

**Minutes**  
**Apache Boulevard Project Area Committee**  
**November 5, 2007**

Minutes of the Apache Boulevard Project Area Committee meeting held on November 5, 2007, from 4:00 – 5:30 p.m., at the City of Tempe Police Substation, 1855 E. Apache Boulevard, Tempe, Arizona.

**Members Present:**

Phil Amorosi  
Jim Brewer  
Bob Stafford  
John Toliver  
Charles Buss  
Martin Godusi  
Jeff Hansen  
Pen Johnson  
Irving/Esther Kozinets  
Brian Martin  
Chris McKee  
Kevin Olsen  
Gretchen Reinhardt (Proxy)  
David Johnson (Proxy)

**Members Absent:**

Ed Andrews  
Don Hoots  
Pete DeMott  
Ray Devine

**City Staff:**

Heidi Graham – Community Development  
Mike Anaya – Community Development

**Other Staff:**

Dawn Coomer, LRT

**Guests Present (Presentation):**

Carla Kahn – METRO  
Ryan Snow – SSWJV  
Tim Becker – Nelson-Phoenix  
Jimmy Evans – Spence Townhomes

**Other Guests:**

Manjula Vaz, Gammage & Burnham  
Terrance Plas  
Jim Plunkard, Campus Acquisitions

Meeting convened at 4:08 P.M.  
Phil Amorosi called the meeting to order.

### **Agenda Item 1 - Consideration of Meeting Minutes**

October 8, 2007 Meeting Minutes – Approved

### **Agenda Item 2 – Announcements/Questions**

#### Phil Amorosi

- Apache Blvd got two write-ups “Crime Drops” and “Apache Blvd grows from Seedy to Chic” (Tribune Newspaper, Nov. 5, 2007).
- Development Review Commission will be reviewing Campus Suites on the Rail at 7:30 Tues, Nov. 17<sup>th</sup> at City Hall.

#### Heidi Graham

- A piece will be done about the history of Apache Blvd. by the Az. Rep. Editorial Board
- Station Area Planning Charette was complete – the draft will be coming soon for review.

### **Agenda Item 3 – Light Rail Update – Carla Kahn, METRO**

#### Carla Kahn

- Carla handed out literature (Notices on closures/rubberized asphalt)
- Price Rd. closed from Victory to Apache.

#### Ryan Snow

PowerPoint presentation on progress delivered.

#### Line Section 5, Milestones A, B, & C

- 3<sup>rd</sup> & Mill canopies being installed
- Vehicle on the track during ASU Homecoming
- University & Mill canopies are in.
- Steel set for Dorsey Station
- Striping completed at McClintock Intersection
- Punch list items completed
- Apache at post office station completed (foundations)
- 1 mile of track installed in one month period.

Milestone D

- Price Freeway station foundation completed

Milestone E & F

- Dobson Road – track placed
- Intersection at Dobson – corners are complete
- SRP completed Dobson work
- Sycamore Station construction underway

UPCOMING

- Grind and overlay from McClintock to the canal next two weeks
- Punch list items
- Milestone E & F – small restoration items, clean-up

**Agenda Item 4 – Development Update/Presentations**

**Tim Becker – Nelson-Phoenix, LLC – Campus Edge, 922 East Apache Boulevard**

- 10 stories vs. 8 originally proposed (Height was to be 98', 116' proposed now)
- Beds for approx. 400 students (100 units originally proposed, 116 units now)
- Parking: 198 spaces originally proposed, 243 spaces proposed now The courtyard area is centralized, and elevators are oversized
- Will have a “green” roof
- Plans have changed from owner-occupied to upscale student rental
- This change is a result of economics and timing
- Units designed to be converted to a for-sale product if economics are feasible in future
- Scheduled to open Aug. 2009
- Nelson-Phoenix will be joint-venturing with Campus Acquisitions, LLC

Motion was made by John Toliver to accept development as revised from original proposal, seconded by Irving Kozinets. Vote taken, motion passes (2 votes opposed).

**Jimmy Evans – Spence Townhomes – 931 E. Spence Avenue**

- 22-unit townhome development, 3 buildings total
- 2, 3 and 4 bedroom units – from 1,250 s.f. to 2,000 s.f.
- 6 ADA-compliant units with elevators
- Designed to be environmentally friendly and energy conscious
- Individual garages will face the interior of development
- Large amenity area to include “green screen” living wall for shade, pool, BBQ area
- There will be an HOA

Motion made by Bob Stafford to approve Spence Townhomes development as presented, seconded by John Toliver. Vote taken, motion passes.

**The Committee’s next meeting will be Monday, December 10<sup>th</sup>, 2007.  
The following meeting is scheduled for Monday, January 14, 2008.  
Meeting Adjourned at 5:47 p.m.**

**Prepared by Mike Anaya**

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**Authorized Signature  
Heidi Graham, Senior Planner**