J. PATINELLA, JR.  
OASIS INDIAN BEND, LLC.

ARCHITECT  
**AYERS  
SAINT  
GROSS**  
ARCHITECTS + PLANNERS

60 East Rio Salado Parkway  
Suite 701  
Tempe, AZ 85281  
480.951.1515 phone  
480.951.1513 fax

CONTACT:  
ERIC ZOBRIST

OASIS INDIAN BEND, LLC.  
**1010 LEMON**  
**STUDENT HOUSING**  
LEMON & TERRACE  
1010 & 1028 EAST LEMON ST  
TEMPE, ARIZONA



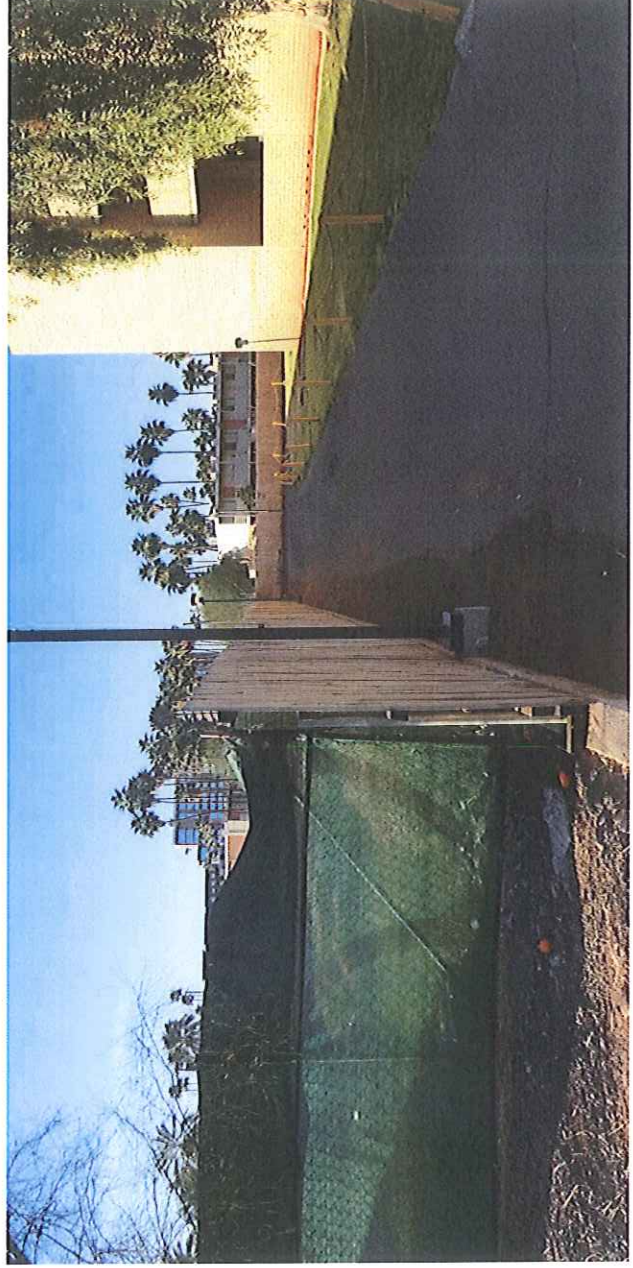
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DEVELOPMENT PLAN REVIEW PACKAGE  
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TITAN MIXED USE STUDENT HOUSING  
PROJECT NO. (ASG) 21281.00





15 TERRACE RD FACING NORTHEAST



16 TERRACE RD FACING SOUTHWEST

**APPLICANT**  
 Titan Investments  
 4700 South Syracuse Street  
 Suite 375  
 Denver, CO 80227

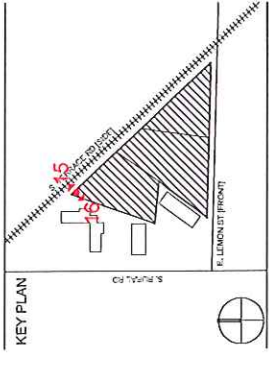
**OWNER**  
 OASIS INDIAN BEND, LLC.

**ARCHITECT**  
**AYERS  
 SAINT  
 GROSS**  
 ARCHITECTS + PLANNERS  
 60 East Rio Salado Parkway  
 Suite 701  
 Tempe, AZ 85281  
 480.921.7515 phone  
 480.921.1313 fax

**CONTACT:**  
 ANTHONY J. PATINELLA, JR.  
 OASIS INDIAN BEND, LLC.

**CONTACT:**  
 ERIC ZOBRIST

OASIS INDIAN BEND, LLC.  
**1010 LEMON**  
**STUDENT HOUSING**  
 LEMON & TERRACE  
 1010 & 1028 EAST LEMON ST  
 TEMPE, ARIZONA



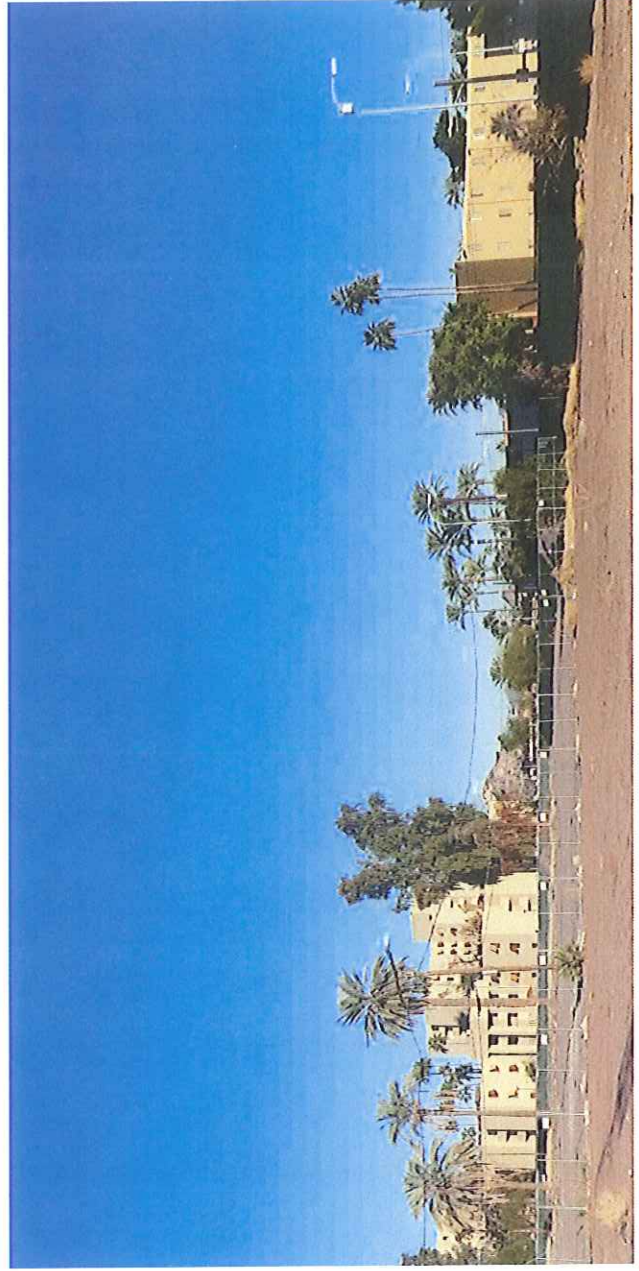
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17 PROPERTY FACING SOUTHWEST



18 PROPERTY FACING NORTHWEST

**APPLICANT**  
Titan Investments  
4700 South Syracuse Street  
Suite 375  
Denver, CO 80237

**OWNER**  
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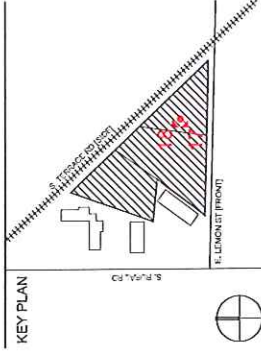
**CONTACT:**  
ANTHONY J. PATINELLA, JR.

**ARCHITECT**  
**AYERS  
SAINT  
GROSS**  
ARCHITECTS • PLANNERS

60 East Rio Salado Parkway  
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Tempe, AZ 85281  
480.921.1515 phone  
480.921.1313 fax

**CONTACT:**  
ERIC ZOBRIST

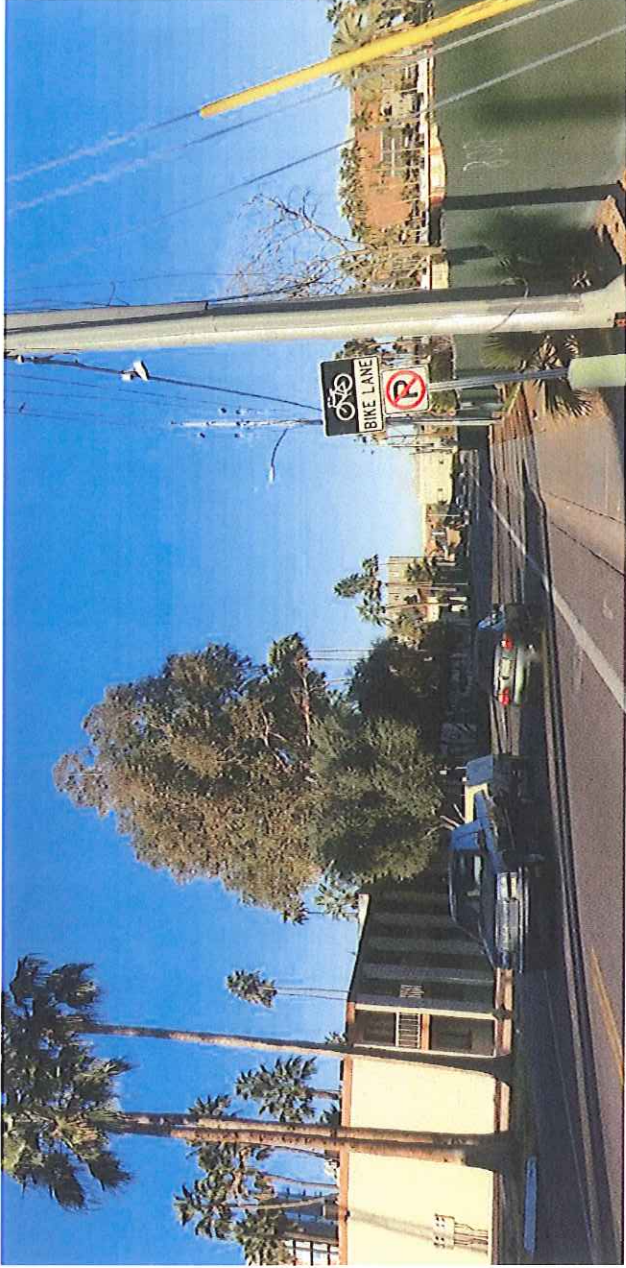
OASIS INDIAN BEND, LLC.  
**1010 LEMON**  
**STUDENT HOUSING**  
LEMON & TERRACE  
1010 & 1028 EAST LEMON ST  
TEMPE, ARIZONA



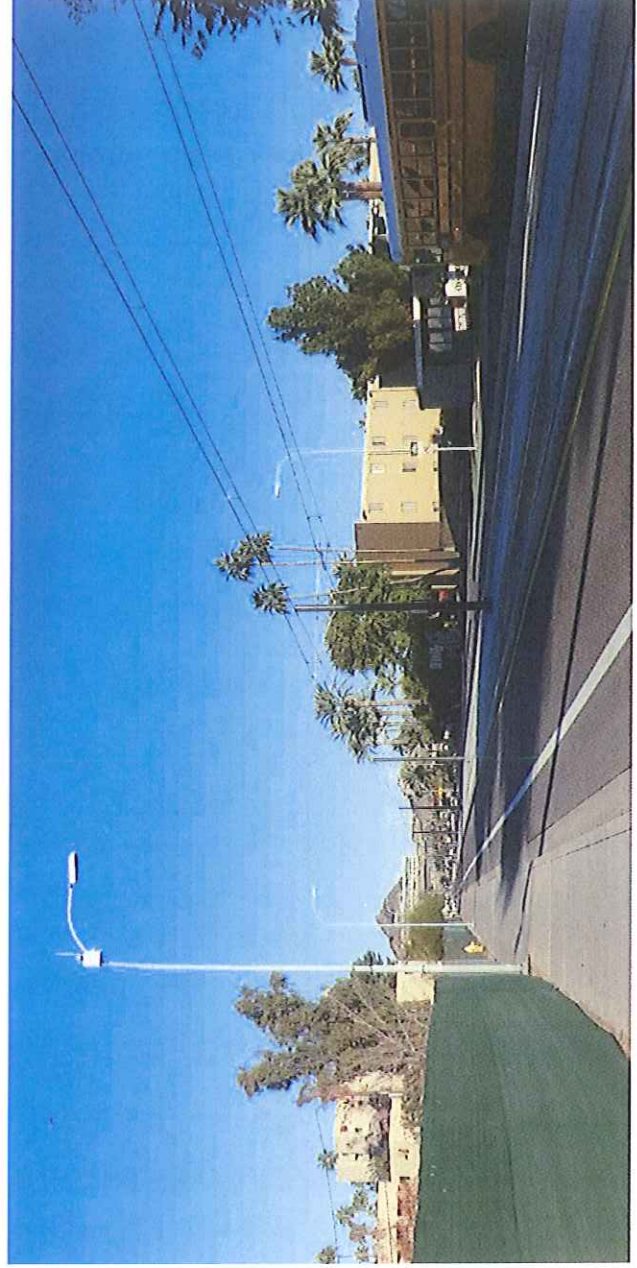
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19 LEMON ST FACING WEST



20 TERRACE RD FACING NORTHWEST

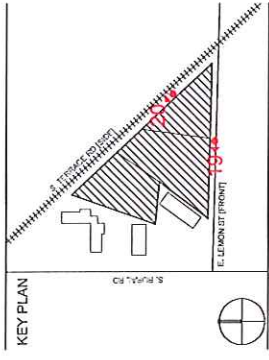
**APPLICANT**  
 Titan Investments  
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 Suite 375  
 Denver, CO 80237

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 OASIS INDIAN BEND, LLC.

**OWNER**  
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**ARCHITECT**  
  
 60 East Rio Salado Parkway  
 Suite 701  
 Tempe, AZ 85281  
 480.921.1515 phone  
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**CONTACT:**  
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**SITE CONTEXT PHOTOS**

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**Neighborhood Contact Summary**  
**PL130034; 1010 Lemon**

**Informal Presentation to the Tempe Apache Boulevard Association; 4/17/13**

Mr. Don Mortenson contacted Earl, Curley and Lagarde to invite a representative to present the basics of the proposal at a meeting of the Association. The meeting was held at the Tempe Police Substation on Apache Boulevard. Gary King of Earl, Curley and Lagarde presented the details of the proposal as they were presented to the City in the application. Approximately 8 members of the Association were present and all seemed supportive. The Association is in the process of writing a letter of support to the City.

**Neighborhood Open House; 5/1/13**

The neighborhood open house meeting for the above referenced zoning, minor general plan amendment and design review applications was held on May 1<sup>st</sup> at the Pyle Center located at 655 E. Southern on May 1, 2013. Representatives of the property owner, applicant, development team and City were present to answer any questions about the proposal. The owners of a small apartment complex located in the northeast quadrant of the Lemon and Terrace intersection and a real estate broker who had worked in the area attended. The list of attendees is attached.

The meeting started at 5:55 pm and lasted approximately one hour. Stephen Earl gave details on the nature of the requests and the pending hearing schedule. Reaction to the proposed development was positive. The questions that were asked and the answers given are as follows:

- How tall is the development?  
Answer: Approximately 76 ft. in structures that are 5 to 6.5 stories tall.
- How many units?  
Answer: There are 220 units and 600 beds.
- What configurations will the floor plans have?  
Answer: The units will be a mix of 1, 2, 3 and 4 bedroom units.
- Is this a student housing development?  
Answer: Given the proximity of the property to the ASU campus (1 block) and the adjacent transit line, the marketing focus will be to upper classmen and graduate students but there is no restriction on non-students renting units.
- Will this be a fraternity or a sorority house?  
Answer: No, it will not. While students who may belong to a fraternity or sorority may choose to rent here, the owner and management will not agree to and be supportive of any official or unofficial association with a fraternity or sorority.
- What uses will be located on the bottom floor?  
Answer: Nearest the intersection of Lemon and Terrace there will be retail space for such use as a restaurant with space for civic uses that are supportive of the education experience. Specifics are not known at this time. Further away from the intersection, units are located on the ground floor.

- When is the anticipated construction start date?  
Answer: Hopefully, early next year.
- What is the target market?  
Answer: Juniors and seniors primarily who are looking for a newer unit in a secured environment.
- How will you control noise and dust during construction?  
Answer: Maricopa County has strict rules for dust control. The owners will comply with these standards. The unpaved portions of the site will either be watered frequently during construction or covered with an approved dust-proof material. Noise is regulated by City Code as well as the hours of construction. There will obviously be construction noise until the superstructure is enclosed but not beyond the level allowed by Code.

The meeting concluded and small follow up discussions on the above listed questions took place. Again, the meeting was very positive.

**Meeting with Mr. Charles Buss, University Heights Neighborhood Association Representative; 5/7/13**

Stephen Earl met with Mr. Buss to discuss the proposal and answer questions. Mr. Buss likes the proposal and is supportive of the use as well as the design and the architecture. The questions he asked were similar to the questions listed above.

O:\INDEX\Titan Investments\Docs\Neighborhood Meeting Summary 5-1-13.docx

## O'Melia, Kevin

---

**From:** Philip Amorosi <philamo@cox.net>  
**Sent:** Wednesday, April 10, 2013 8:24 PM  
**To:** O'Melia, Kevin  
**Subject:** Re: PROPOSED TEMPE GENERAL PLAN 2030 AMENDMENT NOTIFICATION / 1010 E Lemon Tempe

Hi Kevin,

I have no objections to this general plan amendment or this student housing proposal. I remember when the original plan was proposed for this site, I am glad this is finally happening. The height and the density are not unreasonable for this area and for student housing. Much better than that Grove proposal.

Phil Amorosi  
1432 E. Cedar St.  
Tempe, AZ 85281

On Apr 9, 2013, at 5:18 PM, O'Melia, Kevin wrote:

Greetings,

Attached on top is a proposal by Oasis Indian Bend LLC for a 220 unit, 600 bed, 76 ft. tall student housing mixed-use project of 62 du/ac that is located on a +/-3.56 acre site immediately east of A.S.U. The second attachment is an aerial photograph with the three parcels of the site superimposed.

The east parcel at the intersection of Lemon and Terrace is designated "Commercial / Work" on the Tempe General Plan 2030 Projected Land Use Map. The proposal includes a request to amend the General Plan Projected Land Use Map from "Commercial / Work" to "Mixed-Use" for this parcel. The other two parcels that make up the site are currently designated "Mixed-Use" on the Projected Land Use Map.

Please take a few minutes to review the proposal and make comment on the projected land use map amendment. The proposal is tentatively scheduled for the Tempe Development Review Commission hearing on May 28, 2013 and Tempe City Council on June 13 and June 27, 2013.

Thanks,  
Kevin O'Melia  
(480)-350-8432  
[kevin\\_omelia@tempe.gov](mailto:kevin_omelia@tempe.gov)

<1010ELemonGPnotification.pdf><1010 Lemon\_Context Photographs 1.pdf>



May 10, 2013

Kevin O'Melia  
City of Tempe  
Planning Division  
31 East Fifth Street  
Tempe, Arizona 85281

**RE: 1010 Lemon Student Housing – General Plan, Zoning, PAD and DPR Processes**

Dear Mr. O'Melia:

As you know, we are directly across the street from the proposed 1010 Lemon Student Housing project. We own and manage the two-story housing site with resident amenities. The proposed project on the parcel located at the northwest corner of Lemon Street and Terrace Road is a massive undertaking for this area of Tempe. The project will have the following effects on our property:

- Provide minimal to no landscaping along Terrace and Lemon street frontages
- Cast afternoon shadows on our project
- Provide for restaurant/bar uses that could impact quality of life issues for our residents as it relates to noise, odor, vibration and hours of operation
- Create undo traffic problems at our intersection including the associated exhaust issues with traffic problems
- Minimal to no building setbacks along Terrace Road and Lemon Street
- Building heights not compatible with lower scale multi-family residential properties in the immediate area

Please let me know what staff's thoughts are on these issues. What is staff contemplating on stipulating for this case? Is staff in favor of all of the cases proposed for the Project?

Is staff in favor of the exemptions that this project is asking for from the General Plan and City Regulations?

We look forward to hearing from you regarding this project.

Sincerely,

Abby & Steffan Imhoff

Dwell at Regency LP  
(858) 204-7074  
P.O. Box 1187  
Del Mar, CA 92014



Tempe Apache Blvd Association  
1836 E Apache Blvd  
Tempe AZ 85281

May 18, 2013

Tempe City Council  
31 E. 5<sup>th</sup> Street  
Tempe AZ 85281

Dear Tempe City Council,

On Wednesday April 17, 2013 Gary King Principal Planner at Earl, Curley & Lagarde, P.C. presented to our association plans for development of student housing at 1010 Lemon Street. We appreciate Gary's efforts in reaching out to the community and our association. He explained his project and gave time for questions and feedback.

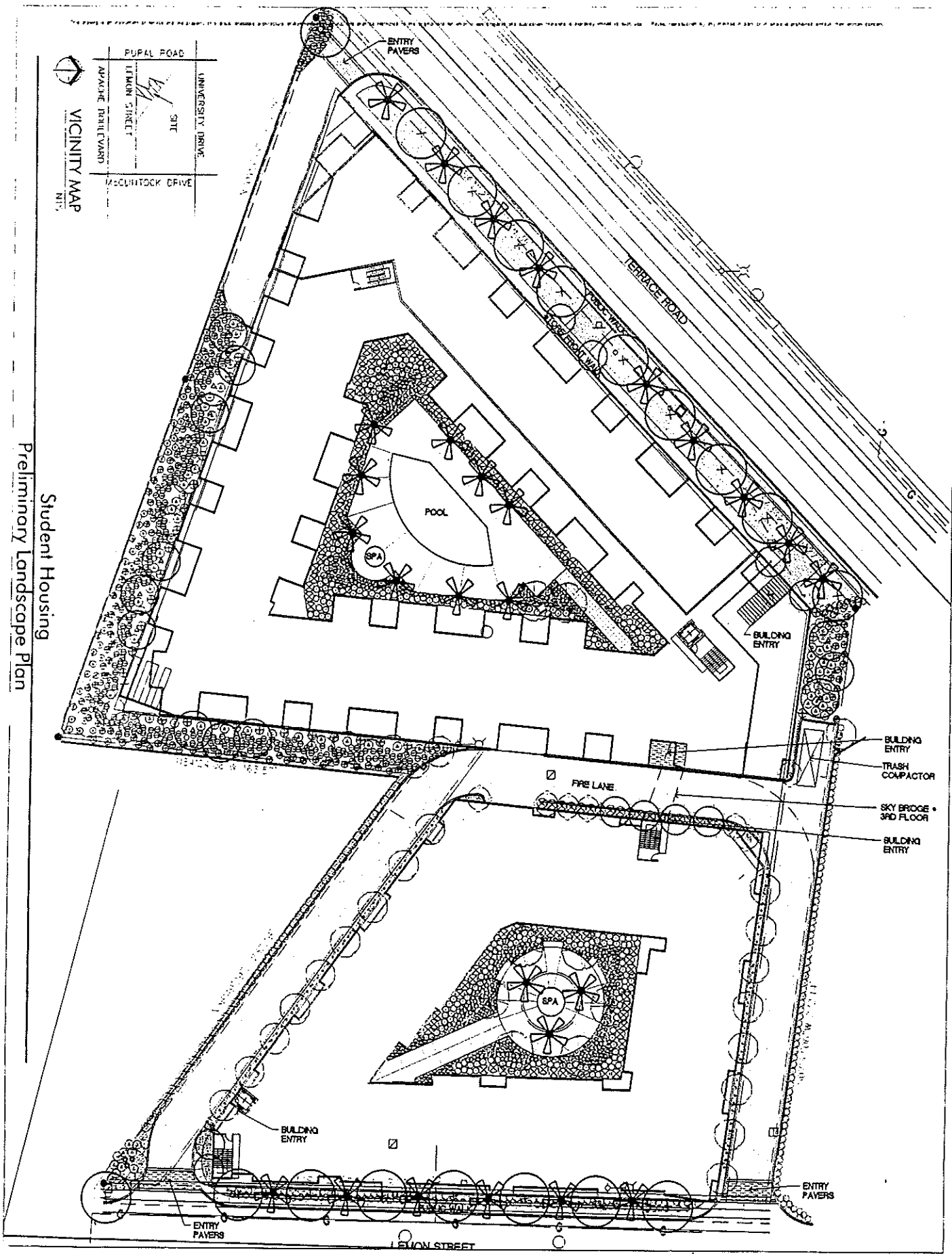
The Apache Blvd Association is in full support of this project. We feel this development will continue to encourage real estate & business growth along the boulevard. We also believe new development will increase walking traffic, increase the use of the light rail and decrease crime.

The Tempe Apache Boulevard strongly recommends that the City Council Approves this project.

Regards,


**Tempe Apache Boulevard Association**

- Eva Zukotynski, President
- Don Mortensen, Vice President and Secretary
- Sam Hanna, Treasurer
- Jim Brewer, Director
- Jim Hopper, Director
- Nathan Johnson, Director
- Irving Kozinets, Director
- Mike Mulhem, Director
- Bob Stafford, Director
- John Toliver, Director

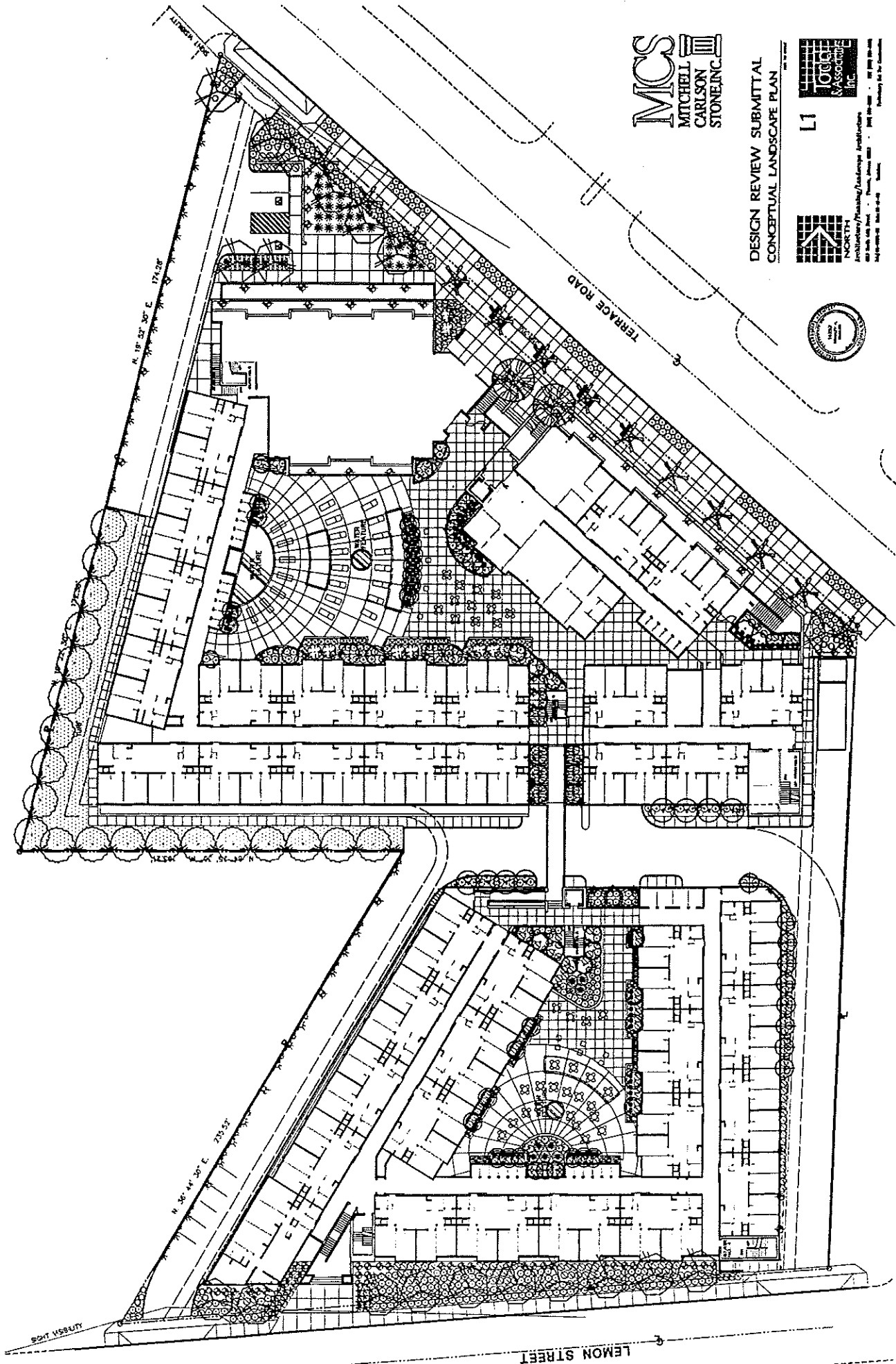


Student Housing  
Preliminary Landscape Plan




  
 e group  
 landscape architecture, inc.  
 environmental design, inc.  
 817 Neal Road  
 Suite 100  
 Tempe, AZ 85283  
 Tel: 480-831-8800  
 Fax: 480-831-8801  
 www.e-group.com  
 April 14, 2004

JPI  
 Development  
 Student  
 Housing  
 Terrace Road  
 &  
 Lemon Street  
 Tempe, AZ



**MCS**  
MITCHELL  
CARLSON  
STONE, INC.

DESIGN REVIEW SUBMITTAL  
CONCEPTUAL LANDSCAPE PLAN

**LOGIC**  
NORTH  
ARCHITECTURE/PLANNING/LANDSCAPE ARCHITECTURE  
10000 N. 10th Street, Suite 1000, Phoenix, Arizona 85020  
Tel: 602.998.1100 Fax: 602.998.1101  
www.logicna.com



JUN 11 2009