

Staff Summary Report

Development Review Commission Date: 04/12/11

Agenda Item Number: ___

SUBJECT: Hold a second public meeting for a Development Plan Review for DICE POINT, located at 601 W. 5TH Street.

DOCUMENT NAME: DRCr_Dice Point_041211 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by **DICE POINT (PL110006)** (Haithem Haddad, Empire Properties, Inc. , property owner and applicant) consisting of an exterior remodel of existing 40-unit apartment community, on 1.43 net acres, located at 601 W 5th Street in the R-3 Multi-Family District. The request includes the following:

DPR11007 – Development Plan Review including building elevations.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

REVIEWED BY: Steve Abrahamson, Principal Planner, Planning and Zoning Manager (480-350-8359)

LEGAL REVIEW BY: N/A

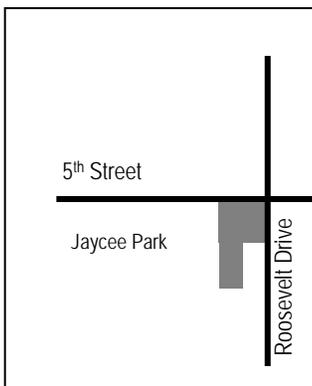
DEPARTMENT REVIEW BY: Lisa Collins, Community Development Deputy Director (480-350-8989) 

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:

Gross/Net site area	1.43 acres
Total Building area	13,888 s.f. ground floor
Lot Coverage	22 % (50% maximum allowed)
Building Height	2-story existing units (30 ft maximum allowed)
Building Setbacks	+25' front (on 5 th St), +14' street side, 7' side, 50' rear (20' front, 10' street side, 10' side, 15' rear min.)
Landscape area	25% (25% minimum required)
Vehicle Parking	69 spaces (69 min. required, 23 max allowed)
Bicycle Parking	20 minimum required



A neighborhood meeting was not required with this application.
This request was continued from the March 22nd Commission meeting.

- PAGES:**
1. List of Attachments
 - 2-3. Comments
 - 4-6. Reason for Approval / Conditions of Approval
 7. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
 2. Aerial Photo
 3. Letter of Explanation
 4. Site Plan
 - 5-7. Elevations
 - 8-9. Photographs
 10. Photo rendering of prior color submittal

COMMENTS:

This site is located on the south west corner of Roosevelt and 5th Street in the Sunset Neighborhood, and is zoned R-3 Multi-Family Residential. The property was originally developed in 1973, and has had many owners and modifications in the past 38 years. The applicant purchased the property in 2009 and initiated interior upgrades to the property. Due to calls for service and activity on site from people cutting through the property, the owner wished to gate both driveways to control access. When the applicant initiated proposed site modifications through the site plan review process, existing site conditions warranted the requirement for building safety and planning review. It was determined that work done by previous owners had not been permitted. The new owner had removed decorative mansards from the buildings and replaced all windows within the complex. When made aware of the need for planning entitlement processing and building permits the applicant initiated processes to comply with requirements. Through this effort, the scope of the project significantly changed in order to comply with building safety and planning requirements. The applicant wishes to phase his improvements to work within a realistic budget and schedule to allow occupancy of the complex to continue.

This request is for a Development Plan Review for modifications to the elevations, including removal of an applied mansard, replacement of windows, and new paint. Landscape is not included in this request, although is conditioned for future phasing to comply with code requirements.

The applicant met with staff to discuss the condition of the property and his concept for revitalization. The design intent is to add color and interest to the buildings in a more modern application. The mansards were deteriorating and needed replacement; after removal, the owner liked the clean look of the original structure better than with the applied ornamentation. The surrounding newer developments and the historic building east of Roosevelt have similar form and simplicity of detail. The owner intended to tie into the aesthetic context of the surrounding multi-family developments south and east of the property. Staff is working with the applicant to address current site conditions through a phased plan for revitalization.

With any request for a repaint, staff has the authority to approve administratively, or take the request to the Development Review Commission. When a proposed design involves multiple colors and greater hue intensity, there may be more interest from the public, warranting a public meeting. Staff was in support of the color palette presented, however, due to the variety and complexity of the application of color on all walls of the complex, determined that public review of this case was necessary. At the March 22nd Development Review Commission, concerns were raised by Commissioners regarding the hue and intensity of the proposed palette. Recommendations were made to tone down or mute the colors. Based on this input, the applicant has provided a revised color palette, for consideration by the Commission. Staff recommends approval of this request.

PUBLIC INPUT

- Neighborhood meeting was not required, no public input was received at the March 22nd hearing, nor has staff received input since this meeting.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The property owner had originally requested to secure the interior of the property with electronic sliding gates over both driveways to prevent people from cutting through the complex, getting into the dumpsters and burglarizing units. However, there were circulation issues for fire and refuse, and potential traffic conflicts with stacking at the gate to enter the property. Staff will continue to work with the applicant to determine if a solution to his security concerns can be met and handled through an administrative review.

The original development had a cedar fence that formerly secured the western perimeter of the property with pedestrian gates through to the park property from the apartment building breezeways. At some time in the past, walls were added cutting off these openings between the buildings. The owner was unaware that fencing was ever located along the western perimeter; research indicates the fencing was not present when the multi-generational center was remodeled. The existing apartments have no screening from car headlights parking at the multi-generational center, nor is there security for the first floor units. The owner indicated that there have been no break-ins or incidents from the parking area to residents of the first floor units on the west side. Police staff recommended a wrought iron fence for security to the units and visibility for natural surveillance, building safety staff required emergency exit gates for egress through the fence, and planning staff recommended that the lower 3' of the fence be screened with

opaque material to screen headlights from shining into the first floor window units. Because the parking lot is not part of his property, and the west side is not part of the scope of work, fencing is not being required for this request.

However, if efforts are made to secure the property by putting in gates across the driveways, then the western perimeter should also be secured. A dark parking lot could pose security problems for the apartment residents living on the west side. Fencing would limit access control and provide an additional layer of security to the property. A condition has been added that future site improvements will require fencing to be included for administrative review.

Building Elevations

The original building elevations included wood trim that has recently been removed. The proposed revised color palette picks up on the warm orange/gold tones of other newer developments nearby and compliments this with a cool green and blue that contrasts similar to the development on the south east corner of 5th and Roosevelt. The colors are significantly less vibrant than the original request, and blend well with the developments of the surrounding area. Northwest Tempe has developed an eclectic color palette, celebrating the diversity of modern and old building styles. The Scales Technology Academy further west uses bright colors, as do elements of Jaycee Park. The site is adjacent to the Multi-Generational building and Boys and Girls Club and the proposed colors provide an upbeat and fresh look to the corner. The subdued hues that will change in vibrancy throughout the day and the patterning of the colors will reflect light off each other, blending the tones. The doors, railings and underside of the balcony walkways and overhangs will be painted black to provide contrast and accent. At the crown of the building, and around the base of the balcony walkways, existing wood trim and metal flashing will be covered with new galvanized metal, creating an accent band of reflective material that breaks up the façade of the building and ties each of the colored segments together with a unified trim. The colors are a unique combination of cool and warm tones that compliment surrounding modern structures. An additional condition was added to address Commission concerns of the finish of the stucco and paint.

Landscape Plan

This request is for a paint modification only. The site has mature trees, but is missing some of the originally approved plants. The applicant intends to modify the landscape to provide an updated xeriscape plan that retains mature trees on site. The applicant has requested a phased proposal to allow time to complete current projects and get tenants back into units. This request is conditioned to assure that landscape is either returned to the original planting plan or upgraded to comply with code requirements for landscape trees, shrubs and ground cover. Staff will administratively review any changes to the landscape at a future time.

Section 6-306 D Approval criteria for Development Plan Review

1. Materials are of a quality and detail appropriate with their location and function while complementing the surroundings;
2. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, featuring an enhanced pedestrian experience at and near street level;
3. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;

Conclusion

Based on the information provided by the applicant and the above analysis staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.

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

Site Plan

1. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
2. At such time that the property owner makes site improvements for security, fencing shall be included along the western perimeter of the property.

Building Elevations

3. The materials and colors are approved as presented:
Walls – Painted Stucco - Dunn Edwards DE5298 Butterscotch Syrup (orange/gold)
Walls – Painted Stucco – Dunn Edwards DE5536 Dill Grass (green)
Walls – Painted Stucco – Dunn Edwards DE5795 Spirit Mountain (blue)
Doors and railings – Dunn Edwards Black Bay DEA188
Roof and balcony edge trim – Galvanized Metal

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process.

4. Stucco shall be uniform in texture and pattern; paint shall be eggshell or flat in finish.
5. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
6. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
7. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

Lighting

8. Illuminate parking lot, building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

9. The property owner has one year from this approval (March 22, 2012) to submit a landscape plan for a new plant palette or return the property to its originally approved landscape plan.

Signage

10. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/planning/documents.htm or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review dated January 12, 2011. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **BUILDING SAFETY:**
 - All structural, mechanical, electrical and plumbing modifications to the building, including changing out windows, requires building permits. Submit all construction drawings with plans and specifications for the new windows and any other work done on site for building safety plan review and construction permitting. Windows must meet egress requirements in bedrooms, and must meet energy code for energy efficiency. Plans for buildings or units that are identical can be listed as typical, as long as it is clear which windows are specified for which units and rooms.
 - The parking canopies formerly installed on site were not reviewed by building safety or permitted. Contact Building Safety within a year (March 22, 2012) regarding any requirements to rectify this condition.
- **STANDARD DETAILS:**
 - Access standard engineering details at this link: www.tempe.gov/engineering/standard_details.htm or purchase book from the Public Works Engineering Division.
 - Access standard refuse enclosures at this link: www.tempe.gov/bsafety/Applications_Forms/applications_and_forms.htm . The enclosure details are under Civil Engineering & Right of Way.
- **SECURITY REQUIREMENTS:**
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - The Owner is required to prepare a security plan for the apartments with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
 - In conjunction with the security plan, Crime Free Multi-Housing status for this property may be required.
- **ENGINEERING:**
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

- REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116 or DS-118.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Contact Public Works regarding possible strategy for recycling collection and pick-up from site with Sanitation. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

- DRIVEWAYS:
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Traffic Engineering if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

- LIGHTING:
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

- LANDSCAPE:
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to "applications to move a native plant" to "notice of intent to clear land".

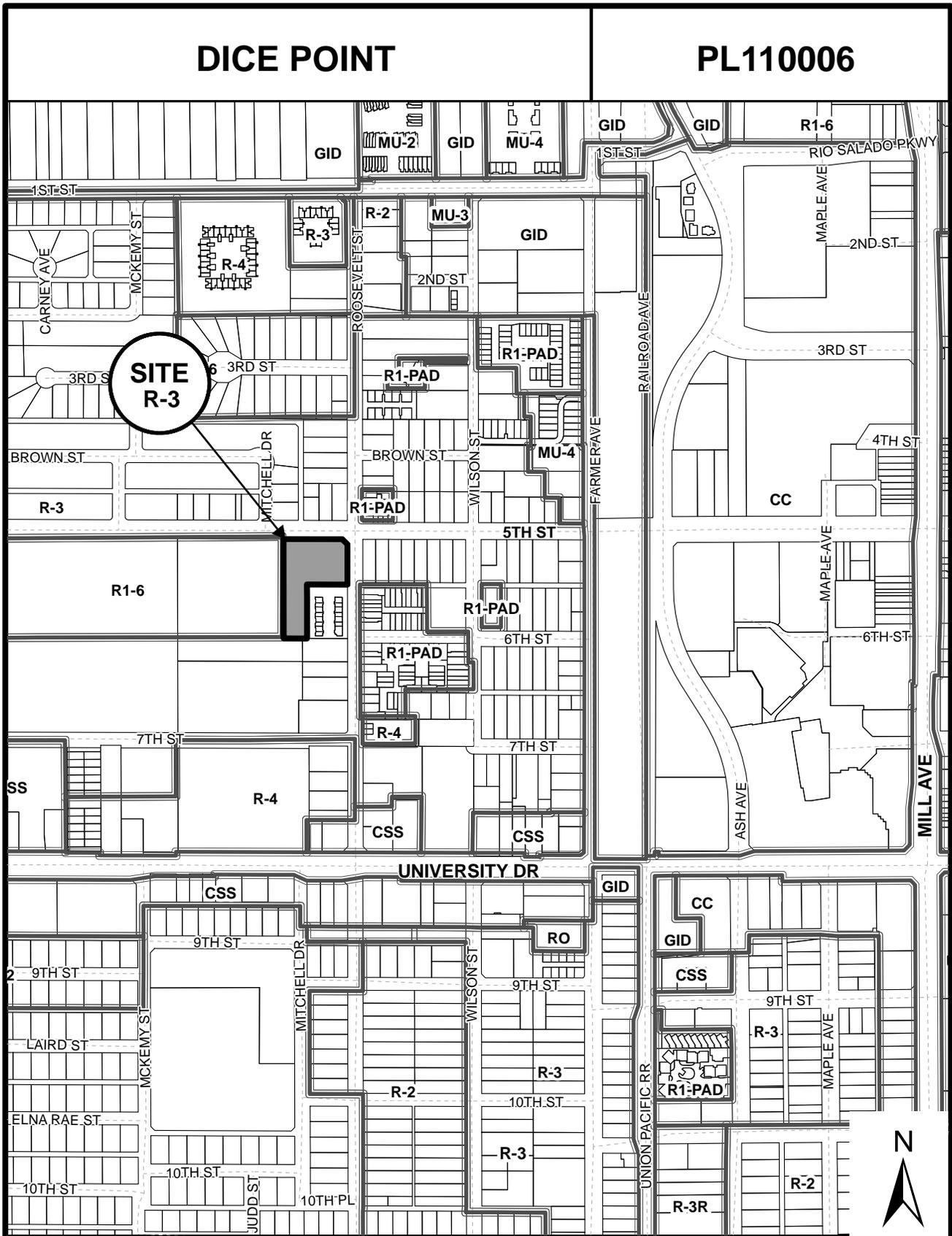
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

February 7, 1973	Design Review Board approved site plan, building elevations and landscape plan for Roosevelt Manor.
March 22, 2011	Development Review Commission reviewed and continued a request for elevation modifications.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



Location Map



DICE POINT (PL110006)

EMPIRE PROPERTIES INC.

2105 S. 48th St. #103
Tempe, 85282 AZ
Phone (602) 437-0110
Fax (602) 437-0545
Empirecpts@yahoo.com

March 7, 2011

To The City of Tempe,

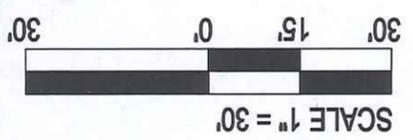
Property located at 601 W. 5th St in the city of Tempe Arizona has been unscathed and unattended to for over forty years. We have taken on this great task of fully rehabilitating the building along with its rough and negative reputation within the Tempe Police Department and the community of Tempe. Roosevelt Manor is surrounded by many residential family homes, multi-housing complexes, Cahill Senior Center, Jaycee park, and Boys and Girls Club. As a well established firm we feel it is our duty to build a reputation that will stand tall within the neighboring establishments and community.

Roosevelt Manor has a long standing and unnecessary rapport within the Police Department, SWAT Team, Drug Enforcement Bureau, and neighboring residents. We unfortunately have a plethora of documents that members in our firm have fully reviewed and looked into supporting this information. Therefore, we would like to make this community safe for the people who live within this community such as our neighboring students of ASU, Seniors of Cahill, as well as the children that attend the Boys and Girls Club.

We feel there is a great amount of potential to build a foundation that will improve not only Roosevelt Manor but also the neighboring communities. As we work with our available budget we are asking for the city of Tempe to be our backbone in completing this great task. At this very moment we need your assistance in getting approval for the colors we have carefully chosen to make this building extremely presentable to future qualifying tenants. We have included a detailed poster board with visual illustration of our hopeful plans. We have also included photographs of nearby buildings that have very similar color schemes to show why we have chosen these colors.

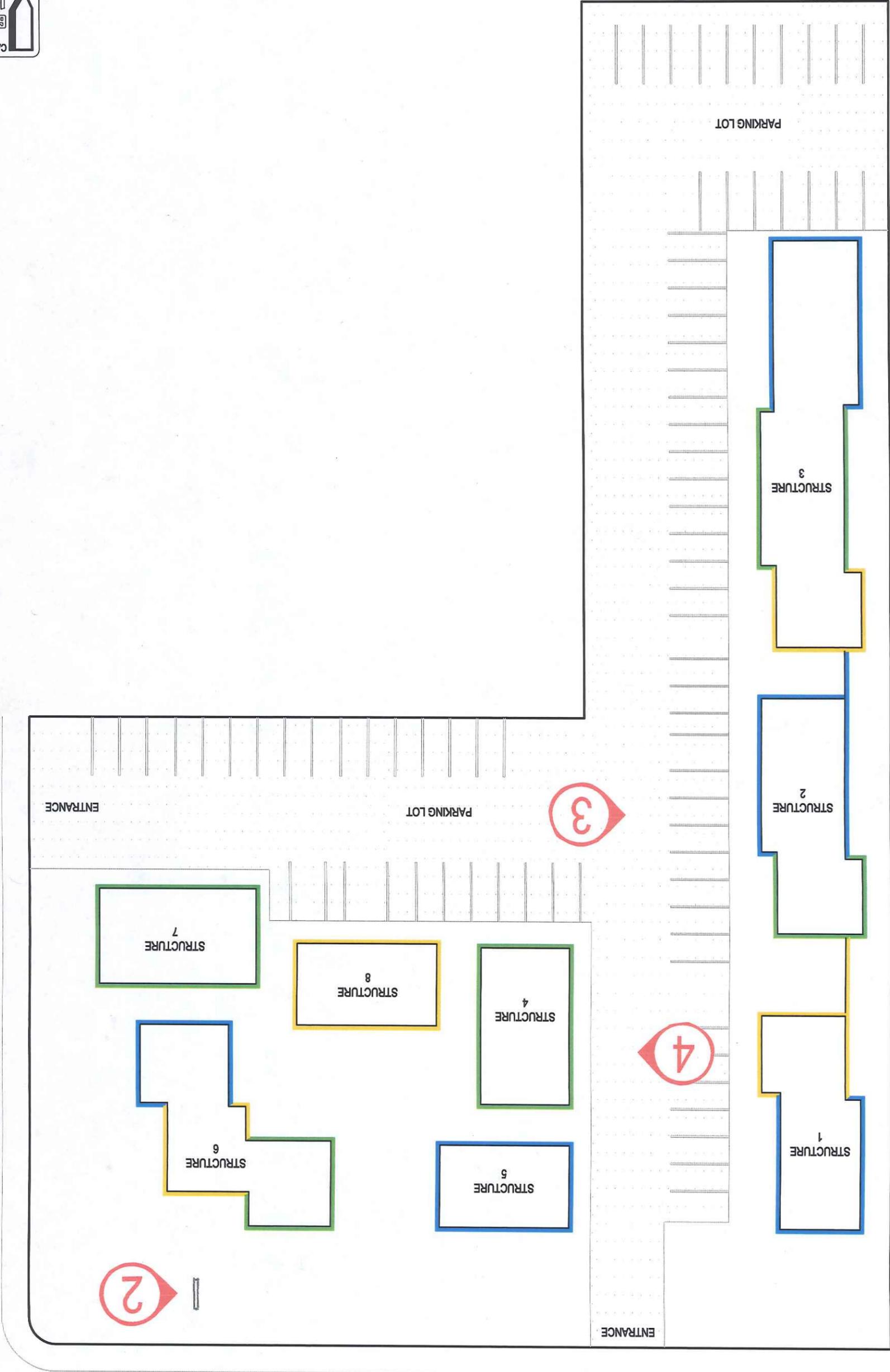
In conclusion, we would like to work together as a team with the city of Tempe to improve the community by taking one of many steps to upgrade this multi-housing complex. We would also like to take the time to thank the City of Tempe for reading this letter and working with us in improving the look and feel of this building.

Best regards
Empire Properties Inc.



ROOSEVELT

5th STREET





601 W. 5th Street
Dice Point Apartments
View from sidewalk on 5th
Street and Roosevelt
looking south west at the
property.







Parking lot of the Jaycee Boys and Girls Club to the west of the property.





View from
Roosevelt looking
south from property
to adjacent
development.



View of
development to the
south.



View of
development south
east of the property



View from sidewalk
on 5th street looking
east



Newer development
on north east corner
of 5th & Roosevelt

PRIOR COLOR SUBMITTAL FROM 3/22/11 MEETING

