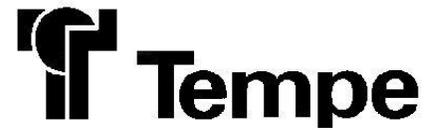


Staff Summary Report



Development Review Commission Date: 10/11/11

Agenda Item Number: 3

SUBJECT: Hold a public hearing for an Amended Planned Area Development Overlay and Development Plan Review for THE FAIRFIELD AT TEMPE, located at 708 South Lindon Lane.

DOCUMENT NAME: DRGr_FAIRFIELDTEMPE_101111

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

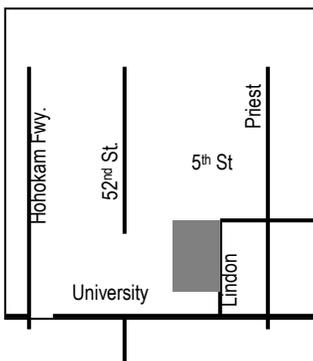
COMMENTS: Request for **FAIRFIELD AT TEMPE (PL110251)** (Larry R. Norris, Charles H. Cook Christian Training School, property owner; David Coble, Coe & Van Loo Consultants, Inc., applicant) consisting of a 304 unit apartment community including 321,725 s.f. building area on +/- 14.73 net acres, located at 708 S. Lindon Lane in the R-3R PAD, Multi-Family Residential Limited District and the R-4 PAD, Multi-Family Residential District. The request includes the following:

PAD11011- (Ordinance No. 2011.48) - Amended Planned Area Development Overlay on +/- 14.73 net acres to modify development standards including a maximum building height increase from 30'-0" to 40'-0" and a front yard setback reduction from 20'-0" to 10'-0" to allow a tall front yard fence in the R-3R District and reduce the minimum separation requirement between pedestrian pathways to sleeping areas from 10' to 8' for portions of the site.
DPR11154 - Development Plan Review including site plan, building elevations and landscape plan.

PREPARED BY: Sherri Lesser, Senior Planner (480-350-8486)
REVIEWED BY: Lisa Collins, Deputy Director Community Development Department (480-350-8989) *LC*
LEGAL REVIEW BY: N/A
FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross / Net site area	15.26 ac (2.18 ac in R-3R PAD Dist, 12.55 ac in R-4 PAD Dist) / 14.73 ac
Unit Quantity and Density	304 du (352 du or 23 du/ac max. allowed over two Districts)
Building Area	321,725 s.f. (all areas, including amenity buildings)
Lot Coverage	22.6% (45% max allow for R-3R Dist; 60% max allow for R-4 Dist)
R-3R Dist. Building Height	40 ft (bld'g ht P.A.D. std.)
R-4 Dist. Building Height	40 ft (max. all buildings)
Req'd Building setbacks	Fence 15 ft front yard (P.A.D. std., east), Building 20 ft front yard (east), Open Structure 15 ft front yard (east), Building 10 ft side and rear yards (north, south & west)
Landscape area	34% (30% min req'd for R-3R Dist; 25% min req'd for R-4 Dist)
Vehicle Parking	887 spaces (796 min req'd)
Bicycle Parking	328 spaces (328 min. req'd.)

- PAGES:**
1. List of Attachments
 - 2-6. Comments / Reasons for Approval
 - 7-11. Conditions of Approval
 - 12-14 Code / Ordinance Requirements
 15. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
- 1-3. Ordinance No. 2011.48
 4. Location Map
 5. Aerial Photo
 - 6-9. Letter of Explanation
 - 10-13 Neighborhood Meeting Sign in Sheet and comments
 14. Amended Planned Area Development- Sheet 1
 15. Amended Planned Area Development - Sheet 2
 16. Building Type I and III: Floor Plans- Sheet A1
 17. Building Type II: Floor Plans Sheet A2
 18. Building Type I and II: Elevations Sheet A3
 19. Building Type III: Elevations Sheet A4
 20. Colored Elevation
 21. Landscape Plans and Plant List
 22. Preliminary Grading Plan

COMMENTS:

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

In 2008 this site was approved for a Zoning Map Amendment with a Planned Area Development Overlay from R1-6 and R-3 to R-3 PAD and R-4 PAD. The site includes a 30'-0" wide street easement at Lindon Lane; the property currently extends to the centerline of Lindon Lane. There is a shared access private drive along the southern edge of the property. The shared access dates to the mid 1980's development of office buildings along University Drive. Prior to this the site of the office buildings south of the school had been a part of the property. The site currently houses the Charles H. Cook Christian Training School. The school's origin at this site dates to a 1958 deed. The school has been closed since May, 2008. The school grounds consist of several one and two story worship and education buildings in a heavily landscaped central campus with semi-developed outlying areas to the north. The main parking field for the school is to the east, near Lindon. The northwestern part of the site includes the one story Arcadia Jones house, constructed in 1900 (see "History" at the end of this report).

This request includes the following:

1. Amended Planned Area Development Overlay that would allow for reduction of the front yard setback for a 6' fence, increase for building height in R-3R PAD to 40' and decrease the minimum separation between ground floor sleeping areas and pedestrian paths.
2. Development Plan Review for a multi-family residential community which includes 304 apartments and 321,725 s.f. of building area (including support buildings) on +/- 14.73 net acres.

The applicant requests the Development Review Commission take action on the items listed above, and provide recommendations to City Council for the Amended PAD Overlay. For further processing, the site requires dedication to public right of way of the 30'-0" street easement for Lindon Lane. This dedication may be executed and recorded through a separate instrument.

PUBLIC INPUT

- A required Neighborhood meeting was held on 8/11/2011 from approximately 6:30 p.m. to 8:00 p.m. at the Hyatt Place- Meeting Room 1413 West Rio Salado Pkwy. See attached summary of meeting provided by the applicant as part of their letter of explanation.
- Four (4) residents attended as well as two (2) Planning staff members. The comments of the residents are attachments to this report.

PROJECT ANALYSIS

PLANNED AREA DEVELOPMENT

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

Building & Site Standard	R1-6 & R-3 (existing)	R-3R (PAD) & R-4 (PAD) (proposed)
Building Height Maximum height for buildings in R-3R District	30'-0"	40'-0"
Front yard setback Security Fence setback in front yard in R-3R District	20'-0"	15'-0"

Pedestrian pathway separation from sleeping areas	10	8
Total		

- The proposed building height of maximum 40'-0" this applies to buildings in both the proposed R-3R and R-4 Districts. The building height would be increased to 40'-0" in the R-3R District (from 30'-0"). The buildings are set well back from Lindon Lane (approximately 100'-0" from the right of way line after dedication). There is opportunity for in-depth landscape between this building and the residences on the east side of Lindon.
- The proposed front yard setback reduction applies to an 8'-0" tall perimeter fence in the front yard along Lindon. The front yard building setback would be decreased to 15'-0" in the R-3R District (from 20'-0") for the fence only. The residences along Lindon would continue to have a minimum 20'-0" front yard building wall and 15'-0" open structure (balcony) setbacks.
- The proposed decrease in pedestrian path separation from sleeping areas applies buildings 1 and 2 to the site. The landscape plan will provide for shrubs and plant species in these areas to deter crime.

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

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

DEVELOPMENT PLAN REVIEW

Site Plan

The existing buildings are indicated for demolition, including the 100 + year old Arcadia Jones house. The redeveloped site is organized with five concentric rings of buildings with one center and two rings flanking both sides all with vehicular ring drive around the buildings. The ring drive connects to Lindon on the east side of the site. A second, exit only drive connects the ring drive to Lindon in the northeast site quadrant. There are common area and recreational amenities within each of the rings. The site perimeter is fenced and gated. The overall building forms are of three story buildings.

Building Elevations

The architecture is Mediterranean Style of Architecture. The architecture has a row house look to minimize the building massing. The elevations vary with material, trim locations and roof height to accentuate the row house look. The building construction is wood frame with stucco exterior with arched entry points, varying balcony designs, parapet roof with trim and decorative roof tiles. The ground floor units have individual entries from the pedestrian paths. For the remainder of the units there are common area entrances. The color palette is combination of cool grey's and earth tones. The color rendering depicts the desired color the final colors to be determined at plan check.

Landscape Plan

The landscape concept and plant materials are a combination of low water use trees and shrubs. Although it is not shown on the landscape plan; we would like to see as many of the existing trees to be preserved or replaced, as identified with initial PAD process for this site.

Section 6-306 D Approval criteria for Development Plan Review:

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape; *The complex has multiple building design and configurations, providing variety within the complex, as well as a unique street presence.*
2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; *The building design and orientation minimizes heat gain through the clustering of units around an amenity area. The site has minimized its uses of hard surface consisting of asphalt and concrete pathways,*

by reducing the amount of required parking for vehicles and bicycles. The reduction results in additional landscape for the project.

3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; *The materials used are consistent within the Phoenix metropolitan area as it relates to traditional apartment complex designs.*
4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; *The site is appropriately with the industrial office complex to the west and sensitive to the residential surrounding.*
5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; *The design provides relief from potentially large building masses by creating a quad-level building complex separated by landscape and pedestrian pathways. The design will continue to embrace the existing upgrade in streetscape design with the decorative sidewalk details of exposed aggregate and a lush landscaped area.*
6. 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; *The building façade treatments provide a clear base and defined levels throughout the building. Entrances have special articulated features to enhance pedestrians experience to the structure. The overall design provides a consistent context in all areas of the development.*
7. Plans take into account pleasant and convenient access to neighbor transportation options and support the potential for transit patronage; *a neighborhood circulator travels in front of this property on Lindon Lane. The site is in close proximity to the 202 freeway, 143 freeway and US 60 freeway and close to downtown Tempe light rail.*
8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; *There is no vehicular connections with adjacent properties, which have different uses and hours of operation. Efforts have been made to address both vehicle and pedestrian safety at this location.*
9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; *This project design takes into consideration crime prevention methods supported by the Tempe Police Department. In the areas of reduced separation between the pedestrian walkway and sleeping areas; design elements will enhance the safety of the area.*
10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; *All areas of this project have a well-defined landscape treatment within parking lots, adjacent to building entrances and within the courtyard setting, providing a pleasant experience for future residents.*
11. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. *This project will have lighting details in conformance with the standards established in the Zoning and Development Code.*

Conclusion

Based on the information provided by the applicant and the analysis by Planning Division staff, staff recommends approval of the requests for an Amended Planned Area Development Overlay and Development Plan Review for an apartment community including site and landscape redevelopment at 708 South Lindon Lane. This request meets the required criteria and will conform to the conditions of approval.

CONDITIONS OF APPROVAL:

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

PAD11011 CONDITIONS

1. This approval is based on conformance to drawings submitted for the requests for an Amended Planned Area Development Overlay and Development Plan Review, except where amended by the conditions of approval indicated below and by governing Code and Ordinance Standards. These drawings include the following:
 - a. Amended PAD, Site Plan and Project Data: Sheets 1 and 2 dated 8/23/11
 - b. Floor Plans and Elevations: Sheets A1-A4
 - c. Landscape Plans: Sheets L1
 - d. Grading and Drainage Plan
2. The property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134 that may now or in the future exist, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, which shall be submitted to the Development Services Department no later than January 12, 2012 or the Amended Planned Area Development Overlay approval shall be null and void.
3. The 10'-0" front yard setback shall apply to an 8'-0" tall barrier fence. The building front yard setback shall be maintained at minimum 20'-0", except open structures attached to the buildings (balconies or porches open on three sides) may have a minimum setback of 15'-0".
4. Incorporate salvageable existing site trees in the landscape plan.
5. The Planned Area Development Overlay for Fairfield at Tempe shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
6. Dedication of public right of way shall be processed by separate instrument through Engineering-Land Services and shall be recorded prior to issuance of building permits.
7. A Traffic Impact Analysis has been submitted for review by the C.O.T. Traffic Engineering Division. The developer shall undertake with the traffic consultant to review the comments from Traffic Engineering, revise the Analysis and provide a final Traffic Impact Analysis prior to any submittal for a building permit.
8. The developer must receive approval of the final Traffic Impact Analysis from the Traffic Engineering Division prior to issuance of a building permit.
9. If a traffic signal at the University/Lindon intersection is warranted by the Traffic Engineering Department, provide payment for installation of a traffic signal prior to Certificate of Occupancy. The installation of the signal shall not occur prior to commencement of substantial building construction.

DPR11154 CONDITIONS

General

10. Construction Documents shall be submitted to the Development Services Building Safety Division for building permit by October 11, 2013 or the Development Plan review approval will expire.

Site Plan

11. Design parking canopies with fascias. Have fascia extend from the top of the canopy roof deck to the bottom of the canopy structure, a minimum width of 8". Tuck electrical conduits into recesses within the structural members of the canopy and paint to match canopy. Coordinate clearance under canopy with disabled accessibility requirement.

12. Provide perimeter enclosure of 8'-0" height of steel vertical picket fence with masonry pilasters or masonry wall. Where compound perimeter walls are proposed that combine a masonry base and steel vertical picket cap, design these walls so the steel vertical picket component is at least 6'-0" tall. Match masonry base of freestanding signs to the material of the other site walls.
13. Provide steel vertical picket fence and gate panels of design that maintains maximum 4" clear opening between pickets, secures pickets together with top and bottom rails, and provide pickets and rails of size to resist bending. Design panels without intermediate rails or other features that would assist climbing.
14. Undergo review of vehicular and pedestrian gates by staff including Planning, Sanitation, Building Safety and Fire during building plan check process. Design criteria include the following:
 - a. Provide automatic vehicular gates of steel vertical picket or steel mesh design, minimum 6'-0" height, that inhibits climb over.
 - b. Maximize width of vehicular gates to accommodate emergency and refuse vehicle access to site. Provide clear opening at vehicular gates of at least 20'-0" or as determined by Fire Department (Jim Walker 480-350-8341).
 - c. Provide a minimum 80'-0" vehicle stacking distance, subject to approval of Traffic Engineering Division, between the Lindon Lane curb and the proposed automatic key box for the entrance gate.
 - d. Provide emergency open activator ("Opticom" or similar) at each automatic vehicle gate.
 - e. Move the vehicular gates at the exit only/emergency access gates facing Lindon Lane up to the forward line of the security fence. Per Traffic Engineering, do this in lieu of vehicle turnaround and stack lane in front of the gate at this location.
 - f. Provide public pedestrian access gates of steel vertical picket or steel mesh design of matching height to adjacent wall or fence.
 - g. Verify emergency ingress devices for public pedestrian gates, subject to approval of Fire Department.
 - h. Verify type of emergency egress for public pedestrian gates, subject to requirement of Building Safety Division, and design gate so emergency egress hardware cannot be activated from the outside of the gate.
15. Minor Gates:
 - a. Provide swimming pool and private yard gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide a vision portal for visual surveillance. Match or exceed the height of the gate to that of the adjacent wall or fence. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress requirements (if any).
 - b. Staff does not require gates at refuse enclosures. If gates are provided, design with steel mesh so they are semi transparent and do not facilitate hiding. Coordinate gate open times with Solid Waste Division (Joe Kolesar 480-350-8132). Sanitation will not open and close gates on refuse collection days.
16. Site Paving Notes:
 - a. Provide upgraded paving at each driveway consisting of unit paving (or desired material/detail). Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk. Use upgraded concrete surface as accents for walkways on site. Indicate layout of walkway score pattern and coordinate the geometry of the walk edges and scoring with the design of the buildings. Verify that surfaces proposed are fully accessible to the disabled.
17. Indicate site transformer locations. Verify clearance requirements around transformer with respect to landscape and proposed parking walls.
18. Finish utility equipment boxes in a neutral color (subject to utility provider approval) that compliments the overall color theme.
19. Provide reduced pressure back flow prevention devices at domestic water meters and at separate dedicated landscape water meter. Do not cross connect domestic and landscape water supply lines.
20. Enclose backflow prevention, double check valve, and similar equipment in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide masonry screen wall (see standard detail T-214). Match material and finish of this screen wall to that of other freestanding site walls.

Floor Plans

21. Public Restroom Security in Amenity / Common areas:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights.
 - 2) Activate lights by automatic sensors, key or remote control mechanism
 - b. Single user restroom door hardware: provide a key bypass on the exterior side.
22. Exterior door hardware security notes:
 - a. dead bolt locks with strike plate cover guards required on all exterior doors;
 - b. two wide angle viewers per ground floor entrance door unless door is glazed or has a glass sidelight;

Building Elevations

23. Conceal roof access to all buildings. Exposed roof ladders are allowed in building courtyards as long as these are fully concealed from view outside of the courtyard.
24. Provide colors and materials with a light reflectance value (LRV) of 75 percent or less. Final material finish colors to be approved as part of building plan check process include with the submittal, or provide additional information, as follows:
 - a. Provide color roof tile'.
 - b. Provide product literature for the concrete unit pavers at driveway entrances.
 - c. Provide paint colors and manufacturer information.
 - d. Identify the exterior plaster paint accent color. This accent is indicated on the presentation elevations as off-white for the protruding window sills and wall trim and the balcony and freestanding wall caps.
 - e. Indicate paint colors of site walls, transformer boxes, meter panels, electrical and other utility equipment that compliments the color scheme of the development.
25. Conceal downspouts for mechanical roof wells within exterior walls. Expose downspout outlets and balcony deck scuppers into elevations to enhance the character of the residences. Free runoff of rain water from sloping tile roofs is acceptable.
26. Layout lights and exterior utility or other equipment locations so these items are not an afterthought and do not blemish the residential character. Indicate finish of utility equipment on the residences. Submit layout of lights and equipment during building plan check process. Do not expose conduit on elevations.
27. Cluster mailboxes on site where indicated by USPS in prominent (visually accessible) locations.

Lighting

28. Illuminate all ground floor building entrances from dusk to dawn.

Landscape

29. Provide the following landscape area calculations on the landscape plan:
 - a. Indicate the common landscape area for the development. Do this to verify that the development is exempt from the water intensive landscape area restriction, as stipulated in ZDC 4-702 (B) 1.
 - b. Calculate the percentage of parking landscape area / (area of parking + paved maneuvering area).
30. Preserve existing trees in place where possible and indicate on final landscape plan. Include requirement in site landscape work to water, maintain and generally provide husbandry for these trees. Protect trees and surrounding soil areas with temporary barricades from beginning of site demolition period until landscape operations are underway at conclusion of construction. During landscape operation, lightly prune and shape trees as necessary to fit trees with their new surroundings.
31. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
32. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application. Do not underlay rock application with plastic.

33. Irrigation notes:
- Provide a complete irrigation main loop on site to stabilize water pressure in the outlying site areas.
 - Provide dedicated landscape water meter(s).
 - Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
 - Locate valve controller in a vandal resistant housing.
 - Hardwire power source to controller(s). A receptacle power connection is not allowed.
 - Valve wire conduit to each controller may be exposed if each controller remains in a service room or in an enclosed mechanical yard that is concealed from view.

Signage

34. Provide address number sign (metal, individual characters, 8" high) on each building near the top of the elevation facing the drive aisle. Illuminate each 8" address sign either by direct or halo lighting (halo illumination requires a separate sign permit). Provide one 4" high dwelling unit address sign on, directly above or alongside the entrance door of each residence. Illumination for the door address signs is part of the general illumination of the door. Provide minimum 50 percent contrast between each address sign and the underlying surface. Format address signs horizontally. Provide 12" high metal, individual character addresses for the site at the entrance covered gateway elevations and at the base of freestanding identification signs. Submit details of address sign layout during building plan check process. Coordinate location of trees with building plans and elevations in order to avoid conflicts between trees at mature size and address number signs located on building elevations and freestanding signs. Contact Engineering (Stuart Lane 480- 858-2140) regarding address numbers for site and buildings.

CODE / ORDINANCE REQUIREMENTS:

THE BULLET 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.

- ZONING AND DEVELOPMENT CODE: Requirements of the Zoning and Development Code apply to any application. Become familiar with the ZDC to avoid unnecessary review time and reduce the potential for multiple plan check submittals. The ZDC may be accessed through www.tempe.gov/zoning or purchased at Development services.
- STANDARD DETAILS:
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov, to Departments, to Building Safety, to Applications and Forms, and the DS details are found under Civil Engineering
- SITE PLAN REVIEW: Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Review dated July 6, 2011. Direct questions related to specific comments, to the appropriate department, and coordinate any necessary modifications 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 approval prior to issuance of building permits.
- HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
- SECURITY REQUIREMENTS:
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls, shrubs and plant ground covers, and design columns or corners to discourage opportunity for ambush. Provide distance of at least 20'-0" between a pedestrian path of travel and any hidden area 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.

- Provide a security vision panel at service and public exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane window can be reached and broken for unauthorized entry. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.
- Do not propose tall landscaping or screen walls that conceal area around lower windows.
- FIRE:
 - Fire lanes need to be clearly defined. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies on site and through Lindon Lane entrance gate. Details of fire lanes are subject to approval of the Fire Department.
 - Provide "opticom" device for emergency opening at each automatic vehicle gate.
- BUILDING SAFETY
 - Provide adequate means of exiting for each dwelling unit in accordance with 2003 IBC Sec. 1023.3.
 - Demonstrate adequate separation between buildings with unprotected openings with use of imaginary property lines in accordance with 2003 IBC Table 704.8.
 - Verify correct occupancy classifications and construction type for each building type per the 2003 IBC.
 - NFPA13R fire suppression system does not allow area increase per 2003 IBC Sec. 503.3.
- BEDROOM / WALKWAY SEPARATION: Locate walkways through site so there is a minimum 8' as allowed by PAD separation between paving edge and first floor bedroom window with the exception of building and courtyard entrances
- ENGINEERING AND LAND SERVICES:
 - Place on-site and adjacent frontage utilities underground. Underground utilities requirement excludes high-voltage transmission line unless project inserts a structure under the transmission line. Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - 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 or foundation design.
 - 100 year onsite retention required for this property. Verify dissipation rate used in calculations. Coordinate design with requirements of the Engineering Department.
- WET UTILITIES:
 - Meet with Water Utilities Department. (tom_ankeny@tempe.gov) and verify capacity of existing public sewer and water infrastructure with reference to the proposed buildings. Also discuss location of domestic water and fire water loops and easement requirements for wet utilities.
 - Provide private on site sewer with discharge at northeast site corner.
 - Remove existing on-site private water line.
- HYDROLOGY: Verify ground water level under site to help determine suitability of site development. Retention structure may not be beneath ground water level. Contact Water Utilities Division (Tom Ankeny 480-350-2648) if questions.
- REFUSE:
 - Double container enclosures indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
 - Develop strategy for recycling collection and pick-up from site with Solid Waste Division (Joe Kolesar 480-350-8132). 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:
 - Construct driveways in public right of way in conformance with Standard Detail T-320.

- North driveway on Lindon Lane may be 24'-0" wide if it is exit only.
- Correctly indicate clear vision triangles at driveways on the site and landscape plans. Identify speed limit for Lindon at the site frontage. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services or from Traffic Engineering (480-350-2775) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within vision triangle.
- **PARKING SPACES:**
 - Verify conformance of disabled 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.
 - Parking space/landscape coordination
 - Landscape Islands: conform to ZDC 4-704 (A) option 1 as described below or provide "alternative landscape shade on parking paving" per option 2.
 - Under ZDC 4-704 (A) option 1, no more than 15 parking spaces are allowed in a row without a landscape island.
 - Under option 1, provide landscape island between building and adjacent parking space
 - Indicate locations of bike parking areas. Provide interior bike parking inside apartment units or in storage areas in clearly demarcated areas. Provide exterior bike parking loop 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.
- **BUILDING HEIGHT:** Measure height of buildings from top of Lindon Lane curb adjacent to center front of property.
- **EQUIPMENT SCREENING:** Fully screen roof mount mechanical heating and cooling equipment on all sides in roof wells. Fully screen the equipment, including top mount fans and vents, on all four sides. Provide the necessary clearances between screen and equipment.
- **LIGHTING:**
 - Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.
 - Indicate the location of all exterior light fixtures on the landscape plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.
- **LANDSCAPE:**
 - Landscape the Lindon Lane frontage in conformance with the Arizona Department of Water Resources (Phoenix AMA) Low Water Using List (www.water.az.gov) for plant selection in the public right of way.
 - Coordinate landscape layout with other design elements, including security lighting, drainage structures, roof drain outlets and address signs indicated on elevations and freestanding signs.
 - Verify plant clearance requirements around transformer and other exterior utility equipment with utility providers and coordinate landscape layout with this equipment.
 - Do no harm to plants on adjacent properties, including particularly state designated native/protected plants that are adjacent to this site.
 - Following the existing plant inventory for the site, relocate, preserve in place, or demolish "native", "protected" or other trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department (602-364-0935). Notice of Intent to Clear Land form is available at www.agriculture.state.az.us . Follow the link to "form", to "native plants", and to "notice intent to clear land". Include this documentation with the landscape construction documents in the building plan check submittal.
 - Refer also to the landscape notes in "Parking Spaces" bullet, see above.
- **SIGNS:** Obtain sign permit for any identification signs as well as for internally (halo) illuminated address 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. Identification sign(s) will require a separate sign permit. Freestanding identification signs for the development will require an address number below the name. Separate Development Plan Review process is required for signs ZDC Part 4 Chapter 9 (Signs).

HISTORY & FACTS:

- 1900 Arcadia Jones House constructed on this site. This house was identified in the 1997 Tempe MRA Update (#175) as a "potential contributor" to a National Register Historic District. Note: there are no other potential contributors in the immediate vicinity which is an impediment to the formation of a historic district in this area. The property is not listed on the Tempe Historic Property Register. This house still exists on the Charles H. Cook Christian Training School at 708 S. Lindon Lane.
- December 25, 1958 The date of Deed # 04969-0574 for Charles H. Cook Christian Training School.
- October 19, 1965 Certificate of occupancy issued for Building 'A' Classrooms and Administration located at 708 S Lindon Lane. Building 'A' is typical of the numerous school buildings that exist on this campus.
- February 21, 1985 The City Council approved the request of Centre Development Company for a zoning change from R1-6, Single-Family Residence District and R-3, Multi-Family Residence District to the I-1, Light Industrial District for 3.64 acres located at 1600 W. University Dr., the northwest corner of University Drive and Lindon Lane. The site was an undeveloped southern portion of the Cook Christian Training School. The zoning map amendment reflects business development occurring along the University corridor at this time.
- May 1, 1985 The Design Review Board approved the building elevations, site and landscape plans for Cook Christian Centre located at 1700 W University Dr in the I-1, Light Industrial District. The two buildings, site and landscape of this business center were constructed and still exist and are between the Cook School and University Drive. The site plan approval included a shared access road on the north of this development which is also utilized by the Cook Christian Training School.
- May, 2008 Charles H. Cook Christian Training School closed.
- October 28, 2008 The Development Review Commission recommended approval for The site is located at 708 North Lindon Lane in the R-3, Multi-Family Residential Limited District and the R-16, Single-Family Residential District. The request includes the following:

ZON08008 -- (Ordinance No. 2008.57) Zoning Map Amendment from R1-6, Single-Family Residential District to R-3R, Multi-Family Residential Restricted District on +/- 2.18 net acres adjacent to Lindon Lane.
ZON08010 -- (Ordinance No. 2008.57) Zoning Map Amendment from R-3, Multi-Family Residential Limited District to R-4, Multi-Family Residential General District on +/- 12.44 net acres.
PAD08014 -- (Ordinance No. 2008.57) Planned Area Development Overlay on +/- 14.62 net acres to modify development standards including a vehicle parking quantity reduction from 722 to 670 spaces, a maximum building height increase from 30'-0" to 40'-0" for building 'A' in the R-3R District, and a front yard setback reduction from 20'-0" to 10'-0" to allow a tall front yard fence in the R-3R District.
DPR08191 – Development Plan Review including site plan, building elevations and landscape plan.
- December 15, 2008 The City Council approved APARTMENTS AT UNIVERSITY & LINDON for a planned area development and zoning map amendments for a 348 unit apartment community including 421,932 s.f. building area on +/-14.62 net acres.

ZONING AND DEVELOPMENT CODE REFERENCE:

- Section 6-304, Zoning Map Amendment
- Section 6-305, Planned Area Development Overlay District
- Section 6-306, Development Plan Review

ORDINANCE NO. 2011.48

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

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

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, R-3R (PAD) Multi-Family Residential Restricted District with an Amended Planned Area Development Overlay on +/- 2.18 net acres (PAD11011).

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

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

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

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

COMMENCING at the South quarter corner of said Section 17;

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

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

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

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

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

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

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

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

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

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

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

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

EXCEPT THE WESTERN 527.11 FEET OF SAID PROPERTY

TOTAL AREA IS 2.82 GROSS ACRES.

Section 2. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, R-4 (PAD) Multi-Family Residential General District with an Amended Planned Area Development Overlay on +/- 12.55 net acres (PAD11011).

LEGAL DESCRIPTION FOR THE R-4 (PAD) PORTION

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

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

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

COMMENCING at the South quarter corner of said Section 17;

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

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

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

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

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

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

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

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

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

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

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

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

EXCEPT THE EASTERN 130.00 FEET OF SAID PROPERTY.

TOTAL AREA IS 12.44 GROSS ACRES

Section 3. Further, those conditions of approval imposed by the City Council as part of **Case # PAD11011** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 4. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2011.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney



Location Map



FAIRFIELD AT TEMPE (PL110251)



August 23, 2011

Sherri Lesser, Senior Planner
City of Tempe
31 East 5th Street
Tempe, AZ 85281

Re: Letter of Explanation for FAIRFIELD AT TEMPE PAD Amendment

Dear Sherri:

FF Realty, LLC (aka "Fairfield") is proposing to amend the current Planned Area Development (PAD) known as "The Apartments at University and Lindon" (PAD08014). The PAD was approved by City of Tempe City Council on December 11, 2008, consisting of 14.73 net-acres and 348 units with a net density of 23.8 dwelling units per acre (du/ac). The proposed PAD provides 304 units with a net density of 20.6 du/ac.

The PAD amendment primarily consists of an updated site plan and building elevations. There are no proposed changes to building setbacks and the maximum number of allowed units and density. The project will now be known as, "Fairfield at Tempe".

The site is located north of University Drive along Lindon Lane. It functioned as the Cook School for Theological Studies until the school closed in May 2008. Adjacent properties include the single-family Lindon Park 9 subdivision to the east, the SW Builders Industrial Park to the north, the Oliver McMillan Business Center to the west, and commercial business offices to the south.

The site is currently zoned R-3R PAD and R-4 PAD with two General Plan designations for Residential Density. The R-3R PAD district has a Projected Residential Density of Medium (up to 15 du/ac). The R-4 PAD district has a General Plan Projected Residential Density of Medium to High (under 25 du/ac.).

There are no proposed changes to the current PAD zoning standards. This project complies with City standards more than the current PAD site plan, which required previous parking variance. The previous developer was approved to provide 670 parking spaces, even though the City development standards require 722. The "Fairfield at Tempe" project provides 887 parking spaces, including handicap accessible spaces, to eliminate any on-street parking along Lindon Lane. Bicycle parking is being reduced due to the reduction of dwelling units. The site proposes 328 bicycle spaces instead of the previously approved 341 spaces.

Due to site constraints, the required 10-foot bedroom window separation from sidewalk on Buildings 1 and 2 needs to be reduced to 8 feet. This is the only variance from the City of

Tempe Development Standards that we propose. To help increase the safety of these units, specific landscaping will be used in these locations to deter crime. The proposed landscaping will be submitted for City approval.

As with all Fairfield Residential communities, this site is proposed with significant amenities. Residents and guests will enter the gated community through a divided landscaped drive entry centered on the Leasing Office.

The resident amenities are distributed throughout the site, but the main amenity spaces could include a leasing office, coffee bar/club room, fitness center (with state of the art fitness equipment), resort style pool area with deck, a secondary lap pool area, entertainment cabana with outdoor kitchen, additional BBQ grilling areas. These are located in the main building.

Additional courtyard open space areas associated with the smaller buildings could include activity courts such as volleyball, bocce area or putting green, and landscaped seating areas. The courtyard spaces can also include seating areas, outdoor fireplaces, BBQ grills, and small water features.

The development is comprised of a series of 3-story buildings that are intended to be a Mediterranean Style of architecture. In order to achieve a more row house effect, and provide focus on individual building entrances on the ground level, there are private entry points to allow residents access to their units in addition to the Main Building Entrances. We are exploring the possibility of gating these yard areas on the perimeters of the buildings to create a private fenced landscape court or personalized entry point. These street level yards could be enclosed by a 42-inch high fence with individual gate.

The architectural style follows the row house look to help to minimize building massing and provide an upscale look. Variations on material and trim locations and roof height and structure will help to accentuate this row house effect. We have utilized stucco exterior materials with arched entry points, varying balcony designs with decorative roof tiles (concrete or terra cotta style), and parapet roofs with trim. Shutters and trim locations and color are varied, as well as the provision of some rigid canopies and fabric canopies over some windows for added visual interest.

We have planned a variety of one, two, three and four-bedroom apartments to cater to a wide range of residents, the majority who will be students attending ASU. The units themselves will have kitchens with islands, bedrooms with individual bathrooms, open concept living area with balconies (or ground level entrances on some units).

Fairfield Overview:

Fairfield is a national developer and manager of multi-family communities with a large presence in the Phoenix/Tempe Region. Our company is headquartered in San Diego, California, and Irving Texas. In the Phoenix/Tempe Metro, Fairfield has developed 37 projects totaling 10,890

units since 1995. We currently have over 120 employees and 3 regional managers who work and live in the Metro area.

We believe in delivering a very high level of customer service and actively managing our properties. Our local team is currently managing 13 properties for a total of 2,934 units.

Some of the recent recognition of Fairfield in Arizona is:

- Won Best Management Company and Best Property Award for Belara Apts in 2009 per AZ Central
- Regular finalists and winners in Arizona Multi-Housing Association yearly Awards
- Working with various area cities to become Crime-Free Certified.
- Sorrento and Belara have received Crime-Free and 5-star Certification through Arizona Multi-Housing Association
- In 2009 won City of Tempe Crime-Free Award (for Centrado Property which we acquired and renovated).

Neighborhood Meeting Minutes:

Date: August 11, 2011
Time: 6:30-8:00 PM
Location: Hyatt Place Tempe/Phoenix Airport – Meeting Place 1
1413 W. Rio Salado Parkway, Tempe, AZ 85281

We held a neighborhood meeting on August 11, 2011. The meeting was held at the Hyatt Place Hotel approximately one-half-mile drive from the site. One neighbor arrived at 6:30 pm, with three more neighbors arriving throughout the night. The last attendee left the meeting at approximately 7:51 pm. Approximately four neighbors attended the meeting at various times, all signed-in. In addition to the neighbors of the project, two staff members from the City of Tempe attended the meeting. The comments were positive. Some neighbors expressed excitement about the investment in the community.

A few residents raised a concern about the potential of increased traffic. One resident indicated that they fear that they will face additional traffic on 5th Street between Priest Drive and Mill Avenue. A traffic study has been updated and provided to the City for review.

It should be noted that it is expected that most residents, who will drive from the site to downtown Tempe, are expected to drive eastbound on University as it will be a quicker and easier route for an automobile that is why a traffic signal is warranted at Lindon Lane and University Drive. One resident did suggest that speed bumps be installed in Lindon Lane to discourage speeding in the area.

City of Tempe

Re: Letter of Explanation for FAIRFIELD AT TEMPE PAD Amendment

August 23, 2011

Page 4

There were a few site plan architectural suggestion to improve the site. Katie Stachler mentioned the site should use wrought iron fence along Lindon Lane for visibility/security, as well as alternate two motifs for the building facades instead of four. The implementation of these suggestions are being reviewed at this time.

Again, the majority of the comments received were positive and supportive of the development.

Sincerely,

COE & VAN LOO
Consultants, Inc.



David B. Coble
Associate, Project Manager

KW

NEIGHBORHOOD MEETING SIGN-IN SHEET

FAIRFIELD AT TEMPE

DATE: August 11, 2011

TIME: 6:30 P.M.

PLACE: Hyatt Place Tempe/Phoenix Airport - Meeting Place 1

NAME	ADDRESS	PHONE #	EMAIL
KATHY STACHUR	538 W 6th St.		
STEVE ABRAHAMSON	CITY OF TEMPE		
Shawni Gessen	City of Tempe		
Michelle Abrahamson	1514 W 5th St Tempe		
Kent McLain	1550 W 6th St		D
Jimmy Paul	1143 E. Arizona Ave		

FAIRFIELD AT TEMPE
NEIGHBORHOOD MEETING

Date: August 11, 2011

Time: 6:30-8:00 PM

Place: Hyatt Place Tempe/Phoenix Airport – Meeting Place 1

Please provide the information outlined below. This information will be used to show the City of Tempe Staff and City Council your attendance to this meeting, and provide them with your input on the project.

Name: Sean McElwain

Address:

Phone:

Email:

Comments: Lindon Street needs speedbumps to slow down
~~the~~ speeding cars.

FAIRFIELD AT TEMPE
NEIGHBORHOOD MEETING

Date: August 11, 2011

Time: 6:30-8:00 PM

Place: Hyatt Place Tempe/Phoenix Airport – Meeting Place 1

Please provide the information outlined below. This information will be used to show the City of Tempe Staff and City Council your attendance to this meeting, and provide them with your input on the project.

Name: *Katie Stachler*

Address:

Phone:

Email: *[unclear]*

Comments:

I appreciate the offset of the main entrance from the cross streets + the addition of the signal at University + London.

I prefer the wrought iron fence for visibility + safety.

I'm curious about the rest by the room concept.

*I'd like to see the facade a bit more uniform - alternative 2 motifs rather than the 4 shown.
This will look less "kitchy" + be easier to maintain.*

FAIRFIELD AT TEMPE
NEIGHBORHOOD MEETING

Date: August 11, 2011

Time: 6:30-8:00 PM

Place: Hyatt Place Tempe/Phoenix Airport – Meeting Place 1

Please provide the information outlined below. This information will be used to show the City of Tempe Staff and City Council your attendance to this meeting, and provide them with your input on the project.

Name: Michelle Hirsch

Address: [faded] 85226

Phone: [faded]

Email: [faded]@gmail.com

Comments:

I attended the neighborhood meeting and support this project.
I own and manage 6 properties directly east of the project on 5th St.

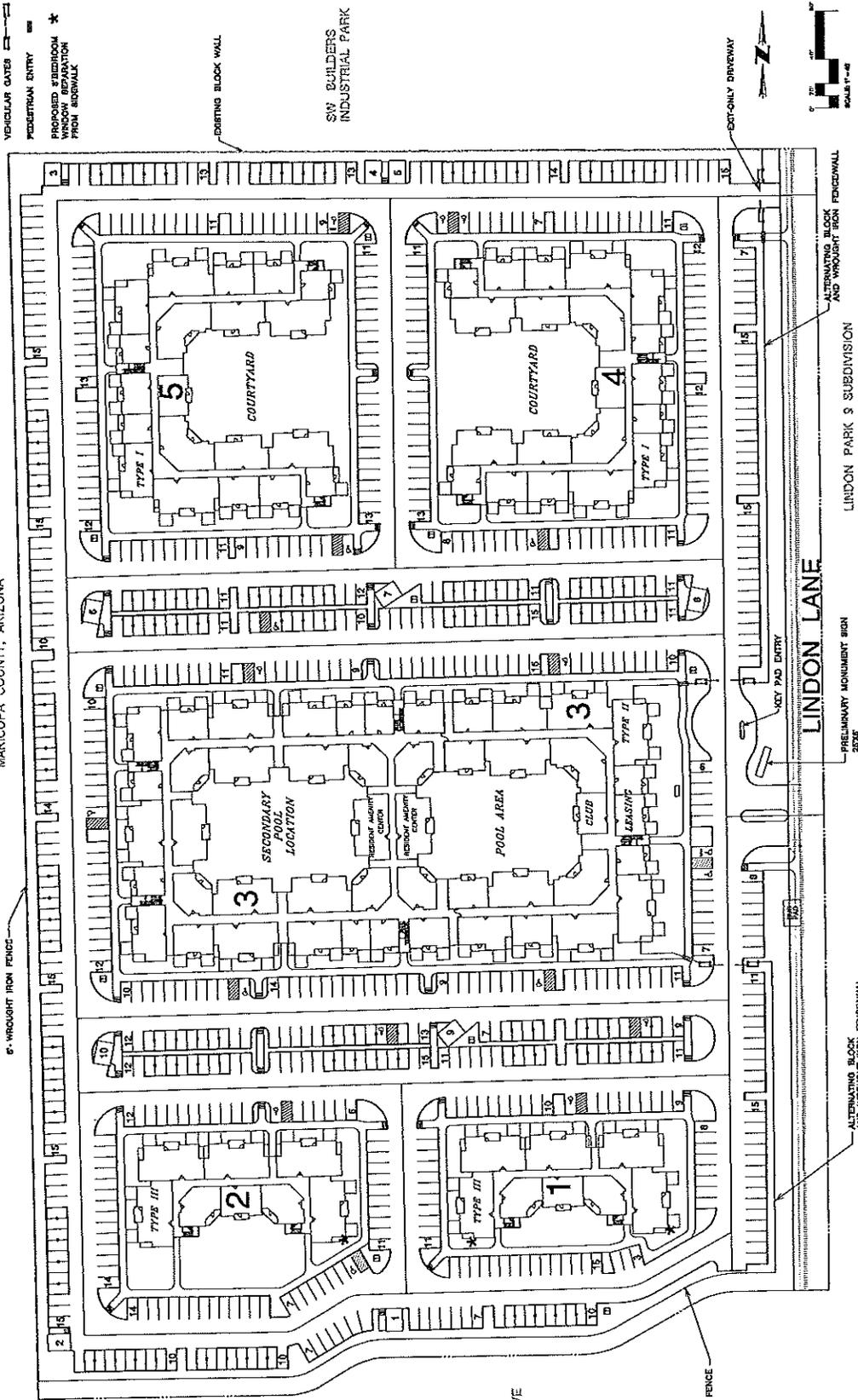
FIRST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR FAIRFIELD AT TEMPE (AKA - THE APARTMENTS AT UNIVERSITY AND LINDON)

A PLANNED RESIDENTIAL DEVELOPMENT IN A PORTION OF THE
SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

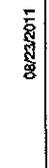
OLIVER MC MILLAN
BUSINESS CENTER

OLIVER MC MILLAN
BUSINESS CENTER

JOHNSON GROVE
PARTNERSHIP



- LEGEND**
- 1 BUILDING LABEL
 - TYPE ROOM WINDOW SEPARATION FROM SIDEWALK
 - ▨ COVERED PARKING
 - 3 REFINISH COLLECTION
 - CONCEPTUAL UNIT NUMBER LOCATION
 - ▭ VEHICULAR GATES
 - ★ PROPOSED EXTERIOR WINDOW SEPARATION FROM SIDEWALK



RECXXXXX

PADXXXXX

RECXXXXX

PADXXXXX

DSXXXXX

RECXXXXX

DSXXXXX

RECXXXXX

PADXXXXX

DSXXXXX

RECXXXXX

DSXXXXX

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

08/23/2011

01.0917401

DATE	NO.	DESCRIPTION

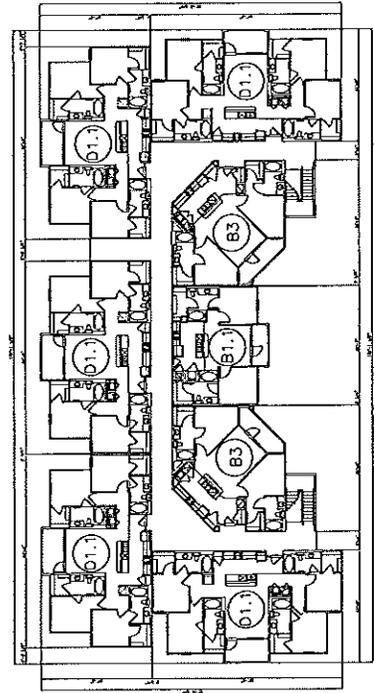
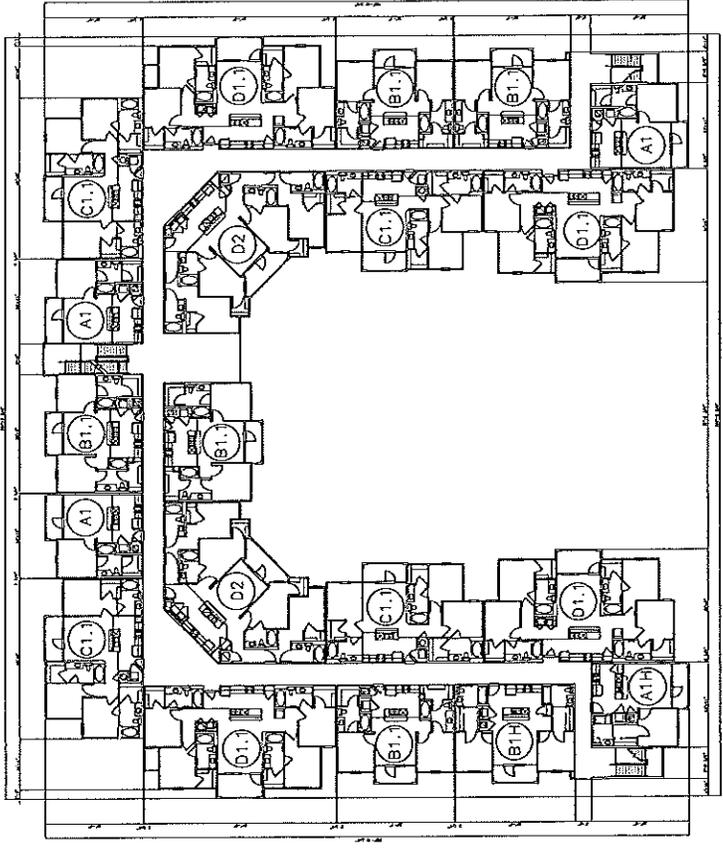
SHEET NO. **A1**

BUILDING CROSS AREA I	
TOTAL CROSS	35,300
SECOND FLOOR	15,300
FIRST FLOOR	20,000
TOTAL	35,300

1 FIRST FLOOR PLAN - BLDG. TYPE I
SCALE: 1/8" = 1'-0"

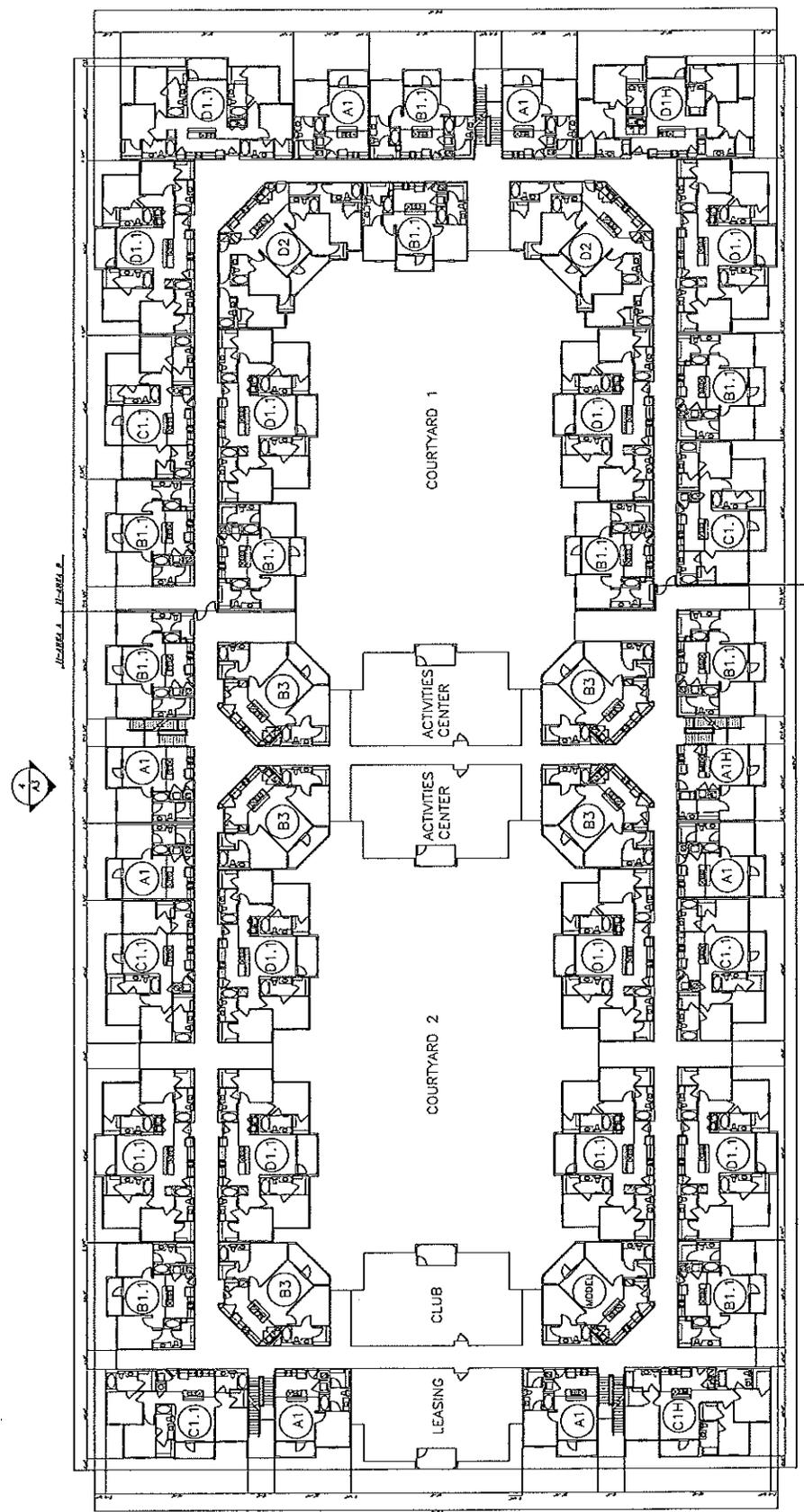
BUILDING CROSS AREA III	
TOTAL CROSS	30,200
SECOND FLOOR	15,300
FIRST FLOOR	14,900
TOTAL	30,200

2 FIRST FLOOR PLAN - BLDG. TYPE III
SCALE: 1/8" = 1'-0"



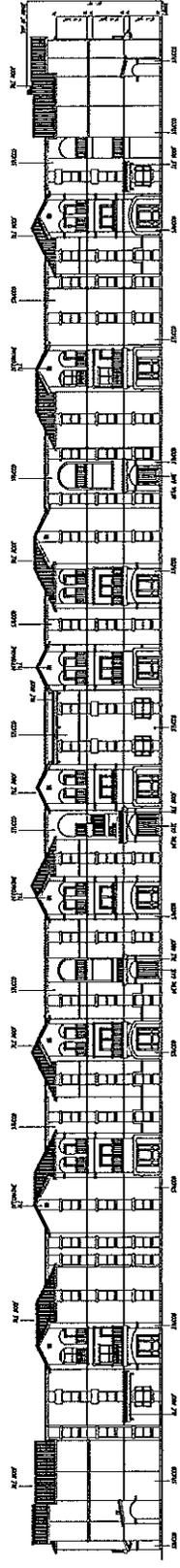
DATE	
NO.	
DESCRIPTION	

BUILDING	THIRD FLOOR	SECOND FLOOR	FIRST FLOOR	TOTAL
BUILDING GROSS AREA IN A	41,500	41,500	108,273	191,273
BUILDING GROSS AREA IN B	52,965	52,965	52,965	158,935

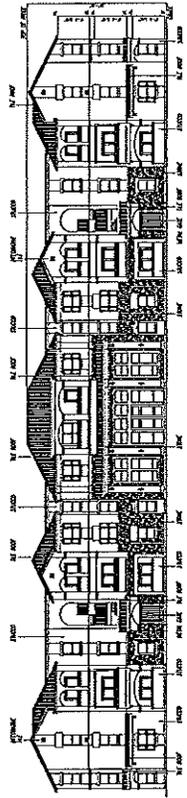


1 FIRST FLOOR PLAN - BLDG. TYPE II
SCALE: 1/8" = 1'-0"

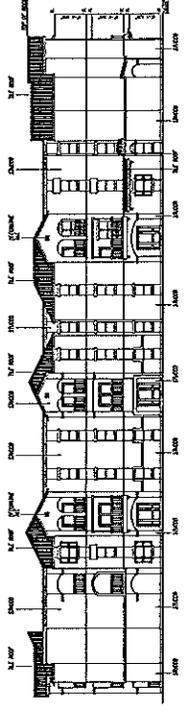
DATE: 11/15/12	PROJECT: FAIRFIELD
DRAWN BY: J. WONG	SCALE: AS SHOWN
CHECKED BY: J. WONG	DATE: 11/15/12



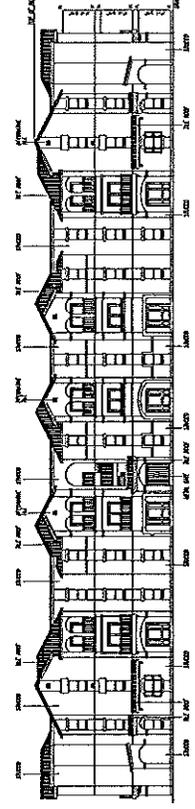
4 CONCEPTUAL SOUTH EXTERIOR ELEVATION
 BLDG. TYPE II
 SCALE: 1/8" = 1'-0"



3 CONCEPTUAL EAST EXTERIOR ELEVATION
 BLDG. TYPE II
 LEASING ENTRY
 SCALE: 1/8" = 1'-0"

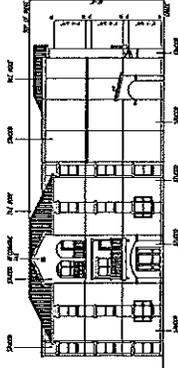


2 CONCEPTUAL SOUTH EXTERIOR ELEVATION
 BLDG. TYPE I
 SCALE: 1/8" = 1'-0"

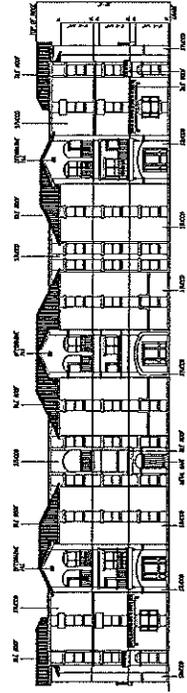


1 CONCEPTUAL EAST EXTERIOR ELEVATION
 BLDG. TYPE I
 SCALE: 1/8" = 1'-0"

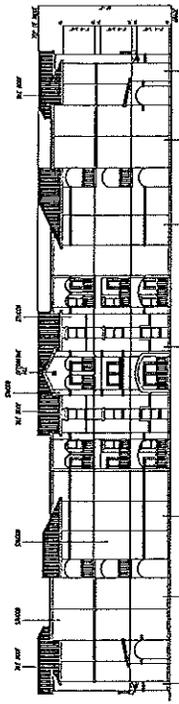
DATE	
DESCRIPTION	



3 CONCEPTUAL EAST EXTERIOR ELEVATION
 BLDG. TYPE III
 SCALE: 1/8" = 1'-0"



2 CONCEPTUAL NORTH EXTERIOR ELEVATION
 BLDG. TYPE III
 SCALE: 1/8" = 1'-0"



1 CONCEPTUAL SOUTH EXTERIOR ELEVATION
 BLDG. TYPE III
 SCALE: 1/8" = 1'-0"



STUCCO ACCENTS

WINDOW CANOPIES

VARIED ROOF HEIGHTS

CEMENT TILE OR TERRAZZO ROOF ELEMENTS

PARAPET WALL CONCEALING AC CONDENSERS

ALTERNATE BALCONY DESIGNS

DECORATIVE SHUTTERS

INDIVIDUAL GROUND LEVEL ENTRY DOORS

MAIN BUILDING ENTRY

VARYING ENTRY ARCHES

FAIRFIELD AT TEMPE
 CONCEPTUAL ELEVATION RENDERING
 AUG 2011

CNK ARCHITECTS

