Staff Summary Report

Tempe

City Council Hearing Date: 11/20/08 Agenda Item Number: 36

SUBJECT: This is the introduction and first public hearing for two Zoning Map Amendments and a Planned Area Development Overlay for THE APARTMENTS AT UNIVERSITY AND LINDON, located at 708 South Lindon Lane. The second public hearing is scheduled for December 11, 2008.

DOCUMENT NAME: 20081120dskko01 PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

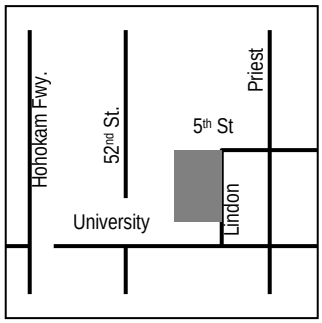
COMMENTS: Request for THE APARTMENTS AT UNIVERSITY AND LINDON (PL080241) (Larry R. Norris, Charles H. Cook Christian Training School, property owner; Charles Huellmantel, Huellmantel & Affiliates, applicant) consisting of a 348 unit apartment community including 421,932 s.f. building area on +/- 14.62 net acres, located at 708 S. Lindon Lane in the R-3, Multi-Family Residential Limited District and the R1-6, Single-Family Residential District. The request includes the following:

ZON08008 -- (Ordinance No. 2008.57) Zoning Map Amendment from R1-6, Single-Family Residential District to R-3R, Multi-Family Residential Restricted District on +/- 2.18 net acres adjacent to Lindon Lane.
ZON08010 -- (Ordinance No. 2008.57) Zoning Map Amendment from R-3, Multi-Family Residential Limited District to R-4, Multi-Family Residential General District on +/- 12.44 net acres.
PAD08014 -- (Ordinance No. 2008.57) Planned Area Development Overlay on +/- 14.62 net acres to modify development standards including a vehicle parking quantity reduction from 722 to 670 spaces, a maximum building height increase from 30'-0" to 40'-0" for building 'A' in the R-3R District, and a front yard setback reduction from 20'-0" to 10'-0" to allow a tall front yard fence in the R-3R District.

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
Development Review Commission – Approval (7-0)

ADDITIONAL INFO:



Gross / Net site area	15.26 ac (2.82 ac in R-3R Dist, 12.44 ac in R-4 Dist) / 14.62 ac
Unit Quantity and Density	348 du (352 du or 23 du/ac max. allowed over two Districts)
Building Area	418,804 s.f. (all areas, including amenity buildings)
Lot Coverage	28% (45% max allow for R-3R Dist; 60% max allow for R-4 Dist)
R-3R Dist. Building Height	40 ft (bldg. 'A' ht P.A.D. std.); 30 ft (max. allowed all others)
R-4 Dist. Building Height	40 ft (max. allowed all buildings)
Req'd Building setbacks	Fence 10 ft front yard (P.A.D. std., east), Building 20 ft front yard (east), Open Structure 15 ft front yard (east), Building 10 ft side and rear yards (north, south & west)
Landscape area	35% (30% min req'd for R-3R Dist; 25% min req'd for R-4 Dist)
Vehicle Parking	670 spaces (P.A.D. std.) (722 min. req'd. without P.A.D.)
Bicycle Parking	341 spaces (341 min. req'd.)

PAGES:

1. List of Attachments
2-5. Comments / Reasons for Approval
6-7. Conditions of Approval
8. History & Facts
9. Zoning & Development Code Reference

ATTACHMENTS:

1-3. Ordinance No. 2008.57
4-6. Waiver of Rights and Remedies form
7. Location Map
8. Aerial Photo
9-11. Letter of Explanation
12. Neighborhood Meeting Summary
13. Site Plan
14. Project Description
15. Site Zoning Characteristic Key
16. Building Typology Key
17-18 Building Type 3A: Floor Plans & Elevations
19. Building Type 3AP: Floor Plans & Elevations
20-21. Building Type 3B: Floor Plans & Elevations
22-23. Building Type 3BP: Floor Plans & Elevations
24-25. Building Type 3C: Floor Plans & Elevations
26-27. Building Type GU1: Floor Plans & Elevations
28. Building Type GU2: Floor Plans & Elevations
29-31. Leasing Exercise Amenity Building: Floor Plan, Section & Elevations
32-37. Landscape Plans and Plant List
38-39. Existing Tree Inventory
40. Photo Context Site Plan Key
41-50. Site Keyed Photos
51-52. Photos of Arcadia Jones House
53. Entrance Gate Concept
54. Amenity Commons Concept
55. Building Massing and Stucco and Roofing Materials Photos
56. Building Entrance Concept and Pre-Cast Inset Photos
57. Lindon Lane Vignette
58-69. Parking Analysis Executive Summary and Two Graphs Describing Average Weekday and Average Weekend Parking Occupancies in 30-minute Intervals for Three Similar Apartment Complexes
70. Memorandum from Traffic Engineering Department concerning Traffic Impact Study

COMMENTS:
This site is located west of Priest Road and north of University Drive on the west side of Lindon Lane. The eastern part of the site adjacent to Lindon--as measured from the western edge of a 30'-0" wide street easement to a line 100'-0" west and parallel to the easement--is located in the R1-6, Single-Family Residential District and has a General Plan Projected Density of up to 15 dwelling units per acre. The site area west of this 100'-0" line is located in the R-3, Multi-Family Residential General District and has a General Plan Projected Density of up to 25 dwelling units per acre. The General Plan Projected Land Use for the entire +/- 15.26 gross acre site is Residential.

For this +/- 14.62 net acre site, there are no existing entitlements that precede the October 28, 2008 Development Review Commission development plan review approval. The site includes a 30'-0" wide street easement at Lindon Lane; the property currently extends to the centerline of Lindon Lane. There is a shared access private drive along the southern edge of the property. The shared access dates to the mid 1980's development of office buildings along University Drive. Prior to this the site of the office buildings south of the school had been a part of the property. The site currently houses the Charles H. Cook Christian Training School. The school's origin at this site dates to a 1958 deed. The school has been closed since May, 2008. The school grounds consist of several one and two story worship and education buildings in a heavily landscaped central campus with semi-developed outlying areas to the north. The main parking field for the school is to the east, near Lindon. The northwestern part of the site includes the one story Arcadia Jones house, constructed in 1900 (see "History" at the end of this report).

This request includes the following:

1. Zoning Map Amendment to convert the Lindon strip from R1-6, Single-Family Residential to R-3R, Multi-Family Residential Restricted District.
2. Zoning Map Amendment to convert the portion of the property west of the Lindon strip from R-3, Multi-Family Residential Limited to R-4, Multi-Family Residential General District.
3. Planned Area Development Overlay that would cover the area of the entire +/- 14.62 net acre site.

The Development Review Commission has recommended approval of the above items to the City Council. For further processing, the site requires dedication to public right of way of the 30'-0" street easement for Lindon Lane. This dedication may be executed and recorded through a separate instrument.

PUBLIC INPUT

- A required Neighborhood meeting was held on 9/24/08 from approximately 6:00 p.m. to 7:00 p.m. at the community room of the San Portella Apartment Community at 2155 South 55th Street.

- See attached summary of meeting provided by the applicant (attachment 12).

- Development Services staff attended the meeting. Staff observations include the following: The location of the meeting is appropriate because San Portilla is a Mark-Taylor development with a similar architectural character to that proposed at 708 S. Lindon Lane. Approximately eight members of the public attended the meeting. Several critical comments from neighbors were noted by staff, including a change in zoning that will increase residential density, concern about the increase in traffic on adjacent streets, whether Lindon/University intersection will need signalization, the potential increased demand for parking beyond the boundaries of this development and the potential devaluation of single-family properties in the neighborhood east of the property. Staff noted no critical comment about the massing or architectural character of the development, although one neighbor preferred the development be completely sequestered from Lindon Lane by a tall, opaque wall with no pedestrian gates, and another neighbor preferred the development of the property with an office or industrial use.

- The Riverside-Sunset Neighborhood Association representative has contacted the Traffic Engineering Division on 10/07/08, on 10/09/08 and again on 11/06/08 concerning increased traffic due to the replacement of the school with 348 apartment units. The Riverside-Sunset representative has also contacted Planning staff on 11/06/08 to indicate he has spoken directly with the developer and to reiterate his opposition to the potential increase in eastbound traffic on 5th Street from this development. The Riverside-Sunset representative advocates a physical traffic restriction at the west side of the 5th and Priest intersection so there is no east bound traffic on 5th Street through this intersection. This proposal would insulate the Riverside-Sunset Neighborhood from potential increased traffic flow on 5th Street. The downside of this proposal, as discussed between staff and Lindon Park neighborhood representatives on 10/14/08, and also brought up at the 10/28/08 D.R.C. Hearing, is that if enacted, Lindon Park

would effectively be cut off from the West Side Multi-Generational Center and other services east of Priest. Additionally, the Orbit Venus neighborhood bus route would need to be rerouted from 5th Street. On 10/28/08 the Development Review Commission heard from the Developer's Traffic Consultant that the bulk of eastbound traffic increase from the apartments would be directed to University Drive due in part to the addition of a traffic signal light at the University and Lindon intersection and due to the relatively small size of 5th Street in comparison with University Drive. The extent of modification of the signal timing at the 5th and Priest intersection may also be a mitigating factor in the use of this intersection by eastbound traffic without the need for a traffic diverting feature at this intersection. Finally, the Traffic Engineering Division will continue to respond to citizen concerns, monitor traffic flow and mitigate negative impacts of increased traffic citywide. This includes concerns within the Lindon Park and Riverside-Sunset neighborhoods, and specifically at the 5th and Priest intersection, as needed after the development is complete and tenanted.

- Two members of the Lindon Park Neighborhood Association met with Planning Staff on 10/14/08 in order to learn more about the development so they could make a report at their upcoming GAIN (Getting Arizona Involved in Neighborhoods) meeting in the Lindon Park neighborhood. Staff explained the two proposed amendments to the Zoning Map in order to bring the site to the proposed densities allowable under General Plan 2030. Staff also described the increased allowable height for building 'A', the front yard setback reduction for a tall fence and the proposed parking reduction from 722 to 670 spaces. The main concerns of the Lindon Park representatives included the following:

  1) Vehicle traffic increase within the Lindon Park neighborhood including cut-through on local streets to avoid queues at the signalized intersection(s). The intersection of 5th and Priest is signalized now; the intersection of Lindon and University may be signalized subject to the final Traffic Impact Analysis report.

  2) Apartment parking overflow, particularly for guests of tenants, within the Lindon Park neighborhood.

  The Lindon Park representatives also asked: what is the benefit of this proposal to the Lindon Park neighborhood? Staff considers the main benefit to be the addition of a multi-family residential buffer between the commercial office and industrial uses to west and north and Lindon Park to the east, as is intended by the General Plan. Staff compared a hypothetical residential development of the site under the current zoning districts (R1-6 and R-3) and noted this hypothetical development would probably consist of two-story single family residences (up to 30'-0" in height) with front yards on Lindon Lane and a three story apartment complex (up to 40'-0" high) behind. The density would be less but the form would be substantially the same as the Mark-Taylor development that is proposed.

- Planning staff attended the Lindon Park GAIN meeting on 10/18/08 and briefly presented the Apartments at University and Lindon to the approximately ten neighbors assembled. During the meeting, staff fielded questions and heard comments about the project. Concerns from neighbors included the following:
  - The increase in traffic and the possibility that traffic would be directed into the Lindon Park neighborhood by the position of the proposed apartment driveways. The neighbors were not pleased that the Traffic Impact Analysis was not finalized and that there was no resolution whether the intersection of University and Lindon would be signalized.
  - The potential increase of parking along Lindon Lane and on the Lindon Park neighborhood streets due to the addition of this multi-family housing project. The neighbors were critical of the proposed parking reduction included with the Planned Area Development Overlay request and note this increases the possibility of apartment parking within the neighborhood. The idea of decal parking for Lindon Park was discussed. This concept—which enjoyed some support--was also criticized on behalf of visitors of Lindon Park residents that would be restricted from parking on street.
  - Crime and security were addressed. Notwithstanding that this is a fenced and gated luxury apartment community, one neighbor insists that gates can be compromised when non-residents receive the gate code. Fire access and police access were discussed through the gate. Crime prevention through visual surveillance as well as access control was also discussed.

- Several residents of the Lindon Park neighborhood attended the 10/28/08 Development Review Commission Hearing. During the call to the public, four citizens from Lindon Park spoke regarding the project and one citizen had comments read into the record. The following is a summary of their comments.
  - The apartment community, while of high quantity, will have a negative effect on the Lindon Park neighborhood. The project will buffer the neighborhood from the commercial and industrial developments to the west and northwest but is not superior to the park-like school property that is being replaced. The addition of 348 apartment units to a neighborhood of 196 dwellings will increase traffic. There are only three entrance/exits to the neighborhood (University/Lindon, University/Albert and 5th/Priest). At a minimum, University/Lindon must be signalized to avoid cut through traffic in the neighborhood. The

request to reduce the required amount of parking spaces by Planned Area Development Overlay may result in apartment overflow parking on Lindon Lane and within the local streets (6th Street, 7th Street and 7th Place) of the single family neighborhood.

- The Development Review Commission discussed these concerns with the citizens in attendance on 10/28/08 and included input from the Applicant, City Traffic Engineer, the Developer's Traffic Consultant and Planning staff. The Applicant indicated that the Developer will include funds for the addition of a traffic signal at the University/Lindon intersection. The Development Review Commission agrees that traffic undeniably will be heavier but is satisfied that traffic and parking issues have been adequately analyzed and addressed. Regarding the Zoning Map Amendment requests, the Commission agrees with Planning staff that the project is designed to fit within the General Plan 2030 Land Use and Density Maps and, significantly, seeks no increase in density beyond that allowed by the General Plan.

PROJECT ANALYSIS

ZONING

The two Zoning Map Amendments conform to the General Plan 2030 Projected Land Use and Projected Density maps. This residential project seeks to maximize the allowable densities for the two regions of this site that are stipulated by the General Plan. Accordingly, the lower density strip at Lindon Lane is proposed for R-3R, Multi-Family Residential Restricted (up to 15 dwelling units per acre) and the western portion of the site is proposed for R-4, Multi-Family Residential General (up to 25 dwelling units per acre). The purpose of the lower density strip at Lindon Lane is to "step down" the density and height of the multi-family district with respect to the single-family residential district that is east of Lindon. The higher residential density on the west of the site in turn buffers the residential neighborhood from Commercial Land Use to the west and south and Industrial Land Use to the northwest and north.

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

- The proposed zoning map amendments are in the public interest. The proposal helps to meet the demand for quality multi-family residential housing, including the need for work force and University student housing in the northern part of the city.
- Each of the two proposed zoning map amendments conforms to the implementation of General Plan 2030.
  - The proposal is residential as mandated by the Projected Land Use map.
  - The Zoning Map Amendments entitles the Lindon strip to up to 15 dwelling units per acre and entitles the western portion of the site to up to 25 dwelling units per acre, as mandated by the General Plan. The density allowance is cumulative on one site; in the case of this proposal the western portion is more heavily weighted than 25 du/ac while the Lindon strip is more lightly weighted than 15 du/ac, which benefits the single-family district to the east. The overall site density is 23 du/ac.

PLANNED AREA DEVELOPMENT

The following table indicates the Planned Area Development Overlay standards proposed in comparison with the standards for the existing Residential Districts. P.A.D. Standards for overall site parking, building 'A' height and front yard setback are highlighted.

Building & Site Standard	R1-6 & R-3 (existing)	R-3R (PAD) & R-4 (PAD) (proposed)
Building Height		
Maximum height for building 'A' in R-3R District	30'-0"	40'-0"
Front yard setback		
Security Fence setback in front yard in R-3R District	20'-0"	10'-0"
Parking		
129 One Bedroom + guest (1.7 cars/unit)	220	--
179 Two Bedroom + guest (2.2 cars/unit)	394	--
40 Three Bedroom + guest (2.7 cars/unit)	108	--
Proposed reduction based on parking space occupancy comparison for similar apartment communities	--	52
Total	722	670

- The proposed building height of maximum 40'-0" applies to building 'A'. This building is in both the proposed R-3R and R-4 Districts. The building height would be increased to 40'-0" in the R-3R District (from 30'-0") for this building only. Building 'A' is set well back from Lindon Lane (approximately 50'-0" from the right of way line after dedication). There is opportunity for in-depth

landscape between this building and the residences on the east side of Lindon. A minimum 46'-0" front yard setback and placement of three transplant trees or three 54" box trees among the landscape already proposed between building 'A' and the street are mandated by conditions of approval to reinforce a green buffer between the neighbors and Building 'A'.

- The proposed front yard setback reduction applies to an 8'-0" tall perimeter fence in the front yard along Lindon. The front yard building setback would be decreased to 10'-0" in the R-3R District (from 20'-0") for the fence only. The residences along Lindon would continue to have a minimum 20'-0" front yard building wall and 15'-0" open structure (balcony) setbacks.
- The proposed decrease in parking quantity applies to the site and reflects the finding of a Revised Parking Analysis (dated 10/22/08) of three similar Mark-Taylor developments where the existing parking fields are under-utilized (see attachments 58-69 for an executive summary of the parking analysis). The three similar apartment complexes have a lease rate at time of study that ranges from 90 to 95 percent of capacity. The study follows parking at thirty minute intervals on one weekday and one weekend day and indicates a substantial parking surplus in both instances. For the Apartments at University and Lindon, the developer seeks a limited reduction of the parking quantity that is considered surplus by the parking analysis. The requested parking quantity reduction for the apartment community follows a conviction to reduce unneeded parking area on site, thereby increase landscape area on site and contribute to reduction of heat retention within the city at large. The required parking quantity reduction is mandated by condition of approval with an alternate that would require parking based on ZDC Table 4-603(E) in conjunction with a Shared Parking Agreement between the apartment community and the adjacent office complex. The alternate, if taken, would satisfy the ordinance, preserve the landscape area sought by the developer and provide a greater "cushion" for overflow parking from the apartment community.

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

- The proposed residential land use is an allowable land use as defined in the Z.D.C. Part 3.
- The Apartments and University and Lindon will conform to the development standards listed above as established by the P.A.D. Overlay District for this site.

Conclusion

Based on the information provided by the applicant and the analysis by Planning Division staff, staff recommends approval of the requests for two Zoning Map Amendments and a Planned Area Development Overlay for an apartment community at 708 South Lindon Lane. This request meets the required criteria and will conform to the conditions of approval.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use (Residential) and cumulatively meets the Projected Residential Densities for this site.
2. The development will conform to the standards listed above, as part of the Planned Area Development Overlay. The P.A.D. Overlay process was specifically created to allow flexibility to establish development standards, including a selected increase in maximum building height for one building, a selected decrease in building front yard setback for a tall fence and a decrease in overall on-site parking quantity in the context of a quality design which includes mitigation of the impact of this development on its surroundings by the use of landscape.
3. The development as proposed meets the approval criteria for Zoning Map Amendments and Planned Area Development Overlay.
4. 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.

ZON08008, ZON08010 AND PAD08014 CONDITIONS

1. This approval is based on conformance to drawings submitted for the requests for two Zoning Map Amendments, Planned Area Development Overlay and Development Plan Review, except where amended by the conditions of approval indicated below and by governing Code and Ordinance Standards. These drawings include the following;
   a. Existing Tree Site Survey: NP1.0 and NP1.1 dated 10/1/08
   b. Site Plans and Project Data: SP1a dated 10/03/08 and SP1b dated 10/02/08
   c. Civil Grading and Drainage Plans: CGD1 of 2 and CGD2 of 2 dated 10/05/08
   d. Landscape Plans: PL1.0, PL1.1, PL1.2, PL1.3, PL1.4, PL1.5, PL1.6, PL1.7, PL1.8, PL1.9 and PL1.10, all dated 10/01/08.
   e. Unit Building Plans, Elevations and Sections: 3A-a, 3A-b, 3A-c, 3AP-a, 3AP-b, 3B-a, 3B-b, 3B-c, 3BP-a, 3BP-b, 3BP-c, 3C-a, 3C-b, 3C-c, GU1-a, GU1-b, GU1-c and GU2-a, all dated 10/02/08
   f. Leasing/Maintenance/Exercise Amenity Building Plans and Elevations: A7.1 and A7.13 dated 08/08/08
   g. University and Lindon Apartment Community Materials (paint chip) Sample Board, dated received 08/27/08

2. A building permit shall be obtained on or before December 11, 2011 or the zoning districts of the property may revert to that in place at the time of application, subject to a public hearing.

3. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, Owner(s) voluntarily waive(s) any right to claim compensation for diminution in property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Development Services Department no later than January 12, 2009 or the Amended Planned Area Development Overlay approval shall be null and void.

4. Regarding vehicular parking, do one of the following two conditions:
   a. Provide the required 670 parking spaces indicated by the P.A.D. request on-site.
   b. Provide parking for the Apartments at University and Lindon as indicated by ZDC Table 4-603(E): Ratios for Off-Street Parking. Utilize a minimum of 52 existing adjacent off-site office parking spaces as part of the parking total by means of a shared parking agreement between the apartments and the offices. To complete this condition, process a Shared Parking Agreement request through the D.S.D. Planning Division and record the Shared Parking Agreement at the Maricopa County Recorder's office prior to issuance of building permit.

5. The requested height increase of 40'-0" for the R-3R applies to building "A" alone. The other buildings in the R-3R District shall maintain a maximum building height of 30'-0". The front yard setback for building "A" shall be no less than 46'-0".

6. The 10'-0" front yard setback shall apply to an 8'-0" tall barrier fence. The building front yard setback shall be maintained at minimum 20'-0", except open structures attached to the buildings may have a minimum setback of 15'-0".

7. Incorporate 33 of the 54 salvageable existing site trees, plus two additional site trees as noted, in the landscape plan. These trees are identified on the Existing Tree Inventory (sheets NP1.0 and NP1.1, dated 10/01/08) prepared by Donald Roger Campbell, landscape architect.
   a. Retain five existing "native/protected" trees in place or salvage and relocate existing trees as follows: # 94 and # 109 (Arizona Willow), # 26 and # 132 (Mesquite) and # 134 (Palo Verde). The position of these trees appears to be compatible to the site plan as currently proposed. If trees remain in place, have land surveyor pinpoint the locations and planting natural grades of these trees. Adjust the site, landscape and grading and drainage plans as needed to accommodate these trees.
   b. Salvage and transplant the following six "native/protected" trees on site: # 59, 62 and # 63 (Mesquite), # 31, 65 and # 136 (Palo Verde).
   c. Salvage and transplant the following twelve palms on site: # 20, 23, 28, 29, 30, 87, 93, 98, 99, 118, 123 and # 130 (Fan Palm).
   d. Provide twelve canopy trees of 54" box or minimum 5" caliper size at installation as replacements for the following existing

trees: # 11 (Australian Bottle), # 52 (Ash), # 72 (Aleppo Pine), # 75 (African Sumac), # 68 and # 81 (Evergreen Elm) and # 25, 49, 77, 78, 79, and # 83 (Eucalyptus). Include at least three of these trees between building 'A' and Lindon Lane to reinforce the landscape buffer between this tall building and the neighborhood. The replacement trees are not required to match the species of trees being replaced.

8. The Planned Area Development Overlay for the Apartments at University and Lindon 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.

9. Dedication of public right of way shall be processed by separate instrument through Engineering-Land Services and shall be recorded prior to issuance of building permits.

10. A Traffic Impact Analysis, dated September 26, 2008, has been submitted for review by the C.O.T. Traffic Engineering Division. The developer shall undertake with the traffic consultant to review the comments from Traffic Engineering, revise the Analysis and provide a final Traffic Impact Analysis prior to any submittal for a building permit.

11. The developer must receive approval of the final Traffic Impact Analysis from the Traffic Engineering Division prior to issuance of a building permit.

12. If required by the Traffic Engineering Department, provide payment for installation of a traffic signal at the University/Lindon intersection prior to Certificate of Occupancy.

HISTORY & FACTS:

1900	Arcadia Jones House constructed on this site. This house was identified in the 1997 Tempe MRA Update (#175) as a "potential contributor" to a National Register Historic District. Note: there are no other potential contributors in the immediate vicinity which is an impediment to the formation of a historic district in this area. The property is not listed on the Tempe Historic Property Register. This house still exists on the Charles H. Cook Christian Training School at 708 S. Lindon Lane.
December 25, 1958	The date of Deed # 04969-0574 for Charles H. Cook Christian Training School.
October 19, 1965	Certificate of occupancy issued for Building 'A' Classrooms and Administration located at 708 S Lindon Lane. Building 'A' is typical of the numerous school buildings that exist on this campus.
February 21, 1985	The City Council approved the request of Centre Development Company for a zoning change from R1-6, Single-Family Residence District and R-3, Multi-Family Residence District to the I-1, Light Industrial District for 3.64 acres located at 1600 W. University Dr., the northwest corner of University Drive and Lindon Lane. The site was an undeveloped southern portion of the Cook Christian Training School. The zoning map amendment reflects business development occurring along the University corridor at this time.
May 1, 1985	The Design Review Board approved the building elevations, site and landscape plans for Cook Christian Centre located at 1700 W University Dr in the I-1, Light Industrial District. The two buildings, site and landscape of this business center were constructed and still exist and are between the Cook School and University Drive. The site plan approval included a shared access road on the north of this development which is also utilized by the Cook Christian Training School.
May, 2008	Charles H. Cook Christian Training School closed.
September 24, 2008	The development team conducted a required neighborhood meeting where the Apartments at University and Lindon was presented. The location of the neighborhood meeting was San Portella, an existing Mark-Taylor apartment community at 55TH Street south of Broadway Road, approximately one mile south of the site. The location is appropriate because San Portilla is a Mark-Taylor development with a similar architectural character to that proposed at 708 S. Lindon Lane. Approximately eight members of the public attended the meeting. Several critical comments from neighbors were noted by staff, including a change in zoning to increase density, concern about the increase in traffic on adjacent streets, whether Lindon/University intersection will need signalization, the potential increased demand for parking beyond the boundaries of this development and the potential devaluation of single-family properties in the neighborhood east of the property. Staff noted no critical comment about the massing or architectural character of the development, although one neighbor preferred the development be completely sequestered from Lindon Lane by a tall, opaque wall with no pedestrian gates.
October 28, 2008	The Development Review Commission approved the site plan, building elevations and landscape plan for the Apartments at University and Lindon. Also regarding the Apartments at University and Lindon, the Development Review Commission recommended approval to City Council the following: a Zoning Map Amendment from R1-6, Single-Family Residential District to R-3R, Multi-Family Residential Restricted District on +/- 2.18 net acres adjacent to Lindon Lane, a Zoning Map Amendment from R-3, Multi-Family Residential Limited District to R-4, Multi-Family Residential General District on +/- 12.44 net acres, and a Planned Area Development Overlay to modify development standards including a vehicle parking quantity reduction from 722 to 670 spaces, a maximum building height increase from 30'-0" to 40'-0" for building 'A' in the R-3R District, and a front yard setback reduction from 20'-0" to 10'-0" to allow a tall front yard fence in the R-3R District. The project is located at 708 South Lindon Lane.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-304, Zoning Map Amendment
Section 6-305, Planned Area Development Overlay District

ORDINANCE NO. 2008.57

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.

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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 R1-6, Single-Family Residential District and designating it as R-3R (PAD), Multi-Family Residential Restricted District with a Planned Area Development Overlay on +/- 2.18 net acres (ZON08008 & PAD08014).

LEGAL DESCRIPTION FOR THE R-3R (PAD) PORTION

The East half of the Southwest quarter of the Southeast quarter of Section 17, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the following property lying South of the line described below:

A portion of the East half of the Southwest quarter of the Southeast quarter of Section 17, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the South quarter corner of said Section 17;

thence South 89 degrees 59 minutes 53 seconds East along the South line of said Section 17, said line also being the centerline of University Drive a distance of 661.46 feet to a point;

thence North 00 degrees 34 minutes 32 seconds West a distance of 55.00 feet to a point of the North right-of-way line of University Drive;

thence continuing North 00 degrees 34 minutes 32 seconds West a distance of 219.51 feet to the TRUE POINT OF BEGINNING OF THE LINE DESCRIBED HEREIN;

thence North 89 degrees 44 minutes 00 seconds East a distance of 206.31 feet to a point of curvature of a curve having a radius of 60.00 feet and a central angle of 30 degrees 00 minutes 00 seconds to the left;

thence along said curve an arc distance of 31.42 feet to a point of tangency;

thence North 59 degrees 44 minutes 00 seconds East a distance of 27.85 feet to a point of curvature of a curve having a radius of 60.00 feet and a central angle of 30 degrees 00 minutes 00 seconds to the right;

thence along said curve an arc distance of 31.42 feet to a point of tangency;

thence North 89 degrees 44 minutes 00 seconds East a distance of 162.92 feet to a point of curvature of a curve having a radius of 80.00 feet and a central angle of 28 degrees 24 minutes 00 seconds to the left;

thence along said curve an arc distance of 39.65 feet to a point of tangency;

thence North 61 degrees 20 minutes 00 seconds East a distance of 64.99 feet to a point of curvature of a curve having a radius of 80.00 feet and a central angle of 28 degrees 24 minutes 00 seconds to the right;

thence along said curve an arc distance of 39.65 feet to a point of tangency;

thence North 89 degrees 44 minutes 00 seconds East to point on the East line of said East half of the Southwest quarter of the Southeast quarter and the point of ending of the line described herein.

EXCEPT THE WESTERN 527.11 FEET OF SAID PROPERTY

TOTAL AREA IS 2.82 GROSS ACRES.

Section 2. 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 R-3, Multi-Family Residential Limited District and designating it as R-4 (PAD), Multi-Family Residential General District with a Planned Area Development Overlay on +/- 12.44 net acres (ZON08010 & PAD08014).

LEGAL DESCRIPTION FOR THE R-4 (PAD) PORTION

The East half of the Southwest quarter of the Southeast quarter of Section 17, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the following property lying South of the line described below:

A portion of the East half of the Southwest quarter of the Southeast quarter of Section 17, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the South quarter corner of said Section 17;

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thence North 61 degrees 20 minutes 00 seconds East a distance of 64.99 feet to a point of curvature of a curve having a radius of 80.00 feet and a central angle of 28 degrees 24 minutes 00 seconds to the right;

thence along said curve an arc distance of 39.65 feet to a point of tangency;

thence North 89 degrees 44 minutes 00 seconds East to point on the East line of said East half of the Southwest quarter of the Southeast quarter and the point of ending of the line described herein.

EXCEPT THE EASTERN 130.00 FEET OF SAID PROPERTY.

TOTAL AREA IS 12.44 GROSS ACRES

Section 3. Further, those conditions of approval imposed by the City Council as part of Case # ZON08008, ZON08010 & PAD08014 are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 4. 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 Department
ATTN: Kevin O'Melia, Senior Planner
31 E. 5th Street
Tempe, AZ. 85281

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

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by _____ _____ **Charles H. Cook Christian Training School** _____ _____ **Mark-Taylor, Inc.** _____(Owner(s)). Owner(s) 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. **PL080241** to the City requesting that the City approve the following:

_____ GENERAL PLAN AMENDMENT
__**X**__ ZONING MAP AMENDMENT
__**X**__ PAD OVERLAY
_____ HISTORIC PRESERVATION DESIGNATION/OVERLAY
_____ USE PERMIT
_____ VARIANCE
__**X**__ DEVELOPMENT PLAN REVIEW
_____ SUBDIVISION PLAT/CONDOMINIUM PLAT
_____ OTHER _____
(Identify Action Requested))

for development of the following real property (Property):

A.P.N. No. : **124-38-001D**

The East half of the Southwest quarter of the Southeast quarter of Section 17, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the following property lying South of the line described below:

A portion of the East half of the Southwest quarter of the Southeast quarter of Section 17, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

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thence along said curve an arc distance of 39.65 feet to a point of tangency;

thence North 89 degrees 44 minutes 00 seconds East to point on the East line of said East half of the Southwest quarter of the Southeast quarter and the point of ending of the line described herein.

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 as a result of the City's approval of 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

_____

_____.

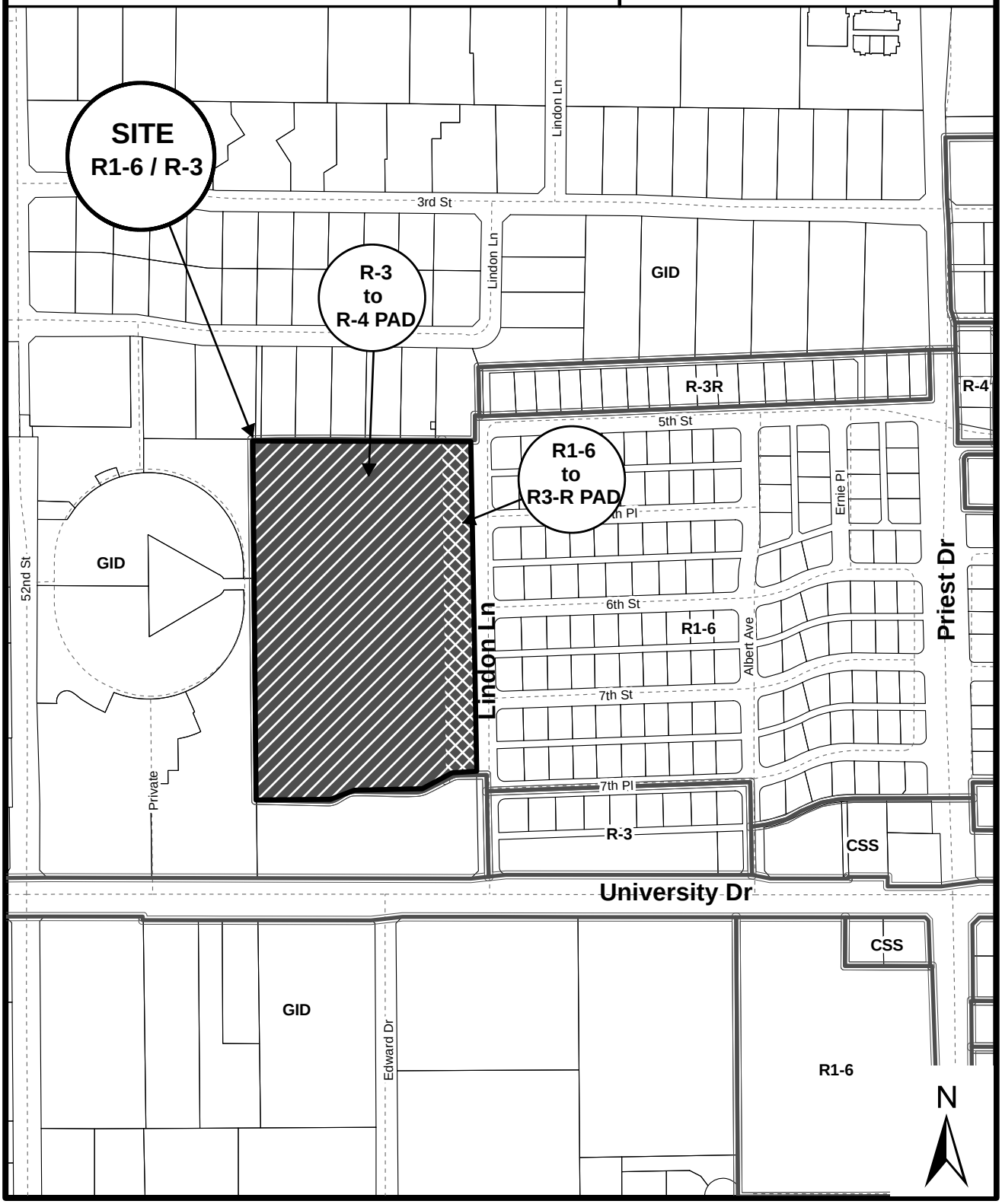
_____
(Signature of Notary)

(Notary Stamp)

Tempe

APARTMENTS @ UNIVERSITY AND LINDON

PL080241



Location Map

APARTMENTS @ UNIVERSITY AND LINDON (PL080241)

Letter of Explanation

Mark-Taylor, Inc., is proposing to rezone the former Cook School site north of University Drive along Lindon Lane to build a signature Tempe multi-family rental project. The project will be known as "The Apartments at University and Lindon" and has been designed as a Mark-Taylor community. As with all Mark-Taylor properties, this community will host an amenity-rich, resort-style experience that offers residents an opportunity to reside in a superior living environment. This particular Mark-Taylor community has also been sensitively designed to accommodate and enhance the experience along Lindon Lane.

The site is currently zoned R1-6 and R-3 with two General Plan designations for Residential Density. The R-16 District has a Projected Residential Density of Medium (up to 15 un/ac). The current R-3 District has a General Plan Projected Residential Density of Medium to High (under 25 un/ac.). The site functioned as the Cook School for Theological Studies until the school decided that they would permanently cease their education programs. The school has been now closed since May, 2008. The General Plan forecasts that the property immediately along Lindon Lane should have a lower density than the remainder of the site. Our proposed site plan respects and accommodates the General Plan proposed density by providing apartment homes (and zoning) that are lower density and lower in height immediately along Lindon Lane. As proposed in the General Plan, the height and density of the apartment homes increases as you move away from Lindon Lane. Accordingly, we do not seek to amend the General Plan. In fact, to be fully in concert with the General Plan, we have proposed zoning that will provide for two zoning districts with two levels of intensity and a single PAD overlay for the entire site.

In an effort to accomplish our vision for this project, we seek to zone the property into two zoning districts. We seek to bring the existing R-3 zoning to R-4 and the R1-6 to R3-R. It is our intent to provide a PAD over the site so that we may set important zoning standards for the uniquely divided (on the General Plan) site. We seek to allow additional height in a single building along Lindon Lane at the entrance to the project. The building will provide a sense of arrival and help blend the density on the site. Accordingly, we seek to allow a 40' building on along Lindon Lane in the R3-R District. Similarly, we have designed a project that will step onto Lindon Lane but seek standards that will allow our proposed view fencing to set into the setback. Finally, the standard code parking calculation for this site would require that we over park the site. We seek to set the parking for this site in conformance with the actual need. This will allow for greater landscaped area.

The proposed site plan provides for 348 luxury apartment homes. The community is slated to be a high-end luxury apartment development. Based on the four projects Mark-Taylor has built in Tempe, this proposed community will have the highest level of floor plans and finishes that has been built to date in Tempe. The community will feature a

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number of floor plans and amenities from the highly-acclaimed Kierland community that won Mark-Taylor national recognition for the best built multi-family community in the nation in 2000. In addition, there are many new apartment designs, including a residential carriage unit that sits over private enclosed garages, to accommodate a look and feel that will fit in naturally with Lindon Lane.

As with all Mark-Taylor communities, this site is proposed with significant amenities. Residents and guests will enter the community through a grand Porte Cochere entry and have features including a 2,000 square foot clubhouse with plasma screen TV lounge along with a fireplace setting with full kitchen, granite-topped bar and restrooms. The community will have a business center and opportunity to work out in a 1,700 square foot fitness center that features state-of-the-art fitness equipment. The community will have as a focal point, a resort style pool, entertainment cabana complete with kitchen, ramadas, conversation areas and fireplaces for residents to congregate and enjoy.

The project esthetics is similar to the previously-approved Mark-Taylor projects within Tempe. Mark-Taylor has always built communities in a classic Spanish traditional style. The Spanish style is appealing because it has such a broad-based acceptance and it has a timeless quality. It is difficult to date projects that were built twenty years ago, unlike projects that are designed with the current popular trends, yet feel dated five years from now. The features at this community highlight the evolution of Mark-Taylor design. The elevations now have more variation and character. The buildings incorporate large arched casement windows, balconies with decorative saltillo tile style panels, exposed rough sawn rafter tails, eave coping and decorative tile adornments, which all add to the beauty and quality of the community.

The Apartments at University and Lindon will feature new floor plans and buildings which are Mark-Taylor's next generation of luxury apartments that accommodate the needs of today's residents. Mark-Taylor has spent time listening to our current residents and property management teams to give residents the desired features they seek in today's market. Some plans will include a one bedroom featuring a gourmet kitchen that is a focal point of the apartment. The unit has a tech center, laundry room and a large master bedroom. Another example is a two bedroom that features a newly-designed kitchen with island, which makes the kitchen a focal point and command center of the home. Spacious, inviting and functional floor plans with state-of –the-art interior amenities like granite kitchen counters, rounded corners, arched hallways and private balconies with additional storage and laundry rooms.

The proposed project provides for appropriate on-site parking. The number of parking spaces is under what is required by the Tempe zoning code. However, the reduction in parking is in keeping with the parking demands established in more than 50 Mark-Taylor built projects and is done to allow for a greater open space and a large main courtyard. The additional benefit of unneeded parking is to reduce the heat island effect and to improve the appearance and performance of the project. A careful

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review of the project parking demand will follow.

We are proud to bring a request for rezoning in keeping with the General Plan vision for Tempe and seek support from the City.

MARK-TAYLOR OVERVIEW

Mark-Taylor is a nationally recognized, award winning company excelling in high-end, quality apartment development, building and management. The privately-held Arizona-based corporation was established in 1990. To date, the company has developed more than 15,000 apartment units in the southwest where people enjoy communities that deliver a lifestyle as well as beautifully appointed apartment homes. The company's communities set the standards others wish to achieve through innovative technology, stunning designs, attention to detail, a commitment to quality, and a high level of customer service.

Mark-Taylor is recognized for building some of America's top rated apartment communities, earning critical acclaim in the industry. In 2000, Mark-Taylor was named Multifamily Builder of the Year, a national award presented by the Commercial Real Estate Executive Conference and Multifamily Magazine. More recently, Mark-Taylor received the 2008 Ranking Arizona's honor for the "Best Multifamily Developer in Arizona." Mark-Taylor was founded by Jeffrey Mark and Scott Taylor who have deep roots in the apartment development and management arenas. Combined, they embraced a vision to create the preeminent brand for the apartment business in the southwest through thoughtful design and stellar management.

Mark-Taylor's extremely successful track record is the result of careful site selection, building a quality product, and taking a hands-on approach to every aspect of the business. It's respecting the idea that the best kinds of apartment communities are total living environments and not just an assembly of buildings. Its attention to detail that goes far beyond a well-deserved reputation for a quality product.

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Please review the attached neighborhood meeting minutes and the attached narrative. Thanks.

We held a neighborhood meeting on September 24, 2008. The meeting was held in the clubhouse of an existing Mark-Taylor community about a mile from the site so that neighbors could experience the high quality look and feel of a Mark-Taylor community. The location and the quality of the existing community was well received by all who attended.

The meeting was scheduled to start at 6:00 pm. Two neighbors arrived prior to 6:00pm. The last attendee left the meeting at approximately about 7:05pm. Approximately seven to nine neighbors attended the meeting at various times but some of the neighbors were unwilling to sign in. In addition to the neighbors of the project, two staff members from the City of Tempe attended the meeting. The comments were generally positive. Many neighbors expressed excitement about the investment in the community.

A few residents raised a concern about the potential of increased traffic. Bill Butler and a few other residents indicated that they fear that they will face additional traffic on 5th Street between Priest Drive and Mill Avenue. A traffic study has been conducted and provided to the City for review. It should be noted that it is expected that most residents who will drive from the site to downtown Tempe are expected to drive eastbound on University as it will be a quicker and easier route for an automobile.

One neighbor requested that we remove view fencing from the site and replace it with a block wall. This individual also expressed general concern about crime in Tempe. We feel that the proposed view fencing, in conjunction with a well lighted project (which the code will require) and people living in the area will be a significant and effective deterrent to crime.

A husband and wife expressed general opposition to any type of multi-family because they felt it would reduce property values. They would like the site converted to an industrial use for reasons they did not explain. They would not provide their names as they indicated they feel the City of Tempe is not supportive of neighbors. They expressed that they would like to move from Tempe regardless of what happens on this case.

Again, the majority of the comments received were positive. We will continue to work with Shelly Seyler to address the traffic issues.

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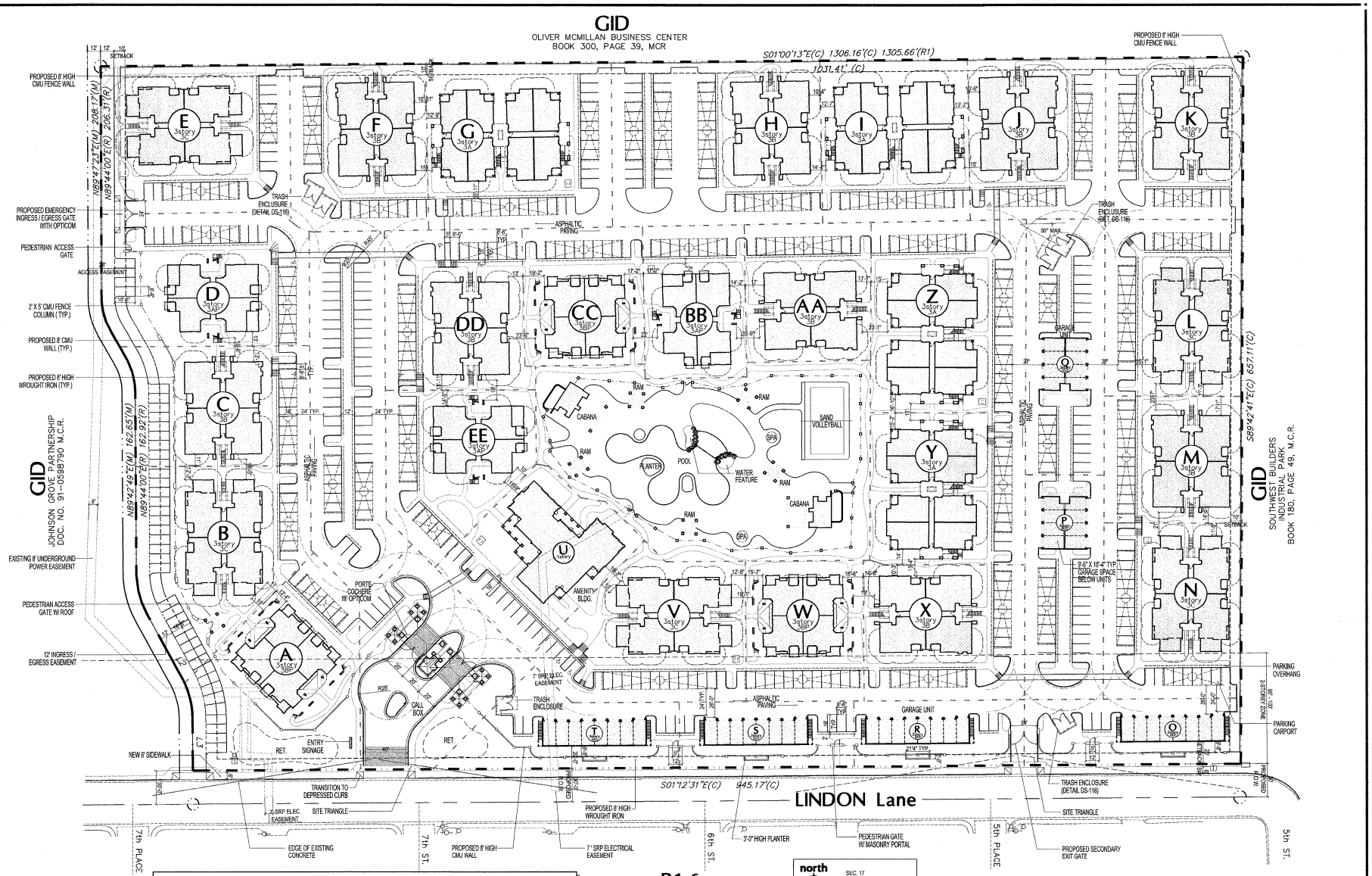
ATTACHMENT 13



ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

DATE:	REVISIONS:	DATE:	REVISIONS:

Mark - Taylor Development
University & Lindon
708 South Lindon Lane
Tempe, Arizona 85251

REGISTERED ARCHITECT CERTIFICATE NO. 92290 ROB CRAIG SINGER 10/03/08 ARIZONA U.S.A.

Job No: -
Date: -
Sheet No: SP1a
Scale: As Shown
Drawn: RVinluan
Checked: RSinger
Plan Check No. -

J:\PROJECTS\University & Lindon - Cook School\SP1_As.dwg, 10/6/2008 8:58:50 AM

University & Lindon PROJECT DESCRIPTION :

MARK-TAYLOR INTENDS TO BUILD AN EXCEPTIONAL MULTIFAMILY COMMUNITY WHICH WILL PROVIDE 348 QUALITY DWELLING UNITS WITHIN TWO AND THREE-STORY WOOD FRAME APARTMENT BUILDINGS SITUATED IN A PARKLIKE SETTING OFFERING AN ABUNDANCE OF OPEN SPACE FOR USE BY THE RESIDENTS. AMENITIES SUCH AS AN ELEGANT POOL, CABANA, RAMADAS AND WATER FEATURES SUPPLEMENT THE BUSINESS AND EXERCISE FACILITIES FOUND IN THE LEASING AND RECREATION BUILDING. PRIVATE GARAGES ARE ALSO OFFERED IN ADDITION TO THE ASSIGNED COVERED PARKING SPACES.

PROJECT ADDRESS : 708 SOUTH LINDON LANE
TEMPE, AZ 85281

ITEM		EXISTING/REQUIRED		PROPOSED		
ZONING		R1-6	R-3	PAD EAST (R3-R)	PAD WEST (R-4)	TOTAL
USE		S.F.	MULTI-FAMILY	MULTI-FAMILY	MULTI-FAMILY	MULTI-FAMILY
SITE AREA	NET	2.18 AC	12.26 AC	2.18 AC (94,956 SF)	12.44 AC (541,724 SF)	14.62 AC (636,847 SF)
	GROSS	2.82 AC	12.44 AC	2.82 AC (123,042 SF)	12.44 AC (541,724 SF)	15.26 AC (664,726 SF)
DENSITY	REQUIRED	4 DU/AC	20 DU/AC	2.82 X 15DU/AC = 42 DU	12.44 X 25DU/AC = 311 DU	353 DU
	PROVIDED			14 UNITS	334 UNITS	348 DU
LOT COVERAGE		45%	50%	45% (PROPOSED 10.1%)	60% (PROPOSED 31.2 %)	PROPOSED 28%
MIN. LANDSCAPE COVERAGE		N/A	30%	30% OF NET (PROPOSED ±35%)	25% OF NET (PROPOSED ±35%)	
BUILDING HEIGHT		30'	30'	40' W/ 30' STEP BACK @ FRONTYARD SETBACK	40'	40' W/ 30' STEP BACK @ FRONTYARD SETBACK
PARKING		1 BED X 1.5(134) = 201 2 BED X 2.0(174) = 348 3 BED X 2.5(40) = 100 GUEST 0.2(348) = 69.6 REQUIRED = 719		PARKING PROVIDED = 105 PARKING RATIO = 7.50 CARPORTS = 42 GARAGES = 32 UNCOVERED = 31 TOTAL = 105	PARKING PROVIDED = 565 PARKING RATIO = 1.69 CARPORTS = 306 GARAGES = 16 UNCOVERED = 243 TOTAL = 565	PARKING PROVIDED = 670 PARKING RATIO = 1.92 CARPORTS = 348 GARAGES = 48 UNCOVERED = 274 TOTAL = 670
ACCESSIBLE		2% PROVIDED PARKING (R3)		2% OF 100 = 2 STALLS PROVIDED 2 STALLS	2% OF 536 = 11 STALLS PROVIDED 11 STALLS	PROVIDED 13 STALLS
BICYCLE PARKING		GUEST X 0.2(348) = 69.6 1 BED X 0.75(134) = 100.50 2 BED X 0.75(174) = 130.50 3 BED X 1.0(40) = 40 REQUIRED = 341		PROVIDED = VARIES	PROVIDED = VARIES	PROVIDED = 341

UNIT MIX:

BDRMS	TYPE	QUANTITY	RATIO	TOTAL	RATIO
1 BDRM	GU1	8	2%	134 D.U.	38%
	A1	15	4%		
	A1-A	64	18%		
	A1-B	16	5%		
	A1-C	16	5%		
	B1	15	4%		
2 BDRM	GU2	4	1%	174 D.U.	50%
	A2	21	6%		
	B2	21	6%		
	B2-A	36	10.33%		
	B2-B	36	10.33%		
	B2-C	36	10.33%		
	C2-C	20	6%		
3 BDRM	C3-A	20	6%	40 D.U.	12%
	C3-B	20	6%		
TOTAL:		348	100%	348 D.U.	100%

DWELLING UNITS - AREA CALCS :

UNIT	QTY	LIV.	STOR.	PATIO	GROSS	LIVABLE ALL	GROSS ALL
GU1	8	1,100	0	100	1,200	8,800	9,600
A1	15	774	25	54	853	11,610	12,795
A1-A	64	779	25	52	856	49,856	54,784
A1-B	16	775	28	63	846	12,400	13,536
A1-C	16	771	28	63	862	12,336	13,792
B1	15	924	29	56	1,009	13,860	15,135
GU2	4	1,686	0	100	1,786	6,744	7,144
A2	21	976	25	55	1,056	20,496	22,176
B2	21	1,059	29	56	1,144	22,239	24,024
B2-A	36	1,153	22	47	1,222	41,508	43,992
B2-B	36	1,117	22	47	1,186	40,212	42,696
B2-C	36	1,099	22	51	1,172	39,564	42,192
C2-C	20	1,095	22	51	1,168	21,900	23,360
C3-A	20	1,345	22	47	1,414	26,900	28,280
C3-B	20	1,299	22	47	1,368	25,980	27,360
TOTALS:	348	940 = AVG. LIVABLE/UNIT				354,405	380,866

APARTMENT BUILDINGS - AREA CALCS :

BLDG	QTY	LIVABLE	GROSS	LIVABLE ALL	GROSS ALL
GU1	4	1,100	1,200	4,400	4,800
GU2	2	1,686	1,786	3,372	3,572
3A-P	3	10,702	11,657	32,106	34,971
3A	4	18,568	24,080	74,272	96,320
3B-P	3	12,033	13,053	36,099	39,159
3B	9	13,476	15,871	121,284	142,839
3C	5	14,956	17,399	74,780	86,995
TOTALS:	30			346,313	408,656

AUXILIARY BUILDING - AREA CALCS :

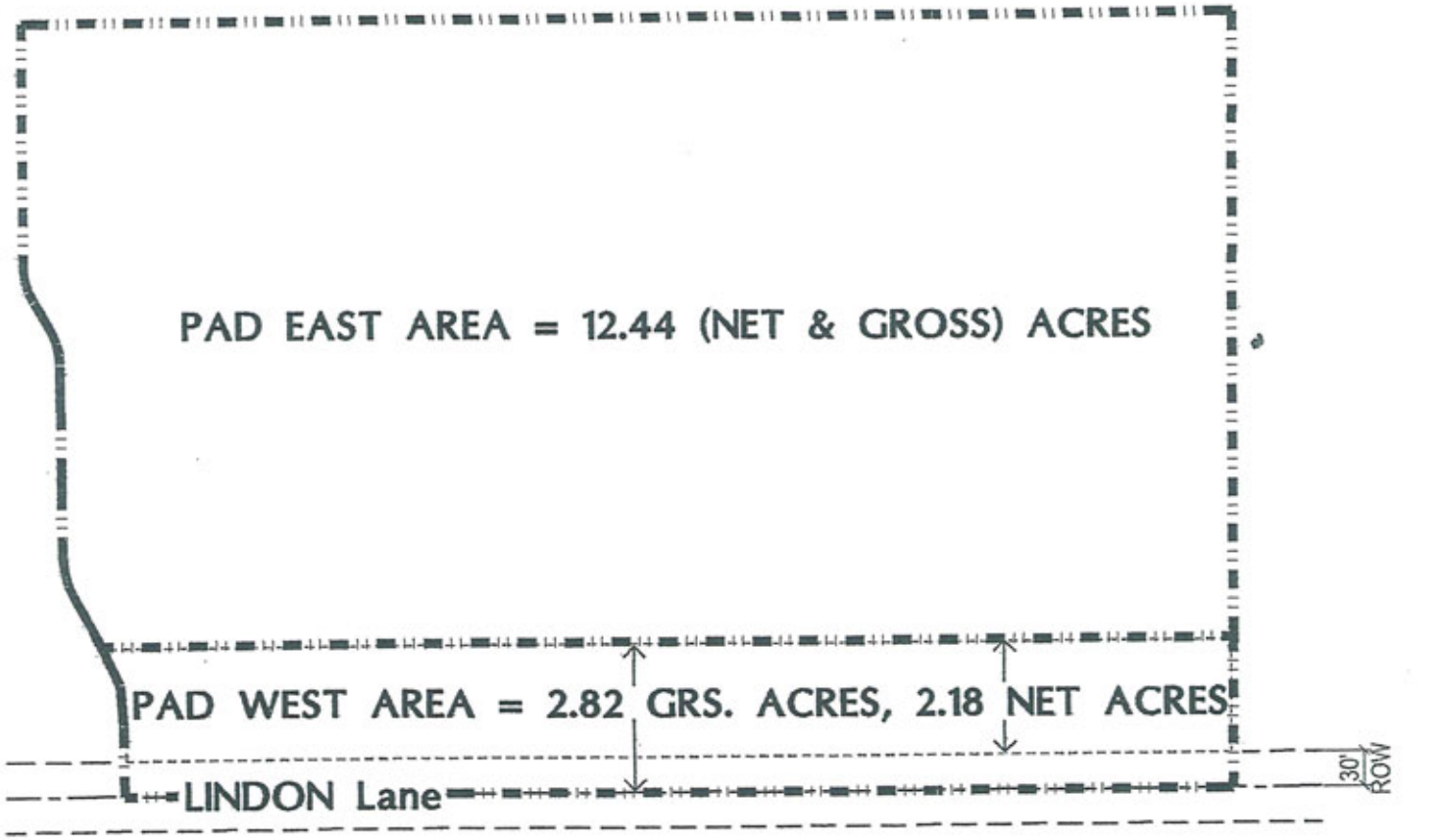
TYPE	QTY	NET AREA	GROSS AREA	TOT. NET	TOT. GROSS
LEASING	1	4,360	5,315	4,360	5,315
Large RAMADA	5	196	196	980	980
Large CABANA	2	467	1,141	934	1,141
GUARDHOUSE	1	180	180	180	180
PORTE COCHERE	1	2,532	2,532	2,532	2,532
TOTALS:	10			8,986	10,148

	OCCUPANCY	CONSTRUCTION TYPE
APARTMENTS:	R-2	
BLDG. TYPE 3AP, 3B, 3BP, 3C, GU1, GU2		TYPE V-B
BLDG TYPES 3A		TYPE V-A (ONE HOUR)
AMENITY BLDG:	A-3, B, S-2	TYPE V-B
GARAGE:	U	TYPE V-B
CARPORTS (separate permit required):	U	TYPE V-B
CABANA:	B	TYPE V-B
RAMADA:	B	TYPE V-B
PORTE COCHERE:	U	TYPE V-B

SEISMIC ZONE: 2B

BUILDING CODES: 2003 INT'L. BUILDING CODE (w/ amendments)
2003 INT'L. PLUMBING CODE (w/ amendments)
2003 INT'L. MECHANICAL CODE (w/ amendments)
1996 NATIONAL ELECTRICAL CODE (w/ amendments)
1997 UNIFORM FIRE CODE

FIRE SPRINKLERS:	SYSTEM TYPE:
APARTMENT BLDGS.:	NFPA 13R
LEASING/AMENITY BLDG:	NFPA 13
GARAGE BLDG.	NFPA 13R



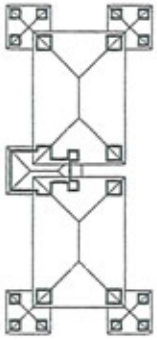
SITE ZONING CHARACTERISTIC KEY

NO SCALE

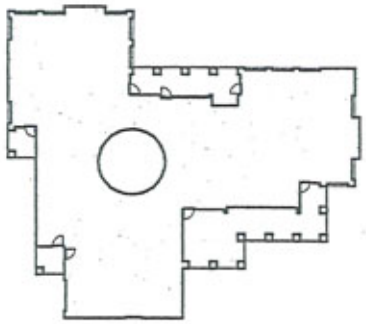
north

ATTACHMENT 15

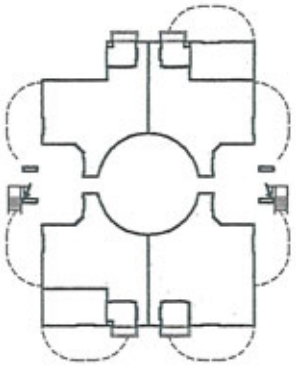
BUILDINGS



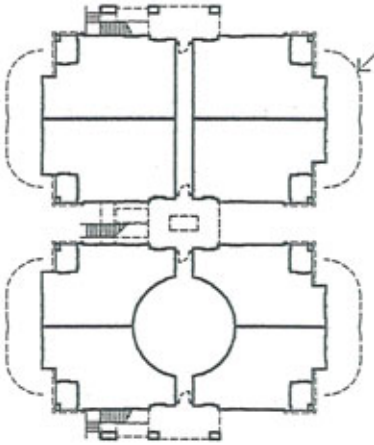
PORTE COCHERE
ONE STORY 1



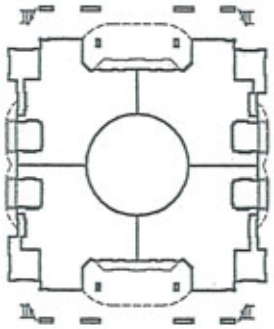
LEASING / EXERCISE
ONE STORY 1



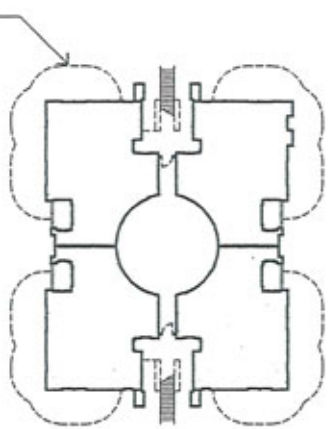
APT. BLDG. 3A-P
THREE STORY 3



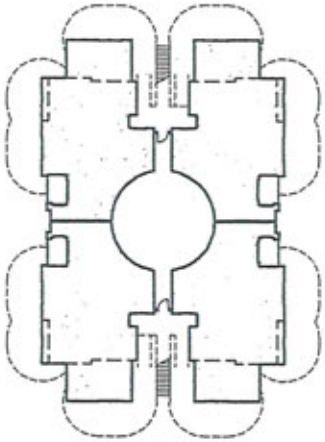
APT. BLDG. 3A
THREE STORY 4



APT. BLDG. 3B-P
THREE STORY 3



APT. BLDG. 3B
THREE STORY 9



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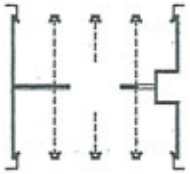
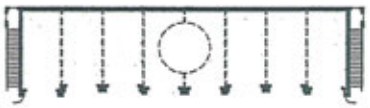
THREE STORY 5



APT. BLDG. GU2
THREE STORY 2



APT. BLDG. GU1
TWO STORY 4

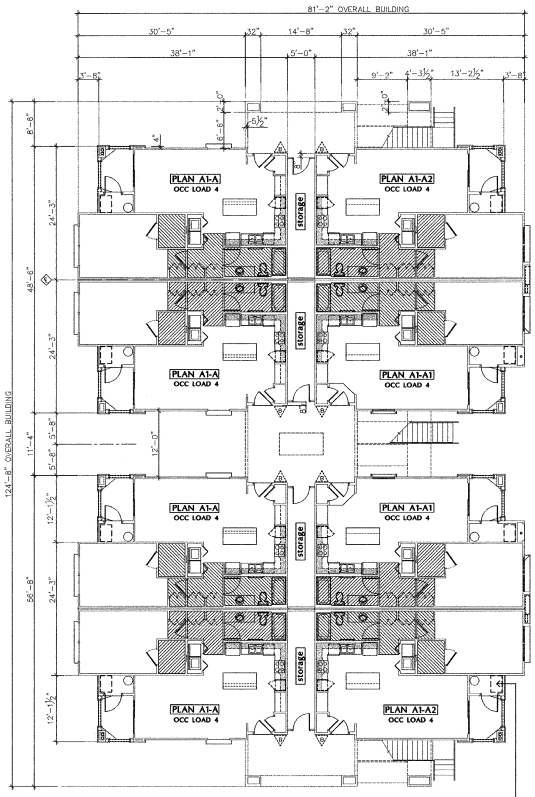
RAMADA
ONE STORY 5

CABANA
ONE STORY 2

PRAFAB PARKING CANOPY
ONE STORY 348 STALLS

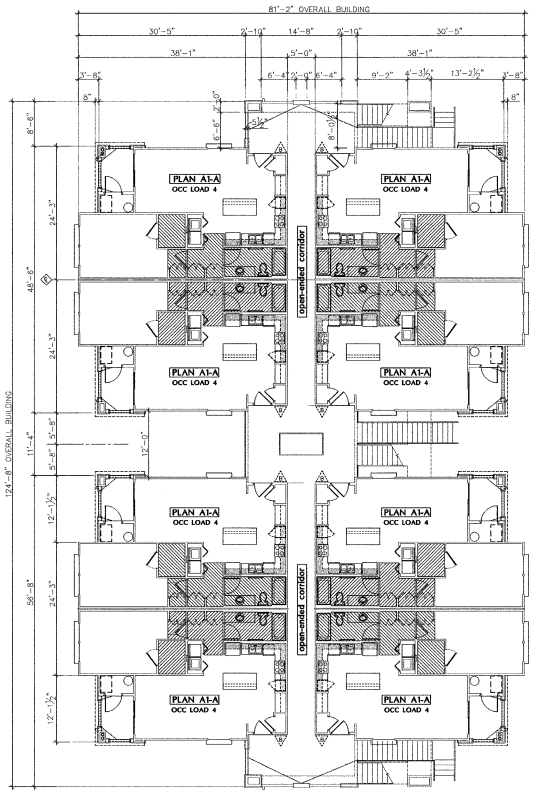
ATTACHMENT 16

ATTACHMENT 17



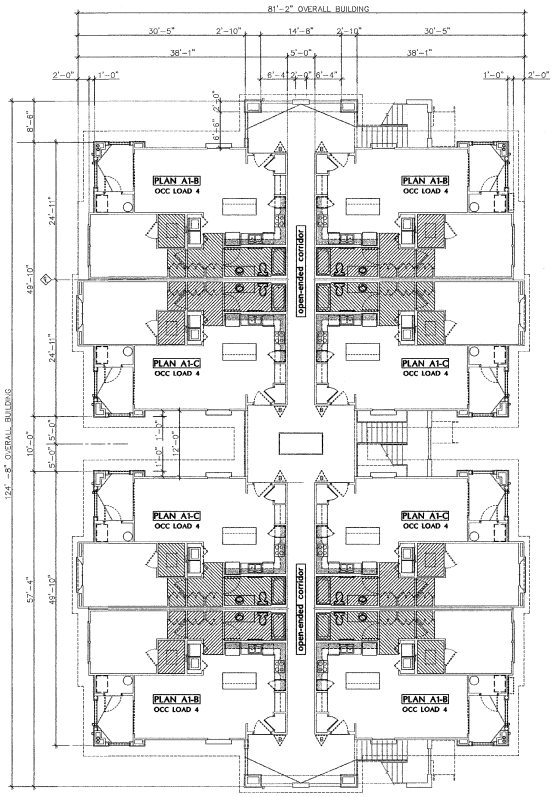
FIRST FLOOR

SCALE: 3/32" = 1'-0"



SECOND FLOOR

SCALE: 3/32" = 1'-0"



THIRD FLOOR

SCALE: 3/32" = 1'-0"

FURRING LEGEND:

- INDICATES CEILING FURRED DOWN TO +7'-6" A.F.F.
- INDICATES 14" DEEP SOFFIT OVER CABINETS – SEE DETAIL 05/D2. +7'-0" A.F.F.

Building Floor Plan - Bldg 3A

SEE SHEET A4.1 FOR KEYED NOTES

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

DATE:	REVISIONS:	DATE:	REVISIONS:
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Mark - Taylor Development
University & Lindon
708 South Lindon Lane
Tempe, Arizona 85251

REGISTERED ARCHITECT
CERTIFICATE NO.
ROB CRAIG
10/2/08

Job No: -
Date: -
Sheet No: 3A-a
Scale: As Shown
Drawn: RVinkuan
Checked: RSinger
Plan Check No. -

J:\PROSPECTS\University & Lindon - Cook School\3A Bldg plan.dwg, 10/1/2008 4:29:28 PM

MATERIALS & SURFACES :

- (A) STUCCO & WINDOW PROJECTIONS: BUNGALOW BEIGE (LRV=60) SHERWIN WILLIAMS SW2432 – FLAT LATEX
- (B) METAL(S): CHICORY (LRV=8) SHERWIN WILLIAMS SW2035 – INDUSTRIAL ENAMEL
- (C) ROOF TILE & PRECAST DECORATIVE PANELS: WARK RED (CUSTOM COLOR)
- (D) DOORS: HOMESTEAD BROWN (LRV=15) SHERWIN WILLIAMS SW2034

SIDE ELEVATIONS 3/16"

FRONT AND REAR ELEVATIONS 3/16"

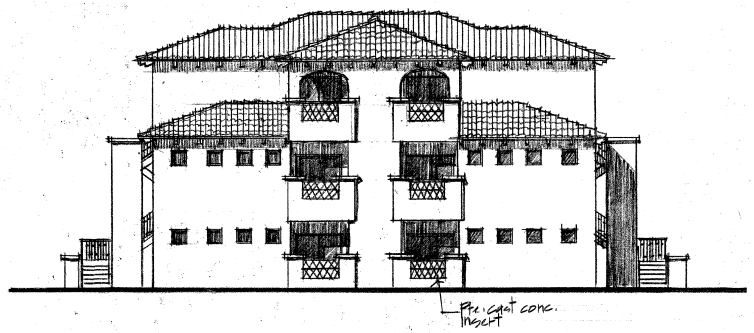
3A EXTERIOR ELEVATONS

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

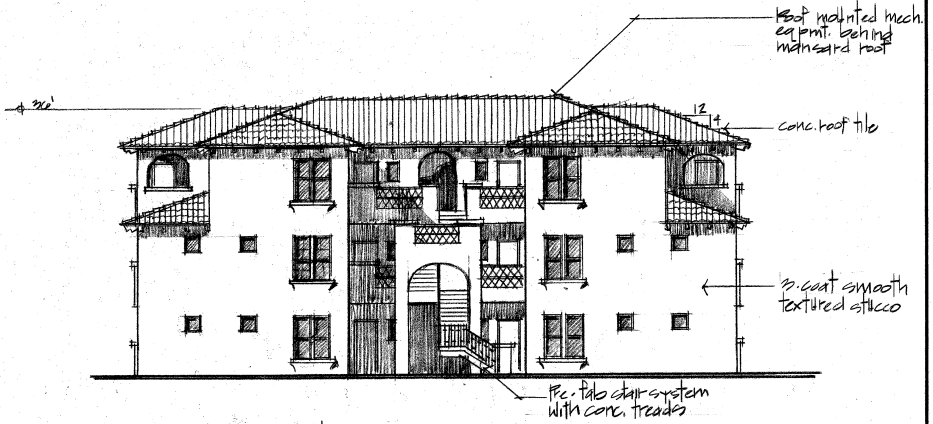
Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111 (480) 991-9138

Job No:
Date: Sheet No:
Scale:
Drawn:
Checked:
Plan Check No:

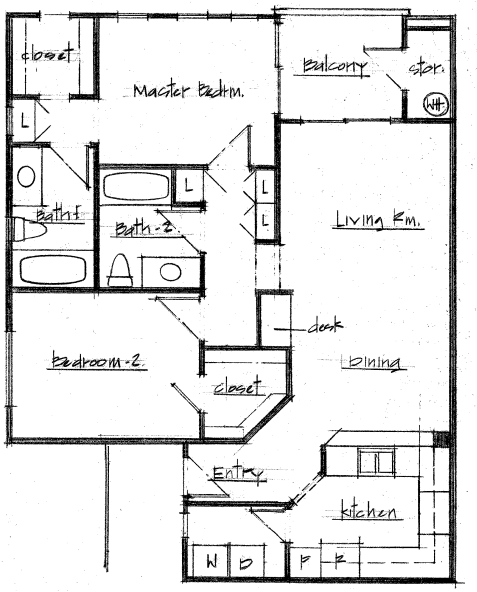
ATTACHMENT 18



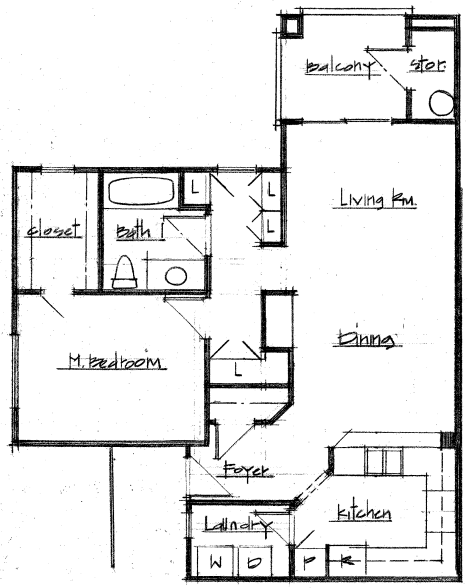
Front + Rear Elevations



Side Elevations 1/8"



Two Bedroom Floor Plan 1/4"
First and second floors



One Bedroom Floor Plan 1/4"
Third floor only

3AP: Preliminary Floor Plans + Exterior Elevations

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

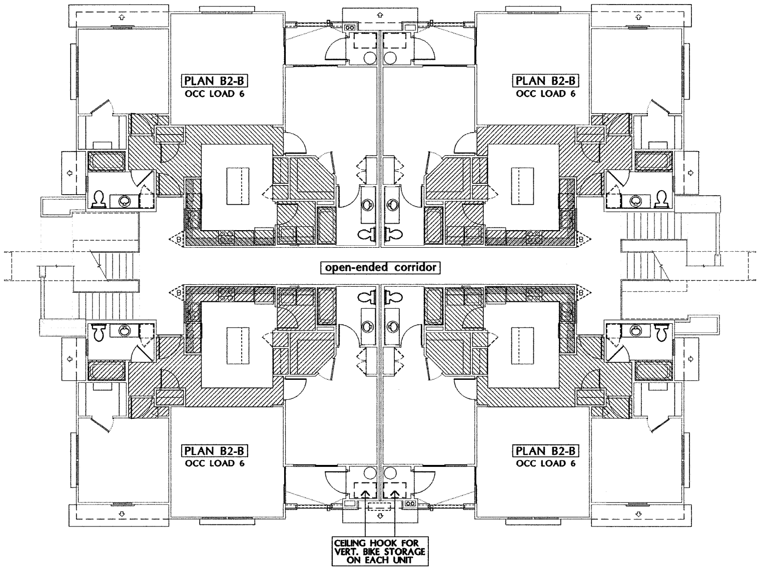
DATE:	REVISIONS:	DATE:	REVISIONS:

Mark - Taylor Development
University & Lindon
708 South Lindon Lane
Tempe, Arizona 85251

REGISTERED ARCHITECT
CERTIFICATE NO. 14378
ROBERT P. SINGER
Date Signed 10-2-08
ARIZONA U.S.A.

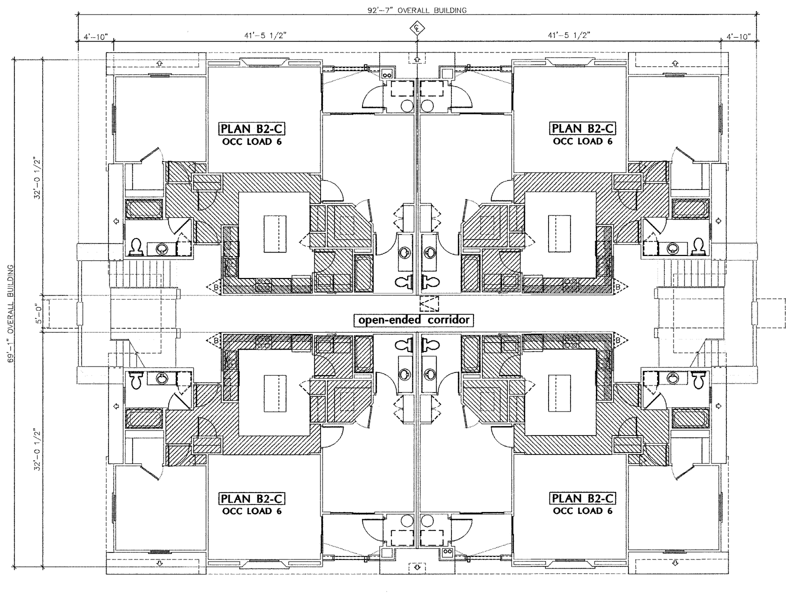
Job No:
Date: 01-Oct-08
Sheet No: 3AP-a
Scale: As Shown
Drawn: RVinluan
Checked: RSinger
Plan Check No.

ATTACHMENT 19



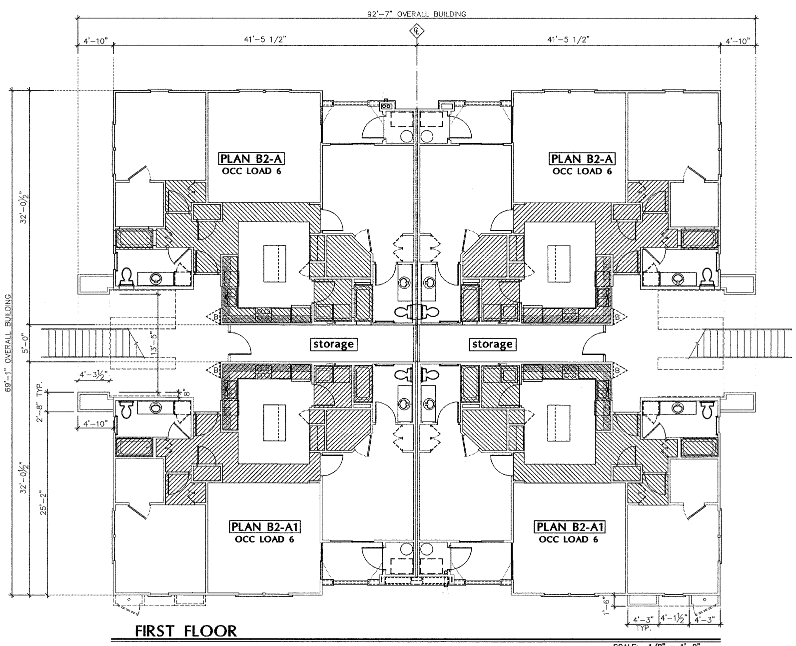
SECOND FLOOR

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



THIRD FLOOR

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



FIRST FLOOR

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

Building Floor Plan - Bldg 3B

KEYED NOTES:

01. SEE SHEETS ST1,ST2 & ST3 FOR STAIR PLANS AND SECTIONS – SEE THE SITE PLAN FOR STAIR LOCATION.
02. SCUPPER – SEE DETAIL 05/D1.
03. PRECAST DECORATIVE PANEL (24" H. x 60" W) – CENTERED IN WALL – SEE ELEVATIONS.
04. SLOPE CONCRETE FLOORING TO SCUPPER/OPENING BELOW PANEL. SLOPE 1/4" PER FOOT MINIMUM.
05. SWALE LINE IN CONCRETE.
06. SLOPE HARDROCK CONCRETE AWAY FROM BUILDING.
07. CABLE T.V. PACK – SEE ELEC. DRAWINGS FOR EXACT LOCATIONS..
08. LINE OF STRUCTURE/ROOF ABOVE.
09. 4 PACK ELECTRICAL METER – SEE ELEC. DRAWINGS FOR EXACT LOCATION.
10. ENTRY CONCRETE SLAB FLUSH WITH FINISH FLOOR AT THRESHOLD.
11. FOR LAYOUT OF CONCRETE SIDEWALK – SEE LANDSCAPE SITE PLAN.
12. TELEPHONE PACK – SEE ELEC. DRAWINGS FOR EXACT LOCATION.
13. STUCCO OVER 2 x 8 FRAMED PROJECTION AT ELECTRICAL METER BOX AND TELEPHONE PANEL, PROVIDE CONCRETE STEM.
14. PRE-MFG LOCKABLE SKY HATCH (ROOF ACCESS/ SKY LITE) BY "BRISTOL FIBERLITE INDUSTRIES" MODEL #3730 ALSKH I.C.B.O. #2469 AT 3RD FLOOR ONLY.
15. WALL ASSEMBLY MUST PROVIDE SOUND ATTENUATION OF NOT LESS THAN 50 STC.
16. 1HR RATED PARTY WALL(S) & CEILING AT STORAGE: 1ST & 2ND FLOORS ONLY.
17. PROVIDE ATTIC ACCESS MINIMUM 22" x 30" w/ 30" CLEAR HEAD ROOM at TOP FLOOR UNITS – SEE DETAIL 07/D4. FIELD VERIFY EXACT LOCATION PRIOR TO INSTALLATION
18 1HR RATED WALLS AND CLG AT STORAGE/ BREEZEWAY: TYP. ALL FLOORS.
19. OMIT WINDOW ADJACENT TO STAIR @ FIRST FLOOR ONLY.
20. ILLUMINATED DWELLING UNIT NUMBERS – SEE BUILDING ELEVATIONS AND DETAIL 10/D3
21. POSSIBLE LOCATION OF BUILDING ADDRESS LETTER DESIGNATION WITH RECESSED LIGHT ABOVE – SEE SITE PLAN SP3 FOR LOCATION – SEE ELEVATIONS AND DETAIL 09/D3 FOR MORE INFORMATION.
22. FIRE SPRINKLER RISER WITH 36"X36" ACCESS DOOR SEE SITE PLAN SP3 FOR LOCATIONS AND EXTERIOR ELEVATIONS FOR MORE INFO.
23. KITCHEN WINDOW (3rd FLOOR ONLY) TO BE GLASS-BLOCK PROVIDING 3/4-HOUR FIRE RATING – SEE UNIT PLANS AND DETAIL 05/D7
24. ROOF DRAIN – TO DAYLIGHT AT CONCRETE SPLASH BLOCK BELOW
25. not used

PLAN NOTES:

A. SEE UNIT FLOOR PLANS FOR TYPICAL NOTING AND DIMENSIONS FOR ALL UNITS.
B. ALL NOTING SHOWN IS TYPICAL, FOR ALL IDENTICAL UNITS ON THE SAME FLOOR – U.N.O.
C. SEE FOUNDATION PLAN FOR FIRST FLOOR BUILDING DIMENSIONS.
D. AT ALL FURR DOWN CEILING LOCATIONS:
   1. PROVIDE 5/8" TYPE 'X' GYP. BOARD @ UNDERSIDE OF ALL FLOOR/CEILING FRAMING TO CREATE A CONTINUOUS ONE HOUR SEPARATION ASSEMBLY.
   2. PROVIDE FULL HEIGHT CONTINUOUS 5/8" TYPE 'X' GYP. BOARD FINISH @ ALL PARTY WALLS, PLUMBING/MECH. CHASE WALLS AS WELL AS INTERIOR SURFACE OF EXTERIOR WALLS OF BLDGS w/ TYPE-A CONSTRUCTION.

FURRING LEGEND:

INDICATES CEILING FURRED DOWN TO +7'-6" A.F.F.

INDICATES 14" DEEP SOFFIT OVER CABINETS – SEE DETAIL 05/D2. +7'-0" A.F.F.

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

DATE:	REVISIONS:	DATE:	REVISIONS:
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Mark - Taylor Development
University & Lindon
708 South Lindon Lane Tempe, Arizona 85251

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Checked: RSinger
Plan Check No. -

ATTACHMENT 20

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MATERIALS & SURFACES :

- (A) **STUCCO & WINDOW PROJECTIONS:** BUNGALOW BEIGE (LRV=60) SHERWIN WILLIAMS SW2432 – FLAT LATEX
- (B) **METAL(S):** CHICORY (LRV=8) SHERWIN WILLIAMS SW2035 – INDUSTRIAL ENAMEL
- (C) **ROOF TILE & PRECAST DECORATIVE PANELS:** MARK RED (CUSTOM COLOR)
- (D) **DOORS:** HOMESTEAD BROWN (LRV=15) SHERWIN WILLIAMS SW2034

SIDE ELEVATIONS 3/16"

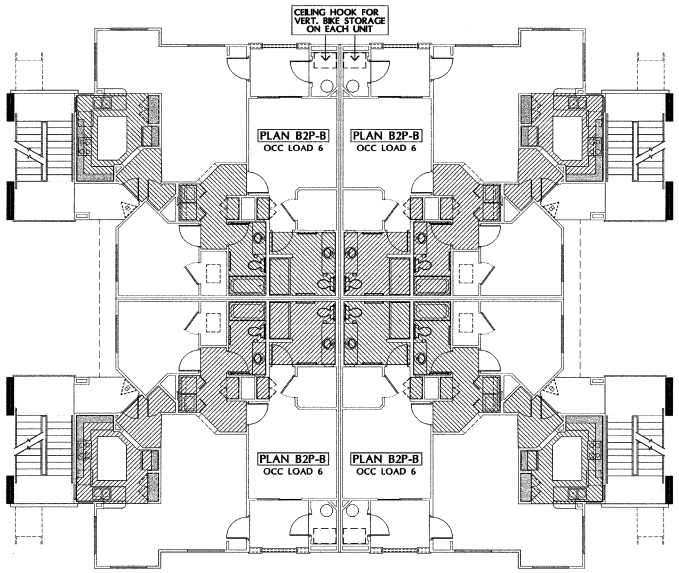
FRONT AND REAR ELEVATIONS 3/16"

3B EXTERIOR ELEVATONS

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

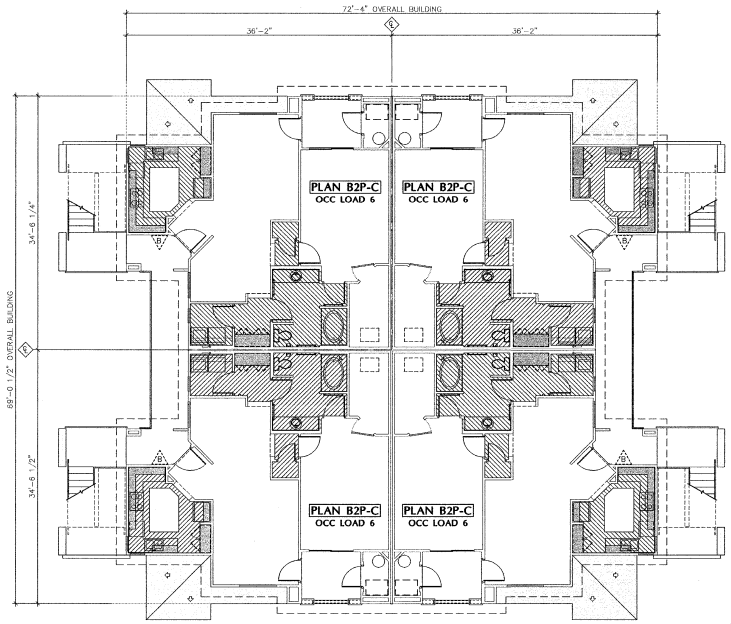
Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111 (480) 991-9138

Job No:
Date: Sheet No:
Scale:
Drawn:
Checked:
Plan Check No:



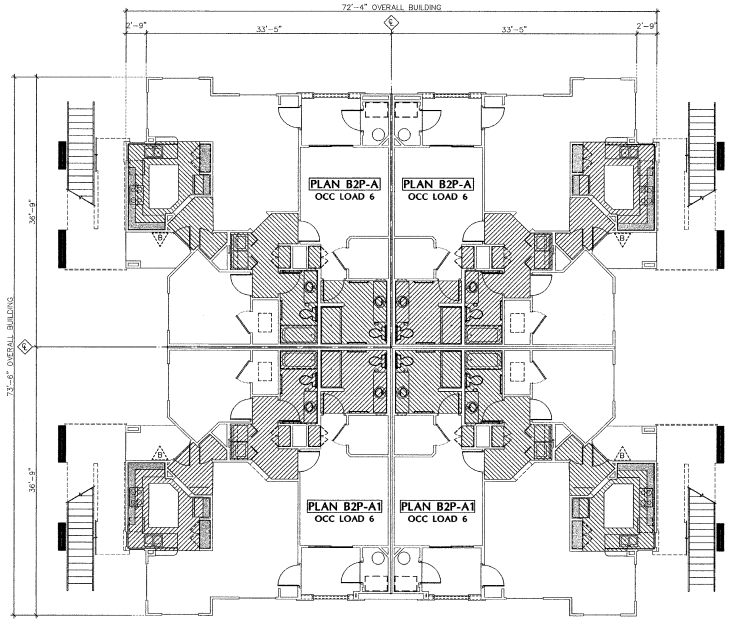
SECOND FLOOR

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



THIRD FLOOR

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



FIRST FLOOR

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

Building Floor Plan - Bldg 3BP

KEYED NOTES:

01. SEE SHEETS ST1,ST2 & ST3 FOR STAIR PLANS AND SECTIONS – SEE THE SITE PLAN FOR STAIR LOCATION.
02. SCUPPER – SEE DETAIL 05/D1.
03. PRECAST DECORATIVE PANEL (24" H. x 60" W) – CENTERED IN WALL – SEE ELEVATIONS.
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05. SWALE LINE IN CONCRETE.
06. SLOPE HARDROCK CONCRETE AWAY FROM BUILDING.
07. CABLE T.V. PACK – SEE ELEC. DRAWINGS FOR EXACT LOCATIONS..
08. LINE OF STRUCTURE/ROOF ABOVE.
09. 4 PACK ELECTRICAL METER – SEE ELEC. DRAWINGS FOR EXACT LOCATION.
10. ENTRY CONCRETE SLAB FLUSH WITH FINISH FLOOR AT THRESHOLD.
11. FOR LAYOUT OF CONCRETE SIDEWALK – SEE LANDSCAPE SITE PLAN.
12. TELEPHONE PACK – SEE ELEC. DRAWINGS FOR EXACT LOCATION.
13. STUCCO OVER 2 x 8 FRAMED PROJECTION AT ELECTRICAL METER BOX AND TELEPHONE PANEL. PROVIDE CONCRETE STEM.
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15. WALL ASSEMBLY MUST PROVIDE SOUND ATTENUATION OF NOT LESS THAN 50 STC.
16. 1HR RATED PARTY WALL(S) & CEILING AT STORAGE: 1ST & 2ND FLOORS ONLY.
17. PROVIDE ATTIC ACCESS MINIMUM 22" x 30" w/ 30" CLEAR HEAD ROOM at TOP FLOOR UNITS – SEE DETAIL 07/D14. FIELD VERIFY EXACT LOCATION PRIOR TO INSTALLATION
18. 1HR RATED WALLS AND CLG AT STORAGE/ BREEZEWAY: TYP. ALL FLOORS.
19. OMIT WINDOW ADJACENT TO STAIR @ FIRST FLOOR ONLY.
20. ILLUMINATED DWELLING UNIT NUMBERS – SEE BUILDING ELEVATIONS AND DETAIL 10/D13
21. POSSIBLE LOCATION OF BUILDING ADDRESS LETTER DESIGNATION WITH RECESSED LIGHT ABOVE – SEE SITE PLAN SP3 FOR LOCATION – SEE ELEVATIONS AND DETAIL 09/D3 FOR MORE INFORMATION.
22. FIRE SPRINKLER RISER WITH 36"X36" ACCESS DOOR SEE SITE PLAN SP3 FOR LOCATIONS AND EXTERIOR ELEVATIONS FOR MORE INFO.
23. KITCHEN WINDOW (3rd FLOOR ONLY) TO BE GLASS-BLOCK PROVIDING 3/4-HOUR FIRE RATING – SEE UNIT PLANS AND DETAIL 05/D7
24. ROOF DRAIN – TO DAYLIGHT AT CONCRETE SPLASH BLOCK BELOW
25. not used

PLAN NOTES:

A. SEE UNIT FLOOR PLANS FOR TYPICAL NOTING AND DIMENSIONS FOR ALL UNITS.

B. ALL NOTING SHOWN IS TYPICAL, FOR ALL IDENTICAL UNITS ON THE SAME FLOOR – U.N.O.

C. SEE FOUNDATION PLAN FOR FIRST FLOOR BUILDING DIMENSIONS.

D. AT ALL FURR DOWN CEILING LOCATIONS:
   1. PROVIDE 5/8" TYPE 'X' GYP. BOARD @ UNDERSIDE OF ALL FLOOR/CEILING FRAMING TO CREATE A CONTINUOUS ONE HOUR SEPARATION ASSEMBLY.
   2. PROVIDE FULL HEIGHT CONTINUOUS 5/8" TYPE 'X' GYP. BOARD FINISH @ ALL PARTY WALLS, PLUMBING/MECH. CHASE WALLS AS WELL AS INTERIOR SURFACE OF EXTERIOR WALLS OF BLDGS w/ TYPE-A CONSTRUCTION.

FURRING LEGEND:

INDICATES CEILING FURRED DOWN TO +7'-6" A.F.F.

INDICATES 14" DEEP SOFFIT OVER CABINETS – SEE DETAIL 05/D2. +7'-0" A.F.F.

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

DATE:	REVISIONS:

DATE:	REVISIONS:

Mark - Taylor Development
University & Lindon
708 South Lindon Lane
Tempe, Arizona 85281

REGISTERED ARCHITECT
CERTIFICATE NO.
ROBERT
BRIAN
SINGER
10/2/08
ARIZONA U.S.A.

Job No: -
Date: -
Sheet No: 3BP-a
Scale: As Shown
Drawn: RVinluan
Checked: RSinger
Plan Check No. -

ATTACHMENT 22

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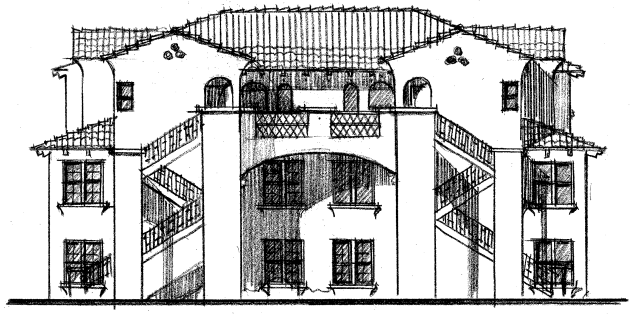


Side Elevations

Front & Rear Elevations

1/8

3BP. Preliminary Exterior Elevations

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

DATE:	REVISIONS:	DATE:	REVISIONS:

Mark - Taylor Development
University & Lindon
708 South Lindon Lane
Tempe, Arizona 85251

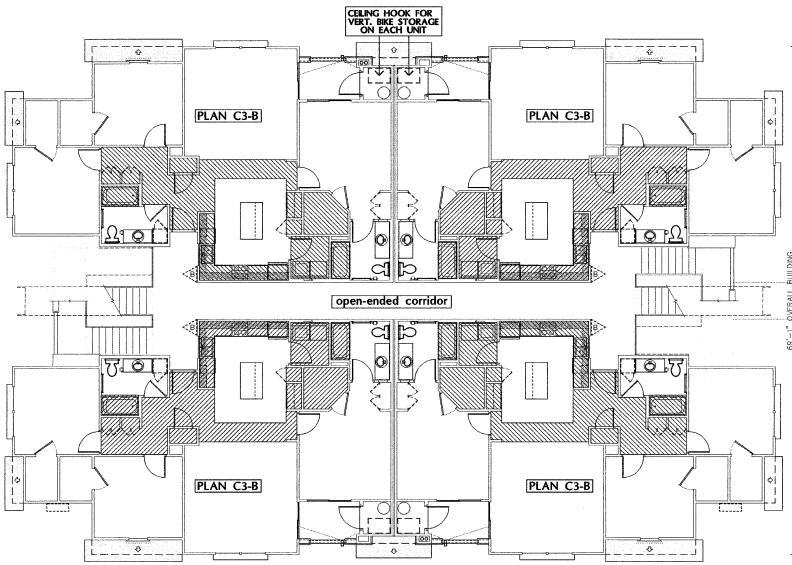
REGISTERED ARCHITECT
CERTIFICATE NO. 14370
ROBERT P. SINGER
Date Signed 10-5-08
ARIZONA U.S.A.

Job No:

Date: 01-Oct-08
Scale: As Shown
Drawn: R Vinluan
Checked: RSinger
Plan Check No. -

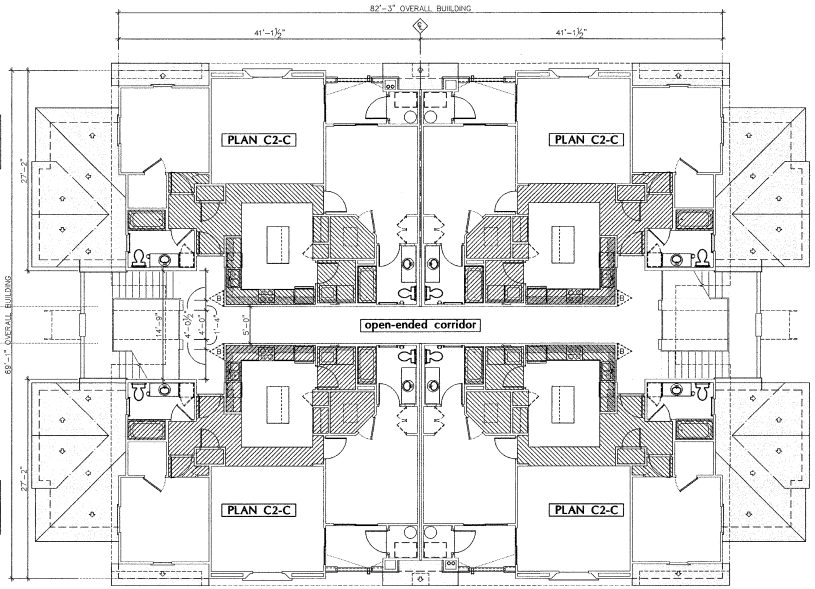
Sheet No: 3BP-c

ATTACHMENT 23



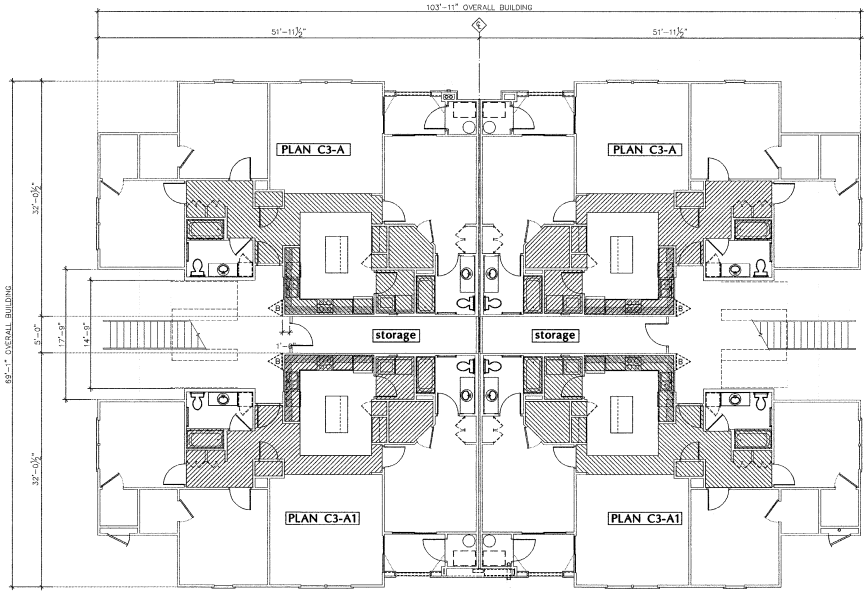
SECOND FLOOR

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



THIRD FLOOR

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



FIRST FLOOR

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

Building Floor Plan - Bldg 3C

KEYED NOTES:

01. SEE SHEETS ST1,ST2 & ST3 FOR STAIR PLANS AND SECTIONS – SEE THE SITE PLAN FOR STAIR LOCATION.
02. SCUPPER – SEE DETAIL 05/D1.
03. PRECAST DECORATIVE PANEL (24" H. x 60" W) – CENTERED IN WALL – SEE ELEVATIONS.
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07. CABLE T.V. PACK – SEE ELEC. DRAWINGS FOR EXACT LOCATIONS..
08. LINE OF STRUCTURE/ROOF ABOVE.
09. 4 PACK ELECTRICAL METER – SEE ELEC. DRAWINGS FOR EXACT LOCATION.
10. ENTRY CONCRETE SLAB FLUSH WITH FINISH FLOOR AT THRESHOLD.
11. FOR LAYOUT OF CONCRETE SIDEWALK – SEE LANDSCAPE SITE PLAN.
12. TELEPHONE PACK – SEE ELEC. DRAWINGS FOR EXACT LOCATION.
13. STUCCO OVER 2 x 8 FRAMED PROJECTION AT ELECTRICAL METER BOX AND TELEPHONE PANEL, PROVIDE CONCRETE STEM.
14. PRE-MFG LOCKABLE SKY HATCH (ROOF ACCESS/ SKY LITE) BY "BRISTOL FIBERLITE INDUSTRIES" MODEL #3730 ALSKH I.C.B.O. #2469 AT 3RD FLOOR ONLY.
15. WALL ASSEMBLY MUST PROVIDE SOUND ATTENUATION OF NOT LESS THAN 50 STC.
16. 1HR RATED PARTY WALL(S) & CEILING AT STORAGE: 1ST & 2ND FLOORS ONLY.
17. PROVIDE ATTIC ACCESS MINIMUM 22" x 30" w/ 30" CLEAR HEAD ROOM at TOP FLOOR UNITS – SEE DETAIL 07/D4. FIELD VERIFY EXACT LOCATION PRIOR TO INSTALLATION
18. 1HR RATED WALLS AND CLG AT STORAGE/ BREEZEWAY: TYP. ALL FLOORS.
19. OMIT WINDOW ADJACENT TO STAIR @ FIRST FLOOR ONLY.
20. ILLUMINATED DWELLING UNIT NUMBERS – SEE BUILDING ELEVATIONS AND DETAIL 10/D3
21. POSSIBLE LOCATION OF BUILDING ADDRESS LETTER DESIGNATION WITH RECESSED LIGHT ABOVE – SEE SITE PLAN SP3 FOR LOCATION – SEE ELEVATIONS AND DETAIL 09/D3 FOR MORE INFORMATION.
22. FIRE SPRINKLER RISER WITH 36"X36" ACCESS DOOR SEE SITE PLAN SP3 FOR LOCATIONS AND EXTERIOR ELEVATIONS FOR MORE INFO.
23. KITCHEN WINDOW (3rd FLOOR ONLY) TO BE GLASS-BLOCK PROVIDING 3/4-HOUR FIRE RATING – SEE UNIT PLANS AND DETAIL 05/D7
24. ROOF DRAIN – TO DAYLIGHT AT CONCRETE SPLASH BLOCK BELOW
25. not used

PLAN NOTES:

A. SEE UNIT FLOOR PLANS FOR TYPICAL NOTING AND DIMENSIONS FOR ALL UNITS.

B. ALL NOTING SHOWN IS TYPICAL, FOR ALL IDENTICAL UNITS ON THE SAME FLOOR – U.N.O.

C. SEE FOUNDATION PLAN FOR FIRST FLOOR BUILDING DIMENSIONS.

D. AT ALL FURR DOWN CEILING LOCATIONS:
1. PROVIDE 5/8" TYPE 'X' GYP. BOARD @ UNDERSIDE OF ALL FLOOR/CEILING FRAMING TO CREATE A CONTINUOUS ONE HOUR SEPARATION ASSEMBLY.
2. PROVIDE FULL HEIGHT CONTINUOUS 5/8" TYPE 'X' GYP. BOARD FINISH @ ALL PARTY WALLS, PLUMBING/MECH. CHASE WALLS AS WELL AS INTERIOR SURFACE OF EXTERIOR WALLS OF BLDGS w/ TYPE-A CONSTRUCTION.

FURRING LEGEND:

INDICATES CEILING FURRED DOWN TO +7'-6" A.F.F.

INDICATES 14" DEEP SOFFIT OVER CABINETS – SEE DETAIL 05/D2. +7'-0" A.F.F.

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6623 North Scottsdale Road
Scottsdale, Az. 85250
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Mark - Taylor Development
University & Lindon
708 South Lindon Lane
Tempe, Arizona 85251

REGISTERED ARCHITECT
CERTIFICATE NO. 22220
ROB CHUNG
STATE OF ARIZONA
10/2/08

Job No: -
Date: -
Sheet No: 3C-a
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Plan Check No. -

ATTACHMENT 24

I:\PROJECTS\University & Lindon - Cook School\3C Bldg plan.dwg, 10/1/2008 3:24:57 PM

MATERIALS & SURFACES :

- (A) **STUCCO & WINDOW PROJECTIONS:** BUNGALOW BEIGE (LRV=60) SHERWIN WILLIAMS SW2432 – FLAT LATEX
- (B) **METAL(S):** CHICORY (LRV=8) SHERWIN WILLIAMS SW2035 – INDUSTRIAL ENAMEL
- (C) **ROOF TILE & PRECAST DECORATIVE PANELS:** MARK RED (CUSTOM COLOR)
- (D) **DOORS:** HOMESTEAD BROWN (LRV=15) SHERWIN WILLIAMS SW2034

SIDE ELEVATIONS 3/16"

FRONT AND REAR ELEVATIONS 3/16"

3C EXTERIOR ELEVATIONS

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6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111 (480) 991-9138

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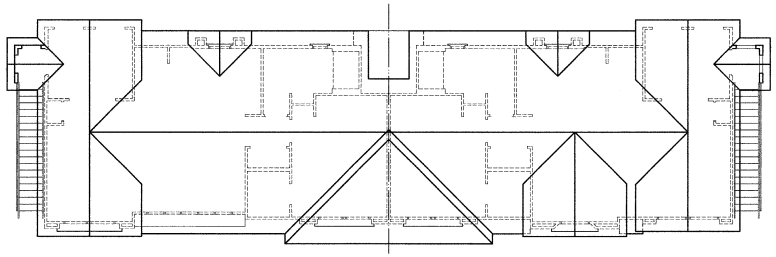
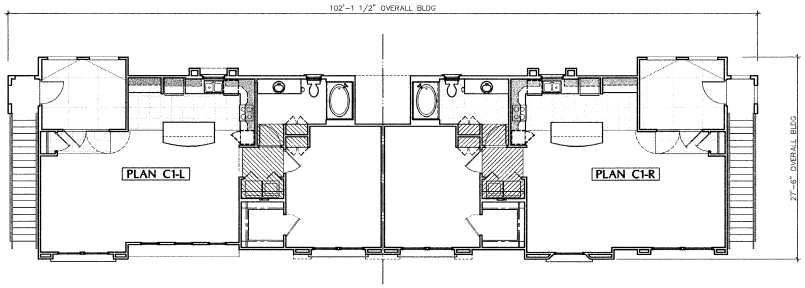


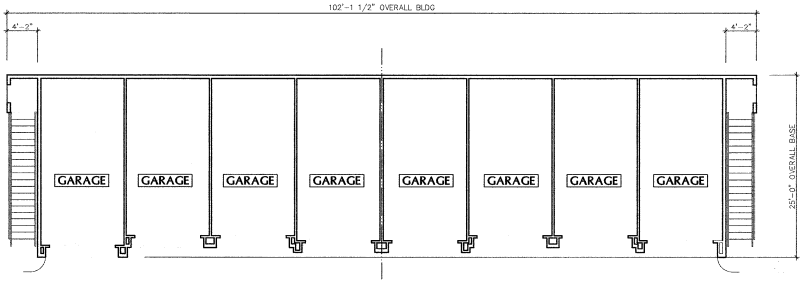
ROOF PLAN

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



SECOND FLOOR

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



FIRST FLOOR

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

Carriage Building Floor & Roof Plan

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MARK BRCATE
35920
RCB
CHAD
10/2/08
ARIZONA, U.S.A.

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ATTACHMENT 26

ATTACHMENT 27

MATERIALS & SURFACES :

(A) **STUCCO & WINDOW PROJECTIONS:**
BUNGALOW BEIGE (LRV=60)
SHERWIN WILLIAMS SW2432 – FLAT LATEX

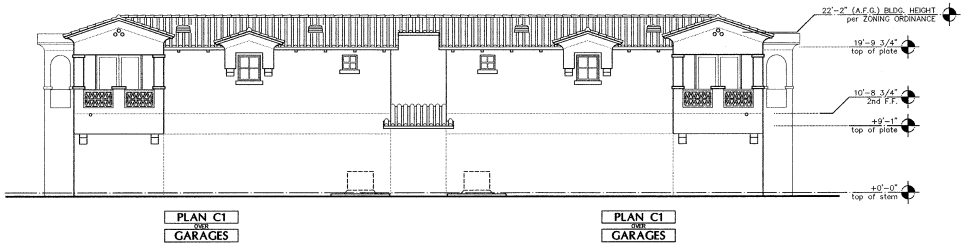
(B) **METAL(S):**
CHICORY (LRV=9)
SHERWIN WILLIAMS SW2035 – INDUSTRIAL ENAMEL

(C) **ROOF TILE & PRECAST DECORATIVE PANELS:**
MARK RED (CUSTOM COLOR)

(D) **DOORS:**
HOMESTEAD BROWN (LRV=15)
SHERWIN WILLIAMS SW2034

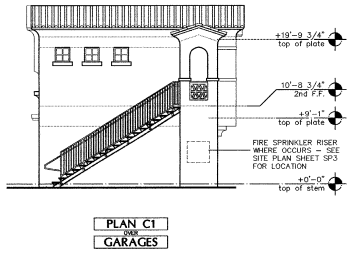
GARAGE/CARRIAGE UNIT - FRONT ELEVATION

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



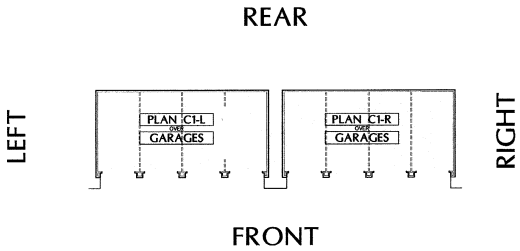
GARAGE/CARRIAGE UNIT - REAR ELEVATION

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



RIGHT SIDE ELEVATION
(left side similar)

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



Exterior Elevations - Carriage Bldg.

KEYED NOTES:

01. 3-COAT STUCCO SYSTEM – PROVIDE (2) LAYERS OF GRADE "D" KRAFT WATER PROOF BUILDING PAPER OVER ALL WOOD SHEATHING or (1) LAYER TYPE 15 ASPHALT-SATURATED ORGANIC FELT PAPER
02. FASCIA – SEE DETAIL 02/D1 or 12/D6
03. CONCRETE TILE, MONIER/LIFETILE SERIES 1100 I.C.B.O. #2656P – SEE BLDG SECTIONS FOR ROOF ASSEMBLY
04. LINE OF WALL BEYOND
05. RADIUS TO BE EQUAL TO OPENING WIDTH, TOP OF ARCH 7'-8" ABOVE ADJACENT FINISH FLOOR
06. 2x6 "PLANT-ON" w/ STUCCO FINISH at WINDOW SILL – SEE DETAIL 03/D2
07. CENTERLINE OF PARTY WALL
08. PRE-FAB ALUMINUM (BRONZE ANODIZED) GLASS WINDOWS – TYPICAL
09. STUCCO ON 2x8 FRAME PROJECTION BELOW ELECTRICAL SERVICE METERS – CONFIRM LOCATION w/ ELECTRICAL DRAWINGS
10. SEE ARCHITECTURAL 'ST' SHEETS FOR STAIR PLANS and SECTIONS
11. FINISH GRADE LINE
12. OPENING IN WALL FOR DRAINAGE
13. PRE-CAST DECORATIVE PANEL – SEE DETAIL 04/D5
14. PRE-CAST CONCRETE SCUPPER – SEE DETAIL 06/D1
15. STUCCO ON 2x6 FRAME WALL at BALCONY and PATIO
16. OUTLET FOR ROOF DRAIN w/ SPLASH BLOCK OR SIMILAR – SEE PLUMBING DRAWINGS and ROOF PLANS FOR LOCATION
17. ELECTRICAL METERS – SEE ELECTRICAL DRAWINGS
18. CENTERLINE OF BUILDING
19. ILLUMINATED DWELLING UNIT NUMBERS – SEE DETAIL 10/D3
20. STUCCO EXPANSION JOINT
21. TELEPHONE or CABLE T.V. PACK – SEE ELECTRICAL DRAWINGS
22. ROOF MOUNTED CONDENSING UNITS BEYOND
23. ROOF LINE OF MECHANICAL WELL BEYOND
24. POSSIBLE LOCATION OF BUILDING LETTER DESIGNATION PER CITY REQUIREMENTS (12" TALL, 70% COLOR CONTRAST)– TYPICAL. REFER TO SITE PLAN SP3 FOR EXACT LOCATION at EACH BUILDING. SEE DETAIL 09/D3
25. ROOF ACCESS LADDER – SEE ROOF PLAN AND DETAILS 9, 10, 11, 12 SHEET D5 FOR MORE INFO.
26. RECESSED LIGHT FIXTURE at ADDRESS LOCATION – VERIFY LOCATION w/ SITE PLAN and ELECTRICAL DRAWINGS
27. BITUTHANE WRAP BELOW PAPER-BACKED METAL LATH AND STUCCO SYSTEM
28. 1-HOUR RATED WALL EGRESS PROTECTION
29. 3/4-HR GLASS BLOCK @ EGRESS PROTECTION

GENERAL NOTES:

A. SEE ROOF PLAN SHEET FOR ATTIC VENT LOCATIONS and VENTING CALCULATIONS.

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6623 North Scottsdale Road
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480-991-9111

DATE:	REVISIONS:	DATE:	REVISIONS:

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University & Lindon
708 South Lindon Lane
Tempe, Arizona 85251

REGISTERED ARCHITECT
CERTIFICATE NO. 22220
ROB VINKAN
01-Oct-08
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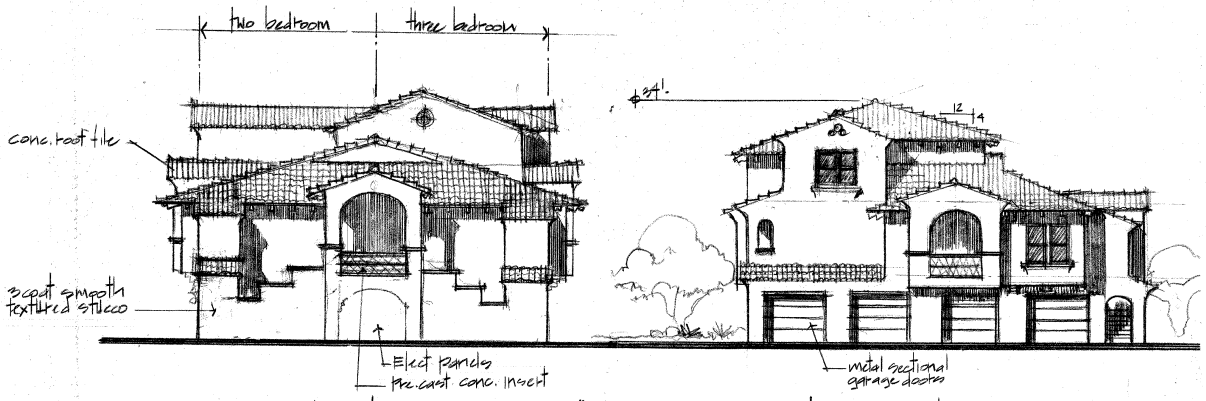
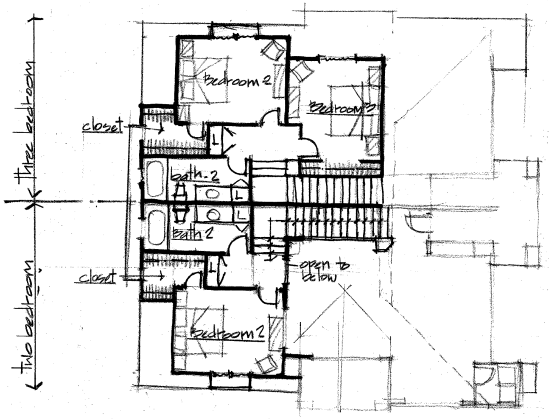
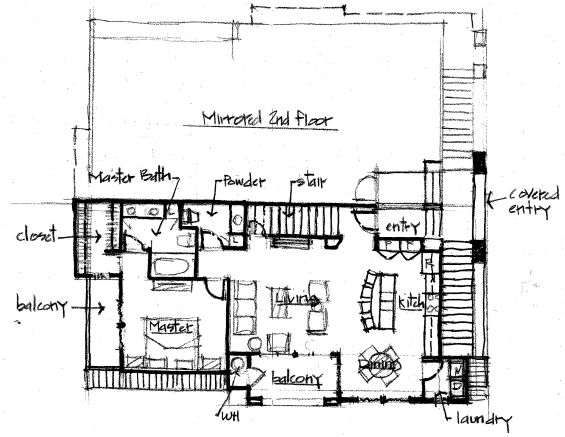


Side Elevation 1/8"

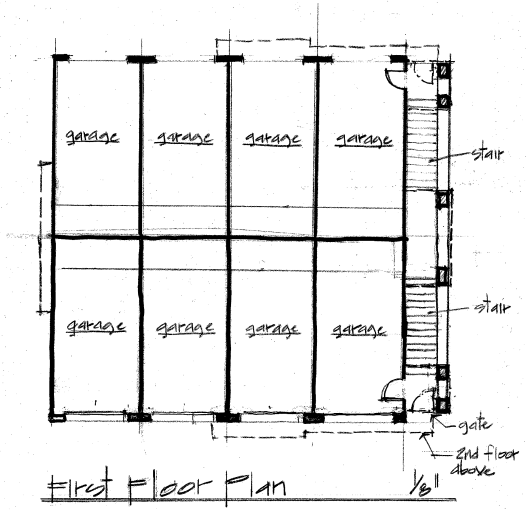
Front Elevation 1/8"



Third Floor Plan
Two & three bedroom plans



Second Floor Plan
Same plan for two & three bedroom plans



First Floor Plan 1/8"

GU2 - Preliminary Floor Plans & Elevations

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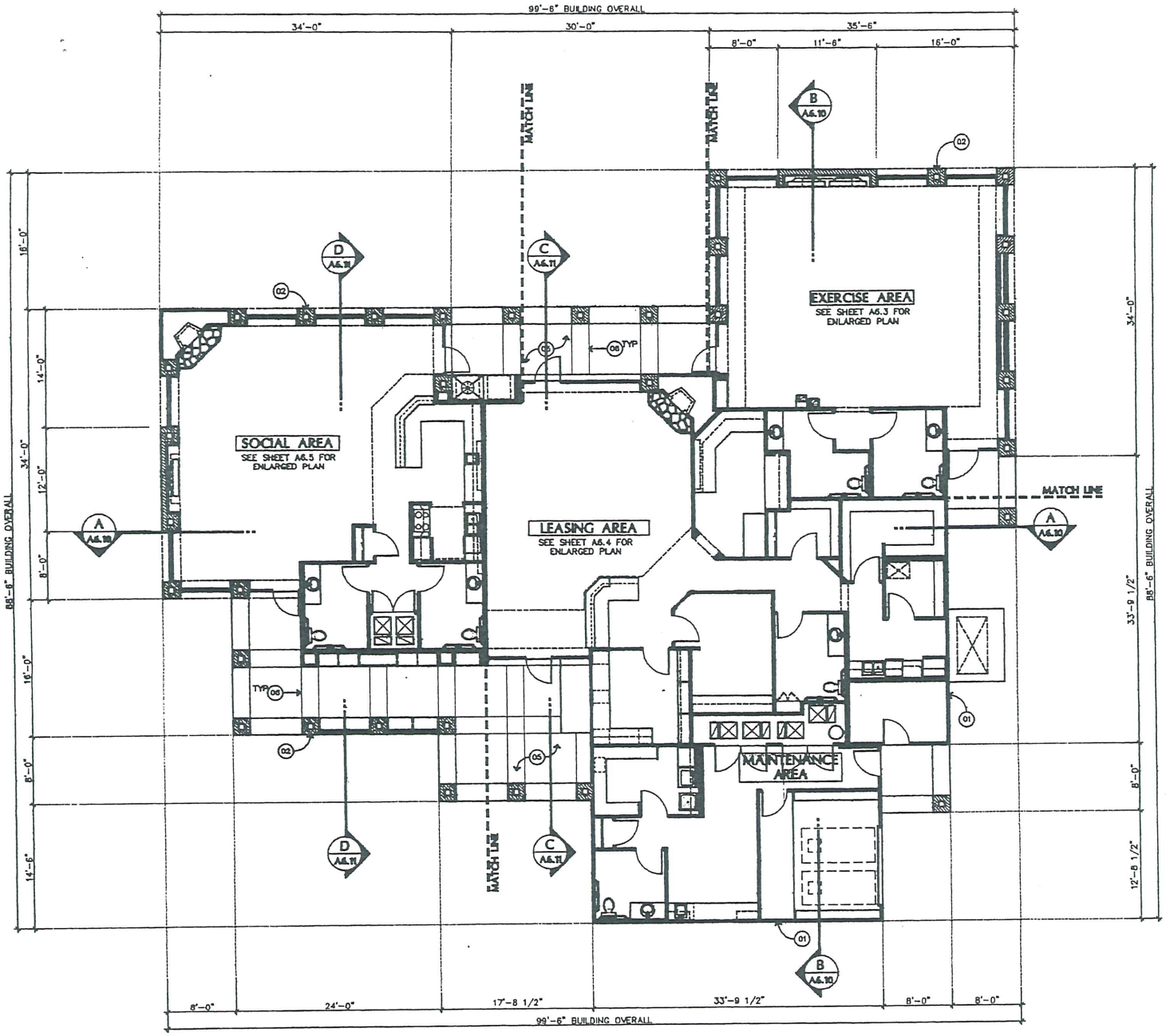
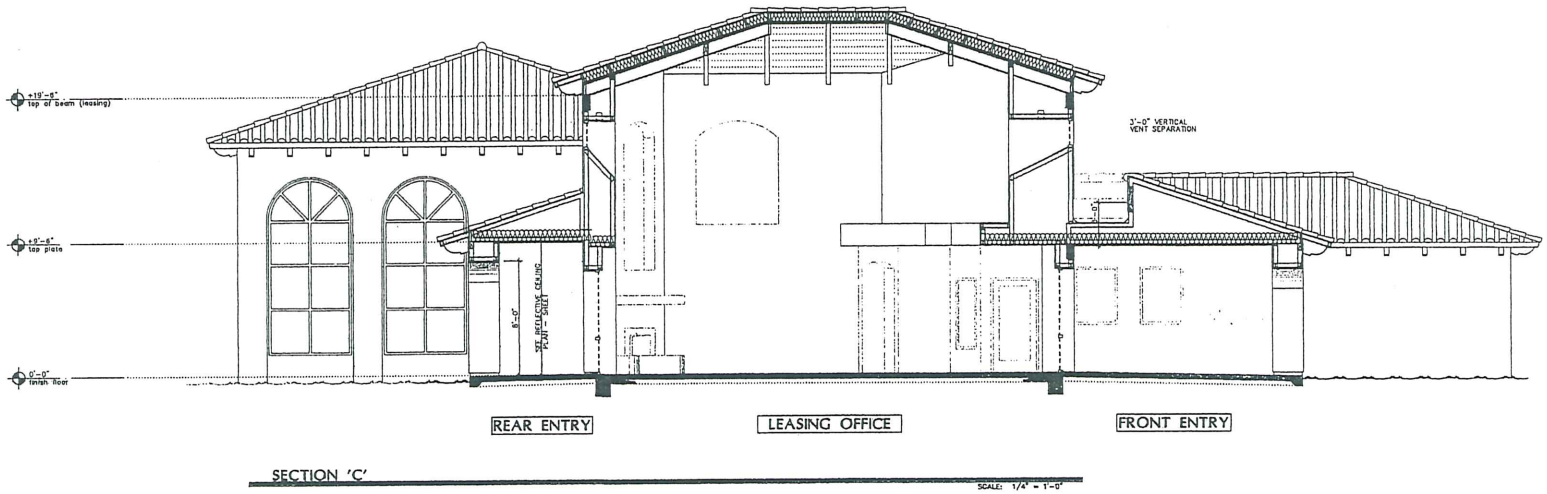


FLOOR PLAN

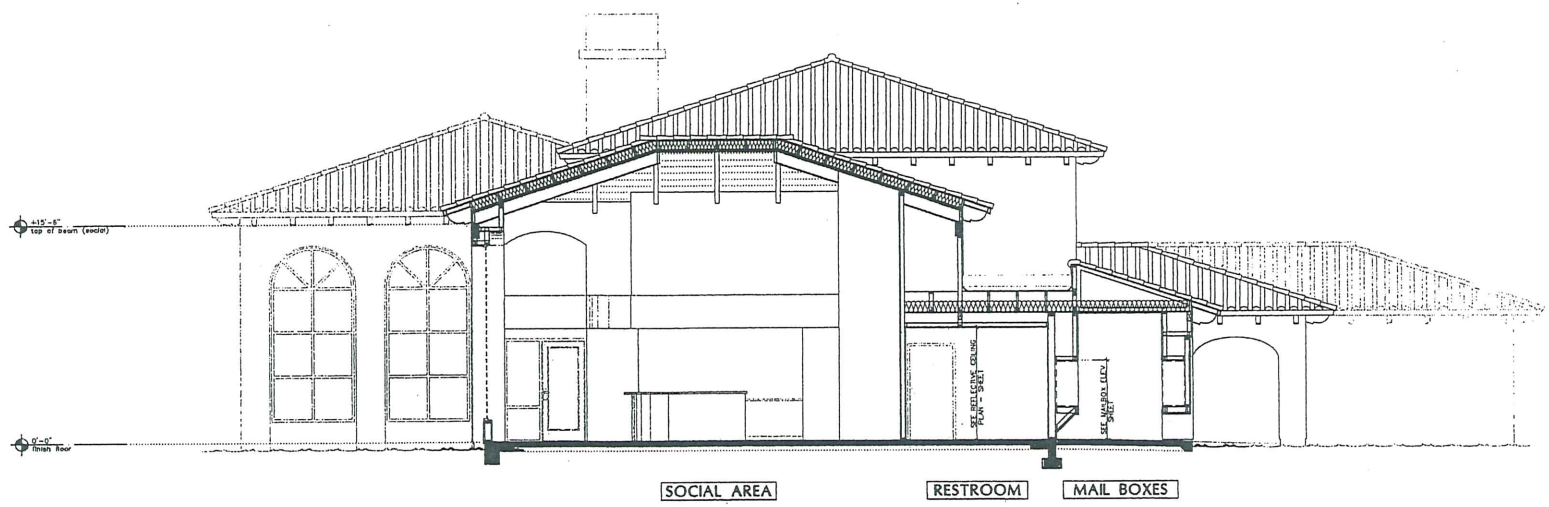
SCALE: 1/8" = 1'-0"

Square Footage:
NET (air conditioned) . . 4,883 Sq. Ft.
GROSS . . . . . 6,235 Sq. Ft.



SECTION 'C'

SCALE: 1/4" = 1'-0"



SECTION 'D'

SCALE: 1/4" = 1'-0"

AUG 2 7 2008

Building Sections C & D - Amenity Building

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480-991-9111

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708 South Lindon
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DEAN
SINGER
ARIZONA, U.S.A.

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A7.11

ATTACHMENT 30

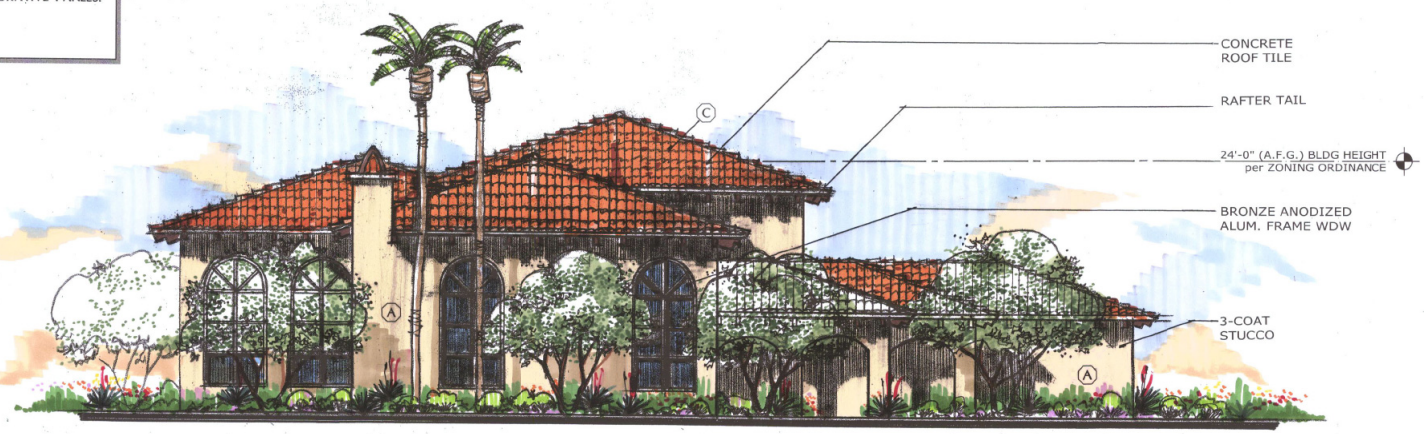
MATERIALS & SURFACES :

(A) **STUCCO & WINDOW PROJECTIONS:**
BUNGALOW BEIGE (LRV=60)
SHERWIN WILLIAMS SW2432 – FLAT LATEX

(B) **METAL(S):**
CHICORY (LRV=8)
SHERWIN WILLIAMS SW2035 – INDUSTRIAL ENAMEL

(C) **ROOF TILE & PRECAST DECORATIVE PANELS:**
MARK RED (CUSTOM COLOR)

(D) **DOORS:**
HOMESTEAD BROWN (LRV=15)
SHERWIN WILLIAMS SW2034



SIDE ELEVATION 3/16"

FRONT ELEVATION 3/16"

AMENITY BUILDING EXTERIOR ELEVATONS

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111 (480) 991-9138

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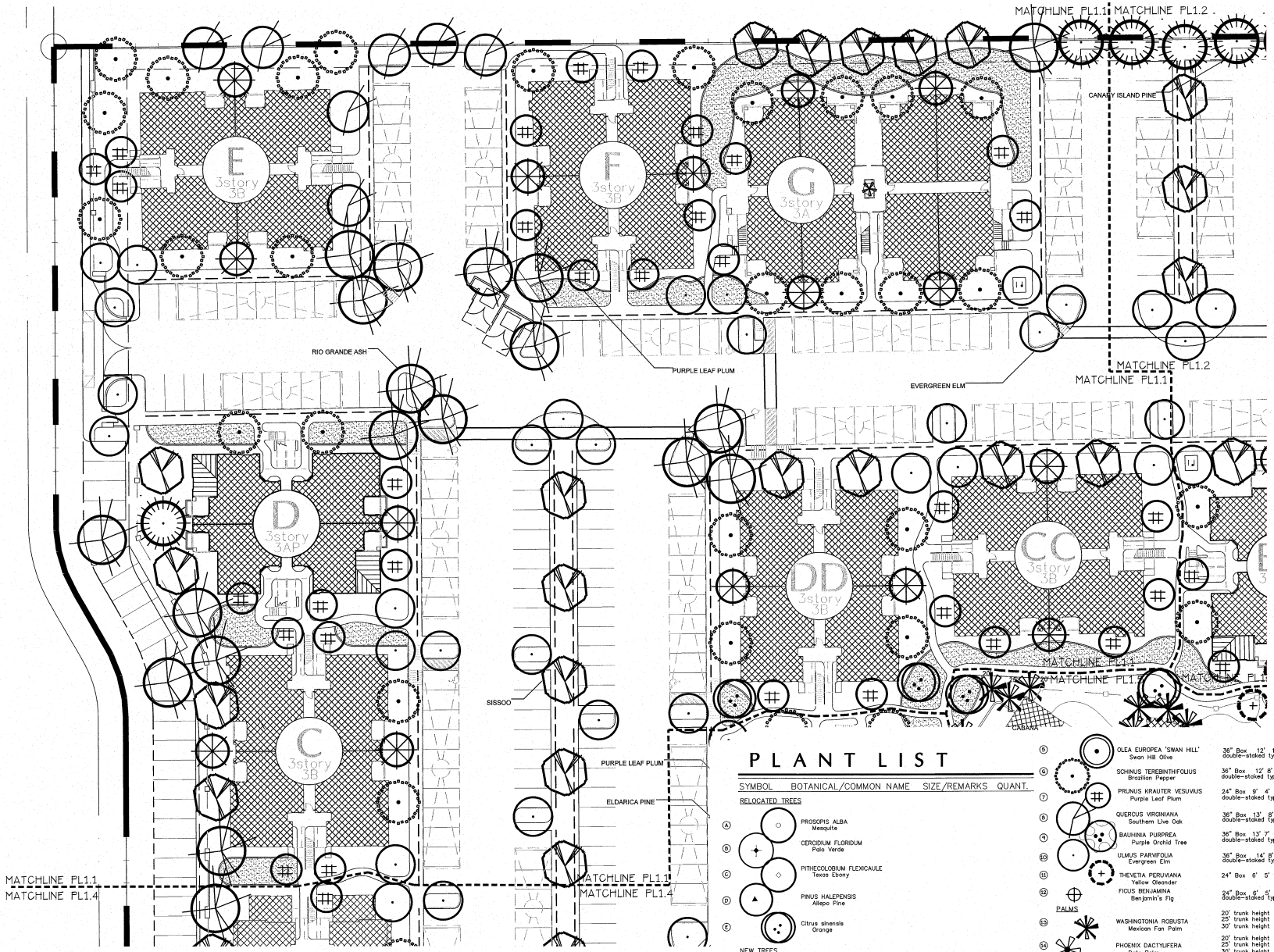
ATTACHMENT 31



TREE/TURF- LANDSCAPE PLAN

SCALE 1"=20'-0"

NORTH

0 20 40 80

PLANT LIST

SYMBOL	BOTANICAL/COMMON NAME	SIZE/REMARKS	QUANT.
RELOCATED TREES			
A	PROSOPIS ALBA Mesquite		
B	CERCIDIUM FLORIDUM Palo Verde		
C	PITHECOLOBIUM FLEXICAULE Texas Ebony		
D	PINUS HALEPENSIS Aleppo Pine		
E	Citrus sinensis Orange		
NEW TREES			
1	DALBERGIA SISSOO Sissoo	24" Box 10' 4' 1.5" double-staked typ.	
2	FRAXINUS V. "RIO GRANDE" Rio Grande Ash	36" Box 14' 8' 2.5" double-staked typ.	
3	PINUS CANARIENSIS Canary Island Pine	24" Box 10' 4' 2" double-staked typ.	
4	PINUS ELDARICA Eldarica Pine	24" Box 10' 4' 2" double-staked typ.	
5	OLEA EUROPEA 'SWAN HILL' Swan Hill Olive	36" Box 12' 10' 3.0" double-staked typ.	
6	SCHINUS TEREBINTHIFOLIUS Brazilian Pepper	36" Box 12' 8' 3" double-staked typ.	
7	PRUNUS KRAUTER VESUVIUS Purple Leaf Plum	24" Box 9' 4' 1.5" double-staked typ.	
8	QUERCUS VIRGINIANA Southern Live Oak	36" Box 13' 8' 2.75" double-staked typ.	
9	BAUHINIA PURPREA Purple Orchid Tree	36" Box 13' 7' 2.5" double-staked typ.	
10	ULMUS PARVIFOLIA Evergreen Elm	36" Box 14' 8' 2.5" double-staked typ.	
11	THEVETIA PERUVIANA Yellow Oleander	24" Box 8' 5' 1" (multi)	
12	FICUS BENJAMINA Benjamin's Fig	24" Box 8' 5' 1" (multi) double-staked typ.	
PALMS			
13	WASHINGTONIA ROBUSTA Mexican Fan Palm	20' trunk height 25' trunk height 30' trunk height	
14	PHOENIX DACTYLIFERA Date Palm	20' trunk height 25' trunk height 30' trunk height diamond cut	
15	PHOENIX ROBELENII Pygmy Date Palm	15 Gal, multi 3' 3'	
16	CYCAS REVOLUTA Sago Palm	15 Gal multi 3' 3'	

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1-800-STAKE-IT

08074

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ARIZONA, U.S.A.
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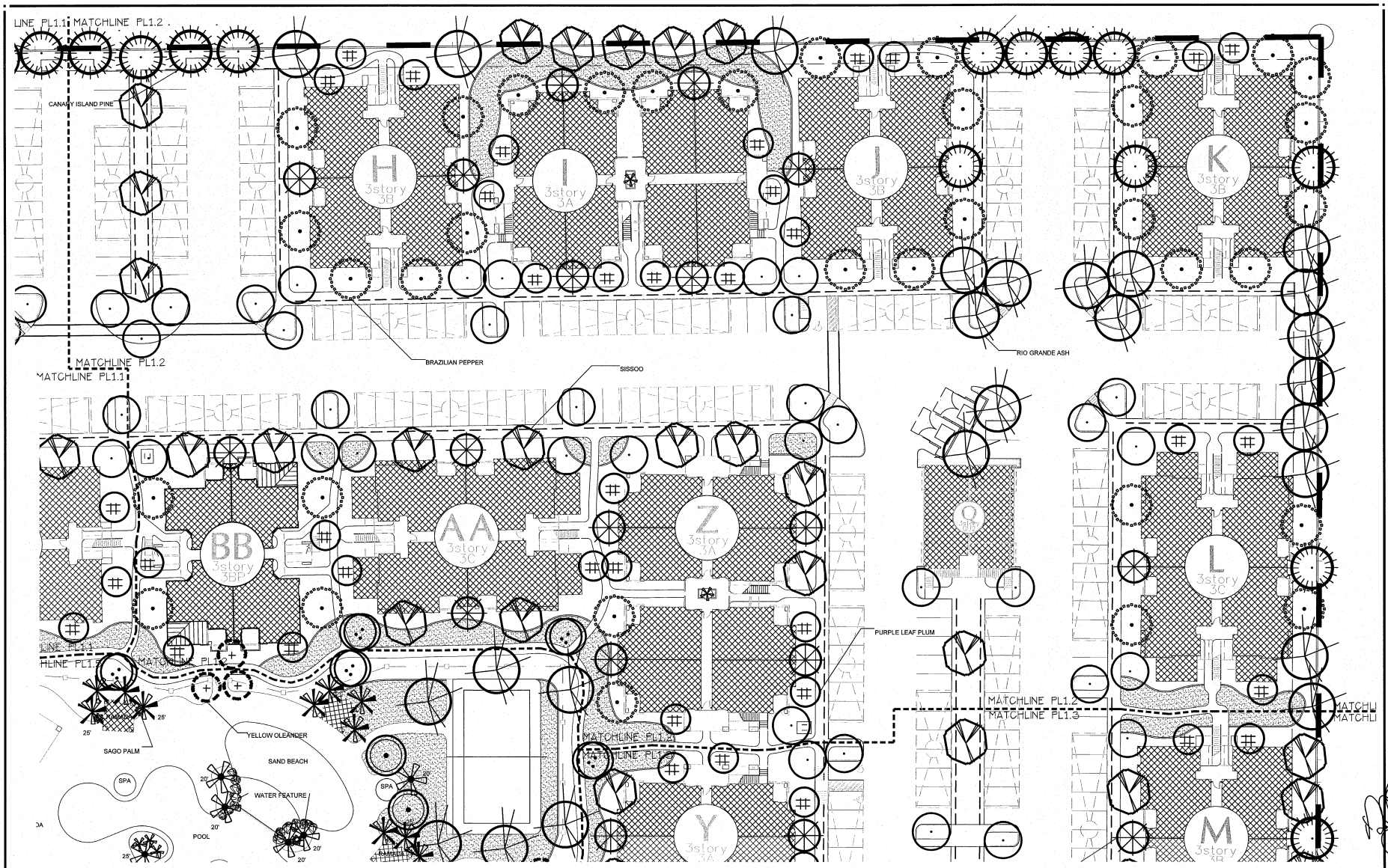
ATTACHMENT 32



TREE/TURF- LANDSCAPE PLAN

SCALE 1"=20'-0"

0 20 40 80

NORTH

ATTACHMENT 33

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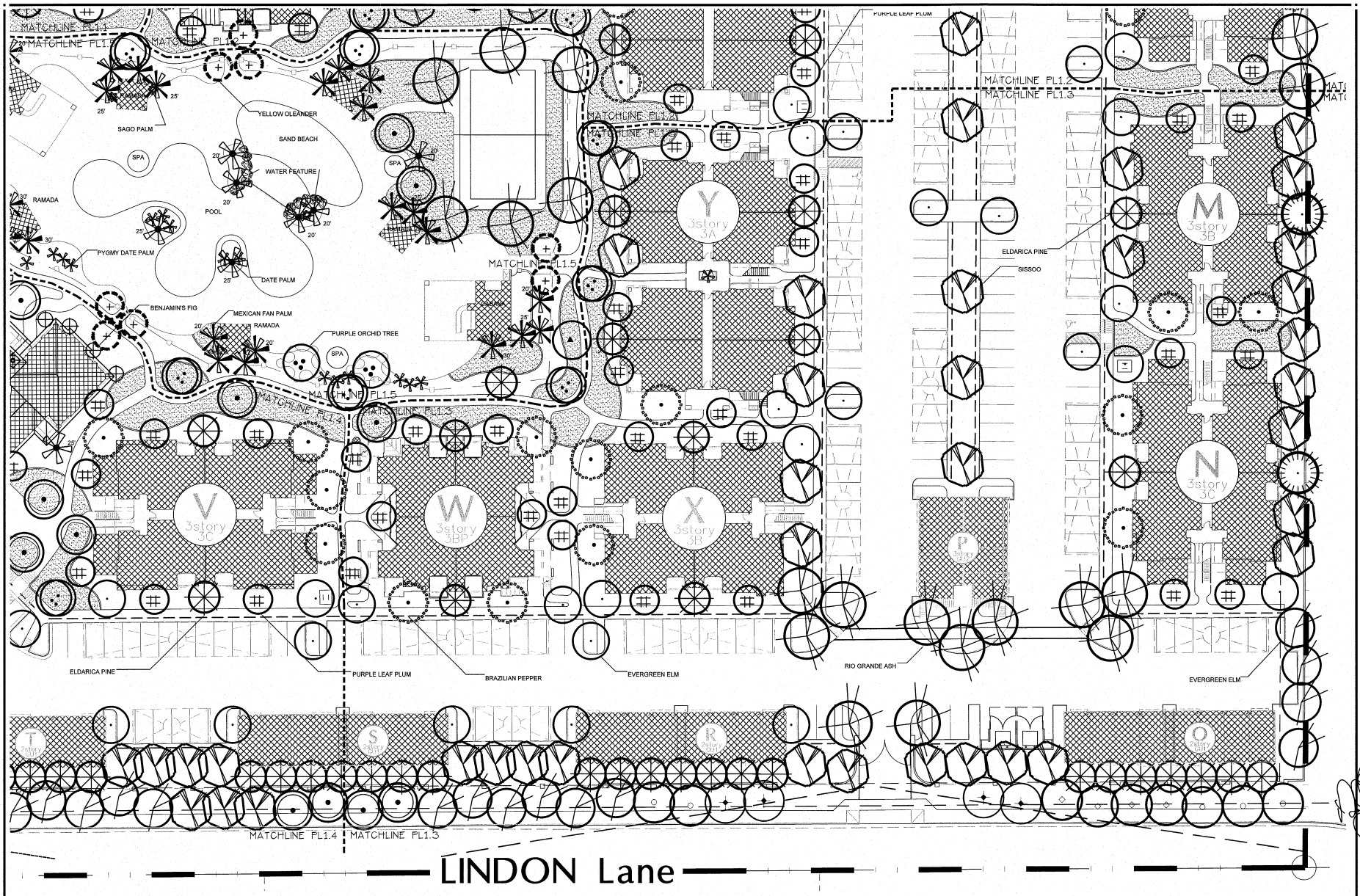

TREE/TURF - LANDSCAPE PLAN

SCALE 1"=20'-0"

NORTH

0 20 40 80

ATTACHMENT 34

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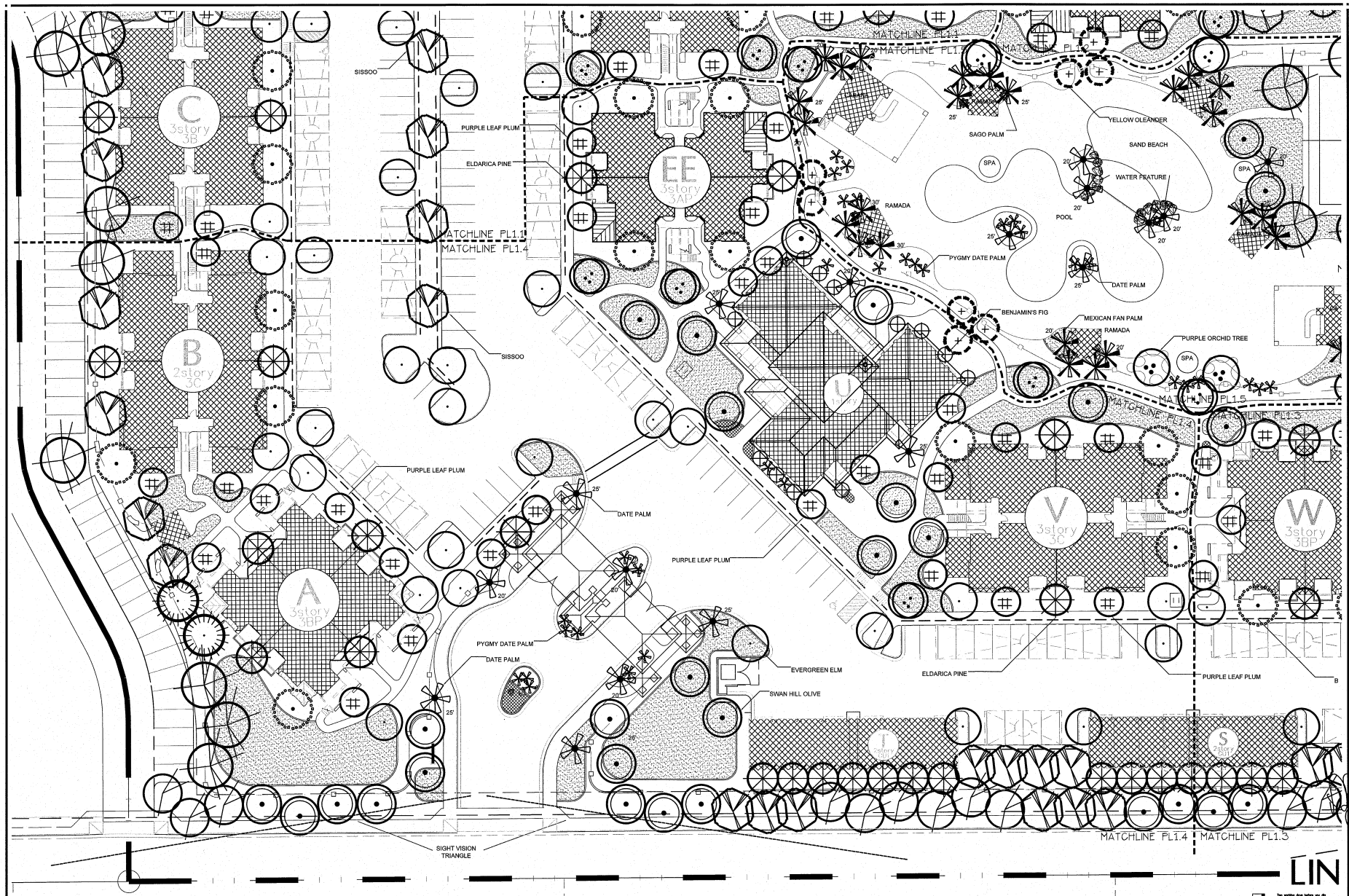

TREE/TURF - LANDSCAPE PLAN

SCALE 1"=20'-0"

NORTH

0 20 40 80

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1747 E. Morten Ave., Suite 306
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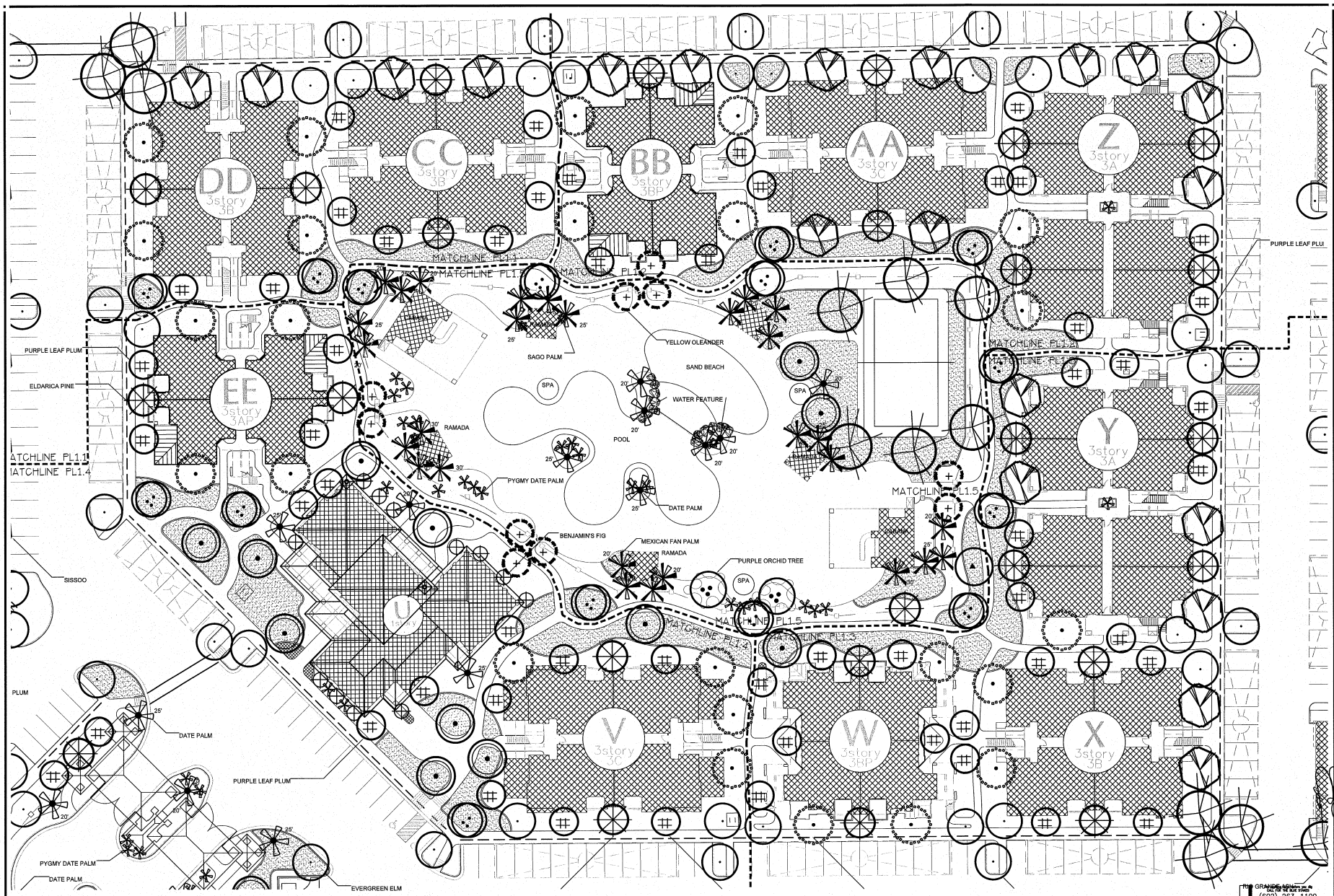
PL1.4

ATTACHMENT 35



TREE/TURF - LANDSCAPE PLAN

SCALE 1"=20'-0"

NORTH

0 20 40 80

RIO GRANDE Arizona
CALL FOR THE BLUE STAKES
(602) 263-1100
Bus Data Center
1-800-STAKE-IT

08074

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Landscape Architecture since 1983
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T: (602) 996-1944 F: (602) 996-1807

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az 85250
480-991-9111

REVISIONS: DATE:

REVISIONS: DATE:

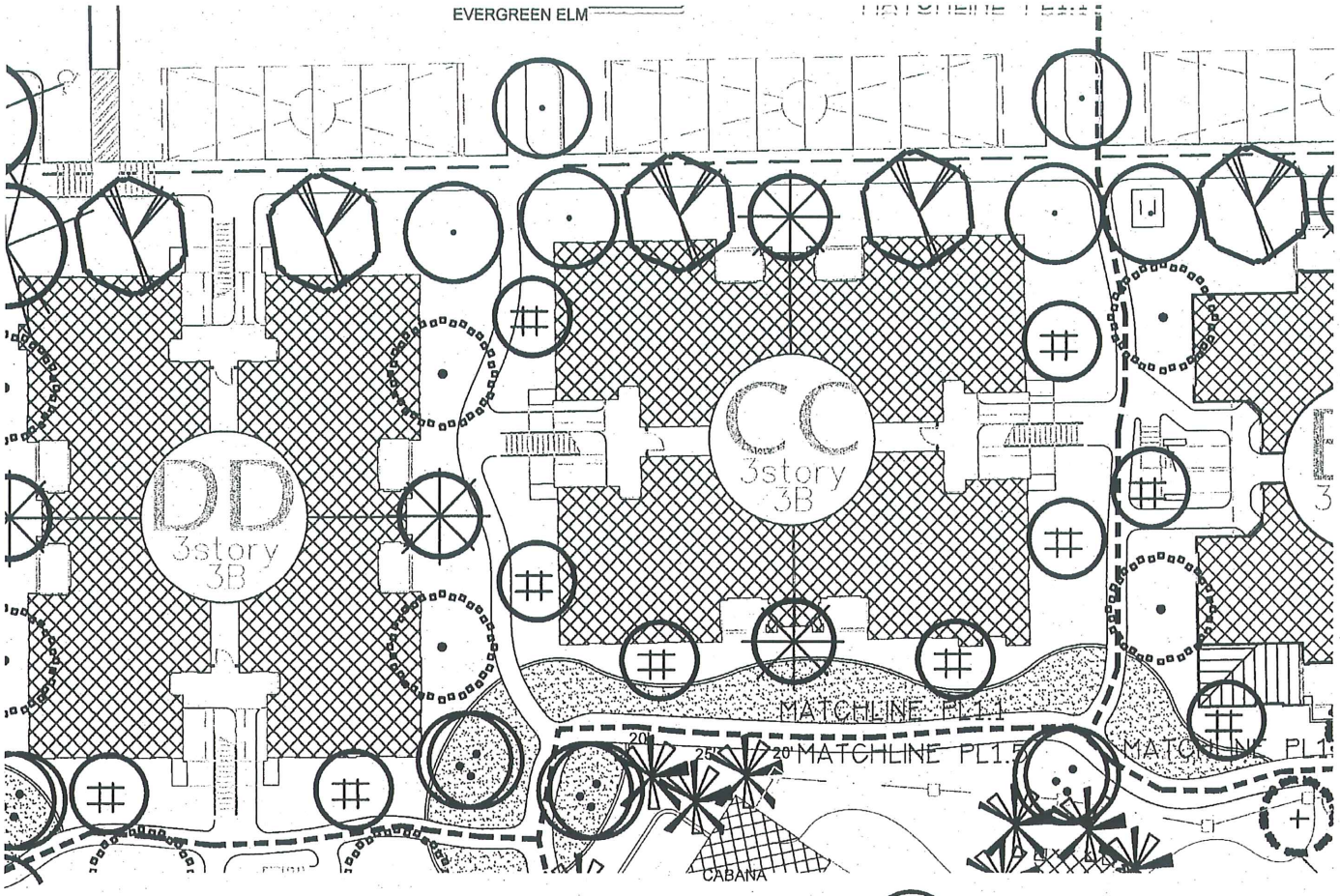
Mark - Taylor Development
University & Lindon
Tempe, Arizona
University Avenue & Lindon Lane

REGISTERED LANDSCAPE ARCHITECT
14158
DONALD ROGER CAMPBELL
STATE OF ARIZONA U.S.A.
EXP. 06/30/2011

Job No: 08074
Date: 07/23/08
Sheet No:
Scale: As Shown
Drawn: BW
Checked: DRC
Plan Check No.

PL1.5

ATTACHMENT 36



PLANT LIST

SYMBOL	BOTANICAL/COMMON NAME	SIZE/REMARKS	QUANT.
	RELOCATED TREES		
	PROSOPIS ALBA Mesquite		
	CERCIDIUM FLORIDUM Palo Verde		
	PITHECOLOBIUM FLEXICAULE Texas Ebony		
	PINUS HALEPENSIS Allepo Pine		
	Citrus sinensis Orange		
	NEW TREES		
	DALBERGIA SISSOO Sissoo	24" Box 10' 4' 1.5" double-staked typ.	
	FRAXINUS V. 'RIO GRANDE' Rio Grande Ash	36" Box 14' 8' 2.5" double-staked typ.	
	PINUS CANARIENSIS Canary Island Pine	24" Box 10' 4' 2" double-staked typ.	
	PINUS ELDARICA Eldarica Pine	24" Box 10' 4' 2" double-staked typ.	
5	OLEA EUROPEA 'SWAN HILL' Swan Hill Olive	36" Box 12' 10' 3.0" double-staked typ.	
6	SCHINUS TEREBINTHIFOLIUS Brazilian Pepper	36" Box 12' 8' 3" double-staked typ.	
7	PRUNUS KRAUTER VESUVIUS Purple Leaf Plum	24" Box 9' 4' 1.5" double-staked typ.	
8	QUERCUS VIRGINIANA Southern Live Oak	36" Box 13' 8' 2.75" double-staked typ.	
9	BAUHINIA PURPREA Purple Orchid Tree	36" Box 13' 7' 2.5" double-staked typ.	
10	ULMUS PARVIFOLIA Evergreen Elm	36" Box 14' 8' 2.5" double-staked typ.	
11	THEVETIA PERUVIANA Yellow Oleander	24" Box 6' 5' 1" (multi)	
12	FICUS BENJAMINA Benjamin's Fig	24" Box 6' 5' 1" (multi) double-staked typ.	
	PALMS		
13	WASHINGTONIA ROBUSTA Mexican Fan Palm	20' trunk height 25' trunk height 30' trunk height	
14	PHOENIX DACTYLIFERA Date Palm	20' trunk height 25' trunk height 30' trunk height diamond cut	
15	PHOENIX ROBELENII Pygmy Date Palm	15 Gal, multi 3' 3'	
16	CYCAS REVOLUTA Sago Palm	15 Gal multi 3' 3'	

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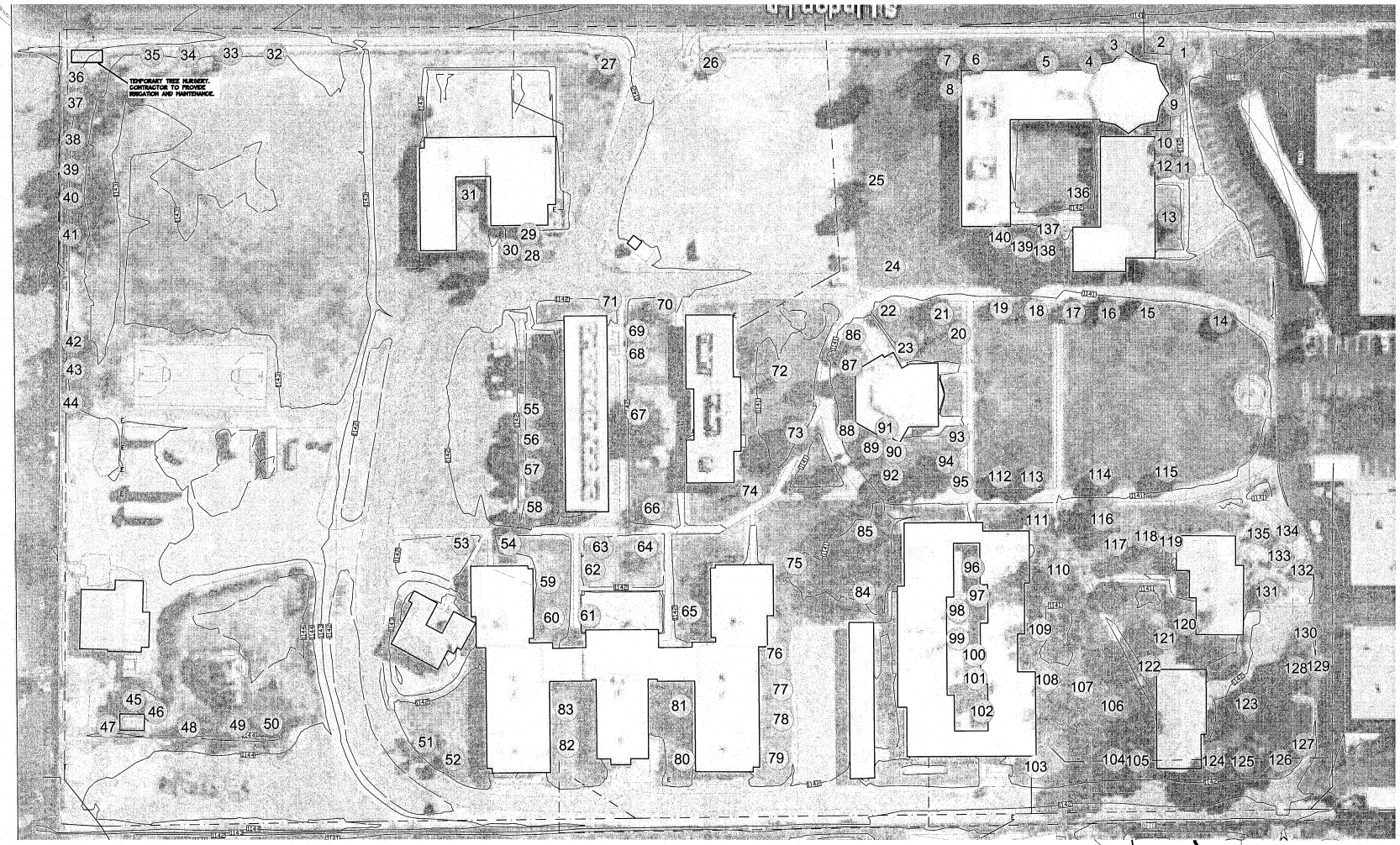


NATIVE PLANT INVENTORY

SCALE 1"=40'-0"

0 40 80 160

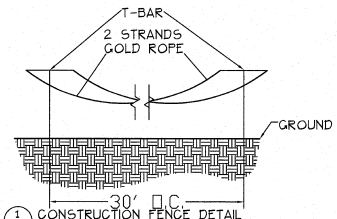
NORTH

Acres of area being evaluated for usable material	15.26
Acres of area being graded for this site/phase	15.26
Total On-Site material	140
Total Salvageable material	49
Total Remain-In-Place material	
Total Non-Salvageable material	-
Percent Of Salvageable Material	-%
Percent Of Remain-In-Place Material	-%
Percent Of Non-Salvageable Material	-%

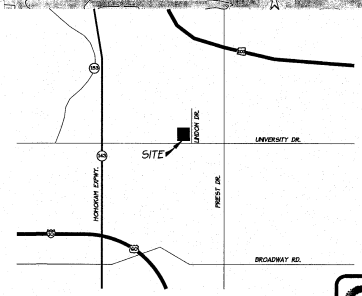
INVENTORY/SALVAGE PLAN APPROVAL, CITY OF TEMPE — DATE

Plan approval good for one (1) year

NOTE: A one year extension can be granted by the Development Services Landscape Architect if the salvage company confirms in writing the status of plant material has not changed and plant tags are still legible.



1 NP1.0 CONSTRUCTION FENCE DETAIL
NOT TO SCALE



VICINITY MAP
N.T.S.
NORTH

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1-800-STAKE-IT

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ARCHITECTURAL DESIGN GROUP
6523 North Scottsdale Road
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480-991-9111

DATE:	REVISIONS:

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University & Lindon
Tempe, Arizona
University Avenue & Lindon Lane

REGISTERED LANDSCAPE ARCHITECT
14158
DONALD ROGER CAMPBELL
ARIZONA, U.S.A.
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Scale: As Shown
Drawn: SLM
Checked: DRC
Plan Check No:

ATTACHMENT 38

Number	Plant	Botanical Name	Disposition	Ribbon Color	Caliper	Height Ft.	Spread Ft.	Comments
1	Jacaranda	Jacaranda mimosifolia	Unsalvageable	blue	16	25	30	Storm Damage
2	Arborvitae	Thuja occidentalis	Unsalvageable	blue	18	18	20	Too close to building
3	Arborvitae	Thuja occidentalis	Unsalvageable	blue	17	19	15	Too close to building
4	Orange	Citrus sinensis	Unsalvageable	blue	11	10	12	Too close to building
5	Arborvitae	Thuja occidentalis	Unsalvageable	blue	20	15	12	Too close to building
6	Arborvitae	Thuja occidentalis	Unsalvageable	blue	34	18	12	Too close to building
7	Eucalyptus	Eucalyptus erythrocorys	Unsalvageable	blue	13	25	15	Storm Damage
8	Arborvitae	Thuja occidentalis	Unsalvageable	blue	20	18	20	Too close to building
9	Arborvitae	Thuja occidentalis	Unsalvageable	blue	18	18	19	Too close to building
10	Arborvitae	Thuja occidentalis	Unsalvageable	blue	13	19	20	Too close to building
11	Bottle Tree	Brachychiton populneu	Salvageable	red	12	25	11	Needs good trimming
12	Bottle Tree	Brachychiton populneus	Unsalvageable	blue	12	15	15	Too close to building
13	Olive	Olea Europa	Unsalvageable	blue	18	15	20	Storm Damage
14	Orange	Citrus sinensis	Salvageable	red	13	15	15	
15	Orange	Citrus sinensis	Salvageable	red	11	12	14	
16	Orange	Citrus sinensis	Salvageable	red	12	15	16	
17	Orange	Citrus sinensis	Salvageable	red	12	12	13	
18	Orange	Citrus sinensis	Salvageable	red	20	13	20	
19	Orange	Citrus sinensis	Salvageable	red	14	9	11	
20	Mexican Fan Palm	Washingtonia robusta	Salvageable	red	36	25		
21	Orange	Citrus sinensis	Salvageable	red	16	13	18	
22	Orange	Citrus sinensis	Salvageable	red	12	11	16	
23	Mexican Fan Palm	Washingtonia robusta	Salvageable	red	24	35		
24	Eucalyptus	Eucalyptus erythrocorys	Unsalvageable	blue	10	12	3	Too small and damaged
25	Eucalyptus	Eucalyptus erythrocorys	Salvageable	red	10	19	10	Storm Damage
26	Mesquite	Prosopis alba	Salvageable	red	5	8	13	
27	Mesquite	Prosopis alba	Unsalvageable	blue	10	9	12	Split in half
28	Mexican Fan Palm	Washingtonia robusta	Salvageable	blue	12	35		Clustered with 28-30
29	Mexican Fan Palm	Washingtonia robusta	Salvageable	blue	14	35		Clustered with 28-30
30	Mexican Fan Palm	Washingtonia robusta	Salvageable	blue	13	35		Clustered with 28-30
31	Palo Verde	Cercidium floridum	Salvageable	red	8	19	20	
32	Eucalyptus	Eucalyptus erythrocorys	Unsalvageable	blue	24	30	5	Dying
33	Eucalyptus	Eucalyptus erythrocorys	Unsalvageable	blue	12	35	10	Dying
34	Eucalyptus	Eucalyptus erythrocorys	Unsalvageable	blue	18	32	12	Dying
35	Eucalyptus	Eucalyptus erythrocorys	Unsalvageable	blue	16	21	10	Dying
36	Eucalyptus	Eucalyptus erythrocorys	Unsalvageable	blue	12	12	10	Dying
37	Eucalyptus	Eucalyptus erythrocorys	Unsalvageable	blue	36	28	30	Storm Damage
38	Eucalyptus	Eucalyptus erythrocorys	Unsalvageable	blue	20	20	10	Storm Damage
39	Eucalyptus	Eucalyptus erythrocorys	Unsalvageable	blue	20	12	12	Storm Damage
40	Eucalyptus	Eucalyptus erythrocorys	Unsalvageable	blue	24	32	18	Storm Damage
41	Eucalyptus	Eucalyptus erythrocorys	Unsalvageable	blue	20	27	9	Storm Damage
42	Eucalyptus	Eucalyptus erythrocorys	Unsalvageable	blue	18	25	12	Storm Damage
43	Eucalyptus	Eucalyptus erythrocorys	Unsalvageable	blue	14	20	12	Storm Damage
44	Eucalyptus	Eucalyptus erythrocorys	Unsalvageable	blue	28	30	15	Storm Damage
45	Mesquite	Prosopis alba	Unsalvageable	blue	24	18	20	Storm Damage
46	Orange	Citrus sinensis	Unsalvageable	blue	12	10	10	Grown in 45
47	Mesquite	Prosopis alba	Unsalvageable	blue	4	9	11	Growing out of slab
48	Eucalyptus	Eucalyptus erythrocorys	Unsalvageable	blue	18	15	15	Split trunk
49	Eucalyptus	Eucalyptus erythrocorys	Salvageable	red	12	20	10	
50	Eucalyptus	Eucalyptus erythrocorys	Unsalvageable	blue	14	12	12	Split trunk
51	Ash	Fraxinus velutina	Unsalvageable	blue	12	18	18	leaning
52	Ash	Fraxinus velutina	Salvageable	red	8	12	10	
53	Texas Ebony	Pithecolobium flexicaule	Salvageable	red	4	6	5	
54	Mesquite	Prosopis alba	Unsalvageable	blue	6	8	8	leaning
55	Palo Verde	Cercidium floridum	Unsalvageable	blue	10	12	15	Storm Damage
56	Palo Verde	Cercidium floridum	Unsalvageable	blue	18	13	18	Storm Damage
57	Palo Verde	Cercidium floridum	Unsalvageable	blue	13	11	7	Dying
58	Eucalyptus	Eucalyptus erythrocorys	Unsalvageable	blue	15	15	18	Storm Damage
59	Mesquite	Prosopis alba	Salvageable	red	12	9	10	
60	Texas Ebony	Pithecolobium flexicaule	Salvageable	red	3	6	6	
61	Silk Oak	Grevillea robusta	Unsalvageable	blue	12	21	8	Storm Damage
62	Mesquite	Prosopis alba	Salvageable	red	10	6	8	
63	Mesquite	Prosopis alba	Salvageable	red	10	8	10	
64	Mesquite	Prosopis alba	Unsalvageable	blue	10	15	20	leaning
65	Palo Verde	Cercidium floridum	Salvageable	red	8	12	15	
66	Mulburry	Morus alba	Unsalvageable	blue	12	18	15	Size
67	Mulburry	Morus alba	Unsalvageable	blue	24	28	38	Size
68	Elm	Ulmus parvifolia	Salvageable	red	3	8	5	
69	Desert Willow	Chilopsis linearis	Unsalvageable	blue	5	10	5	Storm Damage
70	Eucalyptus	Eucalyptus erythrocorys	Unsalvageable	blue	18	15	10	leaning
71	Eucalyptus	Eucalyptus erythrocorys	Unsalvageable	blue	4	6	5	Growing out of Stump
72	Allepo Pine	Pinus halepensis	Salvageable	red	6	10	5	
73	Allepo Pine	Pinus halepensis	Unsalvageable	blue	26	30	30	Storm Damage
74	Eucalyptus	Eucalyptus erythrocorys	Unsalvageable	blue	20	12	2	Growing out of Stump
75	Summac	Rhus lancea	Salvageable	red	13	9	10	
76	Eucalyptus	Eucalyptus erythrocorys	Unsalvageable	blue	10	16	12	leaning
77	Eucalyptus	Eucalyptus erythrocorys	Salvageable	red	3	8	5	
78	Eucalyptus	Eucalyptus erythrocorys	Salvageable	red	10	21	8	
79	Eucalyptus	Eucalyptus erythrocorys	Salvageable	red	3	6	4	
80	Orange	Citrus sinensis	Salvageable	red	12	13	15	
81	Elm	Ulmus parvifolia	Salvageable	red	18	24	30	
82	Eucalyptus	Eucalyptus erythrocorys	Unsalvageable	blue	12	9	3	Storm Damage
83	Eucalyptus	Eucalyptus erythrocorys	Salvageable	red	8	25	10	
84	Silk Oak	Grevillea robusta	Unsalvageable	blue	24	18	18	Storm Damage
85	Mulburry	Morus alba	Unsalvageable	blue	30	28	35	Storm Damage
86	Orange	Citrus sinensis	Unsalvageable	blue	13	14	11	Dying
87	Mexican Fan Palm	Washingtonia robusta	Salvageable	red	36	30		
88	Orange	Citrus sinensis	Unsalvageable	blue	12	10	3	Dying
89	Mexican Fan Palm	Washingtonia robusta	Unsalvageable	blue	24	35		Clustered with 88-91
90	Mexican Fan Palm	Washingtonia robusta	Unsalvageable	blue	24	30		Clustered with 88-91
91	Mexican Fan Palm	Washingtonia robusta	Unsalvageable	blue	24	35		Clustered with 88-91
92	Orange	Citrus sinensis	Salvageable	red	14	18	20	
93	Mexican Fan Palm	Washingtonia robusta	Salvageable	red	24	35		
94	willow	Chilopsis linearis	Unsalvageable	blue	24	35	15	Size
95	Orange	Citrus sinensis	Salvageable	red	10	9	10	
96	Ficus	Ficus nitida	Unsalvageable	blue	12	8	6	Dying
97	Mexican Fan Palm	Washingtonia robusta	Unsalvageable	blue	48	18		Size
98	Mexican Fan Palm	Washingtonia robusta	Salvageable	red	24	15		
99	Mexican Fan Palm	Washingtonia robusta	Salvageable	red	18	23		
100	Ficus	Ficus nitida	Unsalvageable	blue	5	8	4	Dying
101	Feather	Lysiloma watsonii	Unsalvageable	blue	18	20	15	Growing out of slab
102	Ficus	Ficus nitida	Unsalvageable	blue	6	6	7	Dying
103	Pomegranate	Punica granatum	Salvageable	red	9	9	11	
104	Allepo Pine	Pinus halepensis	Unsalvageable	blue	24	35	21	Size
105	Olive	Olea Europa	Unsalvageable	blue	12	12	8	Dying
106	Ash	Fraxinus velutina	Unsalvageable	blue	12	6	3	Dying
107	Bottle Tree	Brachychiton populneus	Unsalvageable	blue	14	30	21	Size
108	Elm	Ulmus parvifolia	Unsalvageable	blue	10	12	14	Too close to building
109	Willow	Chilopsis linearis	Unsalvageable	blue	30	30	40	Size
110	Allepo Pine	Pinus halepensis	Unsalvageable	blue	48	40	35	Split trunk
111	Ash	Fraxinus velutina	Unsalvageable	blue	13	12	10	Storm Damage
112	Orange	Citrus sinensis	Salvageable	red	13	11	16	
113	Orange	Citrus sinensis	Salvageable	red	14	15	19	
114	Orange	Citrus sinensis	Salvageable	red	14	13	20	
115	Orange	Citrus sinensis	Salvageable	red	15	11	19	
116	Ash	Fraxinus velutina	Unsalvageable	blue	18	21	35	Size
117	Orange	Citrus sinensis	Salvageable	red	12	10	9	--
118	Mexican Fan Palm	Washingtonia robusta	Salvageable	red	28	25		
119	Summac	Rhus lancea	Unsalvageable	blue	7	11	9	Growing out of wall
120	Allepo Pine	Pinus halepensis	Unsalvageable	blue	26	35	12	Storm Damage
121	Willow	Chilopsis linearis	Unsalvageable	blue	24	12	18	Storm Damage
122	Ficus	Ficus nitida	Unsalvageable	blue	4	6	8	Too close to building
123	Mexican Fan Palm	Washingtonia robusta	Salvageable	red	26	18		
124	Olive	Olea Europa	Unsalvageable	blue	12	18	20	Size
125	Allepo Pine	Pinus halepensis	Unsalvageable	blue	30	25	30	Size
126	Arborvitae	Thuja occidentalis	Unsalvageable	blue	12	12	13	Dying
127	Mexican Fan Palm	Washingtonia robusta	Unsalvageable	blue	48	30		Split trunk
128	Allepo Pine	Pinus halepensis	Unsalvageable	blue	18	28	20	Storm Damage
129	Mexican Fan Palm	Washingtonia robusta	Unsalvageable	blue	48	35		Split trunk
130	Mexican Fan Palm	Washingtonia robusta	Salvageable	red	24	38		
131	Allepo Pine	Pinus halepensis	Unsalvageable	blue	14	23	15	Storm Damage
132	Mesquite	Prosopis alba	Salvageable	red	10	10	13	
133	Texas Ebony	Pithecolobium flexicaule	Salvageable	red	4	9	5	
134	Palo Verde	Cercidium floridum	Salvageable	red	6	12	15	
135	Texas Ebony	Pithecolobium flexicaule	Salvageable	red	4	12	9	
136	Palo Verde	Cercidium floridum	Salvageable	red	10	11	5	
137	Mexican Fan Palm	Washingtonia robusta	Unsalvageable	blue	28	28		leaning
138	Plum	Prunus cerasifera	Unsalvageable	blue	28	28	35	Growing out of wall
139	Summac	Rhus lancea	Unsalvageable	blue	24	19	30	Growing out of wall
140	Olive	Olea Europa	Unsalvageable	blue	18	19	10	Too close to building

RELOCATION PROGRAM

ALL TREES TO BE REMOVED ARE DUE TO POOR CONDITION, DEAD, OR INABILITY TO RELOCATE SUCCESSFULLY. SALVAGEABLE MATERIAL SHALL BE BOXED PER SALVAGE CONTRACTOR'S SPECIFICATIONS, RELOCATED TO ON-SITE NURSERY, AND MAINTAINED BY THE CONTRACOR UNTIL REPLANTED ON SITE PER THE LANDSCAPE PLANTING PLANS APPROVED BY THE CITY OF PHOENIX.

RELOCATION PROGRAM

THIS PROCESS IS TO START A MIN. OF 3 WEEKS PRIOR TO RELOCATION

1. TREE HEAD SHOULD BE THINNED OF WEAK AND POOR BRANCH STRUCTURE. SEAL ALL CUTS TO PREVENT DISEASES.
2. HAND DIG ALL TREES. CUT THE MAJOR ROOTS (1" IN DIA. AND LARGER) WITH A SAW.
3. SIDE BOX THE TREE. BACKFILLING WITH SURROUNDING NATIVE SOIL. COMPACT AND WATER THE TREE.
4. LET TREE SET FOR 3 WEEKS MIN. HARDENING OFF PERIOD. WATERING TREE A MIN. OF 2 TIMES PER WEEK.
5. AFTER THE HARDENING OFF PERIOD THE TREE IS TO BE POPPED, WITH THE TAP ROOT BEING CUT. THEN COMPLETE THE BOXING PROCESS.
6. LET TREE SET FOR A MIN. OF 4 DAYS. THEN MOVE IT TO A PROTECTED AREA ON OR OFF SITE WHERE THE TREES CAN BE PROTECTED. WATERED AND STORED DURING CONSTRUCTION.
7. DURING THE HOLDING PERIOD THE TREES ARE TO TO BE WATERED WITH AN AUTOMATIC DRIP SYSTEM AND FERTILIZED ON A MONTHLY BASIS.
8. REPLANTING TO FOLLOW REGULAR PLANTING PROCESS. RELOCATED TREES ARE NOT TO BE HELD OVER A 12 MO. PERIOD. IF ANY TREES SHOULD DIE OR BE SEVERALLY DAMAGED THE CONTRACTOR SHALL REPLACE WITH LIKE KIND AND SIZE.

EXISTING PLANT MATERIAL TO REMAIN:

ALL PLANT MATERIAL TO REMAIN IN PLACE REQUIRED TO HAVE CONSTRUCTION FENCING AROUND DRIPLINE.

IRRIGATION SYSTEM:

ALL AREAS SHOWN TO BE PLANTED WILL BE IRRIGATED WITH A PERMANENT UNDERGROUND IRRIGATION SYSTEM. THIS SYSTEM WILL FEATURE A PROGRAMMABLE ELECTRONIC CONTROLLER, AUTOMATIC PLASTIC ELECTRICAL VALVES AND EMITTERS. ALL PLANT MATERIAL WILL BE IRRIGATED WITH AN INDIVIDUAL EMITTER AT THE BASE OF THE PLANT.

RELOCATION NURSERY:

ALL TRANSPLANTED TREES WILL BE LOCATED AT AN ON SITE NURSERY AND WILL BE WATERED WITH A TEMPORARY EMITTER SYSTEM MANUALLY UNTIL POWER IS ESTABLISHED AT WHICH TIME AN ELECTRIC SYSTEM WILL TAKE OVER. TREES WILL BE WATERED EVERY THIRD DAY FOR 1-1.5 HRS DEPENDING ON PLANT MATERIAL NEEDS.

SALVAGE NOTES:

NO SALVAGE MATERIAL SHALL BE REMOVED FROM THE SITE WITHOUT DEVELOPMENT SERVICES LANDSCAPE ARCHITECT APPROVAL.

ALL TAGGED MATERIALS MUST REMAIN IN NURSERY OR ON-SITE UNTIL NURSERY CHECK IS COMPLETE.

NOTES:

1. ALL SALVAGEABLE MATERIAL TO BE CLEARLY FLAGGED WITH REFLECTIVE TAPE VISIBLE FROM ALL DIRECTIONS. COLOR CODE AS FOLLOWS:
   RED – SALVAGEABLE
   WHITE – PROTECT IN PLACE
   BLUE – NON-SALVAGEABLE
2. REFLECTIVE TAGS SHALL BE NUMBERED TO CORRESPOND WITH THE PLANT INVENTORY AND PLANTING PLAN.
3. ALL MATERIAL TO BE SALVAGED SHALL BE REMOVED BEFORE ANY CLEARING OR GRADING TAKES PLACE.
4. ALL PROTECTIVE FENCING SHALL BE IN PLACE BEFORE ANY EARTH MOVING EQUIPMENT IS MOVED ONTO THE SITE AND BEFORE ANY SALVAGE, CLEARING OR GRUBBING TAKES PLACE.
5. ALL TREES AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE THAT IS DESTROYED OR DIES DURING THE SALVAGE, RELOCATION, OR MAINTENANCE PERIOD WILL BE REPLACED WITH A PLANT OF THE SAME SIZE AND TYPE BY THE RESPONSIBLE PARTY A MINIMUM OF 90-DAYS BEFORE THE COMPLETION OF THE PROJECT. NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED BEFORE ALL MATERIAL HAS BEEN REPLACED. ALL REPLACEMENT MATERIAL SHALL BE APPROVED BY THE CITY OF PHOENIX. A MAXIMUM OF 10% OF THE PLANT MATERIAL WILL NOT BE REQUIRED TO BE REPLACED.
6. ALL REQUIREMENTS OF THE STATE OF ARIZONA, INCLUDING THE "NOTICE OF INTENT TO CLEAR LAND," SHALL BE MET NOTWITHSTANDING ANY APPROVALS BY THE CITY OF PHOENIX.
7. PLANT MATERIALS MUST BE INDIVIDUALLY TAGGED IN THE FIELD AT THE TIME THE INVENTORY PLANS ARE SUBMITTED. TAGS MUST BE CLEARLY MARKED WITH WATERPROOF INK AND INCLUDE THE NUMBER WHICH CORRESPONDS TO THE NUMBER SHOWN ON THE PLAN. A FIELD REVIEW WILL NOT OCCUR UNTIL CLEARLY MARKED TAGS ARE IN PLACE ON EACH PLANT TO BE INCLUDED IN THE INVENTORY.
8. TAGS MUST BE ATTACHED SO THAT THEY WILL REMAIN ON THE PLANT FOR THE DURATION OF THE SALVAGE AND NURSERY STORAGE PERIOD. PLANT MATERIALS WITHOUT NUMBERED TAGS IN THE NURSERY ARE SUBJECT TO NOT BEING COUNTED TOWARD THE TOTAL REQUIREMENT FOR THE PROJECT.
9. NO NAILS, WIRES OR OTHER OBJECTS THAT DAMAGE THE CAMBIUM OR CAUSE INJURY TO THE TREE MAY BE USED DURING THE SALVAGE PROCESS. ALL EFFORTS SHALL BE TAKEN BY USING PADDING OR OTHER METHODS TO PRESERVE THE INTEGRITY OF THE BARK.
10. CONTRACTOR SHALL PROVIDE A COPY OF THE COUNTY DUST CONTROL PERMIT TO THE INSPECTOR.
11. A SALVAGE PERMIT SHALL BE OBTAINED PRIOR TO THE GRADING AND DRAINAGE PERMIT. NO CLEARING OR GRUBBING MAY OCCUR PRIOR TO THE PURCHASE OF THE SALVAGE PERMIT AND FIELD APPROVAL OF THE CONSTRUCTION FENCE.

ATTACHMENT 39

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

DATE: REVISIONS:

DATE: REVISIONS:

Mark - Taylor Development
University & Lindon
Tempe, Arizona
University Avenue & Lindon Lane

REGISTERED LANDSCAPE ARCHITECT 14158 DONALD ROGER CAMPBELL ARIZONA, U.S.A.
EXP. 06/30/2011

Job No: 08074
Date: 07/23/09
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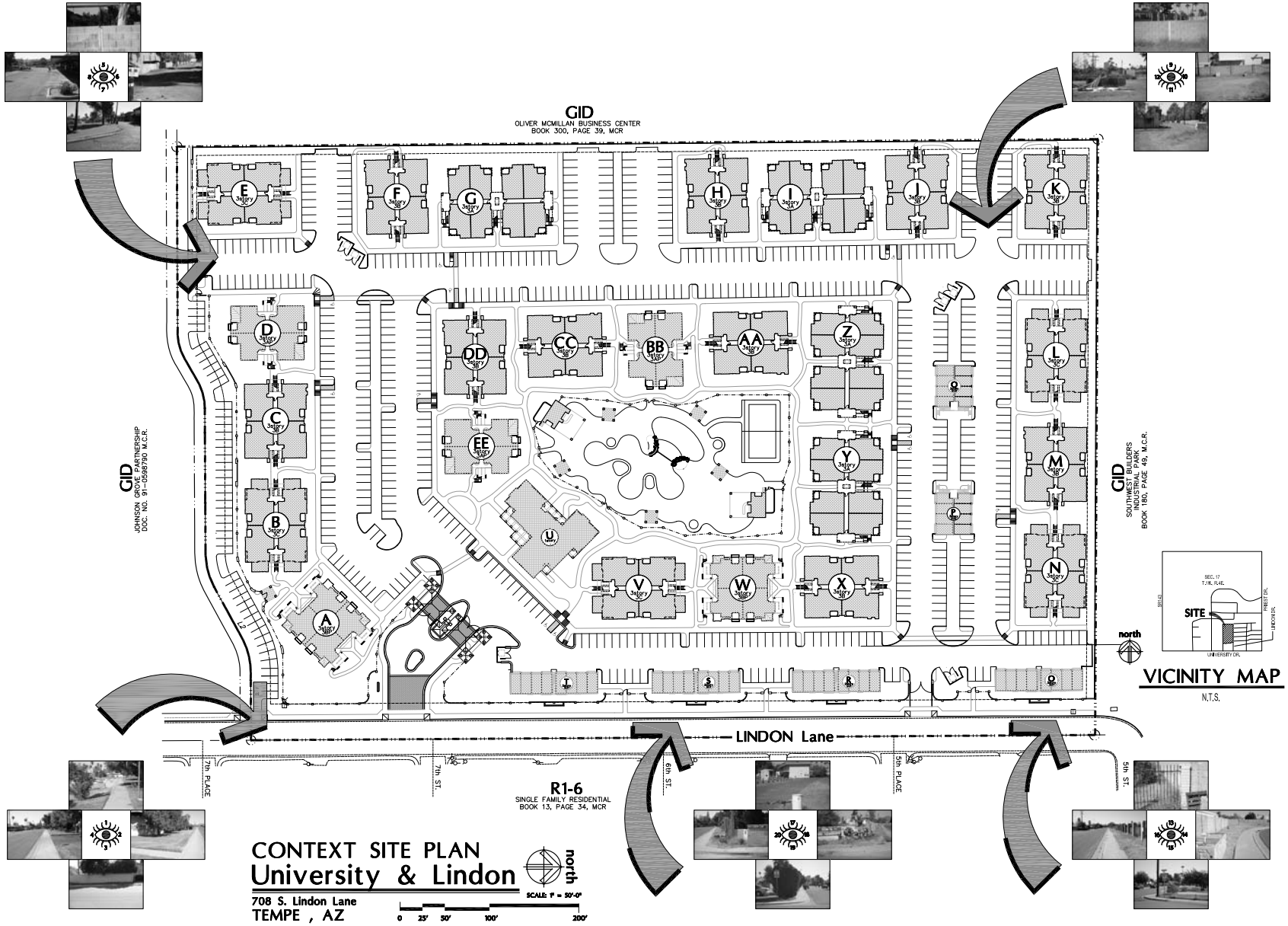

CONTEXT SITE PLAN
University & Lindon

708 S. Lindon Lane
TEMPE , AZ

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

DATE:	REVISIONS:		DATE:	REVISIONS:
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Mark - Taylor Development
University & Lindon
708 South Lindon Lane Tempe, Arizona 85281

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Plan Check No. -

ATTACHMENT 40

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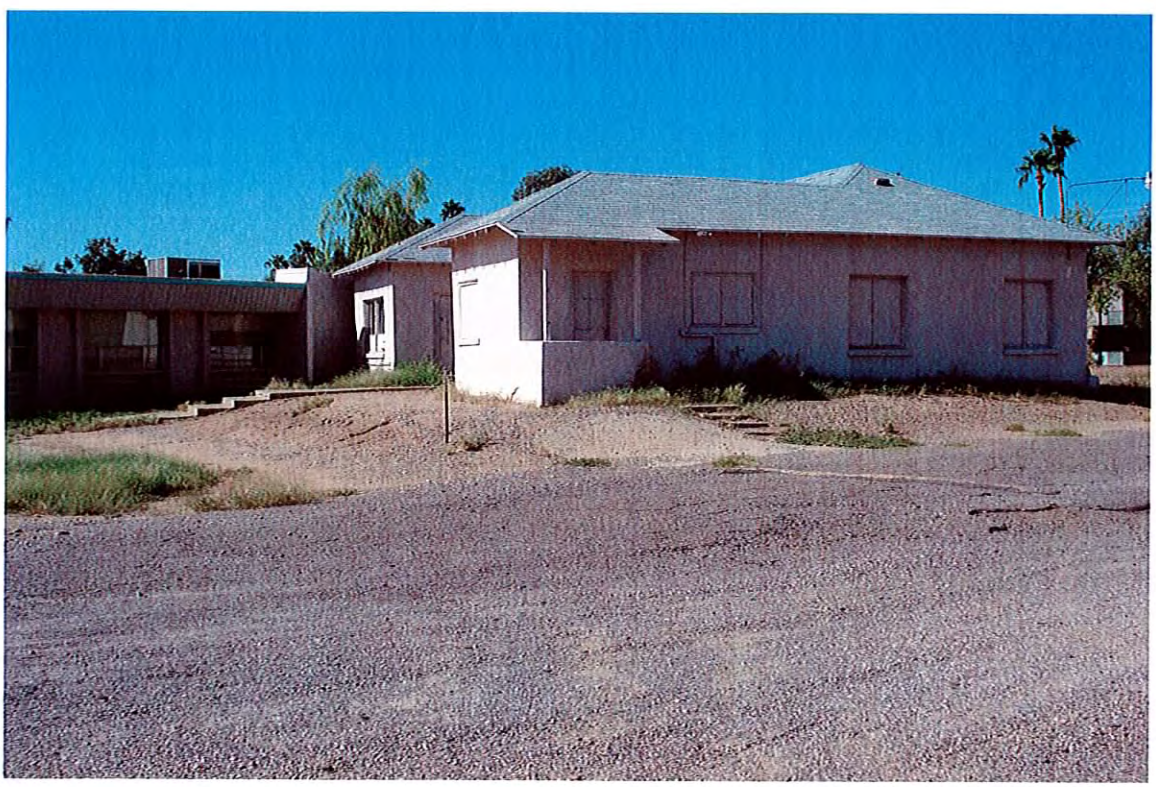

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ATTACHMENT 53

ATTACHMENT 54

G

STANLEY

LINDON LANE VIGNETTE

ARCHITECTURAL
DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111 (480) 991-9138

Job No:
Date: Sheet No:
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Plan Check No:

Mark-Taylor Apartment Homes
University & Lindon
Tempe, Arizona

Revised
Parking Analysis

October 2008

Prepared for:
MARK-TAYLOR, INC.

For Submittal to:
CITY OF TEMPE

M-M Project Number: 8709.003

Prepared by: Paul E. Basha, P.E., P.T.O.E.
Yung Cossar, E.I.T.
Justin Thurman, E.I.T.

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80 E Rio Salado Parkway, Suite 201
Tempe, Arizona 85281
Receptionist Phone (480) 517-5800
Direct Phone (480) 449-4686
Fax (480) 517-5801
pbasha@m-m.net

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ATTACHMENT 59

Executive Summary

Introduction

Mark-Taylor, Inc. is proposing to provide 348 homes on approximately 14.55 acres in the City of Tempe in the greater northwest corner of Lindon Road and University Drive.

Results

The City of Tempe Zoning and Development Code utilizes the same requirement for all multi-family residential complexes throughout the City of Tempe. Some multi-family residential complexes are owner-occupied and others are renter-occupied. Vehicle ownership and travel patterns vary between owner-occupied and renter-occupied complexes. In addition, different types of apartments serve people with different traffic patterns. The amount of required parking varies with different traffic patterns which vary with different ownership types and different residents.

The City of Tempe Zoning and Development Code requires the provision of 722 parking spaces for the proposed Mark-Taylor apartment home complex near the Lindon / University intersection.

Parking occupancy counts at three (3) similar Mark-Taylor constructed apartment complexes – each with 90% to 95% of the apartments leased – indicate that the City of Tempe Zoning and Development Code requires 31% to 35% more parking spaces than are utilized on a typical weekday or weekend day.

Utilizing the average parking demand for these three (3) complexes – adjusted for 100% leased apartments – the proposed Mark-Taylor complex would require 484 parking spaces. Increasing this parking demand by 20% to ensure parking space availability would require 581 parking spaces.

Recommendations

The proposed Mark-Taylor apartment complex near the Lindon / University intersection should provide a minimum of 581 parking spaces. This represents a reduction of approximately 19.5% from the required number of 722 parking spaces. The proposed development will provide 670 parking spaces.

ATTACHMENT 60

Introduction

Mark-Taylor, Inc. is proposing to provide 348 homes on approximately 14.55 acres in the City of Tempe in the greater northwest corner of Lindon Road and University Drive. Morrison-Maierle has been selected to prepare an analysis to determine the appropriate number of parking spaces required for this proposed development.

Scope of Study

There are three (3) purposes for this analysis:

- Count the number of utilized parking spaces at existing similar complexes
- Determine the number of parking spaces required by the City of Tempe Code
- Determine the appropriate number of parking spaces for the proposed development

Proposed Development and Surrounding Land Use

Figure 1 provides an aerial photograph of the general area in the immediate site vicinity. To the east of the property are primarily single-family residential developments; while areas north, south, and west of the property primarily consist of office and industrial buildings with some commercial establishments.

Existing Parking Occupancy

Traffic Research and Analysis – through contract with Morrison-Maierle – obtained current existing parking occupancy at three (3) existing apartment home complexes. Each of these complexes was constructed by Mark-Taylor, Incorporated. Two (2) of the complexes are within the City of Tempe – one identified as San Marbeya, located in the northwest corner of the intersection of McClintock Road and Broadway Road, the other identified as San Palmilla, and located in the northeast corner of Hardy Drive and Baseline Road. The third complex is located within the City of Scottsdale in the northeast corner of 64th Street and Thomas Road. This complex was constructed by Mark-Taylor and was identified as San Cabrilla. It is now operated by a different management company and is identified as Colonial Grand. **Appendix A** provides site plans of these three (3) complexes.

The parking occupancy counts were obtained on Thursday, 18 September 2008, and on Saturday, 20 September 2008. On the date of the counts; 95% of the San Marbeya apartments were leased, 90% of the San Palmilla apartments were leased, and 95% of the Grand Colonial Grand apartments were leased. The number of occupied parking spaces at each complex was counted at 30-minute intervals from 6:30 AM to 6:30 PM on both count days. **Appendix B** provides the complete results of these parking occupancy counts in both graphic and tabular forms.

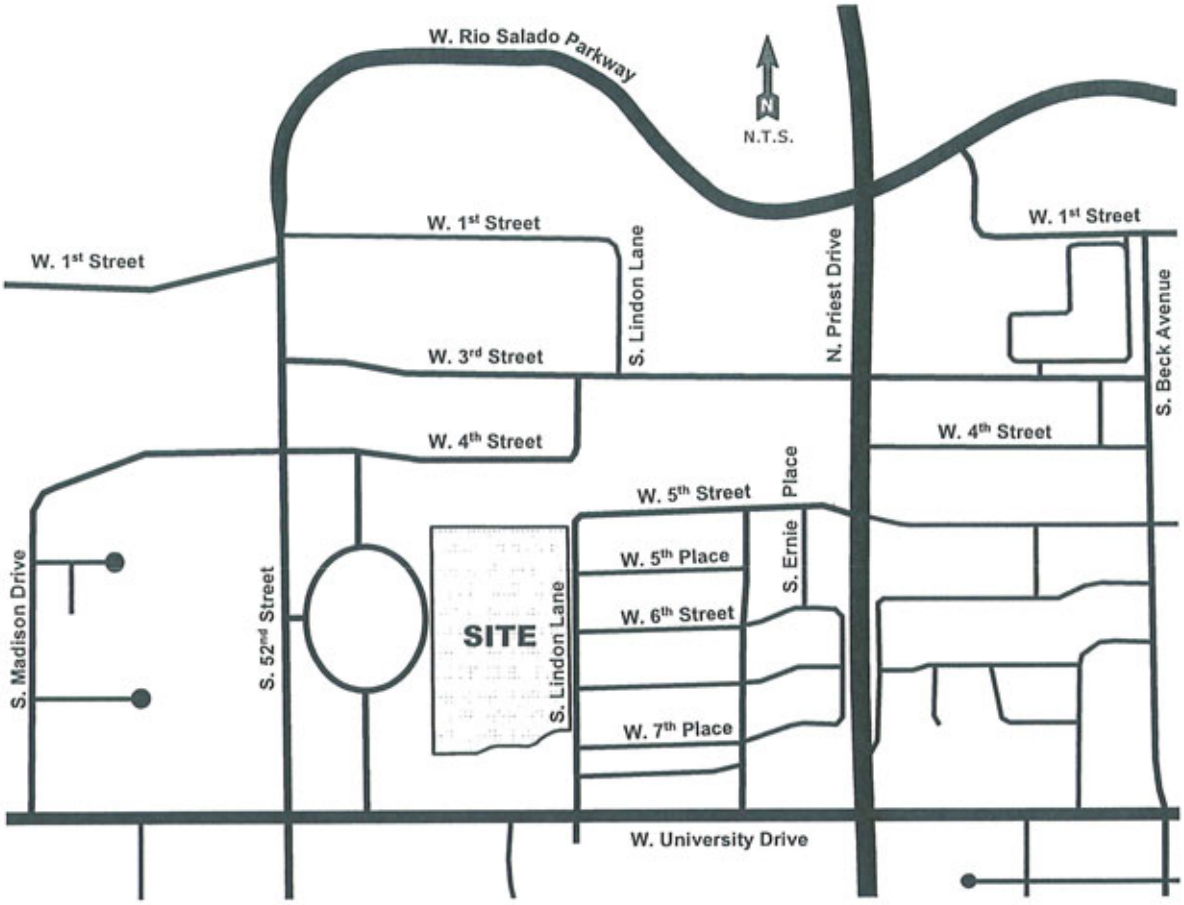


Figure 1: General Vicinity Map

Table 1 summarizes the parking data obtained from the parking occupancy measurement. This table indicates the number of apartments – as determined from the provided site plans, the number of provided parking spaces – as counted at each project site, and the maximum number of occupied parking spaces as counted from both days. The table also calculates the number of provided parking spaces per apartment and the maximum number of utilized parking spaces occupied by apartment. These calculations are provided for each complex separately and as an average for all three (3) complexes. The calculations reveal that an average of 1.90 parking spaces is provided per apartment with an average maximum demand of 1.32 parking spaces per apartment.

Table 1: Counted Parking Occupancy

COMPLEX	APARTMENTS	PROVIDED PARKING		MAXIMUM UTILIZED PARKING	
		SPACES	PER APARTMENT	SPACES	PER APARTMENT
San Marbeya	276	487	1.76	386	1.40
San Palmilla	372	794	2.13	468	1.26
Colonial Grand	180	322	1.79	236	1.31

These counted parking space occupancies were increased to consider the parking occupancies if 100% of the apartments on each property were leased. The parking demand at each complex was divided by the percentage of leased apartments at the corresponding complex. For San Marbeya and Colonial Grand, 95% of the apartments were leased; and for San Palmilla, 90% of the apartments were leased. **Table 2** provides the adjusted parking occupancy for each complex if 100% of the apartments were leased.

Table 2: Adjusted Parking Occupancy to 100% Leased Apartments

COMPLEX	APARTMENTS	PROVIDED PARKING		ESTIMATED PARKING DEMAND	
		SPACES	PER APARTMENT	SPACES	PER APARTMENT
San Marbeya	276	487	1.76	406	1.47
San Palmilla	372	794	2.13	520	1.40
Colonial Grand	180	322	1.79	248	1.38

City of Tempe Required Parking

Appendix C to this report is Chapter 6 of the City of Tempe Zoning and Development Code, the chapter pertaining to parking requirements. **Table 3** summarizes these parking space requirements. As indicated, the parking space requirement is dependent on the number of bedrooms.

Table 3: General Parking Space Requirements

Apartment	Parking Spaces
1 Bedroom	1.5 plus 0.2 per unit
2 Bedrooms	2.0 plus 0.2 per unit
3 Bedrooms	2.5 plus 0.2 per unit

Table 4 provides the number of parking spaces required by the City of Tempe code for each of the three (3) counted apartment home complexes.

Table 4: Site-Specific Parking Space Requirements

SAN MARBEYA

SIZE	UNITS	PARKING REQUIREMENT RATE	PARKING REQUIREMENT SPACES
1-Bedroom	80	1.70	136.00
2-Bedroom	156	2.20	343.20
3-Bedroom	40	2.70	108.00
TOTAL	276		587.20
REQUIRED TOTAL			588

SAN PALMILLA

SIZE	UNITS	PARKING REQUIREMENT RATE	PARKING REQUIREMENT SPACES
1-Bedroom	100	1.70	170.00
2-Bedroom	200	2.20	440.00
3-Bedroom	72	2.70	194.40
TOTAL	372		804.40
REQUIRED TOTAL			805

COLONIAL GRAND

SIZE	UNITS	PARKING REQUIREMENT RATE	PARKING REQUIREMENT SPACES
1-Bedroom	65	1.70	110.50
2-Bedroom	91	2.20	200.20
3-Bedroom	24	2.70	64.80
TOTAL	180		375.50
REQUIRED TOTAL			376

Table 5 provides a comparison of the number of parking spaces required by the City of Tempe code to the maximum number of parking spaces occupied for each of the three (3) complexes. This analysis reveals that the number of excess parking spaces required by the City of Tempe varies from 140 to 337, with an average excess of 226 parking spaces. The analysis also reveals that the portion of the total number of parking spaces that remained unoccupied varies from 34% to 42%, with an average of 38%.

Table 5: Parking Space Requirement and Occupancy Comparison

COMPLEX	NUMBER OF APARTMENTS	TEMPE CODE REQUIRED PARKING	MAXIMUM UTILIZED PARKING	REQUIRED EXCESS PARKING SPACES	REQUIRED EXCESS PORTION OF TOTAL
San Marbeya	276	588	386	202	34%
San Palmilla	372	805	468	337	42%
Colonial Grand	180	376	236	140	37%
AVERAGE				226	38%

Table 6 provides a comparison of the number of parking spaces required by the City of Tempe code to the estimated maximum parking demand for each of the three (3) complexes assuming 100% of the apartments were leased. This analysis reveals that the number of excess parking spaces required by the City of Tempe varies from 128 to 285, with an average excess of 198 parking spaces. The analysis also reveals that the portion of the total number of parking spaces that remained unoccupied varies from 31% to 35%, with an average of 33%.

Table 6: Parking Space Requirement and Adjusted Occupancy Comparison

COMPLEX	NUMBER OF APARTMENTS	TEMPE CODE REQUIRED PARKING	UTILIZED PARKING WITH 100% LEASED	REQUIRED EXCESS PARKING SPACES	REQUIRED EXCESS PORTION OF TOTAL
San Marbeya	276	588	406	182	31%
San Palmilla	372	805	520	285	35%
Colonial Grand	180	376	248	128	34%
AVERAGE				198	33%

Recommended Parking

Table 7 provides the number of parking spaces required by the City of Tempe Zoning and Development Code for the proposed Mark-Taylor apartment home complex at the intersection of Lindon Road and University Drive.

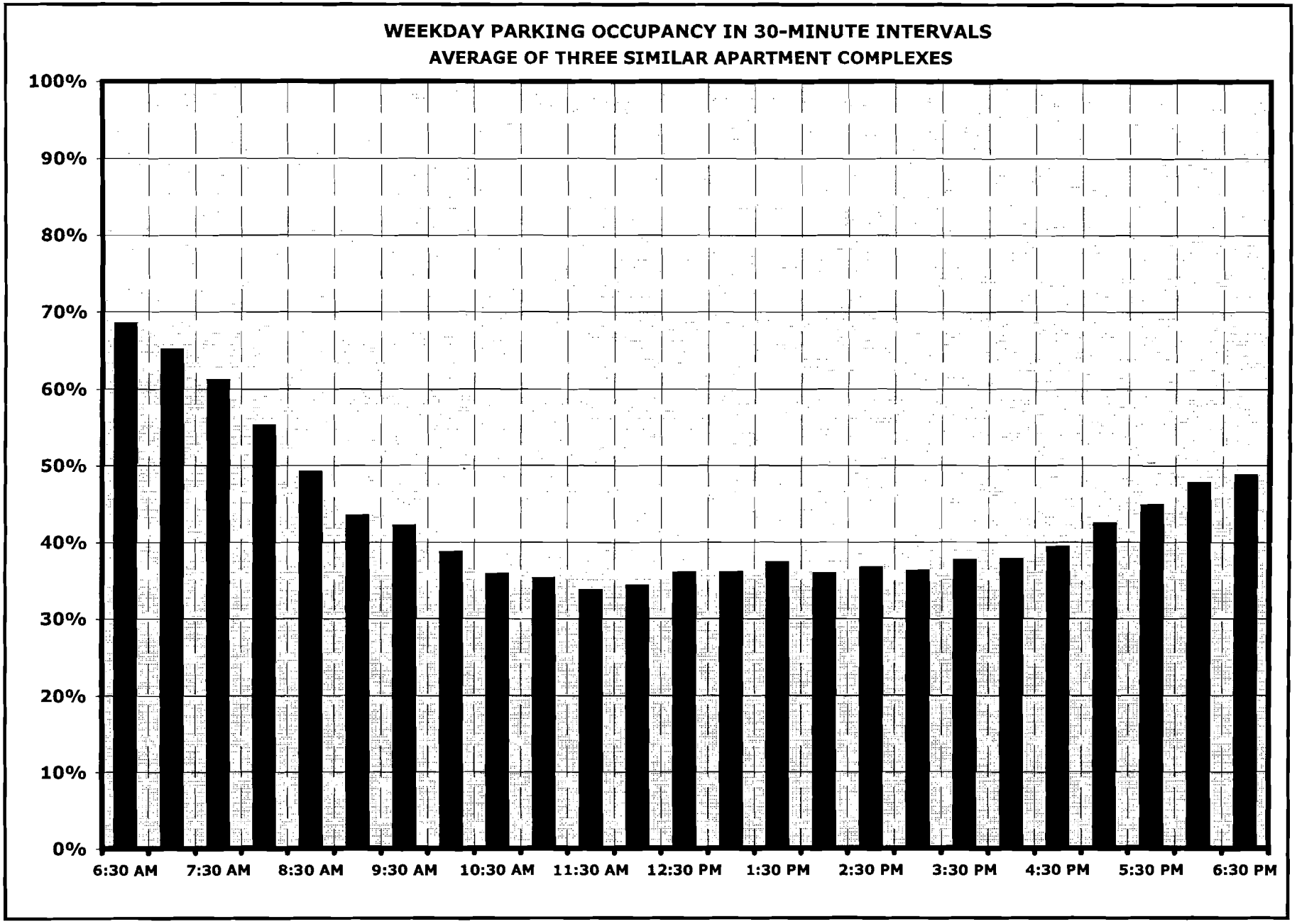
Table 7: Code Required Parking Spaces for Proposed Development

LINDON & UNIVERSITY
PARKING REQUIRED BY CITY OF TEMPE CODE

		PARKING REQUIREMENT	
SIZE	UNITS	RATE	SPACES
1-Bedroom	129	1.70	219.30
2-Bedroom	179	2.20	393.80
3-Bedroom	40	2.70	108.00
TOTAL	348		721.10
REQUIRED TOTAL			722

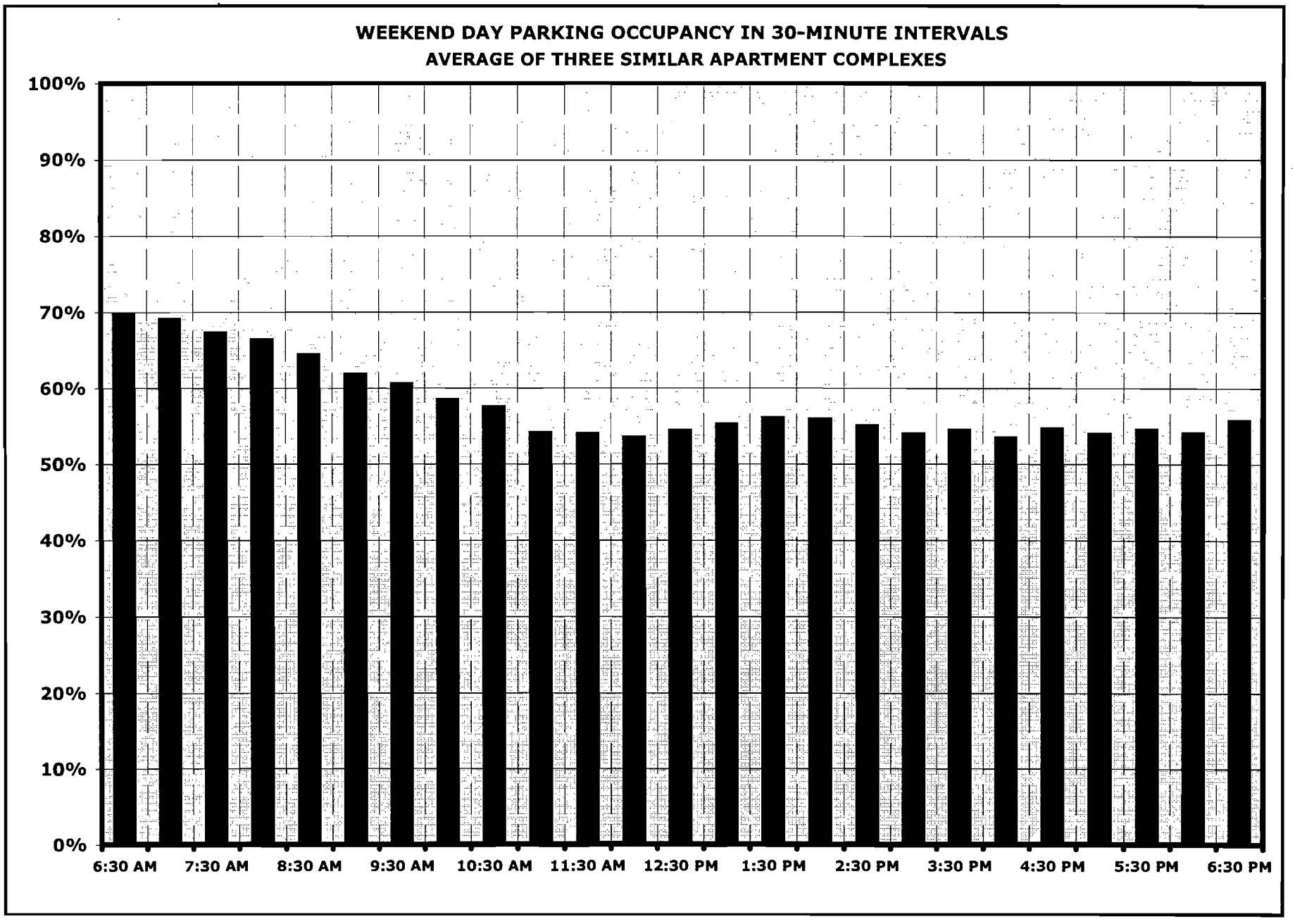
The analysis of parking occupancy at three (3) similar existing complexes implies that the provision of 722 parking spaces would be inappropriately excessive for this proposed complex. It would also be inappropriate for this proposed complex to only provide the minimum number of occupied parking spaces from the three (3) similar complexes. It would be appropriate to provide surplus parking spaces to ensure that parking spaces within the complex are available on the property. It is also appropriate to provide additional parking spaces to minimize the amount of travel to locate an unoccupied parking space.

Utilizing the average excess parking space portion of the three (3) complexes, the proposed complex should provide an absolute minimum of 484 parking spaces. An appropriate surplus would be 20%. Therefore, the proposed Mark-Taylor apartment home complex should provide a minimum of 581 parking spaces. The proposed Mark-Taylor apartment complex near the Lindon / University intersection will provide 670 parking spaces.



ATTACHMENT 68

OCT 27 2008



OCT 27 2008

ATTACHMENT 69

MEMORANDUM

Public Works Department
TRANSPORTATION DIVISION

Tempe

Date: November 10, 2008

To: Kevin O'Melia, Sr Planner, Development Services

From: Catherine Hollow, P.E., Sr Civil Engineer

Subject: University and Lindon Apartments Traffic Impact Analysis

I have reviewed the traffic impact analysis prepared for the University and Lindon Apartments. The project has 348 apartments which are located in the northeast quadrant of University Drive and Lindon Lane, north of an existing office complex. The project is expected to generate 2,339 external trips on a daily basis with 257 AM peak hour trips and 273 PM peak hour trips.

The report presented existing and future traffic volumes on 5th St and Lindon Lane. Currently, there are 970 vehicles per day on 5th St and 718 vehicles per day on Lindon Lane. In the year 2010 with the proposed development, it is projected that there will be approximately 2300 vehicles per day on Lindon Lane and approximately 1750 vehicles per day on 5th Street.

The report indicates that a traffic signal may be required at University Dr and Lindon Lane in the future due to the apartment traffic. Transportation Division is recommending that funding for the signal be included as a condition of approval.

Please contact me at (480) 350-8445 if you have any questions.