

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 11/12/2013  
Agenda Item: 2**

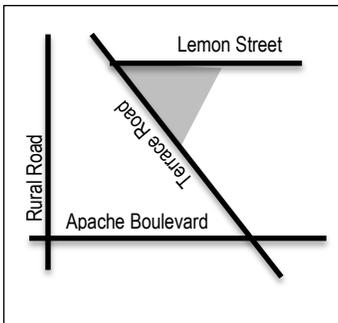
**ACTION:** Request for Development Plan Review consisting of a repaint for CAMPUS POINTE APARTMENTS located at 1115 E. Lemon Street. The applicant is Gould Evans.

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

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

**BACKGROUND INFORMATION:** CAMPUS POINTE APARTMENTS (PL130283) is an existing apartment community from 1970, located on the south east corner of Lemon Street and Terrace Road, east of Rural Road, north of Apache Boulevard. The request includes the following:

DPR13234 Development Plan Review including building elevations and landscape modification.



Property Owner	Mike Cook, Tempe Apartments 1, LLC.
Applicant	Krista Shepherd, Gould Evans
Current Zoning District	CSS Commercial Shopping & Service, R-4 Multi-family, TOD Corridor Overlay, Apache Boulevard Redevelopment Area
Gross/Net site area	3.934 acres
Total Building area	151,996 s.f. gross under roof including walkways (per applicant)
Lot Coverage	24% (60% maximum allowed)
Building Height	34ft (40 ft maximum allowed)
Building Setbacks	22' front, 37' west side, 74' east side (20' front minimum, 10' side minimum)
Landscape area	24% (25% minimum required)
Vehicle Parking	224 spaces (204 required)
Bicycle Parking	None provided

**ATTACHMENTS:** Development Project File

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

Department Director: Dave Nakagawara, Community Development Director  
 Legal review by: N/A  
 Prepared by: Diana Kaminski Senior Planner

## **COMMENTS:**

This site is located between University Drive and Apache Boulevard, east of Rural Road, on the south east corner of Lemon Street and Terrace Road, the property is zoned CSS, Commercial Shopping and Service and R-4 Multi-Family within the TOD Corridor Overlay District. The site is also within an archeologically sensitive area based on prior surveys of the area. The site has existing grandfathered density for multi-family residential for 29 dwelling units per acre, but was previously altered to increase the density to 41 dwelling units per acre. The history of the site is provided for reference. Community Development Staff is working with the new owner to address previous conditions inherited with their purchase of the property.

The property owner wishes to update the property for a contemporary look for rebranding and marketing the property. The investments to the site would be phased, starting with ongoing and immediate building safety modifications to individual units and amenities. The first phase of aesthetic improvements, this request to the Development Review Commission, is to repaint the entire building and upgrade the leasing office with a new metal canopy. The second phase would be lighting and other safety modifications as recommended by the Police staff; these changes will be reviewed and approved administratively. The third phase will be upgrades to the landscape on site, to provide required street and landscape trees along with interior site landscape modifications. Landscape improvements were proposed for staff review and administrative approval; however, at the request of the Commission they have been incorporated into this Development Plan Review for consideration with the paint modification, since the proposed color palette is inspired by and coordinated with the landscape.

Existing uses on the site include: multi-family residential apartments. This request includes the following: Development Plan Review which includes: an existing 1970 four-story apartment building repaint on 3.94 net acres. The applicant is requesting the Development Review Commission take action on the requested paint modification for the site.

## **PUBLIC INPUT**

- Neighborhood meeting is not required
- One resident spoke at the October 22<sup>nd</sup> hearing, expressing the need to make improvements to the property due to the history of disrepair, current conditions and highly visible location along light rail and as an entry point to the neighborhood.

## **PROJECT ANALYSIS**

### **DEVELOPMENT PLAN REVIEW**

The proposed paint palette is inspired and coordinated with the landscape plan, which includes Palo Verdes, Casacalotes, Sissoos, Red Pistaches and other plants reflective of the brighter colors within the palette, set against a neutral updated grey background. The applicant has provided a letter of explanation for the design concept, and renderings to show what the property would look like once completed.

### **Building Elevations**

A new leasing office located in the center of the apartment community would be opened up with windows for greater visibility into the complex and a shade canopy over the entrance. The primary building colors would be shades of grey, accented with chartreuse and vermilion on designated surfaces of the structures. The green is proposed to wrap the balconies in an intermittent pattern of green and grey that changes with the sunlight throughout the day and creates a pattern of movement that varies when passed in the light rail. The building would take on slightly different appearances depending on the angle viewed. The corner of Lemon and Terrace has a large wall proposed for potential future artwork, the details of which would be determined through a staff level review and approval. The overall design intent is to update the site to a more contemporary color palette reflective of the diverse architecture of the Apache Boulevard Redevelopment Area; which hosts a blend of old and new styles and a variety of bright colors. The following addresses within the area have bright colors associated with the design:

- 909 S. Terrace Cholla Apartments – ASU apartments with maroon and gold shade covers over windows, and beige building
- 1100 E Lemon Regency Apartments – Grey sand blasted block, light celery green doors and combinations of robins

egg blue, teal and sea foam green across the street.

- 1122 E Lemon George Inn – teal green entrance and railings with off-white building
- 922 E Apache The Vue – grey and orange
- 1333 S Rural Road Four Points by Sheraton –light yellow, pale peach and salmon
- 1010 E Lemon was approved for the same grey and a very similar green and red; this project has not yet been built.

## Landscape

The proposed landscape plan is phased in sections for implementation. The Central plaza area would have Chinese Red Pistache and Caesalpinia Cacalaco trees that pick up the vibrant green and bright red of the building paint palette. The leasing office would be shaded by Sisoo and have a combination of smaller accent plants also in the vibrant green range, with Ocotillo as a sculptural accent, that blossoms with bright red flame-like flowers. The street perimeter would have new Sonoran Desert Museum Palo Verde providing shade along the public sidewalks, and seasonal changes from bright green to yellow when in bloom. The xeriscape plants along Lemon Street and Terrace Avenue would include a combination of low flowering ground covers and sculptural hesperaloes. The pool area would have a more tropical appearance with bamboo and palm trees. The combination of oasis style plants, sculptural accents and xeric plants celebrate the paint colors proposed for the building. The lot to the east, a part of the development, will maintain existing parking and replace the basketball court with more contemporary recreational uses such as volleyball, bocce and horse shoes. The site does not have retention, and changes to the site do not require changes to storm water retention, however the proposed site modifications will remove portions of asphalt and provide more retention opportunities within the landscape areas proposed, thus improving the stormwater retention conditions on site. The site is not required to comply with current zoning and development standards; but would be required to meet standards from the 1970 time of development. This would have required 1 street tree per 25 linear feet; the new standard is 1 tree per 30 linear feet. They are meeting the current street tree requirement. The former code required 15 gallon trees, the current code requires 1 ½” caliper tree trunks. They will be meeting the former code requirement, due to the volume of trees required for the site, and that this is not a new building, but a remodel of an existing site. Specific trees will be larger in size, to provide variety, shade and highlight specific areas to the site immediately. The street trees are located in a very narrow planting strip, and will be more likely to survive and flourish if planted at the smaller size in this narrow area, allowing roots to establish to prevent wind damage. The existing refuse containers are on concrete pads that are not screened from public view. Staff has discussed this with the applicant, to encourage a design solution that would minimize the appearance of these trash containers, without creating hiding places with 6’ CMU walls, that become safety issues. Again, screening is not required within the scope of work, but is recommended in some design solution for an improvement of the site. The recommended solution was 18” tall screen planter walls

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

1. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* the existing buildings date to the 1970s, with little change to the materials or form of the structure. Existing building elements will be highlighted through the use of color. Similar concepts using neutral colors with accents of bright hues have been implemented in many of the existing buildings within the area. Uses of reds, oranges and greens are a new trend in building colors in the area.
2. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* The existing buildings meet setbacks for the CSS and R-4 zoning districts, and are appropriately scaled to the surrounding area. Landscape elements are missing, and will be added by condition to a second phase of the remodeling efforts.
3. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;* The use of a bright chartreuse color along the railings varies, creating a pattern of movement that breaks up the long horizontal metal bands with vertical stripes resembling a Fibonacci series but in a more random paint pattern. The leasing office and stairwells are accented with bright vermilion red to draw the eye into the complex.

4. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; the use of color adds interest to the site that will be complimented with new landscape materials reflecting similar coloration in the leaf and flower colors.*
5. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the existing apartment community benefits from easy access to both light rail and orbit, and will increase bike use by encouraging secured bike parking on site.*
6. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the parking lot is an existing condition, a driveway on the north side will be removed, and efforts made to enhance the pedestrian connections to the apartments from the street frontages, with pathways and lighting and shade.*
7. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the site is currently being reviewed for a security plan with the Tempe Police Department, and will have lighting modifications made to address lighting deficiencies. The landscape is also designed to minimize hiding places and promote visual surveillance of the area.*
8. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; parking areas will be shaded by the street front trees along Terrace, significantly enhancing the appearance of this long stretch of parking. The buildings are complimented by the proposed plants, which complement the accent colors.*

### **Conclusion**

Based on the information provided and the above analysis and public input from the last hearing, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions.

### **REASONS FOR APPROVAL:**

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site and the goals and objectives of neighborhood revitalization and reinvestment.
2. The proposed project meets the approval criteria for a Development Plan Review.

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

### **Site Plan**

1. 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.

### **Building Elevations**

2. The materials and colors are approved as presented on key provided:
  - Main building - Sherwin Williams Dorian Gray SW7017 (medium warm gray)
  - Main building – Sherwin Williams Repose Gray SW7015 (light warm gray)
  - Specified walls and railing details – Sherwin Williams Humorous Green SW6918 (chartreuse)
  - Specified walls and metal canopies – Sherwin Williams Fireworks SW6867 (red)
 Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.

### **Lighting**

3. Submit a lighting plan for staff review by November 22, 2013, for review of compliance with requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise approved by staff.

## **Landscape**

4. 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.
5. Irrigation notes:
  - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
  - b. Locate valve controller in a vandal resistant housing.
  - c. Hardwire power source to controller (a receptacle connection is not allowed).
  - d. Controller valve wire conduit may be exposed if the controller remains in a mechanical yard.
  - e. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape on site or in these frontages for period of time that irrigation system is out of repair. Design irrigation so that existing plants on site or in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
6. 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.
7. 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.
8. River run rock or granite
9. 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.
10. 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**

11. Provide address sign 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.

## **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.

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

expiration of the building permit application will result in expiration of the development plan.

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

13273131 R-4 1.388 acres and CSS 1.595 acres in TOD corridor

13273133A R-4 .42 acres and CSS .531 acres in TOD corridor

Total acreage in 2010 is 3.934

August 29, 1969	Construction permit issued
August 27, 1970	Building Certificate of Occupancy for 128 units - Zoning R-4 and C-2 – built using R-4 zoning standards per Zoning Ordinance 405 Section 409 p. 33 B.1. Zoning Ordinance 405 defined density for multi-family residences shall be based on the net acreage remaining after required dedication of perimeter streets, alleys and right-of-ways. (p. 4) Density allowed for R-4 was in a chart 29 du/ac. The 4.45 acre site would have supported 129 units.
July 10, 1970	No Multi-family dwellings shall be permitted in this district by ordinance change; this project grandfathered in as legal non-conforming on C-2 portion of site.
November 12, 1970	Building Permit to alter an existing apartment to be used as a recreation room, remodel apartment adjacent to billiard room by cutting a doorway between 2 spaces.
September 13, 1972	Building inspection for complaint converting 2 bedroom units into one bedroom and efficiency apartments. Issued Stop Work and Notice to Comply to restore all units to original status.
November 27, 1972	Planning Commission denied request for zoning change from C-2 to R-4 for 1.5 acre parcel.
December 20, 1972	Notice to comply extended until 1/8/1973, the date of the Planning Commission meeting, provided an application for re-zoning is submitted on or before 12/26/1972.
December 26, 1972	Zoning application to rezone 2.5 acres from C-2 to R-4. At this time, the site was 4.45 acres, allowing 129 dwelling units. It is unclear what occurred after 1972, if .516 acres was sold off, or dedicated as right of way, however, the remaining site is 3.934 du/ac, which would allow 114 units. 129 Units would be grandfathered if the change in land size were for public dedications of property. If property were sold off, the existing units would be in violation of zoning density.
February 22, 1973	Tempe City Council denied the zoning change of 2.5 acres from C-2 to R-4 for the addition of 40 dwelling units.
March 9, 1973	Building permits to convert 105, 108, 121, 126, 127, 128, 205, 208, 209, 210, 211, 214, 221, 226, 228, 230, 304, 305, 309, 310, 311, 319, 321, 325, 326, 327, 328, 330, 332, 404, 408, 409, 421, 423, 426, 427, 428 and 430 back to original condition.
March 28, 1973	City received recorded Covenant to hold property as one parcel for the purposes of maintaining the allowable density on the site.
May 3, 1973	Letter from Building Director to City Attorney outlining issue: “As of April 27, 1973, the owner has re-converted all but twenty of the efficiency apartments back to their original status as two bedroom apartments. On the remaining twenty efficiency units which are located in the R-4 District, the owner has filed plans for permits to make these units comply. These plans indicate that the twenty additional units, when corrected, will comply with all requirements including the Zoning Ordinance.” Building director was seeking legal advice on next steps in handling the case. Property record card refers to “see letter in the Lemon Terrace File”.

- October 29, 1973      Units 101, 117, 120, 131, 132, 217, 220, 231, 232, 301, 302, 303, 317, 320, 401, 402, 414, 417, 420 and 432 have been converted. Total count: 20 efficiency, 44 one-bedroom, 83 two-bedroom, for a total of 147 units, parking required: 249.
- March 24, 2010      There are now 163 units on this property, taking the density up to 41 du/ac. The current Zoning and Development Code only allows 25 du/ac, this site is grandfathered at 29 du/ac, but is currently built and operating at 41 du/ac.
- Parking requirements for 405:  
                                 1.5 spaces per studio, efficiency or one bedroom  
                                 1.6 spaces per 2 bedroom  
                                 .1 spaces per unit for guest parking
- 163 units (36 of which are studios and 62 units are one-bedrooms and 65 2-bedrooms) would require 267 under the 405 code, however, today only 204 required under TOD.
- June 8, 2013      Property ownership changed, new owners seeking to upgrade existing building with new paint and landscape to rebrand and market the existing building.
- October 22, 2013      Development Review Commission heard a request for a building repaint for the existing site. The Commission continued the request for the paint modification, to provide time to complete the landscape plan to be heard as part of the Development Plan Review. The second hearing was set for November 12, 2013.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review



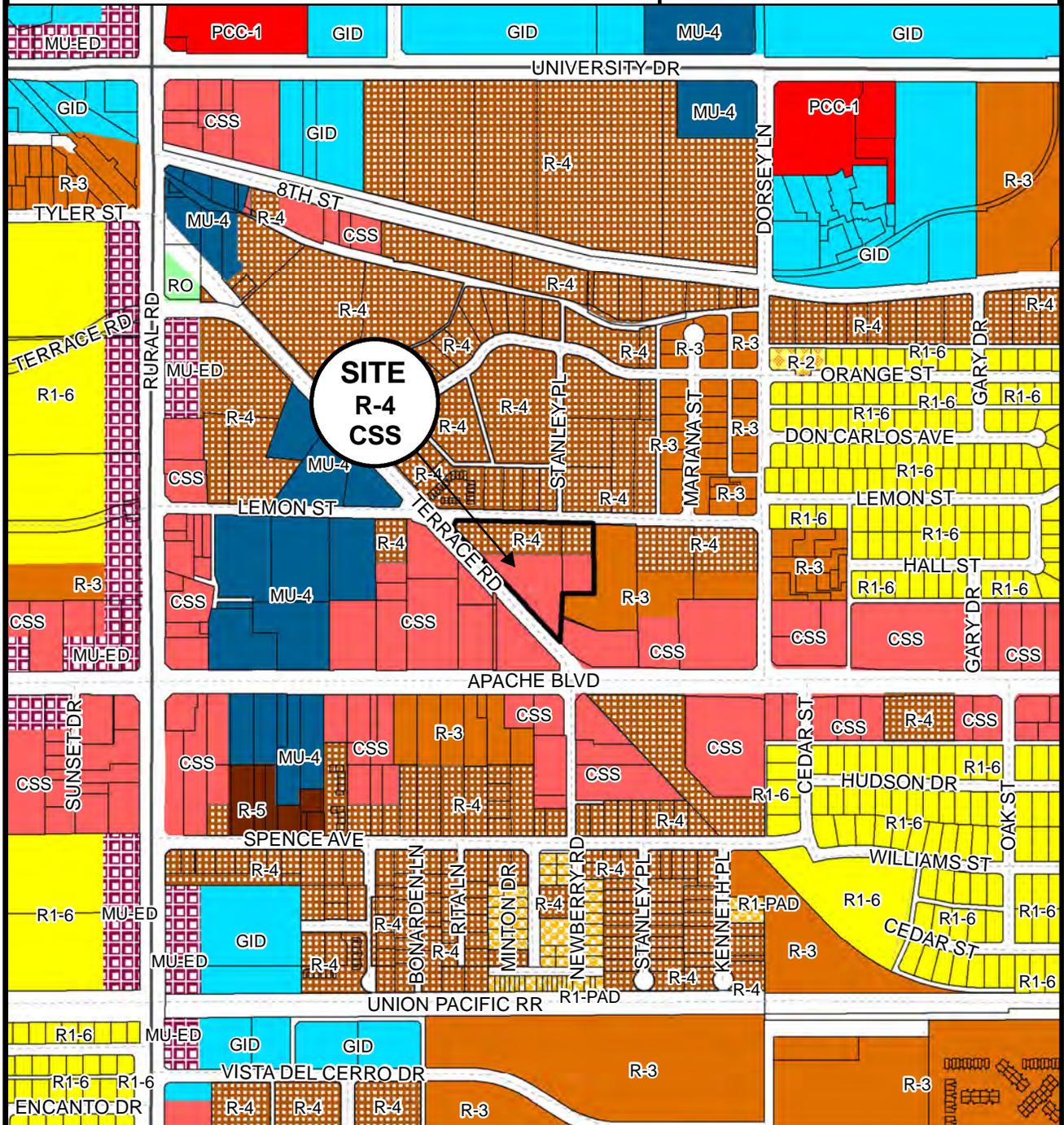
**DEVELOPMENT PROJECT FILE**  
for  
Campus Pointe

**ATTACHMENTS:**

1. Location Map
2. Aerial Photo
- 3-9. Letter of Explanation
- 10-18. Plans
- 19-21. Landscape Plans

# CAMPUS POINTE APARTMENTS

PL130283



Location Map



**CAMPUS POINTE APARTMENTS (PL130283)**

September 17, 2013\_ Revised on September 23, 2013\_Revised on October 18, 2013\_ **October 29, 2013**

Ms. Diana Kaminski  
City of Tempe  
P.O. Box 5002  
Tempe, AZ 85280

Re: Campus Pointe, 1115 E. Lemon St, Tempe – RE-PAINT & EXTERIOR IMPROVEMENT SUBMITTAL

Dear Ms. Kaminski:

Thank you for your comments on our Re-Painting/Exterior Improvement Submittal for improvements for Campus Pointe Apartments. *Per the DRC Hearing on Oct. 22, 2013 and subsequent correspondence, we are updating our submittal to show:*

- *Additional elevations/colored renderings (all 3 sides of the building) as requested by the DRC.*
- *Neighborhood Context images that show the variety of vibrant colors used to clarify DRC questions.*
- *Images of Proposed Plantings with relevance to the proposed colors.*
- *Updated landscape plan with plant legend for administrative review. Phasing includes right-of-way plantings prioritized as Phase 1 as requested and Phases 1-4 to be completed in 1 year. An additional, Phase 5 for dumpster screening has been added to address existing pads at your request. Per our discussion, the pads will remain unchanged as an existing condition approved under previous review and 'porous screening with an ocotillo fence' will balance visual concerns with security concerns.*

The colors of the existing property (beige and pink) are shown on the existing photos on page 3. It is the intent of this submittal to demonstrate that the maintenance re-painting efforts should create a stronger alignment with the general palette of recently upgraded properties that utilize warm and cool grays with accent colors. We have also included the exterior improvements including landscape and a new entry canopy for your administrative review.

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### Context of recently renovated neighborhood properties:

At the intersection of Lemon Street and Terrace, Campus Pointe is located among many recent and on-going renovation projects focused on revitalizing vibrant living places (*images of the neighborhood are included to clarify DRC questions*). It is apparent the character of the neighborhood is changing with a direction toward the following principals:

1. Design solutions that work frugally to accent the best assets of the property.
2. Utilization of grays as base colors with accents of vibrant colors to create interest and variation and to highlight the best features of the existing property. Accent colors of the neighborhood include: greens, purples, magenta, and turquois to draw attention to doors, signage, windows, larger accent color walls and edges (soffits, door frames etc).
3. Landscape is being improved along Lemon Street to work with existing setbacks, sidewalks, curbs etc. Landscape improvements range from adding turf to accommodating needed on-site retention in some locations. Along Terrace, few projects are updating landscape as landscape zones have appeared to be reduced in support of the light rail improvements.

### Campus Pointe's Relationship to Context (neighborhood and its own history)

It is the intent of the renovations at Campus Pointe Apartments to define a re-branded and re-positioned image. For many years, the property has been "unloved" and it is the intent of the current owners to re-invigorate and re-invent the spirit of this place with a new curb appeal and creative and strategic upgrades throughout to appeal to the high expectations of market. The approach to the property is to have appeal to current and local lifestyles (outdoor yoga, social spaces and amenities) in an appropriate desert environment. The renovation of the site will include outdoor spaces that are comfortable and shaded that will invite the residents to once again occupy the outdoor spaces. This approach will build community and create greater passive security by increasing structured activities and promoting casual occupation of the site by its residents.

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The intent of the re-painting effort at Campus Pointe is to update the property to more closely respond to the current context and improvements that are underway seek to take the properties strongest assets and enhance them by creating a desirable living environment with refreshed landscape, places to sit, study and relax.

Campus Pointe is unique in the context of the neighborhood due to its:

- Position: At the apex of Terrace and Lemon Street with dominant street frontage to the moving light rail traffic.
- Scale: 4 stories cluster of buildings within a predominately 2 story neighborhood. The building massing of Campus Pointe is set back from the street edge and circled by parking while its neighbors have shorter setbacks with limited parking exposure to the street edge.
- Material palette: Painted masonry, and horizontal ribbons of steel decking guardrail are distinct features and present an opportunity for creative re-painting that responds specifically to the existing 'bones' of the property.
- Landscape: Existing palm trees along Lemon Street continue the sporadic rhythm of palms that line Lemon Street on other properties toward the west.

**Re-painting intent:**

The intent of the re-painting works with the existing features of the building, more closely align the property with the direction of the neighborhood (base color grays with accents), and creates a specific dynamic effect at the guardrail that responds to the position of the viewer and the sun. The western exposure is revealed to the light rail and the 'movement of the viewer' whether you traveling at the speed of light rail or riding by on a bike presents a unique context an opportunity for this existing building.

**Base Color descriptions: (Reference Exterior Base Paint Submittal Package)**

**Horizontal Ribbon Steel Deck Guardrails:** The base color is a light gray (Repose Gray) and intended to be a background color for a graphic composition of the accent color. The proposed concept is to paint varied edges of the steel decking that forms the guardrails. The existing feature presents a long expanse of similar material that lends itself to become a distinctive design feature with variation in paint. (See Accent Color Description below).

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**Residential wall:** The wall beyond the guardrail is a medium gray (Dorian Gray) with a darker gray door and frame (Attitude Gray). The intent is to allow the wall to recede and give greater depth to the existing elevation.

**Accent Color descriptions: (Reference Exterior Accent Paint Submittal Package)**

**Accent Color Walls:** At each of the residential buildings on the site, a tall accent wall exists. Consistent with the approach adopted on other neighboring properties, the end wall (north and south end walls of the residential buildings) are intended to be an accent color (Humorous Green) and work with the composition of desert landscape that compliments this color. This wall with its scale and position on the site relative to the street and light rail traffic presents an opportunity for future art.

**Animated detail in Color:** The profile of the existing decking on the guardrail, lends itself to become a pattern of color that changes based on the position of the viewer and the sun. By painting surfaces of the profile in a defined yet varied pattern, subtle variation in pattern can be created. The play of shade and shadow further richen the composition by naturally creating darker greens and lighter yellowish-greens in concert with the base color of gray. The base color is also changed based on the reflection of the accent color within the 'painted flutes'. This dynamic affect varies based on if the viewer is traveling south or north by the speed of travel as well as the angle of the sun. This approach is one that creates a varied graphic landscape along an otherwise relentless expanse of guardrail.

**Strategic Accents:** The color red color (Fireworks) is used as a minor complement to the gray and green play. It is used strategically to call attention to the front door, the social space in the center of the courtyard, and to connecting internal corridors that act as portals from the exterior facades to the interior courtyards. A hint of red is also used to highlight the stringers of the stairs and the nosing edges within the partially enclosed stair towers. This accent draws the eye to where dynamic activity exists, (movement on the stairs, activity zones, and entries).

**Accent Color relevance:** While the desert is commonly perceived as having an abundance of tans and browns, it is the variation in desert greens, yellows and reds that bring vibrancy and define the lushness of the desert. The selected accents (greens and red) work in concert with the landscape materials (Red Yucca, Ocotillo, Palo Verde, Slipper Plant, Pistacia trees) and work with the other vibrant colors already defined as accents in the neighborhood.

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**Humorous Green:** This green is a blend of greens and yellow found in Palo Verde trees. It complements the desert landscape and creates a fresh re-invention on a site with a previously deteriorating history in the neighborhood. Because of the complexity of the color, it changes with the dynamics of the sun and is a vibrant and sophisticated driver for a graphic composition on the facade. Muddy greens and avocado greens are also used in the neighborhood on adjacent properties; humorous green is distinguished from these greens to work with formal strength of this 4 story building, however, its color range works with the neighborhood.

**Fireworks:** This red is a rich color that works with the color of Pistacia trees planned in the courtyard, the tops of red yucca planned around the property. Red is also a natural complement to green in general and its vibrancy is used in a limited way to draw specific visual focus to areas of high activity and to draw patrons into the center of the site. It is also intended that the new canopy proposed on Lemon Street receive the Fireworks color as a focal point for the entry.

**Landscape Improvements:**

The existing landscape has been uncared for by previous owners and represent 'left overs' of a past approach utilizing non-indigenous materials. While some of the palms are mature, a desire to bring desert xeriscaping leads the approach for improvements. The landscape plan and phasing of the work takes into account the approach of improving places that residents will occupy as a priority to 'increase eyes on the street' in support of objectives to increase security. The landscape plan also provides for improvement along the public sidewalk. Phase included the following targets (reference L1 Landscape Site Plan for extents):

***Phase 1 Right of Way Improvements***

It is intended to rework the corner of Terrace and Lemon where the existing monument sign has been blocked by street and light rail improvements of recent years. New planting and a new site wall is intended at this corner. Along Lemon Street and Terrace Street, existing turf that is in poor condition will be removed and new trees, ground cover plantings and DG will be installed. Irrigation will be provided to support the growth of these plantings. ***Phase 1 will be completed by April 2014.***

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### *Phase 2 Building Entry + Internal Courtyard Landscape*

Phase 1 involves renovation and refresh of the places where residents live. The interior courtyards and front entry have the greatest potential to improve the living spaces for the residents and new landscape is intended to active spaces with shade and places to site and study. Pistacia trees are limitedly used and planned for the interior courtyard for their low maintenance; ability to provide high quality shade, and color that complements the painting of the building. Desert Trees along with additional plantings will improve the curb appeal at the front door, integrate with painting color concepts and the new entry canopy and coordinate with lighting locations. *Phase 2 is intended to be completed by June 2014.*

### *Phase 3 Building Perimeter Landscape*

Phase 2 includes improvement of general building perimeter landscape as a priority to capture stronger curb appeal, enhance the entrance – (Lemon street side), create landscape next to residential paths, and provide bike parking at key circulation points of the building. *Phase 2 is intended to be completed by August 2014.*

### *Phase 4 Eastern "Open space"*

To the east of the existing buildings, open space exists with additional parking. It is the intent of this phase to improve this area, remove patchy turf and dead trees, and create small scaled recreation (horse shoes, bocce ball or other) and provide a place for exercise for resident's pets. A pet sanitation station is planned to provide means for proper pet clean up. *Phase 4 will be completed by November 2014.*

### *Phase 5 Dumpster screening*

*Ocotillo Fencing and a planter wall with a max height of 18" is included to screen dumpsters from Lemon and Terrace as reviewed with the COT. Phase 5 has been added to be completed by March 2015.*

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We look forward to your review and ability to proceed with improvements on this property as soon as possible. Please feel free to call me with any questions or requests for additional information at 602.708.4588 (cell) or 602.650.7630 (desk). Thank you for your time and review of this request for approval.

Sincerely,

A handwritten signature in blue ink, appearing to read "K. Shepherd".

Krista Shepherd, NCARB, AIA, NCIDQ

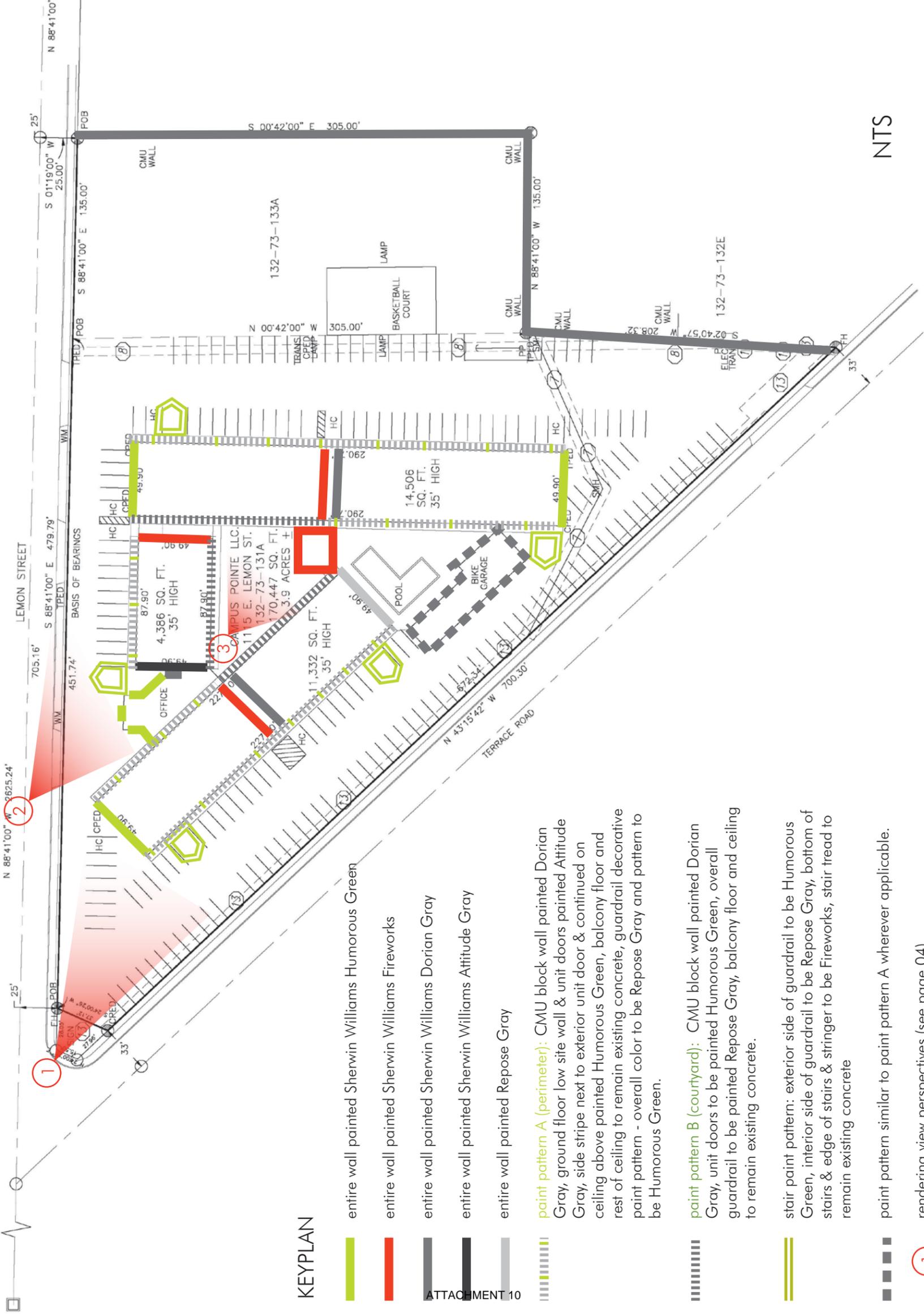
Principal

# Exterior Accent Paint Submittal

CAMPUS POINTE  
1115 E. LEMON ST.  
TEMPE, AZ 85281

gouldevans 10/29/2013

CONTACT: KRISTA SHEPHERD  
krista.shepherd@gouldevans.com  
602-650-7630



## KEYPLAN

- entire wall painted Sherwin Williams Humorous Green
- entire wall painted Sherwin Williams Fireworks
- entire wall painted Sherwin Williams Dorian Gray
- entire wall painted Sherwin Williams Attitude Gray
- entire wall painted Repose Gray

ATTACHMENT 10

**paint pattern A (perimeter):** CMU block wall painted Dorian Gray, ground floor low site wall & unit doors painted Attitude Gray, side stripe next to exterior unit door & continued on ceiling above painted Humorous Green, balcony floor and rest of ceiling to remain existing concrete, guardrail decorative paint pattern - overall color to be Repose Gray and pattern to be Humorous Green.

**paint pattern B (courtyard):** CMU block wall painted Dorian Gray, unit doors to be painted Humorous Green, overall guardrail to be painted Repose Gray, balcony floor and ceiling to remain existing concrete.

**stair paint pattern:** exterior side of guardrail to be Humorous Green, interior side of guardrail to be Repose Gray, bottom of stairs & edge of stairs & stringer to be Fireworks, stair tread to remain existing concrete

paint pattern similar to paint pattern A wherever applicable.

rendering view perspectives (see page 04)

NTS

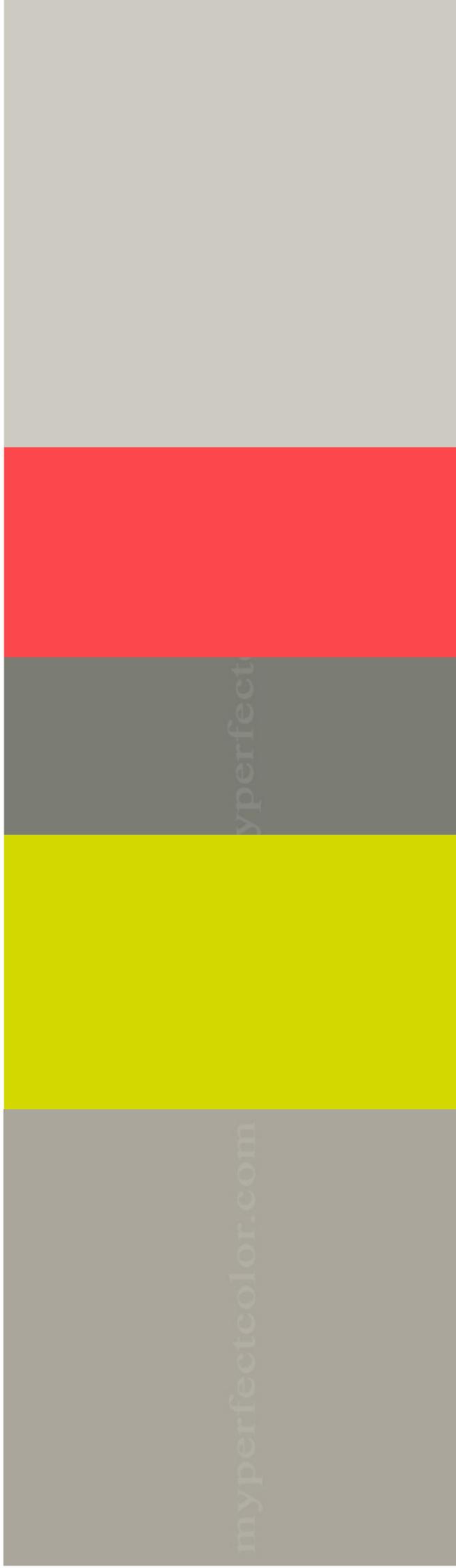
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Sherwin Williams  
Dorian Gray  
SW 7017

Sherwin Williams  
Humorous Green  
SW 6918

Sherwin Williams  
Attitude Gray  
SW 7060

Sherwin Williams  
Fireworks  
SW 6867

Sherwin Williams  
Repose Gray  
SW 7015

paint colors

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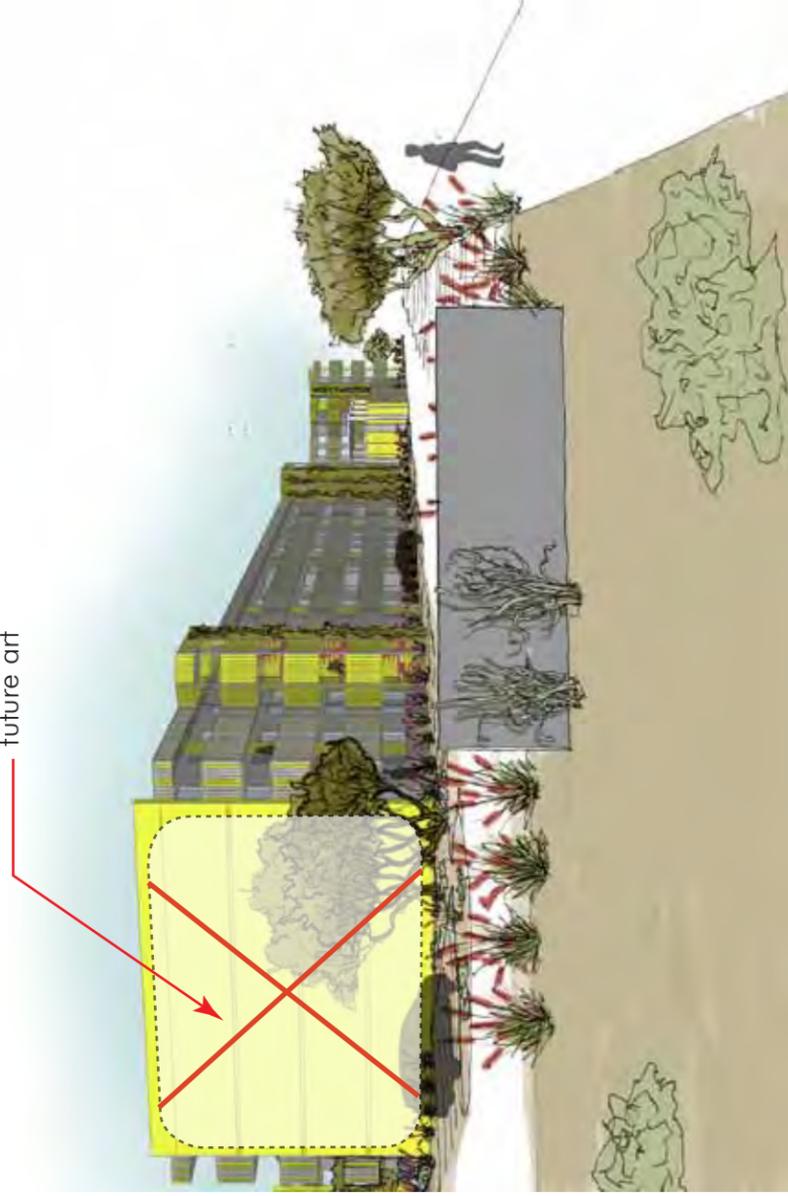
CONTACT: KRISTA SHEPHERD  
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602-650-7630

existing site photos

PAGE 03/09



future art



view from corner of Lemon and Terrace\*

ATTACHMENT 13

view of leasing office - future exterior canopy design to be Fireworks color - see sheet 06\*



# Exterior Accent Paint Submittal

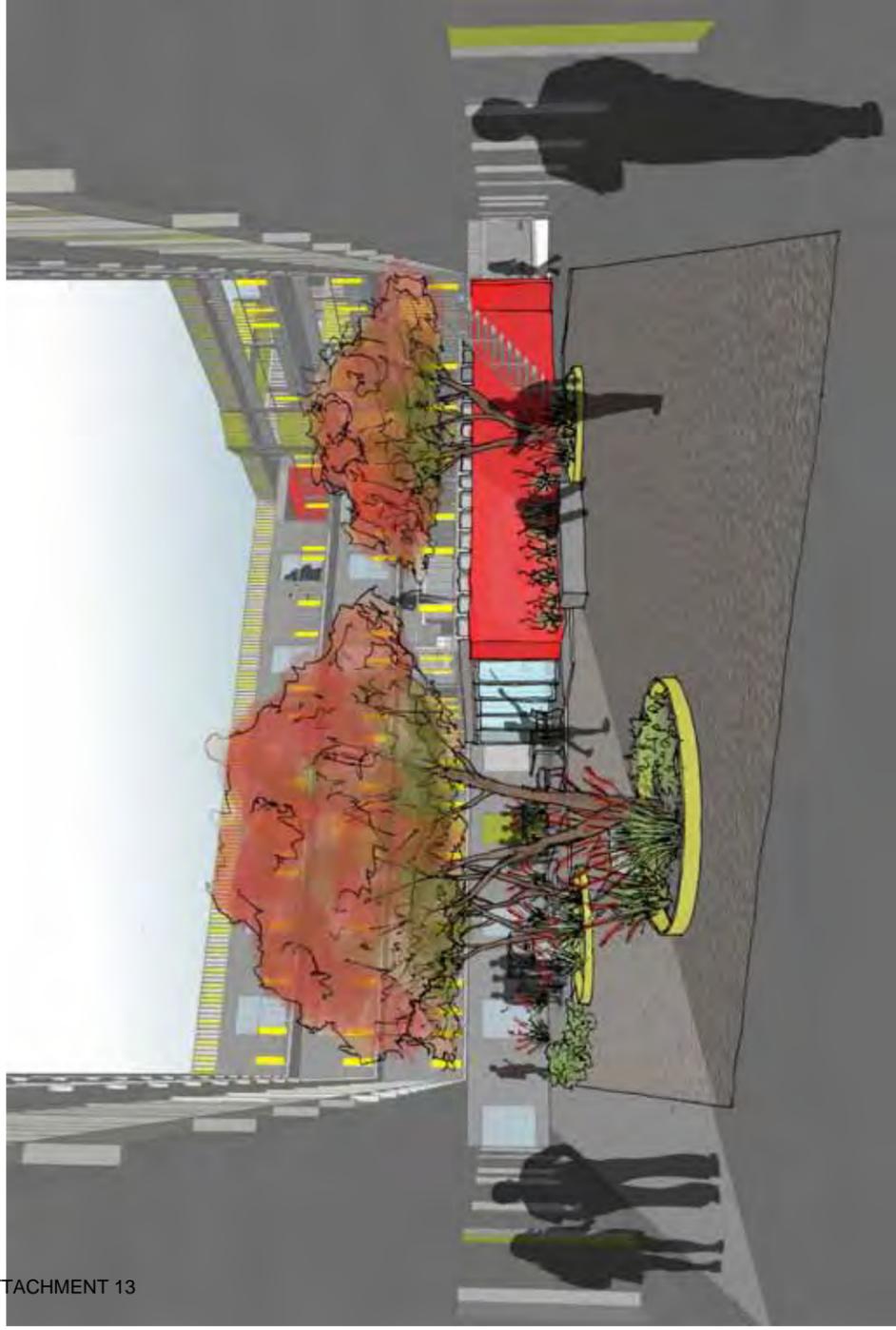
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\*for paint color reference only



view of courtyard\*

renderings

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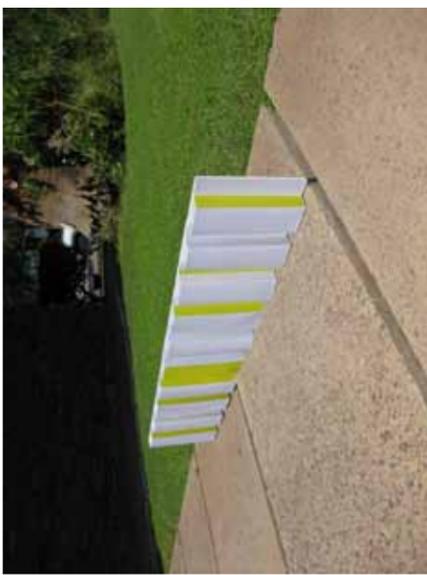
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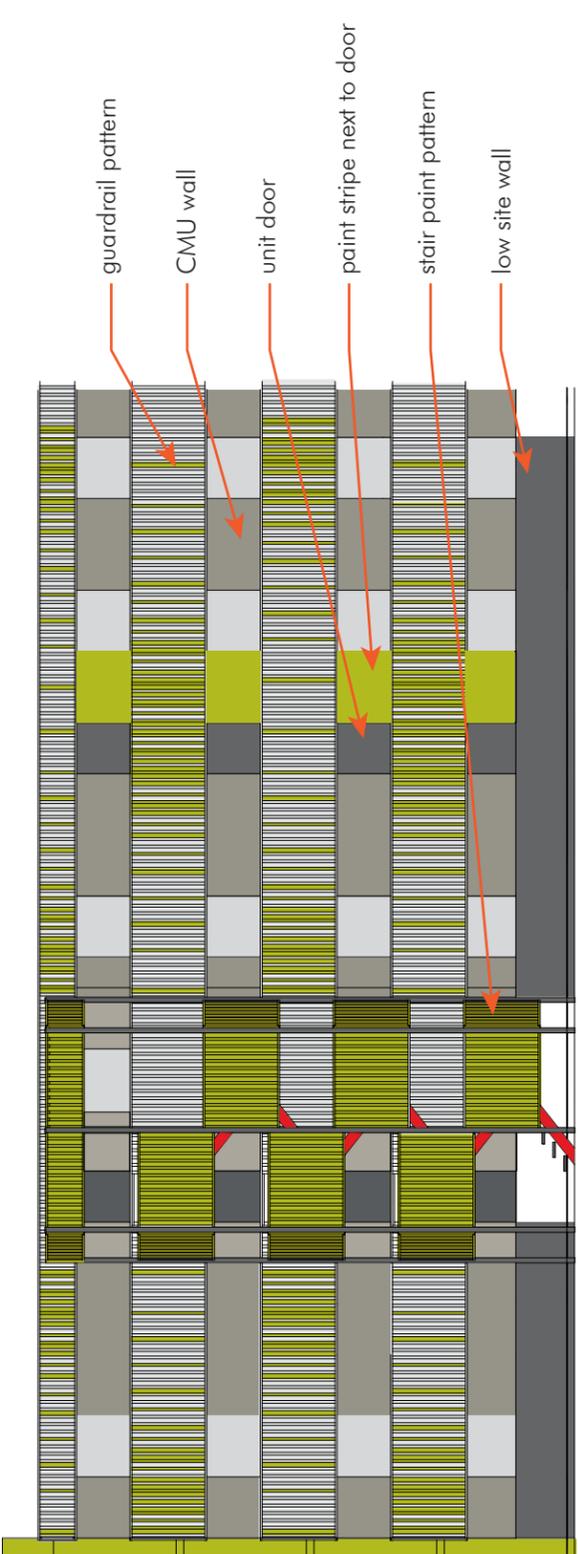
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details

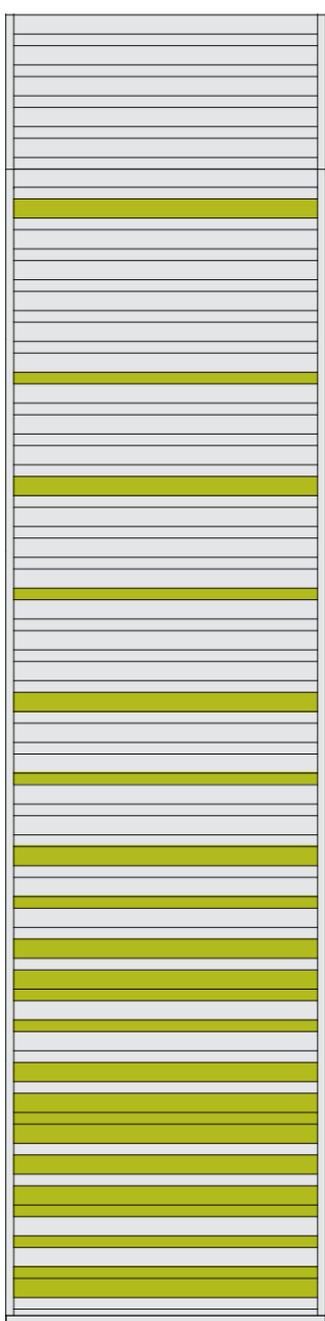
PAGE 05/09



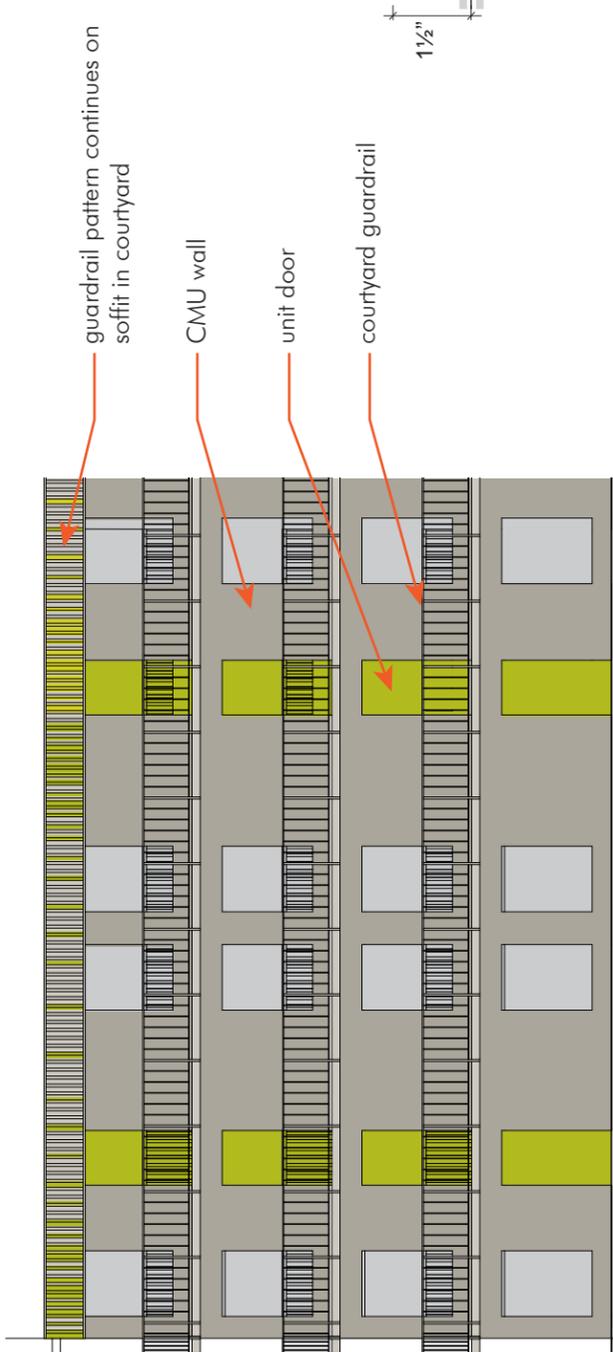
photos of guardrail mockup



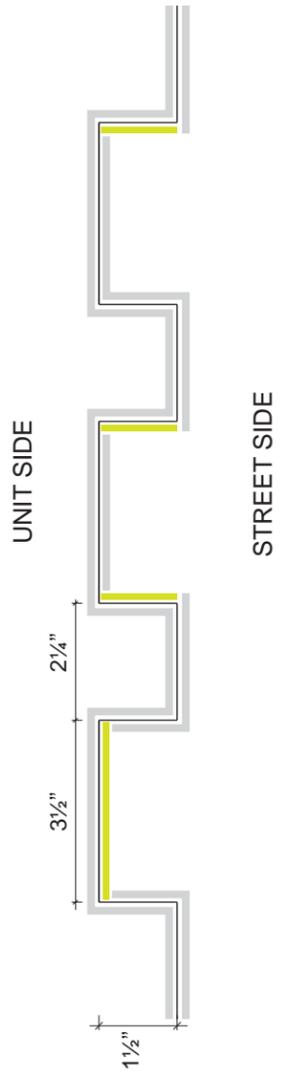
enlarged detail of paint pattern A (perimeter) and stair paint pattern



enlarged detail of guardrail paint pattern (part of paint pattern A)



enlarged detail of paint pattern B (courtyard)



enlarged plan detail of guardrail paint pattern (reference paint pattern A)

# Exterior Accent Paint Submittal

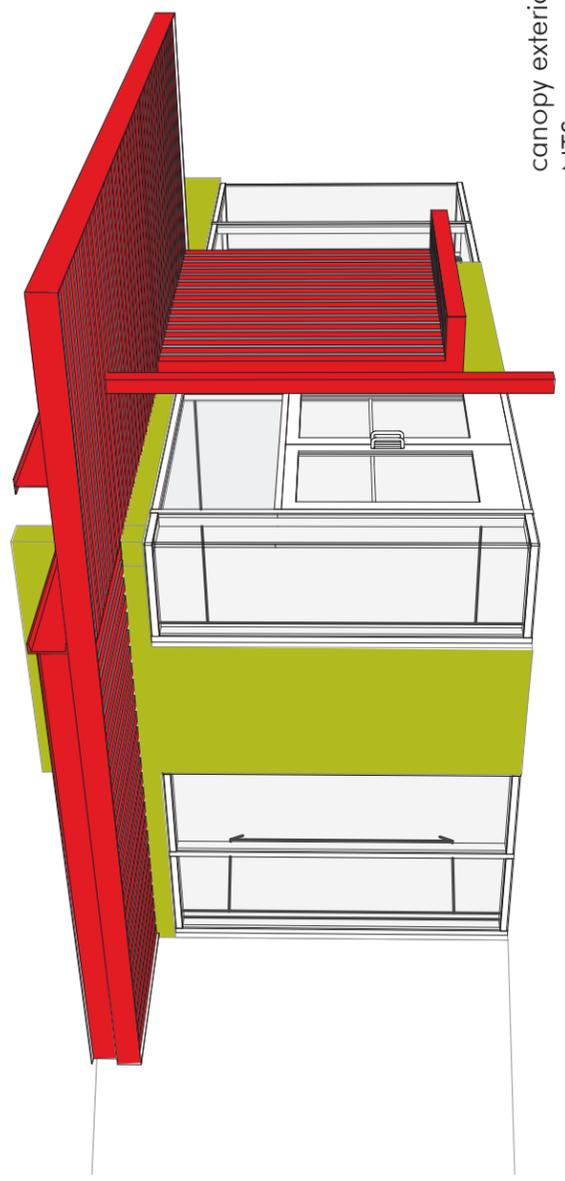
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canopy plan detail  
1/4" = 1'-0"



canopy exterior perspective  
NTS

# Exterior Accent Paint Submittal

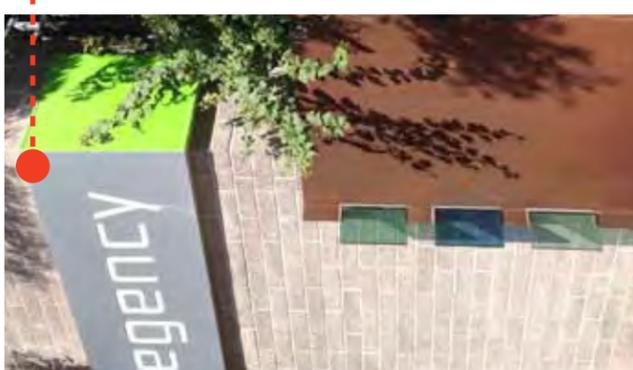
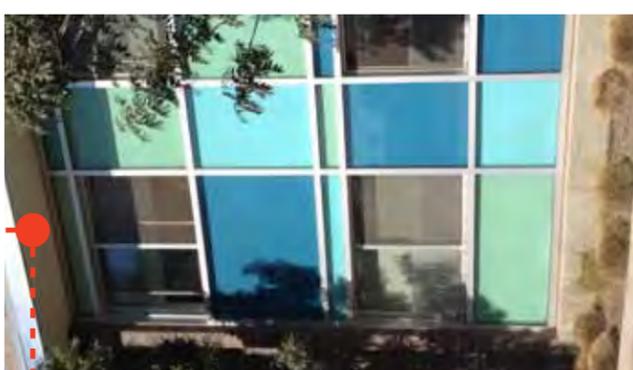
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neighborhood context

PAGE 07/09



# Exterior Accent Paint Submittal

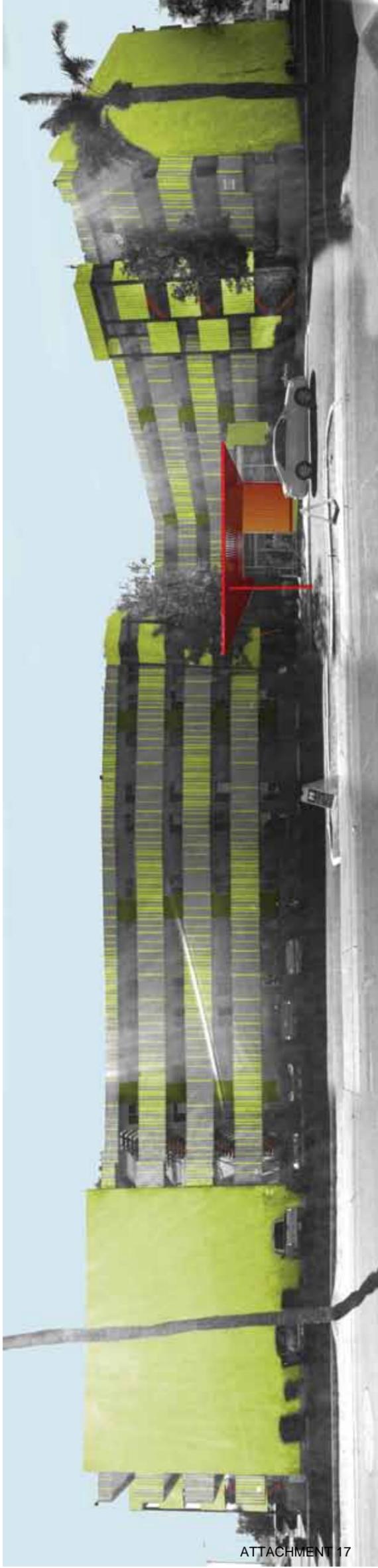
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elevations

PAGE 08/09



ATTACHMENT 17



# Exterior Accent Paint Submittal

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landscape + paint

PAGE 09/09

## trees



Sissoo



Red Push Pistache



Desert Museum Paloverde



Thornless Cascalote



## native/accnt

ATTACHMENT 18



Hybrid Fairy Duster



Ocotillo



Slipper Plant



Giant Hesperaloe



Hesperaloe Yellow Yucca



Agave Desmettiana



Bamboo green striped blowpipe



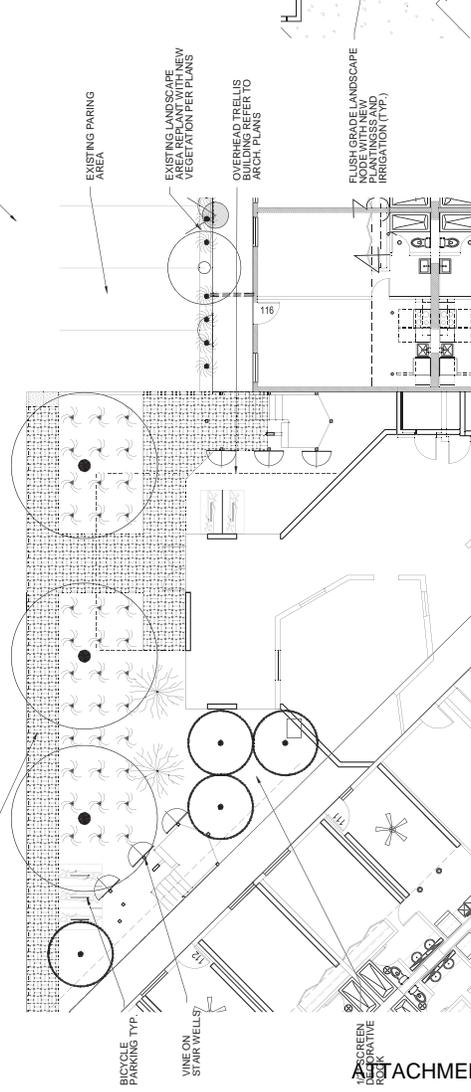
Totem pole cactus



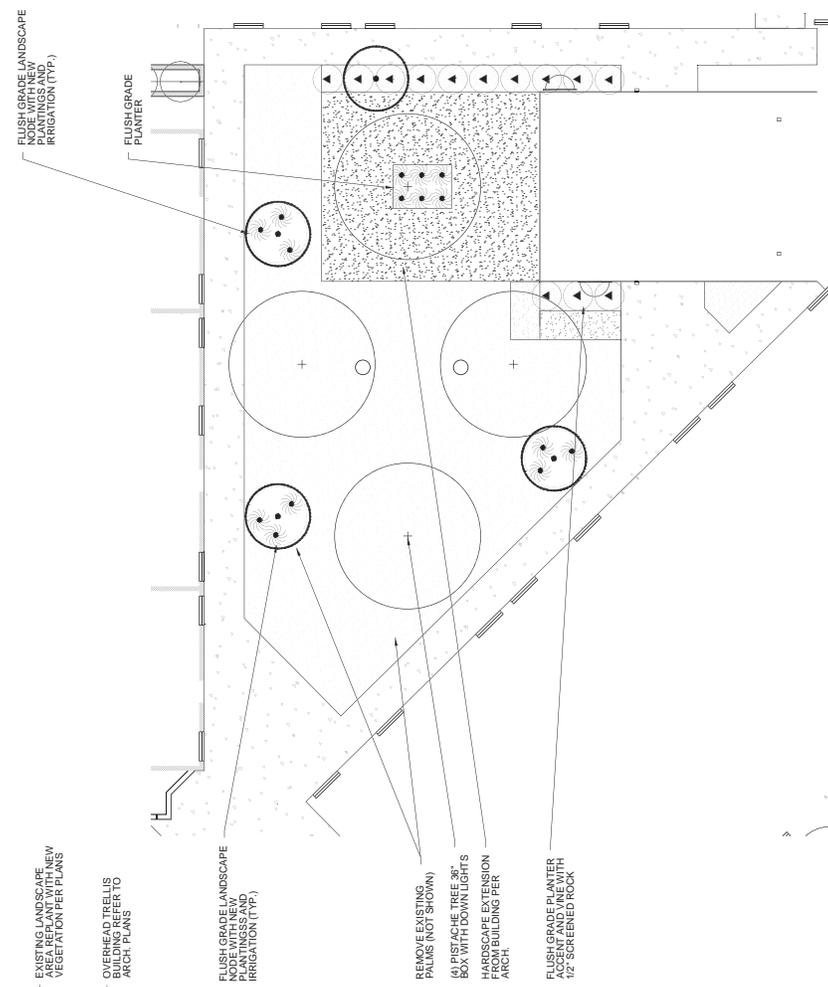


Chris Winters & Associates + ARC Studios  
 630 Avenue of the Stars, Suite 1000  
 Phoenix, Arizona 85004  
 Phone: (602) 955-8000  
 Email: info@chriswinters.com

LEMON STREET  
 EXISTING SIDEWALK (TYP.)  
 EXISTING PALM TO REMAIN (TYP.)  
 NEW PLANTINGS W/ 1/2" SCREENED DECORATIVE ROCK (TYP.)  
 EXISTING DRIVE  
 CONCRETE PAVEMENT GRAY/PEWTER  
 BICYCLE PARKING TYP.



HADSCAPE/ LANDSCAPE PLAN - LEASING OFFICE  
 SCALE 1/8" = 1'-0"



HADSCAPE/ LANDSCAPE PLAN - CENTRAL PLAZA AREA  
 SCALE 1/8" = 1'-0"

LANDSCAPE PLAN  
 SCALE 1/8" = 1'-0"  
 263-1100  
 18"

L2  
 2  
 3

**SUNDANCE**  
 SE Corner Terrace Road and Lemon Street  
 Phoenix, Arizona  
 Landscape Plan  
 Drawn: ERB  
 Checked: CW  
 Date: 10/29/13  
 Revisions:  
 CITY NUMBERS



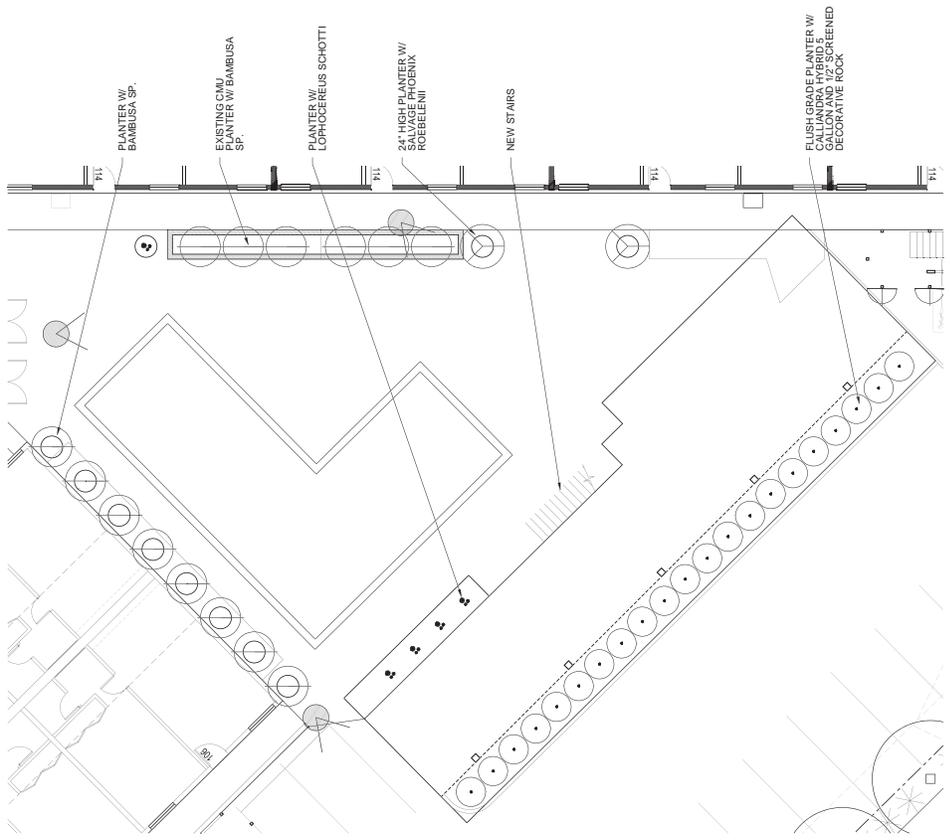
Chris Writers & Associates + ARC studios  
 landscape architecture (c) arc-studio  
 630 Lynn and Laverne, Phoenix Arizona 85004  
 phone: (602) 958-1100  
 email: info@chriswriters.com

**SUNDANCE**  
 Phoenix, Arizona  
 SE Corner Terrace Road and Lemon Street  
 Landscape Plan

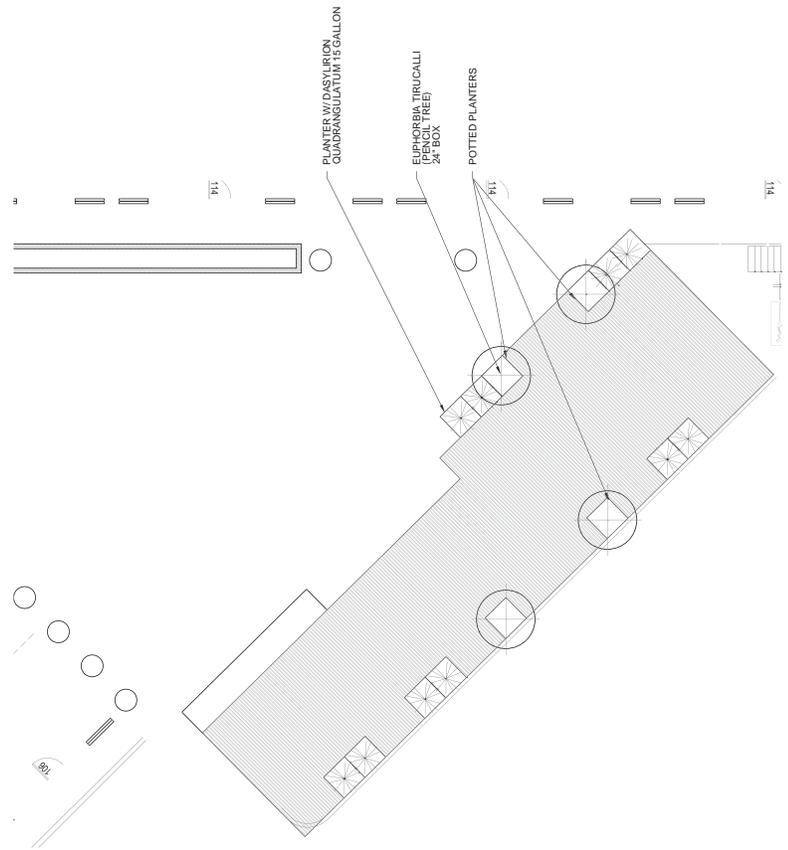
Drawn: ERB  
 Checked: CW  
 Date: 10/29/13  
 Revisions:

CITY NUMBERS

L3  
 3  
 3



1 HADSCAPE/ LANDSCAPE PLAN - POOL AREA - GROUND FLOOR  
 SCALE 1/8" = 1'-0"



2 HADSCAPE/ LANDSCAPE PLAN - POOL AREA - SECOND FLOOR  
 SCALE 1/8" = 1'-0"

LANDSCAPE PLAN

263-1100  
 12/31/2023