

Staff Summary Report

City Council Meeting Date: 09/11/08

Agenda Item Number: 58

SUBJECT: This is the second public hearing for a Zoning Map Amendment and Planned Area Development Overlay for THE RETREAT AT 1000 APACHE located at 1000 East Apache Boulevard.

DOCUMENT NAME: 20080911dskko01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **THE RETREAT AT 1000 APACHE (PL080071)** (David Freeman, GNJ Properties LLC, owner; Len Erie, Leonard J. II and Susan M. Erie Trust, owner; City of Tempe, owner; Manjula Vaz, Gammage & Burnham, applicant) consisting of two five-story mixed use buildings, 67'-0" high, including 124 student housing units with apartment/amenity area of 162,629 s.f. and retail/restaurant area of 4,352 s.f., and one five-level parking garage, 52'-0" high, with area of 96,665 s.f., including one subterranean level. The site is 1.827 gross acres and is located at 1000 East Apache Boulevard in the CSS, Commercial Shopping and Service District. The request includes the following:

ZON08003 – (Ordinance No. 2008.30) Zoning Map Amendment from CSS, Commercial Shopping and Service District to MU-4 (PAD) (TOD), Mixed-Use High Density District with a Planned Area Development Overlay and within the Transportation Overlay District.

PAD08008 –Planned Area Development Overlay to establish development standards to allow a maximum density of 70 dwelling units per acre, maximum building height of 67'-0", minimum building setbacks of 0'-0" at front and side yards, minimum 7'-0" building setback at rear yard, maximum building lot coverage of sixty-four (64) percent, and minimum landscape lot coverage of nineteen (19) percent.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)

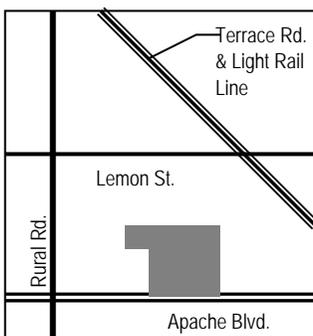
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989) 
Chris Anaradian, Development Services Department Manager (480-858-2204)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions
 Apache Boulevard Project Area Committee – Approval
 Tempe Apache Boulevard Association – Approval
 Development Review Commission -- Approval

ADDITIONAL INFO:



Gross / Net site area	1.827 acres / 1.801 acres
Total Building area	263,646 s.f. (livable, retail & garage)
Density	70 d.u./acre maximum (P.A.D. standard)
Lot Coverage	64 % maximum (P.A.D. standard)
Building Height	67'-0" maximum (P.A.D. standard)
Building setbacks	0'-0" front & side, 7'-0" rear (P.A.D. standard)
Landscape Coverage	19 % minimum (P.A.D. standard)
Vehicle Parking	287 spaces (281 minimum required, T.O.D. standard)
Bicycle Parking	138 spaces (136 minimum required)

- PAGES:**
1. List of Attachments
 - 2-4. Comments / Reasons for Approval
 5. Conditions of Approval
 6. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
- 1-2. Ordinance No. 2008.30
 - 3-5. Waiver of Rights and Remedies form
 6. Location Map
 7. Aerial Photo
 - 8-12. Letter of Explanation
 13. Project Data
 14. Parking Information
 15. Code and Zoning Information
 16. Building Square Footage Matrix
 17. Site Plan
 - 18-23. Floor plans (Underground Parking Level and Levels One through Five)
 24. Roof Plan
 25. Typical Dwelling Unit Plans
 - 26-28. Building Elevations
 29. Elevations and Sections Keynotes
 30. Building Sections
 - 31-32. Landscape Plan and Plant legend
 33. Landscape Sidewalk Shade Study on Apache (at Summer Solstice, 3:00pm)
 - 34-42. Photo Exhibit Location Key and Selected Site Photos
 - 43-51. Building Mass Seasonal Shade Study
 - 52-55. Applicant's Memorandum of Public Outreach Summary
 56. A.P.A.C. Meeting Minutes (Agenda Item 5), dated 3/10/2008
 - 57-58. T.A.B.A. Meeting Minutes, dated 5/14/2008
 59. Campus Edge Developer's 5/27/2008 Memorandum on the Retreat
 60. Planning Staff's 6/23/2008 Memorandum of Neighborhood Meeting Notes
 61. Street Color Presentation Perspective
 - 62-65. Color Presentation Elevations

COMMENTS:

This vacant site is located on the north side of Apache Boulevard a short distance from the Rural Road / Apache Boulevard intersection. Campus Edge, a mixed-use high rise housing development is under construction on the property to the west. The two-story Super 8 Motel is on Apache to the east and two story apartment buildings are across an alley to the north.

The project has developed from a seven story, three driveway layout to an efficient, single driveway that is aligned with the existing median break in Apache Boulevard. The five story building mass is pushed forward to Apache Boulevard to foster pedestrian oriented design as enumerated in the Transportation Overlay District standards. A five story freestanding residential building is placed in the northeast of the site. The overall building/site footprint is irregular, allowing meaningful ground level outdoor space on-site for vehicular and pedestrian circulation, amenities, and landscape. A parking garage is located in the northwestern site "panhandle" and is positioned to allow two on-site perimeter landscape buffers to west and north and at the same time take advantage of proposed, adjacent off-site landscape buffers to the west and south.

The property is within the Apache Boulevard Redevelopment Area but is not presently within an overlay district. The neighboring properties to the east, north and west are within the Transportation Overlay District Corridor. For this 1.80 net acre site, there are no existing entitlements that precede the July 29, 2008 Development Review Commission development plan review approval. The site is currently being used as a staging area for materials and vehicles associated with the construction of Campus Edge

The request includes a Zoning Map Amendment, which entails three components. The components are as follows:

- Transform the underlying district from Commercial Shopping and Service to Mixed-Use High Density.
- Provide a Planned Area Development Overlay for the Mixed use High Density District.
- Insert the site into the Transportation Overlay District Corridor.

For further processing, the applicant will need approval for a Subdivision Plat, to combine the five individual lots into one. A preliminary subdivision plat will be heard at Development Review Commission on September 11, 2008. On September 11 and September 18, City Council is scheduled to hear an abandonment of the portion of the alley that will be incorporated into this site.

Public Input

A seven story version of the Retreat, featuring housing above a parking podium, was presented to the Apache Boulevard Redevelopment Committee (A.P.A.C.) on March 10, 2008 and to the Tempe Apache Boulevard Association (T.A.B.A.) on March 12, 2008. A follow-up presentation of the present design concept for the Retreat was presented to T.A.B.A. on May 14, 2008. The applicant's notes of the meetings (the Summary of Neighborhood Outreach) and the minutes of the two organizations are included in the attachments to this report.

A required Neighborhood meeting was held on June 23, 2008 from 6:00 p.m. to 7:30 p.m. at the Apache Boulevard Police Substation located at 1855 East Apache Boulevard. The applicant's notes of the meeting are included in the Summary of Public Outreach attached to this report. Planning staff notes of the meeting are also attached.

PROJECT ANALYSIS

Zoning Amendment

The proposed change from Commercial Shopping and Service to Mixed-Use High Density conforms to General Plan 2030. The General Plan projected land use of mixed-use occurs continuously on both sides of Apache Boulevard between Rural Road and the Price Road/Pima Freeway. The proposed maximum density of 70 dwelling units per acre is in line with the General Plan projected residential density of greater than 25 dwelling units per acre. The density request is appropriate considering the density of the property to the west (Campus Edge: 87 dwelling units per acre) and reflects the response of developers to the demand for housing by neighboring A.S.U. and to the general trend of urbanization in central Tempe. The Mixed-Use High Density District requires a Planned Area Development Overlay, which will be discussed in the following section.

The request to opt into the Transportation Overlay District follows the desire to make use of a pedestrian oriented vehicle parking standard, allows use of on-street parking as part of the retail parking count and allows waiver of building step-back adjacent to a

multi-family residential district. These standards are available for projects within the T.O.D. Corridor in exchange for a project that embraces pedestrian oriented design. The site is south and west of the light rail transit line on Terrace Road and Apache Boulevard and is bracketed by properties in the T.O.D. Corridor. The properties to the north and east were included in the original T.O.D. boundary while the property to the west (Campus Edge) has been inserted into the T.O.D. Corridor as part of its entitlement process.

Section 6-304 (C) (2) Approval criteria for Zoning Map amendment:

- The zoning amendment is in the public interest due to the re-use of a vacant property for the purpose of alleviating housing demand and providing a subsidiary retail component.
- The zoning amendment facilitates implementation of General Plan 2030 in providing a mixed-use, high residential density development in an area defined for mixed-use and high density by the Projected Land Use and Projected Density Maps.

Planned Area Development

The following table indicates the Planned Area Development Overlay standards proposed for the Retreat in comparison with the standards for the existing Commercial Shopping and Service District. P.A.D. standards for density, height, setbacks, lot coverage and landscape coverage that are established for the Mixed-Use High Density District are highlighted in bold text.

Building & Site Standard	CSS (existing)	MU-4 (PAD) (TOD) (proposed)
Density (dwelling units per acre)	20 DU/AC with use permit	70 DU/AC
Building Height & Step-Back Maximum height Building Height Step-Back Adjacent to Multi-Family District	35'-0" No	67'-0" No (T.O.D.)
Building / Lot Coverage Standard Maximum Lot Coverage	50 %	64 %
Landscape Standard Minimum Lot Landscape Area	15 %	19 %
Setback Standards Front Yard (south) Side Yard (east, west and south) Rear Yard (north)	0'-0" 0'-0" 10'-0"	0'-0" 0'-0" 7'-0"
Existing and Proposed Surface Parking Setback	20'-0"	20'-0"

The proposed density of 70 dwelling units per acre reflects the projected high density on both sides of Apache Boulevard between Dorsey Lane and Rural Road as established in General Plan 2030. The proposed building height of 67'-0", which contains five stories, provides a transition between the height of Campus Edge (116'-0") and the existing two story hotel and apartments to the east and north (approximately 25'-0"). A building step-back adjacent to Multi-Family District of 1'-0" step-back for every 1'-0" of height above 30'-0" does not apply in the Commercial Shopping and Services District and similarly is not required for sites within the Transportation Overlay District (a Multi-Family District touches the site for a short distance along the western side of the north property line, adjacent to the 52'-0" high garage). The proposed lot coverage of 64 percent matches that established for Campus Edge. The proposed minimum landscape coverage of 19 percent is entirely on ground level and includes significant perimeter landscape buffer area as well as significant plant area throughout site in the open space between buildings. The 0'-0" front-yard setback reflects the "building-forward" criteria of pedestrian oriented design. The 0'-0" side-yard setback reflects the southern property line adjacent to the garage which is adjacent to a landscape buffer area proposed on the Campus Edge site. The other side yards to east and west, as well as the 7'-0" rear yard to the north, have their own on-site landscape buffers. The east and west side yard setbacks will be maintained by condition of approval. A reduced setback will be allowed for lower level garage vent retaining walls by conditions of approval.

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

- Mixed-Use, consisting of residential with supporting retail, is an allowable land use defined in the Z.D.C. Part 3.
- The Retreat will conform to the development standards listed above as established in the P.A.D. Overlay for this site.
- The P.A.D. Overlay conforms to Transportation Overlay District provisions as defined in the Z.D.C. Part 5.

Conclusion

Based on the information provided by the applicant, the public input received and the analysis by staff, staff recommends approval of the requested Zoning Amendment including the Planned Area Development Overlay and the insertion in the Transportation Overlay District. This request meets the required criteria and will conform to the conditions of approval.

REASONS FOR APPROVAL:

1. The development meets the General Plan Projected Land Use (mixed-use) and Projected Residential Density (greater than 25 dwelling units per acre) for this site.
2. The development will conform to the standards listed above, as part of the Amended Planned Area Development Overlay. The P.A.D. Overlay process was specifically created to allow flexibility to establish development standards, including maximum residential density, building lot coverage, building height, building setbacks, and minimum landscape lot coverage in the context of a quality design which includes mitigation of the design impact of this development on its surroundings.
3. The development meets the pedestrian oriented design standards required for insertion in the Transportation Overlay District.
4. The development meets the approval criteria for a Zoning Map Amendment and Planned Area Development.
5. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

CONDITIONS OF APPROVAL:

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

ZON08003 and PAD08008 CONDITIONS

1. A building permit shall be obtained on or before September 11, 2010 or the property may revert to the previous zoning designation, subject to a formal public hearing.
2. The property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134 that may now or in the future exist, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, which shall be submitted to the Development Services Department no later than October 11, 2008, thirty calendar days after the date of approval, or the Zoning Map Amendment (including the insertion into the Transportation Overlay District and the Planned Area Development Overlay) shall be null and void.
3. The Planned Area Development Overlay for the Retreat shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
4. Maximum residential density shall not exceed seventy (70) dwelling units per acre.
5. Maximum building height, as measured from the top of curb adjacent to the center of the front-yard of the site, to the highest portion of the roof or parapet of the buildings shall not exceed 67'-0".
6. The increased height exception stipulated in ZDC Sec. 4-205(A) shall be waived for the buildings.
7. The minimum front yard and side yard setbacks shall be 0'-0". The minimum side yard setback of 0'-0" shall apply to the south side yard only. The minimum east and west side yard setbacks shall be no less than 7'-0", except garage ventilation retaining walls shall be no less than 4'-0".
8. The minimum rear setback shall be no less than 7'-0", except garage ventilation retaining walls shall be no less than 4'-0".
9. The maximum building lot coverage shall be no more than sixty-four (64) percent of net site area.
10. The minimum landscape lot coverage shall be no less than nineteen (19) percent of net site area.

HISTORY & FACTS:

- September 19, 1962: Building Permit issued for two-story office building located at 1000 East Apache Boulevard (APN # 132-73-117) in the C-2, General Commercial District. Final Inspection made for the construction on April 19, 1963. Parking for this project included a portion of the parcel at 948 East Apache Boulevard (APN # 132-73-116B). The smaller, land locked parcels north of 936 E Apache Boulevard (APN # 132-73-115B) and north of 948 E. Apache Boulevard (APN # 132-73-116A) have remained largely undeveloped from the 1960's to the present. An access easement was established linking these parcels to Apache Boulevard through the 948 East Apache Boulevard parcel.
- May 8, 2006: LandSource Tempe, an eighteen story mixed-use project featuring street front retail and including 104 residential and four live/work condominiums at 948 and 1000 East Apache Boulevard in the CSS District, was presented to the Apache Boulevard Project Area Committee. The proposal was favorably received by A.P.A.C.. This project subsequently grew to nineteen stories and 134 condominiums before being shelved by LandSource Holdings LLC in late 2006.
- December, 2007: Fire damage to existing office building at 1000 E. Apache Boulevard. Complaint initiated on December 27, 2007.
- March 10, 2008: The Retreat at 1000 Apache was presented to the Apache Boulevard Project Area Committee. The proposal was favorably received.
- March 17, 2008: Building Permit issued for demolition of existing fire-damaged building at 1000 E. Apache Boulevard.
- May 14, 2008: The Retreat at 1000 Apache was presented as a follow-up to the Tempe Apache Boulevard Association. The original presentation before T.A.B.A. was made on March 12, 2008. The follow-up proposal, which reflects the proposal before the Development Review Commission and City Council, as well as the original proposal, were both favorably received by T.A.B.A.
- June 23, 2008: The Retreat at 1000 Apache was presented at a neighborhood meeting at the Apache Boulevard Police Substation. A representative of Campus Edge, a proposed development immediately west of the Retreat, and two neighboring property owners were in attendance. The proposal, which is the same as that before the Development Review Commission and City Council, was favorably received by the attendees.
- July 29, 2008: The Development Review Commission approved the site plan, building elevations and landscape plan for the Retreat at 1000 Apache. Also regarding the Retreat, the Development Review Commission recommended approval to City Council a Zoning Map Amendment from CSS, Commercial Shopping and Service District to MU-4 (PAD) (TOD), Mixed-Use High Density District with a Planned Area Development Overlay and insertion within the Transportation Overlay District. The project is located at 1000 East Apache Boulevard.
- August 14, 2008: The City Council received an introduction and held a 1st Public Hearing for the Retreat at 1000 Apache for a Zoning Map Amendment from CSS, Commercial Shopping and Service District to MU-4 (PAD) (TOD), Mixed-Use High Density District with a Planned Area Development Overlay and insertion within the Transportation Overlay District.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-304, Zoning Map Amendment
Section 6-305, Planned Area Development (P.A.D.) Overlay District

ORDINANCE NO. 2008.30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by removing the below described property from the CSS, Commercial Shopping and Service District and designating it as MU-4 (PAD) (TOD) Mixed-Use High Density District with a Planned Area Development Overlay and within the Transportation Overlay District on 1.81 acres.

LEGAL DESCRIPTION

Parcel 1: The East 165 feet of the West 759 feet of the South 343 feet of the Southwest quarter of the Northwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County; Arizona: EXCEPT the South 50 feet thereof.

Parcel 2: The North 105 feet of the East 60 feet of the West 594 of the South 343 feet of the Southwest quarter of the Northwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County; Arizona: EXCEPT the North 8 feet thereof.

Parcel 3: The East 60 feet of the West 594 feet of the South 343 feet of the Southwest quarter of the Northwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County; Arizona: EXCEPT the South 50 feet thereof.

Parcel 4: The North 130 feet of the West 105 feet of the East 165 feet of the West 594 feet of the South 343 feet of the Southwest quarter of the Northwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County; Arizona.

An easement for ingress and egress 20 feet in width as created in Document No. 98-0510724, Records of Maricopa County, Arizona, described as follows:

Beginning at a point 20 feet West of the Southeast corner of the parcel of land described as the East 60 feet of the West 594 feet of the South 343 feet of the Southwest quarter of the Northwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except the South 50 feet thereof (the parcel);

Thence continuing North, parallel with the East line of the above described parcel, a distance of 236.50 feet to a point;

Thence West, parallel with the North line of the above described parcel, a distance of 40 feet to a point on the West line of the above described parcel;

Thence South, along the West line of the above described parcel, a distance of 20 feet to a point;

Thence East, parallel with the North line of the above described parcel, a distance of 20 feet to a point;

Thence South, parallel with the east line of the above described parcel, a distance of 216.50 feet to a point on the South line of the above described parcel;

Thence East, along the South line of the above described parcel, a distance of 20 feet to the point of beginning.

Parcel 5: The North 8.00 feet of the following described property: the North 105 feet of the East 60 feet of the West 594 feet of the South 343 feet of the Southwest quarter of the Northwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

TOTAL AREA IS 1.81GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of **Case ZON08003** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2008.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEN RECORDED RETURN TO:

City of Tempe
Development Services Dept
c/o Kevin O'Melia
31 East 5th Street
Tempe, Arizona 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 _____

_____(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. **PL080071** 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 INSERTION INTO T.O.D. OVERLAY
(Identify Action Requested)

for development of the following real property (Property):

- Parcel No. 1 : 132 - 73 – 117
- Parcel No. 2 : 132 - 73 – 116A
- Parcel No. 3 : 132 - 73 – 116B
- Parcel No. 4 : 132 - 73 – 115B
- Parcel No. 5 : Alley Dedication

LEGAL DESCRIPTION

Parcel 1: The East 165 feet of the West 759 feet of the South 343 feet of the Southwest quarter of the Northwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County; Arizona: EXCEPT the South 50 feet thereof.

Parcel 2: The North 105 feet of the East 60 feet of the West 594 of the South 343 feet of the Southwest quarter of the Northwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County; Arizona: EXCEPT the North 8 feet thereof.

Parcel 3: The East 60 feet of the West 594 feet of the South 343 feet of the Southwest quarter of the Northwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County; Arizona: EXCEPT the South 50 feet thereof.

Parcel 4: The North 130 feet of the West 105 feet of the East 165 feet of the West 594 feet of the South 343 feet of the Southwest quarter of the Northwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County; Arizona.

An easement for ingress and egress 20 feet in width as created in Document No. 98-0510724, Records of Maricopa County, Arizona, described as follows:

Beginning at a point 20 feet West of the Southeast corner of the parcel of land described as the East 60 feet of the West 594 feet of the South 343 feet of the Southwest quarter of the Northwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except the South 50 feet thereof (the parcel);

Thence continuing North, parallel with the East line of the above described parcel, a distance of 236.50 feet to a point;

Thence West, parallel with the North line of the above described parcel, a distance of 40 feet to a point on the West line of the above described parcel;

Thence South, along the West line of the above described parcel, a distance of 20 feet to a point;

Thence East, parallel with the North line of the above described parcel, a distance of 20 feet to a point;

Thence South, parallel with the east line of the above described parcel, a distance of 216.50 feet to a point on the South line of the above described parcel;

Thence East, along the South line of the above described parcel, a distance of 20 feet to the point of beginning.

Parcel 5: The North 8.00 feet of the following described property: the North 105 feet of the East 60 feet of the West 594 feet of the South 343 feet of the Southwest quarter of the Northwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist if the City approves the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this _____ day of _____, 2008.

(Signature of Owner)

(Printed Name)

(Signature of Owner)

(Printed Name)

State of Arizona)
) ss
County of _____)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2008, by

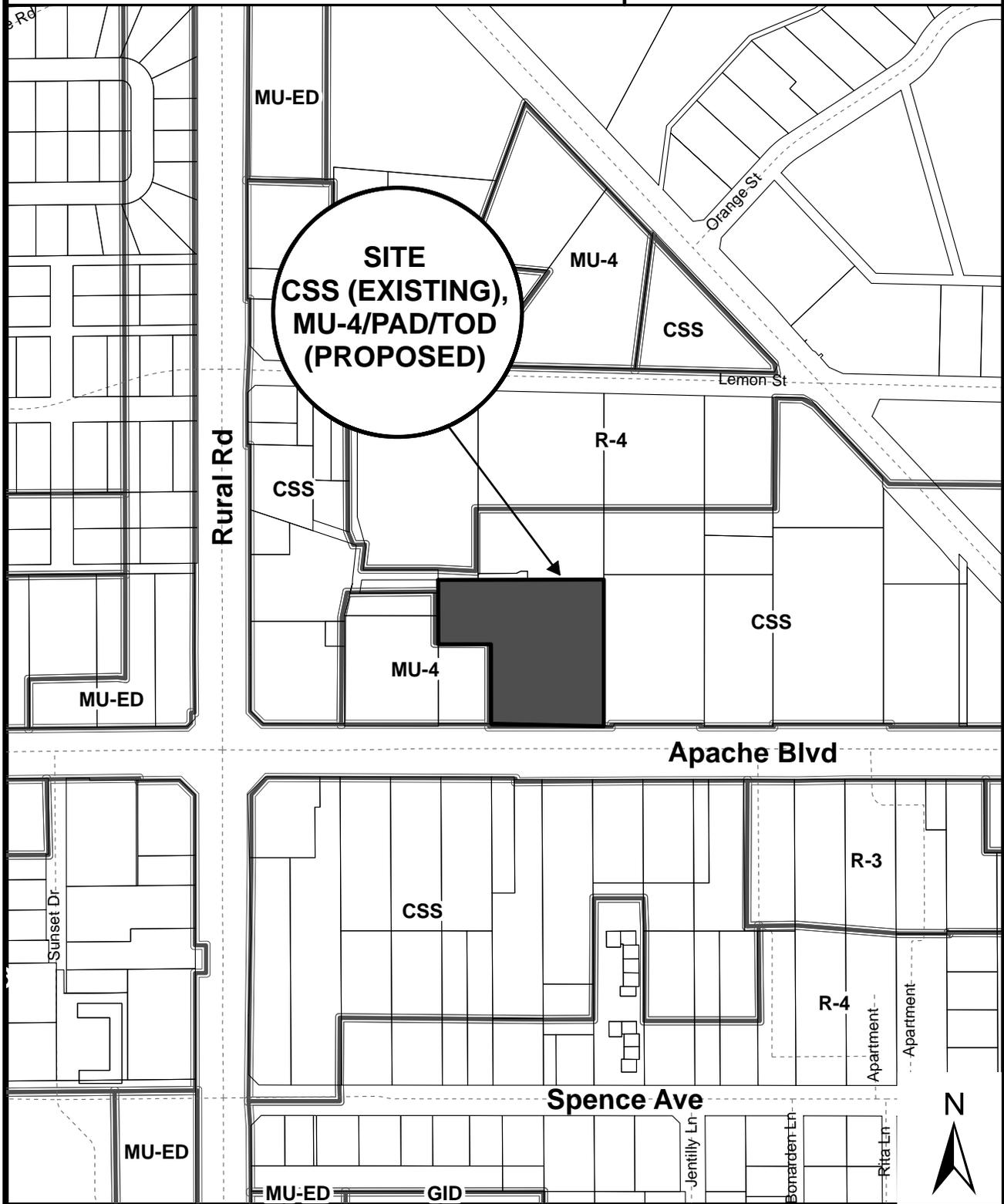
_____.

(Signature of Notary)

(Notary Stamp)

THE RETREAT AT 1000 APACHE

PL080071



Location Map



THE RETREAT AT 1000 APACHE (PL080071)

THE RETREAT

Applicant's Letter of Intent

Glenwood Student Communities (the "Applicant") is proposing to redevelop approximately 1.79 acres located approximately 475 feet east of the northeast corner of Apache Boulevard and Rural Road (the "Site"). Glenwood Student Communities ("Glenwood") is a nationally recognized property management company that specializes in the development and management of student housing and is the largest student housing property manager of student housing properties in Utah. Over the past two decades, Glenwood has managed over 3,400 student housing bedrooms including student housing developments with more than 1,100 beds.

Application

The Applicant is submitting a zoning amendment, planned area development (PAD) overlay amendment, and a development plan review (DPR) application as part of the Applicant's application for the redevelopment of the Site (the "Application"). Specifically, the zoning amendment request is to rezone the Site from the Commercial, Shopping and Service (CSS) District to the Mixed-Use, High Density (MU-4) District and to include the Site in the Transportation Overlay District (TOD). As part of the Application, we are also submitting a site plan and PAD application to create a vibrant mixed-use development that will enhance street activity on Apache Boulevard and add to the residential and retail mix of Tempe.

The Site is a prime opportunity for redevelopment given its proximity to two nearby light rail stations and Arizona State University (ASU). The Site's location also provides an opportunity to make a significant statement on Apache Boulevard leading up to the nearby future light rail line and station to the east with the introduction of a high-quality, mixed-use project representative of the ongoing private and public investment along Apache Boulevard.

The Site, which was formally used for an office building, is currently vacant. The Applicant proposes to develop a five-story (67 feet) mixed-use project consisting of 124 total modern student housing apartment units, 4,350 square feet of retail space, and a five-level parking garage, four levels above grade and one level below grade (the "Project"). The goal of the Project, which will be branded "The Retreat at 1000 Apache", is to promote a sustainable concept of living, working and recreating in one location and to serve as an asset to the future success of the surrounding neighborhood and nearby light rail line scheduled to open in December 2008.

PAD Development Standards

The Commercial, Shopping and Service (CSS) District allows a maximum residential density of 20 units per acre with a use permit and a maximum building height of 35 feet. This Application requests a maximum building height of 67 feet and a maximum residential density of 70 units per acre, which represents an increase of 32 additional feet of building height and 50 additional units per acre from the density and height allowed under the Site's current zoning, the CSS District. The increase in height and density will allow a high-quality residential/retail design that will

provide much needed viable long-term housing and commercial retail opportunities along Apache Boulevard.

Site Area

The Site is comprised of four parcels located approximately 475 feet east of the northeast corner of Apache Boulevard and Rural Road in Tempe, Arizona. The Site consists of approximately 1.79 net acres. The formal address is 1000 East Apache Boulevard, Tempe. A full legal description is included in the Application submittal.

Area Context

As indicated above, the Site is located along the north side of Apache Boulevard, just east of Rural Road. A 10-story (116 feet) mixed-use development consisting of apartments targeted to students and street level retail uses known as Campus Edge was recently approved by the City Council and is located adjacent to the west. A Taco Bell restaurant is located further to the west. Apartments and a Super 8 motel are located immediately to the north and east. The Four Points Sheraton and apartment complexes, including a student housing development known as Villas on Apache, are located across Apache Boulevard to the south. The Site is located within walking distance of the ASU Campus to the north and the future light rail transit stations to the east and north. The Applicant envisions that the Project will significantly enhance the area's urban environment and serve as a catalyst for future redevelopment opportunities along Apache Boulevard.

Planning Context

General Plan 2030

The land use and projected residential density for the Site by General Plan 2030 are Mixed-Use and High-Density (greater than 25 units per acre). According to General Plan 2030, the Mixed-Use category is designed to accommodate land use mixes with a mixture of residential and commercial uses. This category also encourages creatively designed developments that create a living environment which reflect a "village" concept where there is opportunity to live, work and recreate within one development or area. The Project will provide opportunities to live, work, and recreate in the same area. In fact, the Project is exactly the type of mixed-use, high-density project envisioned by General Plan 2030. The Applicant is proposing a high-density residential building with accompanying commercial retail opportunities located along the street which will energize Apache Boulevard and provide additional pedestrian activities for the Tempe community.

Apache Boulevard Redevelopment Plan

The Site is located in the Apache Boulevard Redevelopment Plan planning area. The mission of the Apache Boulevard Redevelopment Plan is to "encourage reinvestment in the Apache Boulevard area in order to build a more desirable neighborhood in which people will enjoy living and working." In specific relation to Apache Boulevard, the plan's mission is to "upgrade

commercial development by introducing viable long-term businesses and mixed-use projects.” The Project, located along Apache Boulevard, represents a substantial reinvestment in the area that will replace an antiquated commercial/office development with a viable mixed-use project that will help to foster an enjoyable living and working environment.

Current Zoning

The Site is currently zoned for Commercial, Shopping and Service (CSS) District uses. As referenced above, the CSS District allows a maximum residential density and maximum building height of 20 dwelling units per acre and 35 feet respectively. The CSS allowable density is not consistent with the density projected for the Site by General Plan 2030. The CSS allowable height and density are also inconsistent with the mission of the Apache Boulevard Redevelopment Plan, as the development standards are not conducive to the development of high-quality mixed-use developments which will provide needed viable long-term housing and commercial retail opportunities along Apache Boulevard. Therefore, the purpose of this Application is to rezone the Site to develop a project that is consistent with the vision and direction for Apache Boulevard. We are submitting a PAD to allow the Project to develop its own unique standards.

Project Description

The Site, which is currently underutilized and vacant, is strategically located to make a significant statement on Apache Boulevard leading up to the nearby future light rail line and station. The intent of this Application is to provide a unique opportunity to energize the Apache Boulevard street frontage and provide much needed additional modern, high-quality student housing opportunities. The expansion of ASU has placed continuous pressure on Tempe’s residential market. Disproportional parking demands and extraordinary occupancy levels have placed considerable strain on the fabric of the City, displacing residential uses to outlying areas and increasing vehicular traffic to the ASU Main Campus. Considering that the localized population nearly triples in size during peak enrollment, the transient nature of the student population is taxing on both residential and commercial markets. Due to the Site’s proximity to the ASU Campus and public transit routes, the Applicant strongly believes that the Project will appeal strongly to students.

The Application consists of the construction of two five-story (67-foot) buildings that will encompass 124 residential units (representing a density of 69.27 units per acre) and 4,350 square feet of commercial retail space, and a five-level parking garage. The mix of residential units includes one, two and four bedroom flat style apartment units. The proposed building height and density, while less than the height and density of the recently approved Campus Edge development, are generally consistent with the City’s vision for the provision of mixed uses along the light rail line. In addition, the proposed building form maintains a significant urban presence along Apache Boulevard with active uses lining the entire street frontage.

With the exception of a few units, residential units are located above street level commercial and lobby uses along Apache Boulevard, as well as ground-level office, lobby and amenity (e.g. pool, exercise room etc.) uses located within the interior of the Site. The parking garage and an



at-grade courtyard will serve as parking for the entire Site. The courtyard will not be visible from the street frontage. The parking garage will be hidden from the street level by the Project and the Campus Edge Development. Both the courtyard and parking garage are accessed from Apache Boulevard through an entry drive located approximately 45 feet east of the Site's west property line. Bicycle parking will also be provided on Site. A bike room will be provided within the parking garage for residents and a bike rack will be provided near the front of the Site for patrons and visitors.

With the completion of the nearby light rail stations on Apache Boulevard and Rural Road, Apache Boulevard will serve as a conduit for light rail passengers to the ASU Campus. Therefore, the ground level of the Site has been designed to energize pedestrian activities by providing a continuous frontage that includes commercial retail uses and a lobby. These street level uses, combined with the Project's dynamic contemporary architecture and the provision of ample landscaping, will successfully activate the Site's street frontage.

A multitude of common area amenities will be provided on the ground-level for residents use. The amenities include a pool area, exercise room, residential lounge and lobby, study room and technology room.

Project Design

The Project is a contemporary design that will fit well into the physical environment, create visual interest and provide a secure environment. The primary building materials, (CMU block, plaster, stucco, metal cladding and glass) accomplish the desired contemporary look. Varying the horizontal placement of building walls and the building height will provide visual interest and breakup the buildings' massing. In addition, varying horizontal placement of the building walls will create shadow lines on the façade that will offer their own detail. Additional detailing is accomplished by intersecting rectangular forms of various shapes within the buildings. Visual texture is added by providing metal cladding at vehicular and pedestrian ingress/egress locations along Apache, through the provision of awnings along the street frontage, which will also provide shade for pedestrian circulation, and the incorporation of block into the building facades. The provision of private exterior balconies will also add to the visual texture and provide visual interest. Meanwhile, the street-level of the building along Apache Boulevard, which consists primarily of glass will offer high-visibility along the street frontage and provide residents, patrons and visitors with a secure environment.

The Project is also designed to provide well lighted, accessible walkways with minimal conflict with vehicular circulation on the Site. The parking garage itself, connections between the garage and buildings, and connections between the Project and public right-of-way will be well lit to increase visibility. The provision of elevated walkways between the buildings and the parking garage will allow for easier and safer pedestrian and vehicle maneuvering.



Site Circulation and Parking

As referenced above, both residential and commercial parking will be accessed from Apache Boulevard via a driveway located approximately 45 feet east of the Site's west perimeter property line. The parking garage will serve the parking needs of the residents, while the parking needs of patrons and visitors will be primarily served by the at-grade courtyard. A limited number of parking spaces in the parking garage will also be available for use by patrons and visitors. The number of parking spaces provided is consistent with code requirements for multi-family residential and commercial uses located within the transportation overlay district (TOD).

Apache Boulevard Project Area Committee

The Applicant presented a previous design of Project to the Apache Boulevard Project Area Committee (APAC) for consideration on March 10, 2008. APAC recommended that the Project's original design consisting of a seven-story building height and multi-family residential and retail uses be approved.

Tempe Apache Boulevard Business Association

The Applicant presented the Project to the Tempe Apache Boulevard Business Association (TABBA) for consideration on March 12, 2008 and May 14, 2008. The Project's original design consisting of a seven-story building was presented to TABBA on March 12, 2008 while the current five-story design included as part of this Application submittal was presented to TABBA on May 14th. TABBA recommended that both the original and current designs be approved.

Conclusion

The Retreat at 1000 Apache is a high-quality student housing and retail design that will provide much needed viable long-term housing and commercial retail opportunities along Apache Boulevard. The proposed development will serve as a catalyst for future redevelopment opportunities that will enhance the urban development environment and experience envisioned by the City for this area. The Project is consistent with the mission of the Apache Boulevard Redevelopment Plan, and is supported by both the Apache Boulevard Project Area Committee and the Tempe Apache Boulevard Business Association. We look forward to discussing the proposal with you in the near future and respectfully request your support.



PROJECT DATA

<u>GROSS SITE AREA:</u>	1.81 ACRES / 78,843 S.F.
<u>NET SITE AREA:</u>	1.79 ACRES / 77,970 S.F.
<u>GENERAL PLAN 2030 PROJECTED LAND USE & DENSITY:</u>	MIXED USE / >25 DU/ACRE
<u>EXISTING ZONING:</u>	CSS
<u>PROPOSED ZONING:</u>	MU-4 / PAD / TOD
<u>TOTAL BUILDING AREA:</u>	
STUDENT APARTMENTS / AMENITIES:	162,629 S.F.
COMMERCIAL RETAIL:	3,481 S.F.
COMMERCIAL RESTAURANT:	871 S.F.
PARKING GARAGE:	96,665 S.F.
TOTAL:	263,646 S.F.
<u>BUILDING FOOTPRINT (GROUND LEVEL):</u>	49,651 S.F.
<u>LOT COVERAGE:</u>	64%
<u>DWELLING UNIT QUANTITY:</u>	124
4 BEDROOM UNITS:	48
2 BEDROOM UNITS:	49
1 BEDROOM UNITS:	27
<u>BEDROOM QUANTITY:</u>	317
<u>DENSITY:</u>	68.5 DU/ACRE
<u>SETBACKS:</u>	
FRONT:	5'-0" TYPICAL / 0'-6" MIN.
REAR:	7'-8" MIN.
SIDES:	0'-6" MIN.
<u>BUILDING HEIGHT:</u>	67'-0"
<u>LANDSCAPE AREA (INCLUDES NON-VEHICULAR HARDSCAPE):</u>	14,852 S.F.
<u>LANDSCAPE COVERAGE (INCLUDES NON-VEHICULAR HARDSCAPE):</u>	19%
<u>PARKING REQUIRED: (FOR DETAILED PARKING CALCULATIONS SEE SHEET A0.1)</u>	
RESIDENTIAL:	238 SPACES
VISITOR:	25 SPACES
COMMERCIAL RETAIL:	9 SPACES
COMMERCIAL RESTAURANT:	9 SPACES
TOTAL:	281 SPACES
(7 STALLS ARE REQ'D TO BE ACCESSIBLE W/ ONE BEING VAN ACCESSIBLE)	
<u>PARKING PROVIDED: (FOR DETAILED PARKING CALCULATIONS SEE SHEET A0.1)</u>	
RESIDENTIAL:	244 SPACES
VISITOR:	25 SPACES
COMMERCIAL RETAIL:	9 SPACES
COMMERCIAL RESTAURANT:	9 SPACES
TOTAL:	287 SPACES
(7 OF THE PROVIDED STALLS ARE ACCESSIBLE W/ ONE BEING VAN ACCESSIBLE)	
<u>BICYCLE PARKING REQUIRED:</u>	136 SPACES
<u>BICYCLE PARKING PROVIDED:</u>	138 SPACES
(FOR DETAILED BICYCLE PARKING CALCULATIONS SEE SHEET A0.1)	

PARKING INFORMATION

REQUIRED PARKING

RESIDENTIAL PARKING:	317 Total bedrooms x 0.75 spaces/bedrm	=	238 spaces
VISITOR PARKING:	0.20 Spaces/Unit x 124 DU	=	25 spaces
RETAIL PARKING:	1 Space/300 SF (@ 3,481) w/ 25% Parking Reduction	=	9 spaces
RESTAURANT PARKING:	1 Space/75 SF (@ 871) w/ 25% Parking Reduction	=	9 spaces
(20% of commercial space to be dedicated to restaurant for parking calculation purposes)			
TOTAL REQ'D PARKING:		=	281 spaces
(7 stalls required to be accessible w/ one of these being van accessible)			
(parking reductions as per ZDC Table 5-612A)			

PROVIDED PARKING

RESIDENTIAL PARKING:		=	244 spaces
VISITOR PARKING:		=	25 spaces
RETAIL PARKING:		=	9 spaces
RESTAURANT PARKING:		=	9 spaces
TOTAL PROVIDED PARKING:		=	287 spaces
(7 accessible stalls provided w/ one of these being van accessible)			

BICYCLE PARKING (for bicycle commute area)

RESIDENTIAL BICYCLE PARKING REQUIRED:			
4 BEDROOM	48 units x 1.0 per unit	=	48 spaces
2 BEDROOM	49 units x 0.75 per unit	=	37 spaces
1 BEDROOM	27 units x 0.75 per unit	=	20 spaces
GUEST	124 units x 0.2 perunit	=	25 spaces
RETAIL BICYCLE PARKING REQUIRED:			
	1 per 7500 Sq. Ft. (4 min.)	=	4 spaces
RESTAURANT BICYCLE PARKING REQUIRED:			
	1 per 500 Sq. Ft.	=	2 spaces
TOTAL BICYCLE PARKING REQUIRED:			
			= 136 spaces
TOTAL BICYCLE PARKING PROVIDED:			
			= 138 spaces



CODE & ZONING INFORMATION

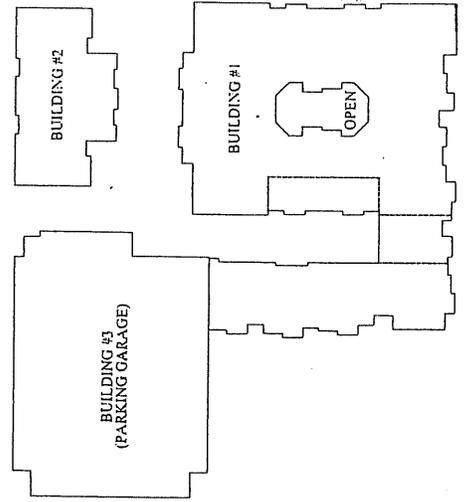
GENERAL PLAN 2030

PROJECTED LAND USE:	Residential/Commercial - Mixed Use
PROJECTED DENSITY:	High Density (>25 DU/Acre) (Actual Proposed Density: 70 DU/Acre)
EXISTING ZONING:	CSS (Commercial, Shopping, & Service)
PROPOSED ZONING:	MU-4 (Mixed Use-4)
OVERLAY DISTRICT:	PAD (as part of MU-4) & TOD
CONSTRUCTION TYPE (per 2003 IBC):	
OPEN PARKING GARAGE (non-sprinklered):	Type 2B
RES./COMM. - MIXED USE (sprinklered):	Type 3A
GROSS SITE AREA (before dedication):	1.81 Acres/78,843 Sq. Ft.
NET SITE AREA (after dedication):	1.79 Acres/77,970 Sq. Ft.
BUILDING SQUARE FOOTAGE:	See Square Footage Table This Sheet
BUILDING FOOTPRINT AREA (ground level):	49,651 Sq. Ft.
BUILDING HEIGHT:	67'-0"
NUMBER OF STORIES:	5
SETBACKS:	See Comparative Table - this sheet
STEP-BACKS:	Not Required
LANDSCAPE COVERAGE (% @ GRADE):	19 %
LOT COVERAGE:	64%

BUILDING SQUARE FOOTAGE

LEVEL	TYPE OF SPACE	COMMERCIAL	ADMIN.	AMENITY	DWELLING UNITS	INTERIOR COMMON AREA (ELEVATORS, STAIRS, CORRIDORS, LOBBIES)	EXTERIOR WALKWAYS, STAIRS, AND ELEVATORS	PARKING GARAGE AREA	TOTAL AREA
BUILDING #1									
LEVEL 01		4,330	758	5,284	7,582	4,832	1,231	---	24,037
LEVEL 02		---	---	---	20,568	4,302	1,502	---	26,372
LEVEL 03		---	---	---	21,787	4,302	1,680	---	27,769
LEVEL 04		---	---	---	21,787	4,302	1,680	---	27,769
LEVEL 05		---	---	---	21,787	4,302	1,680	---	27,769
SUB-TOTAL		4,330	758	5,284	93,511	22,040	7,773	---	133,716
BUILDING #2									
LEVEL 01		---	---	---	4,526	---	2,127	---	6,653
LEVEL 02		---	---	---	4,526	---	2,127	---	6,653
LEVEL 03		---	---	---	4,526	---	2,127	---	6,653
LEVEL 04		---	---	---	4,526	---	2,127	---	6,653
LEVEL 05		---	---	---	4,526	---	2,127	---	6,653
SUB-TOTAL		---	---	---	22,630	---	10,635	---	33,265
BUILDING #3									
LEVEL 00		---	---	---	---	---	---	18,961	18,961
LEVEL 01		---	---	---	---	---	---	18,961	18,961
LEVEL 02		---	---	---	---	---	---	18,961	18,961
LEVEL 03		---	---	---	---	---	---	18,961	18,961
LEVEL 04		---	---	---	---	---	---	20,821*	20,821
SUB-TOTAL		---	---	---	---	---	---	96,665	96,665
OVERALL TOTALS (ADD SUBTOTALS ONLY)									
		4,330	758	5,284	116,141	22,040	18,408	96,665	263,646

* THE ADDITIONAL 1,860 SQUARE FEET AT LEVEL 4 PARKING GARAGE IS ACTUALLY A SMALL PORTION OF THE ROOF LEVEL THAT PROVIDES ACCESS TO STAIRS (DUE TO CONTINUOUS RAMP)



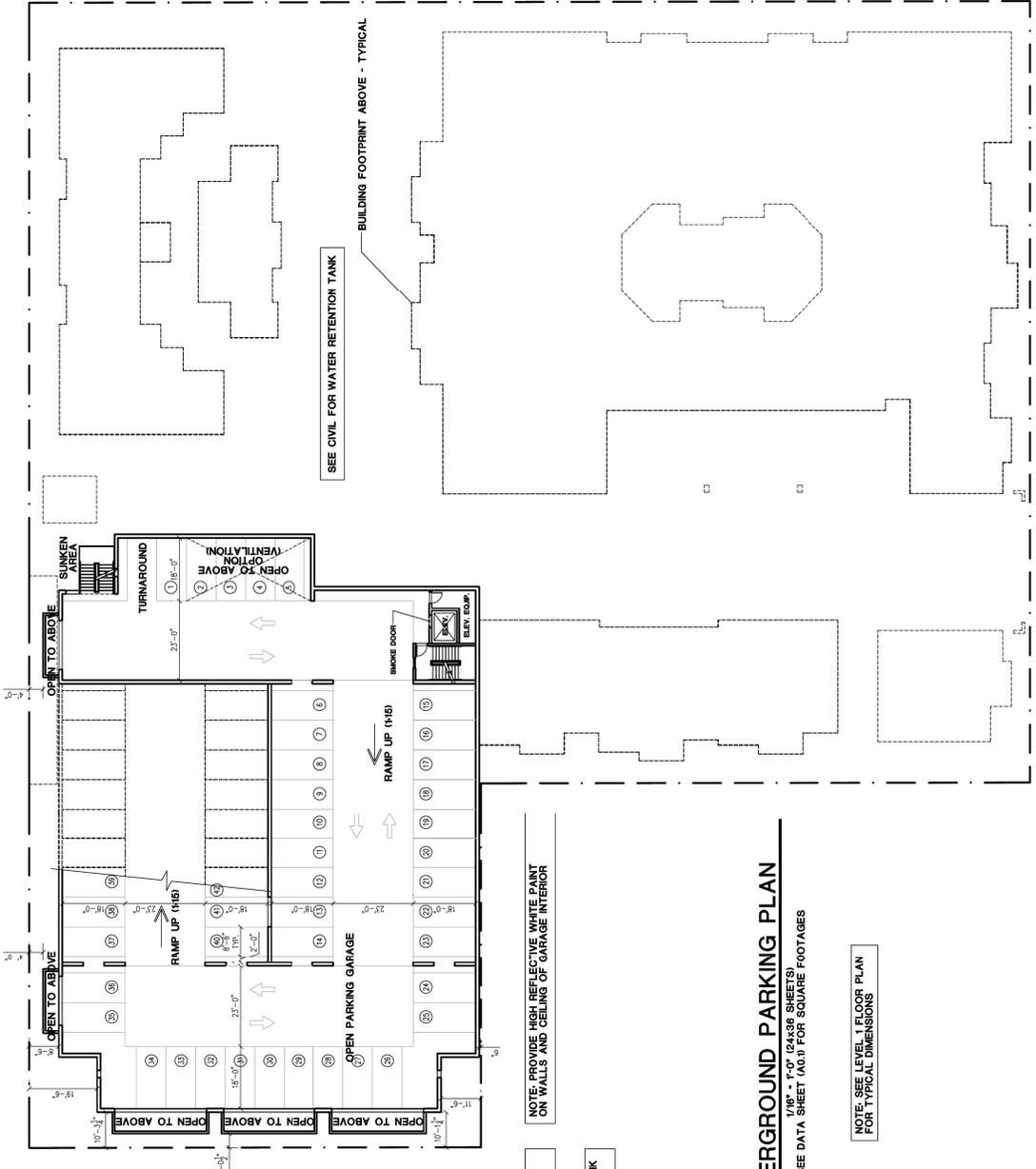
THE RETREAT @
1 000 APACHE
ARIZONA
TEMPER
UNDERGROUND PARKING PLAN

DESIGNED BY
KSHH
CHECKED BY
KSHH
DATE
06/27/2008
SCALE
JOB NO.



AL.0
SHEET

APPLICANT:
Clineshot International Properties, Inc.
1425 North University Avenue
Phoenix, AZ 85004
CONTACT:
David R. Freeman - (801) 342-8800
PROJECT ADDRESS:
1000 East Apache Boulevard, Tempe, AZ



SEE CIVIL FOR WATER RETENTION TANK

BUILDING FOOTPRINT ABOVE - TYPICAL

NOTE: PROVIDE HIGH REFLECTIVE WHITE PAINT ON WALLS AND CEILING OF GARAGE INTERIOR

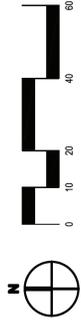
NOTE: PROVIDE VISION PANELS AT VERTICAL CIRCULATION CORES

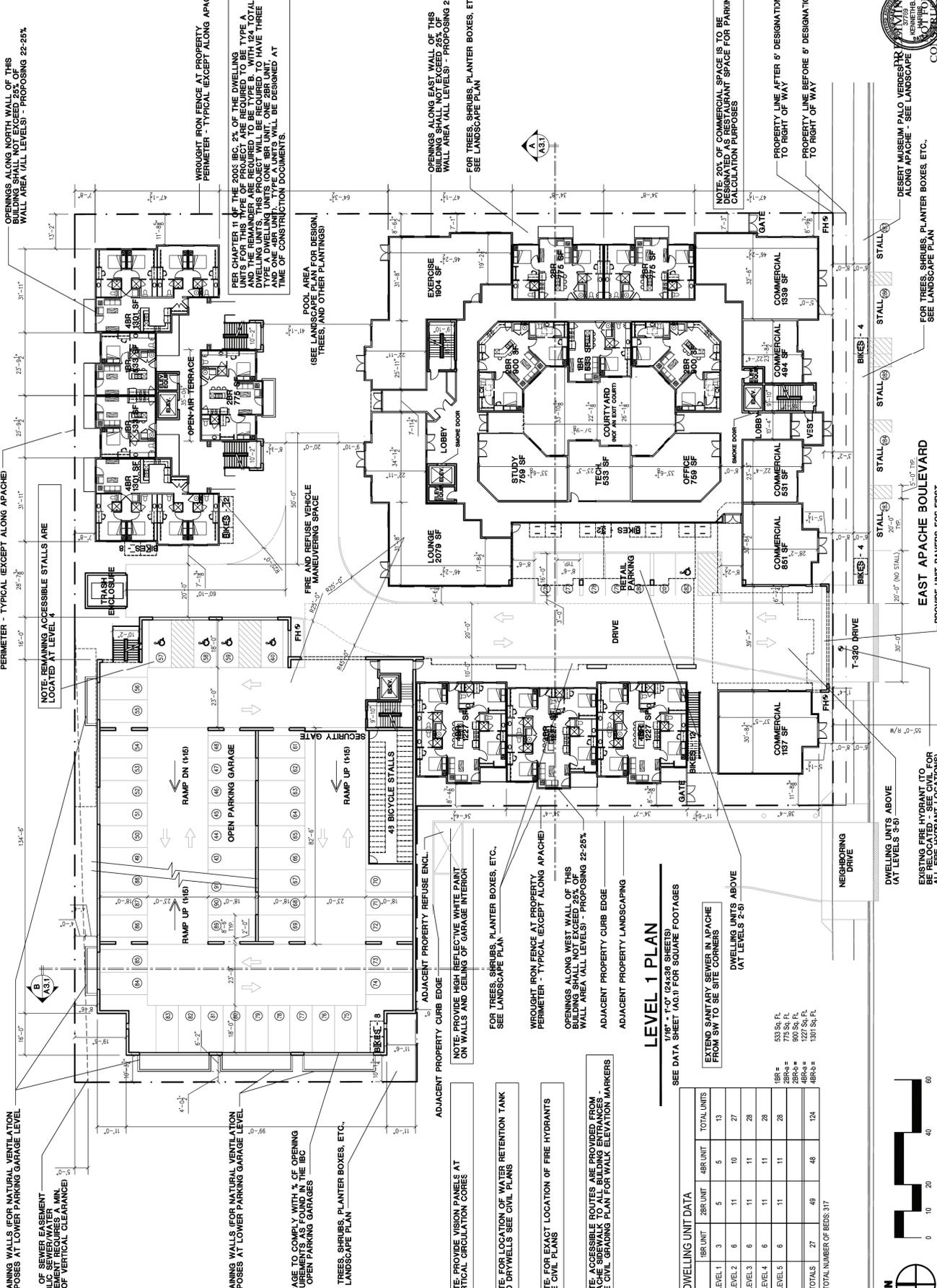
NOTE: FOR LOCATION OF WATER RETENTION TANK AND DRYWELLS SEE CIVIL PLANS

UNDERGROUND PARKING PLAN

1/8" = 1'-0" (24x36 SHEETS)
SEE DATA SHEET (A0.1) FOR SQUARE FOOTAGES

NOTE: SEE LEVEL 1 FLOOR PLAN FOR TYPICAL DIMENSIONS





OPENINGS ALONG NORTH WALL OF THIS BUILDING SHALL NOT EXCEED 25% OF WALL AREA (ALL LEVELS) - PROPOSING 22-25%

PER CHAPTER 11 OF THE 2003 IBC, 2% OF THE DWELLING UNITS FOR THIS TYPE OF PROJECT ARE REQUIRED TO BE TYPE A DWELLING UNITS. THIS PROJECT WILL BE REQUIRED TO HAVE THREE TYPE A DWELLING UNITS (ONE BR UNIT, ONE 2BR UNIT, ONE 3BR UNIT) WILL BE DESIGNED AT TIME OF CONSTRUCTION DOCUMENTS.

OPENINGS ALONG EAST WALL OF THIS BUILDING SHALL NOT EXCEED 25% OF WALL AREA (ALL LEVELS) - PROPOSING 22-25% FOR TREES, SHRUBS, PLANTER BOXES, ETC. SEE LANDSCAPE PLAN

NOTE: 20% OF COMMERCIAL SPACE IS TO BE DESIGNATED AS RESTAURANT SPACE FOR PARKING CALCULATION PURPOSES

PROPERTY LINE AFTER 5' DESIGNATION TO RIGHT OF WAY

PROPERTY LINE BEFORE 5' DESIGNATION TO RIGHT OF WAY

DESERT MUSEUM PALO VERDE STRIP ALONG APACHE - SEE LANDSCAPE PLAN FOR TREES, SHRUBS, PLANTER BOXES, ETC. SEE LANDSCAPE PLAN

RETAINING WALLS FOR NATURAL VENTILATION PURPOSES AT LOWER PARKING GARAGE LEVEL

LINE OF SEWER EASEMENT FOR PUBLIC SEWER/WATER MAIN SHALL BE MAINTAINED 50' OF VERTICAL CLEARANCE

RETAINING WALLS FOR NATURAL VENTILATION PURPOSES AT LOWER PARKING GARAGE LEVEL

GARAGE TO COMPLY WITH 3% OF OPENING REQUIREMENTS AS FOUND IN THE IBC FOR OPEN PARKING GARAGES

FOR TREES, SHRUBS, PLANTER BOXES, ETC. SEE LANDSCAPE PLAN

ADJACENT PROPERTY REFUSE ENCL. CURB EDGE

NOTE: PROVIDE HIGH REFLECTIVE WHITE PAINT ON WALLS AND CEILING OF GARAGE INTERIOR

FOR TREES, SHRUBS, PLANTER BOXES, ETC. SEE LANDSCAPE PLAN

WROUGHT IRON FENCE AT PROPERTY PERIMETER - TYPICAL EXCEPT ALONG APACHE

OPENINGS ALONG WEST WALL OF THIS BUILDING SHALL NOT EXCEED 25% OF WALL AREA (ALL LEVELS) - PROPOSING 22-25%

ADJACENT PROPERTY CURB EDGE

WROUGHT IRON FENCE AT PROPERTY PERIMETER - TYPICAL EXCEPT ALONG APACHE

OPENINGS ALONG WEST WALL OF THIS BUILDING SHALL NOT EXCEED 25% OF WALL AREA (ALL LEVELS) - PROPOSING 22-25%

ADJACENT PROPERTY CURB EDGE

ADJACENT PROPERTY LANDSCAPING

WROUGHT IRON FENCE AT PROPERTY PERIMETER - TYPICAL EXCEPT ALONG APACHE

OPENINGS ALONG WEST WALL OF THIS BUILDING SHALL NOT EXCEED 25% OF WALL AREA (ALL LEVELS) - PROPOSING 22-25%

ADJACENT PROPERTY CURB EDGE

NOTE: ACCESSIBLE ROUTES ARE PROVIDED FROM APACHE SIDEWALK TO ALL BUILDING ENTRANCES - SEE CIVIL GRADING PLAN FOR WALK ELEVATION MARKERS

WROUGHT IRON FENCE AT PROPERTY PERIMETER - TYPICAL EXCEPT ALONG APACHE

NOTE: REMAINING ACCESSIBLE STALLS ARE LOCATED AT LEVEL 4

POOL AREA (SEE LANDSCAPE PLAN FOR DESIGN TREES, AND OTHER PLANTINGS)

LOBBY

STUDY 789 SF

LOUNGE 2079 SF

EXERCISE 1804 SF

OFFICE 759 SF

COMMERCIAL 531 SF

COMMERCIAL 581 SF

COMMERCIAL 484 SF

COMMERCIAL 1339 SF

RETAIL PARKING

DRIVE

T-320 DRIVE

NEIGHBORING DRIVE

DWELLING UNITS ABOVE (AT LEVELS 3-5)

EXISTING FIRE HYDRANT TO BE PRESERVED FOR ALL FIRE HYDRANT LOCATIONS

EAST APACHE BOULEVARD

PROVIDE UNIT PAVERS FOR FIRST 20' OF MAIN DRIVE

FOR TREES, SHRUBS, PLANTER BOXES, ETC. SEE LANDSCAPE PLAN

STALL

BIKES - 4

PH 15

DWELLING UNIT DATA

LEVEL	BR UNIT	2BR UNIT	4BR UNIT	TOTAL UNITS
LEVEL 1	3	5	5	13
LEVEL 2	6	11	10	27
LEVEL 3	6	11	11	28
LEVEL 4	6	11	11	28
LEVEL 5	6	11	11	28
TOTALS	27	49	48	124

TOTAL NUMBER OF BEDS: 317



7/8" = 1'-0" (24x36 SHEETS)

SEE DATA SHEET (A0.1) FOR SQUARE FOOTAGES

EXTEND SANITARY SEWER IN APACHE FROM SW TO SEE SITE CORNERS

DWELLING UNITS ABOVE (AT LEVELS 2-5)

533 Sq. Ft.
775 Sq. Ft.
800 Sq. Ft.
1227 Sq. Ft.
1591 Sq. Ft.

188 =
298 =
488 =
488 =
488 =

ADJACENT PROPERTY CURB EDGE

ADJACENT PROPERTY LANDSCAPING

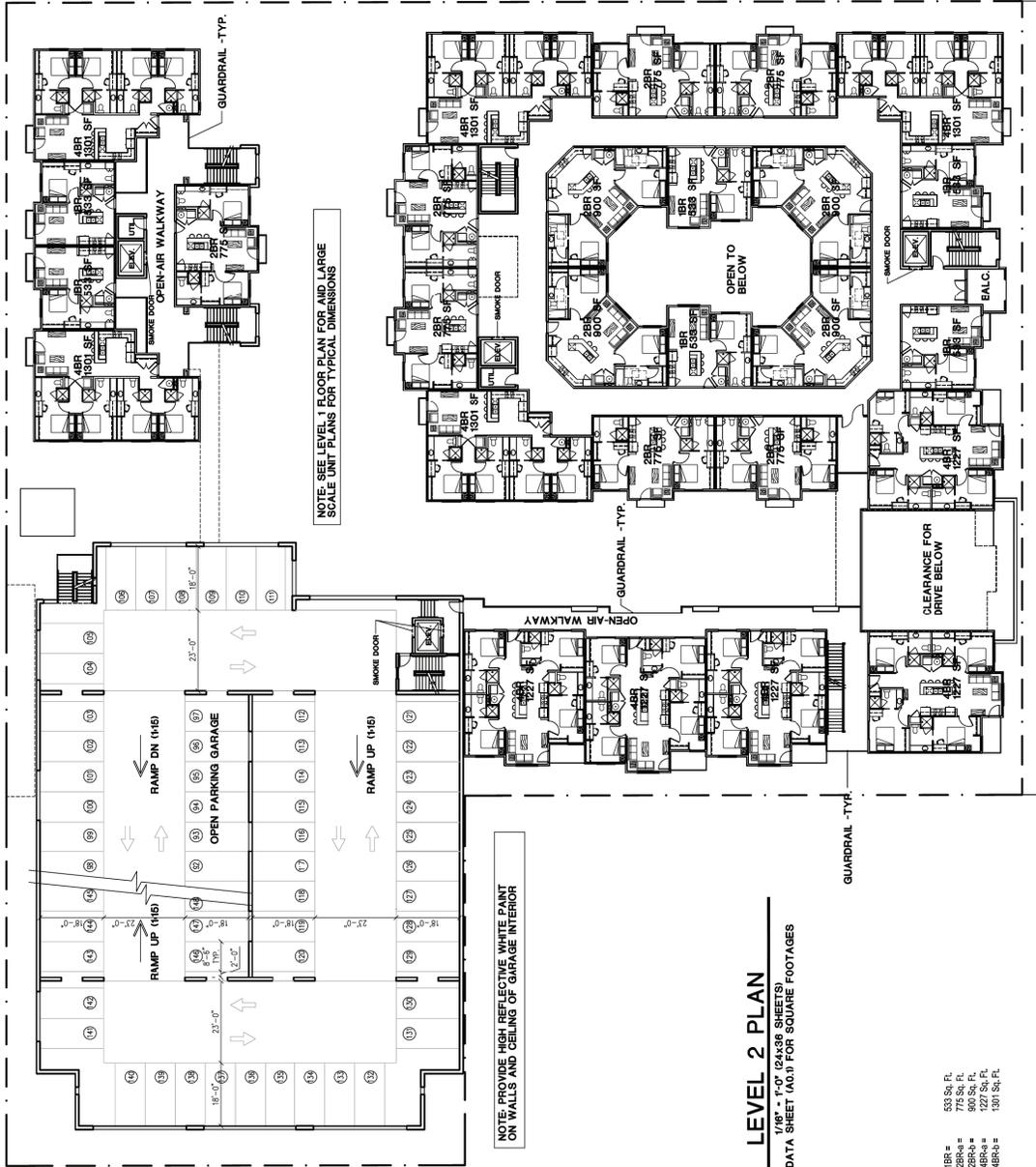
ADJACENT PROPERTY CURB EDGE

APPLICANT:
 Glenwood International Properties, Inc.
 1425 North University Avenue
 Phoenix, AZ 85004
 CONTACT:
 David R. Freeman - (602) 343-8000
 PROJECT ADDRESS:
 1000 East Apache Boulevard, Tempe, AZ



2020 NORTH UNIVERSITY AVENUE SUITE 4000 PHOENIX AZ 85004 PHONE 602 377-6203
THE RETREAT @ 1000 APACHE
 ARIZONA
 2ND LEVEL FLOOR PLAN
 -- PRELIMINARY PLANS --

DESIGN: KWH
 CHECKED: KBI
 SCALE: 06/27/2008
 SHEET: A1.2
 PRATTIN ARCHITECTS
 COLLETTI ASSOCIATION



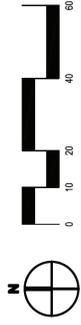
LEVEL 2 PLAN

1/8" = 1'-0" (24x36 SHEETS)
 SEE DATA SHEET (A0.1) FOR SQUARE FOOTAGES

DWELLING UNIT DATA				
	1BR UNIT	2BR UNIT	4BR UNIT	TOTAL UNITS
LEVEL 1	3	5	5	13
LEVEL 2	6	11	10	27
LEVEL 3	6	11	11	28
LEVEL 4	6	11	11	28
LEVEL 5	6	11	11	28
TOTALS	27	49	46	124

TOTAL NUMBER OF BEDS: 317

- 1BR = 533 Sq. Ft.
- 2BR = 775 Sq. Ft.
- 2BR-a = 800 Sq. Ft.
- 4BR-a = 1227 Sq. Ft.
- 4BR-b = 1307 Sq. Ft.



THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED IN OTHER WORK WITHOUT THEIR WRITTEN CONSENT.

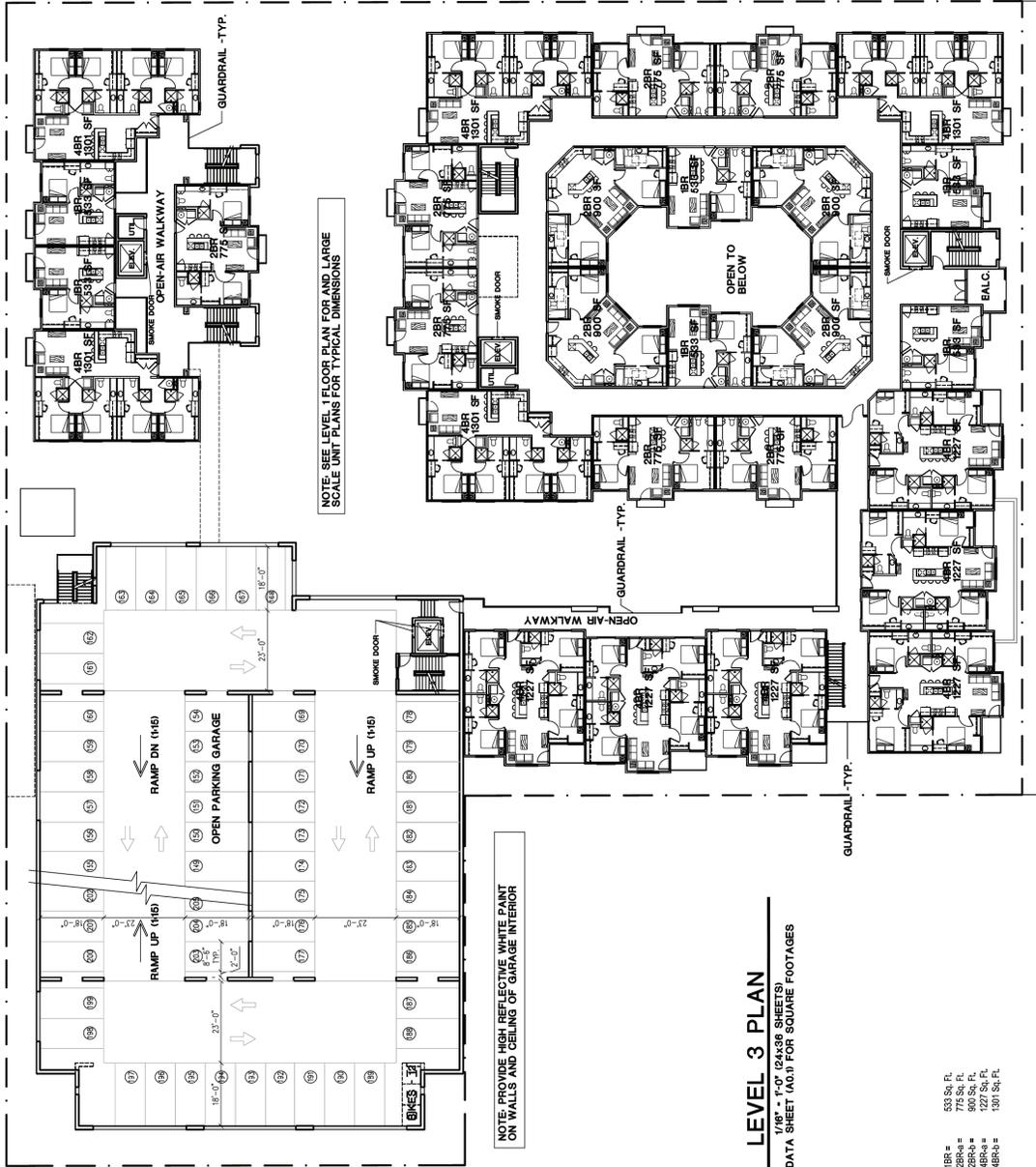
APPLICANT:
 Glenwood International Properties, Inc.
 1425 North University Avenue
 Phoenix, AZ 85004
 CONTACT:
 David R. Freeman - (602) 343-8000
 PROJECT ADDRESS:
 1000 East Apache Boulevard, Tempe, AZ



THE RETREAT @
 1000 APACHE
 ARIZONA
 3RD LEVEL FLOOR PLAN
 -- PRELIMINARY PLANS --

DESIGN:
 KSWH
 CHECKED:
 KSH
 DATE:
 06/27/2008
 SCALE:
 JOB NO.:

PRATT
 ARCHITECTS
 COLLETT
 ARCHITECTS
 P.C.
 SHEET
 A1.3

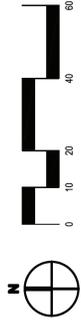


LEVEL 3 PLAN

1/8" = 1'-0" (24x36 SHEETS)
 SEE DATA SHEET (A0.1) FOR SQUARE FOOTAGES

DWELLING UNIT DATA				
	1BR UNIT	2BR UNIT	4BR UNIT	TOTAL UNITS
LEVEL 1	3	5	5	13
LEVEL 2	6	11	10	27
LEVEL 3	6	11	11	28
LEVEL 4	6	11	11	28
LEVEL 5	6	11	11	28
TOTALS	27	49	46	124

TOTAL NUMBER OF BEDS: 317



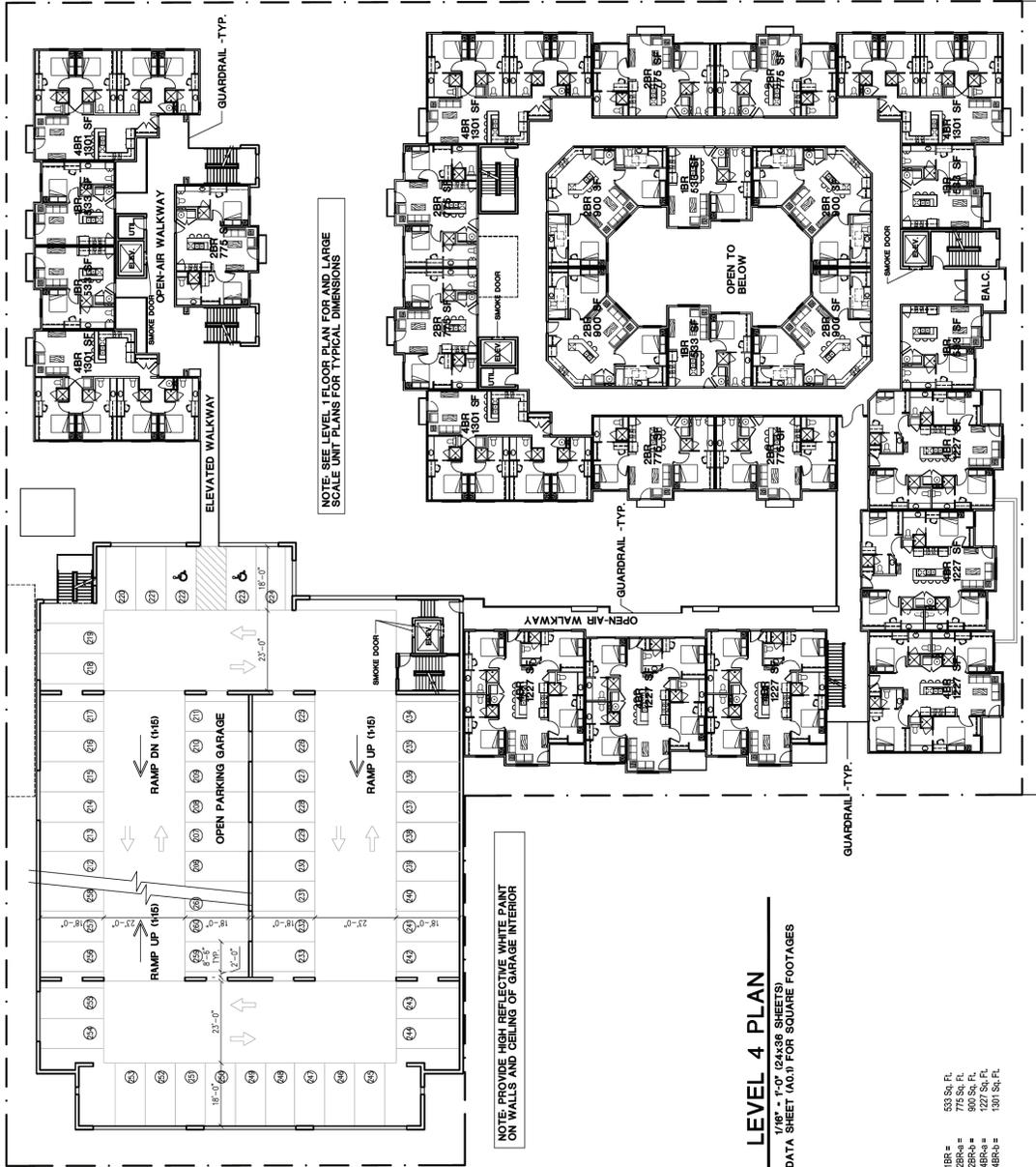
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APPLICANT:
 Glenwood International Properties, Inc.
 1425 North University Avenue
 Phoenix, AZ 85004
 CONTACT:
 David R. Freeman - (801) 343-8800
 PROJECT ADDRESS:
 1000 East Apache Boulevard, Tempe, AZ



THE RETREAT @
 1000 APACHE
 ARIZONA
 4TH LEVEL FLOOR PLAN
 -- PRELIMINARY PLANS --

DESIGN: KWH
 CHECKED: KBI
 SCALE: 06/27/2008
 SHEET: A1.4
 JOB NO.:

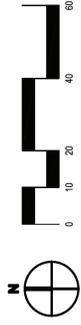


LEVEL 4 PLAN

1/8" = 1'-0" (24x36 SHEETS)
 SEE DATA SHEET (A0.1) FOR SQUARE FOOTAGES

DWELLING UNIT DATA				
	1BR UNIT	2BR UNIT	4BR UNIT	TOTAL UNITS
LEVEL 1	3	5	5	13
LEVEL 2	6	11	10	27
LEVEL 3	6	11	11	28
LEVEL 4	6	11	11	28
LEVEL 5	6	11	11	28
TOTALS	27	49	48	124

TOTAL NUMBER OF BEDS: 317

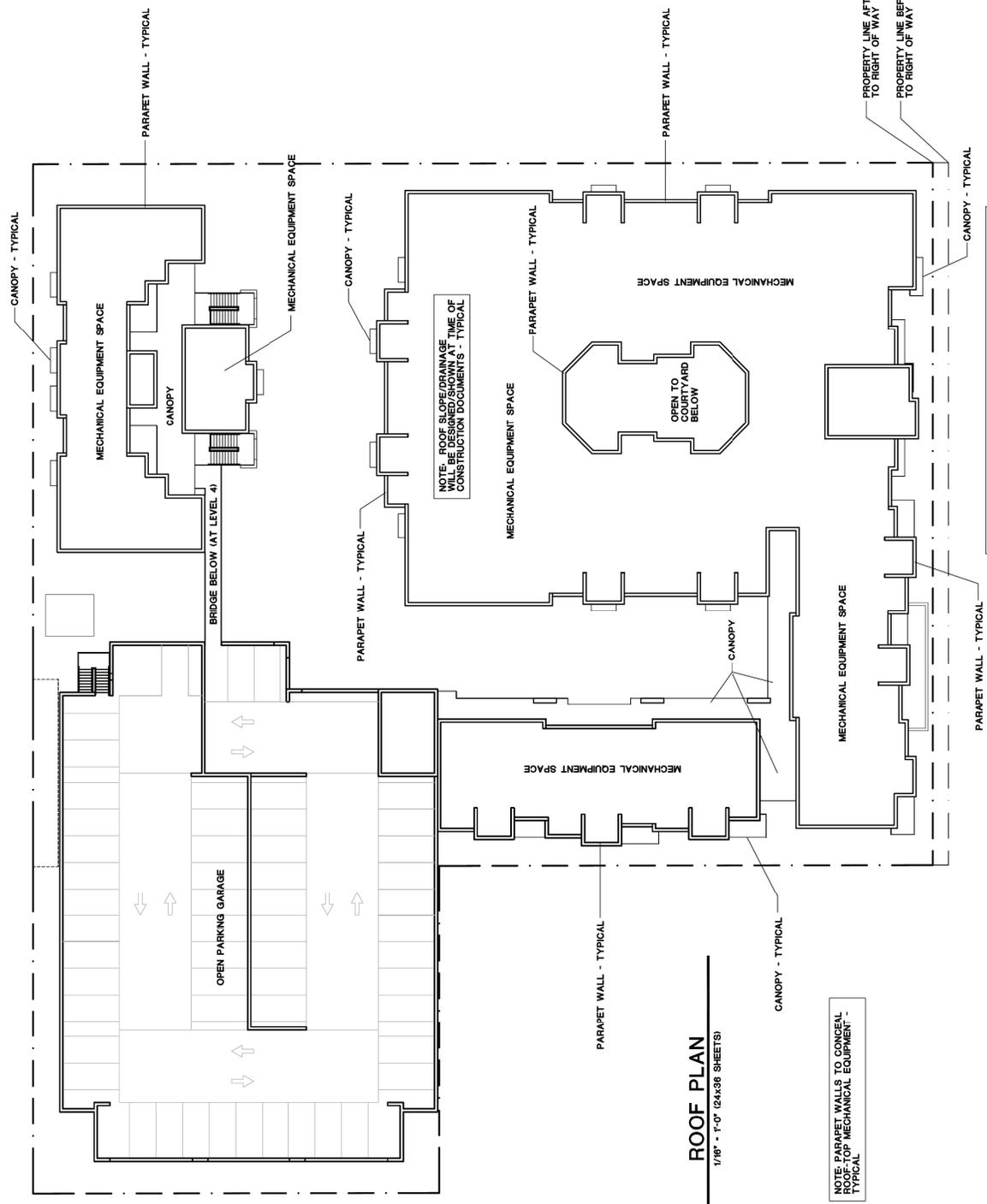


APPLICANT:
 Glenwood International Properties, Inc.
 1425 North University Avenue
 Phoenix, AZ 85004
 CONTACT:
 David R. Freeman - (801) 343-8000
 PROJECT ADDRESS:
 1000 East Apache Boulevard, Tempe, AZ



THE RETREAT @
 1000 APACHE
 TEMPE
 ARIZONA
 -- PRELIMINARY PLANS --

DESIGN	KWH
CHECKED	KBH
DATE	06/27/2008
SCALE	
SHEET	
DATE	



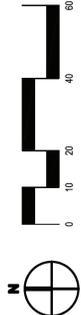
NOTE: ROOF SLOPE/DRAINAGE
 WILL BE DESIGNED/SHOWN AT TIME OF
 CONSTRUCTION DOCUMENTS - TYPICAL

NOTE: PARAPET WALLS TO CONCEAL
 ROOF-TOP MECHANICAL EQUIPMENT -
 TYPICAL

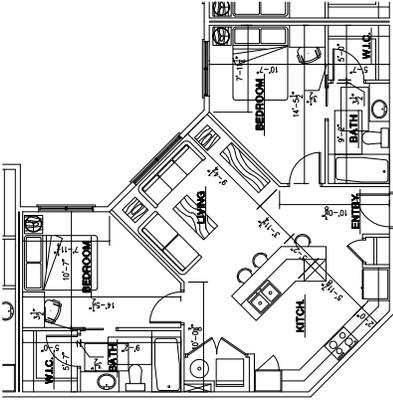
AT ROOF, PROVIDE FLAT SURFACE FOR HORIZONTAL ADDRESS SIGN
 - SIGN TO READ FROM SOUTH
 - SIGN NUMBER 10000
 - 5' HIGH STREET NAME

ROOF PLAN
 1/8" = 1'-0" (24x36 SHEETS)

PROPERTY LINE AFTER 5' DESIGNATION
 TO RIGHT OF WAY
 PROPERTY LINE BEFORE 5' DESIGNATION
 TO RIGHT OF WAY

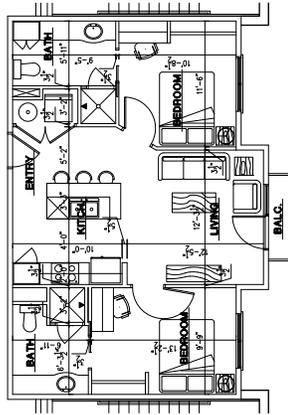


THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED IN OTHER WORK WITHOUT THEIR WRITTEN CONSENT.



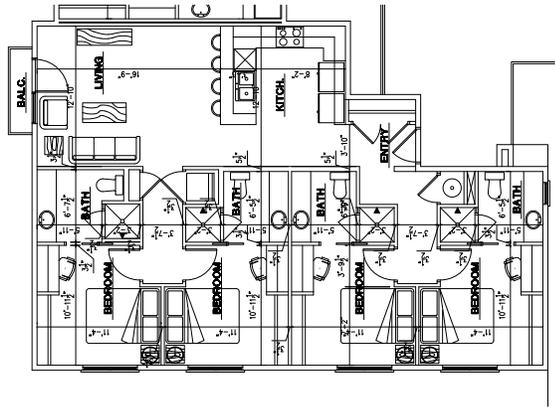
2 BEDROOM - 900 S.F.

3/16" = 1'-0" (24x36 SHEETS)



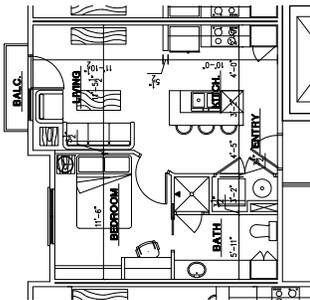
2 BEDROOM - 775 S.F.

3/16" = 1'-0" (24x36 SHEETS)



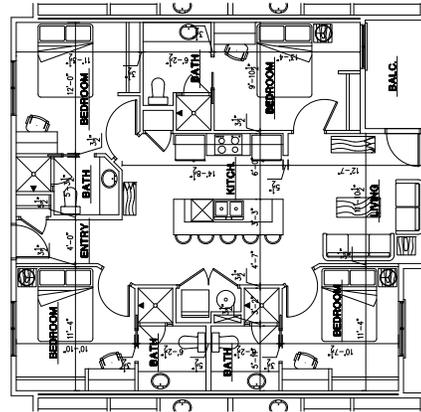
4 BEDROOM - 1301 S.F.

3/16" = 1'-0" (24x36 SHEETS)



1 BEDROOM - 533 S.F.

3/16" = 1'-0" (24x36 SHEETS)



4 BEDROOM - 1227 S.F.

3/16" = 1'-0" (24x36 SHEETS)

PER CHAPTER 11 OF THE 2003 IBC, 7% OF THE DWELLING TYPE A UNITS FOR THIS TYPE OF PROJECT ARE REQUIRED TO BE TYPE A AND THE REMAINDER ARE REQUIRED TO BE TYPE B. WITH 124 TOTAL UNITS, THIS PROJECT WILL HAVE 9 TYPE A UNITS, 115 TYPE B UNITS, ONE 3BR UNIT, ONE 2BR UNIT, AND ONE 1BR UNIT. TYPE A UNITS WILL BE DESIGNED AT TIME OF CONSTRUCTION DOCUMENTS.

APPLICANT:
 City of Tempe
 1425 North University Avenue
 Phoenix, AZ 85004
 CONTACT:
 David R. Freeman - (602) 424-8800
 PROJECT ADDRESS:
 1000 East Apache Boulevard, Tempe, AZ

KENT FABRIS ARCHITECT
 2525 NORTH UNIVERSITY AVENUE SUITE 4000 PHOENIX AZ 85016 PHONE 602 377-6303

THE RETREAT @ 1000 APACHE
 LARGE SCALE UNIT PLANS
 TEMPE ARIZONA
 -- PRELIMINARY PLANS --

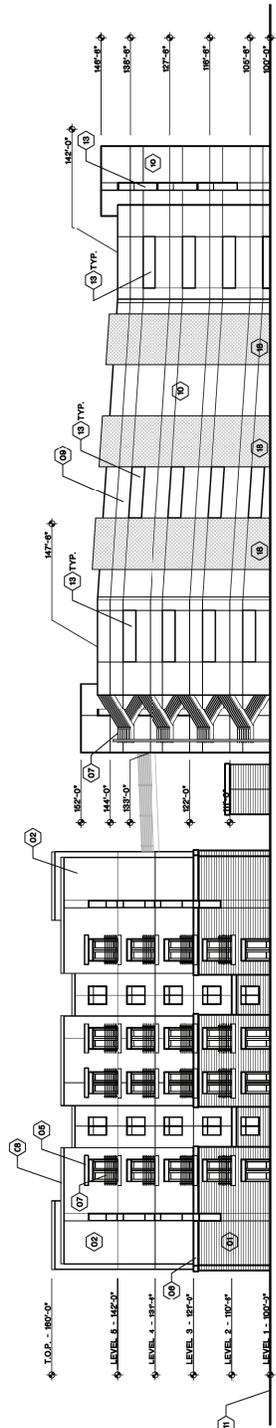
DATE: 06/27/2008
 SHEET: A1.6
 SCALE: 3/16" = 1'-0"
 JOB NO: 06272008



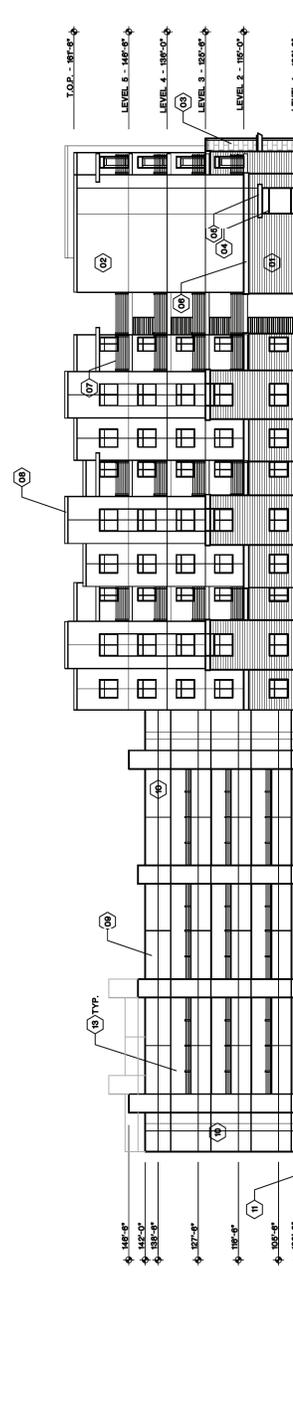
KEYNOTES

- (1) CMU - SEE MATERIAL BOARD FOR COLOR
- (2) EXTERIOR PLASTER SYSTEM OVER FIRE-RETARDANT WOOD FRAME
- (3) METAL PANEL CLADDING
- (4) ALUMINUM STOREFRONT
- (5) METAL FRAME CANOPY
- (6) PRECAST CONCRETE PANEL
- (7) METAL GUARDRAIL/RAILING
- (8) METAL FLASHING
- (9) PARKING STRUCTURE
- (10) CONCRETE - PAINTED
- (11) GRADE
- (12) OPERABLE CANOPY
- (13) OPENINGS AT PARKING STRUCTURE
- (14) MECHANICAL / ROOFTOP EQUIPMENT
- (15) PARAPET
- (16) CONCRETE DOUBLE-TEES
- (17) ADDRESS SIGN - 12" HIGH INDIVIDUAL MOUNT, METAL 90% MIN. CONTRAST W/ BACKGROUND DIRECT OR INTERNALLY ILLUMINATED, TYPICAL
- (18) TO ACCOMMODATE WIND VEGETATION
- (19) TO ACCOMMODATE WIND VEGETATION

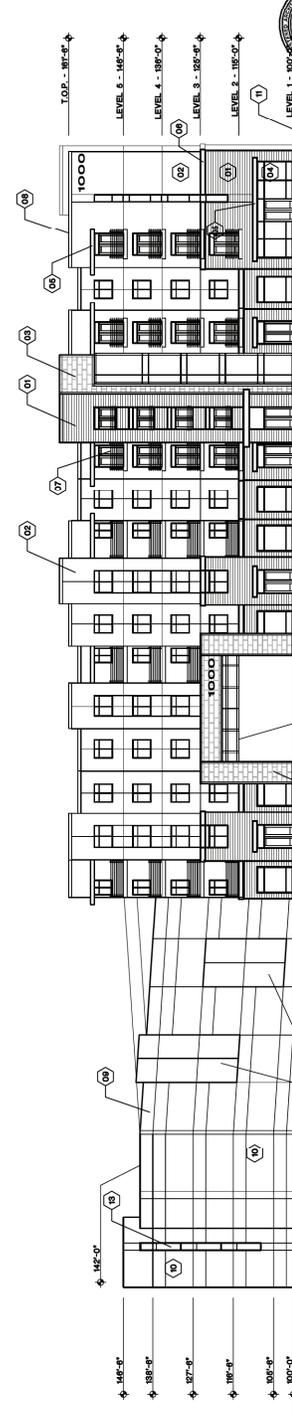
ATTACHMENT 26



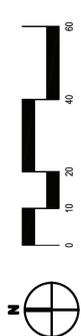
NORTH ELEVATION
1/8" = 1'-0" (24x36 SHEETS)



WEST ELEVATION
1/8" = 1'-0" (24x36 SHEETS)



SOUTH ELEVATION
1/8" = 1'-0" (24x36 SHEETS)



APPLICANT:
Clarendon International Properties, Inc.
1425 North University Avenue
Phoenix, AZ 85004
CONTACT:
David R. Freeman - (602) 342-8800
PROJECT ADDRESS:
1000 East Apache Boulevard, Tempe, AZ

KENT FABRIS ARCHITECT
2020 NORTH UNIVERSITY AVENUE SUITE 4000 PHOENIX AZ 85004 PHN: 602 377-6303

THE RETREAT @ 1000 APACHE
TEMPERATURE EXTERIOR ELEVATIONS
-- PRELIMINARY PLANS --

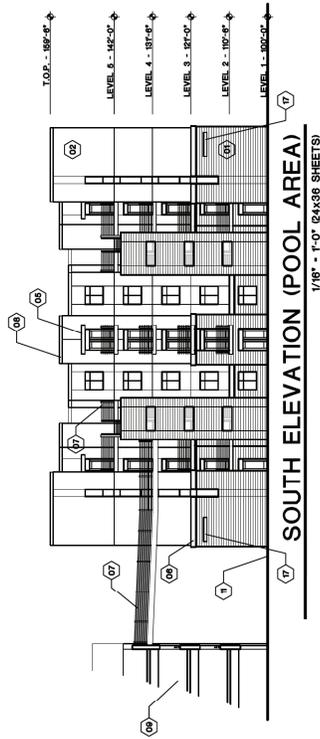
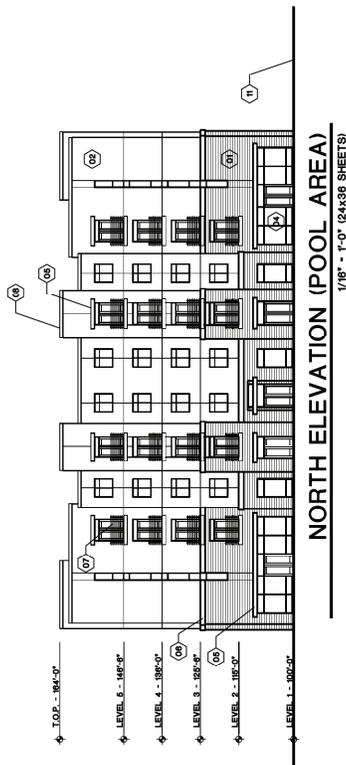
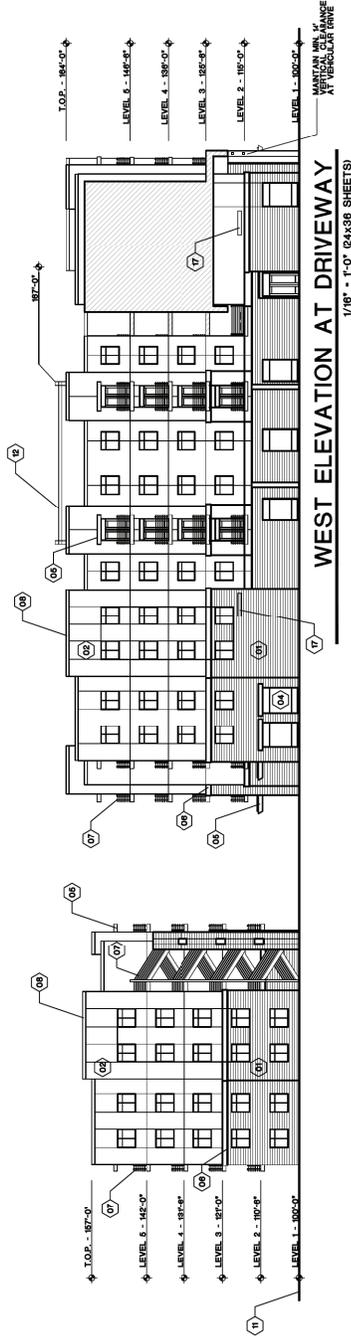
A2.1
SHEET
DATE: 06/27/2008
SCALE:
CHECKED: KSH
DESIGNED: KWH



KEYNOTES

- (1) CMU - SEE MATERIAL BOARD FOR COLOR
- (2) EXTERIOR PLASTER SYSTEM OVER FIRE-RETARDANT WOOD FRAME
- (3) METAL PANEL CLADDING
- (4) ALUMINUM STOREFRONT
- (5) METAL FRAME CANOPY
- (6) PRECAST CONCRETE PANEL
- (7) METAL GUARDRAIL/RAILING
- (8) METAL FLASHING
- (9) PARKING STRUCTURE
- (10) CONCRETE - PAINTED
- (11) GRADE
- (12) OPERABLE CANOPY
- (13) OPENINGS AT PARKING STRUCTURE
- (14) MECHANICAL / ROOFTOP EQUIPMENT
- (15) PARAPET
- (16) CONCRETE DOUBLE-TEES
- (17) ADDRESS SIGN - 12" HIGH INDIVIDUAL MOUNT, METAL 50% MIN. CONTRAST W/ BACKGROUND DIRECT OR INTERNALLY ILLUMINATED, TYPICAL
- (18) TO ACCOMMODATE WIND VEGETATION

ATTACHMENT 27



EAST ELEVATION
1/8" = 1'-0" (24x36 SHEETS)

NORTH ELEVATION (POOL AREA)
1/8" = 1'-0" (24x36 SHEETS)

SOUTH ELEVATION (POOL AREA)
1/8" = 1'-0" (24x36 SHEETS)

WEST ELEVATION AT DRIVEWAY
1/8" = 1'-0" (24x36 SHEETS)

A2.2

SHEET
SCALE
06/27/2008
KSH
CHECKED
KWH
DESIGNED

**THE RETREAT @
1000 APACHE
ARIZONA
EXTERIOR ELEVATIONS
-- PRELIMINARY PLANS --**

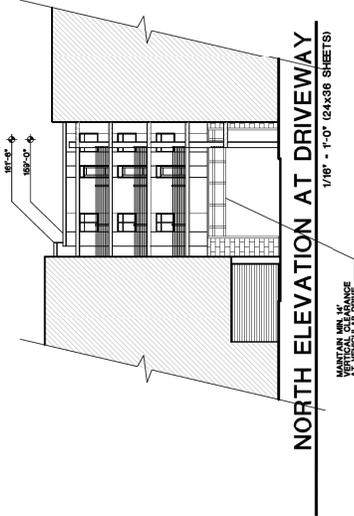
KENT FABRIS ARCHITECT
2020 NORTH UNIVERSITY AVENUE SUITE 4000 PHOENIX, AZ 85018
PHOENIX, AZ 85018
1425 NORTH UNIVERSITY AVENUE
PHOENIX, AZ 85018
APPICANT: Clearwood International Properties, Inc.
PROJECT ADDRESS: 1000 East Apache Boulevard, Tempe, AZ

APPLICANT:
Clearwood International Properties, Inc.
1425 North University Avenue
Phoenix, AZ 85018
PROJECT ADDRESS:
1000 East Apache Boulevard, Tempe, AZ

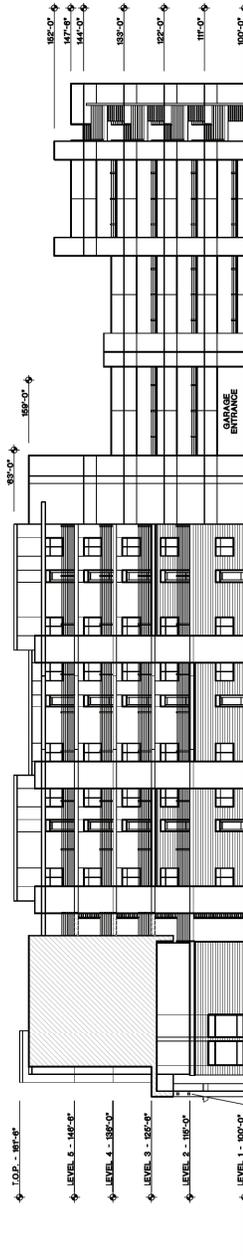
KEYNOTES

- (1) CMU - SEE MATERIAL BOARD FOR COLOR
- (2) EXTERIOR PLASTER SYSTEM OVER FIRE-RETARDANT WOOD FRAME
- (3) METAL PANEL CLADDING
- (4) ALUMINUM STOREFRONT
- (5) METAL FRAME CANOPY
- (6) PRECAST CONCRETE PANEL
- (7) METAL GUARDRAIL/RAILING
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- (9) PARKING STRUCTURE
- (10) CONCRETE - PAINTED
- (11) GRADE
- (12) OPERABLE CANOPY
- (13) OPENINGS AT PARKING STRUCTURE
- (14) MECHANICAL / ROOFTOP EQUIPMENT
- (15) PARAPET
- (16) CONCRETE DOUBLE-TEES
- (17) ADDRESS SIGN - 12" HIGH, INDIVIDUAL MOUNT, METAL 50% MIN. CONTRAST W/ BACKGROUND, DIRECT OR INTERNALLY ILLUMINATED, TYPICAL
- (18) CONCRETE DOUBLE-TEES
- (19) TO ACCOMMODATE WIND VEGETATION

ATTACHMENT 28



NORTH ELEVATION AT DRIVEWAY
1/16" = 1'-0" (24x36 SHEETS)



EAST ELEVATION AT DRIVEWAY
1/16" = 1'-0" (24x36 SHEETS)



A2.3
SHEET

DESIGNED BY	KWH
CHECKED BY	KBH
DATE	06/27/2008
SCALE	
JOB NO.	

THE RETREAT @
1 000 APACHE
ARIZONA
EXTERIOR ELEVATIONS
-- PRELIMINARY PLANS --



APPLICANT:
Clarendon International Properties, Inc.
1425 North University Avenue
Phoenix, AZ 85004
CONTACT:
David R. Freeman - (801) 342-8800
PROJECT ADDRESS:
1000 East Apache Boulevard, Tempe, AZ

KEYNOTES

- 01 CMU - SEE MATERIAL BOARD FOR COLOR
- 02 EXTERIOR PLASTER SYSTEM OVER FIRE-RETARDANT WOOD FRAME
- 03 METAL PANEL CLADDING
- 04 ALUMINUM STOREFRONT
- 05 METAL FRAME CANOPY
- 06 PRECAST CONCRETE PANEL
- 07 METAL GUARDRAIL/RAILING
- 08 METAL FLASHING
- 09 PARKING STRUCTURE
- 10 CONCRETE - PAINTED
- 11 GRADE
- 12 OPERABLE CANOPY
- 13 OPENINGS AT PARKING STRUCTURE
- 14 MECHANICAL / ROOFTOP EQUIPMENT
- 15 PARAPET
- 16 CONCRETE DOUBLE-TEES
- 17 ADDRESS SIGN - 12' HIGH, INDIVIDUAL MOUNT, METAL, 50% MIN. CONTRAST W/ BACKGROUND, DIRECT OR INTERNALLY ILLUMINATED, TYPICAL
- 18 METAL LATTICE SCREEN ATTACHED TO PARKING STRUCTURE - PROVIDED TO ACCOMMODATE VINES/VEGETATION

LANDSCAPE LEGEND

SYM.	BOTANICAL/ COMMON NAME	SIZE
------	---------------------------	------

trees

	Cercidium hybrid "Desert Museum"/ Desert Museum Palo Verde	24" box
	Tipuana Tipu/ Tipu Tree	24" box
	Dalbergis sissoo/ Sissoo Tree	24" box

medium shrubs

	Simmondsia chinensis "Vista"/ Compact Jojoba	
	Ruellia peninsularis/ Baja Ruella	5 gallon

small shrubs

	Ilex vomitoria "Nana" / Dwarf Yaupon Holly	5 gallon
	Punica granatum "Chico" / Dwarf Pomegranate	5 gallon
	Eremophylla glabra / Red Flowering Emu Bush	5 gallon

large accents

	Hesperaloe funifera/ Giant Hesperaloe	5 gallon
	Dasylirion longissima/ Toothless Desert Spoon	5 gallon

medium accents

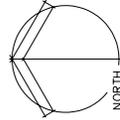
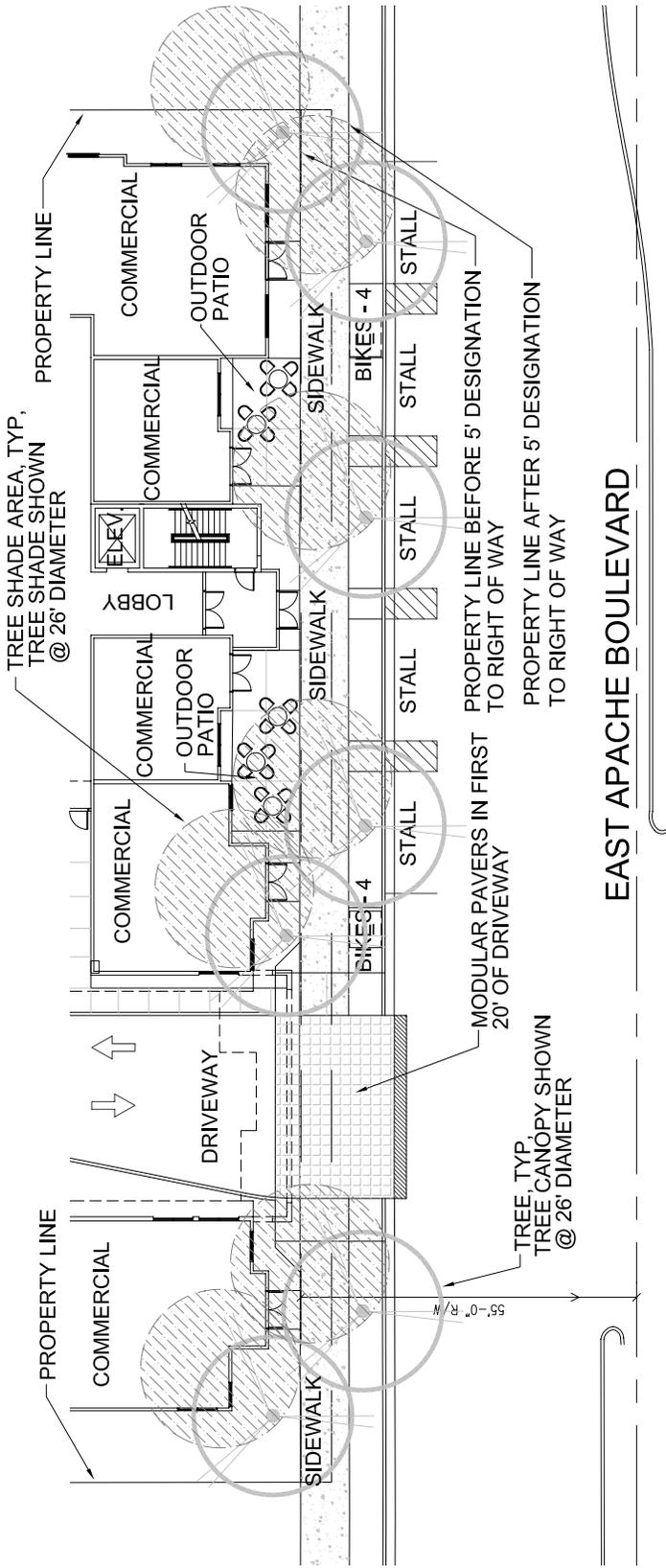
	Hesperaloe parviflora/ Red Yucca	5 gallon
	Aloe daweil/ Dawes Aloe	5 gallon
	Pedilanthis macrocarpa/ Lady Slipper	5 gallon
	Agave desmettiana "Variegata"/ Variegated Smooth Agave	5 gallon

small accents

	Yucca pallida/ Pale Yucca	5 gallon
	Muhlenbergia rigens "Nashville"/ Nashville Deer Grass	5 gallon

rock

Rock Mulch: Color-Table Mesa Brown	3/8" Minus
---------------------------------------	------------



SIDEWALK SHADE EXHIBIT

SCALE 1" = 30'-0"

SIDEWALK SHADE CALCULATION:

SIDEWALK AREA= 1,560 s.f.

SIDEWALK SHADE AREA REQUIRED= 515 s.f. (33%- Summer Solstice-3pm)

SIDEWALK SHADE PROVIDED= 830 s.f. (53%)



Expiration Date: 9-30-2010

Drawn RLV
 Project no. 08007
 Date June 25, 08

RETREAT @ 1000 E. APACHE
 100 E. APACHE BLVD
 TEMPE, ARIZONA

TERRANO
 landscape architecture urban design
 2120 s. rural road p. 921-2779
 tempe, az. 85282 f. 921-2780

LD1

SITE AERIAL PHOTO



1



2



3



4



9



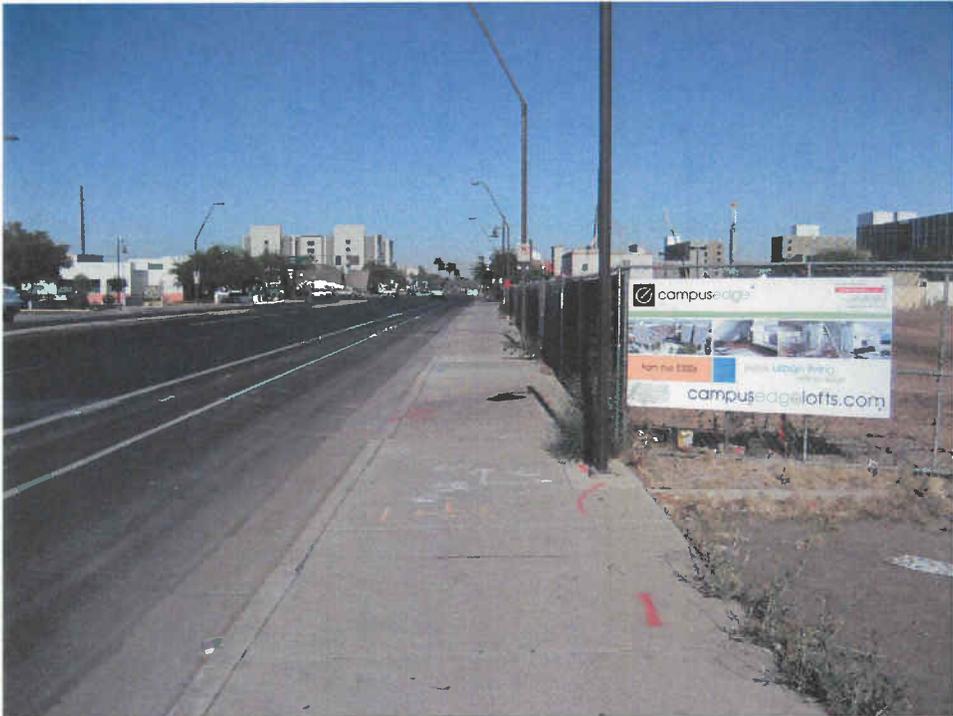
10



11



12



17



18



19



20



25



26

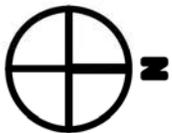
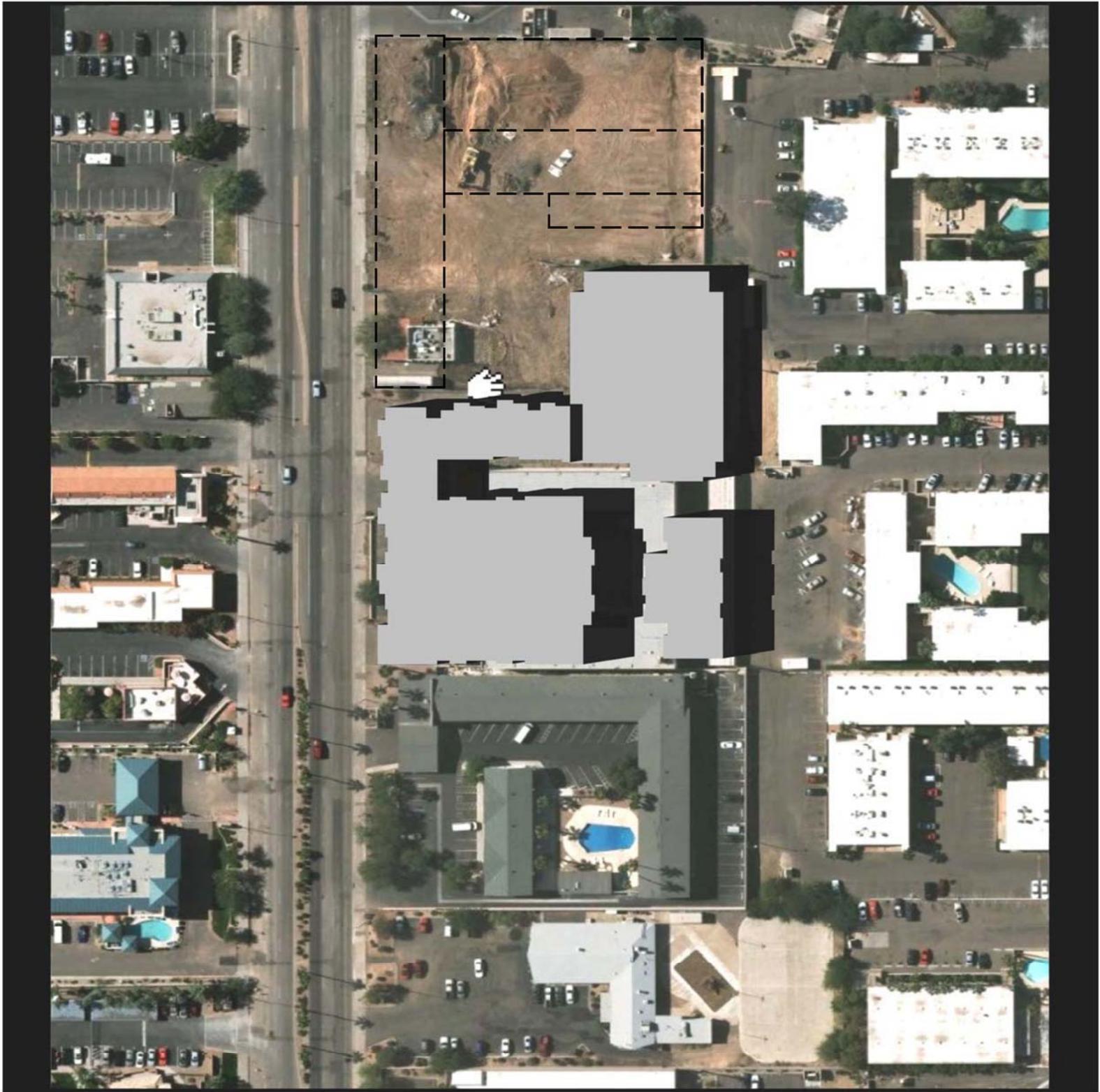


27



28





THE RETREAT @ 1000 APACHE

TEMPE

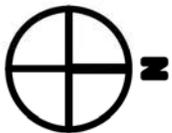
ARIZONA

12PM AUTUMNAL EQUINOX

ATTACHMENT 14
ATTACHMENT 43

APPLICANT:
Glenwood Intermountain Properties, Inc.
1425 North University Avenue
Provo, UT 84604
CONTACT:
David R. Freeman - (801) 342-4800

PROJECT ADDRESS:
1000 East Apache Boulevard, Tempe, AZ



THE RETREAT @ 1000 APACHE

TEMPE

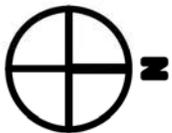
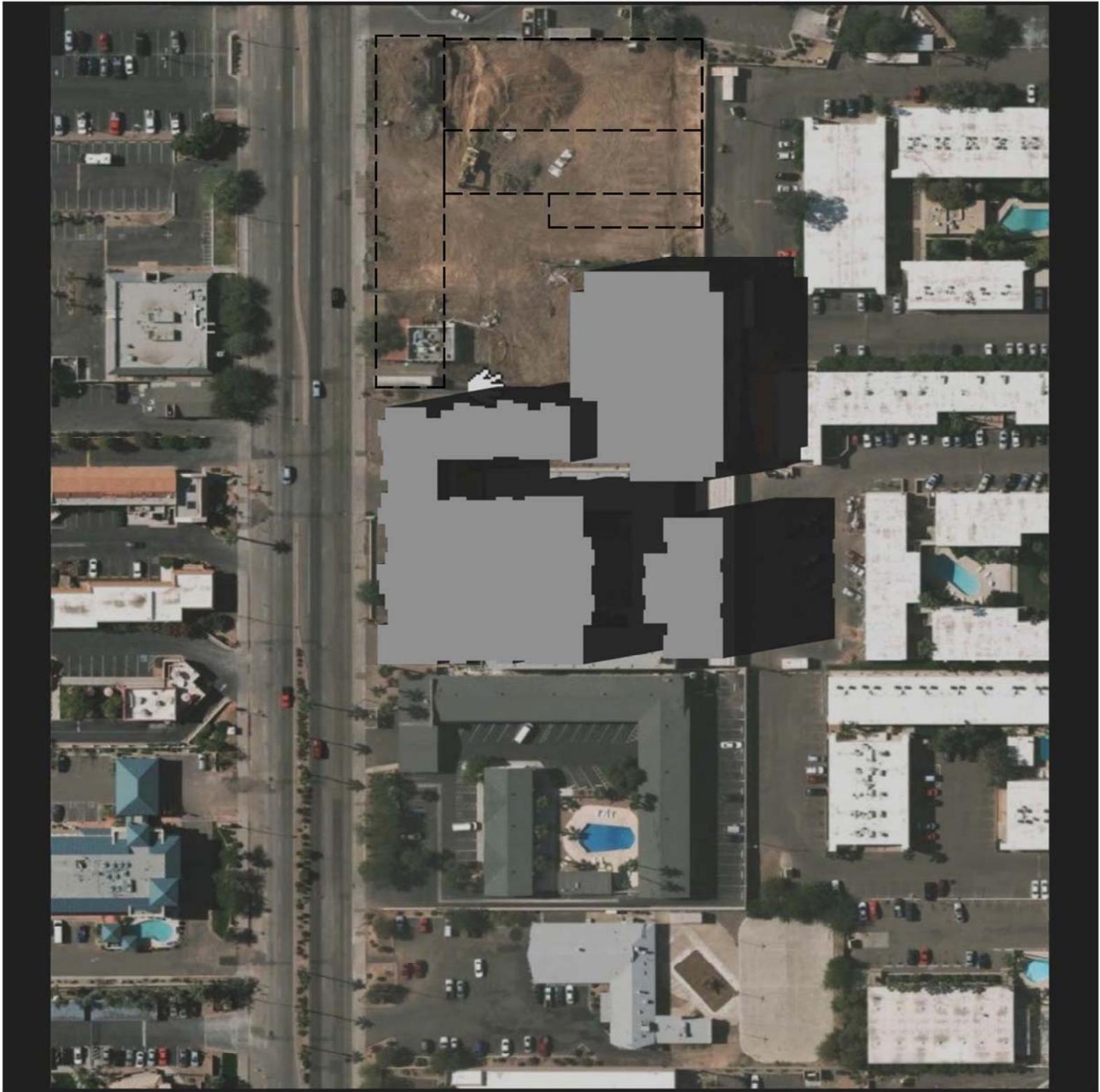
ARIZONA

12PM SUMMER SOLAR STUDY

ATTACHMENT 44

APPLICANT:
Glenwood Intermountain Properties, Inc.
1425 North University Avenue
Provo, UT 84604
CONTACT:
David R. Freeman - (801) 342-4800

PROJECT ADDRESS:
1000 East Apache Boulevard, Tempe, AZ



THE RETREAT @ 1000 APACHE

TEMPE

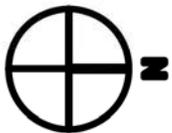
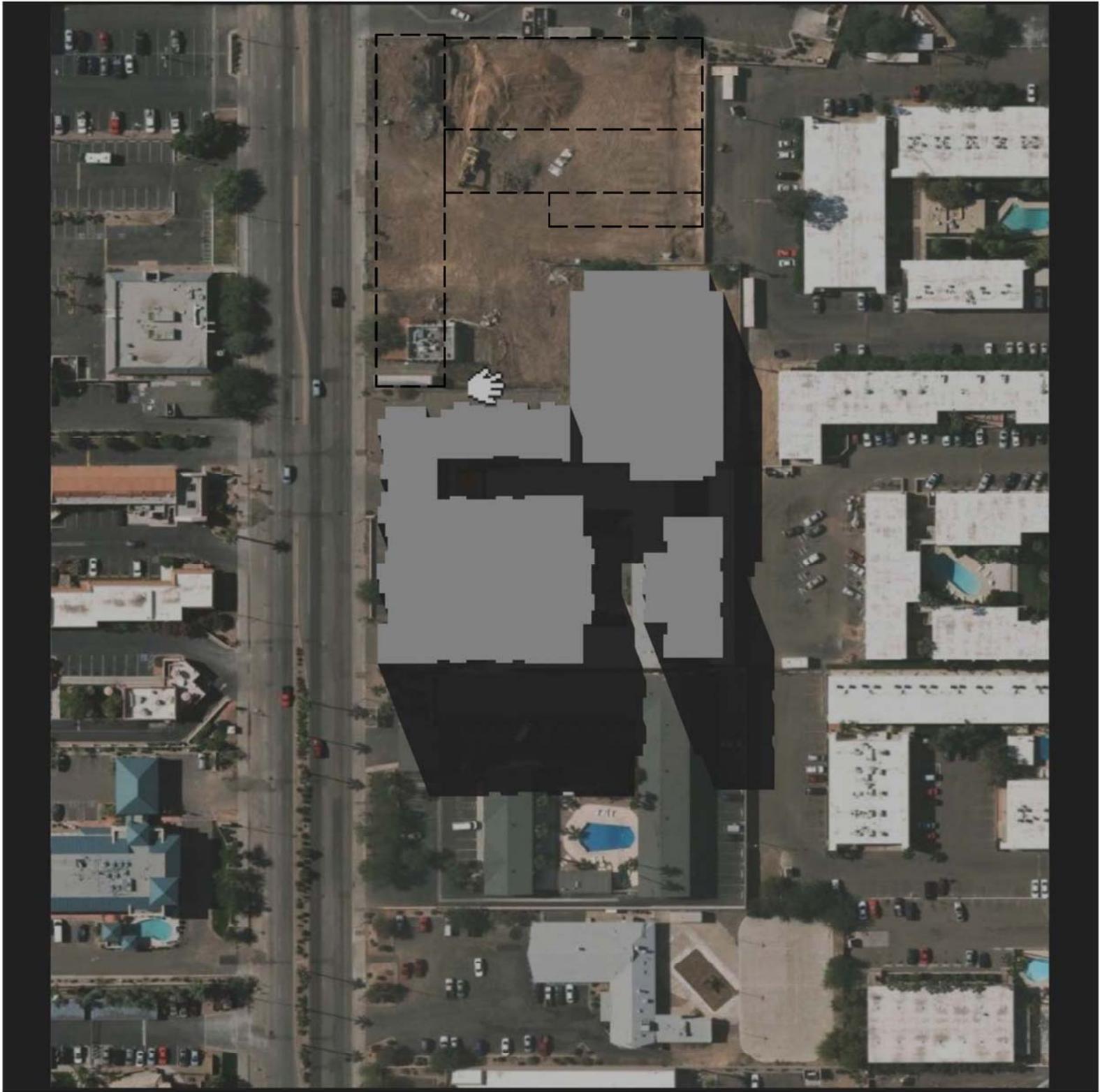
ARIZONA

12PM WINTER SOLSTICE

ATTACHMENT 45
ATTACHMENT 45

APPLICANT:
Glenwood Intermountain Properties, Inc.
1425 North University Avenue
Provo, UT 84604
CONTACT:
David R. Freeman - (801) 342-4800

PROJECT ADDRESS:
1000 East Apache Boulevard, Tempe, AZ



THE RETREAT @ 1000 APACHE

TEMPE

ARIZONA

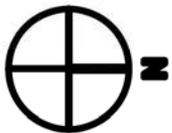
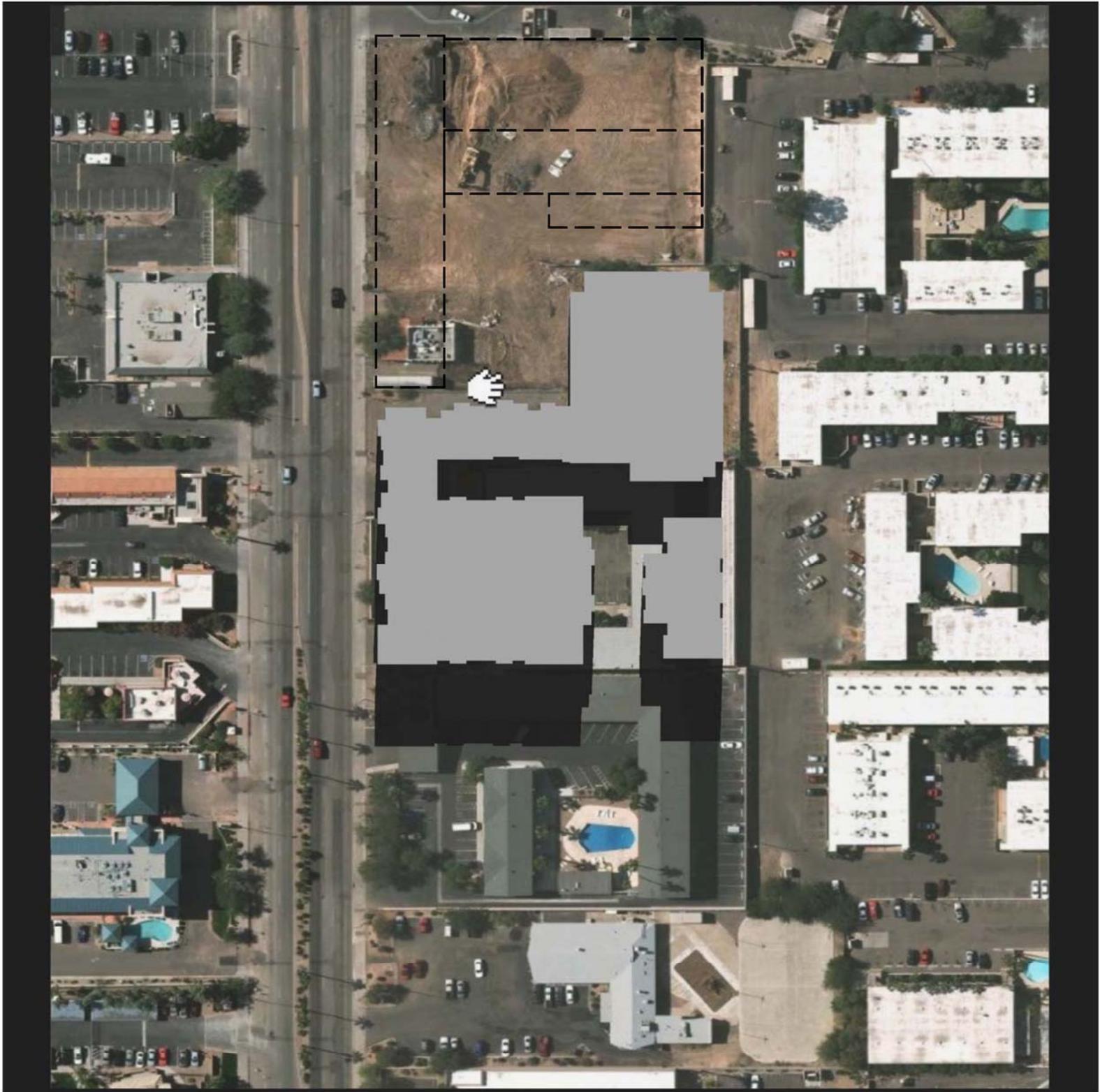
4PM AUTUMNAL EQUINOX

ATTACHMENT 40

ATTACHMENT 40

APPLICANT:
Glenwood Intermountain Properties, Inc.
1425 North University Avenue
Provo, UT 84604
CONTACT:
David R. Freeman - (801) 342-4800

PROJECT ADDRESS:
1000 East Apache Boulevard, Tempe, AZ



THE RETREAT @ 1000 APACHE

TEMPE

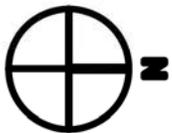
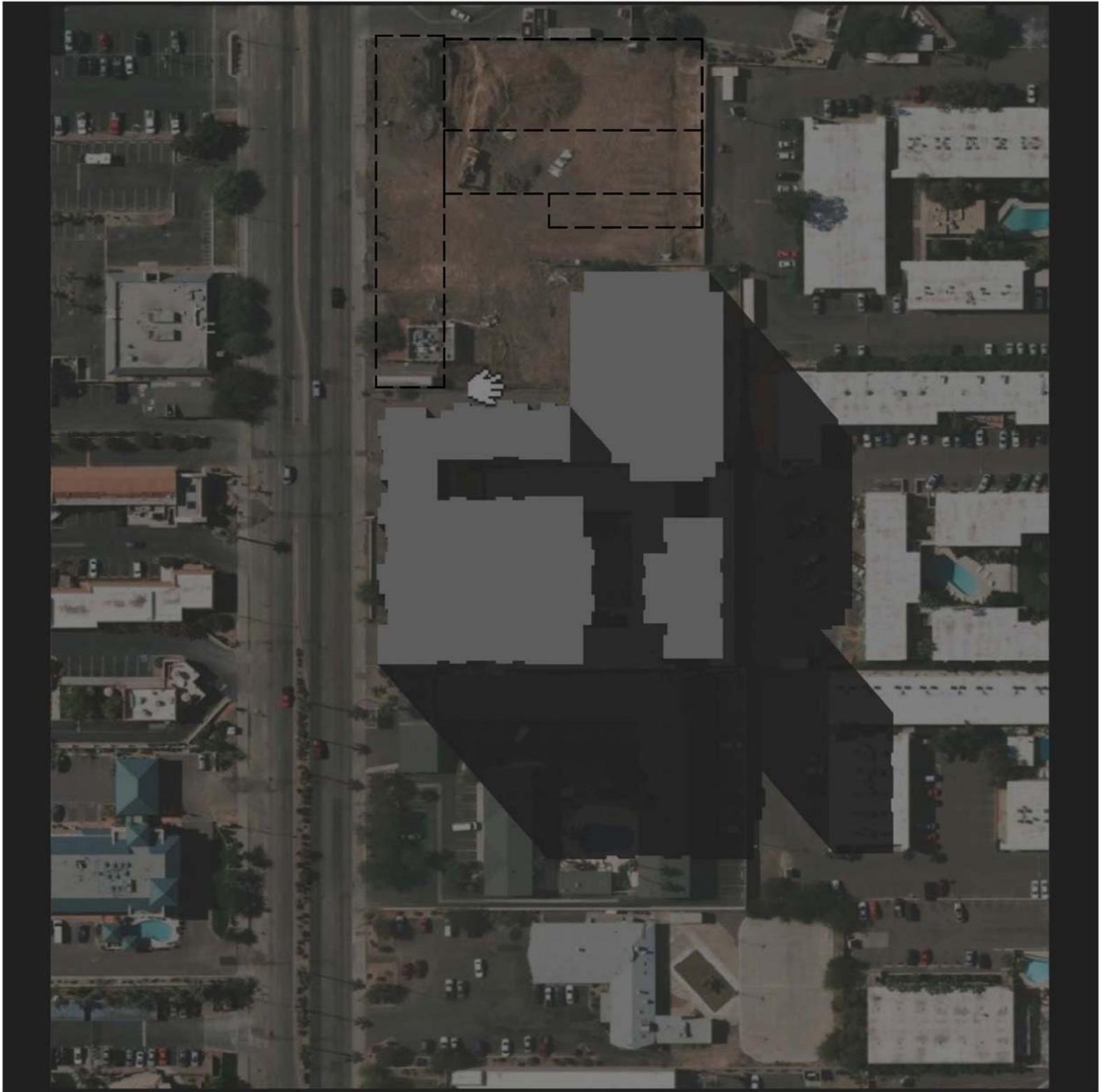
ARIZONA

4PM SUMMER SOLSTICE

ATTACHMENT 47

APPLICANT:
Glenwood Intermountain Properties, Inc.
1425 North University Avenue
Provo, UT 84604
CONTACT:
David R. Freeman - (801) 342-4800

PROJECT ADDRESS:
1000 East Apache Boulevard, Tempe, AZ



THE RETREAT @ 1000 APACHE

TEMPE

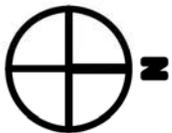
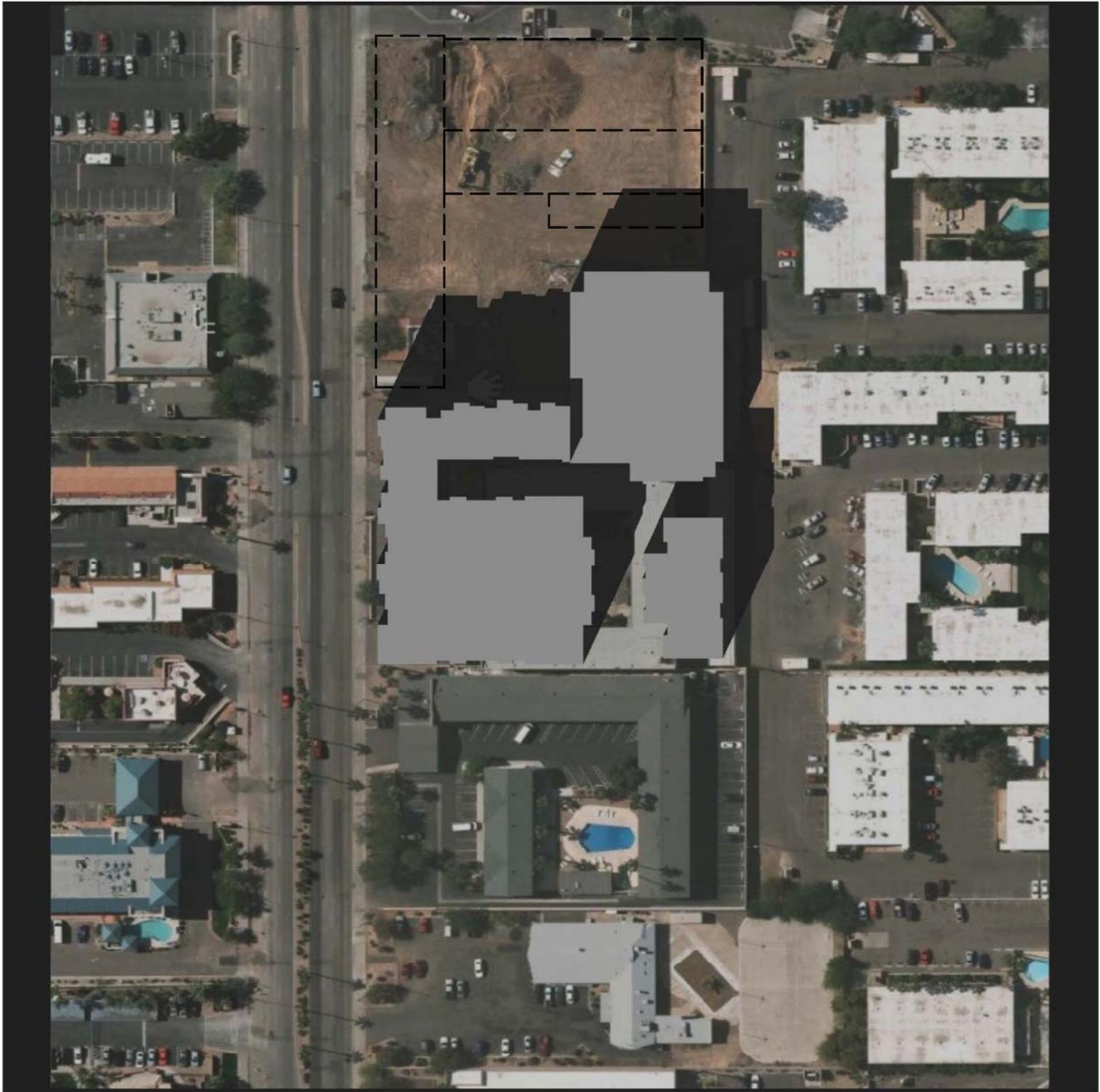
ARIZONA

4PM WINTER SOLSTICE

ATTACHMENT 4B

APPLICANT:
Glenwood Intermountain Properties, Inc.
1425 North University Avenue
Provo, UT 84604
CONTACT:
David R. Freeman - (801) 342-4800

PROJECT ADDRESS:
1000 East Apache Boulevard, Tempe, AZ



THE RETREAT @ 1000 APACHE

TEMPE

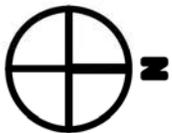
ARIZONA

9AM AUTUMNAL EQUINOX

ATTACHMENT 49

APPLICANT:
Glenwood Intermountain Properties, Inc.
1425 North University Avenue
Provo, UT 84604
CONTACT:
David R. Freeman - (801) 342-4800

PROJECT ADDRESS:
1000 East Apache Boulevard, Tempe, AZ



THE RETREAT @ 1000 APACHE

TEMPE

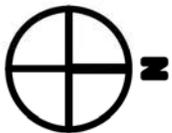
ARIZONA

9AM SUMMER SOLSTICE

ATTACHMENT 56
ATTACHMENT 56

APPLICANT:
Glenwood Intermountain Properties, Inc.
1425 North University Avenue
Provo, UT 84604
CONTACT:
David R. Freeman - (801) 342-4800

PROJECT ADDRESS:
1000 East Apache Boulevard, Tempe, AZ



THE RETREAT @ 1000 APACHE

TEMPE

ARIZONA

9AM WINTER SOLSTICE

ATTACHMENT 51

APPLICANT:
Glenwood Intermountain Properties, Inc.
1425 North University Avenue
Provo, UT 84604
CONTACT:
David R. Freeman - (801) 342-4800

PROJECT ADDRESS:
1000 East Apache Boulevard, Tempe, AZ

MEMORANDUM

GAMMAGE & BURNHAM
A Professional Limited Liability Company

July 9, 2008

TO: Kevin O'Melia, Senior Planner
City of Tempe Development Services Department

RE: Summary of Public Outreach regarding The Retreat @ 1000 Apache Zoning Amendment, Planned Area Development (PAD) Overlay and Development Plan Review (DPR) Application for 1.81 acres of property located approximately 475 feet east of the northeast corner of Rural Road and Apache Boulevard

The project team has made a concentrated effort to reach out to the community. Our public participation efforts span four months. To date, comments received regarding the project and the application have been overwhelmingly supportive. We have and will continue to address any questions and/or comments that may arise throughout the zoning process.

(1) **Apache Boulevard Project Area Committee Meeting of March 10, 2008:**

The applicant met with the Apache Boulevard Project Area Committee (APAC) on March 10, 2008 and showed APAC a design for a seven-story building with retail on the first floor. APAC recommended approval of the project which consisted of a seven-story building with purpose built student housing apartments and retail shops.

(2) **Tempe Apache Boulevard Business Association Meetings of March 12 and May 14, 2008:**

On March 12 and May 14, 2008 respectively, the applicant met with the Tempe Apache Boulevard Business Association (TABBA) and presented the project's original seven-story design and the revised five-story design. TABBA recommended approval for both the original seven-story project and the proposed five-story project.

(3) **Neighborhood Meeting of June 23, 2008:**

Our official neighborhood meeting was held at the Tempe Police Apache Boulevard Substation Community Room located at 1855 East Apache Boulevard in Tempe. The meeting began at approximately 6:00 p.m.

Meeting Attendees

Representatives from Glenwood Student Communities ("Glenwood") and Gammage & Burnham P.L.C were present. Four interested persons and one City of Tempe Development Services Department staff member, Kevin O'Melia, was also in attendance. The interested persons in attendance included Abigail Kruger of Nelson Companies, developer of the adjacent student housing and retail project known as Campus Edge, Ramish Patel and Vikas Patel,

7/1/2008

owners and operators of the adjacent Super 8 Motel, and Rick Kafka, owner of the adjacent apartment complex to the north. Contact information for persons in attendance for the meeting is provided on the enclosed sign-in sheet.

Presentation

David Freeman of Glenwood and Rob Lane of Gammage & Burnham provided a brief overview of the purpose built student housing and retail shops project, as well as the purpose of the application and the neighborhood meeting. Mr. Freeman also provided information regarding Glenwood's background and experience in relation to the development and management of purpose built student housing projects.

Questions Posed by Meeting Attendees & Addressed by the Applicant

Mr. Vikas Patel inquired about the following in regard to the project:

- Types of retail uses being considered for the project;
- Why the proposed building height was five stories less than Campus Edge;
- How many residential units were being proposed;
- How the residential units would be rented out;
- If each unit would have common areas;
- If the residential units could be converted into typical apartments in the future;
- How many retail shops would be located along Apache Boulevard;
- What would occupy the center of the building located at the southeast corner of the site; and,
- When the project is scheduled to open

Mr. Freeman responded to Mr. Patel's respective questions by indicating that:

- Retail uses tailored to students and complementary retail uses for the neighborhood would be provided;
- Glenwood's past experiences in development and managing purpose built student housing has shown students sometimes feel isolated in tall buildings and the cost of construction were both factors in restricting the buildings' height to five stories;
- The project would be comprised of 124 units consisting of one, two and four bedroom units and a total of 317 beds;
- The project would be rented out by the bedroom and that each tenant would sign an individual lease;
- A common living room and kitchen would be provided in each unit, while each bedroom would have its own bathroom. It was also noted that common areas, such as a swimming pool, internet café and technology room would be provided;
- That the units could be converted to more typical apartment units but that the units would be somewhat unusual, as each bedroom would have its own bathroom;
- Five retail shops are proposed along the Apache Boulevard frontage;
- An open courtyard would be located in the center of the building located near the southeast corner of the site; and
- The project is targeted to open in August 2010 with construction starting in December 2008

Mr. Ramish Patel noted that the project's construction was scheduled to begin during the adjacent Super 8 Motel's peak season and inquired if a perimeter wall would be constructed along the site's east property line.

Mr. Freeman responded by noting that the project's construction would begin with the garage located at the northwest corner of the site, area of the site located farthest from the Super 8 Motel, and that it was not the desire of Glenwood to disturb the motel's guests. Mr. Freeman also noted that a perimeter wall would be provided along the east property line of the site.

Mr. Kafka inquired about the status of the project in relation to applicable City processes.

Mr. Lane responded that a zoning change, PAD overlay and DPR application had been submitted to the City for the project site. Mr. Lane also noted that the referenced application is scheduled for consideration by the City's Development Review Commission and City Council, starting with the Development Review Commission on July 29th.

Mr. Kafka then reiterated Vikas Patel's earlier statement by indicating he was surprised the proposed building height was not higher.

Mr. Freeman responded by reiterating his earlier response that Glenwood feels tall buildings can isolate student residents and that there are substantial additional construction costs associated with taller buildings.

Mr. Kafka then inquired about the following in regard to the project:

- Does Glenwood only manage purpose built student housing projects which they have developed;
- Would on-site security be provided;
- Has Glenwood previously developed similar designed projects;
- If any areas of the project would be located below grade; and,
- The project's proposed floor area ratio (FAR)

Mr. Freeman responded to Mr. Patel's respective questions by indicating that:

- Glenwood has only managed projects which it has developed in the past but may be open to additional management opportunities in the future;
- Smart locks would be provided on all secured entrances, the garage would be secured, and that Glenwood is considering offering a substantial discounted rate for a City police officer to reside at the site;
- The proposed project would be the company's first to incorporate retail uses. Mr. Freeman also noted Glenwood's extensive experience with the development and management of purposed built student housing projects;
- One level of the parking garage would be located below grade; and,
- The project's FAR is approximately 2:1, excluding the garage.

Mr. O'Melia inquired how the project's resident only café would operate.

Mr. Freeman responded that the café would serve breakfast and would function in a similar manner to continental breakfast rooms provided at high-quality hotels. Mr. Freeman stressed

that many parents feel it is especially important for students to have an opportunity to eat a good breakfast.

Mr. O'Melia inquired if Glenwood typically rented out purpose built student housing projects by the bedroom.

Mr. Freeman responded that it is typical for Glenwood to rent out its projects by the bedroom.

Questions Not Addressed

All questions raised during the meeting were addressed by either the applicant or City staff.

Comments Submitted by Meeting Attendees

Comments received during the meeting were overwhelming supportive of the project.

Meeting Adjournment

The meeting ended at approximately 7:35 p.m.

(4) Posting & Notification:

Pursuant to applicable City requirements, on June 6, 2008, we sent first class letters to all property owners within 300 feet of the project site notifying interested parties of the proposed development and the neighborhood meeting scheduled for June 23, 2008. Per a June 9, 2008 e-mail request from City staff, we sent first class letter to an additional property owner and the respective chairpersons of two registered neighborhood / home owners associations on June 9th, notifying the identified parties of the proposed development and the neighborhood meeting scheduled for June 23, 2008. On June 27, 2008, we sent first class letters to all notification recipients referenced above to advise of the rescheduling of the Development Review Commission Hearing from July 8, 2008 to July 29, 2008, the 1st City Council Hearing from July 22, 2008 to August 14, 2008, and the 2nd City Council Hearing from August 7, 2008 to September 11, 2008.

The respective dates, locations, and times for the neighborhood meeting and scheduled public hearings, as well as the applicant's contact information, were posted on the subject site on June 9, 2008. The posted sign was updated on June 30, 2008 to reflect the above referenced rescheduling of the Development Review Commission Hearing and the 1st and 2nd City Council Hearings.

Copies of the notification list and the neighborhood mailing notices, as well as photos of the public hearing notice sign posted on the site, are attached to this neighborhood summary.

(5) Phone Calls, Letters and E-mails:

To date, neither the applicant nor the applicant's legal representative have received any phone calls, faxes, letters or e-mails from any member of the community regarding this project.

**Agenda Item 5 – Development Update – The Retreat @ 1000 (East) Apache (Blvd.)
presented by David Freeman of Glenwood Intermountain Properties, Inc.**

(Handout on project was dispersed)

- In business for the last 20 years – “rent by the bed”
- High-end student housing complex – the current student housing project is mainly poor – built before 1985.
- Lifestyles have changed substantially.
- 60% of students have 90% of their college expenses paid for (CA stats)
- “step above” the Campus Edge product – including breakfast services.
- Shared common area – living room & kitchen + 1-4 bedrooms with baths
- Study facility
- Committed to compliment development on Apache.
- Rental rate approx. \$750-\$1200 /per person

Q&A/Comments – **Security is not mentioned** – *the site plan submittal is not designed to show security measures. The site will be well-lit, the stairwell will have glazing so people can see, smart-keys will only open the assigned rooms.*

Why is there is a discrepancy in the numbers on the number of rooms 107 and 180?
– *180 is only the max, the site plan is still being reviewed.*

Motion made to accept the project – passed – 1 abstention

The Committee’s next meeting will be Monday, April 14th, 2008 at the Escalante Community Center – Senior Center Room.

The following meeting is scheduled for Monday, May 12th, 2008 at the Escalante Community Center – Brio/Bravo Rooms.

Meeting Adjourned at 5:37 p.m.

Prepared by Mike Anaya

Authorized Signature
Heidi Graham, Senior Planner

Tempe Apache Boulevard Association (TABA)
Meeting Minutes
May 14, 2008

Location: Apache Boulevard Police Substation, Community Room
1825-1855 East Apache Boulevard

Lunch: 11:30 a.m. - 12:00 p.m.

Meeting: 12:00 p.m. - 1:00 p.m.

Following lunch Gary Flunoy from Metro made a Safety Education presentation . In anticipation of the Grand Opening of Metro Light Rail on December 26, 2008 presentations such as this will be offered throughout the community to associations and groups such as ours. Terry Nash and Pamela Cecere from Metro were also present to assist in the presentation by distributing various printed materials. Pamela Cecere also discussed proposed Metro Light Rail extensions on the Rural Road corridor in Tempe.

David Freeman, President of Glenwood Student Communities made a follow-up presentation on the project known as The Retreat at 1000 Apache. Preliminary City of Tempe reviews have resulted in some changes such as a redesign of the parking structure so as not to be visible from the street and the architectural design will be more in line with other new projects in the area. Having completed preliminary site plans, etc. they are proceeding on schedule with the City of Tempe. The project was discussed and supported by those present. At our March 12, 2008 meeting the project was given a general approval for a student housing project.

Eva Zukatynski proposed that new residential developments permitting pets include in their guidelines that pets be spayed and neutered. In the most recent Spay and Neuter Program on Apache Boulevard 63 strays were spayed which is expected to reduce the feral cat population in the area.

Treasurer, Sam Hanna, reported a balance of \$2,534.21 in the account at Wells Fargo Bank. Expenses are predominately luncheon food while income is membership dues. Sam suggested we anticipate "special event" expenses such as an Open House after the official Light Rail opening. Eva Zukatynski suggested a " We survived the Light Rail" party be placed on the next agenda and everyone is encouraged to bring ideas. A committee was formed and Sam Hanna will be chairman and Eva will help. Carol Mc Daniels mentioned that a few of the businesses at Apache and McClintock had an "Open House" April 1 and that Metro did all the printed promotions. The next business meeting is September 17, 2008.

Barbara Stafford read the minutes from the March 12, 2008 meeting prepared by Diane Minkner and they were approved as read.

Bob Stafford offered updates on current area projects. Campus Edge at 922 E. Apache Blvd. is breaking ground with a 10-story building. Campus Suites at 1890 E. Apache is

currently working on the infrastructure. Apache ASL, a project for the hearing impaired at 2428 E. Apache, is close to approval with the City and should be breaking ground soon. At the May 12, 2008 APAC meeting Portland Development reviewed a proposal for a 5-story Holiday Inn Express on the current site of the Days Inn Motel at 1221 E. Apache.

President Carol McDaniels adjourned the meeting at 1:12 p.m.

Respectfully Submitted,
Barbara Stafford, Substitute Secretary

O'Melia, Kevin

From: Levesque, Ryan
Sent: Tuesday, May 27, 2008 4:42 PM
To: O'Melia, Kevin
Subject: FW: 1000 E. Apache

FYI

Ryan Levesque

Senior Planner
City of Tempe, Development Services Dept.
(480) 858-2393

From: Tim Becker [mailto:tbecker@nelsonphoenix.com]
Sent: Tuesday, May 27, 2008 2:09 PM
To: Levesque, Ryan
Cc: Marc Lifshin; J.J. Smith
Subject: 1000 E. Apache

Ryan – we don't have any comments on the proposed PAD at 1000 E. Apache. Thanks for sharing with us.

From: O'Melia, Kevin
Sent: Tuesday, June 24, 2008 9:39 AM
To: Sever, Decima
Subject: THE RETREAT / 1000 E APACHE / PL080071

KKO e-mail to Decima Sever
Greetings,

Notes of last night's (6/23/08) neighborhood meeting.

06-23-08 NEIGHBORHOOD MEETING

Neighbor attendees: Rameesh & Vikas Patel (Super 8 Motel-1020 E Apache), Abigail Kruger (Nelson-Phoenix-922 E Apache), Rick Kafka (University Properties-1001 E Lemon).
Development team: David Freeman (Glenwood Properties), Rob Lane (Gammage & Burnham)
COT Staff: Kevin O'Melia (Plann'g)

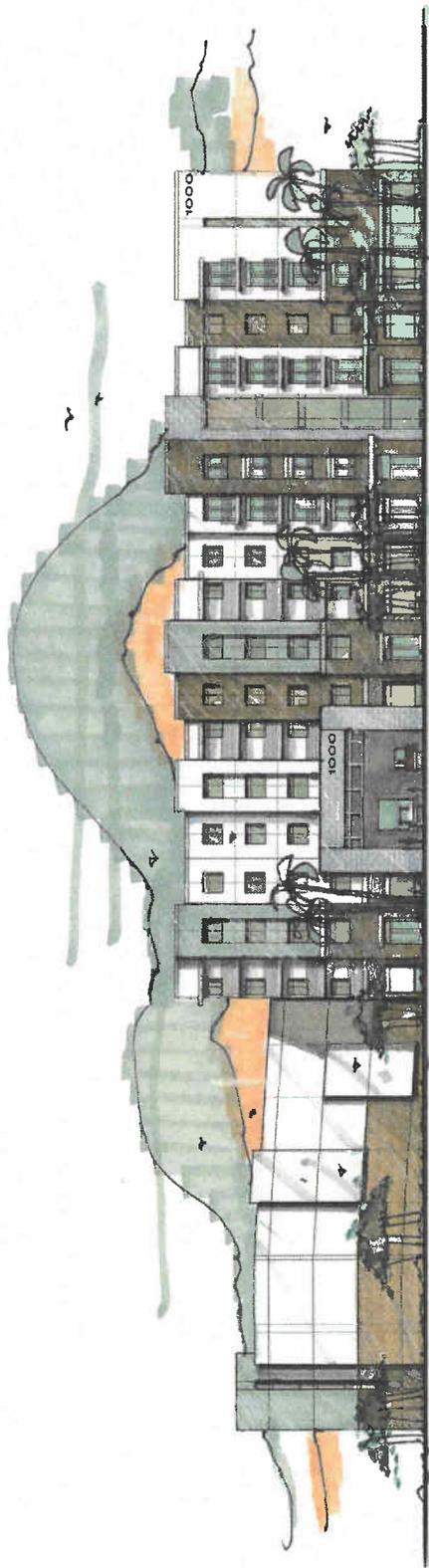
Overview: the neighboring property owners heard about the proposed project and asked questions related to the impact of the project on their properties.

- 1) Rob Lane made introductory presentation. The Retreat is a student housing mixed use project. Five story residential height. Five story garage including one story underground. Retail/restaurant component activates street frontage & accommodates foot traffic. Rob described the planning entitlement process, including a request from CSS to MU-4 District with a Planned Area Development Overlay. Kevin added that the project requests to opt into the Transportation Overlay District. The T.O.D. allows some modification of the parking standard from that allowed in the surrounding city but mandates a pedestrian oriented design.
 - 2) Rameesh/Rob: discuss contrast in height between Retreat and Campus Edge (proposed at 922 E Apache, to west of the Retreat. Campus Edge has 10 stories.
 - 3) Rick/David: why not higher? how many units? David: this is a purpose-built housing/mixed use project--five stories seemed most appropriate. There are 124 student housing units (one, two & four bedroom). There is a total of 317 bedrooms.
 - 4) Rameesh/David: is perimeter fenced? Yes, all around.
 - 5) Rick/David: is there adaptability where the housing could convert to apartments? These could be regular apartments but each bedroom would have its own bathroom.
 - 6) David described operation: Glenwood has been in the property management and specifically in student housing for 20 years. The Retreat represents a recent national trend in student housing. This is the first of this kind undertaken by Glenwood. This student housing project is rent by the bedroom, rather than by the unit (Campus Edge rents by the unit). There is one student per bedroom. Each student has their own lease. With this approach, management can then prevent unit overcrowding. Glenwood manages the properties that they build. Glenwood is management intensive. The students will have access to a concierge that is part of the Retreat staff. This is not a substitute parent but a student support network.
 - 7) David: Each bedroom has its own bathroom and workstation. In the two and four bedroom units, each bedroom has separate security access from the common areas. The larger project includes amenities (lounge, workout) and a resident only cafe that serves breakfast between 6:00am & 9:00am, similar in concept to a Marriott Courtyard hotel.
 - 8) David: There will be three to five retail/restaurant uses. Glenwood will select tenants to accommodate the student environment, such as a sandwich shop.
 - 9) David: the businesses will face Apache. The street business facades will set back slightly to create areas for outdoor seating. Retail parking is located off the entrance drive aisle, on the street at the storefronts, and in the front of the garage. The retail parking spaces will be open for student use in the off-hours.
 - 10) David: the first story is masonry construction, the upper stories are frame and exterior plaster construction. The garage is pre-cast concrete construction. The appearance of the project is under development.
- *





WEST ELEVATION - ALONG PROPERTY LINE

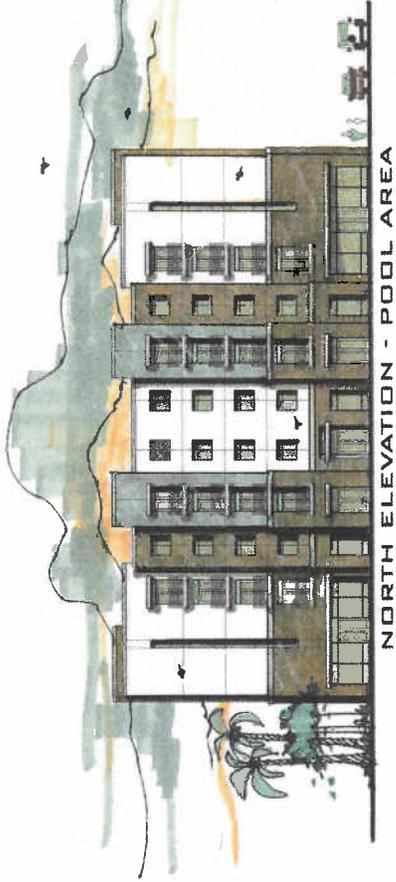


SOUTH ELEVATION - ALONG APACHE

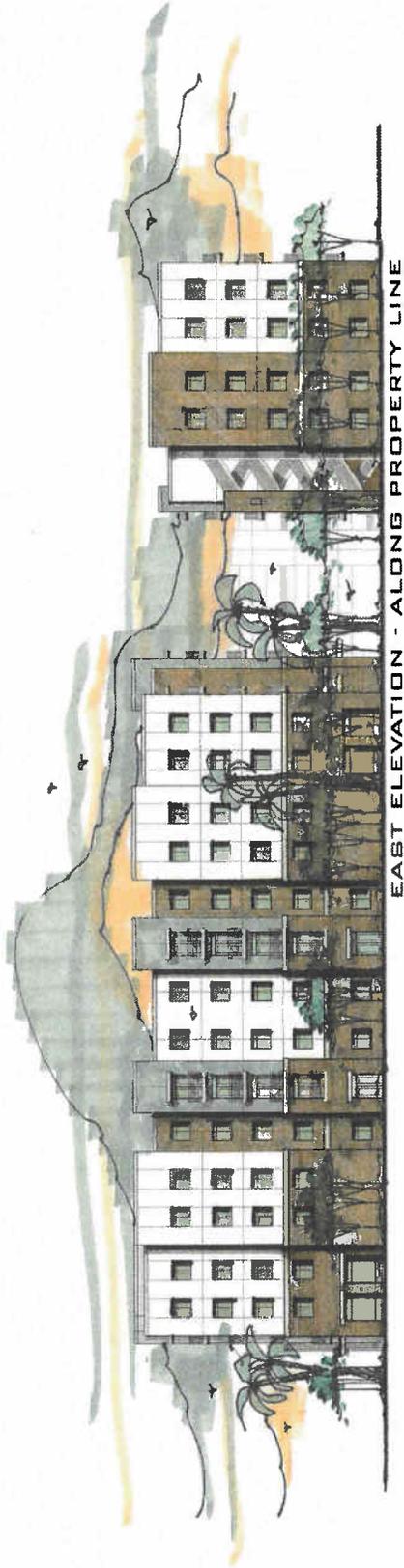
THE RETREAT @ 1000 APACHE

GLENWOOD
INTERMOUNTAIN
PROPERTIES, INC.





NORTH ELEVATION - POOL AREA



EAST ELEVATION - ALONG PROPERTY LINE

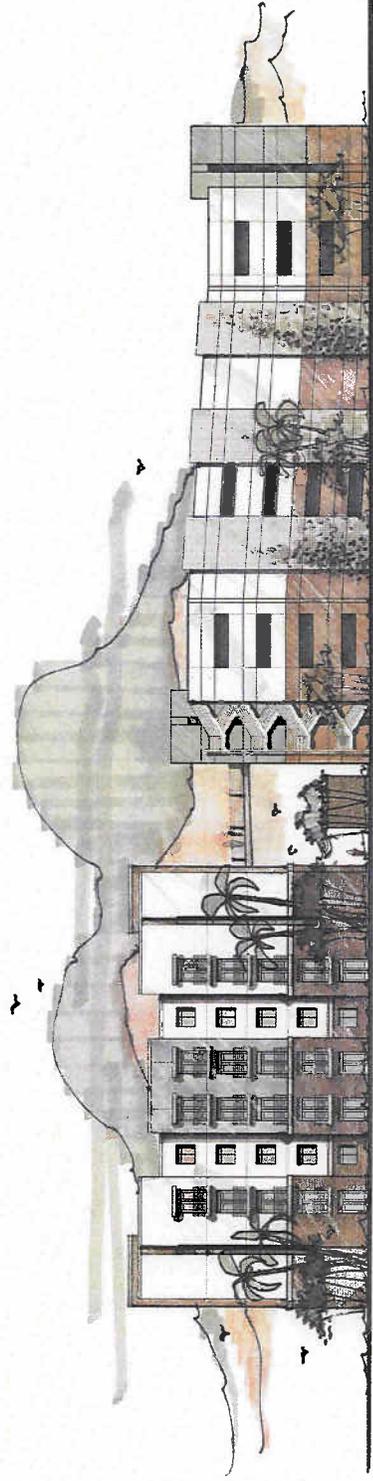
THE RETREAT @ 1000 APACHE

GLENWOOD
INTERMOUNTAIN
PROPERTIES, INC.





SOUTH ELEVATION - POOL AREA



NORTH ELEVATION - ALONG PROPERTY LINE

THE RETREAT @ 1000 APACHE

BLENNWOOD
INTERMOUNTAIN
PROPERTIES, INC.





NORTH ELEVATION - AT DRIVE-THRU

EAST ELEVATION - ALONG DRIVEWAY

THE RETREAT @ 1000 APACHE

GLENWOOD
INTERMOUNTAIN
PROPERTIES, INC.

