RESOLUTION NO. 2009.15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE GENERAL PLAN 2030 PROJECTED LAND USE MAP FROM RESIDENTIAL TO MIXED USE FOR APPROXIMATELY 5.73 ACRES LOCATED AT 919, 1011, AND 1019 EAST LEMON STREET, TEMPE, AZ.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, that the General Plan 2030 Projected Land Use Map are hereby amended for approximately 5.73 acres from "Residential" to "Mixed Use", located at 919, 1011, and 1019 East Lemon Street.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____ 2009.

_____
Mayor

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

ORDINANCE NO. 2009.14

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 R-4, Multi-Family Residential General District and the CSS, Commercial Shopping and Services District within the TOD and designating it as MU-4, Mixed-High Density District within the TOD on approximately 5.73 acres.

LEGAL DESCRIPTION

Lot 1, 2 and all tracts of UNIVERSITY PROPERTIES according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 689 of Maps, Page 24; and

A portion of the southwest quarter of the northwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at a point on the south line of the northwest quarter of said Section 23, which is 23 chains west of the southeast corner of said northwest quarter and running;

thence west along said south line, a distance of 5 chains to a point, which is 11 ½ chains east of the southwest corner of the northwest quarter of said Section 23, and point being identical with the second of the land conveyed by W.M. Garrison to F.E. Mathews by deed recorded in Book 208 of deeds, page 21, records of Maricopa County, Arizona;

Thence north 10 ½ chains to a road;

Thence east 5 chains along said road to a point north of the point of the Point of Beginning;

Thence south 10 ½ chains to the Point of Beginning;

Except the south 350 feet; and

Except commencing for a tie at the west quarter corner of said Section 23;

Thence east (assumed) 16 ½ chains along the south line of the northwest quarter of said Section;

Thence North 0 degrees 04 minutes 30 seconds west, 350 feet to the Point of Beginning;

Thence from said True Point of Beginning, North 0 degrees 04 minutes 30 seconds west, 350.92 feet, more or less, to the south line of Lemon Street;

Thence west, along the south line of said street, 136.94 feet;

Thence south 350.9 feet, more or less, to a point which bears west, a distance of 136.76 feet from the True Point of Beginning;

Thence east, 136.76 feet to the True Point of Beginning; and

Except that part, if any, lying between the east 23 chains and the west 16 ½ chains of said northwest quarter.

TOTAL AREA IS 5.73 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of Case # ZON09001 and PAD09001 are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2009.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

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

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

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by Colgate Tempe 268, LLC (Owner/s).

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

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

Owner has submitted Application No. **PL080449** to the City requesting that the City approve the following:

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

for development of the following real property (Property):

Parcel No. : _____

_____
_____
(Legal Description and Address)

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 _____, 2009.

_____	_____
(Signature of Owner)	*(Printed Name)*
_____	_____
(Signature of Owner)	*(Printed Name)*

State of _____)
) ss
County of _____)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2009, by

_____

_____.

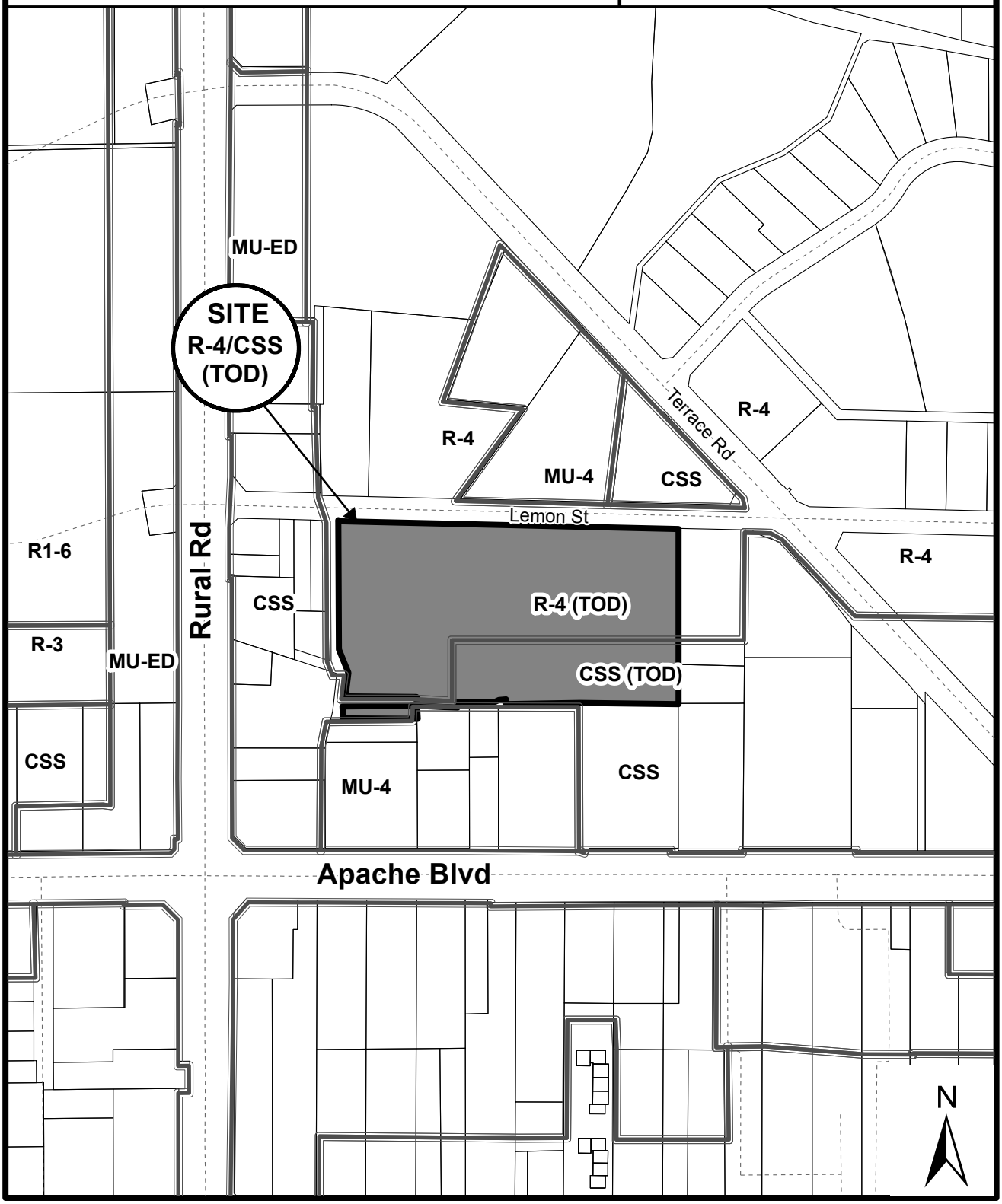
_____
(Signature of Notary)

(Notary Stamp)

Tempe

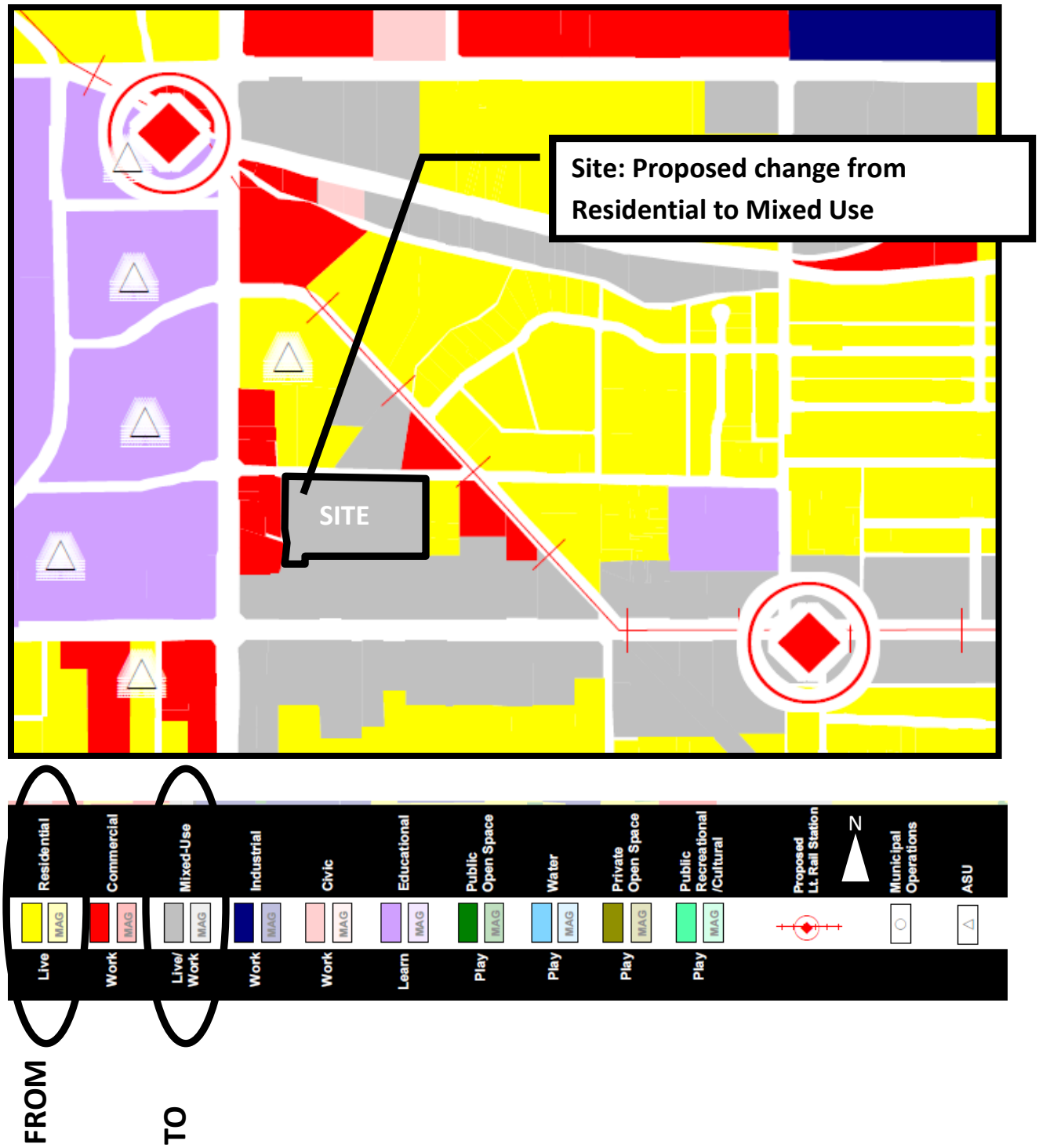
LEMON MIXED USE DEVELOPMENT

PL080049

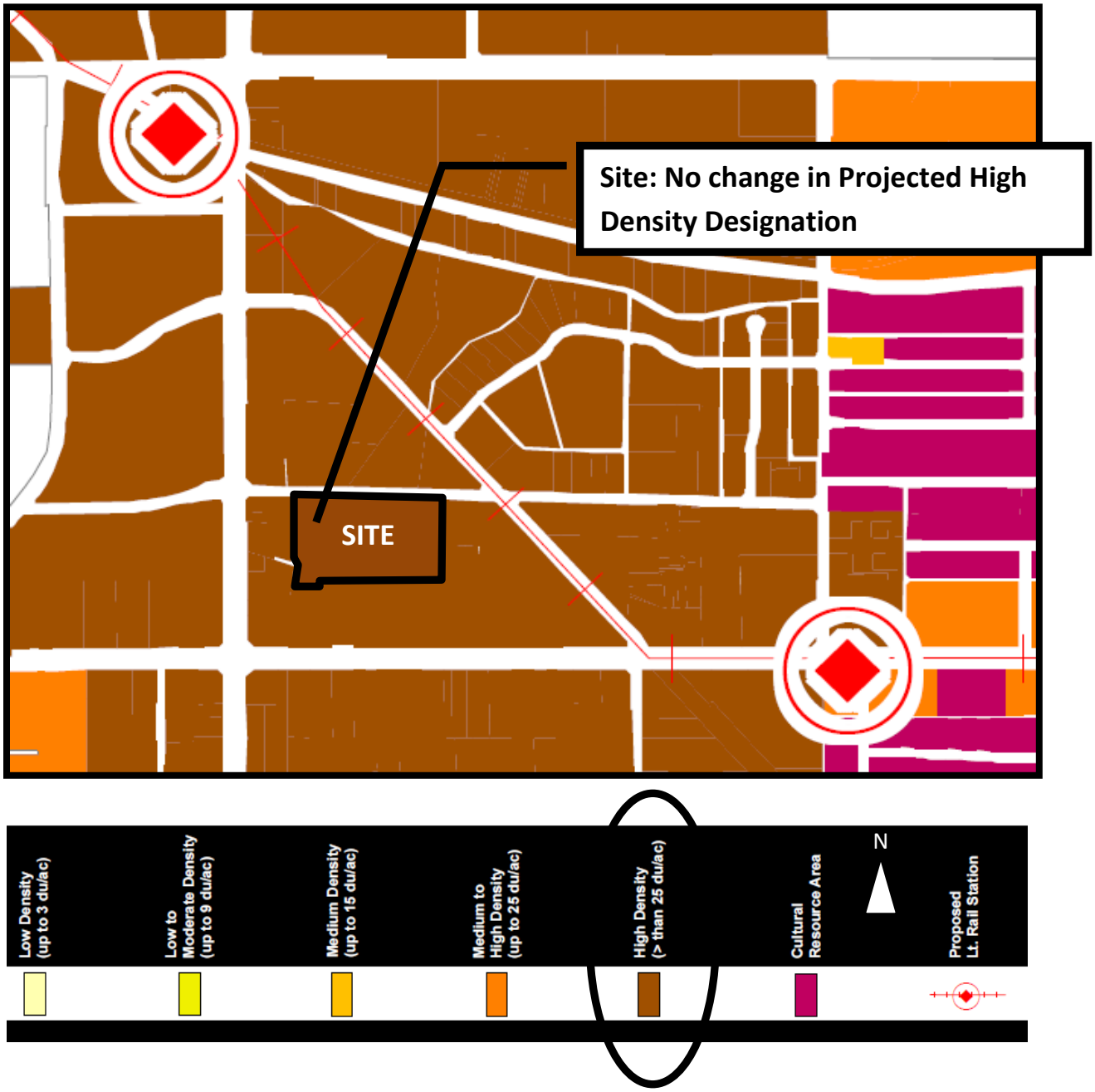


Location Map

Lemon Mixed Use Development – Projected Land Use



Lemon Mixed Use Development – Projected Density



LEMON MIXED USE DEVELOPEMENT (PL080449)

1011
UNIVERSITY
SQUARE

LEMON MIXED USE DEVELOPMENT

Applicant's Letter of Intent

The Colgate Group, LLC (the "Applicant") represents Colgate Tempe 268, a Delaware limited liability company, 8675 Chalmers, LLC, a California limited liability company, and the Eilenberg Family Partnership LP, a California limited partnership. The Applicant proposes to redevelop approximately 5.83 acres located at 919, 1011 and 1019 E Lemon Street, which is approximately 225 feet east of the southeast corner of Rural Road and Lemon Street (the "Site"), for a mixed use development of student housing and retail/restaurant.

Application Request

The Applicant's application for redevelopment of the Site requires approval of a minor General Plan amendment, zoning amendment, and planned area development (PAD) overlay (the "Application"). The required City development plan review will be done after this Application. Specifically, the minor General Plan amendment changes the designation of the Site from Residential to Mixed Use. This change is necessary to incorporate a retail/restaurant component into the project. The City's General Plan 2030 designates the density at greater than 25 dwelling units per acre. This request is consistent with the General Plan designation. The proposed zoning amendment requests a change from General Multiple-Family Residential (R-4) and Commercial Shopping and Services (CSS) to High Density Mixed Use (MU-4). This change is necessary for integration of the residential and retail/restaurant over the entire Site. The PAD allows the project to develop its own unique standards consistent with the vision and direction for vibrant mixed-use developments along light rail and near Arizona State University (ASU).

The Site is a prime opportunity for redevelopment given its proximity to two nearby light rail stations and ASU. The Site's location also provides an opportunity to make a significant statement on Lemon Street leading up to the nearby light rail line and station to the northeast and southeast with the introduction of a high-quality, mixed-use project representative of the ongoing private and public investment with the Apache Boulevard Redevelopment Planning Area.

The Applicant plans to construct six residential towers on the Site. The residential towers will include retail/restaurant space on the ground level, residential amenities, and associated parking structures (collectively the "Project"). Development will occur in phases. The intent is to develop three separate developments, each on its own parcel, similar to the current configuration. Dependent upon market conditions, this phasing plan allows the existing apartment(s) to remain while the Applicant develops each parcel.

Site Area

Currently, there are three apartment complexes on the site which are primarily occupied by students. These apartments were constructed over 30 years ago. Each apartment complex is situated on its own parcel. These apartments are University Pointe with 90 units, University Square with 76 units and University Gardens with 66 units. It has a total of 5.83 net-acres and

6.21 gross-acres located at 919, 1011 and 1019 E Lemon Road, which is approximately 225 feet east of the southeast corner of Rural Road and Lemon Street. A full legal description is included in the Application.

Area Context

As indicated above, the Site location is along the south side of Lemon Street, just east of Rural Road. To the north are two apartment complexes similar to the existing apartments on the Site. The Applicant owns the University Place apartments at 910 E Lemon Street. A proposed residential mixed-use development is at 1010 E Lemon Street. This development includes retail uses at the ground level and four stories of housing above three levels of parking, two of which will be underground. North of these apartments is an existing ASU dormitory complex. To the south include two student housing developments called the Vue and the Retreat. The Vue is ten-story and 128 feet. The Retreat is five-story and 67 feet. To the west are retail uses including a Circle K and Dutch Brothers Coffee shop, with ASU campus located on the west side of Rural Road. To the east are apartments and a neighborhood retail strip center including a Laundromat. The Site is located within walking distance of the ASU Campus and two light rail transit stations. The Applicant envisions that the Project will significantly enhance the area's urban environment and serve as a catalyst for future redevelopment opportunities along Lemon Street.

Planning Context

General Plan 2030

As previously noted, the Applicant seeks a minor amendment to General Plan 2030 from Residential to Mixed Use to allow for ground floor retail/restaurant in the proposed student housing development. The purpose of the Mixed Use designation is to accommodate a mixture of residential and commercial uses. The request for a Mixed Use designation is consistent with the existing Residential designation as the primary use of the Site will remain for living. The Mixed Use designation will promote a sustainable concept of living, working and recreating in one location and serve as an asset to the future success of the surrounding neighborhood and nearby light rail lines which began operation in December 2008.

Apache Boulevard Redevelopment Plan

The Site location is in the Apache Boulevard Redevelopment Planning Area and in a designated growth area of the City. The mission of this Plan is to "encourage reinvestment in the Apache Boulevard area in order to build a more desirable neighborhood in which people will enjoy living and working. Enhance the positive aspects of this area and promote desirable reuse of the land." This Project promotes the desirable reuse of land and provides a substantial reinvestment in the area by replacing three antiquated apartments with a viable mixed-use student housing development that will help foster an enjoyable living and working environment. To minimize the impact on temporary losses in housing supply and nuisances associated with vacant parcels, the Applicant's intent is to redevelop one existing apartment site at a time. Of course, the redevelopment is dependent upon future market conditions.

Apache Boulevard Station Area Plan

The Apache Station Area Plan identifies the Site as being within the half-mile walking distance boundary of the Dorsey Light Rail Station. It is approximately 0.38 miles from both the Dorsey Light Rail Station located at Apache Boulevard and Dorsey Road and the University Light Rail station located at Rural Road and 8th Street just south of University Drive. This Plan recognizes the importance of the student population living west of Dorsey Lane in the many higher-density multiple-family residential buildings to the vitality of the area.

Zoning

The Site is within the TOD boundary. It is within the designated half-mile walking distance of the Dorsey and University light rail platforms at approximately one-third of a mile. Located in the TOD, the Project will promote desired transit ridership.

The zoning of the southeast quarter of the Site is CSS District, with the larger remaining portion zoned R-4 District. The CSS District allows retail and restaurant uses by right, with residential by use permit. The R-4 District allows residential by right, with no provision for retail or restaurant uses. The Applicant is proposing a PAD which will allow the project to establish its own unique standards based on the development proposal.

Design Intent

Project Description

The Site's location a couple hundred feet from the ASU campus among a variety of rental apartments and commercial uses is an important component of the redevelopment on Lemon Street between Terrace Road and Rural Road. Reinvestment has begun along Apache Boulevard and along the light rail line on Terrace Road. The intent of this Application is to provide a unique opportunity to energize the Lemon Street frontage and provide much needed additional modern, high-quality student housing opportunities. The expansion of ASU places continuous pressure on Tempe's residential market. Disproportional parking demands and extraordinary occupancy levels place considerable strain on the fabric of the City, displacing residential uses to outlying areas and increasing vehicular traffic to the ASU Main Campus. Considering that the localized population nearly triples in size during peak enrollment, the transient nature of the student population is taxing on both residential and commercial markets. Due to the Site's proximity to the ASU Campus and public transit routes, the Applicant strongly believes that the Project will appeal strongly to students.

The Application consists of six residential towers at a maximum height of 165 feet to the top of roof. The target market for the Project is student housing. There are 479 residential units proposed, at a total of 1,632 beds. Located on the ground level is a lobby for the residential towers and approximately 5,340 square feet of restaurant space and 10,000 square feet of retail space. Located behind the residential towers is the parking in three four-story above-grade parking structures, with available on-street parking along Lemon Street and a drop-off area located within the front yard.

Amenities will include retail/restaurant space along the north portion of the Site close to Lemon Street creating a vibrant pedestrian experience along this right-of-way connecting to the light rail stations northwest and southeast of the Site. Locating the parking and garbage collection to the rear will allow the front of the Site to include landscaping and pedestrian connections between the separate buildings creating a campus environment. The top of the parking structures will provide a variety of outdoor amenities for the residents, which may include pools, sport courts and seating. Interior amenities will cater to students, including lobby gathering spaces and a safe living environment. These may include laundry facilities, bicycle storage, upgraded telecommunication/computer lines, study areas, and fitness facilities. Additional details will be available with the Applicant's request for development plan review.

Density

The existing zoning on the Site allows a maximum residential density of 25 units per acre. The proposed density for the Project is 78.3 dwelling units per acre. This density is compatible to the densities of the Retreat and the Vue adjoining the Site at 70 and 87 dwelling units per acre, respectfully. Also, it is compatible to the high density of the ASU dorms located at the southeast corner of Rural Road and Terrace Road 300 feet north of the Site. The proposed MU-4 TOD District provides no density standard.

Building Mass & Scale

The Project design uses separate buildings to create a campus environment. This allows the dominant street-level views for landscaping and pedestrian walkways between the retail/restaurant uses. Also, the separate buildings allow shadow and light to filter throughout the Site minimizing the mass and scale. Varying height, angling of the building façade, the use of different materials and colors, and various architectural features will break apart the building mass and create visual interest. Today, the current at-grade parking and building facades create limited pedestrian-friendly access points into the Site.

Lot/Landscape Coverage

The existing zoning on the Site allows maximum lot coverage of 60 percent in the R-4 District and 75 percent in the CSS District, and a minimum landscape area of 25 percent. The proposed lot coverage at 52 percent and landscape area at 32 percent exceeds this existing zoning standard. The MU-4 TOD District does not have a lot or landscape coverage standard.

Height

The Apache Boulevard Redevelopment Plan suggests the use of varied heights to create visual interest. The current R-4 and CSS zoning of the Site limits the creation of varied height with its maximum height of 40 and 35 feet, respectfully. Therefore, the PAD is necessary to request a higher height. The Mixed Use and residential high density designations within the Apache Boulevard Redevelopment Planning Area along transit lines promote multiple-story structures. The proposed maximum 165-foot height to the top of roof is in context with its current and future surroundings. As noted, the Vue is ten-story and 128 feet. The Retreat is five-story and 67 feet. To the north are two older two-story apartments ripe for redevelopment and a vacant parcel previously the University Mobile Home Park proposed for a four-story mixed use development above three levels of parking. North of these apartments is the existing eight-story ASU dormitory complex.

Setbacks

The existing zoning on the Site of CSS, R-4 and TOD allows a minimum front setback of 15 to 20 feet and a side and rear setback of zero or ten feet. The TOD standards for a maximum front yard setback of 20 feet do not currently apply since the existing zoning for the front yard is R-4. The MU-4 TOD requires a maximum street setback of 20 feet. The proposed setbacks for the Project, with applicable step-back include a maximum front yard setback of 20 feet through the use of various shade structures, varying side setbacks between zero and 33 feet, and varying rear setbacks between 10 to over 30 feet to accommodate the perimeter access driveway and irregular property boundary. All setbacks will comply with MU-4 TOD development standards.

Site Circulation

The Site has approximately 680 lineal feet of frontage along Lemon Street, its only direct access to a public roadway. Presently, a dedicated alley at least 20 feet in width provides access to the commercial properties to the west of the Site, the new mixed use development of the Vue to the south of the Site, and the on-site apartment at 919 E Lemon Street. Each of the three existing on-site apartments has one driveway onto Lemon Street. At build-out, the Project eliminates two full-service driveways onto Lemon Street, reducing conflicts with pedestrians and bicyclists. A perimeter alley/driveway around the Project serves as the circulation into the rear parking areas. This provides two driveways onto Lemon Street for emergency access compliance. Public access via the alley remains the same, with applicable improvements to the alley. The Project design proposes no or limited public access beyond the dedicated alley along the perimeter circulation for the Site. The Project provides a drop-off driveway along Lemon Street for guests/customers and residents, with the potential use for the Orbit shuttle that currently operate along Lemon Street adjoining this Site.

Parking

As with a large portion of Tempe, the Site is north of Southern Avenue in the Bicycle Commute Area. The Project's mix of residential, retail and restaurant uses requires a minimum of 502 parking spaces for bicycles. The Site will meet or exceed the required bicycle parking.

The Project provides 1,098 parking spaces for the proposed 479 units, 1,623 beds, 10,000 square feet of retail, and 5,340 square feet of restaurant. This parking space total includes 38 on-street parking spaces. The traditional calculation of counting the residential, retail and restaurant square footage separately results in 1,425 parking spaces under the TOD. While the number of parking spaces provided is less than required by traditional calculation, the proposed number of parking spaces amply provides for the parking needs of this Project as described in the Applicant's parking study. The parking study establishes a parking ratio of 0.5. It is imperative to consider the variety of circumstances mitigating the traditional parking calculation method that reduce the vehicular needs of the residents, retail/restaurant patrons, and other persons.

Over 85 percent of the required parking is a result of the residential component, with an additional five percent of the required parking for guests. The Site's location east of the ASU campus and the student-oriented use of the Project combined with the variety of multi-modal transportation options reduce on-site vehicular parking demand. It is within walking distance of ASU, less than one-half mile from two light rail transit stations, within a bicycle commute area, along local bus routes as the Orbit, and within a primary taxi cab route due to the proximity of hotels along Apache Boulevard. Also, the Project includes parking spaces for a shared car program providing general use on a per rental agreement of the vehicles available to residents. The Site's proximity to the ASU campus is similar to the proximity of the nearby ASU dormitory located at the southeast corner of Rural Road and Terrace Road. This proximity affords students renting at this Project commuting conveniences as an ASU dormitory.

The retail and restaurant component will capture a high rate of walking and public transit customers by its on-site location for residents, other students and employees at ASU residing in the area, the existing and proposed high residential density in the neighborhood, and short distance to downtown Tempe. General Plan 2030 shows the area around Rural Road, University Drive, McClintock Road, and Apache Boulevard as having the highest residential density in the City. Students who make up a large portion of the residential density tend to rely on public transportation over private vehicles. The Apache Boulevard Station Area Plan estimates up to 27-percent of commute trips in this area are made by transit, bicycling, or walking, whereas the City as a whole only achieves 10-percent. The proximity of neighboring multiple-family developments of primarily students provide a pedestrian customer base of persons who typically dine out at most meals and shop.

Conclusion

The Lemon Mixed Use Development is a high-quality student housing and retail design that will provide much needed viable long-term housing and commercial retail opportunities along Lemon Street adjoining existing retail/restaurant uses along Rural Road. The proposed development will serve as a catalyst for future redevelopment opportunities that will enhance the urban development environment and experience envisioned by the City for this area. The Project is consistent with the mission of the Apache Boulevard Redevelopment Plan. We look forward to discussing the proposal with you in the near future and respectfully request your support.

LEMON MIXED USE DEVELOPMENT
MINOR GENERAL PLAN AMENDMENT

Applicant's Letter of Intent

The Colgate Group, LLC (the "Applicant") proposes to redevelop approximately 5.83 acres located at 919, 1011 and 1019 E Lemon Street, which is approximately 225 feet east of the southeast corner of Rural Road and Lemon Street (the "Site"), for a mixed use development of student housing and retail/restaurant.

Application Request

The Applicant's application for redevelopment of the Site requires approval of a minor General Plan amendment, zoning amendment, and planned area development (PAD) overlay. The minor General Plan amendment changes the designation of the Site from Residential to Mixed Use. The request includes no change to the allowable density of the Site designated by the City General Plan 2030 at greater than 25 dwelling units per acre. Additional information is available with the concurrent zoning amendment and planned area development (PAD) overlay application.

Public Benefit

The proposed mixed use development is beneficial in several ways. Despite available on-campus housing, the demand for on-campus student housing is greater than the existing number of beds. ASU intends to begin enforcing a long-standing rule that all freshman live on-campus. This leaves limited opportunities for other ASU students to reside on-campus. The Site's short walking distance to the ASU campus makes it and the immediate area around the Site a logical place for student housing. The immediate neighborhood already provides this niche market with the older apartments in the area and the new projects like the Vue under construction. The congregation of student housing near the Site makes providing necessary public health and safety services easier. The Site is surrounded by other multiple-family and commercial uses that mitigate intrusion into established single-family neighborhoods like Jen Tilly and Hudson Manor a quarter mile or more away. The ability to accommodate student housing needs improves the quality of life for these Tempe residents. Also, it has a multiplier effect in providing low-wage employment for area businesses and contributing to increases in City sales tax revenue.

General Plan 2030 Elements - Land Use, Design + Development

<u>Land Use</u>

Goal: "…to foster development that conserves resources and enhances the environment in which people live, learn, work and play."

Objectives: "Encourage reinvestment and redevelopment appropriate to a particular area."
"Promote neighborhood preservation and enhancement"

"Ensure that new development will be consistent with general plan goals"

The proposed project lies within the appropriate area for reinvestment and redevelopment by its location in the growth area of the Apache Boulevard Redevelopment Area. This Plan supports high density residential uses at this Site. The development's mass and scale is appropriate to the other similar surrounding multiple-family projects that require taller structures to provide this projected density.

The continued use of the Site for student rental housing preserves a niche market in this neighborhood. The phasing for the redevelopment of the three existing apartments at the Site fosters neighborhood preservation. The new construction modernizes the Sit to the current technological and other needs of the 21st Century student. The aesthetic improvements and introduction of separate buildings creates a campus environment opening up the Site to the public. All these components enhance the neighborhood.

The proposed Mixed Use designation is consistent with the greater than 25 dwelling units per acre envisioned by General Plan 2030 for the area bounded by University Drive, Dorsey Lane, the Apache Boulevard corridor, and west of Rural Road. This area has the highest number of rental units in the City, making the Site an appropriate location for additional rental housing. Also, it conforms to the existing CSS and R-4 Districts on the Site by mixing residential, retail and restaurant uses across the entire Site.

Located in the highest populated part of the City, the Site is within the highest concentration of employment according to Figure 17 of General Plan 2030. This is advantageous for the proposed project in assuring demand for the proposed retail/restaurant uses, providing needed housing in close proximity to employments and services, and increasing transit ridership to the variety of amenities in downtown Tempe, Tempe Town Lake and other parts of the City.

<u>Accessibility</u>

Goal: " …to create a city that has design potential to meet community needs through universal design which provides access and benefit through accessible public and private facilities, services and programs."

Objectives: "Create adaptive environments that can meet current and future needs of the community"

The proposal will comply with all accessibility guidelines for buildings and structures of the Americans With Disabilities Act (ADA). Further review of this provision will occur during site plan and building permit stages of development.

Community Design

Goal: "…to develop standards that will enhance the community's quality of life for future generations."

Objectives: "Create recognizable and usable places by enhancing enclosure, connections, permeability and transparency"
"Encourage mixed-use designs"
"Promote sustainable concepts"

Additional details of the project's design will occur later during the City development review process. The Applicant proposes to incorporate many elements outlined in the Leadership in Energy and Environmental Design (LEED) program to create a recognizable and usable place. The project is a mixed use design that will positively impact the community's sense of place. The fronting of the retail/commercial tenants along Lemon Street with large shaded pedestrian spaces will reinforce the urban street front.

Historic Preservation

Goal: "…to enhance community character and heritage through the identification and preservation of significant sites, properties and districts."

There are no historical buildings on the site. The predominant reinvestment in the neighborhood is new construction.

Housing

Goal: "…to provide diverse housing opportunities for current and future residents for all income levels and household types, with specific focus on providing affordable housing programs to help those with the greatest need."

Objectives: "Encourage mixed-income-level housing developments and neighborhood"
"Encourage property reinvestment"
"Support housing development that provides the longest-term affordability"

Redevelopment of this Site by private investment will achieve the objective to improve substandard and aging housing stock. This project will include a variety of single to multiple bedrooms in a range of rents attractive to a mix of income levels.

Neighborhoods

Goal: "…to provide a participatory planning process to guide planning and to promote programs that enhance neighborhoods and encourage a sense of community."

Objectives: "Educate and involve the public in the city process"
"Ensure that the planning process is open to all residents and business of the community"

A neighborhood meeting will be held prior to the first hearing of the Development Review Commission. The Site is outside and a quarter mile away from the nearest residential associations of Jen Tilly and Hudson Manor. The Applicant will coordinate with the nearby business community, including Tempe Apache Boulevard Business Association (TABBA).

Redevelopment

Goal: "…to sustain or maximize the efficiency of land uses within areas of stagnation or decline by providing the best economic, social and cultural potential through local policies and programs that minimize or mitigate slum and blight or other conditions affecting public health, safety and welfare."

Objectives: "Encourage reinvestment, revitalization, redevelopment or reuse"

The Site is within the Apache Boulevard Redevelopment Area that encourages redevelopment. The proposed mixed-use development is precisely the reinvestment desired in the Apache Boulevard Redevelopment Area Plan. It will provide an attractive redevelopment of additional needed capacity to house students in the area.

General Plan 2030 Elements – Economics + Growth

Economic Development

Goal: "…to stimulate a sustainable, diversified, and vibrant economy while preserving the Tempe vision and values."

Objectives: "Develop an improved local business climate that fosters private investment"
"Develop an increased tax base"
"Promote a sustained improvement in the standard of living and quality of life for all residents"

The inclusion of retail/restaurant at the Site encourages the location of small businesses and growth of services in the City, which in turn increases the tax base. Redevelopment fosters reinvestment. In this case, the mixed-use developments of Campus Edge and the Vue adjoining the Site fostered reinvestment of the Applicant's Site.

Cost of Development

Goal: "…to ensure funding availability for growth and maintenance of all planned development, both public and private."

Objectives: "Encourage development that does not exceed planned infrastructure or service capacity"
"Promote opportunities for development, which benefit the community"

The infrastructure necessary to service this development is already in place or within the design capacities for this infrastructure. The Applicant will pay all required applicable fees to support this infrastructure. The Applicant will be responsible for the maintenance of infrastructure on his property.

Growth Areas- Apache Boulevard Redevelopment Area

Goal: "…to encourage reinvestment to build a more desirable neighborhood in which people will enjoy living, working and visiting."

Objectives: "Encourage reinvestment"
"Encourage transit and pedestrian-oriented design and development"
"Enhance area quality of life"

This Project provides a substantial reinvestment in the area by replacing three antiquated apartments with a viable mixed-use student housing development that will help foster an enjoyable living and working environment. To minimize the impact on temporary losses in housing supply and nuisances associated with vacant parcels, the Applicant's intent is to redevelop one existing apartment site at a time. Of course, redevelopment is dependent upon future market conditions. The mixed-use development will include a variety of amenities for the resident, and offer an inviting campus-like street frontage of retail shops and dining/drinking businesses to activate the pedestrian route along Lemon Street and light rail connections northeast and southeast of the Site.

General Plan 2030 Elements – Conservation

Environment (Air, Noise, Ambient Temperature, Energy)

Goal: "…to improve regional air quality through regulatory compliance and local policies and programs that minimize the impacts of air pollution."

Objectives: "Meet or exceed air quality regulations"
"Reduce the number of vehicle miles traveled"
"Manage noise impacts"
"Maintain or reduce ambient temperatures"
"Encourage energy conservation as a part of all developments"

The project will meet or exceed all air quality regulations. The proposed residential density on-site and in the neighborhood will provide a strong customer/employee base for the proposed retail/restaurant on the ground level. This will reduce vehicular trips. The project has convenient access to the City's extensive transit system including light rail, sidewalks, and bikeways. Bicycle parking will be provided in the parking structures and at grade level near the retail/restaurant. Architecture and design, using LEED principles, will promote energy conservation.

Land

Goal: "…to address brownfield development, habitat management and solid waste management through quality development."

Objectives: "Reduce hazardous waste impacts on landfills and water supplies"
"Reduce municipal solid and hazardous waste"

The Site is not a brownfield development. The Site will comply with all waste disposal requirements. The use of green building techniques and energy efficient design will be used to address the Conservation Element of General Plan 2030.

Water

Goal: Paraphrase "…to provide the highest level of water quality and service to residents, safely collect and treat wastewater and minimize the volume of pollutants going off-site."

Objectives: "Implement stormwater pollution control measures…"
"Maintain compliance with Tempe's NPDES permit…"

The objectives on water and wastewater are municipal in nature and do not directly relate to the proposed project. The Applicant will comply with all NPDES requirements. The Site will comply with all on-site retention, including the provision to contain a 100-year event.

General Plan 2030 Elements – Transportation

Pedestrian Network

Goal: "…to recognize and encourage pedestrian travel as an important part of the transportation system."

Objectives: "Provide convenient and safe pedestrian access to destinations to promote neighborhood sustainability"
"Ensure accessibility for all"

Lemon Street is a designated Green Street on the Transit Streets + Green Streets Map of General Plan 2030. As such, it is a priority route for bicyclists and pedestrians connecting to the designated Transit Streets of Rural Road and Terrace Road. Sidewalks exist on both sides of Lemon Street adjoining the edge of curb. No dedicated bicycle lanes currently exist on Lemon Street between Terrace Road and Rural Road. Redevelopment of the Site will provide an improved active street frontage with shaded pedestrian areas leading into the retail/restaurant uses. Pedestrian and bicycle access will continue to exist past the Site. Pedestrian access will be setback from Lemon Street behind the proposed on-street parking.

Bikeways

Goal: "…to recognize and encourage the use of the bicycle as an important part of the transportation system."

Objectives: "Provide safe and convenient bicycle access from neighborhoods to schools, parks, shopping, transit, employment, and other destinations"

General Plan 2030 does not designate Lemon Street adjacent to the Site for bike lanes or multi-use paths. The City recognizes Lemon Street as a Green Street due to its use as a connection between the residential developments further east and the activities on Rural Road that includes the ASU campus. Residents will have continued access to the existing public bikeways and on-site bicycle parking.

Transit

Goal: "…to coordinate Tempe's Transit Plan with the overall transportation plan to support increased ridership."

Objectives: "Increase available transit modes and services to support ridership increases"

The Site is in the Transit Oriented Development Overlay (TOD). It is approximately 0.38 miles from both the Dorsey Light Rail Station located at Apache Boulevard and Dorsey Road and the University Light Rail station located at Rural Road and 8th Street just south of University Drive. The Site is only 225 feet Rural Road that provides multi-modal transit options. Unlike other local streets, the portion of Lemon Street that adjoins the Site is along two free City shuttle routes. Both the Orbit Jupiter and Orbit Mercury service Lemon Street. Orbit service is seven days a week and every 15 minutes between 6:00 a.m. to 10:00 p.m. The proposed mixed-use development provides the desired density of General Plan 2030. This density will support ridership of the existing transit investment by the City.

Travelways

Goal: "…to encourage the development of a street and rail network in Tempe that balances the needs of various types of travelers and more fully serves all modes of transportation."

Objectives: "Create a compatible relationship with adjacent land uses"
"Mitigate heat and climate conditions along streets, where appropriate"

The future residents will have the benefit of being able to easily access all of downtown Tempe, recreation and entertainment amenities in the Town Lake area, commerce and employment centers as well as the freeway from the adjacent transit and road system. Redevelopment of the Site will mitigate heat and glare along Lemon Street in several ways. It will provide appropriate shade trees replacing the grass and limited palm trees lining the street. The taller buildings will provide added shade in the hotter months.

Motorists/ Parking and Access Management

Goal: "…to ensure that persons who chose to travel in privately-owned vehicles on the streets and freeways of Tempe will be able to do so safely and efficiently."
"…to encourage project planning, design, and development incorporating parking and access management strategies to influence travel behavior and reduce congestion on busy streets."

Objectives: "Provide safe streets…"
"Coordinate with emergency services to ensure their ability to respond to emergency calls promptly."
"Promote parking areas"

Access to the Site is from Lemon Street. Lemon Street is already designed to provide safe and timely access to the Site. The elimination of the various internal parking lots into three parking structures and multiple driveways into one perimeter loop driveway will improve the access into the development and response time. All parking and internal access will comply with City standards. The proposed parking garages will be shared use between the on-site residential and retail/restaurant.

Aviation

The goals and objectives for Aviation are not applicable to this request.

General Plan 2030 Elements – Open Space, Recreational + Cultural Amenities

Open Space/ Recreational Amenities

Goal: "…to preserve a variety of natural, landscaped and hardscaped open spaces that serve the diverse and changing needs of an urban community."

"…to provide social, recreational and economic benefits to the community by promoting physical fitness through passive and active recreational areas and programs serving a diverse range of abilities and interest."

Objectives: "Identify opportunities for new open space"
"Provide a variety of recreational opportunities that reach as many residents as possible"

The inclusion of pedestrian areas along the Lemon Street frontage for retail/restaurant will provide the neighborhood a new public landscaped/hardscape area currently used as private space for the existing apartments. New private open spaces areas for residents will occur within the residential buildings and on the parking structure roof deck. Amenities may include pools, sport courts and seating. Interior amenities will cater to students, including lobby gathering spaces and a safe living environment. These may include laundry facilities, bicycle storage, upgraded telecommunication/computer lines, study areas, and fitness facilities. Additional details will be available with the Applicant's request for development plan review. The proposed open space and amenities will adequately meet the needs of the future residents.

Public Art and Cultural Amenities

The goals and objectives for Public Art and Cultural Amenities are not applicable to this request.

General Plan 2030 Elements – Public Services + Facilities

Public Buildings/ Public Services/ Human Services

The goals and objectives for Public Buildings, Public Services and Human Services are not applicable to this request.

Public Safety

Goal: Paraphrase "…to identify existing and proposed emergency, fire and police facilities and services designed to protect the community from natural and human caused hazards."

Objectives: "Intervene in disorderly, dangerous, and unpredictable situations in the community."

The request to amend General Plan 2030 Land Use Map from Residential to Mixed Use for the proposed mixed-use development does not compromise public safety. Redevelopment will provide an opportunity to significantly enhance public safety, including compliance with the City's Crime Prevention through Environment Design (CPTED) Guidelines.

Conclusion

The Lemon Mixed Use Development will provide high-quality student housing and retail/restaurant opportunities in an area designated by the City for reinvestment. The density and design proposed will be appropriate to this high-density neighborhood that serves the niche market needs of students. Approval of the Applicant's request fully supports the goals and objectives of General Plan 2030. We look forward to discussing the proposal with you in the near future and respectfully request your support.

MEMORANDUM

GAMMAGE & BURNHAM

A Professional Limited Liability Company

March 25, 2009

TO: Ryan Levesque,
City of Tempe

RE: Summary of Public Outreach regarding Lemon Mixed Use
5.8 acres of property located at 919 E Lemon Street

The project team has made a concentrated effort to reach out to the community. To date, comments received regarding the project and the application has been supportive. We will continue to address specific questions and comments that may arise throughout the zoning process.

(1) Phone Calls/E-Mails:

DATE	PERSON	ADDRESS	CONTACT	ISSUES DISCUSSED
2/16/09	Deyan Petakovich	914 & 1115 E Lemon St	619-589-2995	Mr. Petakovich owns two apartment complexes on Lemon Street. He requested information that will be given out at the neighborhood meeting. He was e-mailed site plan, elevations, massing plans.
3/17/09	Mark Lester	1011 E Orange St		Mr. Lester is the CEO of LandCo affiliated with Carriage House apartments in Tempe. He asked for general information on the project and about Tempe.
3/18/09	Scott Rice	1011 E Orange St	650-508-2000	Mr. Rice is affiliated with Carriage House apartments. He called on behalf of Mr. Lester to further discuss the comments received on the Lemon Mixed Use project.

(2) Neighborhood Meeting of February 26, 2009:

Our official neighborhood meeting was held at the Comfort Inn located at 1031 E Apache Boulevard in Tempe at 6:00 p.m. In attendance were eight residents in addition to the development team, property owner of the project site, and a City representative. **Exhibit A** includes a copy of the sign-in sheet.

Manjula Vaz with Gammage & Burnham introduced the members of the development team present, Rick Kafka who owns the site, and provided an overview of the project. This overview included description of the height, density, parking, circulation, phasing, and timing of development. Jason Ploszaj with RSP Architects described the preliminary design concepts for the project, noting that the architectural details will occur later with submittal of the Design Review application to the City of Tempe.

Joyce Bush who owns the apartment complex at 1031 E Lemon Street asked for the estimated build-out date. Rick Kafka of Colgate Group stated development is dependent upon market conditions. He added that the benefit of this site is the ownership can develop the appropriate project at the appropriate time since the existing apartments are income producing. He estimated that from Design Review to Certificate of Occupancy takes at least 30 months and build-out approximately 90 months. It was noted that the current soft market conditions will likely push back the decision to start construction.

Terry Walker and Robert Titus, who live at the existing apartments on the project site, inquired on about timing of development, rental rates, and assistance on relocation for residents. Both residents lived at the site for several years. Mr. Walker asked the earliest likelihood the residents in the center apartment complex would need to relocate due to demolition for the first phase. Mr. Kafka stated he could only provide limited information at this preliminary stage of development. He continued demolition of any structures will occur at least 18 to 24 months from today, adding that residents will be notified in advance at such time. Mr. Kafka noted that the ownership supports the retention of existing residents particularly during the build-out of the project. Regarding rental rates, Mr. Kafka stated rates would be comparable to the new student housing in the area like the Vue under construction south of the site. As to providing monetary assistance for moving, Mr. Kafka stated this would be on a case-by-case basis. Both residents inquired whether only students could rent in the new project and on the percentage increase in rent at the new project. Mr. Kafka stated the project will be designed around students but not restricted to only students. He stated it is still early in the process to determine rental rates. However, due to the heightened interest by these two residents, Mr. Kafka responded it is not unreasonable to expect rates double the rental rates charged at the existing on-site apartment complexes.

There was inquiry about whether the applicant considered purchase and redevelopment of nearby parcels. Mr. Buss inquired about the vacant land north of the site. In addition, a few residents asked if the applicant approached the owner, Ms. Bush, of the Cortez Palms apartments located to the east at 1031 E Lemon Street. Mr. Kafka explained that the ownership did approach these owners. He spoke with Ms. Bush several times regarding inclusion of her property into the proposed PAD without any resolution to date. It should be noted that Ms. Bush who owns the Cortez Palms had left the meeting early prior to this discussion.

Bob Stafford asked if there would be enough parking for the first phase. Manjula Vaz reviewed the parking requirements. She noted that there will be on-street parking and parking for retail uses within the parking structure. She explained that the request includes approval of a shared parking study similar to the student housing development called the Vue located south of the site. It was explained that this parking is essentially a reduction from 0.75 parking spaces per bed to 0.5 parking spaces per bed.

Mr. Buss asked if any traffic calming devices will be installed along Lemon Street due to the increased density. He understood that the developments of the Vue and the Retreat accessed the alley adjoining the project site. Manjula Vaz stated those two developments only access is along Apache Boulevard. She explained the applicant has discussed the possibility of landscape medians.

Mr. Buss noted that from his house he can see the top portion of the Vue. He questioned the visual impact of this project as seen from his neighborhood. Mr. Ploszaj stated that he could work with Mr. Buss on a photo-simulation or similar exhibit to address his point.

Mr. Buss and Mr. Titus encouraged the project incorporate green building design and techniques, including recycling as part of the demolition process with the existing structures. It was noted that there are various levels of green building and at this point the type of green design and techniques are unknown.

Mr. Buss inquired if Mr. Kafka intends to sell the project after build-out. Mr. Buss explained that many times after the sale occurs the new owner does not maintain the site. Mr. Kafka replied that he cannot state the property will never be sold in the future. Mr. Kafka continued that projects of this nature are of "institutional quality." This high rating of construction attracts investors like Prudential looking to hold core assets. The value of this asset is dependent upon maintaining the project at high standards. Ms. Vaz added this project will be operated by a professional management company which will assure proper site management.

Mr. Buss asked if there will be a security plan. Mr. Kafka stated yes, noting a security plan is an important component of a student housing project.

Ms. Vaz asked if there were any more questions. With no further questions, she thanked everyone for their comments and provided the Development Review Commission hearing and Council hearing dates.

The meeting ended at 7:30 p.m.

(3) Tempe Apache Boulevard Business Association (TABA):

TABA is tentatively scheduled to discuss the Lemon Mixed Use Development at their next regular meeting on April 15, 2009. We will update the City of Tempe Planning Department regarding the comments from this meeting at a later date.

(4) Apache Boulevard Project Area Committee (APAC):

No meeting is required. APAC officially disbanded in December 2008.

MORRISON MAIERLE, INC.
an Arizona Corporation

memo

TO: Ryan Levesque, City of Tempe

FROM: Paul E. Basha, P.E., PTOE
Yung Cossar, E.I.T.

RE: Colgate Group Mixed Use Development (M-M 8733.002)
REVISED Parking Study

DATE: 13 March 2009

Registered Professional Engineer (Civil)
CERTIFICATE NO.
17711
PAUL
BASHA
Date Signed 03/13/2009
ARIZONA, U.S.A.
Expires 03/31/2011

INTRODUCTION:

Colgate Group, L.L.C. is planning an apartment / student housing complex with an ancillary retail and restaurant component in the City of Tempe, Arizona; located east of Rural Road and south of Lemon Street. This proposed development will replace existing apartments in three phases. The first phase is anticipated to be completed by 2010. The total development will provide approximately 10,000 gross square feet of retail; 5,340 gross square feet of restaurant; and 1,632 beds in 479 apartment units. The development intends to provide 1, 034 parking spaces.

RECOMMENDATION:

The Colgate Group Rural and Lemon Mixed-Use Development should provide a minimum of 1,033 parking spaces, a reduction of approximately 31% from the standard, non-Transportation Oriented Development, City of Tempe parking requirement of 1,496 parking spaces. This recommendation provides 2.06 residential parking spaces per apartment or 0.61 residential parking spaces per bedroom. The first phase should provide a minimum of 372 parking spaces. The second phase should provide a minimum of 331 parking spaces. The third phase should also provide a minimum of 331 parking spaces.

Table 1 provides a complete summary by phase of the recommended number of parking spaces for the proposed Rural and Lemon Mixed Use Development.

PROPOSED DEVELOPMENT:

The proposed development consists of three apartment / student housing buildings with retail and restaurant on the ground level. **Figure 1** presents the site plan of the proposed development.

Table 1: Rural and Lemon Mixed Use Development Recommended Parking

FACILITY	FIRST PHASE		SECOND PHASE		THIRD PHASE		TOTAL	
	SIZE	PARKING	SIZE	PARKING	SIZE	PARKING	SIZE	PARKING
Residential (Units)	169	349.58	155	318.91	155	318.91	479	987.40
Residential (Bedrooms)	578	349.58	527	318.91	527	318.91	1,632	987.40
Restaurant (square feet)	2,600	19.50	1,370	10.28	1,370	10.28	5,340	40.05
Retail (square feet)	4,000	2.00	3,000	1.50	3,000	1.50	10,000	5.00
TOTAL		**371.08**		**330.69**		**330.69**		**1,032.45**
TOTAL		**372.00**		**331.00**		**331.00**		**1,033.00**

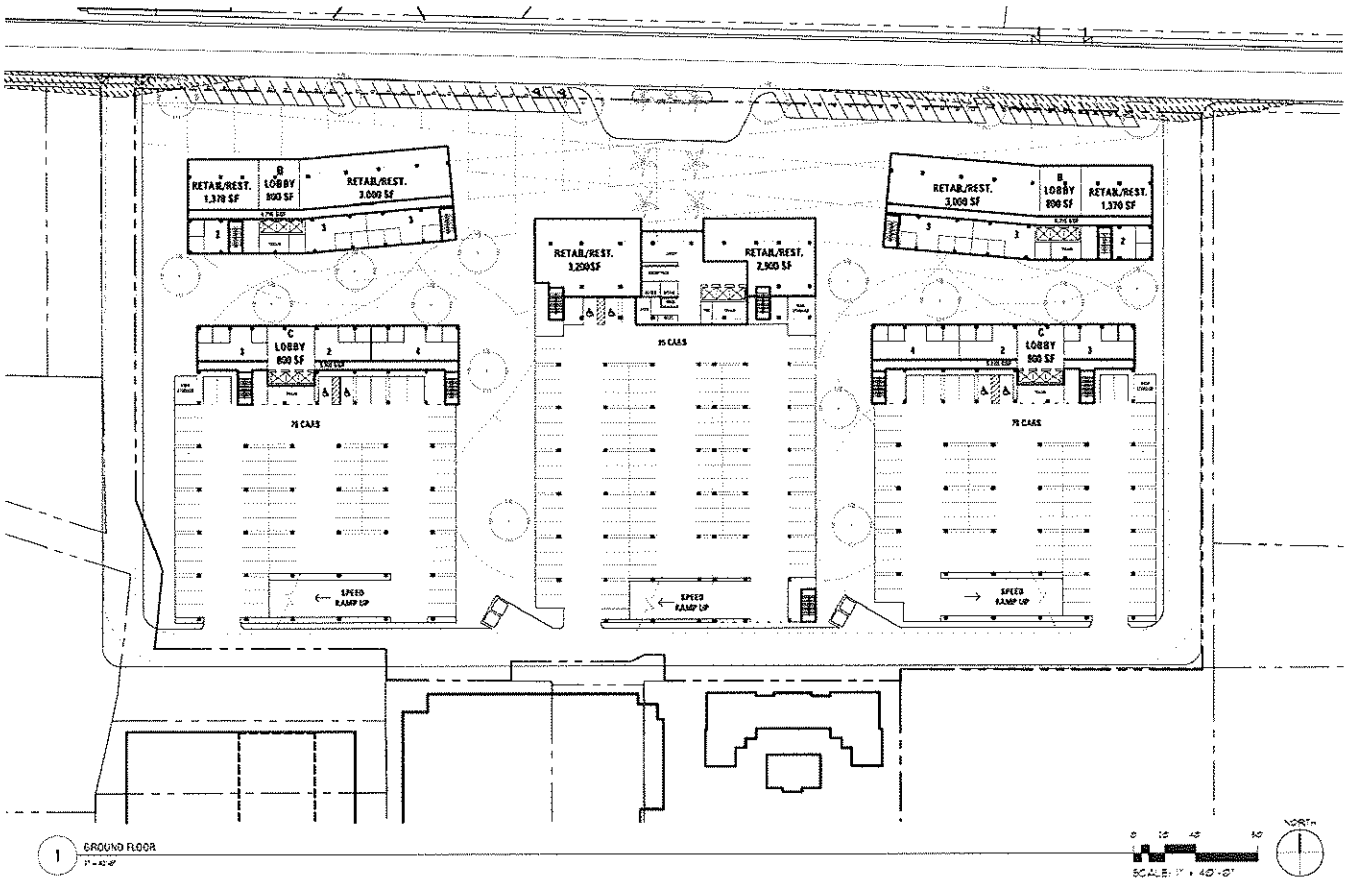


Figure 1: Ground Floor Site Plan

Figure 2 provides an aerial photograph of the general site vicinity. The land surrounding the proposed development consists of other multi-family residential properties with some commercial properties. The Tempe campus of Arizona State University is west of Rural Road in the vicinity of Lemon Street.

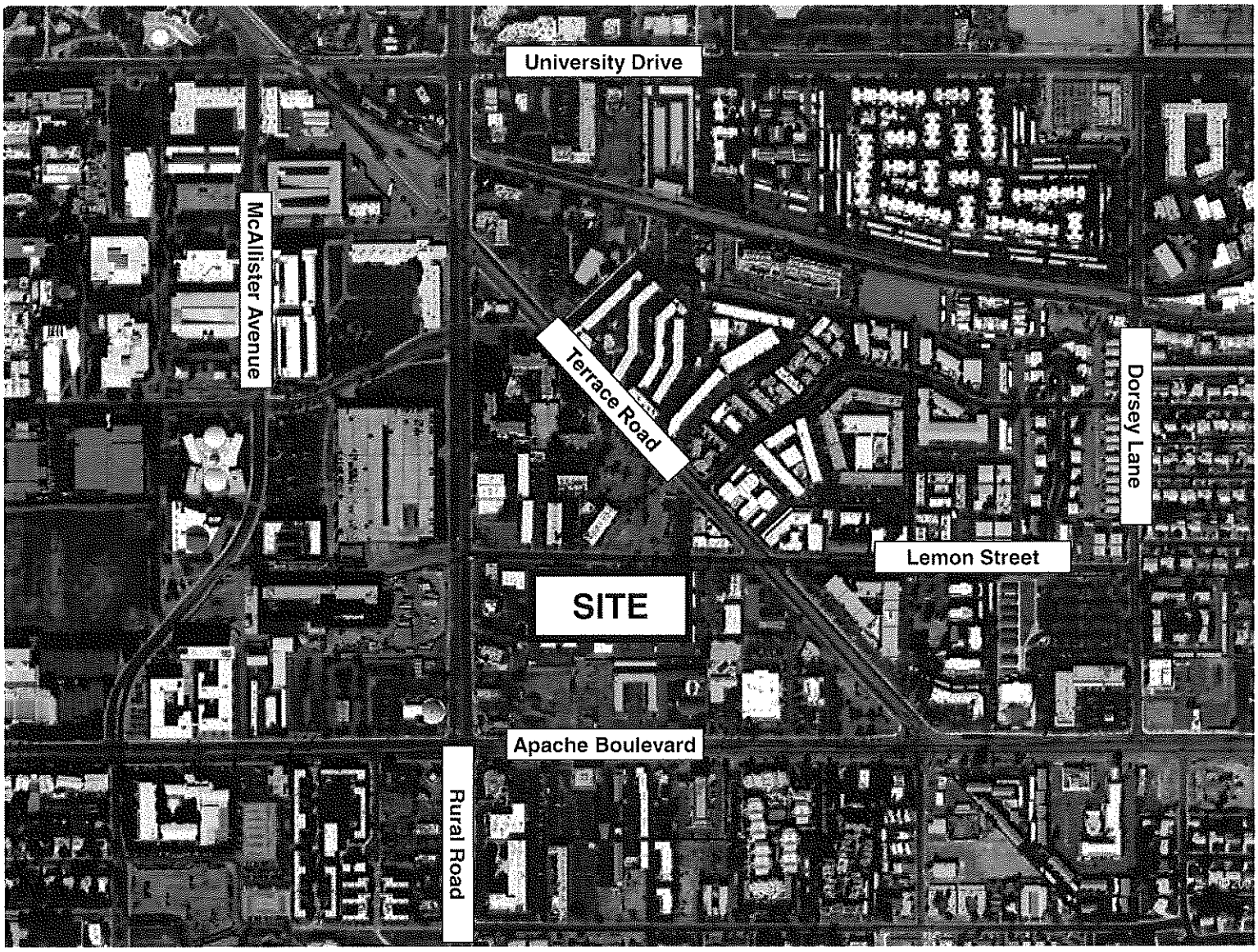


Figure 2: Aerial Photograph

STANDARD PARKING REQUIREMENTS:

Attachment A provides pertinent excerpts of the City of Tempe Zoning and Development Code. The code does not include a parking requirement for a six-bedroom apartment, therefore a requirement of four (4) parking spaces was assumed for a six-bedroom apartment. The parking requirements for the Colgate Group Rural and Lemon Mixed Use Development calculated based on the City of Tempe standard parking ratios are provided in **Table 2** through **Table 5** for the first phase, second phase, third phase, and entire development respectively.

Table 2: Standard Parking Requirements – First Phase

FACILITY	LAND USE	SIZE	UNITS	REQUIRED PARKING spaces per unit	Spaces
Residential	Multi-Family	169	DU	-	-
	Guest	169	DU	0.20	33.80
	1 Bedroom	8	DU	1.50	12.00
	2 Bedroom	34	DU	2.00	68.00
	3 Bedroom	34	DU	2.50	85.00
	4 Bedroom	79	DU	3.00	237.00
	6 Bedroom	14	DU	4.00	56.00
Restaurant	Indoor Restaurant	2,600	square feet	75	34.67
Retail	Indoor Retail	4,000	square feet	300	13.33
SITE TOTAL					539.80
					540.00

Table 3: Standard Parking Requirements – Second Phase

FACILITY	LAND USE	SIZE	UNITS	REQUIRED PARKING spaces per unit	Spaces
Residential	Multi-Family	155	DU	-	-
	Guest	155	DU	0.20	31.00
	1 Bedroom	8	DU	1.50	12.00
	2 Bedroom	31	DU	2.00	62.00
	3 Bedroom	31	DU	2.50	77.50
	4 Bedroom	73	DU	3.00	219.00
	6 Bedroom	12	DU	4.00	48.00
Restaurant	Indoor Restaurant	1,370	square feet	75	18.27
Retail	Indoor Retail	3,000	square feet	300	10.00
SITE TOTAL					477.77
					478.00

Table 4: Standard Parking Requirements – Third Phase

FACILITY	LAND USE	SIZE	UNITS	REQUIRED PARKING spaces per unit	Spaces
Residential	Multi-Family	155	DU	-	-
	Guest	155	DU	0.20	31.00
	1 Bedroom	8	DU	1.50	12.00
	2 Bedroom	31	DU	2.00	62.00
	3 Bedroom	31	DU	2.50	77.50
	4 Bedroom	73	DU	3.00	219.00
	6 Bedroom	12	DU	4.00	48.00
Restaurant	Indoor Restaurant	1,370	square feet	75	18.27
Retail	Indoor Retail	3,000	square feet	300	10.00
SITE TOTAL					477.77
					478.00

Table 5: Standard Parking Requirements – Total

FACILITY	LAND USE	SIZE	UNITS	REQUIRED PARKING spaces per unit	Spaces
Residential	Multi-Family	479	DU	-	-
	Guest	479	DU	0.20	95.80
	1 Bedroom	24	DU	1.50	36.00
	2 Bedroom	96	DU	2.00	192.00
	3 Bedroom	96	DU	2.50	240.00
	4 Bedroom	225	DU	3.00	675.00
	6 Bedroom	38	DU	4.00	152.00
Restaurant	Indoor Restaurant	5,340	square feet	75	71.20
Retail	Indoor Retail	10,000	square feet	300	33.33
SITE TOTAL					1,495.33
					1496.00

In strict accordance to the City of Tempe standard parking requirements, the entire proposed residential, retail, and restaurant development should provide a total of 1,496 parking spaces.

TRANSPORTATION OVERLAY DISTRICT PARKING CONSIDERATIONS:

The City of Tempe established a Transportation Overlay District (TOD) to encourage appropriate development and redevelopment consistent with and complementary to the community's focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City. Pertinent information on the TOD is presented as **Attachment B** to this memorandum.

The extent of the TOD is presented in **Figure 3**. Properties are within the District if any portion of the development is adjacent to a public right-of-way located within 1,950 linear feet from the center of a light rail station platform, measured along the center of the public right-of-way; or along a corridor ranging in width up to 800 feet, centered on the light rail line.

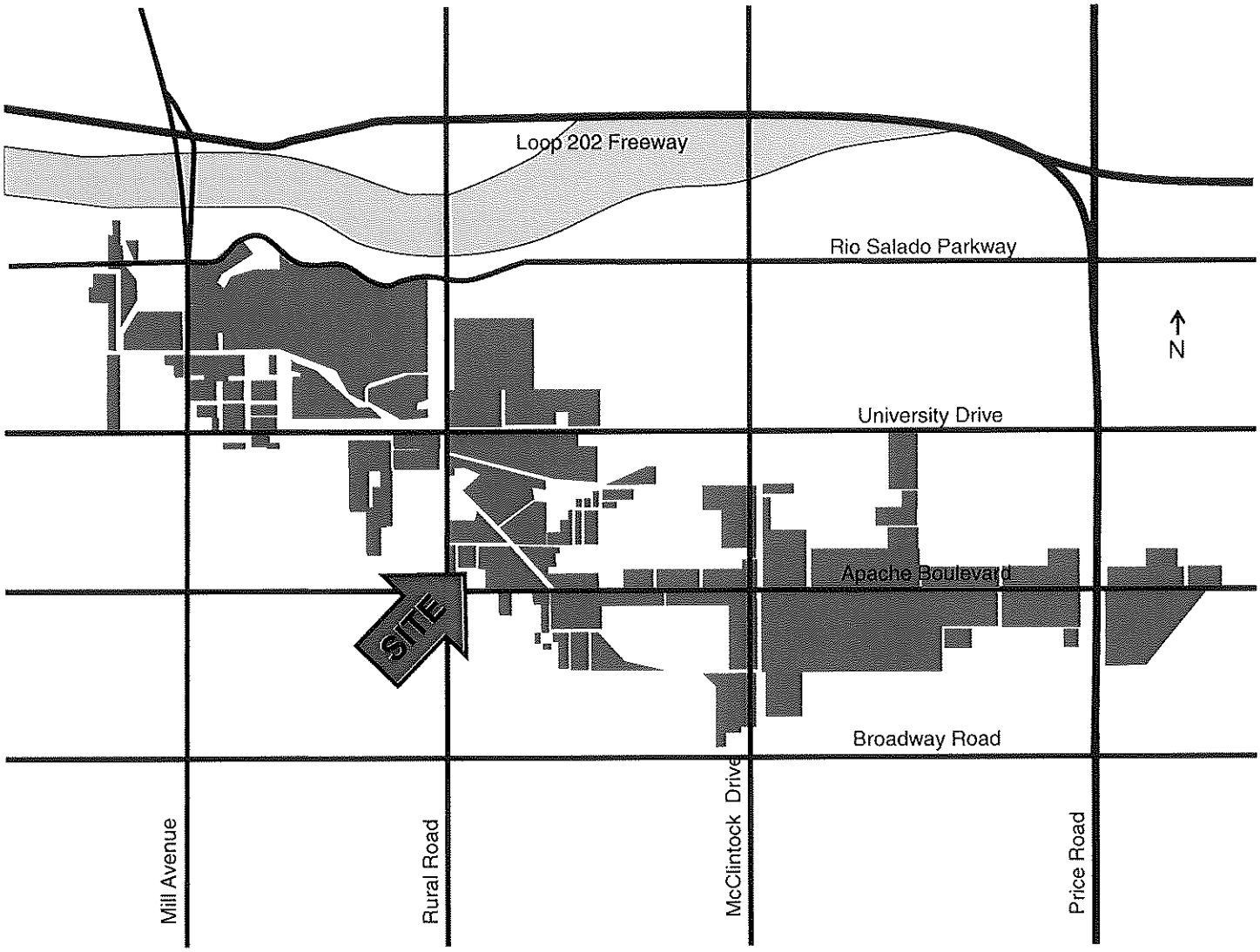


Figure 3: Generalized Tempe Transportation Overlay District Boundary Map

Figure 4 provides the distances from the proposed Colgate Mixed-use Development to the nearest light rail stations. The proposed Rural and Terrace Mixed use Development is located approximately 1,600 feet from Light Rail Station 23 – University Drive / Rural, and approximately 1,800 feet from Light Rail Station 24 – Dorsey / Apache Boulevard. Therefore, the site is less than 1,950 feet from a light rail station and is within the Transportation Overlay District (TOD) Corridor.

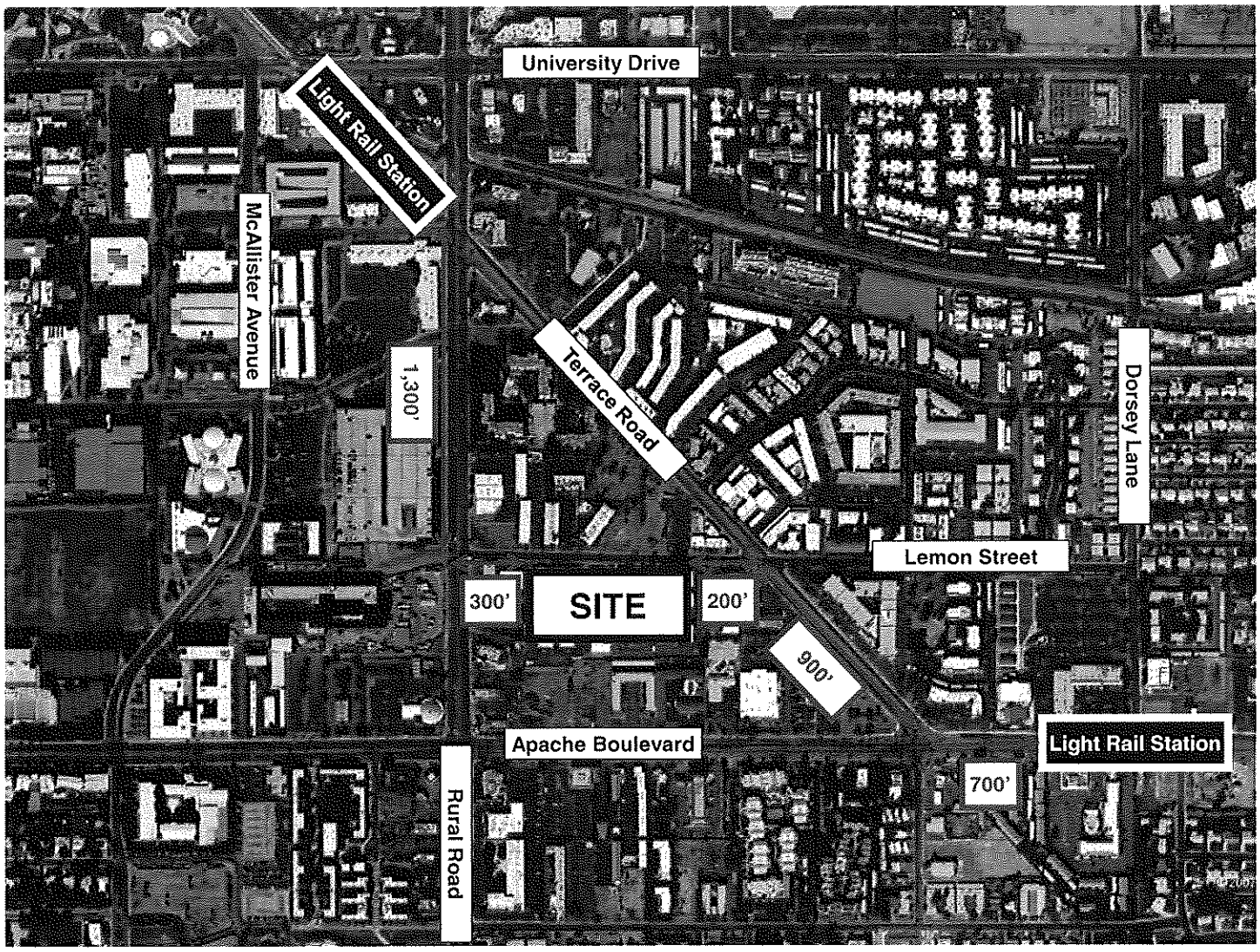


Figure 4: Site Location from Light Rail Stations

Table 6: TOD Corridor Parking Requirements – First Phase

FACILITY	LAND USE	SIZE	REQUIRED PARKING UNITS	spaces per unit	Spaces
Residential	Multi-Family	169	DU	-	-
	Guest	169	DU	0.20	33.80
	1 Bedroom	8	DU	0.75	6.00
	2 Bedroom	34	DU	1.50	51.00
	3 Bedroom	34	DU	2.25	76.50
	4 Bedroom	79	DU	3.00	237.00
	6 Bedroom	14	DU	4.50	63.00
Restaurant	Indoor Restaurant	1,950	square feet*	75	26.00
Retail	Indoor Retail	3,000	square feet **	300	10.00
SITE TOTAL	* 25% waiver applied				503.30
	** 25% waiver applied				**503.00**

Table 7: TOD Corridor Parking Requirements – Second Phase

FACILITY	LAND USE	SIZE	REQUIRED PARKING UNITS	spaces per unit	Spaces
Residential	Multi-Family	155	DU	-	-
	Guest	155	DU	0.20	31.00
	1 Bedroom	8	DU	0.75	6.00
	2 Bedroom	31	DU	1.50	46.50
	3 Bedroom	31	DU	2.25	69.75
	4 Bedroom	73	DU	3.00	219.00
	6 Bedroom	12	DU	4.50	54.00
Restaurant	Indoor Restaurant	1,028	square feet*	75	13.70
Retail	Indoor Retail	2,250	square feet **	300	7.50
SITE TOTAL	* 25% waiver applied				447.45
	** 25% waiver applied				**447.00**

In its Zoning and Development Code, the City allows a reduction of parking for properties within the TOD in order to encourage public transit. For multi-family residential developments, the parking requirement is 0.75 parking spaces per bedroom plus the standard required guest parking. For retail developments within the TOD Corridor, parking is waived for 25% of floor area not to exceed 10,000 square feet of floor area. For restaurant developments within the TOD Corridor, parking is waived for 25% of floor area not to exceed 1,250 square feet.

Table 8: TOD Corridor Parking Requirements – Third Phase

FACILITY	LAND USE	SIZE	UNITS	REQUIRED PARKING spaces per unit	Spaces
Residential	Multi-Family	155	DU	-	-
	Guest	155	DU	0.20	31.00
	1 Bedroom	8	DU	0.75	6.00
	2 Bedroom	31	DU	1.50	46.50
	3 Bedroom	31	DU	2.25	69.75
	4 Bedroom	73	DU	3.00	219.00
	6 Bedroom	12	DU	4.50	54.00
Restaurant	Indoor Restaurant	1,028	square feet*	75	13.70
Retail	Indoor Retail	2,250	square feet **	300	7.50
SITE TOTAL	* 25% waiver applied				447.45
	** 25% waiver applied				**448.00**

Table 9: TOD Corridor Parking Requirements – Total Development

FACILITY	LAND USE	SIZE	UNITS	REQUIRED PARKING spaces per unit	Spaces
Residential	Multi-Family	479	DU	-	-
	Guest	479	DU	0.20	95.80
	1 Bedroom	24	DU	0.75	18.00
	2 Bedroom	96	DU	1.50	144.00
	3 Bedroom	96	DU	2.25	216.00
	4 Bedroom	225	DU	3.00	675.00
	6 Bedroom	38	DU	4.50	171.00
Restaurant	Indoor Restaurant	4,005	square feet*	75	53.40
Retail	Indoor Retail	7,500	square feet **	300	25.00
SITE TOTAL	* 25% waiver applied				1,398.20
	** 25% waiver applied				**1399.00**

SHARED PARKING CONSIDERATIONS:

The City of Tempe allows consideration of shared parking. Shared parking is recognition that some of the individuals in one vehicle visit different land uses in the same development while utilizing one parking space. For example, residents of the Colgate Rural and Lemon development will also visit the restaurant and the retail businesses. These guests will utilize all three land uses with their vehicle remaining in one parking space. The shared parking concept recognizes that the multiple use of an occupied parking space varies throughout the day and the week. Therefore, different percentages of parking space utilization occur at different times of day for each different land use. **Attachment C** to this memorandum includes the City of Tempe Shared Parking Allowance and the shared parking calculation. Both documents include consideration of time of day and day of week.

The analysis reveals that the maximum parking utilization occurs at 9:00 PM on both a weekday and on a weekend. At 9:00 PM on a weekday, 98% of the residential parking demand, 100% of the restaurant parking demand, and 45% of the retail parking demand would occur. At 9:00 PM on a weekend day, 100% of the residential parking demand, 55% of the restaurant parking demand, and 0% of the retail parking demand occurs. These percentages were applied to the TOD parking requirements to determine the parking demand. **Table 10** provides the peak parking demand for the three (3) land uses of the Colgate Rural and Lemon Mixed-Use development considering shared parking concepts. **Table 11** provides the difference between the TOD parking requirements – as indicated in **Table 6** through **Table 9** – and the peak parking demand with shared parking considerations.

Table 10: Peak Parking Demand with Shared Parking Considerations

REQUIRED NUMBER OF SPACES WITH TEMPE SHARED PARKING ALLOWANCE				
PHASE	RESIDENTIAL	RESTAURANT	RETAIL	TOTAL
First	458.0	26.0	4.5	488.5
Second	417.7	13.7	3.4	434.8
Third	417.7	13.7	3.4	434.8
Total	1293.4	53.4	11.3	1358.1

Table 11: Parking Demand Reduction with Shared Parking Considerations

PARKING SPACE REDUCTION WITH TEMPE SHARED PARKING ALLOWANCE				
PHASE	RESIDENTIAL	RESTAURANT	RETAIL	TOTAL
First	9.0	0.0	6.0	15.0
Second	9.0	0.0	4.0	13.0
Third	9.0	0.0	4.0	13.0
Total	26.0	0.0	14.0	40.0

ARIZONA STATE UNIVERSITY PROXIMITY PARKING CONSIDERATIONS:

The primary intent of the proposed Colgate Rural and Lemon Mixed-Use development is to provide private housing for Arizona State University students. Therefore, most of the residents will be ASU students. It is therefore likely that many of these ASU student residents will not utilize or possess vehicles. Therefore, the number of parking spaces can be reduced further. An appropriate reduction is 25% for this consideration, and was applied to the TOD parking requirement. **Table 12** through **Table 15** provide a complete summary of the standard parking requirements and the reduction for the three (3) considerations.

Table 12: Rural and Lemon Mixed Use Development Recommended Parking – First Phase

FACILITY	STANDARD REQUIRED	TOD REDUCTION	TOD REQUIRED	SHARED REDUCTION	ASU REDUCTION	RECOMMENDED
Residential						
Guest	33.80	0.00	33.80	0.68	0.00	33.12
1 Bedroom	12.00	6.00	6.00	0.12	1.50	4.38
2 Bedroom	68.00	17.00	51.00	1.02	12.75	37.23
3 Bedroom	85.00	8.50	76.50	1.53	19.13	55.85
4 Bedroom	237.00	0.00	237.00	4.74	59.25	173.01
6 Bedroom	56.00	-7.00	63.00	1.26	15.75	45.99
Restaurant	34.67	8.67	26.00	0.00	6.50	19.50
Retail	13.33	3.33	10.00	5.50	2.50	2.00
SITE TOTAL	539.80	36.50	503.30	14.85	117.38	371.08
	540.00	37.00	504.00	15.00	118.00	**372.00**

Table 13: Rural and Lemon Mixed Use Development Recommended Parking – Second Phase

FACILITY	STANDARD REQUIRED	TOD REDUCTION	TOD REQUIRED	SHARED REDUCTION	ASU REDUCTION	RECOMMENDED
Residential						
Guest	31.00	0.00	31.00	0.62	0.00	30.38
1 Bedroom	12.00	6.00	6.00	0.12	1.50	4.38
2 Bedroom	62.00	15.50	46.50	0.93	11.63	33.95
3 Bedroom	77.50	7.75	69.75	1.40	17.44	50.92
4 Bedroom	219.00	0.00	219.00	4.38	54.75	159.87
6 Bedroom	48.00	-6.00	54.00	1.08	13.50	39.42
Restaurant	18.27	4.57	13.70	0.00	3.43	10.28
Retail	10.00	2.50	7.50	4.13	1.88	1.50
SITE TOTAL	477.77	30.32	447.45	12.65	104.11	330.69
	478.00	30.00	447.00	13.00	104.00	**331.00**

Table 14: Rural and Lemon Mixed Use Development Recommended Parking – Third Phase

FACILITY	STANDARD REQUIRED	TOD REDUCTION	TOD REQUIRED	SHARED REDUCTION	ASU REDUCTION	RECOMMENDED
Residential						
Guest	31.00	0.00	31.00	0.62	0.00	30.38
1 Bedroom	12.00	6.00	6.00	0.12	1.50	4.38
2 Bedroom	62.00	15.50	46.50	0.93	11.63	33.95
3 Bedroom	77.50	7.75	69.75	1.40	17.44	50.92
4 Bedroom	219.00	0.00	219.00	4.38	54.75	159.87
6 Bedroom	48.00	-6.00	54.00	1.08	13.50	39.42
Restaurant	18.27	4.57	13.70	0.00	3.43	10.28
Retail	10.00	2.50	7.50	4.13	1.88	1.50
SITE TOTAL	477.77	30.32	447.45	12.65	104.11	330.69
	478.00	30.00	447.00	13.00	104.00	**331.00**

Table 15: Rural and Lemon Mixed Use Development Recommended Parking – Total

FACILITY	STANDARD REQUIRED	TOD REDUCTION	TOD REQUIRED	SHARED REDUCTION	ASU REDUCTION	RECOMMENDED
Residential						
Guest	95.80	0.00	95.80	1.92	0.00	93.88
1 Bedroom	36.00	18.00	18.00	0.36	4.50	13.14
2 Bedroom	192.00	48.00	144.00	2.88	36.00	105.12
3 Bedroom	240.00	24.00	216.00	4.32	54.00	157.68
4 Bedroom	675.00	0.00	675.00	13.50	168.75	492.75
6 Bedroom	152.00	-19.00	171.00	3.42	42.75	124.83
Restaurant	71.20	17.80	53.40	0.00	13.35	40.05
Retail	33.33	8.33	25.00	13.75	6.25	5.00
SITE TOTAL	1495.33	97.13	1398.20	40.15	325.60	1032.45
	1,496.00	98.00	1,399.00	41.00	326.00	**1,033.00**

CONCLUSIONS:

The proposed Colgate Rural and Lemon Mixed-Use development should provide a minimum of 372 parking spaces for the first phase, 331 parking spaces for the second phase, and 331 for the third phase. The entire development should provide a minimum of 1,033 parking spaces. **Table 16** provides a detail of the recommended parking by phase and by land use.

Table 16: Rural and Lemon Mixed Use Development Recommended Parking

	FIRST PHASE		SECOND PHASE		THIRD PHASE		TOTAL	
FACILITY	SIZE	PARKING	SIZE	PARKING	SIZE	PARKING	SIZE	PARKING
Residential (Units)	169	349.58	155	318.91	155	318.91	479	987.40
Residential (Bedrooms)	578	349.58	527	318.91	527	318.91	1,632	987.40
Restaurant (square feet)	2,600	19.50	1,370	10.28	1,370	10.28	5,340	40.05
Retail (square feet)	4,000	2.00	3,000	1.50	3,000	1.50	10,000	5.00
TOTAL		**371.08**		**330.69**		**330.69**		**1,032.45**
TOTAL		**372.00**		**331.00**		**331.00**		**1,033.00**

This recommendation provides 2.06 parking spaces per apartment or 0.61 parking spaces per bedroom.

Please contact me at (480) 449-4686 if you would like to discuss this analysis or this information.

Attachment A: Pertinent Excerpts from Tempe Zoning and Development Code
Attachment B: Pertinent Excerpts from Tempe Transportation Overlay District
Attachment C: Valley Metro Light Rail Alignment
Attachment D: Shared Parking Considerations

PLANNED AREA DEVELOPMENT OVERLAY
FOR LEMON MIXED USE DEVELOPMENT

A PORTION OF THE NORTHWEST QUARTER, SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS _____DAY OF _____2009 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED_____WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE MANE IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSED THERIN CONTAINED.

IN WITNESS WHEROF; I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____ _____
NOTARY PUBLIC MY COMMISION EXPIRES

COLGATE GROUP LLC
BY: RICK KAFKA DATE: _____

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER, SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST, SAID BEARING = NORTH 00° 00' 00" EAST

* ALTA SURVEY AVAILABLE ON REQUEST

OWNER/DEVELOPER

The Colgate Group, LLC
10613 N. 8th Street
Phoenix, AZ 85020
Contact:
Rick Kafka
602-795-7803

GENERAL NOTES

PROJECT DATA

PROJECT ADDRESS:	919 E LEMON ST. TEMPE, AZ 85281
GENERAL PLAN 2030	
PROJECTED LAND USE:	MIXED USE
EXISTING ZONING:	R4/CSS
PROPOSED ZONING:	MU-4 w/ TOD Overlay
GROSS PARCEL SIZE:	6.12 Acres
NET PARCEL SIZE:	5.73 Acres 249,705 S.F.
TOTAL BUILDING AREA:	694,115 GSF
TOTAL PARKING GARAGE:	390,000 SF
TOTAL DEVELOPMENT:	1,084,115 GSF
LOT COVERAGE	53% (132,112/249,705= 0.53)
FLOOR AREA RATIO (F.A.R.)	4.3 (1,084,115/249,705= 4.3)
LANDSCAPE COVERAGE	32% (80,750/249,705=.32)
TOTAL NUMBER OF STORIES	16
TOTAL BUILDING HEIGHT	180'
CONSTRUCTION TYPE:	1B PER IBC 2006 SPRINKLERED

TOTAL DEVELOPMENT

RETAIL	10,000 GSF
RESTAURANT	5,340 GSF
LOBBY/BOH	7,200 GSF
RESIDENTIAL	671,575 GSF (1,632 BEDS, 478 UNITS)
PARKING GARAGE	390,000 GSF
TOTAL	1,084,115 GSF

PARKING

RETAIL	10,000 GSF /300 X 0.75	=25
RESTAURANT	5,340 GSF / 50 X 0.75	=80
RESIDENTIAL	478 UNITS X 0.2	=96
	1,632 BEDS X 0.75	=1,224
TOTAL REQUIRED*		=1,425 CARS
TOTAL PROVIDED		=1,034 CARS

*See Parking Study for desired requirement reductions.

BICYCLE PARKING

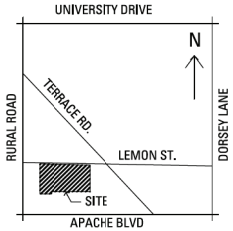
RETAIL	10,000 GSF /7,500	=4/PHASE=12
RESTAURANT	5,340 GSF / 500	=10.68
RESIDENTIAL	478 UNITS X 1	=478
GUEST	478 UNITS X .2	=96
TOTAL REQUIRED		=597 BIKES
TOTAL PROVIDED		=597 BIKES

STANDARDS	CSS (TOD)	R4 (TOD)	MU-4 (TOD)	PROP. (TOD)
DENSITY (DU/ACRE)	25	25	NS	84
MAX HEIGHT	35'	40'	NS	180'
MAX LOT COVERAGE %	75%	60%	NS	70%
MIN LANDSCAPE AREA %	25%	25%	NS	30%
SETBACK - FRONT - MIN	0'	20'	NS	0'
SETBACK - FRONT - MAX	20'	NS	20'	20'
SETBACK - STREET MIN	0'	10'	NS	0'
SETBACK - SIDE - MIN	0'	10'	NS	15'
SETBACK - REAR - MIN	10'	10'	NS	30'
SETBACK - PARKING	20'	20'	20'	20'

APPROVAL

BY:_____, DATE:_____
DEVELOPMENT SERVICES

LOCATION MAP



CONDITIONS OF APPROVAL : P.A.D. 09001

ATTACHMENT 45

DS081415 PAD09001 REC09001

REC09001 PAD09001 DS081415

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Certificate

Expires: 10/30/10

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Arizona.

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Project Address
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Tempe, AZ 85281

Project No.	2068.001.00
Drawn By	JP/DT/JH
Checked By	JP
Date	03-06-09

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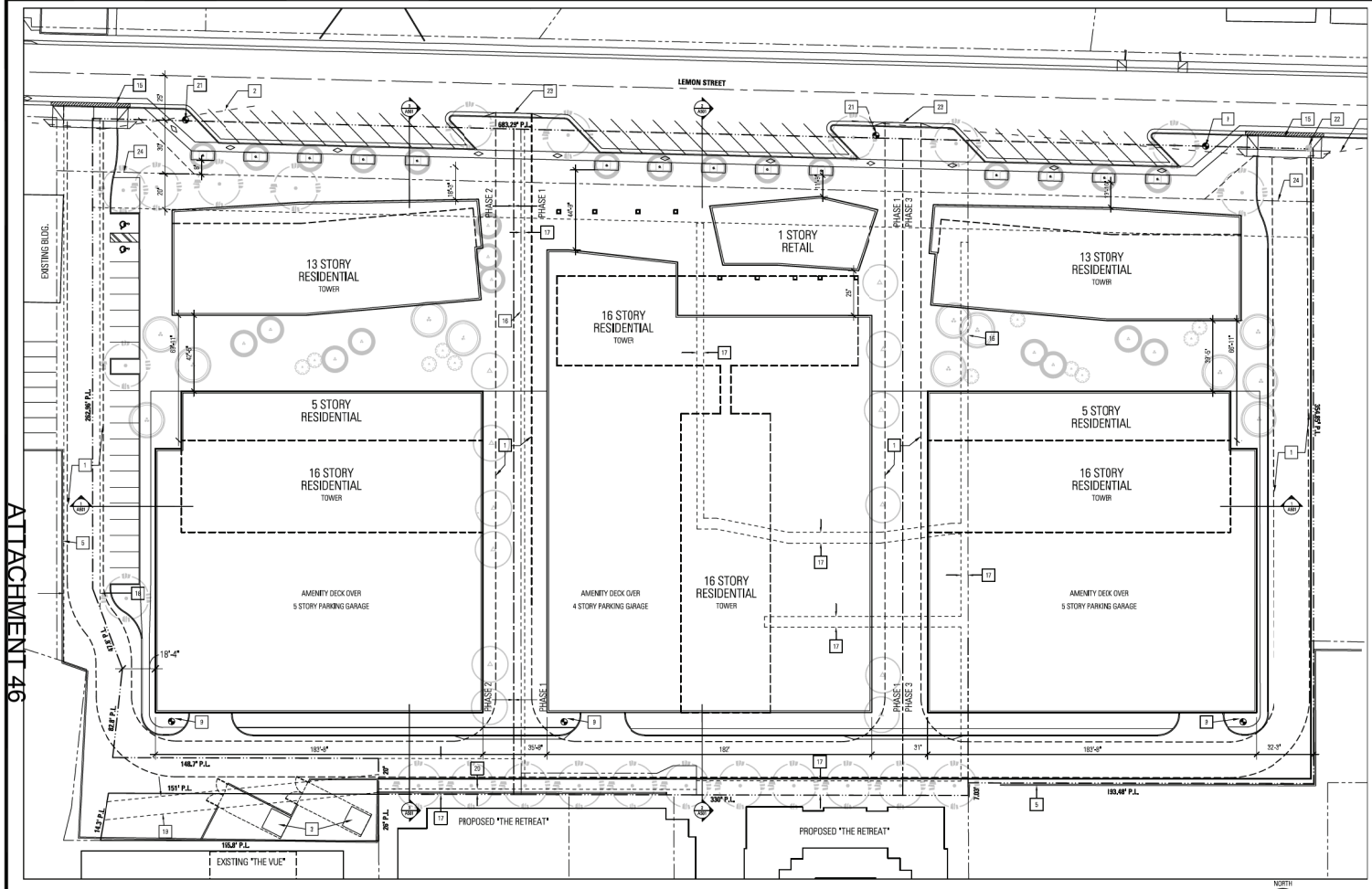
Mark	Date	Description

Lemon Mixed Use Development

PAD COVER SHEET

G0



1 SITE PLAN
1" = 30'-0"

SCALE: 1" = 30'-0"

NORTH

LOCATION MAP

LEGAL DESCRIPTION

OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP-1-NORTH, RANGE-4-EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEVELOPMENT SUMMARY

PROJECT ADDRESS:	913 E LEMON ST. TEMPE, AZ 85281
GENERAL PLAN 2030	
PROJECTED LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	MIXED USE
EXISTING ZONING:	R4/CSS TOD
PROPOSED ZONING:	MU-4 w/TOD Overlay
PARCEL SIZE:	5.73 Acres 249,705 S.F.
TOTAL BUILDING AREA:	694,115 GSF
TOTAL PARKING GARAGE:	390,000 SF
TOTAL DEVELOPMENT:	1,084,115 GSF
LOT COVERAGE	53% (132,112/249,705= 0.529)
FLOOR AREA RATIO (F.A.R.)	4.3 (1,084,115/249,705= 4.3)
LANDSCAPE COVERAGE	32% (80,150/249,705=.32)
TOTAL NUMBER OF STORIES	16
TOTAL BUILDING HEIGHT	180'
CONSTRUCTION TYPE:	1B PER IBC 2006 SPRINKLERED

PHASE 1		
RETAIL	4,000 GSF	
RESTAURANT	2,600 GSF	
LOBBY/BOH	4,000 GSF	
RESIDENTIAL	219,435 GSF (574 BEDS, 168 UNITS)	
GARAGE	139,572 GSF (372 CARS)	
TOTAL	370,035 GSF	
PHASE 2		
RETAIL	3,000 GSF	
RESTAURANT	1,370 GSF	
LOBBY/BOH	1,600 GSF	
RESIDENTIAL	226,040 GSF (529 BEDS, 155 UNITS)	
GARAGE	125,000 GSF (331 CARS)	
TOTAL	357,010 GSF	
PHASE 3		
RETAIL	3,000 GSF	
RESTAURANT	1,370 GSF	
LOBBY/BOH	1,600 GSF	
RESIDENTIAL	226,040 GSF (529 BEDS, 155 UNITS)	
GARAGE	125,000 GSF (331 CARS)	
TOTAL	357,010 GSF	
TOTAL DEVELOPMENT		
RETAIL	10,000 GSF	
RESTAURANT	5,340 GSF	
LOBBY/BOH	7,200 GSF	
RESIDENTIAL	671,575 GSF (1,632 BEDS, 478 UNITS)	
PARKING GARAGE	390,000 GSF (1,034 CARS)	
TOTAL	1,084,115 GSF	

PARKING SUMMARY

PHASE 1:		
RETAIL	4,000 GSF /200 X 0.75	=10
RESTAURANT	2,600 GSF / 50 X 0.75	=39
RESIDENTIAL	168 UNITS X 0.2	=33.6
	574 BEDS X 0.75	=430.5
TOTAL REQUIRED*		=513 CARS
TOTAL PROVIDED		=372 CARS
PHASE 2:		
RETAIL	3,000 GSF /200 X 0.75	=7.5
RESTAURANT	1,370 GSF / 50 X 0.75	=20.55
RESIDENTIAL	155 UNITS X 0.2	=31
	529 BEDS X 0.75	=396.75
TOTAL REQUIRED*		=456 CARS
TOTAL PROVIDED		=331 CARS
PHASE 3:		
RETAIL	3,000 GSF /200 X 0.75	=7.5
RESTAURANT	1,370 GSF / 50 X 0.75	=20.55
RESIDENTIAL	155 UNITS X 0.2	=31
	529 BEDS X 0.75	=396.75
TOTAL REQUIRED*		=456 CARS
TOTAL PROVIDED		=331 CARS
TOTAL PARKING REQUIRED*		1425
TOTAL PARKING PROVIDED		1034
ACCESSIBLE SPACES REQUIRED 2%		22
ACCESSIBLE SPACES PROVIDED		22

*Transportation Overlay District (TOD) Reduction
0.75 CARS/BED
50% RETAIL/RESTAURANT REDUCTION REQUIREMENTS
See Parking Study for desired requirement reductions.

GENERAL NOTES

1. WILL PROVIDE RADIO AMPLIFICATION
2. WILL CONTRIBUTE TO ART IN PRIVATE DEVELOPMENT
3. ENGINEERING WILL SUBMIT TO ADEQ FOR ARIZONA DISCHARGE ELIMINATION SYSTEM (AZDPES)

KEYNOTES 1

1. 20' FIRE LANE
2. SITE VISIBILITY TRIANGLE
3. TRASH COMPACTOR - DS-118
4. ACCESSIBLE PARKING SPACE
5. EXISTING WALL
6. SIDEWALK
7. PHASE LINE
8. LANDSCAPE/HARDSCAPE (SEE PL 1.1 & 1.2)
9. PROPOSED FIRE HYDRANT
10. EXISTING HYDRANT
11. EXISTING PAVEMENT
12. EXISTING PARKING
13. SHADE CANOPY
14. EXISTING DRIVEWAY
15. T-320 DRIVEWAY
16. PROPERTY LINE TO BE REMOVED
17. UTILITY EASMENT
18. ACCESS EASMENT
19. SEWER EASMENT
20. GAS EASMENT
21. EXISTING HYDRANT
22. EXISTING HYDRANT TO BE RELOCATED
23. ROLLED CURB
24. PROPOSED R.O.W. LINE

BICYCLE PARKING

PHASE 1:		
RETAIL	4,000 GSF/7,500	=4
RESTAURANT	2,600 GSF/ 500	=5
RESIDENTIAL	168 UNITS X 1.2	=202
TOTAL REQUIRED		=211 BIKES
TOTAL PROVIDED		=211 BIKES
PHASE 2:		
RETAIL	3,000 GSF/7,500	=4
RESTAURANT	1,370 GSF/ 500	=3
RESIDENTIAL	155 UNITS X 1.2	=186
TOTAL REQUIRED		=193 BIKES
TOTAL PROVIDED		=193 BIKES
PHASE 3:		
RETAIL	3,000 GSF/7,500	=4
RESTAURANT	1,370 GSF/ 500	=3
RESIDENTIAL	155 UNITS X 1.2	=186
TOTAL REQUIRED		=193 BIKES
TOTAL PROVIDED		=193 BIKES
TOTAL BICYCLE PARKING REQUIRED		597
TOTAL BICYCLE PARKING PROVIDED		597

DS081415 PAD09001 REC09001

ATTACHMENT 46

REC09001 PAD09001 DS081415

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Certificate

REGISTERED ARCHITECT CERTIFICATE NO. 34875 JOSEPH A. TYNCALL DATE OF ARIZONA U.S.A.

Expires: 10/30/10

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Arizona.

Project For
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Tempe, AZ 85281

Project No.	2068.001.00
Drawn By	JP/DT/JH
Checked By	JP
Date	03-06-09

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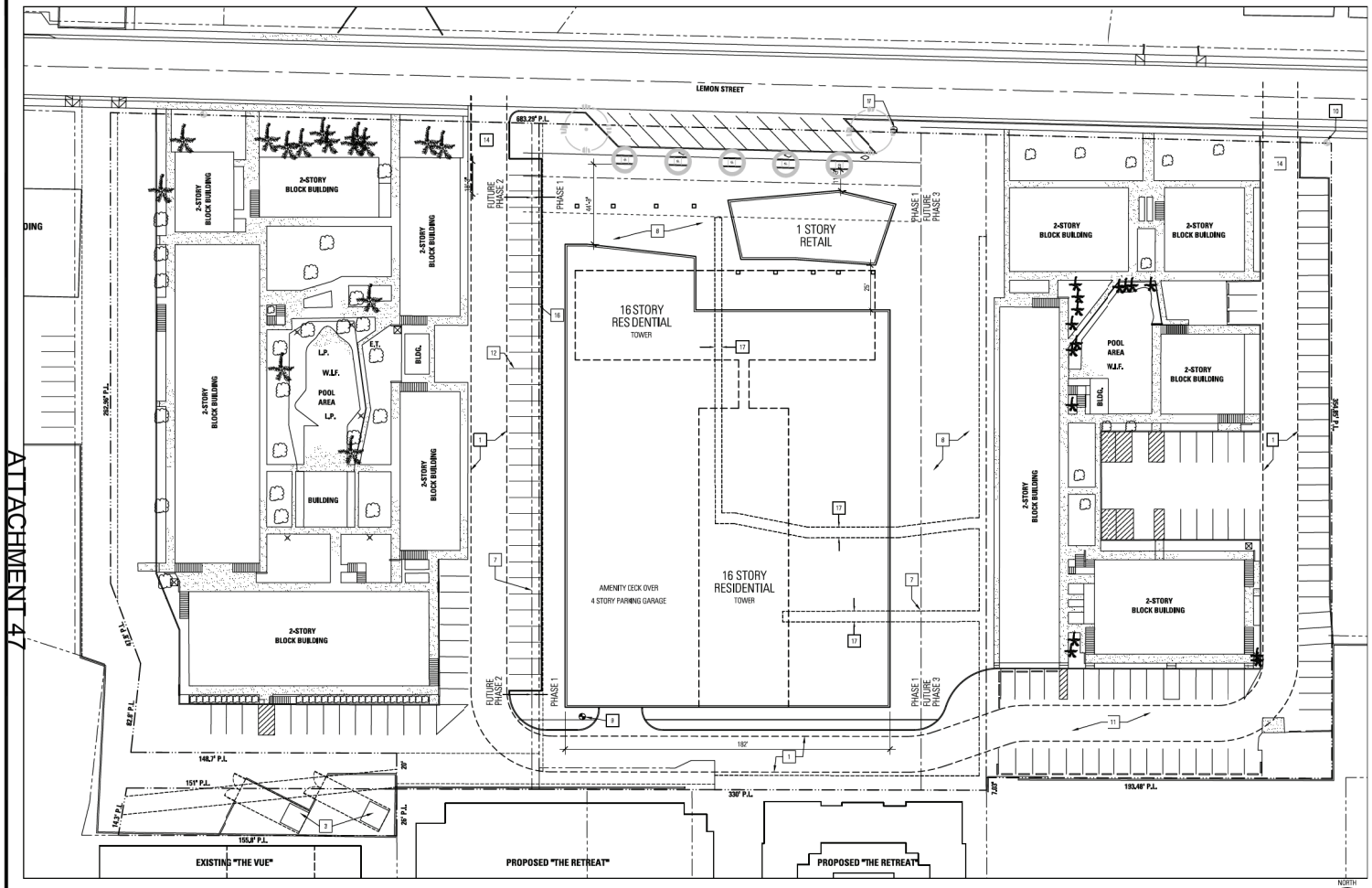
Mark	Date	Description

Lemon Mixed Use Development

SITE PLAN

A001



1 SITE PLAN
1" = 30'-0"

GENERAL NOTES

1. WILL PROVIDE RADIO AMPLIFICATION IF NECESSARY
2. WILL CONTRIBUTE TO ART IN PRIVATE DEVELOPMENT
3. ENGINEERING WILL SUBMIT TO ADEQ FOR ARIZONA DISCHARGE ELIMINATION SYSTEM (AZDPES)

KEYNOTES 1

1. FIRE LANE
2. SITE VISIBILITY TRIANGLE
3. TRASH COMPACTOR
4. ACCESSIBLE PARKING SPACE
5. EXISTING WALL
6. SIDEWALK
7. PHASE LINE
8. LANDSCAPE/HARDSCAPE (SEE FL 1.1 & 1.2)
9. PROPOSED FIRE HYDRANT
10. EXISTING HYDRANT
11. EXISTING PAVEMENT
12. EXISTING PARKING
13. SHADE CANOPY
14. EXISTING DRIVEWAY
15. T-320 DRIVEWAY
16. PROPERTY LINE TO BE REMOVED
17. UTILITY EASMENT

ATTACHMENT 47

DS081415 PAD09001 REC09001

REC09001 PAD09001 DS081415

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Certificate

REGISTERED ARCHITECT CERTIFICATE NO. 34915 JOSEPH A. TYNCALL ARIZONA U.S.A.

Expires: 10/30/10

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Arizona.

Project For
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Project No.	2068.001.00
Drawn By	JP/DT/JH
Checked By	JP
Date	03-06-09

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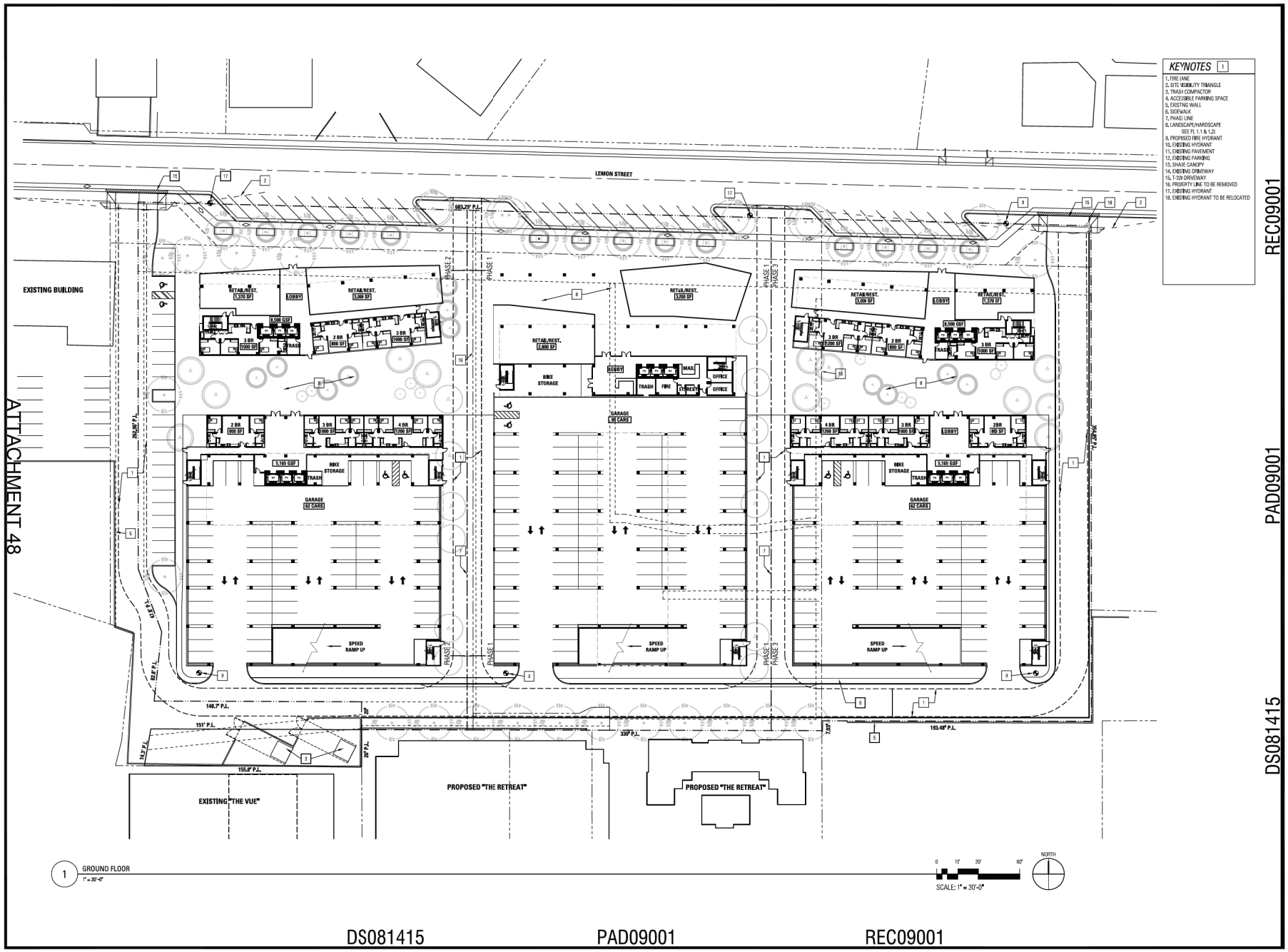
Mark	Date	Description

Lemon Mixed Use Development

SITE PLAN - PHASE ONE

A002



1 GROUND FLOOR
1" = 30'-0"

KEYNOTES 1

1. FIRE LANE
2. SITE VISIBILITY TRIANGLE
3. TRASH COMPACTOR
4. ACCESSIBLE PARKING SPACE
5. EXISTING WALL
6. SIDEWALK
7. PHASE LINE
8. LANDSCAPE/HARDSCAPE SEE PL 1.1 & 1.2)
9. PROPOSED FIRE HYDRANT
10. EXISTING HYDRANT
11. EXISTING PAVEMENT
12. EXISTING PARKING
13. SHADE CANOPY
14. EXISTING DRIVEWAY
15. T-301 DRIVEWAY
16. PROPERTY LINE TO BE REMOVED
17. EXISTING HYDRANT
18. EXISTING HYDRANT TO BE RELOCATED

ATTACHMENT 48

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DS081415 PAD09001 REC09001

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Certificate

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JOSEPH A.
TYNCALL
ARIZONA U.S.A.

Expires: 10/30/10

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Project For
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Tempe, AZ 85281

Project No.	2068.001.00
Drawn By	JP/DT/JH
Checked By	JP
Date	03-06-09

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Mark	Date	Description

Lemon Mixed Use Development

GROUND FLOOR PLAN

A101

ATTACHMENT 49

1 SECOND FLOOR
1" = 30'-0"

SCALE 1" = 30'-0"

NORTH

DS081415 PAD09001 REC09001

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JOSEPH A.
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ARIZONA U.S.A.

Expires: 10/30/10

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Mark	Date	Description

Lemon Mixed Use Development

SECOND FLOOR PLAN

A102

DS081415 PAD09001 REC09001

ATTACHMENT 50

1 PODIUM LEVEL PLAN
1" = 30'-0"

SCALE 1" = 30'-0"

NORTH

DS081415 PAD09001 REC09001

REC09001

PAD09001

DS081415

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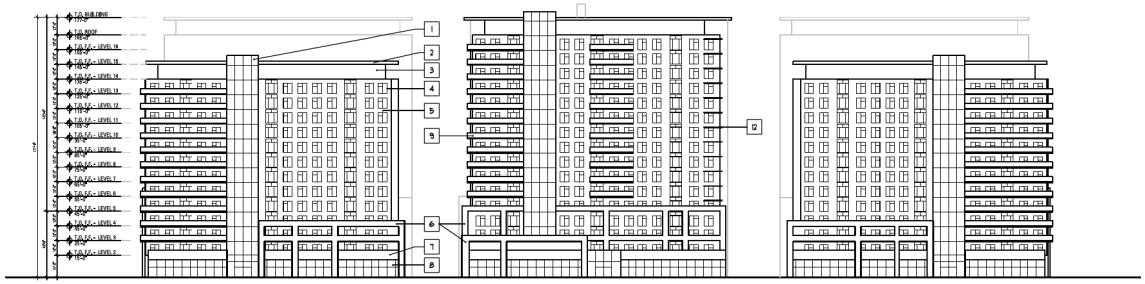
PODIUM LEVEL PLAN

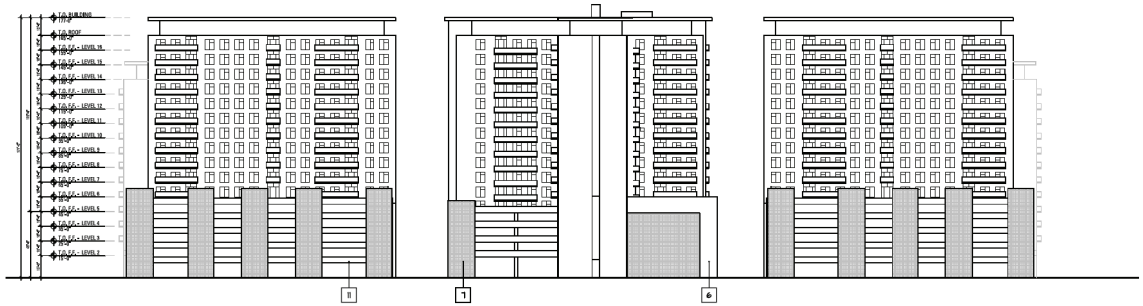
A105

ATTACHMENT 51



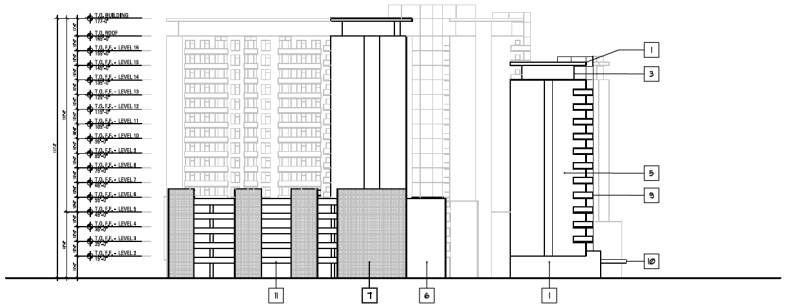
1 NORTH ELEVATION
1" = 40'-0"

SCALE: 1" = 40'-0"



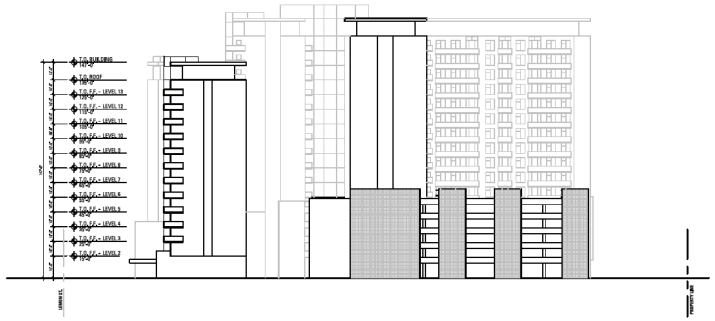
2 SOUTH ELEVATION
1" = 40'-0"

SCALE: 1" = 40'-0"



3 EAST ELEVATION
1" = 40'-0"

SCALE: 1" = 40'-0"



4 WEST ELEVATION
1" = 40'-0"

SCALE: 1" = 40'-0"

KEYNOTES

1. CURTAIN WALL GLAZING
2. METAL PANELS - DARK BRWN COLOR
3. PAINTED STUCCO - DARK WARM GRAY COLOR
4. GLAZING
5. PAINTED STUCCO - LIGHT GRAY
6. SCORED CMU
7. PAINTED STUCCO SIGN BAND - MAROON COLOR
8. STOREFRONT GLAZING
9. PAINTED CONCRETE BALCONY - YELLOW GOLD COLOR
10. ENTRY CANOPY
11. FINISHED CONCRETE
12. SHADING FIN - MAROON COLOR

DS081415 PAD09001 REC09001

REC09001

PAD09001

DS081415

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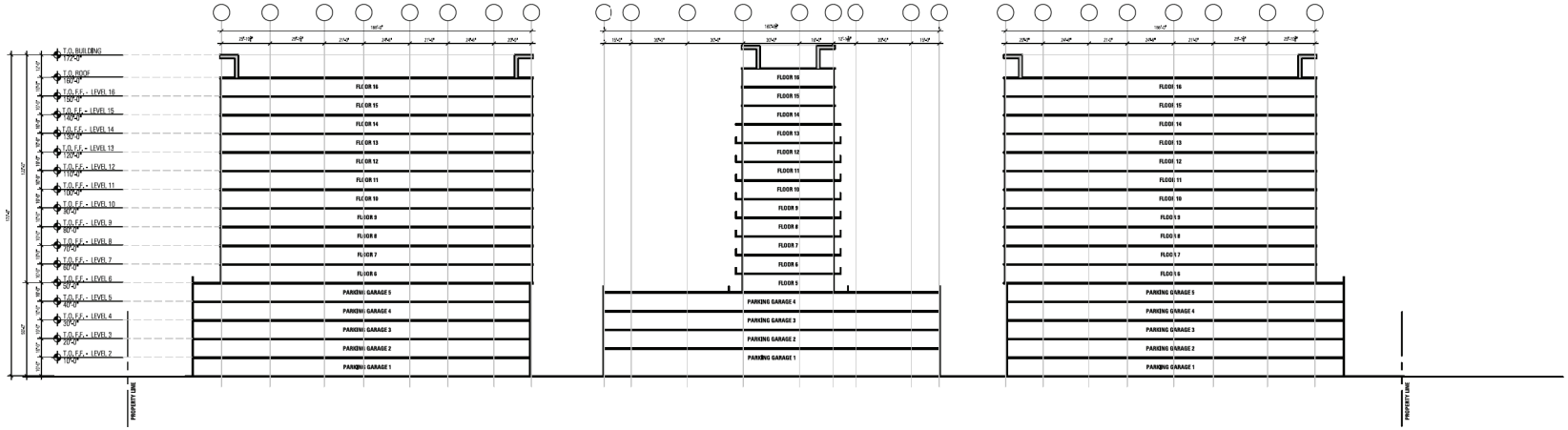
Mark	Date	Description

Lemon Mixed Use Development

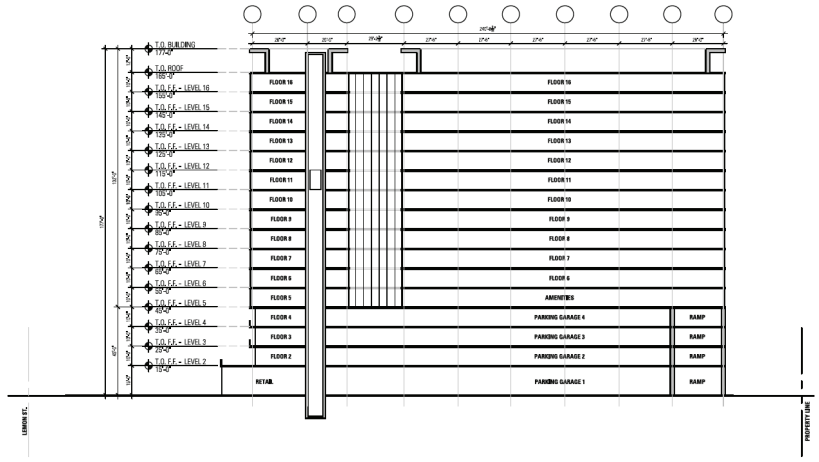
ELEVATIONS

A401



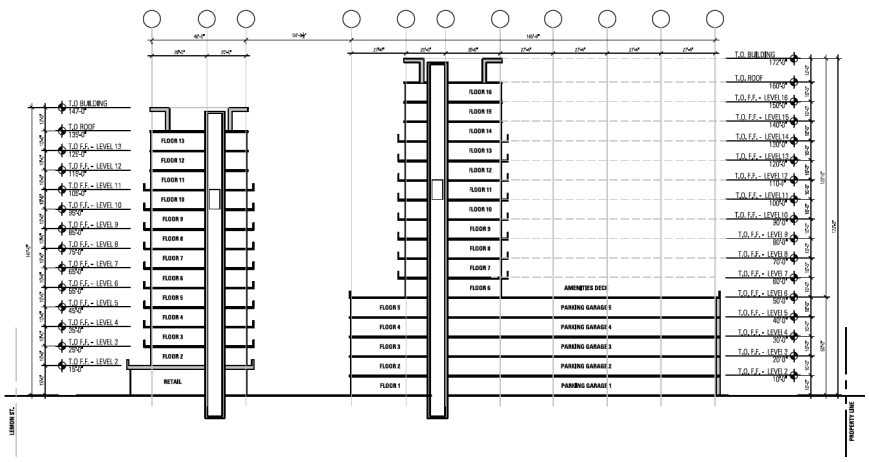
1 SITE SECTION
1" = 30'-0"

SCALE: 1" = 30'-0"



2 SITE SECTION
1" = 30'-0"

SCALE: 1" = 30'-0"



3 SITE SECTION
1" = 30'-0"

SCALE: 1" = 30'-0"

ATTACHMENT 52

DS081415 PAD09001 REC09001

REC09001

PAD09001

DS081415

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Mark	Date	Description

Lemon Mixed Use Development

SITE SECTIONS

A501

PLANT LEGEND

TREES	SIZE	NOTES	QTY
Acacia farnesiana Desert Sweet Acacia Caliper Size: 15,24,30,36,42,48 Box Sizes = .75",1.5",2",2.5",3",3.5"Cal.	36" Box		12
Cercidium x 'Desert Museum' Desert Museum Palo Verde Caliper Size: 15,24,30,36,42,48 Box Sizes = .75",1.5",2",2.5",3",3.5" Cal.	36" Box		39
Lysiloma microphylla Desert Fern Tree Caliper Size: 15,24,30,36 Box Sizes = .75",1.25",2",2.5" Cal.	48" Box		25
Prosopis alba Argentine Mesquite Caliper Size: 15,24,30,36,42,48 Box Sizes = .75",1.5",2",2.5",3",3.5" Cal.	36" Box		12
SHRUBS	**SIZE**	**NOTES**	**QTY**
Asclepias subulata Desert Milkweed	5 Gallon		20
Convolvulus cneorum Bush Morning Glory	5 Gallon		21
Euphorbia rigida Gopher Plant	5 Gallon		38
Gaura lindheimeri Desert Orchid	5 Gallon		103
Leucophyllum ls. 'Lynn's Legacy' Lynn's Legacy	5 Gallon		54
Muhlenbergia capillaris Regal Mist Grass	5 Gallon		141
Muhlenbergia rigens Deer Grass	5 Gallon		145
Sophora secundiflora Texas Mountain Laurel	24" Box		11
CACTI & SUCCULANTS	**SIZE**	**NOTES**	**QTY**
Agave americana Century Plant	15 Gallon		41
Agave parryi Perry's Agave	5 Gallon		4
Agave victoriae-reginae Queen Victoria Agave	5 Gallon		3
Aloe berbadensis Medicinal Aloe	5 Gallon		43
Echinocactus grusonii Golden Barrel Cactus	5 Gallon		12
Hesperaloe parviflora Red Yucca	5 Gallon		120
Opuntia ficus-indica Indian Fig	15 Gallon		18
GROUNDCOVERS	**SIZE**	**NOTES**	**QTY**
Lantana montevidensis Purple Trailing Lantana	1 Gallon		81
LANDSCAPE MATERIALS			**QTY**
'Midiron' Bermuda Turf Sod			6,805 s.f.
Decomposed Granite. 1/2" minus 'Desert Gold' 2" deep in all non-turf planting areas			see plan

KEY NOTES

1. PROPERTY LINE
2. PARKING / DRIVE AREA. SEE ARCHITECTURAL PLANS FOR FURTHER INFORMATION
3. BUILDING FOOTPRINT
4. ELEVATED BUILDING DECK HARDSCAPE
5. ELEVATED BUILDING DECK LANDSCAPE
6. ELEVATED BUILDING DECK POOL
7. ELEVATED BUILDING DECK SPA
8. ELEVATED BUILDING DECK 84'X50' SPORT COURT
9. ELEVATED BUILDING DECK 120'X50' SPORT COURT
10. TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR FURTHER INFORMATION
11. PAVING TYPE 1 - INTEGRALLY COLORED CONCRETE
12. PAVING TYPE 2 - INTEGRALLY COLORED CONCRETE ACCENT COLOR
13. TREE GRATES
14. AT GRADE PLANTING AREA
15. FIRE LANE. SEE ARCHITECTURAL PLANS FOR FURTHER INFORMATION
16. BIKE LANE
17. SIGHT VISIBILITY TRIANGLE

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Project No.	208109
Drawn By	STAFF
Checked By	DC
Date	03.06.09

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Mark	Date	Description

Lemon Mixed Use Development

NORTH

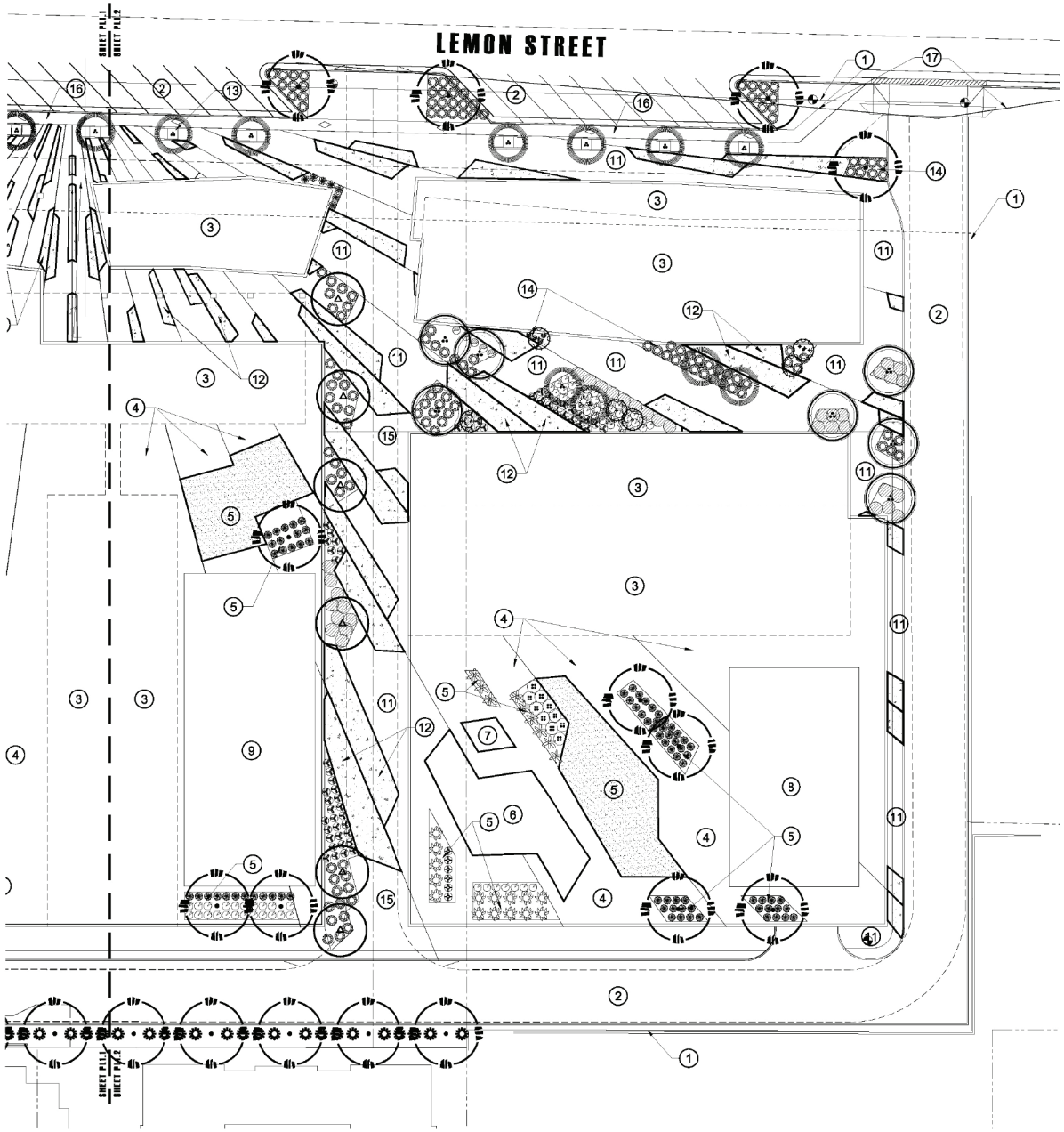
SCALE: 0 5 10 20 40

SCALE: 1" = 20'-0" @ 24"X36 FULL SCALE

PRELIMINARY
LANDSCAPE PLAN
PL1.1

ATTACHMENT 53

ATTACHMENT 54



PLANT LEGEND

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Decomposed Granite. 1/2" minus 'Desert Gold' 2" deep in all non-turf planting areas			see plan

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6. ELEVATED BUILDING DECK POOL
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8. ELEVATED BUILDING DECK 84'X50' SPORT COURT
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Mark	Date	Description

Lemon Mixed Use Development

NORTH

SCALE: 0 5 10 20 40

SCALE: 1" = 20'-0" @ 24"X36 FULL SCALE

PRELIMINARY
LANDSCAPE PLAN
PL1.2

LEMON STREET PERSPECTIVE

PLAZA PERSPECTIVE

DECEMBER 22 - WINTER SOLSTICE

ATTACHMENT 57

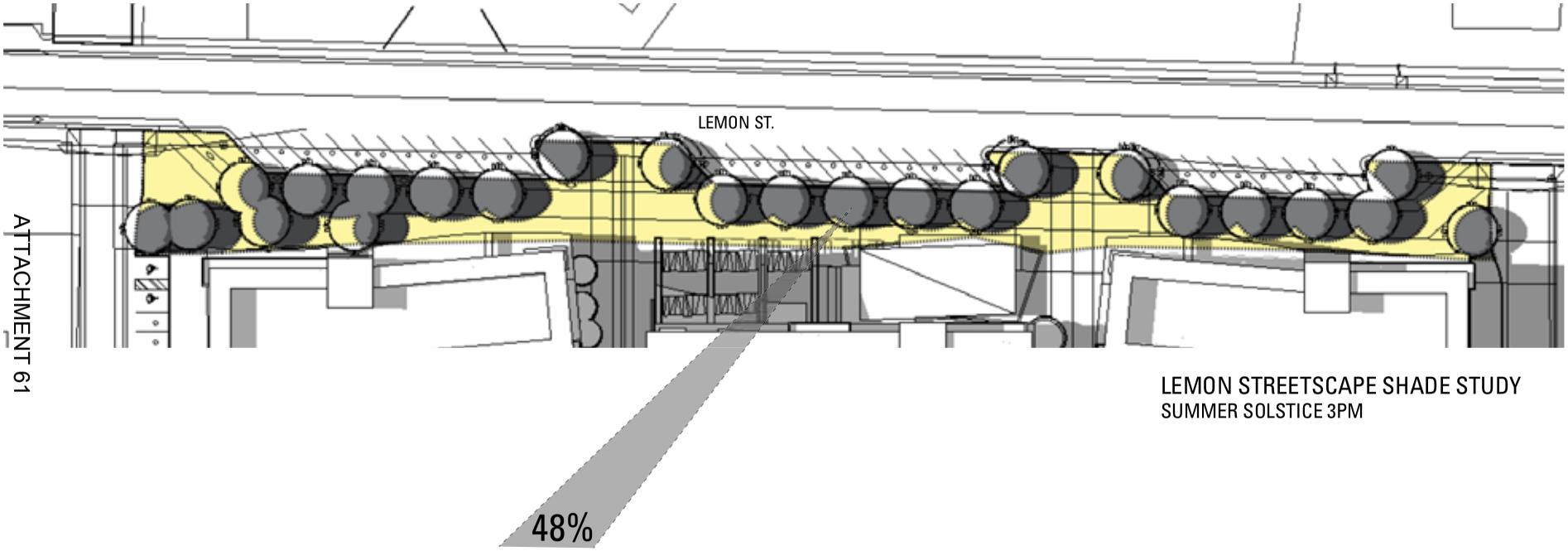
SEPTEMBER 22 - AUTUMN EQUINOX

ATTACHMENT 58

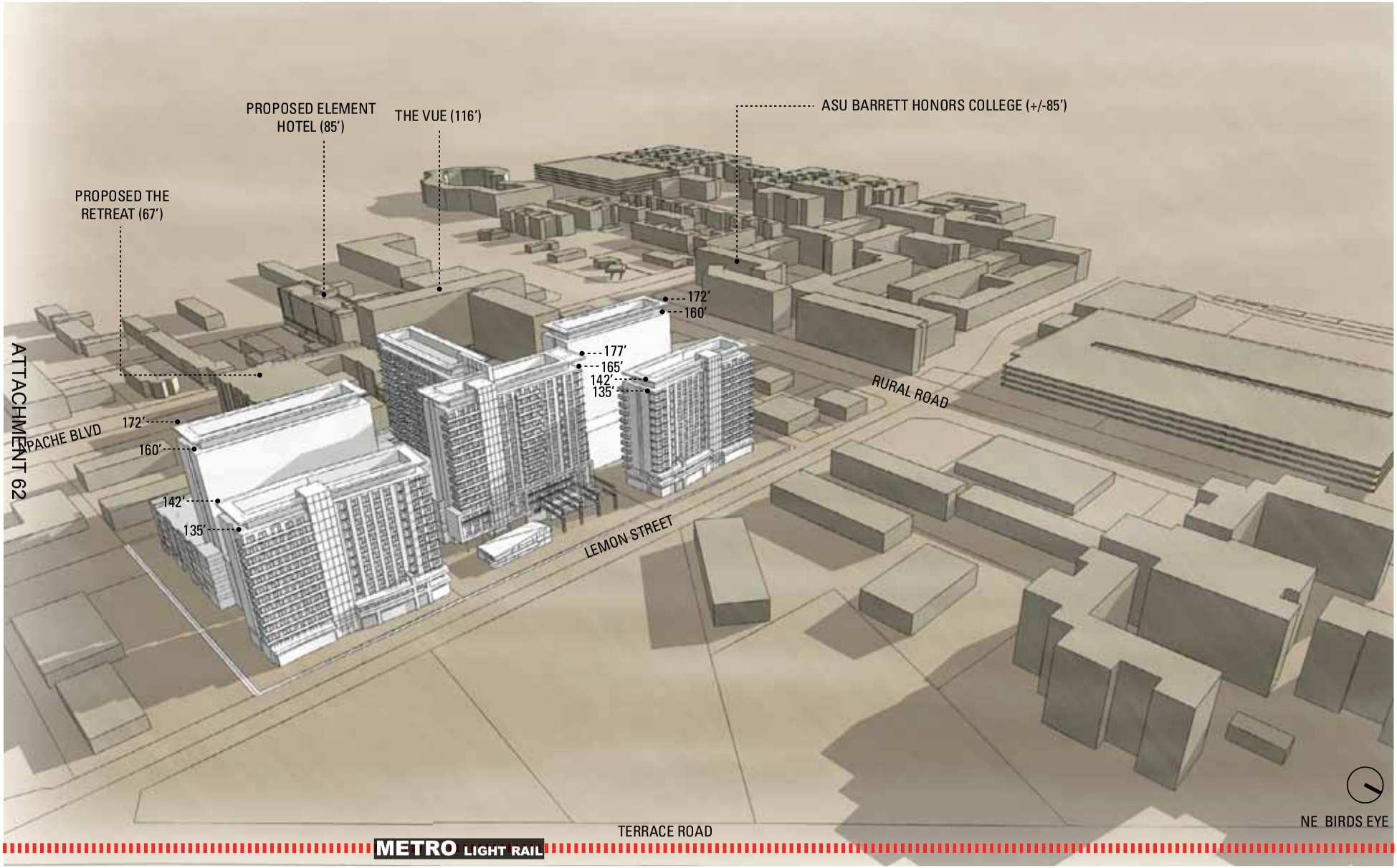
JUNE 21 - SUMMER SOLSTICE

MARCH 20 - SPRING EQUINOX

ATTACHMENT 60



LEMON STREETSCAPE SHADE STUDY
SUMMER SOLSTICE 3PM



ATTACHMENT 62

COLGATE GROUP **LEMON MIXED-USE** 03/06/09 R S P A R C H I T E C T S

ATTACHMENT 63

ATTACHMENT 64

ATTACHMENT 65

ATTACHMENT 66

ATTACHMENT 67

ATTACHMENT 68

ATTACHMENT 69

ATTACHMENT 70

Levesque, Ryan

From: Philip Amorosi
Sent: Monday, March 23, 2009 10:39 PM
To: Levesque, Ryan; Collins, Lisa
Subject: Comments on Lemon Mixed Use Development (PL080449)

Hi Ryan and Lisa,
I just looked this over and would like my comments forwarded to the Design Review Commission. Thanks.

1. This project is too high. 16 stories is too high. They mention the Vue at 10 stories. That was originally supposed to be only 8 stories but because of financing problems and nothing else was going on at the time we agreed to the extra 2 stories to get it off the ground.
This would be 6 stories higher right next to it. There are already 2 empty towers off of Mill, will these two empty towers compliment them?

2. They talk about density of units being lower than the Vue but they have a higher density of beds per unit and cramming people in there doesn't sound like a good selling point. Who ever heard of a 6 bedroom unit? They want 14 of them. They want 79 4 bedroom units. ASU is forcing freshman to live on campus, I don't know of any upper classman that want to have 5 roommates. That is a recipe for disaster. Will these larger units be designed in a way that if they aren't selling can be sliced in half for normal 2 and 3 bed units? 83 units per acre is tenement living, it won't get kids out of the neighborhoods if they are used to suburbia. 70 units/acre would be better.

3. I strongly object that they also want to go even lower on the parking standards than the TOD standards. The TOD committee haggled a long time just to get the TOD standard of a 25% reduction but this behemoth wants to go 6% lower than that at 31%. That is too low. It isn't even next to a light rail station. It would be better if they took out some of those 4 and 6 bed units and gave more consideration to the parking and stick to the TOD standard which is already considerably low.

Thank you for your consideration in this matter.
Phil Amorosi

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