

MATERIAL LEGEND:

1 "HORIZON" - PAINT COLOR 1 PAINTED STUCCO/CONCRETE	3 "ROME GREY" BRICK - GLEN GERY	5 "EVERGREEN" GLASS - PILKINGTON	7 "WHITE HOLES" SCREEN GLASS - VIRACON	9 GARAGE DOOR - COLOR TO MATCH PAINT COLOR 1
2 "FOREST HILLS GREEN" - PAINT COLOR 2 PAINTED STUCCO/CONCRETE	4 "ACTIV" CLEAR GLASS - PILKINGTON	6 "BLUE-GREEN" GLASS - PILKINGTON	8 "GREENSCREEN" - WIRE MESH SCREEN	10 NEW STREET TREE

hpa
Hartshorne Plunkard Architecture
 232 North Carpenter
 Chicago IL 60607
 P 312 226 4488
 F 312 226 4499
 www.hparchitecture.com

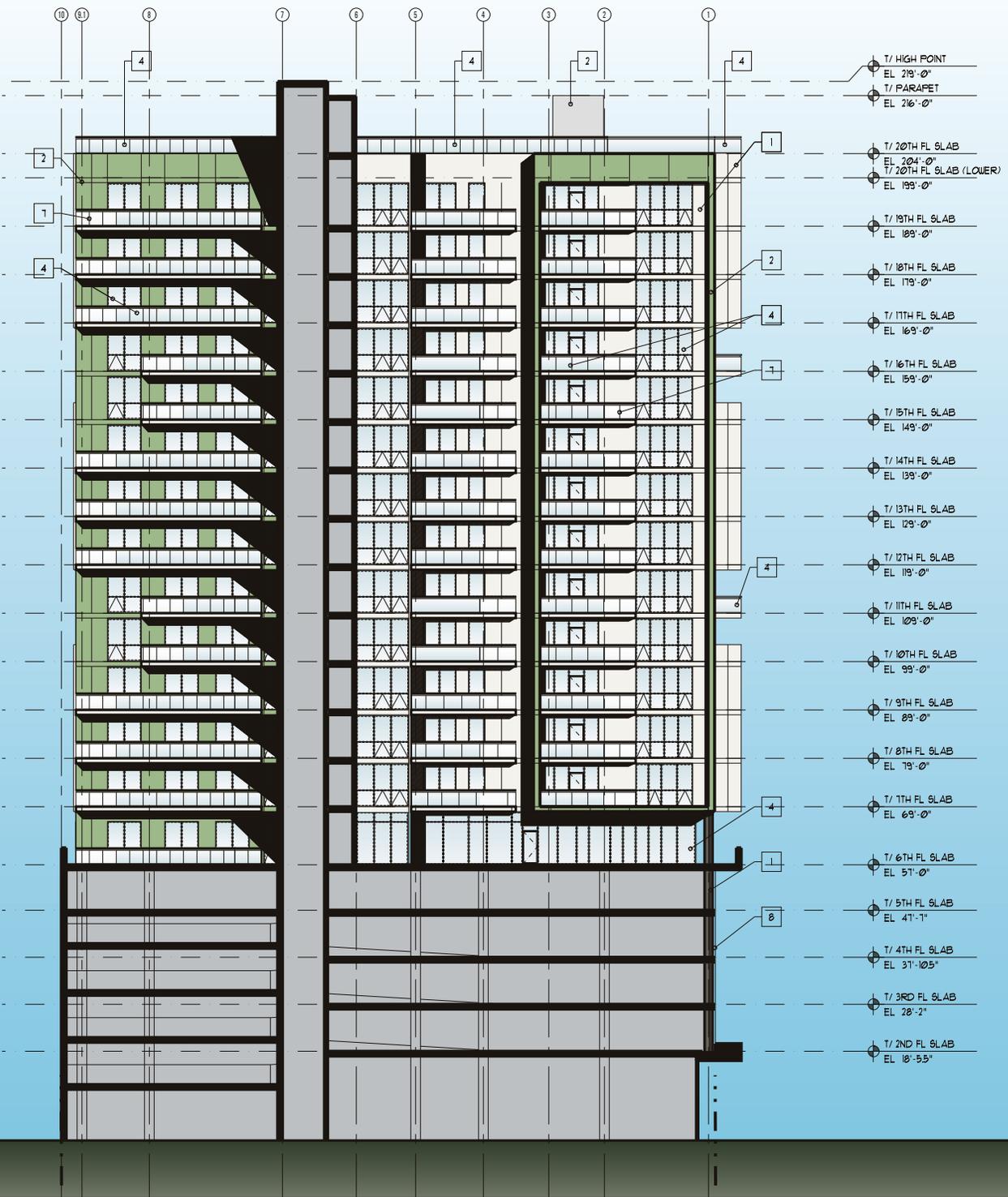
Forest & 7th
 Tempe, AZ
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PROJECT NORTH

SCALE
 1/32" = 1'-0"
DATE
 05.19.09

DRAWING
 EAST ELEVATION

SK#
 A2.1B

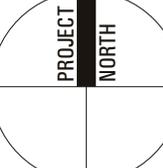


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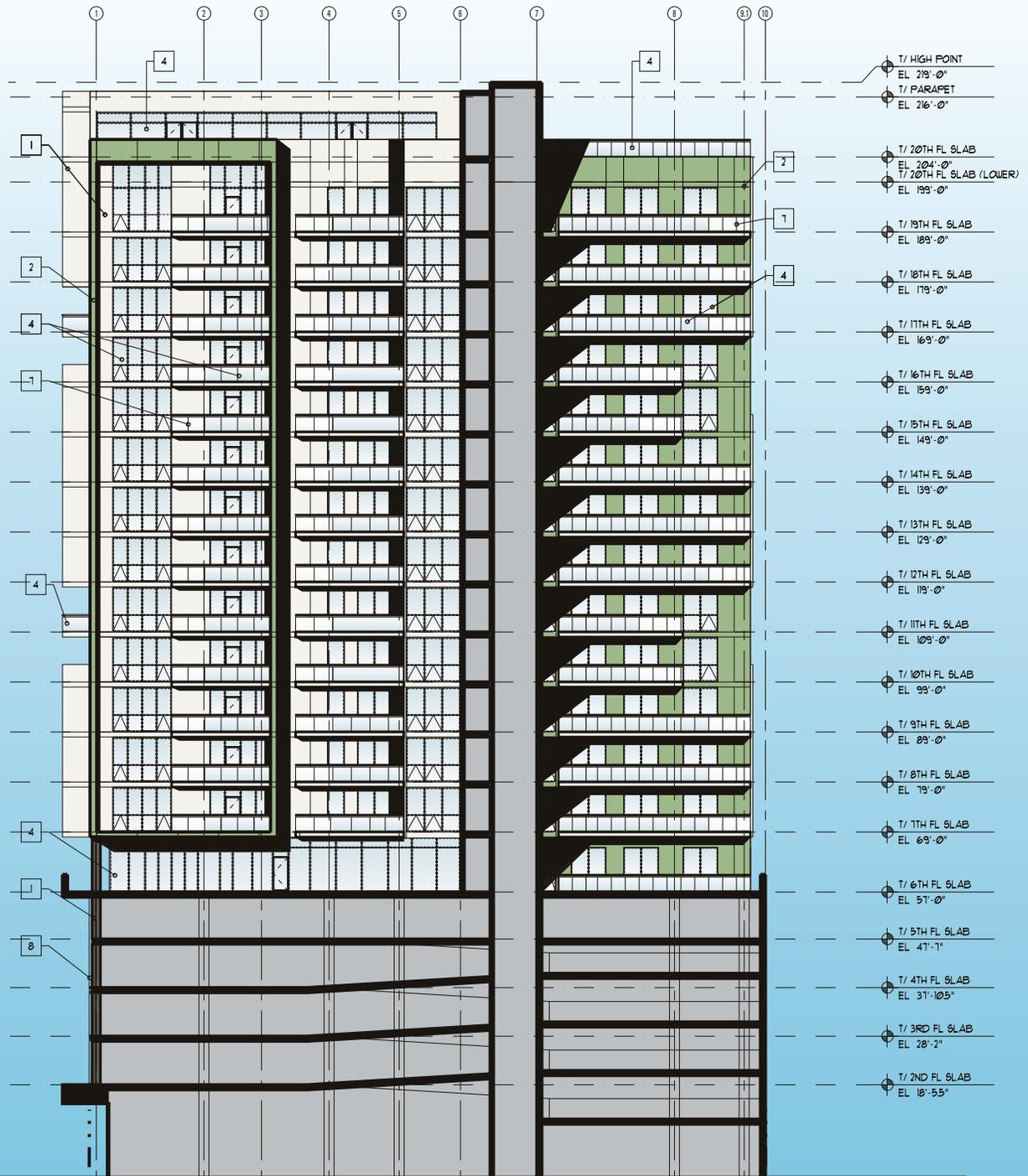
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SCALE
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DATE
 05.19.09

DRAWING
 NORTH ELEVATION (INTERIOR)
SK#
 A2.2B



MATERIAL LEGEND:

1 "HORIZON" - PAINT COLOR 1 PAINTED STUCCO/CONCRETE	3 "ROME GREY" BRICK - GLEN GERY	5 "EVERGREEN" GLASS - PILKINGTON	7 "WHITE HOLES" SCREEN GLASS - VIRACON	9 GARAGE DOOR - COLOR TO MATCH PAINT COLOR 1
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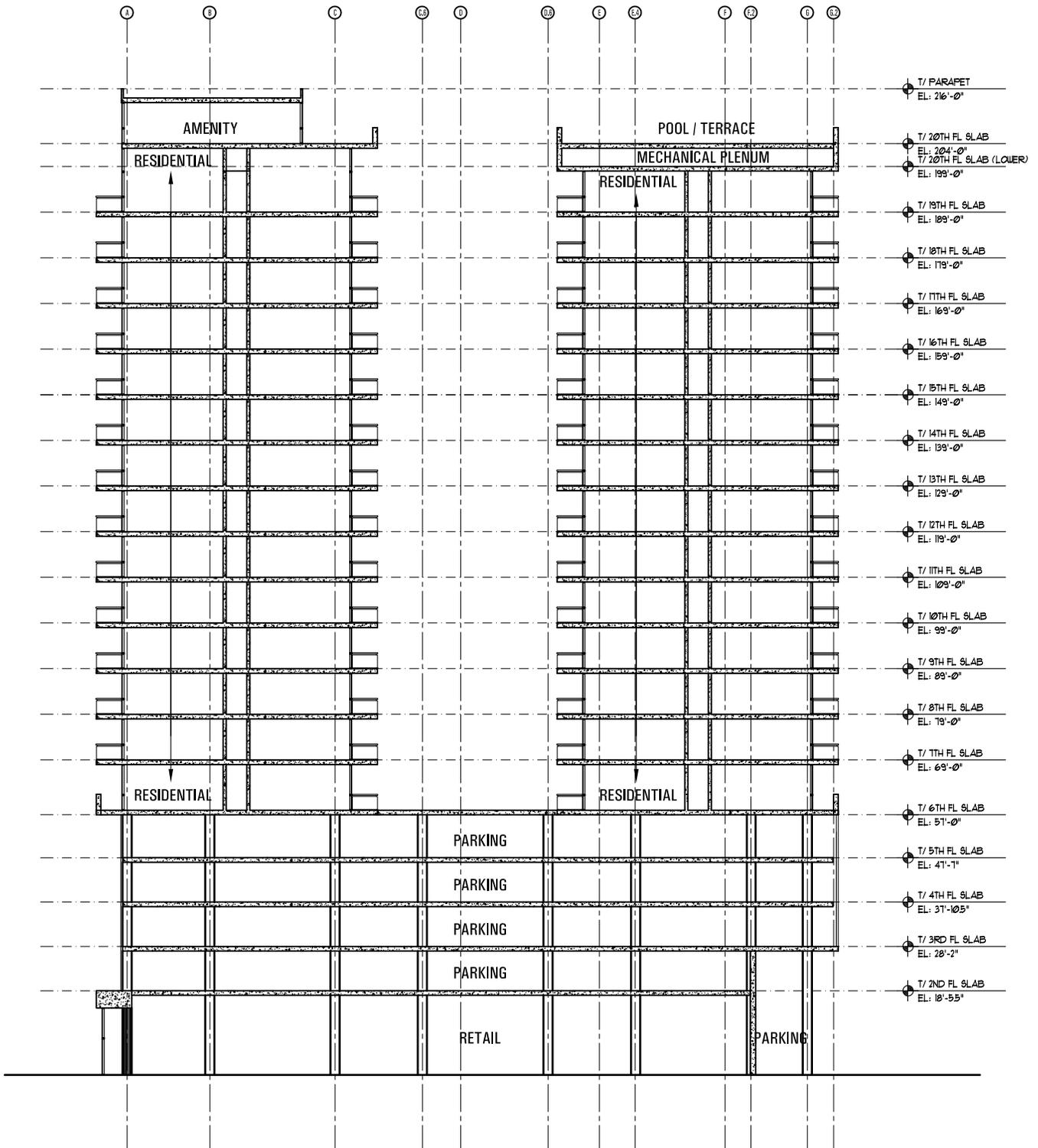
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SCALE
1/32" = 1'-0"

DATE
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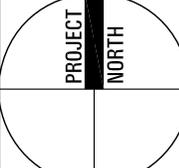
DRAWING
SOUTH ELEVATION (INTERIOR)

SK#
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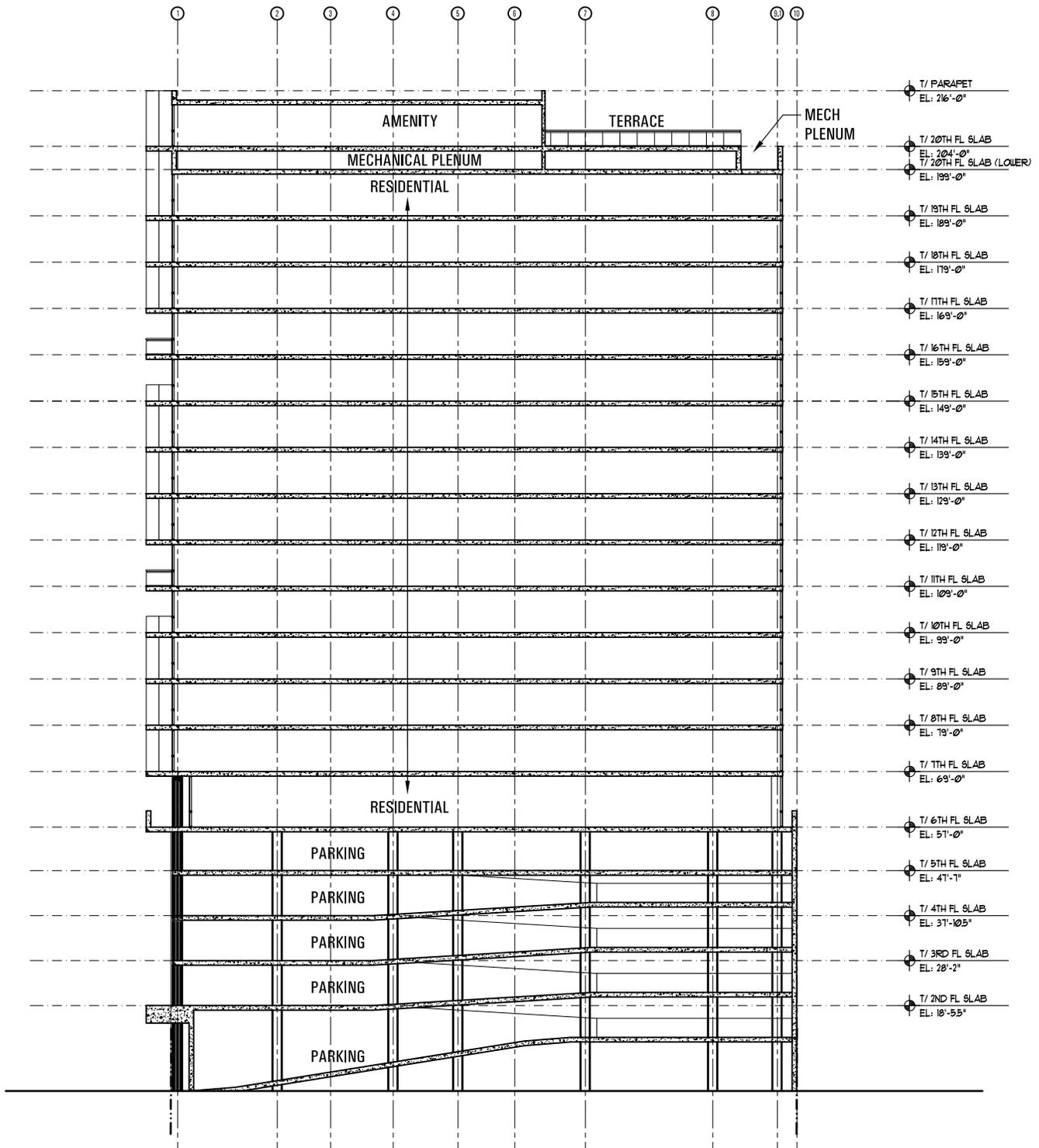
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SCALE
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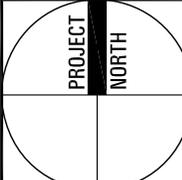
DRAWING
 NORTH-SOUTH
 BUILDING SECTION

SK#
A3.0A




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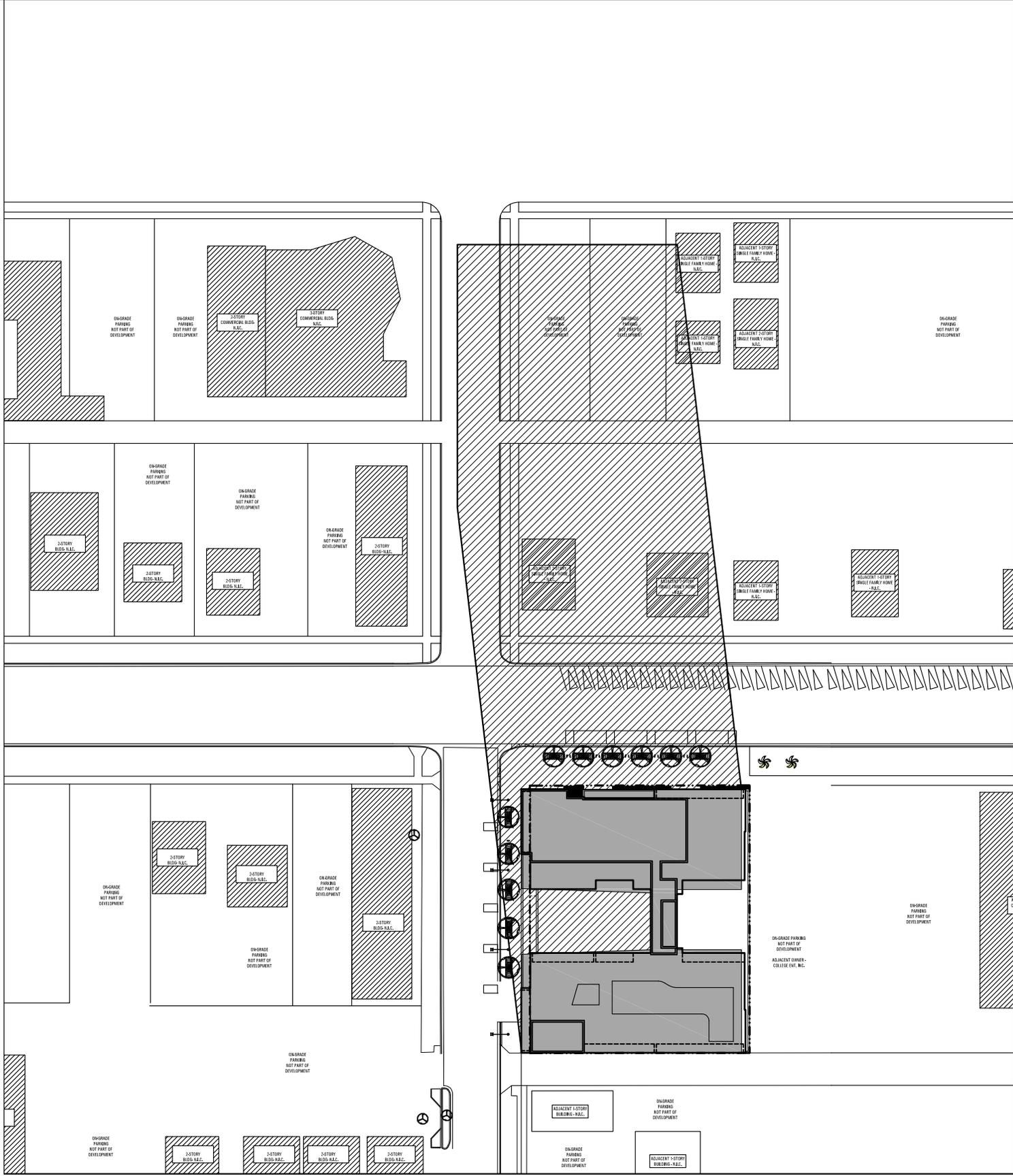
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SCALE
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 DATE
 05.19.09

DRAWING
 EAST-WEST
 BUILDING SECTION

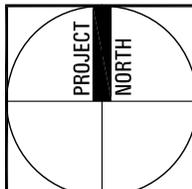
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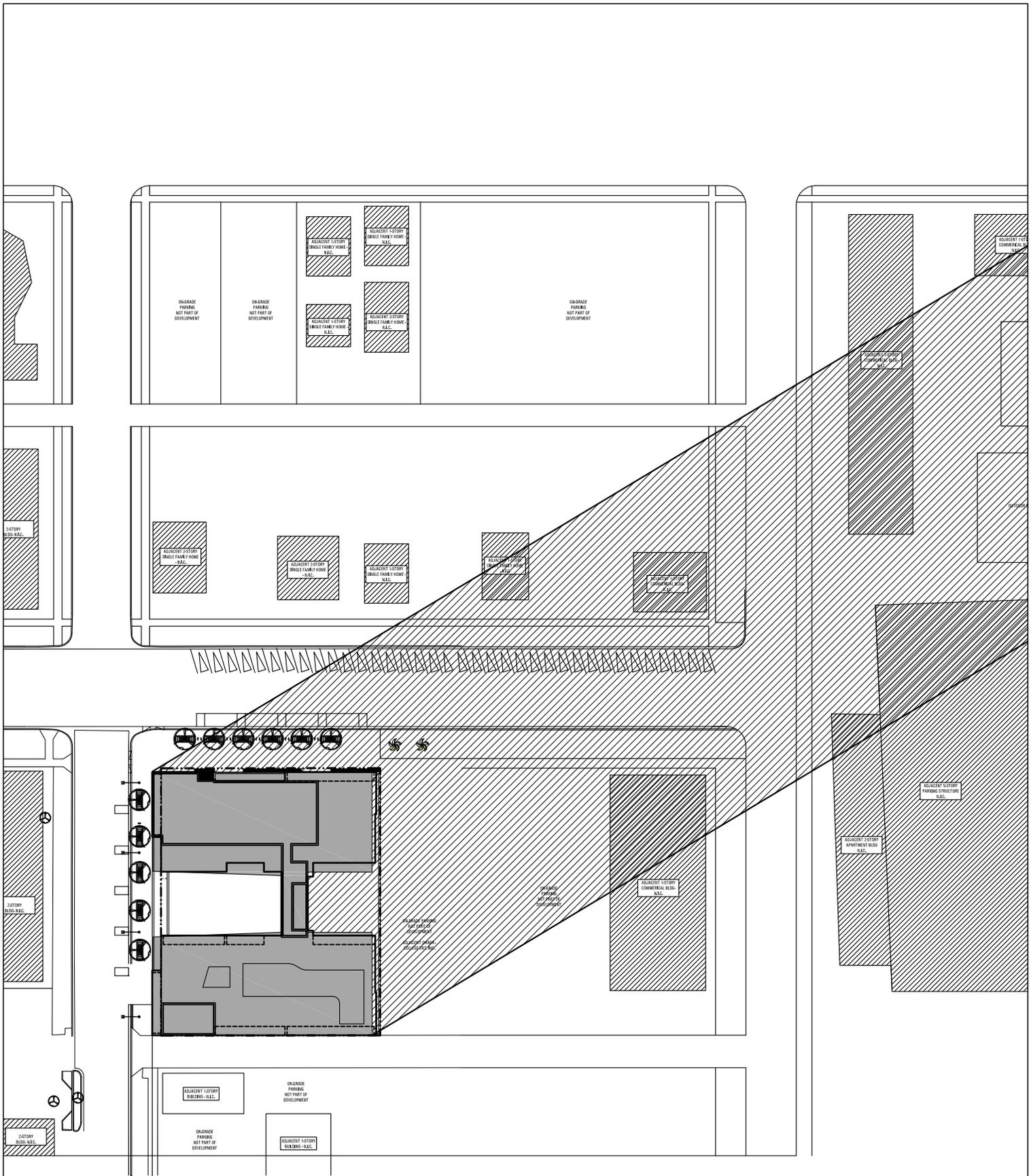
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SCALE
 NTS
DATE
 05.19.09

DRAWING
SITE PLAN SHADOW
STUDY - WINTER
SOLSTICE @12PM

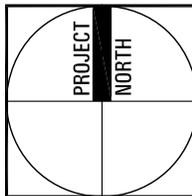
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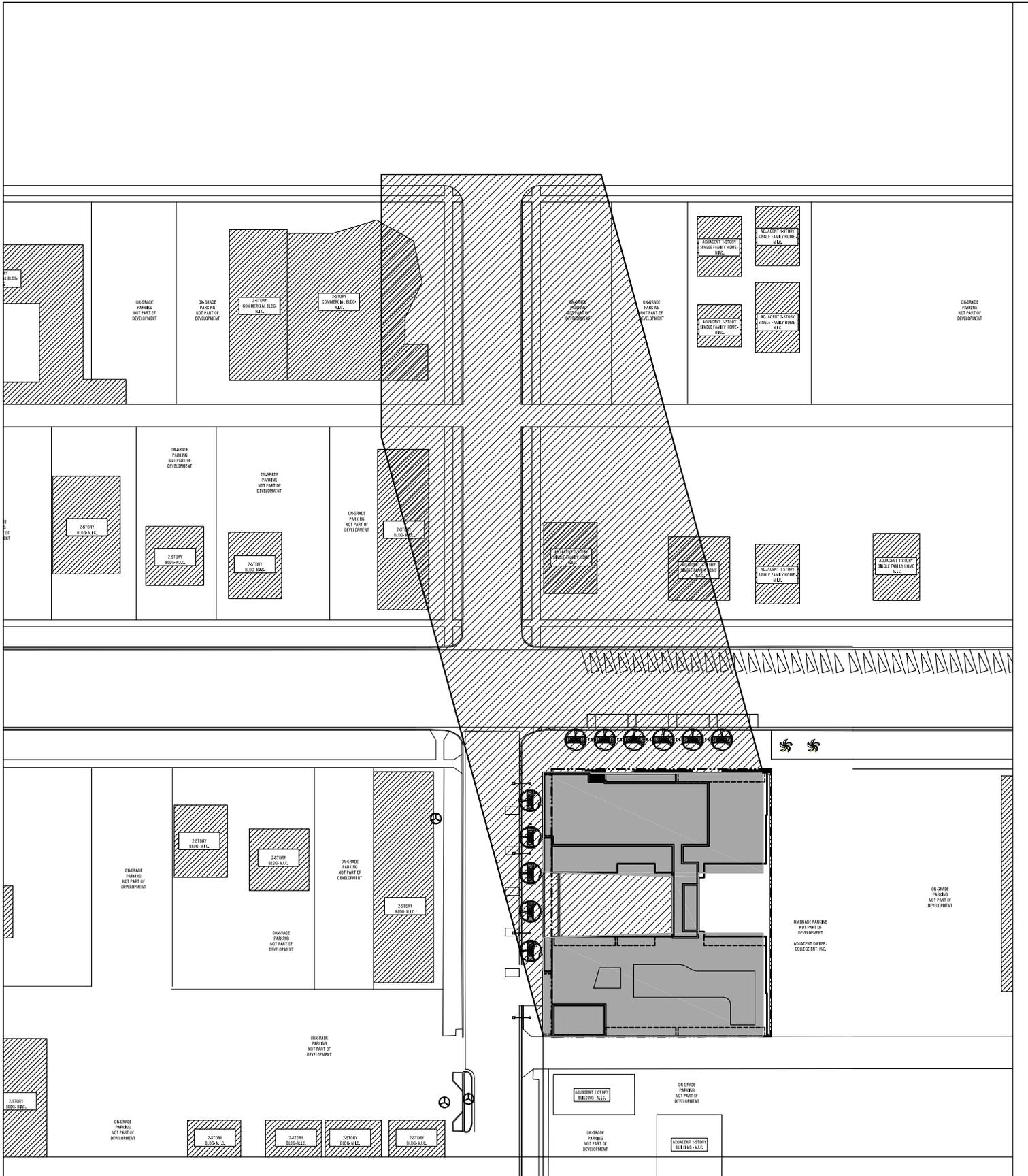
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SCALE	DATE
NTS	
05.19.09	

DRAWING
SITE PLAN SHADOW STUDY - WINTER SOLSTICE @ 5PM

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A0.02B-2




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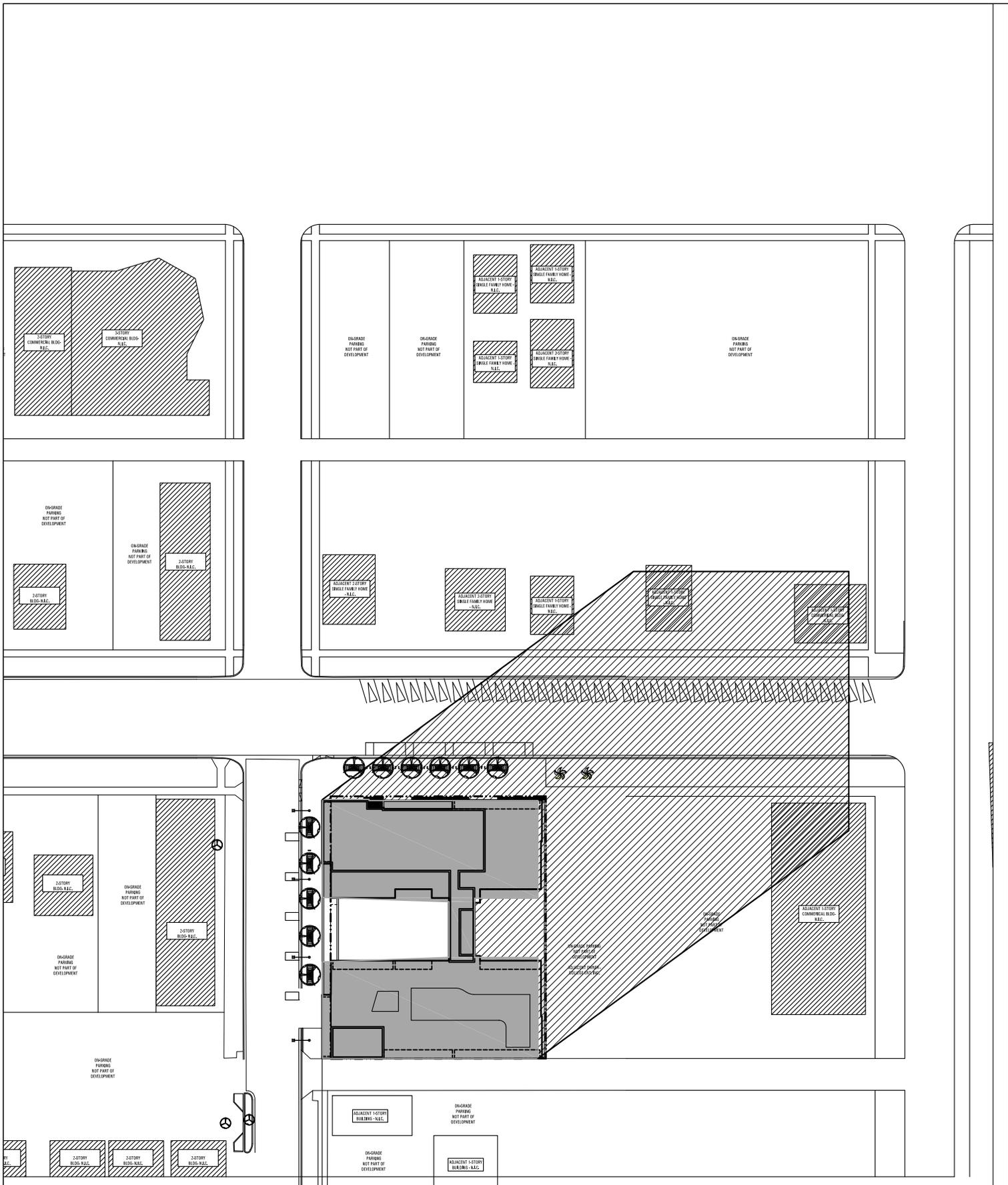
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PROJECT
 NORTH

SCALE
 NTS
 DATE
 05.19.09

DRAWING
 SITE PLAN SHADOW
 STUDY - VERNAL
 EQUINOX @ 12PM

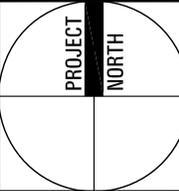
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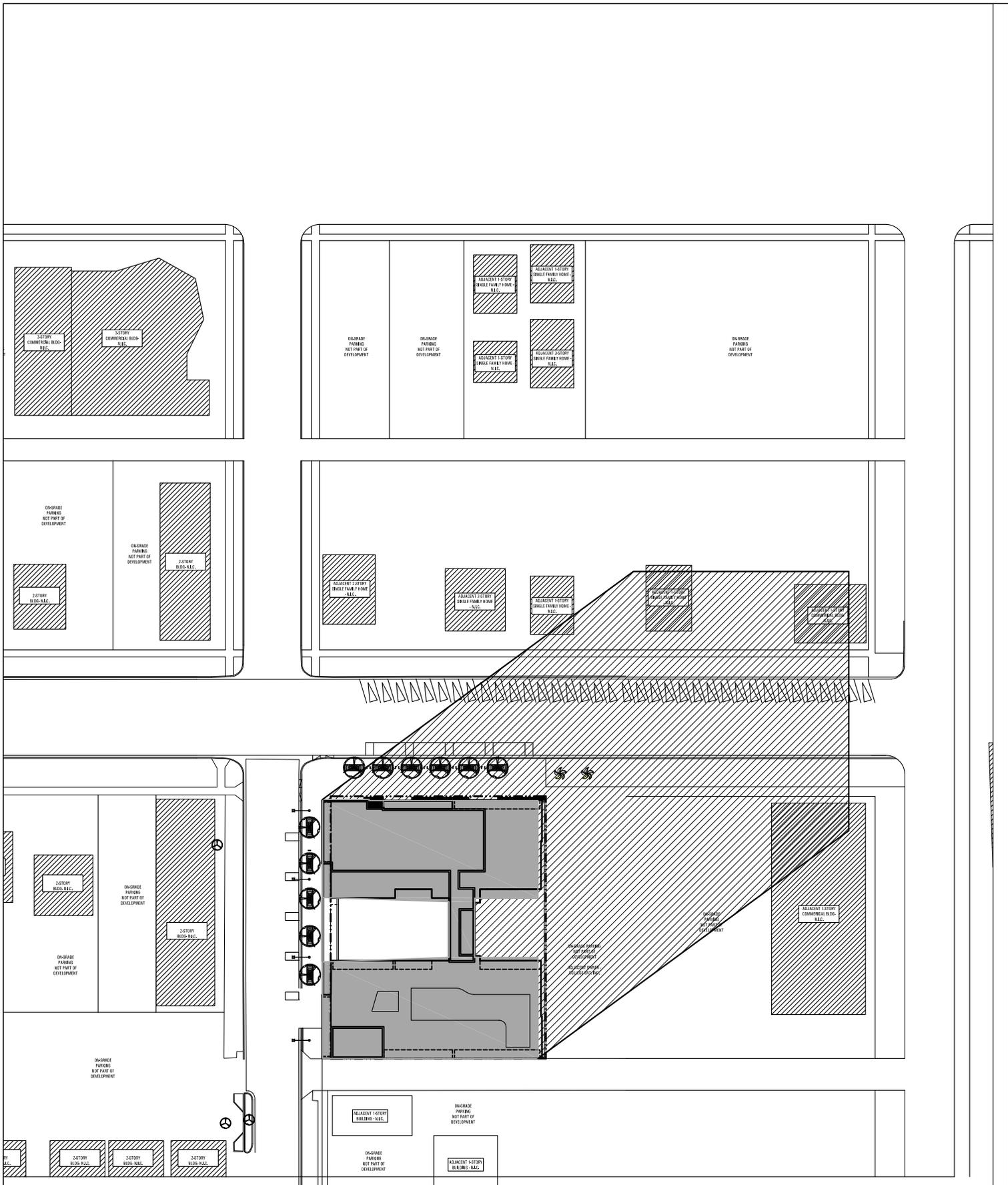
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SCALE
 NTS
DATE
 05.19.09

DRAWING
 SITE PLAN SHADOW
 STUDY - VERNAL
 EQUINOX @ 3PM

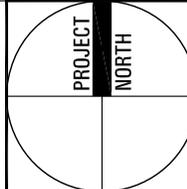
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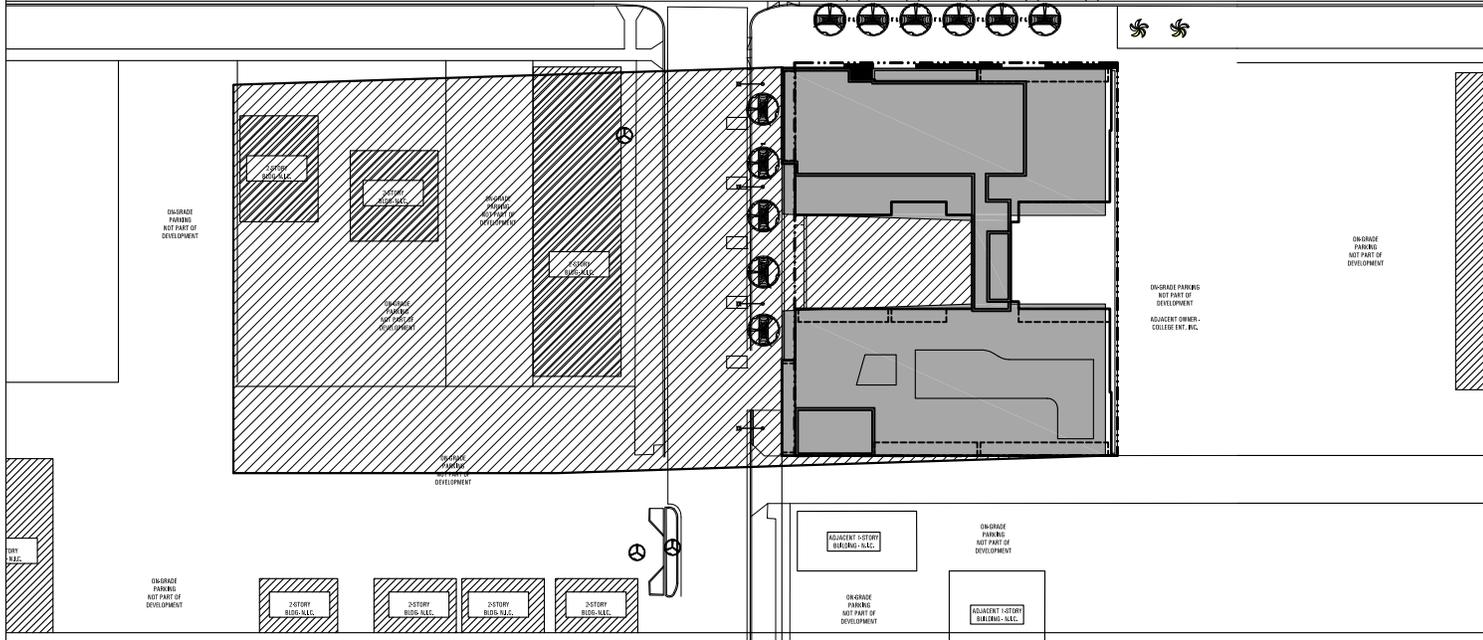
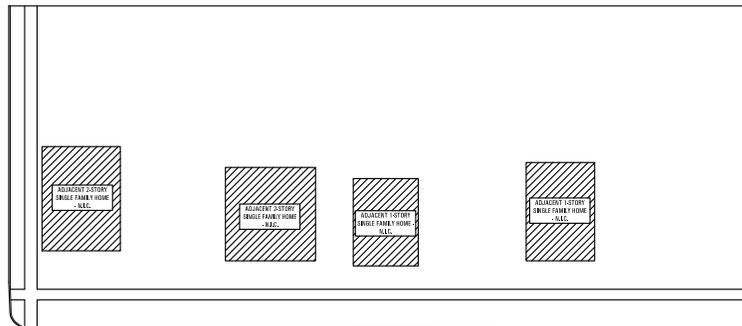
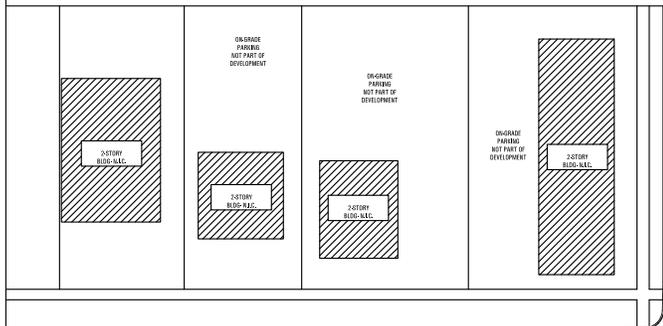
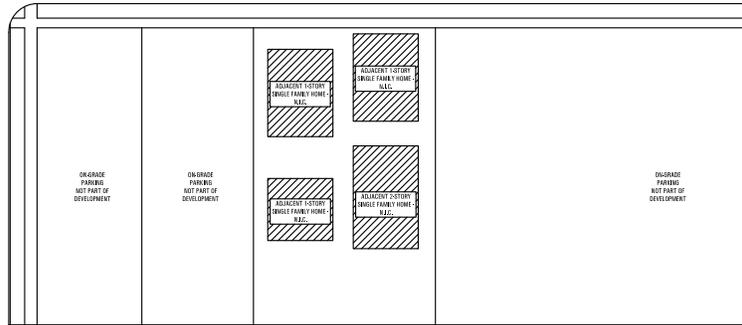
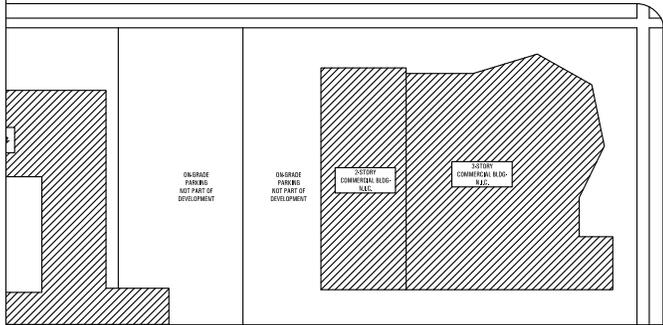
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SCALE
 NTS
DATE
 05.19.09

DRAWING
 SITE PLAN SHADOW
 STUDY - VERNAL
 EQUINOX @ 3PM

SK#
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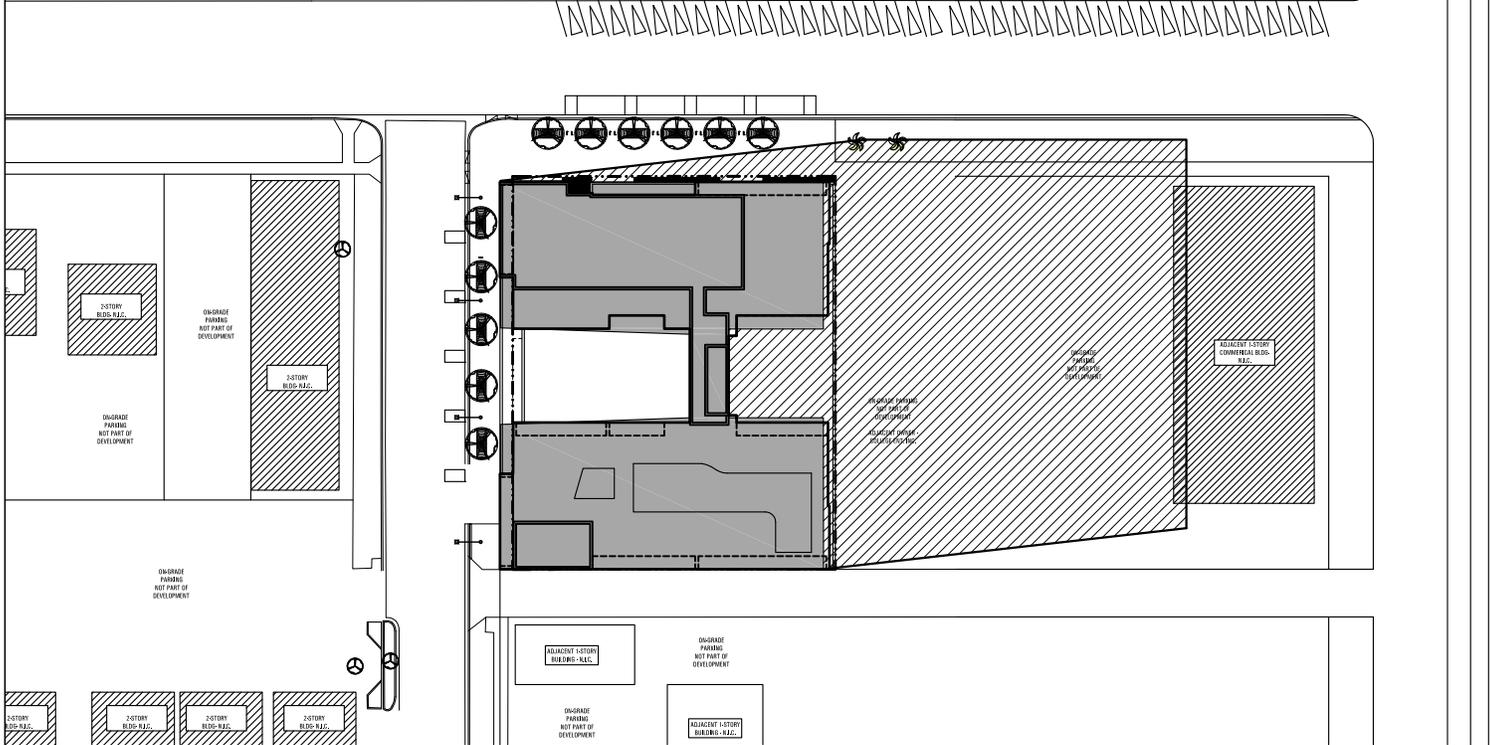
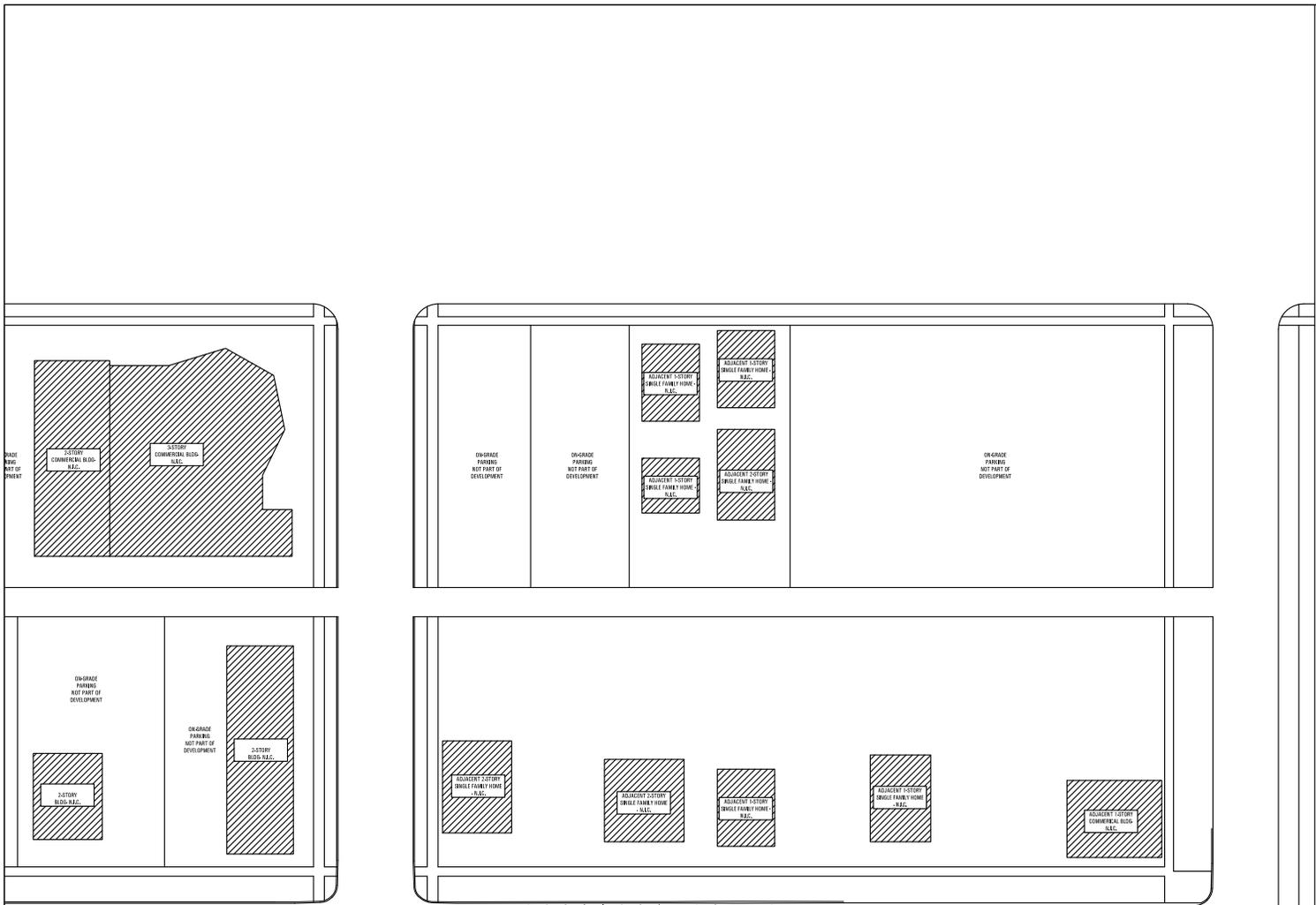
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PROJECT
NORTH

SCALE
NTS
DATE
05.19.09

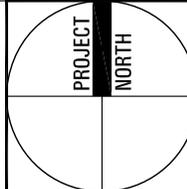
DRAWING
SITE PLAN SHADOW
STUDY - SUMMER
SOLSTICE @ 9AM

SK#
A0.02E-3




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Hartshome Plunkard Architecture

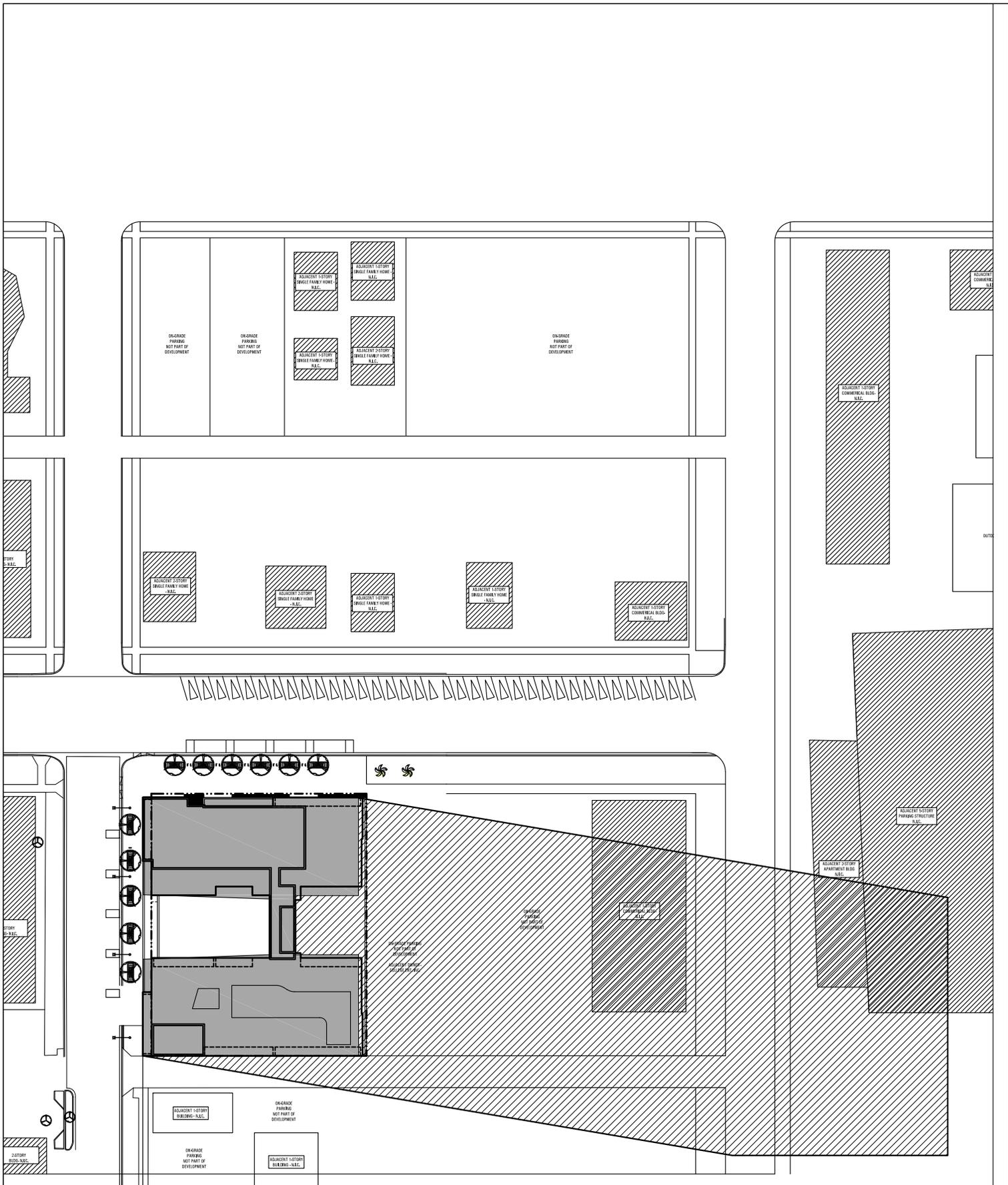
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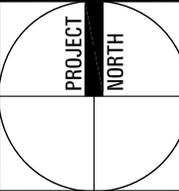
DRAWING
 SITE PLAN SHADOW
 STUDY - SUMMER
 SOLSTICE @ 3PM

SK#
 A0.02F-3




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SCALE	NTS
DATE	05.19.09

DRAWING
 SITE PLAN SHADOW
 STUDY - SUMMER
 SOLSTICE @ 5PM

SK#
 A0.02F-2

MEMORANDUM

GAMMAGE & BURNHAM
A Professional Limited Liability Company

May 15, 2009

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

RE: Summary of Public Outreach regarding the 707 S Forest Development Plan Review (DPR) and Planned Area Development (PAD) Overlay Amendment Applications for 0.511 acres of property located at the southeast corner of 7th Street and Forest Avenue

The project team has made a concentrated effort to reach out to the community over the past month. To date, comments received regarding the project and the applications have been overwhelmingly supportive. We have and will continue to address any questions and/or comments that may arise throughout the zoning process.

(1) **Phoenix Aviation Department Height Analysis:**

On March 5, 2009, the Applicants' legal representative contacted Phoenix Aviation Department staff for purposes of initiating an airport height analysis for the project. A letter dated April 6, 2009 from Chris Andres, City of Phoenix Deputy Aviation Director, stating that the project will not have a negative impact on Phoenix Sky Harbor Airport operations is enclosed.

(2) **April 10, 2009 Meeting with the Downtown Tempe Community, Inc. Executive Director:**

The Applicants' legal representative presented the project to Ms. Nancy Hormann, Downtown Tempe Community Inc. Executive Director, on April 10, 2009. Ms. Hormann was supportive of the project and agreed that both the proposed uses and amount of parking were appropriate for this area of Downtown Tempe.

(3) **Posting & Notification:**

Pursuant to applicable City requirements, on April 13, 2009, the Applicant sent first class letters to all property owners within 300 feet of the project site, current tenants of the project site and identified chairpersons of registered neighborhood associations and home owners associations, notifying interested parties of the proposed development and the neighborhood meeting scheduled for May 4, 2009. The respective dates, locations, and times for the neighborhood meeting and scheduled public hearings, as well as the Applicants' contact information, were posted on the project site on April 15, 2009. Copies of the mailing notice and notification list, as well as photos of the public hearing notice signs posted on the site, are attached to this summary.

(4) April 20, 2009 Meeting with First Congregational Church of Tempe's Pastor:

The Applicants' legal representative presented the project to Reverend Pamela Hines of the First Congregational Church of Tempe on April 20, 2009. Reverend Hines was supportive of the project and agreed that both the proposed uses and amount of parking were appropriate for this area of Downtown Tempe.

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

On April 27, 2009, the Applicants' legal representative, as well as one of the Applicants, corresponded over the phone with a representative of the owner of the Ma'i Island Grill regarding the project's construction timeline. On April 29 and May 1, 2009, the Applicants' legal representative exchanged voice messages with Ms. Robin Trick regarding scheduling a meeting to discuss the project. To date, Ms. Trick has not responded the Applicants' legal representative's voice message left on May 1, 2009. The Applicants' legal representative has not received any additional phone calls, faxes, letters or e-mails from either a neighbor or interested person regarding the project.

(6) Neighborhood Meeting of May 4, 2009:

Our official neighborhood meeting was held in Hatton Hall located at 34 East 7th Street in Tempe on May 4, 2009. The meeting began at approximately 6:00 p.m.

Meeting Attendees

Representatives from Campus Acquisitions LLC, L&G Cannery LLC, Gammage & Burnham PLC and Hartshorne Plunkard Architecture were present. Five interested persons and one City of Tempe Development Services Department staff member were also in attendance. The interested persons in attendance included Brad Hultquist (Owner of Grooming Humans), Marco Regalaro (Owner of Pop Culture Paradise), Scott Turkington (Vice President of SAXA, developer of the University Square project), Tom Tokoph (Urban Realty & Development Designated Broker and Salesperson) and Michael Carlson. The City of Tempe staff person in attendance was Kevin O'Melia. Contact information for persons in attendance for the meeting is provided on the enclosed sign-in sheet.

Presentation

Manjula Vaz of Gammage & Burnham PLC provided an overview of the development proposal, as well as the purpose of the applications. Jim Plunkard and Tom Pope of Hartshorne Plunkard Architecture provided an overview of the project's design. J.J. Smith and Michael Yeagle of Campus Acquisitions LLC provided leasing and parking ratio information for other Campus Acquisitions projects, including The Vue project located on Apache Boulevard. Kevin O'Melia of the City of Tempe Development Services Department also briefly discussed the project and the City's entitlement process.

Questions Posed by Meeting Attendees

Questions raised by members of the public who attended the neighborhood meeting pertained to the following: the provision of below grade parking; the project's construction schedule and plans for ensuring impacts on existing businesses are mitigated during construction; projected rents for the project's residential units; experiences related to leasing (both commercial and residential) and parking ratios at The Vue project on Apache Blvd.; if the leasing of residential units would be restricted to only

students; the project design's functionality in relation to the adjoining University Square project; and, planned signage for the project.

Questions Addressed

All questions raised during the meeting were addressed by the Applicants' legal representative, the applicants or City staff.

Comments Submitted by Meeting Attendees

Comments received during the meeting were overwhelming supportive of the project. One comment sheet in regard to the project was submitted by a person in attendance. The submitted comment sheet indicates support for the project and is enclosed.

Meeting Adjournment

The meeting ended at approximately 7:10 p.m.

(7) Posting & Notification of Rescheduled Public Hearings:

On May 6, 2009, the Applicant sent first class letters to all property owners within 300 feet of the project site, current tenants of the project site, identified chairpersons of registered neighborhood associations and home owners associations and all members of the public who attended the May 4, 2009 neighborhood meeting, notifying interested parties of the rescheduling of the Development Review Commission Hearing from May 26, 2009 to June 9, 2009, the 1st City Council Hearing from June 11, 2009 to July 2, 2009 and the 2nd City Council Hearing from July 2, 2009 to August 20, 2009. The posted sign was updated on May 14, 2009 to reflect the rescheduling of public hearings. Copies of the mailing notice and notification list, as well as photos of the public hearing notice sign posted on the site, are attached to this summary.

Encl.: April 6, 2009 Phoenix Aviation Department letter
April 13, 2009 mailing notice
April 13, 2009 mailing notification list
April 15, 2009 affidavit of signs posting
April 15, 2009 photos of posted signs
May 4, 2009 neighborhood meeting sign-in sheet
May 4, 2009 submitted neighborhood meeting comment sheet
May 6, 2009 mailing notice
May 6, 2009 mailing notification list
May 14, 2009 affidavit of signs posting
May 14, 2009 photos of posted signs
Affidavit of public hearing notification

NEIGHBORHOOD MEETING

707 S Forest
Hatton Hall
34 E. 7th Street
Tempe, AZ 85281
On Monday, May 4, 2009 at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Rob Lane			
KEVIN O'MELIA			
Scott Turkington			
Spike Lawrence			
J.J. SMITH			
Michael Yeagle			
MARCO REGALADO			
Michael Carver			
Brad Hultquist			
TOM TOKOPH			
JIM PLUNKARD			
Tom POPE			

NEIGHBORHOOD MEETING

707 S Forest
Hatton Hall
34 East 7th Street
Tempe, AZ 85281
On Monday, May 4, 2009 at 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

NONE

COMMENTS:

I would like to be a retail customer (Hair Salon)

NAME: *Brad Hultquist*
ADDRESS: *709 S. Forest*
TELEPHONE: *480-5104280 (cell) 480-968-5946 (work)*
EMAIL: *bradhultquist@cox.net*

PLEASE FILL OUT CARD AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM
ATTN: ROB LANE
2 N. CENTRAL AVENUE, 18TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

RLANE@GBLAW.COM



City of Phoenix

AVIATION DEPARTMENT
PLANNING & ENVIRONMENTAL DIVISION

April 6, 2009

Mr. Robert Lane
Land Use Planner
Gammage & Burnham
Two North Central, 18th Floor
Phoenix, Arizona 85004

Re: 707 S. Forest Avenue Mixed Use Project

Dear Mr. Lane:

Thank you for initiating an airport height analysis for the 707 S Forest Avenue Mixed Use Project in Tempe. This analysis will help determine potential adverse impacts to Sky Harbor Airport, one of Arizona's most important economic assets. The airport serves more than 100,000 passengers per day and provides employment for more than 30,000 people.

Based on the facts you provided, we have determined that the proposed structures will not have a negative impact on the airport's operations, or the airline emergency flight procedures. However, because the project is going to be higher than 200' you will need to file an Obstruction Evaluation Form 7460 with the FAA to receive a "Determination of No Hazard to Air Navigation". This notification is an important step that allows the Federal Aviation Association to identify potential aeronautical hazards in advance, thus preventing or minimizing the adverse impacts to the safe and efficient use of the surrounding airspace.

A submittal of incorrect heights could result in project delays. In an effort to avoid any delays in your project, please be mindful that our review is based on a proposed structure height of 235 feet above ground level (AGL) and a proposed finished floor elevation of 1167 feet above mean sea level (AMSL). This results in an overall maximum building height of 1402 feet AMSL including all rooftop appurtenances as shown in the attached exhibit.

Protecting Sky Harbor's long term airspace capacity is a major concern and priority for the City of Phoenix Aviation Department and we would like to thank you again for your attention to this matter. If you have any questions, comments or concerns Aviation staff can be reached at 602-273-3340.

Sincerely,

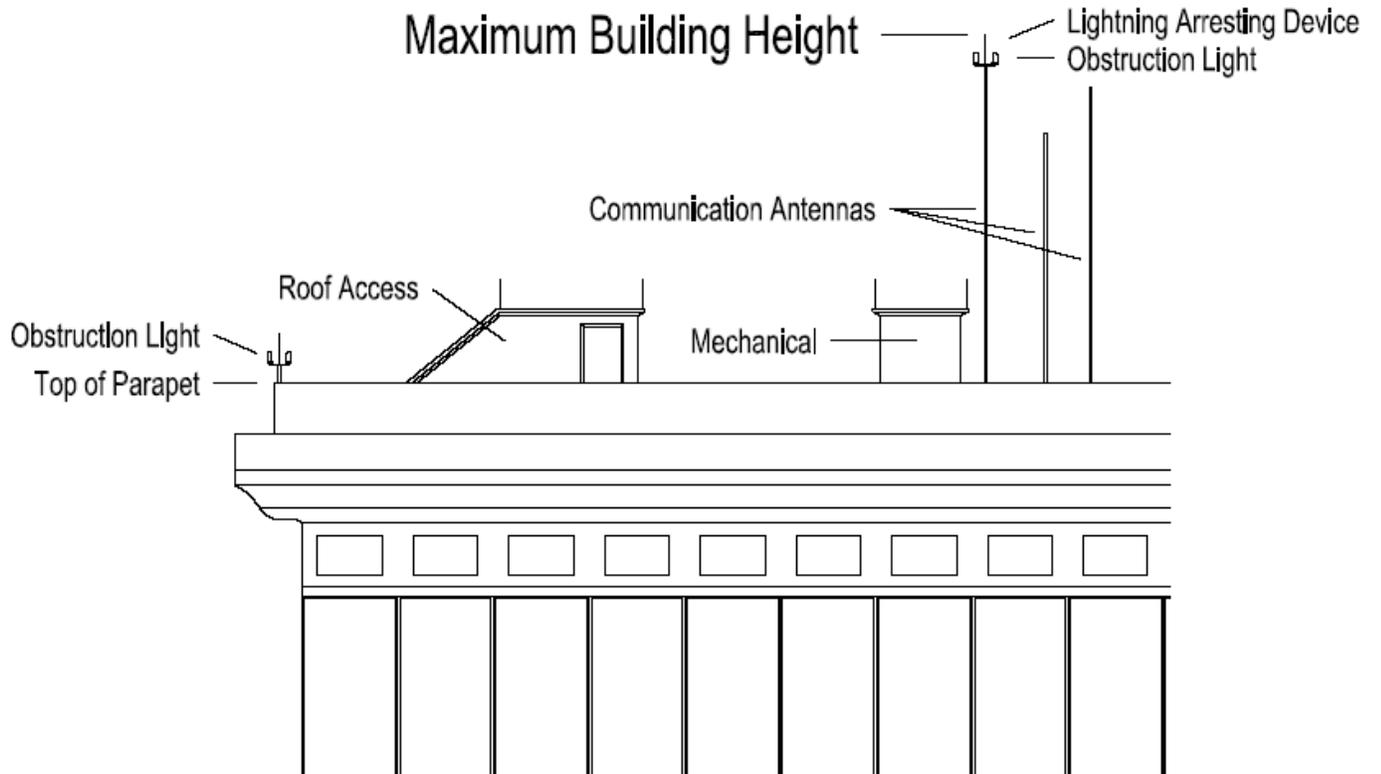

Chris Andres
Deputy Aviation Director

Attachment

cc: Danny W. Murphy
Jane Morris

Maximum Building Height

Maximum building height includes all rooftop appurtenances, obstruction lights, lightning arresting devices, etc. as shown below. All elevations are above Mean Sea Level (NAVD 88).



Executive Summary

Introduction

Campus Acquisitions, L.L.C. is planning a 528-bedroom, 168-unit student housing complex with 5,000 square-feet of retail on the southeast corner of Forest Avenue and 7th Street.

Conclusion and Recommendation

The close proximity and variety of non-automobile transport service as indicated in **Figure 1** reveals the significantly diminished need for private automobiles and parking. A light rail station and two (2) separate bus systems – all free to ASU students – and a bicycle station are each within a five (5) minute walk of the proposed student housing development. The entire ASU campus is within a fifteen (15) minute walk of the proposed development.

Residences for 528 students immediately adjacent to campus will decrease the number of vehicles traveling to, from, and throughout the ASU campus.

The closest single-family residential neighborhood that might attract off-site vehicle parking is approximately one-half mile from the proposed development. Residents are unlikely to park private vehicles for extended periods this distance from their home.

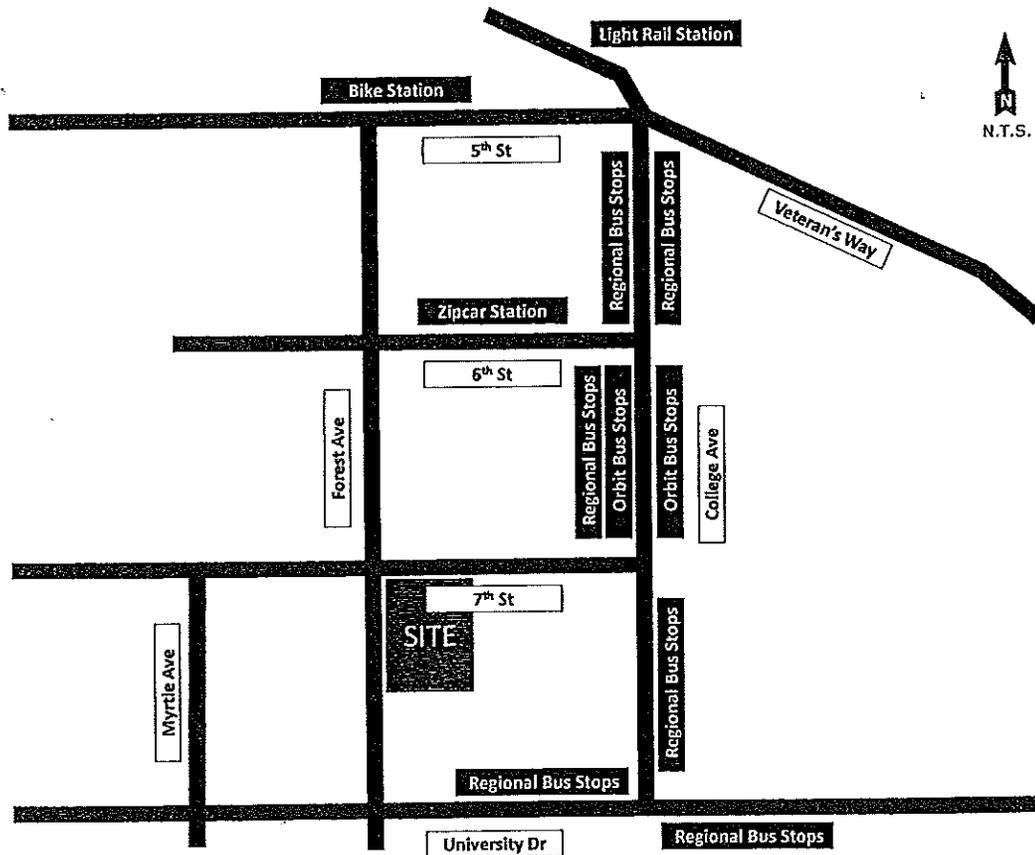


Figure 1: Bus, Rail, and Bike Proximity to Site

The users of the proposed private ASU student housing development are anticipated to generate a demand for 126 parking spaces.

The proposed development will provide 189 parking spaces. This represents a ratio of approximately 1.13 parking spaces per dwelling unit and an approximate ratio of 0.36 parking spaces per bedroom.

Introduction

Campus Acquisitions, L.L.C. is planning a student housing complex with a minor retail component in the City of Tempe, Arizona; located on the southeast corner of Forest Avenue and 7th Street. This proposed development will replace the following existing land uses: 12,000 square foot Arizona State University Community Development Office, 800 square foot restaurant, 600 square foot hair salon, 600 square foot specialty book store, and 4,000 square feet of vacant office space. The proposed development will provide approximately 5,000 gross square feet of retail and 528 beds in 168 dwelling units.

The project will promote pedestrian-oriented street-level activity that will utilize the variety of transportation modes available in the vicinity, including the new light rail line, Valley Metro bus routes, Tempe Orbit bus routes, Zipcar, bicycle facilities, and pedestrian facilities. These multi-modal transportation characteristics and the site location in close proximity to Arizona State University and the Tempe central business district provide the basis for anticipating minimal parking needs for the development.

Scope of Study

There are three purposes for this Mobility, Accessibility, and Parking Analysis, as listed below:

- ❖ Investigate the available transportation modes in the vicinity of the project and the mobility of the potential residents.
- ❖ Determine whether the available transportation modes in the area would sufficiently decrease the need for automobile transport by the residents.
- ❖ Determine the anticipated parking need of the development, based on its special characteristics.

Streetscape Improvements

Tempe in Motion (TIM) provides bus, bicycle, and pedestrian facilities; and encourages non-automobile transport in Tempe. Since the passage of Tempe's 1996 transit sales tax, the city has added late evening and weekend bus and dial-a-ride service, added bus routes, created an alternatively-fueled fleet, participated in regional light rail planning and construction, added bikeways, and implemented neighborhood pedestrian facilities.

Figure 2 presents an aerial photograph of the general vicinity of the project site, located at the southeast corner of the intersection of Forest Avenue and 7th Street. Its central location in Downtown Tempe provides an ideal setting for walking and cycling to all points within the ASU campus, as well as various interest and activity sites in the area. **Figure 3** presents a local vicinity aerial photograph.

Executive Summary

Introduction

Campus Acquisitions, L.L.C. is planning a student housing complex with a minor retail component in the City of Tempe, Arizona; located on the southeast corner of Forest Avenue and 7th Street. This proposed development will replace the following existing land uses: 12,000 square foot Arizona State University Community Development Office, 800 square foot restaurant, 600 square foot hair salon, 600 square foot specialty book store, and 4,000 square feet of vacant office space. The total development will provide approximately 5,000 gross square feet of retail and 528 beds in 168 dwelling units.

Results

The existing land uses are calculated to generate the following weekday traffic volumes.

707 S. FOREST AVENUE EXISTING TRIP GENERATION WITH 25% REDUCTION					
EXISTING LAND USES	SIZE	UNITS	MODIFIED TRAFFIC VOLUME		
			DAY	AM PEAK	PM PEAK
SINGLE TENANT OFFICE - 715	12.0	K SQ FT	251	32	40
HIGH TURNOVER (SIT-DOWN) RESTAURANT - 932	0.8	K SQ FT	76	7	7
SHOPPING CENTER - 820	1.2	K SQ FT	287	8	26
TOTAL	14	K SF	614	47	72

The proposed development is anticipated to generate the following weekday traffic volumes.

707 S. FOREST AVENUE PROPOSED SITE TRIP GENERATION WITH 25% REDUCTION					
PROPOSED LAND USES	SIZE	UNITS	MODIFIED TRAFFIC VOLUME		
			DAY	AM PEAK	PM PEAK
APARTMENT - 220	168	DU	870	65	83
LOW-RISE APARTMENT - 221	168	DU	936	63	80
HIGH-RISE APARTMENT - 222	168	DU	643	38	50
MID-RISE APARTMENT - 223	168	DU	0	42	53
APARTMENT - 220	528	BEDS	1,336	111	158
LOW-RISE APARTMENT - 221	528	BEDS	NA	NA	NA
HIGH-RISE APARTMENT - 222	528	BEDS	NA	NA	NA
MAXIMUM			1,336	111	158
SHOPPING CENTER - 820	5	K SQ FT	727	20	65
SPECIALTY RETAIL CENTER - 814	5	K SQ FT	189	NA	25
HIGH TURNOVER (SIT-DOWN) RESTAURANT - 932	5	K SQ FT	477	43	41
MAXIMUM			727	43	65
TOTAL			2,063	154	224

Recommendations without the 707 South Forest Avenue Student Housing Development

The study intersections lane configuration and traffic control for the ambient 2010 and 2015 conditions will not change from the existing 2009 condition.

The intersection of College Avenue and 7th Street has a large number of pedestrians and poor levels-of-service for eastbound and westbound traffic movements. This intersection should be evaluated to determine whether four-way stop control is appropriate. The short length of College Avenue and the proximity of other four-way stop controlled intersections also support the implementation of four-way stop control at this intersection.

Recommendations with the 707 South Forest Avenue Student Housing Development

The study intersections lane configuration and traffic control for the ambient 2010 and 2015 conditions will not change from the existing 2009 condition. Lane configurations for all years and for the 2010 & 2015 with site condition are shown in **Figure 1** and **Figure 2**.

The intersection of College Avenue and 7th Street has a large number of pedestrians and poor levels-of-service for eastbound and westbound traffic movements. The site traffic assigned to this intersection is minimal and is not the cause for the poor levels-of-service.

The maximum southbound queue at Forest Avenue and University Drive occurs during the evening 2015 with site peak hour. This queue is 170 feet with an approach delay of 15.3 seconds. The northbound queue at Forest Avenue and 7th Street is not provided by Synchro analysis, because it is a four-way stop control. The delay for the northbound approach is 10.0 seconds. It is reasonable to anticipate a queue length of less than 190 feet for this movement. The proposed site driveway, located 190 feet from both intersections, will not be impacted.

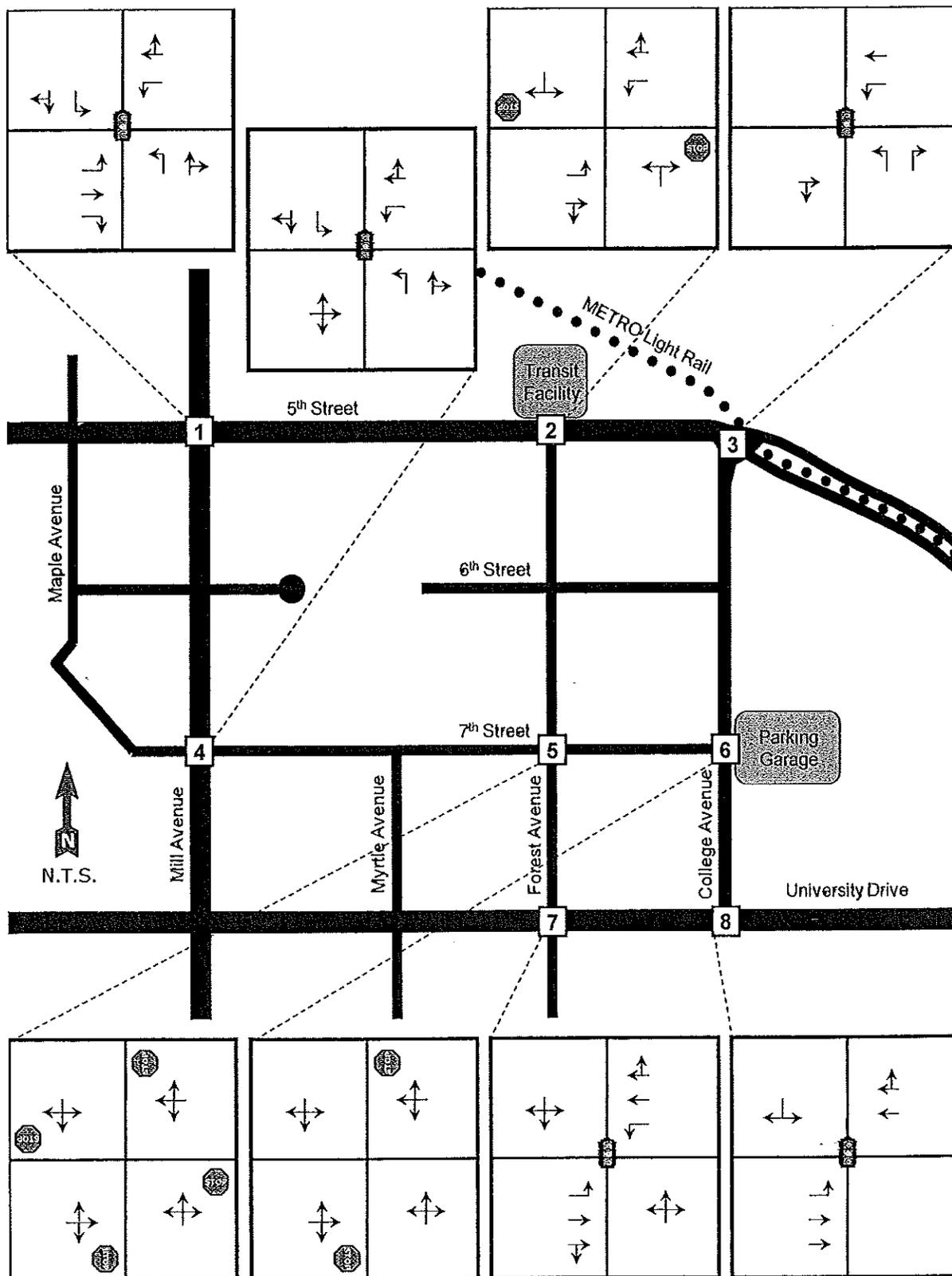


Figure 1: Lane Configurations – All Years

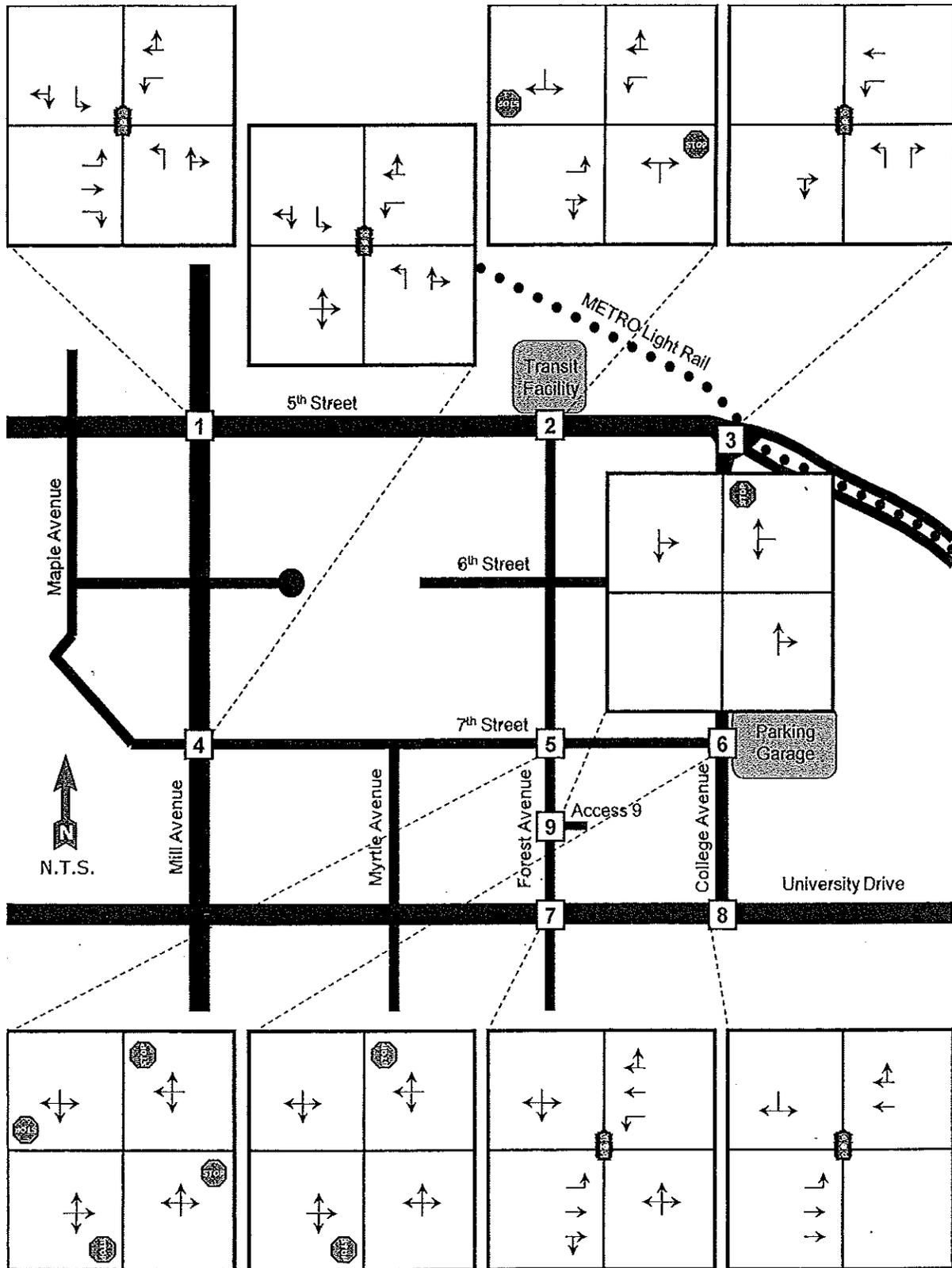


Figure 2: Lane Configurations – 2010 & 2015 with Site



KEY MAP





1



2



3



4

