

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 06/25/13
Agenda Item:4**

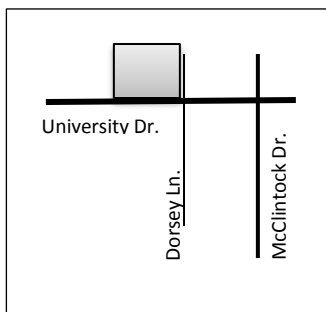
ACTION: Request for a General Plan Projected Land Use Amendment, Zoning Map Amendment, Planned Area Development Overlay, Use Permit to allow tandem parking, and Development Plan Review consisting of a new 296 unit, 4-story, multi-family residential development for THE RESIDENCES AT UNIVERSITY CENTER, located at 1260 East University Drive. The applicant is Huellmantel & Affiliates.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: THE RESIDENCES AT UNIVERSITY CENTER (PL130137) consists of a new development located on vacant land for a new apartment complex. The request includes the following:

- GEP13004 General Plan Land Use Map Amendment from “Commercial” to “Mixed Use”
- ZON13005 Zoning Map Amendment from (GID, General Industrial District) to (MU-4, Mixed-Use, High Density District)
- PAD13006 Planned Area Development Overlay to establish development standards within MU-4 District, including a density of 296 units and a building height up to 58 feet.
- ZUP13051 Use Permit to allow (33) tandem parking spaces in front of garage units.
- DPR13123 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	St. Paul Fire and Marine Insurance Company
Applicant	Charles Huellmantel, Huellmantel & Affiliates
Current Zoning District	GID, General Industrial District & TOD, Transportation Overlay District (corridor)
Gross/Net site area	7.119 acres
Residential Density	296 units / 41.57 du/ac
Total Building area	353,394 sf.
Lot Coverage	30% (NS)
Building Height	58 ft. (NS)
Building Setbacks	+20' front, +12' street side, +5' side, +10' rear (TOD max. 20' setback)
Parking Setbacks	+20' front, 15' street side (min. 20' setback)
Landscape area	24.6% (NS)
Vehicle Parking	435 spaces (381 min. required per TOD)
Bicycle Parking	285+ spaces (285 min. required)

ATTACHMENTS: Resolution, Ordinance, Development Project File

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

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



COMMENTS:

This site is located at the northwest corner of University Drive and Dorsey Lane. The site is currently vacant, with access on the property shared with the adjoining Chompies Restaurant to the west. The site, currently zoned GID, General Industrial District was once connected with the University Center office complex, now maintained by Arizona State University. Other sites adjacent to the site include, to the north, ASU Karsten Golf Course. To the east of the site is the APS Power Substation, also containing Tempe's Fire Training Center and the Household Products Collections Center for proper disposal of hazardous waste products.

This request includes the following:

1. General Plan Projected Land Use Amendment from "Commercial" to "Mixed-Use"
2. Zoning Map Amendment from "GID, General Industrial District" to "MU-4, Mixed-Use High Density District"
3. Planned Area Development Overlay to establish the general development standards for MU-4.
4. Use Permit to allow tandem parking spaces fronting the parking garages.
5. Development Plan Review which includes: a new 296 unit, 4-story, residential development consisting of two buildings.

The applicant is requesting the Development Review Commission take action on the items four and five listed above, and provide recommendations to City Council for items one through three listed above. For further processing, the applicant will need approval for a Subdivision Plat, to combine the individual lots into one and a Horizontal Regime Subdivision, to create individual for-sale condominium units.

PUBLIC INPUT

A neighborhood meeting is required for this request. The applicant held a neighborhood meeting on June 10, 2013, at 6 pm. located at Hatton Hall. No one from the public attended the meeting. The applicant has provided a list of contacts made since the public advertised. See attached summary of public input provided by the applicant. At this time staff has only received general inquiry on the specifics to the project.

PROJECT ANALYSIS

GENERAL PLAN

The applicant has provided a written justification for the proposed General Plan amendment. Refer to the letter of explanation in the attachments. This application is requesting a General Plan Project Land Use amendment from "Commercial" to "Mixed-Use". The current site is zoned GID, General Industrial District. The applicant is requesting an amendment to the General Plan in order to comply with the requested MU-4 zoning district. The General Plan

Land Use Element:

The land use projected for this site is 'Commercial'. This category encourages creatively designed developments which create a living environment, reflective of a village concept, in which there is the opportunity to live, work and recreate in the same development or within the area. The project complies with the land use goals and element objectives for General Plan 2030.

The General Plan projected residential density for this site is high density residential use with greater than 25 dwelling units per acre. The proposed project consists of 41.57 dwelling units per acre or 296 dwelling units. Residences have limited private outdoor space, but should have access to shared, or common open space for recreation. Proximity to amenities and configuration of residences encourages resident interaction. This level of intensity should promote a village environment with easy access to goods and services, business and recreation. This project complies with the projected residential density for the area.

The applicant is responsible to respond to each element of the General Plan. Refer to the letter of explanation provided in the list of attachments.

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

1. Appropriate short and long term public benefits;
2. Mitigates impacts on land use, water infrastructure or transportation;
3. Helps the city attain applicable objectives of the General Plan;
4. Provides rights-of-way, transit facilities, open space, recreational amenities or public art;
5. Potentially negative influences are mitigated and deemed acceptable by the City Council;
6. Judgment of the appropriateness of the amendment with regard to market demands, and impacts on surrounding area, service, fiscal, traffic, historic properties, utilities and public facilities.

ZONING

The applicant is requesting a zoning map amendment from GID, General Industrial District to MU-4, Mixed-Use High Density District. This change will allow the project to set the density standard for that district and establish other general development standards. The development proposed is primarily residential, with cross access on the site to the Chompies restaurant located just to the west.

An existing project, directly south of this site at the southwest corner of University and Dorsey Lane, is an existing MU-4 project, consisting of 5-stories of residential and area dedicated for commercial use.

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 conforms with and facilitates implementation of the General Plan.

PLANNED AREA DEVELOPMENT OVERLAY

The planned area development overlay is required whenever a zoning designation of Mixed-Use is requested in order to establish general development standards for the categories delineated as “NS”, no standard. Below is a comparison chart of the existing zoning standards, if a development were to be built using the existing standards, the mixed-use standards, and what is proposed by this project.

No changes are proposed to the parking requirements. The project is complying with the TOD parking ratios for this property. One of the standards established within the MU-4 district is the parking setback requirements.

P.A.D. for THE RESIDENCES AT UNIVERSITY CENTER			
Standards	GID	MU-4	PAD PROPOSED
Density (units allowed)	0	NS	296
Building Height	35'	NS	58'
Maximum Lot Coverage	NS	NS	30%
Minimum Landscape area	10%	NS	24.6%
Minimum Setbacks			
Front – Building	25'	NS	20'
Front – Parking	20'	20'	20'
Side – Building	0	NS	5'
Street Side – Building	0	NS	12'
Street Side – Parking	20'	20'	15'
Rear - Building	0	0	10'
Parking			No Changes

*Note: TOD requires a Maximum Setback of 20'-0" on both street sides (for at least 50% of each building frontage)

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

1. The proposed land uses as defined here in are allowed under Part 3, Land Use.
2. The development standards listed above, as established as part of the PAD Overlay District, as well as the standards allowed by use permit in Part 4 will be conformed to for development of this site.

3. The proposed PAD is in conformance with provisions in Part 5, Transportation Overlay District.
4. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

USE PERMIT

The proposed development requests a use permit to allow tandem parking within the project. The project requests the use of 33 tandem spaces located in front of single car garage spaces. Each garage space would have an individual assignment, therefore the tandem drive space would also be used for such individual. The proposed tandem spaces provide at least 19' from the face of garage. With a current parking excess of 54 spaces above the minimum required, the proposed project would still meet the minimum required parking for the development without the use of the tandem spaces. Therefore, staff recommends approval of the proposed use permit for tandem parking. A condition is proposed to address the parking garage area that does not propose the tandem configuration because of the shorter drive length. The condition addresses the concern that residents may parking in this area and potential blocking the drive aisle.

The applicant is required to respond to Section 6-308 E Approval criteria for Use Permit:

1. The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.
2. Any significant increase in vehicular or pedestrian traffic.
3. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.
4. Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.
5. Compatibility with existing surrounding structures and uses.
6. Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.

DEVELOPMENT PLAN REVIEW

Site Plan

The development for The Residences at University Center consist of two components, a front half and a rear half. The front half consists of a U-shape building. This building is placed at the street front, providing multi-modal access to the street. On either sides of the front half, vehicle access is to the west side, shared with the restaurant, and a new driveway off of Dorsey Lane. Both entrances are proposed to have gated access. From the inside, the primary amenity space for the building is provided here with a gated pool area, ramadas and bbq. The rear half of the building consists of an L-shape building, with 4-stories on the north portion and 3-stories on the east portion. This area is grouped with a large parking auto court, accommodating both residential buildings. The north portion also has private single-car garages and tandem parking driveways.

Building Elevations

The elevations for the building along the street front provide a well-defined base, using large block and standard CMU, that provide varying material heights from the first and second levels. Sections of the buildings provide movement in the facade with areas designated with individual balconies that pop out and areas of the building wall that recess where there are not balconies. The roof elements of the building provide variety as well in the parapet height. The building provides a greater parapet height at the southeast corner of the building, reaching the maximum proposed height of 58' and using metal canopies at the second and fourth. These elements are carried throughout the project site and on portions of the other buildings as well.

Landscape Plan

The landscape plan for the project provides a unique integration of enhancing the existing public sidewalk experience by providing additional passage ways and design features that enhance the area. The majority of the street frontage is restricted

by underground utilities both private and public. The project provides a unique integration of street landscape and above ground landscape materials. The parking lot for the site, although expansive in size, introduces additional rows of trees between the drive aisles, attempting to mitigate the impact of heat gain. The tree placement as proposed may need to change as the parking lot will need to accommodate parking lot lights that have at least a 20' separation from the tree center. Overall the landscape plan will enhance the pedestrian experience, and will comply with the minimum 33% shade requirement within the public walkways on both University and Dorsey Lane.

The applicant is required to respond to 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 so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;
6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;
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 from *parking, buildings, driveways and pathways*;
11. *Signs* have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the *building* or site on which they are located; and
12. Lighting is compatible with the proposed *building(s)* and adjoining *buildings* and uses, and does not create negative effects.

Conclusion

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

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.

3. The PAD overlay process was specifically created to allow for greater flexibility, to allow for increased heights and establish densities for no standard districts.
4. The proposed project meets the approval criteria for a General Plan Amendment/Zoning Amendment/Use Permit/Development Plan Review.

ZON13005 AND PAD13006

CONDITIONS OF APPROVAL:

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

1. A building permit application shall be made on or before August 22, 2015, or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than September 21, 2013, or the PAD, Zone Map Amendment and General Plan Map Amendment approval shall be null and void.
3. The Planned Area Development Overlay shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.

ZUP13051

CONDITIONS OF APPROVAL:

4. The use permit approval is valid for the plans as shown, consisting of 33 tandem parking spaces.

DPR13123

CONDITIONS OF APPROVAL:

5. A red fire lane stripe shall be placed in the drive lane on the east side of the site and parallel to the units with garage doors in order to discourage the use of illegal parking in front of the garage units. The location of the stripe and any necessary signage is subject to review as part of the final PAD.
6. The project must receive approval from Traffic Engineering for final details of Dorsey Lane right-of-way improvements, including street widths, parking configuration, and public sidewalk, prior to any submittal for a building permit.
7. A public access easement is required over all portions of sidewalk adjacent to the street, which may be used by the public.

Site Plan

8. Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
9. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.

10. Provide upgraded paving at each driveway consisting of unit paving. Extend this paving in the driveway from the right-of-way line to 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.
11. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
12. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

13. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from office stair towers into adjacent circulation spaces.
 - b. Provide CCTV within each building level corridor and surveillance of parking lot.

Building Elevations

14. The materials and colors are approved as presented, unless otherwise conditioned:
 - Standard CMU: Trendstone Mission White, Ground faced masonry units, 4" x 8" x 16", Color - Mission White
 - Large Block: Cordova Stone by Oldcastle calcium silicate masonry units, 4" x 12" x 24", Color - Buff
 - Storefront Aluminum: Clear Aluminum
 - Storefront Glass: PPG Solarban 60 clear
 - Windows and Sliding Doors: Insulated Vinyl, Color - White
 - Stucco: Smooth sand texture
 - Stucco color 1 - SW 7028 Incredible White
 - Stucco color 2 - SW 7015 Repose Gray
 - Stucco color 3 - SW 7018 Dovetail
 - Garage - SW 7020 Black Fox
 - Metal Awnings: Galvanized Steel
15. Modify main colors and material with a maximum light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.
16. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
17. Conceal roof drainage system within the interior of the building. Or minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
18. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
19. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view. Each unit will have an individual meter which will be wall mounted and not inside the building or a secured yard.
20. 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

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

Landscape

23. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
24. Portions of alternate sidewalk, adjacent to public right-of-way, may be calculated in meeting that segment of sidewalk for shade requirements, as defined in the Transportation Overlay District. All other portions of the public sidewalk shall comply with the shade requirements.
25. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
26. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
27. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
28. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.
29. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Signage

30. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

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

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- Shift front of building along University Drive, to be in compliance with Transportation Overlay District maximum building setback (up to 50% of building front).
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: www.tempe.gov/index.aspx?page=2147 or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Building Safety forms at this link: www.tempe.gov/index.aspx?page=1033. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS:**
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment. To the greatest extent possible, follow the recommendations listed in Tempe Police Officer's report.
 - Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
 - The Owner is required to prepare a security plan for the project with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
 - In conjunction with the security plan, Crime Free Multi-Housing status for this property may be required.

- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- SIDEWALKS: Alternative paving materials may be considered subject to review, and approval, by the Engineering and Planning Departments. These materials shall be compatible with the Americans with Disabilities Act, ADA, and the Building Code. If approved, a sidewalk maintenance easement will be required.
- FIRE:
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- ENGINEERING:
 - Underground utilities, except high-voltage transmission line, unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - At parking areas, provide demarcated accessible aisle for disabled parking.

- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

June 10, 2013	The applicant held a neighborhood meeting for this request.
June 25, 2013	Scheduled public hearing with the Development Review Commission for this request.
July 30, 2013	Scheduled introduction and first public hearing with the City Council for this request.
August 22, 2013	Scheduled second and final public hearing with the City Council for this request.

ZONING AND DEVELOPMENT CODE REFERENCE:

- Section 6-302, General Plan Amendment
- Section 6-304, Zoning Map Amendment
- Section 6-305, Planned Area Development (PAD) Overlay districts
- Section 6-306, Development Plan Review
- Section 6-308, Use Permit



DEVELOPMENT PROJECT FILE
for
THE RESIDENCES AT UNIVERSITY CENTER

ATTACHMENTS:

- 1-2. Waiver of Rights and Remedies form
3. Location Map
4. Aerial Photo
- 5-31. General Plan Map Amendment / Letters of Explanation
- 32-34. Neighborhood Meeting and Public Outreach
35. Project Data
36. Site Plan
- 37-45. Black-line Elevations
- 46-54. Color Elevations
55. Building Sections
56. Unit Floor Plan
57. Landscape Plan

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

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

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by St. Paul Fire and Marine Insurance Company, a Connecticut Corporation (Owner/s).

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

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

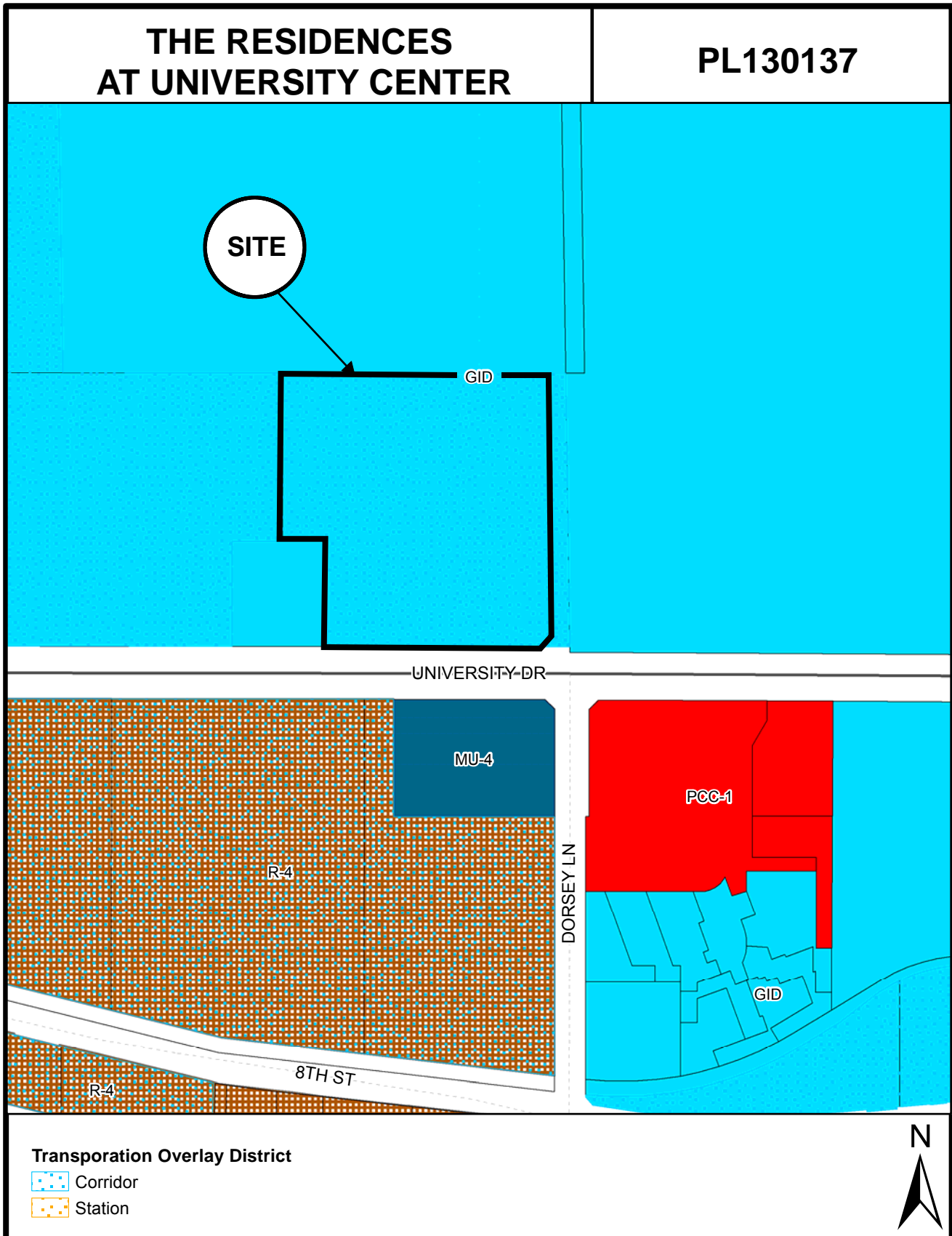
Owner has submitted Application No. **PL130137 – THE RESIDENCES AT UNIVERSITY CENTER**, to the City requesting that the City approve the following:

- 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 No. : 132-34-005

Address: 1260 East University Drive, Tempe, AZ 85281



Location Map



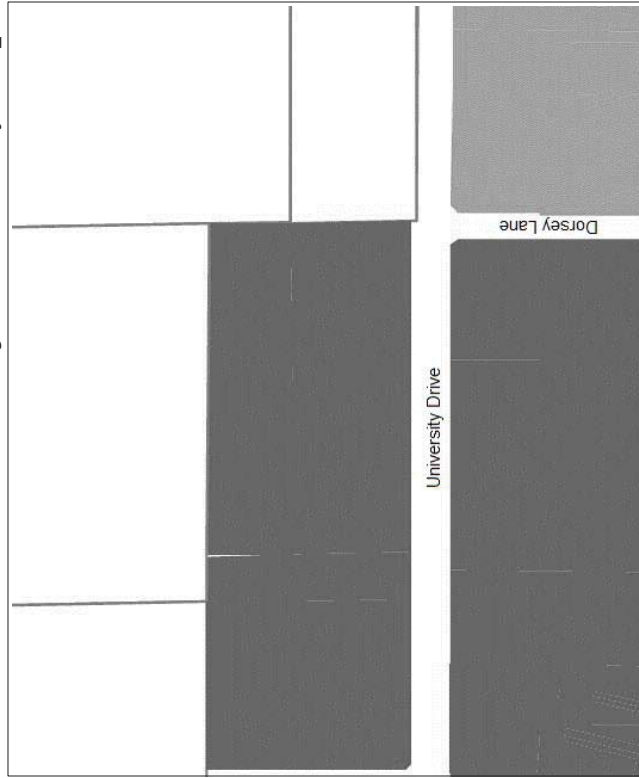
THE RESIDENCES AT UNIVERSITY CENTER (PL130137)



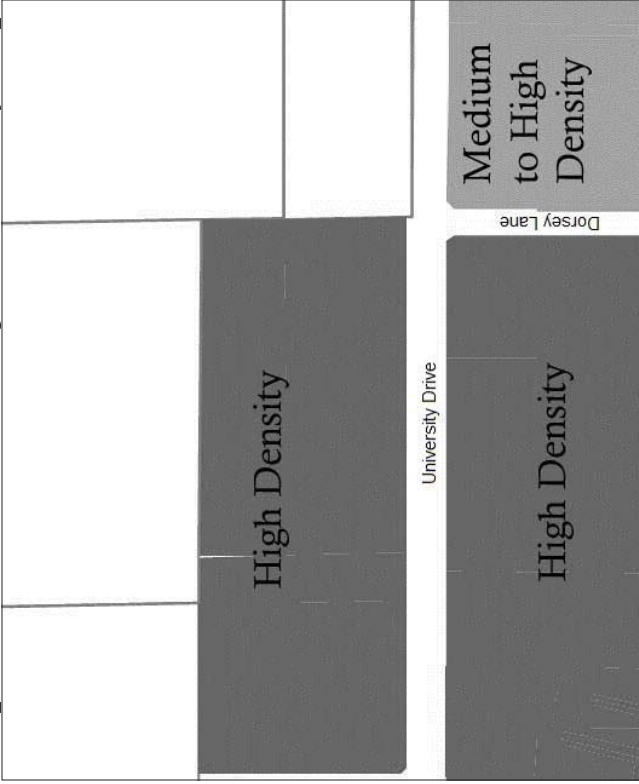
WOOD
PARTNERS

**GENERAL PLAN MAP AMENDMENT
EXHIBITS**

Current General Plan Projected Density Map



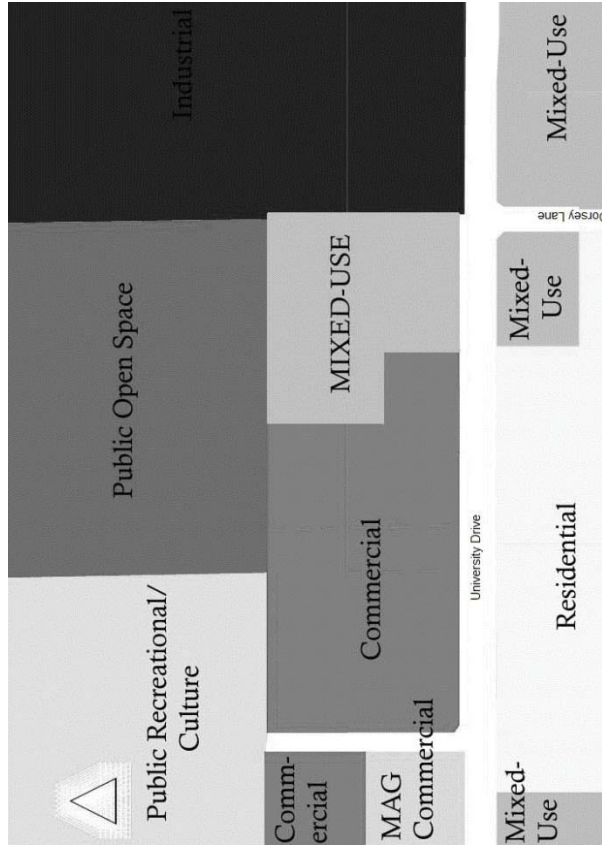
Proposed General Plan Projected Density Map



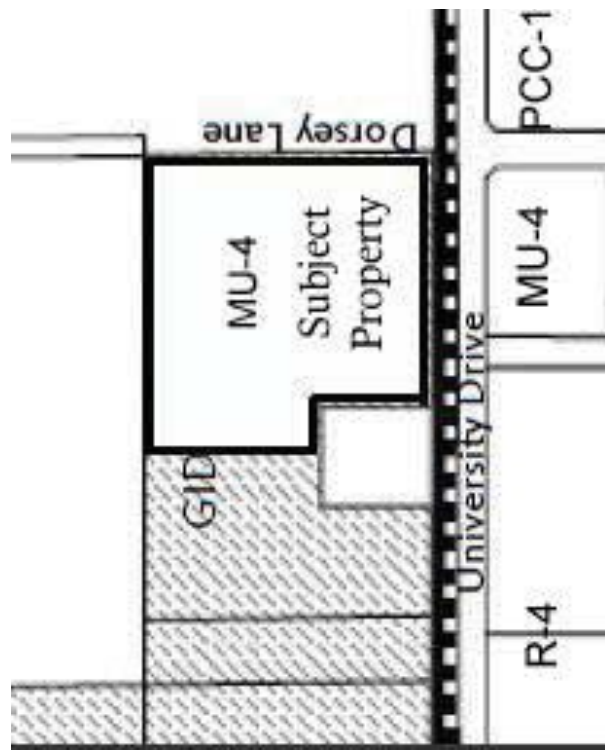
Current General Plan Projected Land Use Map



Proposed General Plan Projected Land Use Map



Zoning Map



GENERAL PLAN AMENDMENT

THE RESIDENCES AT UNIVERSITY CENTER



LETTER OF EXPLANATION

PARCEL: 132-34-005
UNIVERSITY AND DORSEY
LOCATED NORTHWEST CORNER OF UNIVERSITY DRIVE AND DORSEY LANE



HUELLMANTEL
AFFILIATES

PO Box 1833 - Tempe, Arizona 85280-1833 – 480.921.2800 - charles@huellmantel.com

SUMMARY

Wood Partners, one of America's premier luxury multi-family home builders, is proposing to rezone the vacant land area on the northwest corner of University Drive and Dorsey Lane to allow for highly-amenitized luxury multi-family housing. The subject site is outlined in blue in the image below:



The vacant land was originally designed and planned as part of an industrial park which has not been fully constructed due to a lack of demand for the product type. The parcel is surrounded by Chompies (a local deli), an industrial park used by the ASU as office space and the Tempe/APS Joint Fire Training Center (all zoned GID). There are Mixed-Use and Commercial land uses on the south side of University Drive, where much of the existing retail space is vacant. The commercial space in the mixed-use project immediately across the street has always been vacant, since construction years ago.

The 7.12 acre site is part of a larger general industrial area (GID). The parcel is located inside the Tempe Transportation Overlay District (although not in a station area) and the parcel is in the Rio Salado Overlay District. It is surrounded by Mixed Use (MU) land, GID land and Planned Commercial Center Neighborhood (PCC) land. The rezoning of this central location to Mixed-Use (MU-4) would add to the urban diversity and complete a challenged site. The concept also compliments what ASU has designed as the Stadium District. It should also be noted that the area outside of the immediate zoning contains a diverse mix of land uses that work well together.

As part of the overall University Center, the proposed project will be known as The Residences at University Center and will host an amenity-rich, urban resort-style experience that offers residents an opportunity to live near the University and Stadium District.

The proposed site plan provides for 296 luxury units in two separate buildings. It will also include significant non-residential uses that include a leasing office and full gym along with an outdoor pool. The buildings have been carefully designed to shield the parking and pool areas, not only from the street but from all sides in what will eventually be University Stadium District land. The Residences at University Center will be three and four stories tall and the buildings have been designed with an urban streetscape along University that celebrates the Transportation Overlay District's urban nature of the site.

The site is currently zoned General Industrial District (GID) with a General Plan Proposed Land Use designation of Commercial with a Proposed Density of High (greater than 25 units per acre). Our request for a residential development requires an amendment to the General Plan Land Use map (from Commercial to Mixed-Use/Residential). In an effort to accomplish our vision for this project, we seek to convert the zoning of the property from GID to MU-4 with a PAD overlay. We also request a Development Plan Review. Our proposed setbacks, vehicle and bike parking calculations will require that we go through the Planned Area Development Overlay process. The proposed tandem parking will also require a Use Permit and one is being requested. Each set of tandem parking spaces will be assigned to the same unit.

The main vision for the proposed development is to create a strong sense of place that caters to a variety of lifestyles in an urban environment.

GENERAL PLAN CONSISTENCY & CONFORMANCE

We are proposing to amend the 2030 General Plan **Land Use Element** for the property. The request for modification of the General Plan Land Use will be from “Commercial” to “Mixed-Use”. The General Plan **Projected Density** is greater than 25 units per acre, and accordingly, The Residences at University Center will have a proposed density of 41.6 units per acre.

These proposed amendment supports the Land Use Principles in General Plan 2030 by providing additional housing for the nearly 200,000 projected residents Tempe hopes to accommodate in the coming decades. An amendment to the General Plan addresses one of the General Plan's top priorities - the use of vacant land. The property in question is an underused and underdeveloped parcel that will help surrounding commercial properties thrive. Turning this property into a residential development will contribute to the "Neighborhood" element outlined in the General Plan 2030 for the City of Tempe by improving a blighted area in close proximity to several underserved neighborhoods in the north Tempe area. The proposed changes meet the following objectives of the Land Use element: 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 and Encourage transportation planning, design and development that reinforces all city-adopted plans, and preserves and enhances the character of Tempe's neighborhoods.

The proposed project meets these objectives through utilizing the following strategies mentioned in the General Plan 2030, taking into account Land Use objectives:

- *Encourage development of needed housing in close proximity to employment and service*

Wood Partners properties are known for their high end living environments and amenities. This proposed property would supply approximately 300 new living spaces for current and future Tempe residents close to both schools and businesses. This redevelopment of the University Drive will promote business growth and a more vibrant neighborhood and the new homes will provide new customers for the surrounding retail businesses.

- *Encourage reinvestment and redevelopment appropriate to a particular area*

Reinvestment of this parcel means that the land will be used successfully to provide new homes close to Arizona State University, many business parks and centers and Tempe Marketplace. The revitalization of this underdeveloped area will allow for Tempe residents to live in a safe, comfortable and convenient community within walking distance to necessary amenities and services.

- *Encourage transportation planning, design and development that reinforces all city-adopted plans, and preserves and enhances the character of Tempe's neighborhoods*

The placement of this proposed Wood Partners property will help develop the area in a resident friendly manner. “The General Plan 2030 survey identified neighborhood maintenance and improvement as the top priority (91 percent of respondents listed this as high or medium priority).” The unique site plan design allows for green space and still contributes to the street beautification. As of now, students and businessmen and women on their way to Arizona State University, light rail, Tempe Marketplace, or the office

ZONING MAP AMENDMENT

THE RESIDENCES AT UNIVERSITY CENTER



LETTER OF EXPLANATION

PARCEL: 132-34-005
UNIVERSITY AND DORSEY
LOCATED NORTHWEST CORNER OF UNIVERSITY DRIVE AND DORSEY LANE



HUELLMANTEL
AFFILIATES

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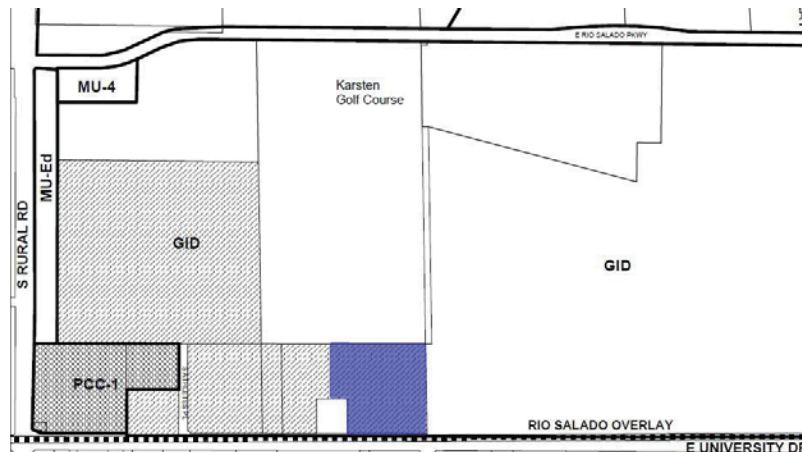
SUMMARY

Wood Partners, one of America's premier multi-family home builders, is proposing to rezone the largely vacant land area on the northwest corner of University Drive and Dorsey Lane to allow for highly-amenitized luxury multi-family housing. The subject site is outlined in blue in the image below:



The vacant land was originally designed and planned as part of an industrial park which has never been fully constructed due to a lack of demand for the product type. The parcel is surrounded by Chompies (a local deli), an industrial park used by the ASU as office space and the Tempe/APS Joint Fire Training Center (all zoned GID). There is Mixed-Use and Commercial land on the south side of University Drive. Much of the existing retail space is vacant. The commercial space in the mixed-use project immediately across the street has always been vacant, since construction years ago.

The 7.12 acre site is part of a larger general industrial area (GID). The parcel is located inside the Tempe Transportation Overlay District (although not in a station area) and the parcel is in the Rio Salado Overlay District. It is surrounded by Mixed Use (MU) land, GID land and Planned Commercial Center Neighborhood (PCC) land, as shown below:



The rezoning of this central location to Mixed-Use (MU-4) would add to the urban diversity and complete a challenged piece of land. The concept also compliments what ASU has designed as the Stadium District. It should also be noted that the area outside of the immediate zoning contains a diverse mix of land uses that work well together.

As part of the overall University Center, the proposed project will be known as The Residences at University Center and will host an amenity-rich, urban resort-style experience that offers residents an opportunity to live near the University and Stadium District.

The proposed site plan provides for 296 luxury apartment units within two separate buildings. It will also include significant non-residential uses that include a leasing office and full gym and outdoor pool. The buildings have been carefully designed to shield the parking and pool area, not only from the street, but from all sides in what will eventually be University Stadium District land. The Residences at University Center will be three and four stories tall and the buildings have been designed with an urban streetscape along University that celebrates the Transportation Overlay District's urban nature of the site.

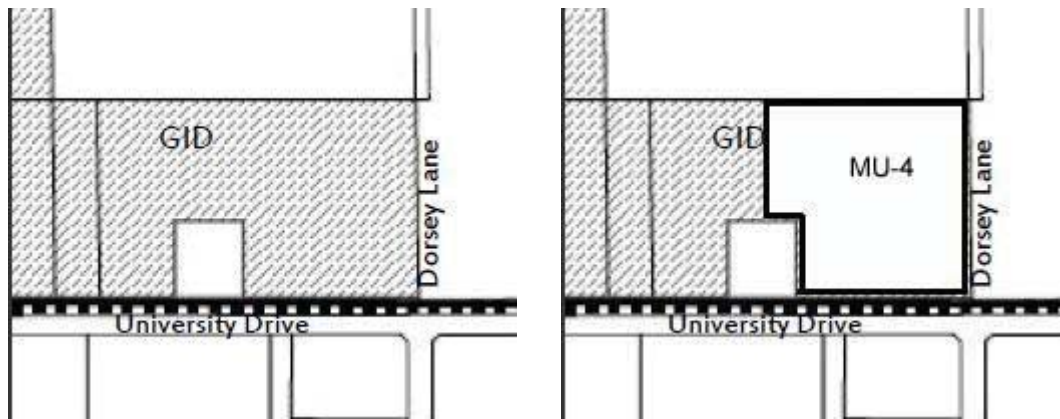
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ZONING MAP AMENDMENT

The proposed zoning map amendment would allow for the development of a luxury apartment complex containing 296 luxury apartment units. The successful rezoning of this property will enable the creation of a thriving multi-family residential community close to dozens of community and natural amenities. The proximity of Arizona State University, Mill Avenue and Tempe Marketplace make this area prime for a residential development.

Currently, the property is designated in a GID (General Industrial District) and is a vacant blight in what can be an urban edge to the university area. The proposed project requires a modification of the zoning designation from GID to MU-4:



This zoning modification would replace unused, vacant land with a new, top-rated residential community that would significantly add value to the adjacent land and create a comfortable, convenient and safe urban residence and living experience.

This proposed Wood Partners project near transportation, education and shopping districts fits into the General Plan proposed density and would take advantage of the commercial center across the street, the proximity of the light rail, university and shopping at Tempe Marketplace.

The Residences at University Center will encourage residential development of land along the Salt River and create a less dangerous, more inviting pedestrian walkway along University Drive. The proposed residential development will promote development of recreational facilities by creating a pedestrian and bike-friendly environment, allowing Tempe residents to enjoy outdoor recreation.

developments along University Drive have to pass this vacant lot, underdeveloped, and unshaded during the day. The proposed Wood Partners property would turn this strip of undeveloped land into a safe urban oasis, providing shade trees and an accessible sidewalk for residents to travel safely and in comfort.

- *Develop and implement plans that address particular geographic area needs*

The development of this particular parcel in Tempe with a high density, mixed-use project will address the geographic needs of this area. Tempe Marketplace and the struggling commercial centers across University Drive will benefit greatly from the increase in residents to the area.

- *Encourage mixed-use development that provides needed local services and housing on a neighborhood scale with an efficient use of the land*

Amending the General Plan Projected Land Use for this parcel will provide both local services and needed housing for ASU students and business men and women looking for a centrally located living situation and convenient neighborhood services.

The Residences at University Center will enhance these Land Use objectives with this amendment in mind. By amending the General Plan Projected Land Use, this proposed property will enhance the City of Tempe experience, encourage residents' public transportation use and create a vibrant neighborhood with open landscaping and appropriate land use. Amending the General Plan will also keep the land use consistent with the projected density (High) and the goals of a high density designation, to create a living environment close to employment, entertainment and education.

PLANNED AREA DEVELOPMENT OVERLAY

THE RESIDENCES AT UNIVERSITY CENTER



LETTER OF EXPLANATION

PARCEL: 132-34-005
UNIVERSITY AND DORSEY
LOCATED NORTHWEST CORNER OF UNIVERSITY DRIVE AND DORSEY LANE



HUELLMANTEL
AFFILIATES

PO Box 1833 - Tempe, Arizona 85280-1833 – 480.921.2800 - charles@huellmantel.com

SUMMARY

Wood Partners, one of America's premier luxury multi-family home builders, is proposing to rezone the vacant land area on the northwest corner of University Drive and Dorsey Lane to allow for highly-amenitized luxury multi-family housing. The subject site is outlined in blue in the image below:



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The site is currently zoned General Industrial District (GID) with a General Plan Proposed Land Use designation of Commercial with a Proposed Density of High (greater than 25 units per acre). Our request for a residential development requires an amendment to the General Plan Land Use map (from Commercial to Mixed-Use/Residential). In an effort to accomplish our vision for this project, we seek to convert the zoning of the property from GID to MU-4 with a PAD overlay. We also request a Development Plan Review. Our proposed setbacks, vehicle and bike parking calculations will require that we go through the Planned Area Development Overlay process. The proposed tandem parking will also require a Use Permit and one is being requested. Each set of tandem parking spaces will be assigned to the same unit.

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PROPOSED MODIFICATIONS TO DEVELOPMENT STANDARDS

The proposed development, The Residences at University Center, will be located on a unique and challenging parcel and development that will require modifications to the City of Tempe development standards. These modifications will improve the quality of the development.

- Section 5-611B of the City of Tempe Zoning Code established development standards for mixed-use districts in the Transportation Overlay District. As Wood Partners is requesting a Zoning Map Amendment to change the property designation from GID (General Industrial District) to MU-4 to allow for a proposed density of greater than 25 units per acre, MU-4 (TOD) requirements are appropriate for determining the setbacks. According to this table, the proposed project requires the following setbacks for an MU-4 (TOD) project:

Maximum setbacks – 20 feet

Wood Partners is proposing the PAD setbacks below:

Front

Building Wall - 20 feet
 Parking - 20 feet

Side

Building Wall - 5 feet

Street Side

Building Wall - 12 feet
 Parking - 5 feet

Rear

Building Wall - 10 feet

- Section 5-612J and Table 4-603.E of the City of Tempe Zoning Code address parking requirements. The Residences at University Center, located at University Drive and Dorsey Lane are located within the Transportation Overlay District corridor area. The vehicular parking ratios are located in Table 5-612A: .75 spaces per bedroom plus .2 guest vehicular parking spaces per unit (per Table 4-603E).

Table 5-612A - Transportation Overlay District Reductions to Minimum Parking		
	Developments Within <i>Station Areas</i>	Developments within <i>Corridor</i>
Retail sales and service uses; customer service offices; and entertainment uses, excluding theaters.	Parking waived for 50 percent of floor area not to exceed 30,000 square feet of floor area.	Parking waived for 25 percent of floor area not to exceed 10,000 square feet of floor area.
Theaters	Parking waived for first 150 seats.	Parking waived for first 50 seats.
<i>Restaurants, Bars and Clubs</i>	Parking waived for 50 percent of floor area not exceed 2,500 square feet of floor area.	Parking waived for 25 percent of floor area, not to exceed 1,250 square feet of floor area.
Multi-Family Use	0.75 parking spaces per bedroom (round up to whole number) plus guest parking.	0.75 parking spaces per bedroom (round up to whole number) plus guest parking.
Outdoor Dining Area	No Standard	No Standard

a. The Residences at University Center are proposing 296 dwelling units and are required to provide 381 vehicular parking spaces for residents and guests. The required parking counts for multi-family residential in the Transportation Overlay District Corridor areas are as follows: .75 residential vehicular parking spaces per bedroom and .2 guest vehicular parking spaces per unit. The Residences at University Center will have 8 studio (efficiency) units, 170 one-bedroom units, 104 two-bedroom units and 14 three-bedroom units. The required parking for studio units is 6 spaces, for one-bedroom units is 127.5 spaces, for two-bedroom units is 156 spaces and for three-bedroom units is 31.5. The total required guest parking spaces is 59.2. These add up to a total required vehicular parking count of 380.2 (381) spaces.

Wood Partners would like to provide a more reasonable amount of parking for their residents. The Residences at University Center would like to provide 438 vehicular parking spaces by creating 339 surface spaces, 45 garage spaces and 33 tandem parking spaces along with 21 street parking spaces. The overall vehicular parking ratio will be 1.03 spaces per dwelling unit (including tandem parking spaces) or .95 vehicular parking spaces (excluding tandem parking spaces).

b. The bicycle parking requirement for the property, located in the Bicycle Commute Area, are .75 spaces per unit for studios, one and two bedroom units, 1 space per unit for three bedroom and four bedroom units, and an additional .2 spaces per unit for guest bicycle parking. With 8 studio units, 170 one bedroom units, 104 two bedroom units and 14 three bedroom units, the proposed project requires a total of 225.5 bicycle parking spaces for residents and an additional 59.2 bicycle parking spaces for guests for a total of 284.7 (285) spaces.

APPROPRIATENESS AND JUSTIFICATION OF PAD OVERLAY DISTRICT

Simply put, by creating site specific standards for this site, surrounded by office uses, a restaurant, multi-family residential, a fire trainings center, and a current golf course that is expected to convert to a stadium district use, we can build a higher quality project with an urban feel appropriate for the density of the project and surrounding uses. It would be a serious challenge to create such a positive pedestrian feel, or reach the appropriate density, or screen the parking with residential use on all sides, without the flexibility of the PAD. Using the conventional development standards would create a sub-standard project and be a lost opportunity to build a great urban project. We have taken this opportunity, and the responsibility of creating the best overall design and are proud of what we have presented.

Wood Partners has learned from experience that residential development in close proximity to public transportation and universities have a lesser demand for vehicular and bicycle parking. Many residents of The Residences at University Center will be students who do not have vehicles. The urban environment of the location and the nearness of the university, Tempe Marketplace and Tempe Town Lake will allow for some deviation from parking requirements. Also, the vast majority of bicycle riders have expensive bikes which they are unwilling to lock outside because of the intense Arizona heat which deteriorates bicycles and the threat of thieves or vandals.

Wood Partners believes the proposed deviations from the zoning code will create a much more aesthetically pleasing living environment. The reductions in parking will reduce the urban heat island effect and allow for more landscaping on the parcel. In order to accommodate the density, in conformance with the General Plan 2030 approved by Tempe voters in 2003, while aiming to improve blighted areas and utilize vacant and under-developed land, it is necessary to implement a PAD Overlay District.

DEVELOPMENT PLAN REVIEW

THE RESIDENCES AT UNIVERSITY CENTER



LETTER OF EXPLANATION

PARCEL: 132-34-005
UNIVERSITY AND DORSEY
LOCATED NORTHWEST CORNER OF UNIVERSITY DRIVE AND DORSEY LANE



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The buildings have been carefully designed to shield the parking and pool areas, not only from the street but from all sides in what will eventually be Stadium District land. The Residences at University Center will be three and four stories tall and the buildings have been designed with an urban streetscape along University that celebrates the Transportation Overlay District's urban objectives.

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PROJECT DESCRIPTION

The Residences at University Center will consist of two buildings with three and four story components, with a maximum height of 58 feet. We have worked diligently to establish a true urban, contemporary design. The heights of the buildings will create a pleasing visual experience for pedestrians and drivers along University Drive. The front entrance and leasing office, located on the east side of Dorsey Lane contains storefront windows shaded by canopies and urban vegetation. The landscaping percentage will be 24.6% of the property and include desert plants such as bougainvillea, Southern Live Oak, thornless Mesquite, palms, and Chinese Elm.

The exterior building design theme consists of a “Modern” design concept. This concept uses building massing and color to create a rhythm of deconstructed boxes. The edges of the deconstructed boxes use balconies, railings and slender columns to establish a human scale while horizontal shade structures, heavy base, and clean lines reinforce the modern design concept.

The predominant exterior wall material will be sand finish stucco with control joints for accent. Secondary wall materials will consist of two sizes of smooth face block which will be used as an “anchoring” base material for the building.

The primary roof construction for The Residences at University Center will consist of a flat roof with parapets to conceal rooftop mechanical equipment, while the hierarchy of the deconstructed boxes is emphasized by broad low slope roof. The primary exterior colors will consist of an off white color accented with warm grays to create contrast to accentuate the massing and articulation of the building forms. Metal balcony rails and shade structures will provide additional material and color accents.

The landscape design has been carefully crafted to blend pedestrian experiences with the contemporary design to create an urban setting fitting of the Transportation Overlay District.

The Residences at University Center proposed project will contain spacious studio, one, two and three bedroom units. Each living space will have a private patio or balcony, walk-in closets and washers and dryers located inside the units and the modern kitchens will feature range ovens, microwaves and dishwashers with an open concept. The master bathrooms will have Roman style tubs, linen closets and the three-bedroom master bathroom featuring double sinks.

Residential amenities will include a beautiful pool area that will create a sense of community, along with a public BBQ area and grassy lawns for recreation. The proximity of ASU Karsten Golf Course, ASU, Tempe Town Lake, retail and dining commercial centers across University Drive and Tempe Marketplace make this an ideal site.

DEVELOPMENT PLAN REVIEW CRITERIA AND JUSTIFICATION

The placement of *buildings* reinforces and provides variety in the *street* wall, maximizes natural surveillance and visibility of pedestrian areas (*building* entrances, pathways, *parking* areas, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation and mitigates heat gain and retention through:

- a. Wood Partners has integrated shade trees and natural landscaping as part of the landscape plan to promote energy conservation and comfort. This is particularly true along University Drive.
- b. The materials of the proposed mixed-use development shall be of superior quality and compatible with the surroundings. The materials will add and updated urban and modern look. Both building will use a stucco finish and masonry veneer in subtle tan and white colors.
- c. Wood Partners is proposing to build two three- and four-story buildings with natural landscape elements have proper scale with the site and surroundings. The proposed mixed-use development will be proportional in height (58 feet) to the next door University Center development.
- d. The proposed development contains visual variation and two separate buildings with height variations, which give the pedestrian human-scale views.
- e. The Wood Partners buildings have a clear base and top, as identified by ground floor elements, roof forms, and detailings, such as metal coping, parapets, patios and balconies, and variations in exterior materials used.
- f. The proposed development features ground floor windows with masonry veneer wall details and plenty of architectural detail that creates visual interest and security.
- g. The Residences at University Center will implement landscaping that creates attractive public spaces along University Drive and Dorsey Lane. The ground level will have storefront windows and modern exterior details that will give the project proportionality and scale.
- h. On-site utilities will be placed underground.
- i. Clear and well lighted walkways will connect building entrances to one another and to adjacent sidewalks.
- j. Accessibility will be provided in conformance with the Americans With Disabilities Act (ADA).
- k. The Residences at University Center will be located within the Transportation Overlay District, within walking distance to the light rail station. The exterior storefronts on the ground floor level will invite pedestrian access to the area and will take advantage of the convenient access to multi-modal transportation in the area.
- l. Wood Partners would like to implement gated access to the residential portion of the Residences at University Center. This will limit excess traffic impact in the area.
- m. Safe and orderly circulation will separate pedestrian and bicycles from vehicular traffic. Pedestrian and residential building access will be located on the exterior sides of the project, while garages and vehicular access will be located in the interior of the project. The project will be consistent with the Tempe Pedestrian and Bicycle Facility Guidelines.
- n. The Residences at University Center will have gated access to residential spaces along with a site maintenance team that will create a safe and secure environment.
- o. The landscaping proposed will naturally separate walkways and buildings from University Drive traffic.
- p. The lighting will be compatible with the surrounding uses and will not create negative effects.

USE PERMIT

THE RESIDENCES AT UNIVERSITY CENTER



LETTER OF EXPLANATION

PARCEL: 132-34-005
UNIVERSITY AND DORSEY
LOCATED NORTHWEST CORNER OF UNIVERSITY DRIVE AND DORSEY LANE



HUELLMANTEL
AFFILIATES

PO Box 1833 - Tempe, Arizona 85280-1833 – 480.921.2800 - charles@huellmantel.com

SUMMARY

Wood Partners, one of America's premier luxury multi-family home builders, is proposing to rezone the vacant land area on the northwest corner of University Drive and Dorsey Lane to allow for highly-amenitized luxury multi-family housing. The subject site is outlined in blue in the image below:



The vacant land was originally designed and planned as part of an industrial park which has not been fully constructed due to a lack of demand for the product type. The parcel is surrounded by Chompies (a local deli), an industrial park used by the ASU as office space and the Tempe/APS Joint Fire Training Center (all zoned GID). There are Mixed-Use and Commercial land uses on the south side of University Drive, where much of the existing retail space is vacant. The commercial space in the mixed-use project immediately across the street has always been vacant, since construction years ago.

The 7.12 acre site is part of a larger general industrial area (GID). The parcel is located inside the Tempe Transportation Overlay District (although not in a station area) and the parcel is in the Rio Salado Overlay District. It is surrounded by Mixed Use (MU) land, GID land and Planned Commercial Center Neighborhood (PCC) land. The rezoning of this central location to Mixed-Use (MU-4) would add to the urban diversity and complete a challenged site. The concept also compliments what ASU has designed as the Stadium District. It should also be noted that the area outside of the immediate zoning contains a diverse mix of land uses that work well together.

As part of the overall University Center, the proposed project will be known as The Residences at University Center and will host an amenity-rich, urban resort-style experience that offers residents an opportunity to live near the University and Stadium District.

The proposed site plan provides for 296 luxury units in two separate buildings. It will also include significant non-residential uses that include a leasing office and full gym along with an outdoor pool. The buildings have been carefully designed to shield the parking and pool areas, not only from the street but from all sides in what will eventually be University Stadium District land. The Residences at University Center will be three and four stories tall and the buildings have been designed with an urban streetscape along University that celebrates the Transportation Overlay District's urban nature of the site.

The site is currently zoned General Industrial District (GID) with a General Plan Proposed Land Use designation of Commercial with a Proposed Density of High (greater than 25 units per acre). Our request for a residential development requires an amendment to the General Plan Land Use map (from Commercial to Mixed-Use/Residential). In an effort to accomplish our vision for this project, we seek to convert the zoning of the property from GID to MU-4 with a PAD overlay. We also request a Development Plan Review. Our proposed setbacks, vehicle and bike parking calculations will require that we go through the Planned Area Development Overlay process. The proposed tandem parking will also require a Use Permit and one is being requested. Each set of tandem parking spaces will be assigned to the same unit.

The main vision for the proposed development is to create a strong sense of place that caters to a variety of lifestyles in an urban environment.

USE PERMIT APPROVAL CRITERIA

The Residences at University Center would like to provide parking options to residents in the form of 33 tandem parking spaces. These tandem parking spaces will be located directly outside the residential garages, allowing residents to enjoy full use of their residential space, without having to pay for extra parking options elsewhere. A Use Permit is appropriate for the tandem parking request for The Residences at University Center per City of Tempe Code Section 4-602.D.1, “Tandem parking may be allowed, subject to an approved *use permit*”. With a request of a Use Permit, the City of Tempe requires the property be subject to the following justifications:

a. Not cause any significant vehicular or pedestrian traffic in adjacent areas:

Wood Partners is proposing tandem parking on a privately owned parking lot that is not used by the public. These spaces will be for residential use only and are meant to increase the number of vehicular parking spaces on site. This will not cause an increase in traffic. Conversely, residential tandem parking will reduce unauthorized on-street parking, which can create excess traffic. Each set of tandem parking spaces will be assigned to the same unit.

b. Not cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat or glare, etc.) exceeding that of ambient conditions:

Tandem parking will not cause any nuisance with regards to odor, dust, gas, noise, vibration, smoke, heat or glare. The new construction will reduce the nuisance of dust by providing needed development for a vacant dirt lot.

c. Not contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the City:

The proposed project will improve the value of the surrounding property by adding residents in place of a dirt lot. These residents will be welcome customers to the immediately surrounding businesses.

d. Be compatible with existing surrounding structures:

The Residences at University Center’s proposed building structures will artfully surround and hide the parking areas from both pedestrian and vehicular view from University Drive. This will create a more fluid street-scape. The exterior of The Residences at University Center will be of an approved material palette that creates a compatible visual environment.

e. Not result in any disruptive behavior which may create a nuisance to the surrounding area or general public:

Creating an excess of parking for the proposed development will not create a nuisance to the surrounding area or general public. The residential tandem parking will allow for more available parking for the residents and will keep guests from parking on the surrounding streets areas. The parking will be interior.

NEIGHBORHOOD MEETING SUMMARY
THE RESIDENCES AT UNIVERSITY CENTER



LETTER OF EXPLANATION

PARCEL: 132-34-005
UNIVERSITY AND DORSEY
LOCATED NORTHWEST CORNER OF UNIVERSITY DRIVE AND DORSEY LANE



HUELLMANTEL
AFFILIATES

PO Box 1833 - Tempe, Arizona 85280-1833 – 480.921.2800 - charles@huellmantel.com

NEIGHBOR CONTACTS

On May 28, David Keeber called and requested information regarding ownership or rental status of the project. Charles Huellmantel discussed with information with Mr. Keeber and explained that the project is designed as a rental product. Mr. Keebler owns a unit across the street and seemed relieved that the product is designed to be a rental versus individually-owned.

Prior to the neighborhood meeting, Charles Huellmantel met with Charles Buss to discuss the project. Mr. Buss offered his support for the project.

On June 12, Charles Huellmantel met with Chris McKee to discuss the project. Mr. McKee offered his support for the project.

Charles Huellmantel and Phil Amorosi have been in contact to coordinate a meeting. This meeting will occur in the future pending Mr. Amorosi's availability.

NEIGHBORHOOD MEETING SUMMARY

No members of the public attended the neighborhood meeting. Representatives from Huellmantel & Affiliates began setting up for the neighborhood meeting at 5:15 p.m. at Hatton Hall. The meeting was scheduled to begin at 6:00 p.m. The meeting concluded at 6:45 p.m.

BUILDING AREA

APPROX. BLDG HT. = 58'-0"

BLDG TYPE	1ST FL.	2ND FL.	3RD FL.	4TH FL.	TOTALS
BLDG I (4 STORY)	41,770	41,770	41,770	41,770	167,080
BLDG II (3-4 STORY)	50,385	50,385	50,385	35,159	186,314
TOTAL	92,155	92,155	92,155	76,929	353,394

CONSTRUCTION TYPE

BLDG I	OCCUPANCY	CONST.	SPRINKLER
APARTMENT	R-2	TYPE VA	NFPA-13R
LEASING	A-3	TYPE VA	NFPA-13
BLDG II			
APARTMENT	R-2	TYPE VA	NFPA-13R

SITE SUMMARY

EXISTING ZONING

GENERAL INDUSTRIAL DISTRICT/TRANSPORTATION OVERLAY DISTRICT

PROPOSED ZONING

MU-4 PAD (TOD)

GENERAL PLAN 2030 PROJECTED LAND USE (COMMERCIAL)

PROPOSED LAND USE (MIXED-USE)

GENERAL PLAN 2030 PROJECTED DENSITY (HIGH)

SITE AREA

GROSS AREA: 7.119 AC (310,104 S.F.)

DENSITY: 41.57 UNITS/AC.

TOTAL UNITS: 296 UNITS

LOT COVERAGE

$\frac{310,104 \text{ S.F.}}{92,155 \text{ S.F.}} = 29.12\%$

BICYCLE REQUIRED: 285 SPACES

282 E-2BDRM x 0.75 = 212

14 3BDRM x 1 = 14

292 UNITS x 0.2 = 59

DWELLING UNITS: 296

EFFICIENCY: 8 (2.7%)

1 BDRM: 170 (57.4%)

2 BDRM: 104 (35.1%)

3 BDRM: 14 (4.8%)

BICYCLE PROVIDED:

PARKING REQUIRED: 381 SPACES

NUMBER OF ROOMS x 0.75

8 EFF. x 1 = 8 BDRM

170 1BDRM x 1 = 170 BDRM

104 2BDRM x 2 = 208 BDRM

14 3BDRM x 3 = 42 BDRM

428 BDRM x 0.75 = 321 SPACES

296 UNITS x 0.2 = 60 SPACES

PARKING PROVIDED: 438 SPACES

SURFACE PARKING = 339 SPACES

(INCLUDES 10 H.C. SPACES)

GARAGE PARKING = 45 SPACES

(INCLUDES 1 H.C. GARAGES)

TANDEM PARKING = 33 SPACES

STREET PARKING = 21 SPACES

(PARKING RATIO: 1.02 SPACE/BDRM INCLUDING TANDEM)

(PARKING RATIO: 0.95 SPACE/BDRM WITHOUT TANDEM)

ZONED
GID
APS

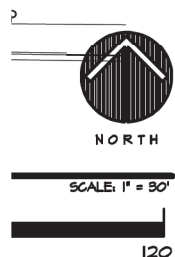
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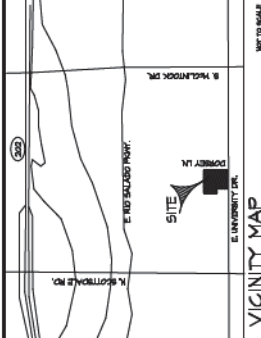
PARCEL NO. 1:

LOT 2, OF UNIVERSITY CENTER III, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1002 OF MAPS, PAGE 38.

COMPARISON CHART

STANDARD	MU-4	PAD
DENSITY (DU/AC.)	NS	41.57
BUILDING HEIGHT		
BUILDING HEIGHT MAXIMUM	NS	58 FT.
BUILDING HEIGHT STEP-BACK REQUIRED		
ADJACENT TO SF OR MF DISTRICT	YES	YES
[SECTION 4-404, BLDG HT. STEP-BACK]		
MAXIMUM LOT COVERAGE (% OF NET SITE AREA)	NS	30%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	NS	24.6%
SETBACKS		
[EXCEPTION, SEE SECTION 4-205(B)]		
FRONT		
BUILDING WALL	NS	20 FT.
PARKING	20 FT.	20 FT.
SIDE		
BUILDING WALL	NS	5 FT.
STREET SIDE		
BUILDING WALL	NS	12 FT.
PARKING	20 FT.	5 FT.
REAR		
BUILDING WALL	NS	10 FT.





VICINITY MAP

APPROX. BLOCK HT. = 89'-0"

BUILDING TYPE	BT FL	2ND FL	3RD FL	4TH FL	TOTALS
BLOCK I (A STORY)	4170	4170	4170	4170	16710
BLOCK II (B-4 STORY)	50385	50385	50385	50385	161154
TOTAL	54555	54555	54555	54555	167824

CONSTRUCTION TYPE

BLOCK I	OCCUPANCY	CONST.	SPRINKLER
APARTMENT	R-2	TYPE VA	NTPA-LR
LEASING	A-3	TYPE VA	NTPA-LR
BLOCK II			
APARTMENT	R-2	TYPE VA	NTPA-LR

SITE SUMMARY

EXISTING ZONING: GENERAL DISTRICT/TRANSPORTATION OVERLAY DISTRICT
 PROPOSED ZONING: MU-4 PAD (TOD)
 GENERAL PLAN 2000 PROJECTED LAND USE (COMMERCIAL)
 PROPOSED LAND USE (MIXED-USE)
 GENERAL PLAN 2000 PROJECTED DENSITY (HIGH)

SITE AREA: 1.18 AC (51,004 S.F.)
LOT COVERAGE: 30.0% (15,301 S.F.)
DENSITY: 41.5 UNITS/AC
TOTAL UNITS: 246 UNITS
200 F.S. APARTMENTS: 232
14 BDRM. X 1: 14
240 UNITS X 0.2: 54

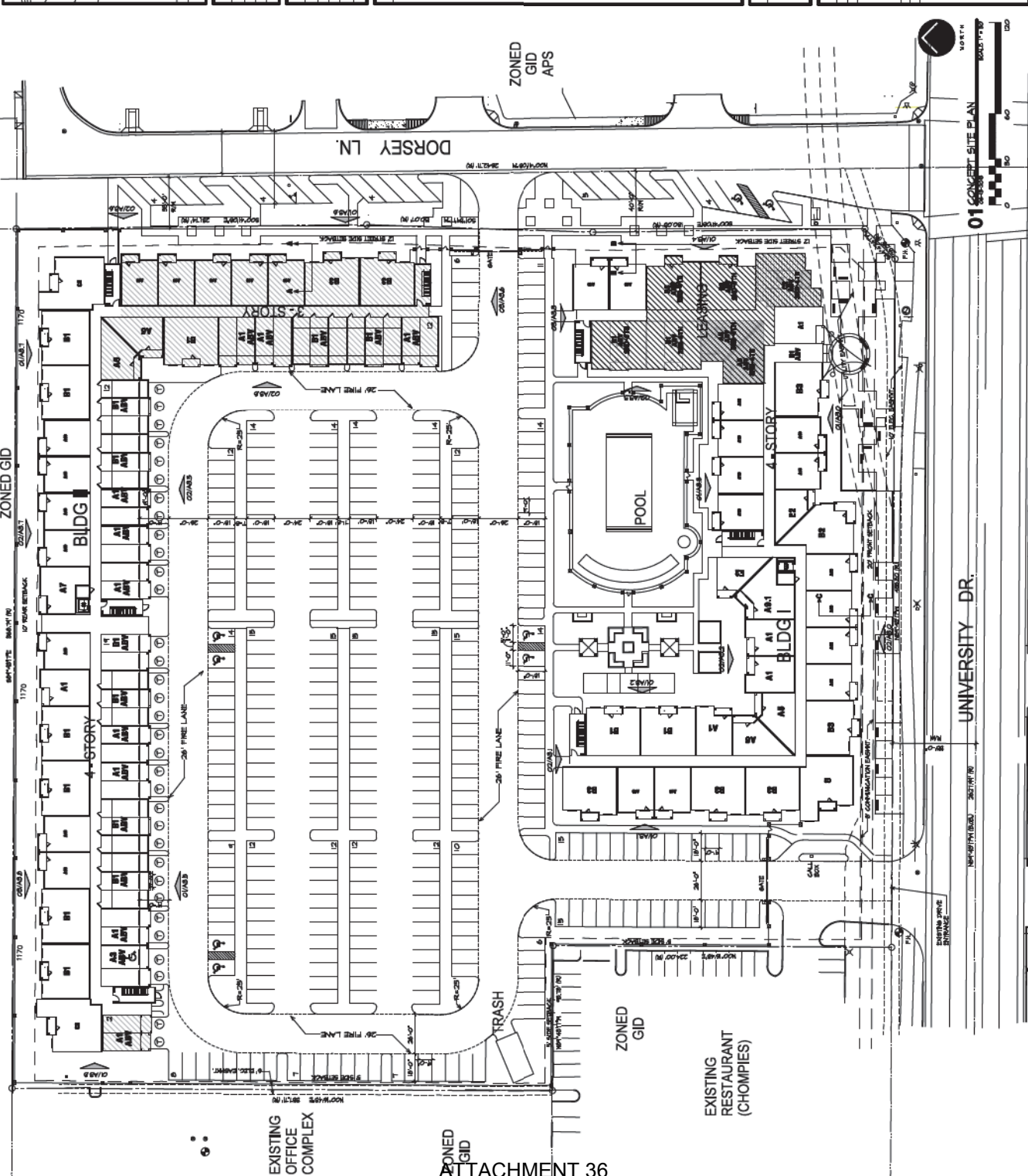
PARKING PROVIDED: 591 SPACES
NUMBER OF BDRM. X 0.2: 140
1 TO BDRM. X 1 TO BDRM.: 110
104 BDRM. X 2: 208 BDRM.
143 BDRM. X 0.2: 286 BDRM.
246 UNITS X 0.2: 492 BDRM.
PARKING PROVIDED: 499 SPACES
SURFACE PARKING: 394 SPACES
INCLUDES 10 H.C. SPACES
INDOOR PARKING: 105 SPACES
TRAMPOLINE PARKING: 10 SPACES
STREET PARKING: 85 SPACES
PARKING RATIO: 0.5 SPACES/BDRM. (THAT RATIO)

LEGAL DESCRIPTION

PARCEL NO. 11, UNIVERSITY CENTER III, ACCORDING TO THE PLAN OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 002 OF MAPS, PAGE 36.

COMPARISON CHART

STANDARD	MU-4	PAD
DENSITY (BDRM./AC)	16	41.5
BUILDING HEIGHT	16	50 FT.
BUILDING HEIGHT STEP-BACK REQUIRED	YES	YES
ADJACENT TO ST. OR RR DISTRICT	YES	YES
MINIMUM LOT COVERAGE % OF NET SITE AREA	30%	30%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	10	24.6%
SETBACKS (FOOTING SEE SECTION 4-208(B))		
FRONT BUILDING MALL	16	20 FT., 20 FT.
SIDE BUILDING MALL	16	5 FT.
STREET SIDE PARKING	16	15 FT., 15 FT.
REAR BUILDING MALL	16	10 FT.





WOOD PARTNERS
 ARCHITECTS, L.L.C.
 1260 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA

Project No. 180006
 Drawn By: JPC/CSA/CPB
 Date: 08/04/2018

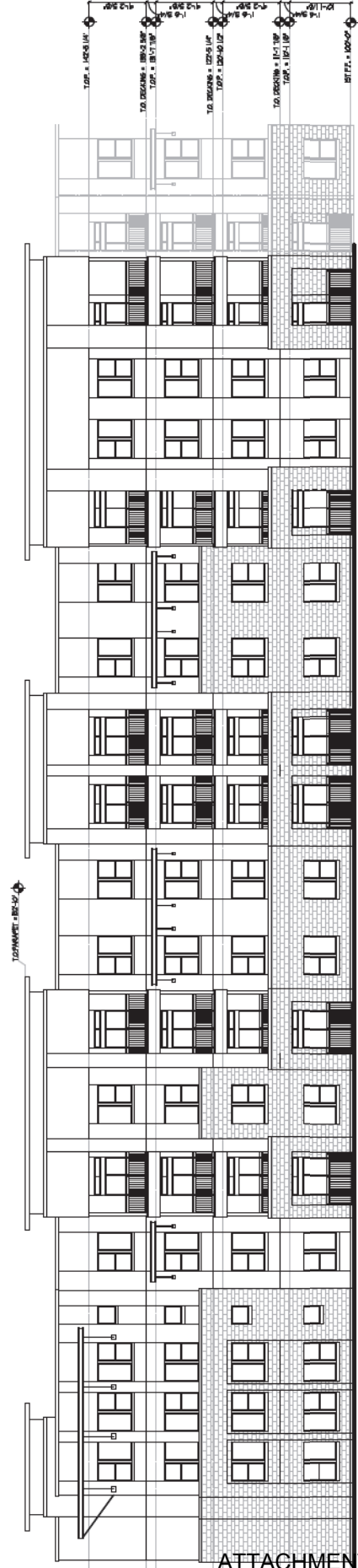


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 TEMPE, ARIZONA



The Residence at
 University Center
 1260 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA

Sheet Number: A3.0
 ELEVATIONS



02 SOUTH ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



01 SOUTH ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



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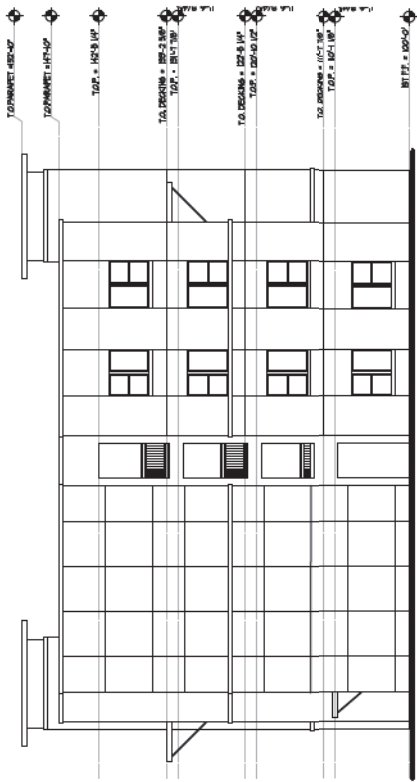


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 1750 N. GILBERT AVENUE, SUITE 100
 GILBERT, AZ 85134

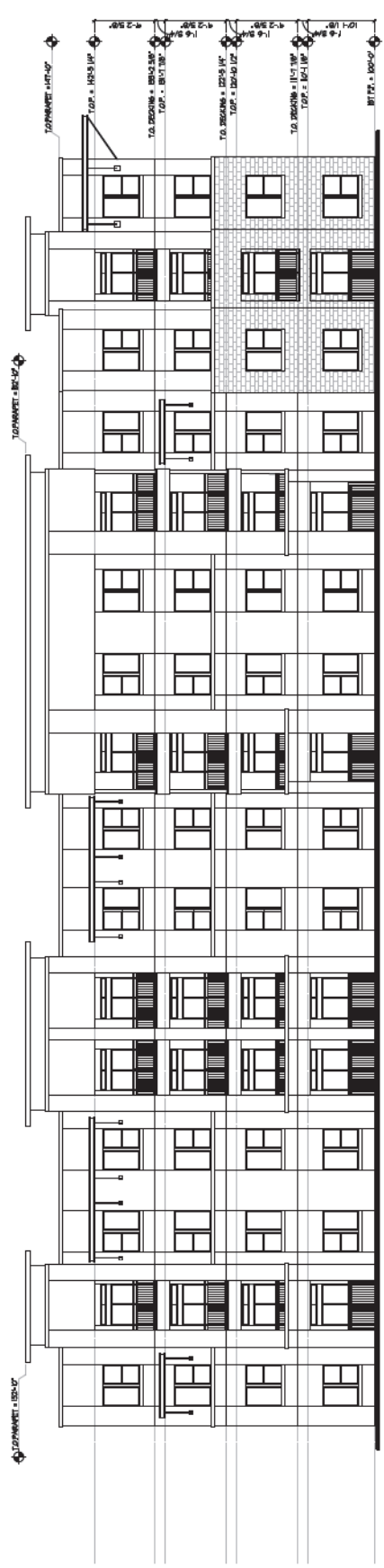


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 TEMPE, ARIZONA

Sheet Number: **A3.1**
ELEVATIONS



02 NORTH ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



01 WEST ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



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Project No. 18006
 Drawn By: CPTM, 02/06/2018



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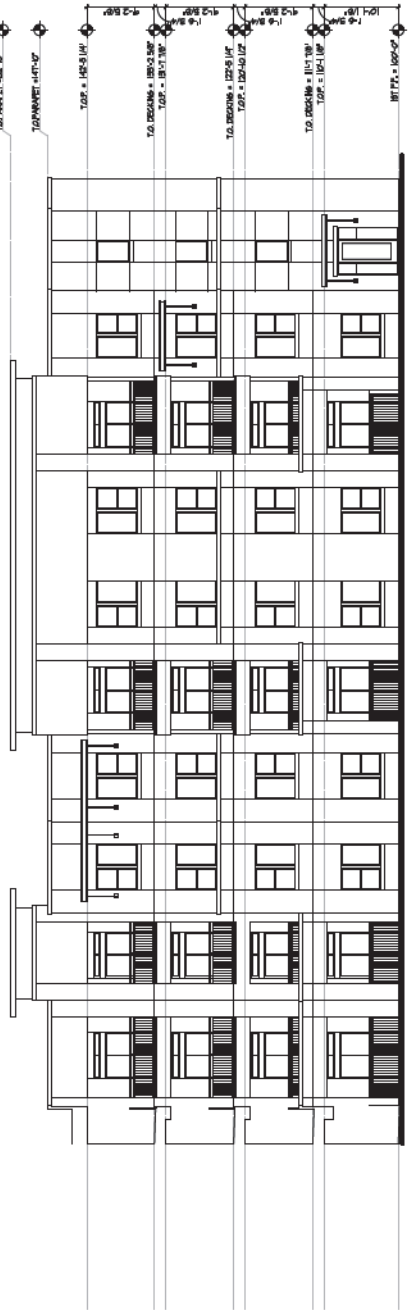


The Residence at
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 TEMPE, ARIZONA

Sheet Number: **A3.2**
ELEVATIONS



02 NORTH ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



01 COURTYARD EAST ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



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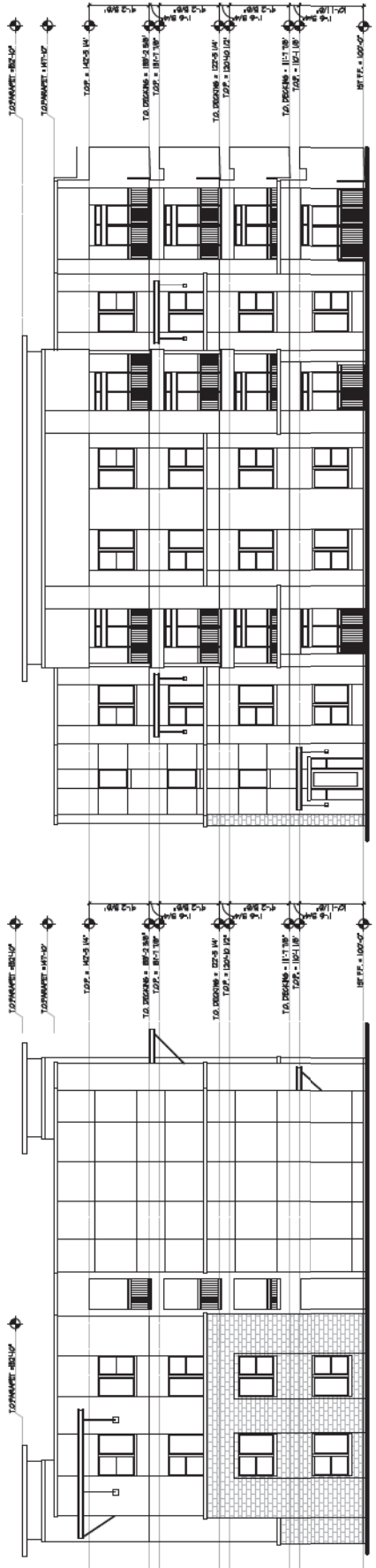


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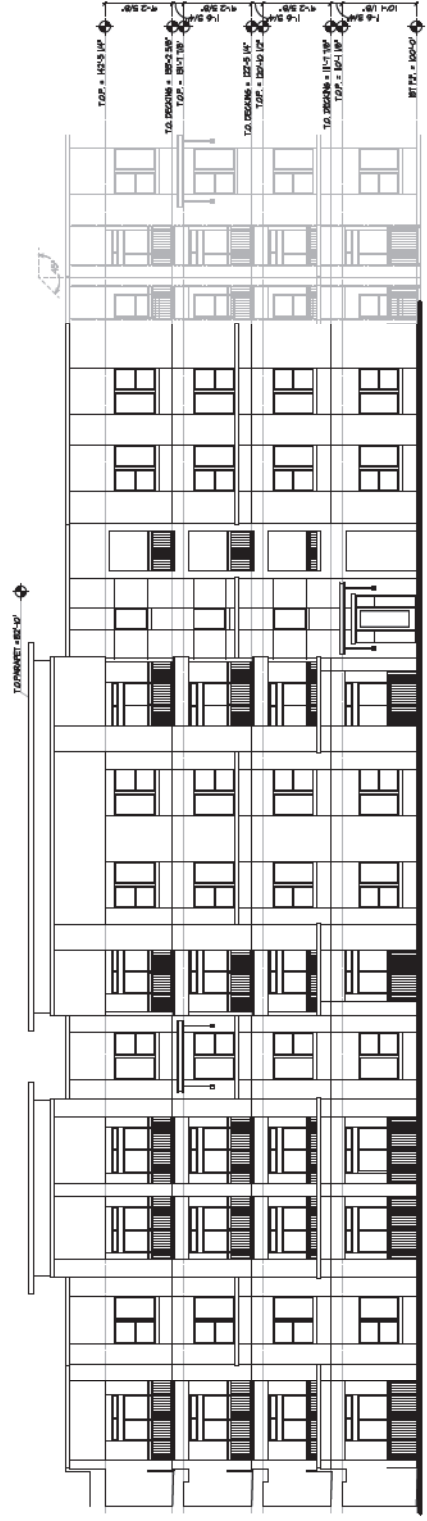


The Residence at
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 1260 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA

Sheet Number:
A3.3
 ELEVATIONS



02 COURTYARD WEST ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



01 NORTH ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



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 Date: 02/06/2018



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The Residence at
University Center
 1260 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA

Sheet Number:
A3.4
 ELEVATIONS



01 EAST ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



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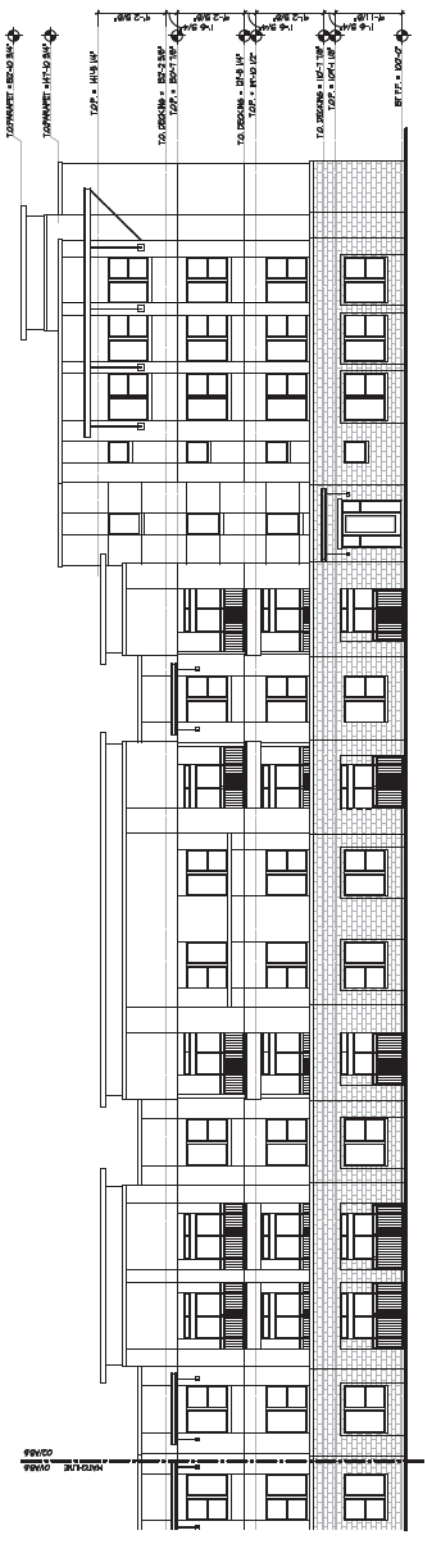


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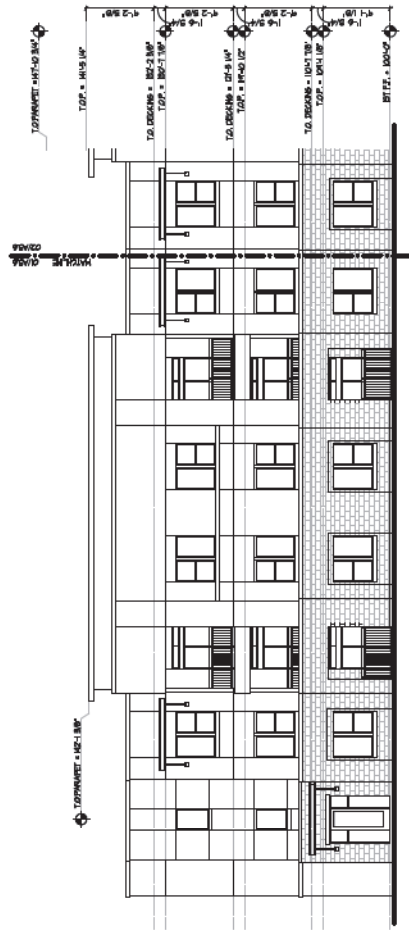


The Residence at
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 1260 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA

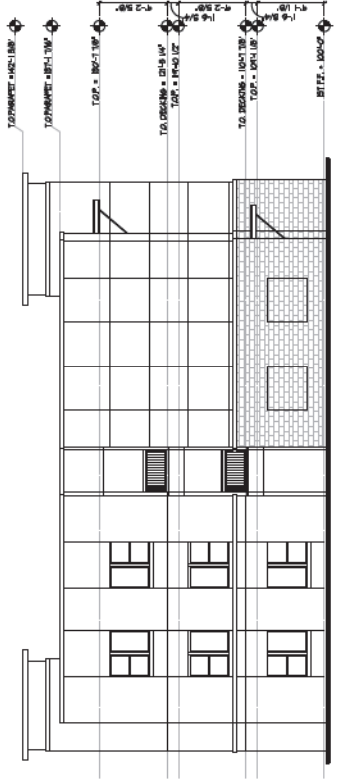
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A3.6
 ELEVATIONS



02 EAST ELEVATION
 BUILDING II
 SCALE: 1/8"=1'-0"



01 EAST ELEVATION
 BUILDING II
 SCALE: 1/8"=1'-0"



03 SOUTH ELEVATION
 BUILDING II
 SCALE: 1/8"=1'-0"



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The Residence at
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 1260 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA

Sheet Number:
A3.7
 ELEVATIONS



02 NORTH ELEVATION
 BUILDING II
 SCALE: 1/8"=1'-0"



01 NORTH ELEVATION
 BUILDING II
 SCALE: 1/8"=1'-0"



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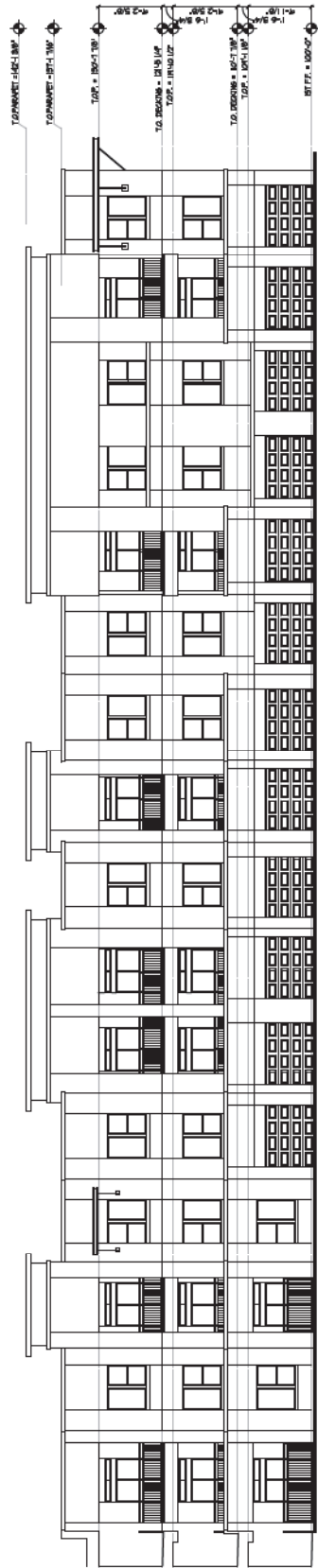


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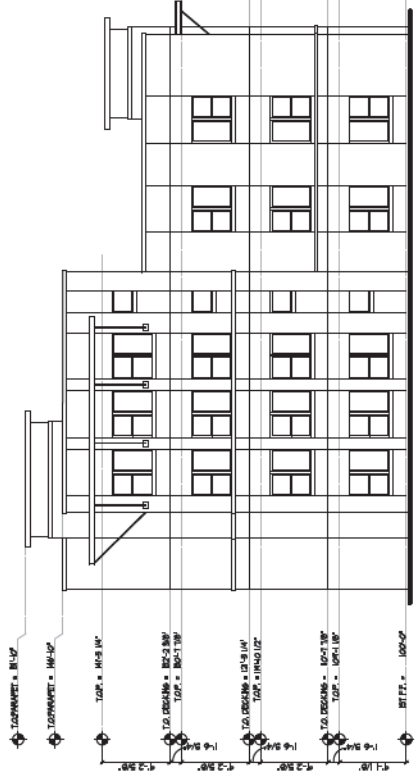


The Residence at
University Center
 1260 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA

Sheet Number:
A3.8
 ELEVATIONS



02 WEST ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



01 WEST ELEVATION
 BUILDING 2
 SCALE: 1/8"=1'-0"



03 NORTH ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



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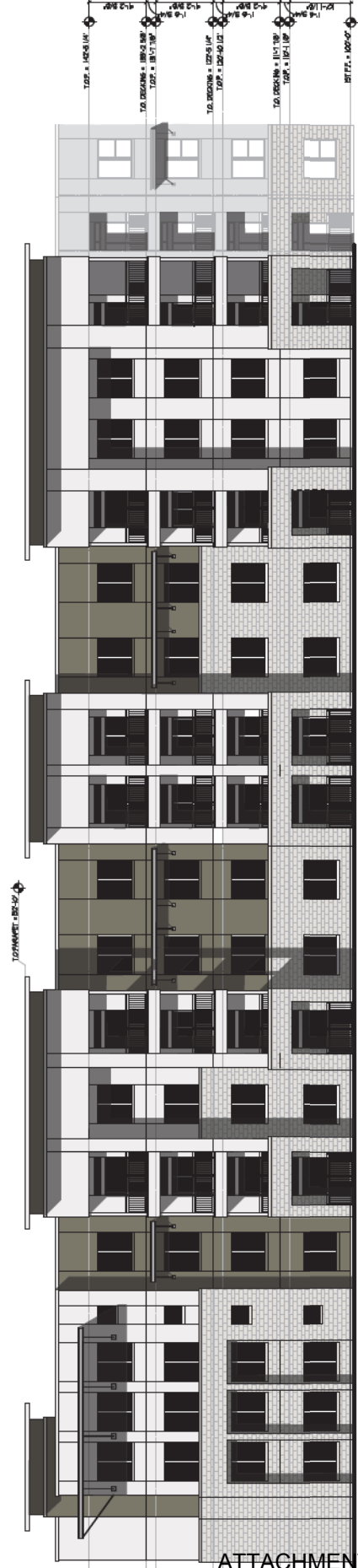


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The Residence at
University Center
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 TEMPE, ARIZONA

Sheet Number: **A3.0**
ELEVATIONS



02 SOUTH ELEVATION
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 SCALE: 1/8\"/>



01 SOUTH ELEVATION
 BUILDING 1
 SCALE: 1/8\"/>



WOOD PARTNERS
 JAMES W. WOOD
 LICENSE NO. 12005
 STATE OF ARIZONA
 REGISTERED PROFESSIONAL ENGINEER

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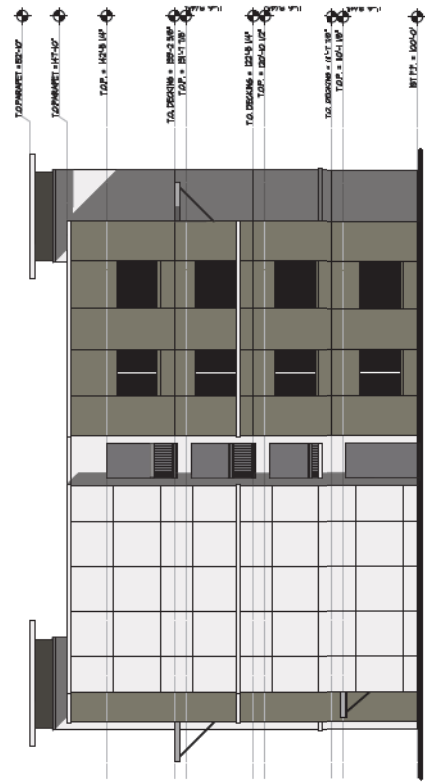
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The Residence at
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 1260 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA

Sheet Number
A3.1
 ELEVATIONS

Project No. 18006
 Drawn By: JPH/06/2018
 Date: 06/20/18



02 NORTH ELEVATION
 BUILDING 1
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01 WEST ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



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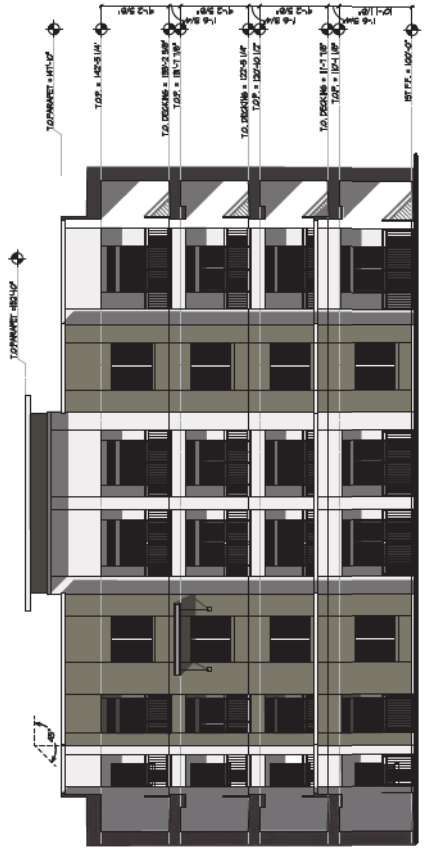


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The Residence at
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Sheet Number
A3.2
 ELEVATIONS



02 NORTH ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



01 COURTYARD EAST ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



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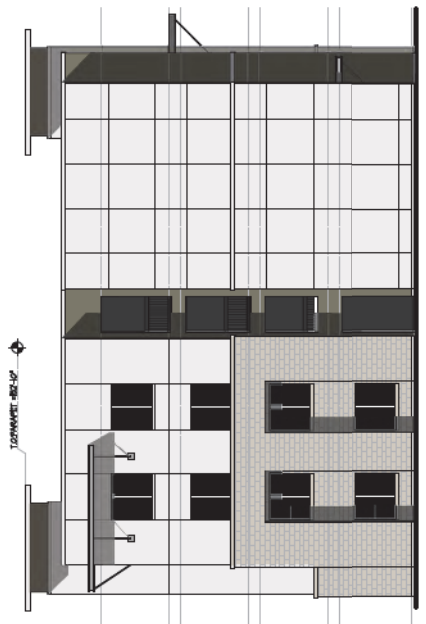


The Residence at
University Center
 1260 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA

Sheet: _____
 Number: **A3.3**
ELEVATIONS



02 COURTYARD WEST ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



03 NORTH ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



01 NORTH ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



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 Drawn By: _____
 Date: 05/10/2018

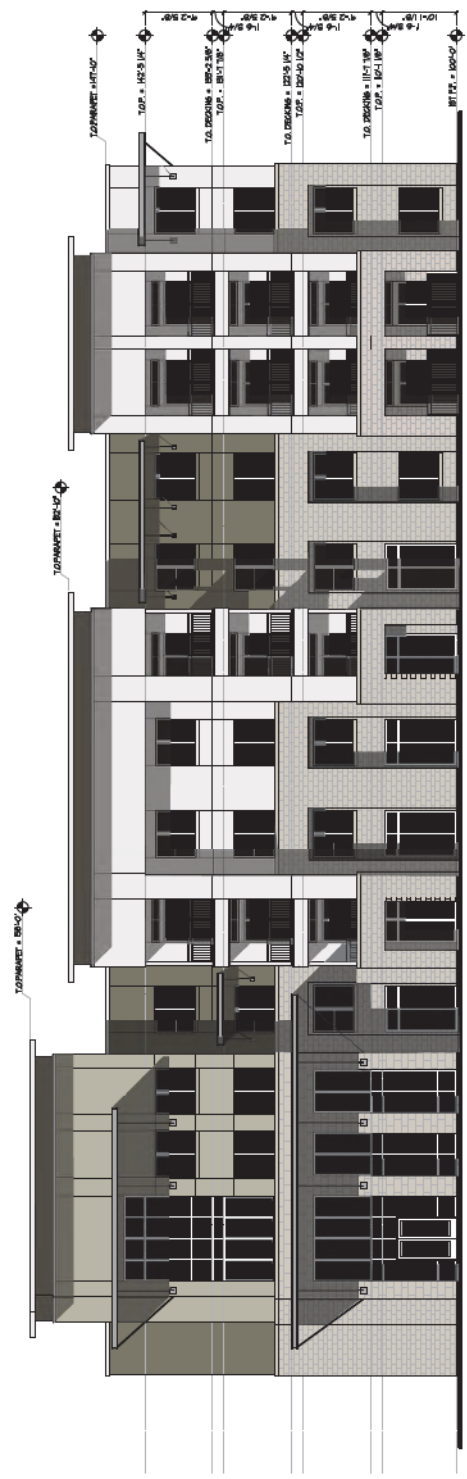


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Sheet Number: _____
A3.4
 ELEVATIONS



01 EAST ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



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 Project No. 18006
 Drawn By: SPIN 05/04/2018



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Sheet Number: **A3.5**
ELEVATIONS



02 SOUTH ELEVATION
 BUILDING II
 SCALE: 1/8" = 1'-0"



01 SOUTH ELEVATION
 BUILDING I
 SCALE: 1/8" = 1'-0"



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Project No. 180006
 Drawn By: JPHL 08/08/2018



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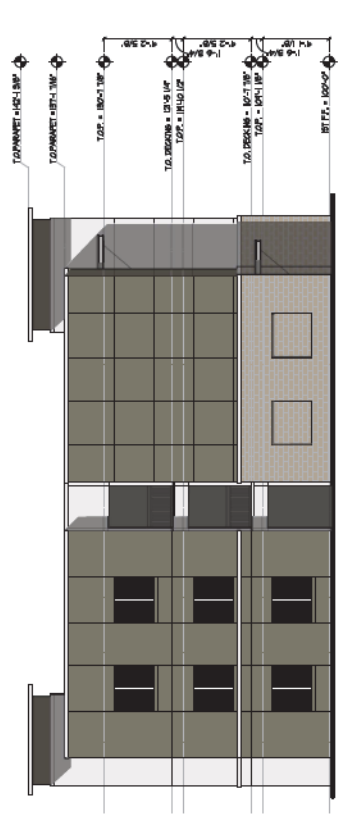
Sheet Number:
A3.6
 ELEVATIONS



02 EAST ELEVATION
 BUILDING II
 SCALE: 1/8" = 1'-0"



01 EAST ELEVATION
 BUILDING II
 SCALE: 1/8" = 1'-0"



03 SOUTH ELEVATION
 BUILDING II
 SCALE: 1/8" = 1'-0"



EXHIBIT: 02-NORTH ELEVATION
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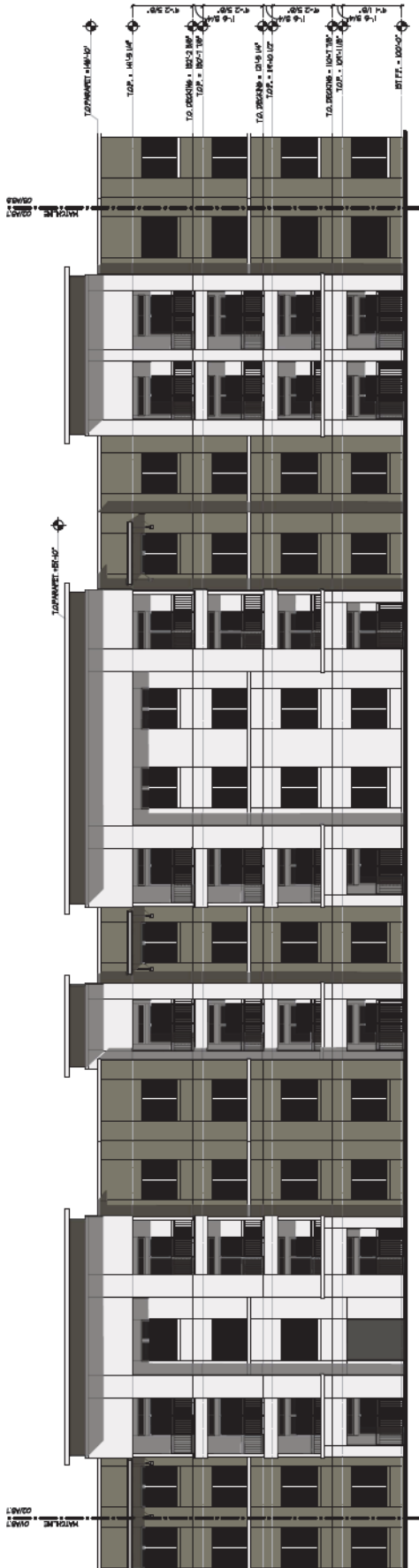
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 Drawn By: JPHL 02/04/2019
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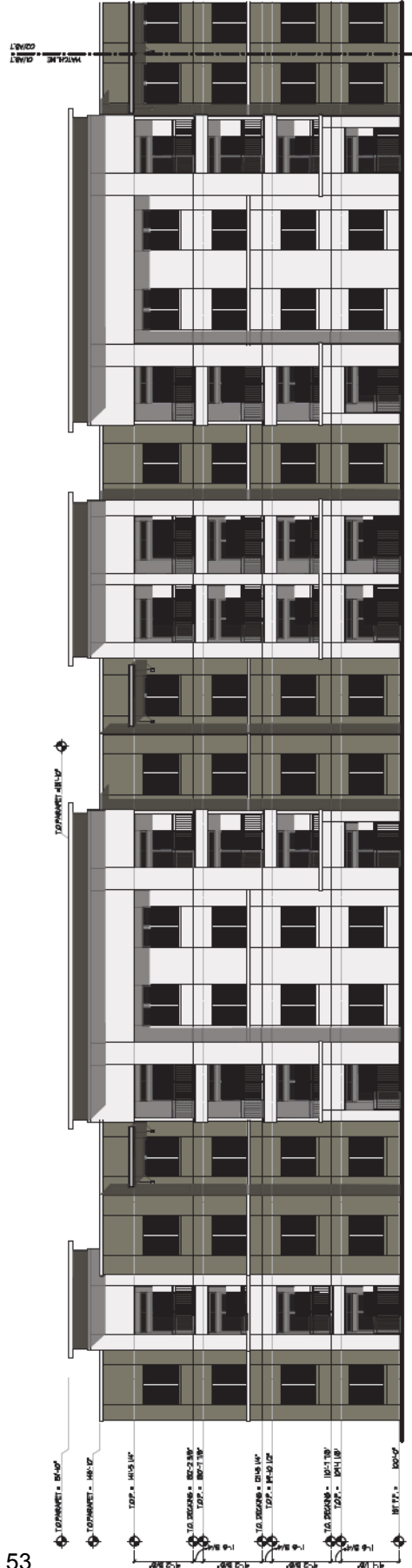


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Sheet Number:
A3.7
 ELEVATIONS



02 NORTH ELEVATION
 BUILDING II
 SCALE: 1/8"=1'-0"



01 NORTH ELEVATION
 BUILDING I
 SCALE: 1/8"=1'-0"



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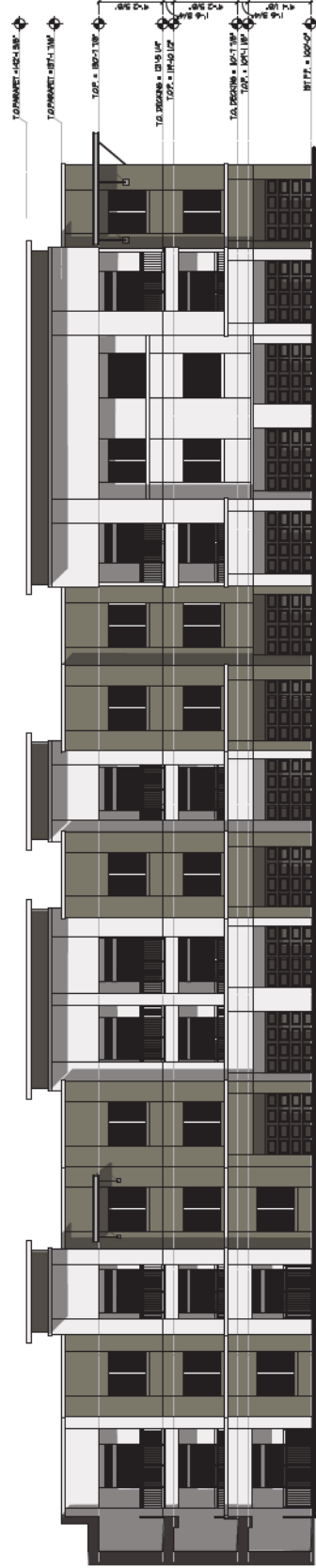


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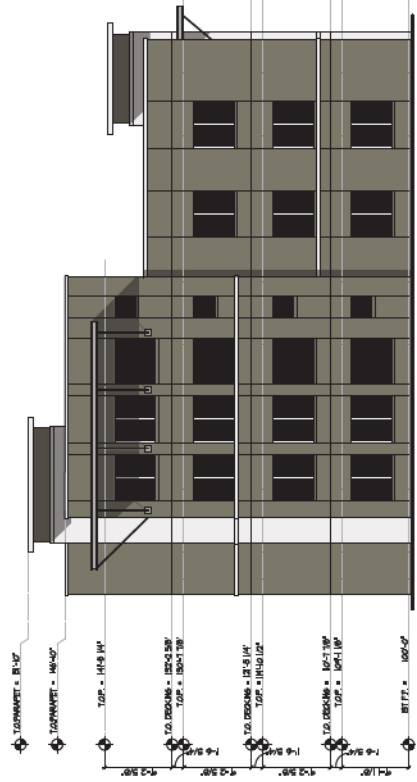


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Sheet Number:
A3.8
 ELEVATIONS



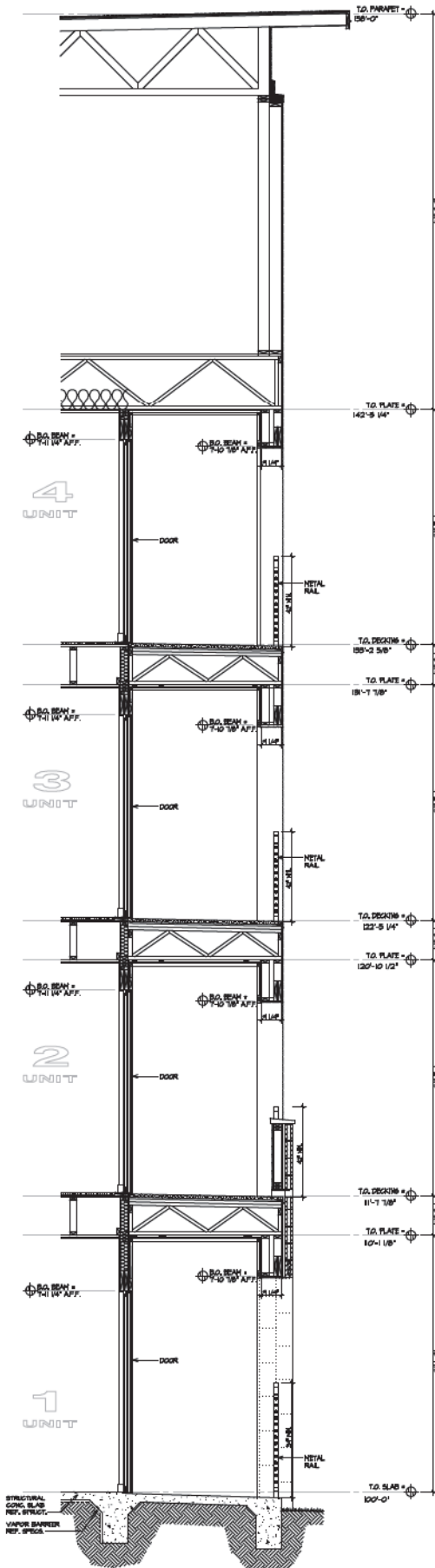
02 WEST ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



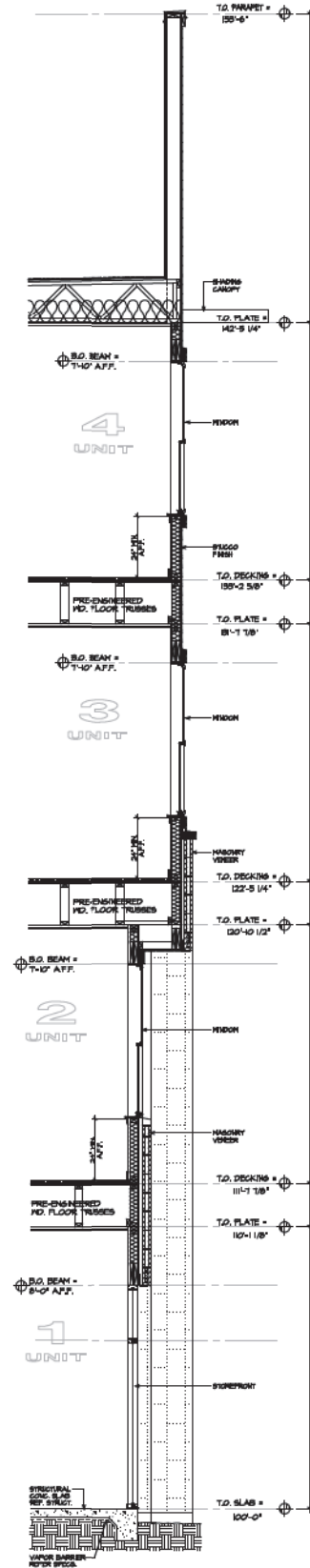
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 BUILDING 2
 SCALE: 1/8"=1'-0"



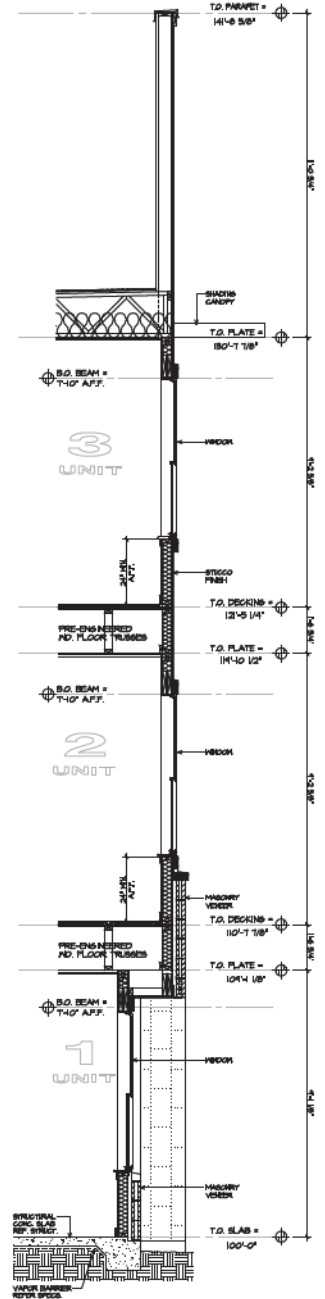
03 NORTH ELEVATION
 BUILDING 3
 SCALE: 1/8"=1'-0"



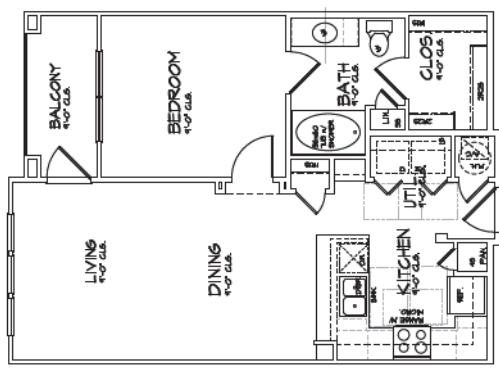
C TYPICAL SECTION AT BALCONY
SCALE: 1/2" = 1'-0"



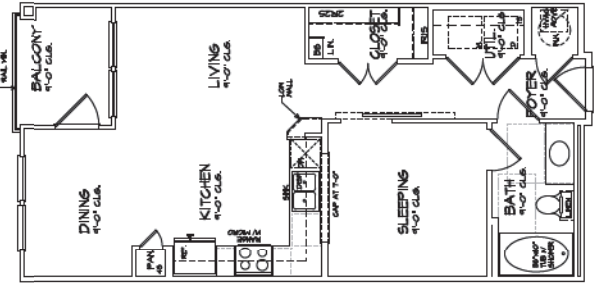
B TYPICAL SECTION AT UNIT
SCALE: 1/2" = 1'-0"



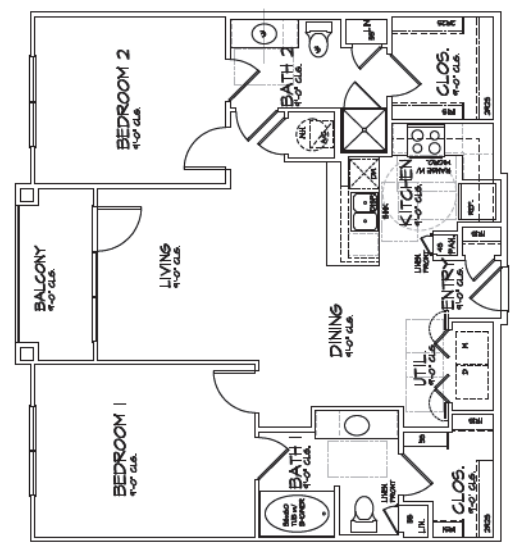
A TYPICAL SECTION AT UNIT
SCALE: 1/2" = 1'-0"



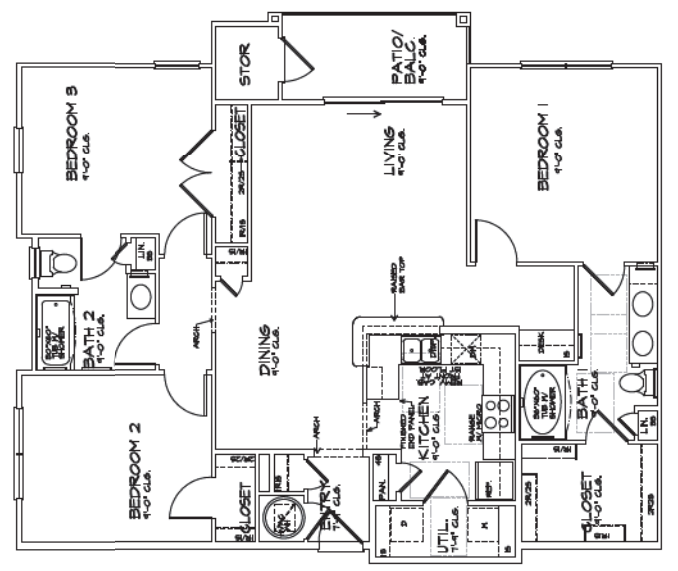
02 A1 UNIT



01 EFFICIENCY UNIT



03 B1 UNIT



04 3 BEDROOM UNIT

PLANT LEGEND

TREES	SIZE/SPECIFICATION	QTY.
<i>Pinus castanea</i> 'Parryana'	2 1/2" Cal. 4 1/2" x 4 1/2"	6
Purple Leaf Plum	Standard	25
Black Oaks	Double Stake SW	40
Shubert Oak	1 1/2" Cal. 4 1/2" x 2 1/2"	42
<i>Pinus chinensis</i> 'Hybrid'	1 1/2" Cal. 4 1/2" x 2 1/2"	12
Florida Citrus Mosquito	Double Stake	3
Sitka Spruce	2 1/2" Cal. 1 1/8" x 6 1/8"	33
Ulmus parvifolia	3 1/2" Cal. 1 1/8" x 7 1/8"	18
Chinese Elm	15 CM 24" Box	6
<i>Quercus macrocarpa</i>	1 1/2" Cal. 4 1/2" x 2 1/2"	7
Chinese Pistache	1 1/2" Cal. 4 1/2" x 2 1/2"	7
<i>Carolinum hybrid</i>	1 1/2" Cal. 1 1/8" x 6 1/8"	7
<i>Desmet Museum</i> 'Hybrid'	Double Stake	7
<i>Syngneis nemorosum</i>		
Quercus		
<i>Phytolacca</i>		
Dark Red		
<i>Aquilegia</i>		
Malaga		

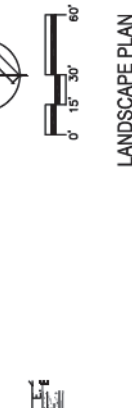
SHRUBS	SIZE	QTY.
<i>Diospyros</i>	5 Gal. In	7
Black Oaks	15 Gal. In	14
Orange Jubilee	15 Gal. In	9
Phoenix Redblaze?	5 Gal. In	213
Plym Dale Palm	5 Gal. In	74
<i>Leucophyllum</i> 'candida'	5 Gal. In	105
Thunderbolt Sage	5 Gal. In	120
Orange Blossom	5 Gal. In	9
Roseville Antiochiana	5 Gal. In	25
'Hilltop' Rust	5 Gal. In	133
<i>Ficus</i> 'cognata'	5 Gal. In	114
<i>Ficus</i> 'serrata'	5 Gal. In	210
<i>Aloe</i> 'Vera'	5 Gal. In	8
<i>Euphorbia</i> 'antisyriatica'	5 Gal. In	18

GROUNDCOVERS	SIZE	QTY.
Gold Mound Limonade	1 Gal. In	536
Connecticut concernum	1 Gal. In	977
Bush Morning Glory	1 Gal. In	97
<i>Rosemaria officinalis</i>	1 Gal. In	52
<i>Populopsis</i> 'indica'	1 Gal. In	1256
<i>Thymus</i> 'coccineus'	1 Gal. In	125
Seasonal annuals	4" Pots @ 8" O.C.	11200 S.F.
Ornamental vegetation	Soil	

VINES	SIZE	QTY.
<i>Sagittaria</i>	5 Gal. In	30
Sun Hips Red	4 1/2" Tube	

LANDSCAPE MATERIALS	SIZE	QTY.
Decomposed granite	3/4" Spread	74,585 S.F.
'Desert Gold'	2" Depth	895 L.F.
Concrete Header	6" x 6"	
Erosion		

LANDSCAPE SUMMARY	
RIGHT OF WAY	9,420 S.F.
ON SITE	54,905 S.F.
PARKING	10,280 S.F.
PROPOSED TURF	11,210 S.F.



LANDSCAPE PLAN

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