

Staff Summary Report



Development Review Commission Date: 09/28/10

Agenda Item Number: ___

SUBJECT: Hold a public hearing for a Development Plan Review for VALLEY WESLEY RESIDENCE HALL, located at 215 East University Drive.

DOCUMENT NAME: DRCr_ValleyWesleyResHall_092810 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request for **VALLEY WESLEY RESIDENCE HALL (PL100108)** (First United Methodist Church of Tempe, property owner; ORB Architecture LLC, applicant) consisting of demolishing an existing building for a new 5-level residence hall with 57 bedrooms, all within 23,551 sf. of building area on approx. 1.45 acres, located at 215 East University Drive in the CC, City Center District within the Transportation Overlay District. The request includes the following:

DPR10140 – Development Plan Review including site plan, building elevations and landscape plan.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

REVIEWED BY: Lisa Collins, Deputy Community Development Director-Planning (480-350-8989) 

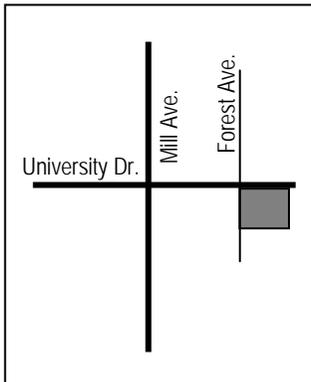
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross/Net site area	1.45 acres
Building area	23,551 s.f.
Density	25 du/ac (17 units); 57 total bedrooms
Lot Coverage	17 % (NS)
Building Height	50 ft (50 ft maximum allowed)
Building Setbacks	0' front, +40' side, +40' rear (0, 0, 0)
Landscape area	5,581 s.f. (NS)
Vehicle Parking	66 spaces on-site (189 min. required per TOD)
Bicycle Parking	50 spaces (32 min. required)

A neighborhood meeting is not required with this application.

- PAGES:**
1. List of Attachments
 - 2-4. Comments
 - 4-6. Reason for Approval / Conditions of Approval
 - 7-8. Code Requirements / History & Facts / ZDC Reference

- ATTACHMENTS:**
1. Location Map(s)
 - 2-5. Aerial/Site Photo(s)
 - 6-8. Letter of Explanation
 - 9-10. Site plan
 11. Floor plans
 - 12-13. Building Elevations
 14. Building Sections
 15. Preliminary Grading & Drainage Plan
 16. Landscape Plan
 17. Building Perspective

COMMENTS:

This site is located at the southeast corner of University Drive and Forest Avenue (Forest Mall on ASU campus). The subject property is along the perimeter boundaries of the Arizona State University's Tempe Campus, adjacent to the College of Design to the west and the Global Institute of Sustainability building to the east. Directly to the south across a shared alley way is the Center for Family Studies.

The site consists of the Tempe First United Methodist Church buildings and a surface parking lot to the east. The church currently provides activity space for the Wesley Campus Ministry, a group of college students from Arizona State University and Phoenix valley colleges, one of the many United Methodist campus ministries located at colleges and universities across the country. The proposed residential development will provide on-site residency for this campus ministry while attending the University.

This request includes a Development Plan Review, consisting of demolition of an existing building for a new 4-story (5-level) residence hall with 57 bedrooms (17 units), all within 23,551 sf. of new building area on approx. 1.45 acres. The site is zoned CC, City Center District and is within the Transportation Overlay District.

The applicant is requesting the Development Review Commission take action on the item listed above.

Staff is currently reviewing the request for a shared parking application, utilizing a peak demand study for the shared uses along with the long-standing agreement allowed with use of ASU parking facilities for church service times, on non-event weekends. For further processing, the applicant will need approval for a Subdivision Plat, to combine the original lots into one including one lot for the residence hall.

A neighborhood meeting is not required for this development. Public input has not been received at this time from the date of this report.

PROJECT ANALYSIS DEVELOPMENT PLAN REVIEW

The proposed building will be located on the site currently occupied by a church hall building constructed in 1927, consisting of 2,580 square feet of building area. This building was surveyed on the Tempe Multiple Resource Area Update on July 24, 1996. The building's historic eligibility status was identified as "potentially eligible as a contributing property". This building is a modest example of the Gothic revival style with such details as the front pointed arch entry. Most of the original features are still intact including the double-hung windows and stucco finish. Through initial staff review and feedback, the architect has presented a new building design which has incorporated a reconstruction of the existing western façade archway into the project, including the original wall light fixtures. The archway serves as the primary access stairway to the residence hall lobby and amenity space.

Site Plan

The proposed new building will be located at the southwest corner of the First United Methodist property. Half of the Forest Avenue street alignment (private) is the property of First United Methodist. The parking along this street front has been designated for use by Arizona State University for disabled parking space needs. The project building will be adjacent to the Ross Hall building to the east. The building is accessible from the west, up a stairway entrance, and from the north with access to the buildings elevator. The living space floor plans are designed where three to four bedroom units share with limited common space and two bathrooms. The entire floor level (14 bedrooms) share an open common space for full kitchen needs and living room environment. This set up occurs on the 2nd through 4th floors and in the basement level. The first floor level is designated for office administration, with the halls management living quarters, and other residence hall amenities consisting of a student lounge, laundry facilities, and other assembly space needs.

The parking lot for the site is located on the east side of the buildings. Currently the churches office and day-time pay parking users occupy these spaces (typically full). On weekends the church members use the parking, along with the use of neighboring parking spaces available from the University parking structures. With the incorporation of a residence hall, the site provides a new 24 hour-a-day user with alternate parking requirements and demands. Recognizing the on-going parking arrangements for the church services with ASU, the parking regulations can be met with the availability of parking on the site. The parking although does not intend to fully operate for just residence use. Recognizing that students residing at this site may either not have a vehicle, use alternate modes, or may consider utilizing the University's permit parking program. Staff is recommending the dedication of nineteen (19) vehicle spaces along the eastern parking row, available for the dedication of residence parking only. This will offer close and convenient spaces for

residency, while recognizing the other options available being in close proximity to the University campus, which will reduce the overall demand. Staff has proposed a stipulation to address this dedication.

Building Elevations

Along with the addition of the original building's reconstructed archway, the rest of building's design includes material elements of brick and stucco. The height of the brick element (2-stories) is intended to correspond with the height of the worship building to the north of residence hall, also designed with brick. The remaining elements of the building portray a more traditional building design, totaling approximately fifty (50) feet in height.

Landscape Plan

The landscape for the project includes retaining one of the existing trees within the courtyard to the north, along with landscape accents aligning the south, west and northern edges of the building. The southern edge along the alley will have a continuous row of bike parking spaces, also serving as bollards for security of the building.

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 building design has provided various forms of relief along all sides of the building design and has incorporated specific details that articulate the former and current designs of the site.*
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 achieves this criteria on an otherwise limited site.*
3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; *The materials and quality of the design are appropriate and complement the surrounding structures, while providing uniqueness to the site.*
4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; *The project is appropriately scaled and meets the maximum allowed height for this district, while recognizing the surrounding structures and providing similar materials coinciding with those heights.*
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; *A clear base with varied material elements are incorporated into the design.*
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; *This criteria is achieved in the project design.*
7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; *The residence hall will have convenient access to the Public University which allows for a safe pedestrian and bicyclist environment. The site is also in close proximity to Tempe's bus transit stops and walking distance to a Light Rail station.*
8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; *This site currently designed with parking access to the east of the site and existing street sidewalks and roadway access.*
9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; *Stipulations are included which address areas not defined in the Code for preventing access into basement level windows, visibility within the landscape and night time lighting needs.*
10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; *The landscape plans provide a well defined delineation from the pedestrian walkways.*

11. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.

Conclusion

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

REASONS FOR APPROVAL:

- The project will meet the development standards required under the Zoning and Development Code.
- The proposed project meets the approval criteria for evaluating 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.

1. An Amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.

Site Plan

2. The nineteen (19) parking spaces located along the eastern property line, shall be designated for twenty-four hour a day use by the residence hall only. Each parking space shall have a sign post affixed to the ground restricting the use of such spaces.
3. To the best extent possible relocate sign posts, which are adjacent to ADA parking spaces on the western property side, closer to the sidewalk curb in order to provide a wider pedestrian clearance.
4. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage).
5. Remove accessory building shed, located on south side of the property, or incorporate a storage facility into the design of the project.

Floor Plans

6. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.

Building Elevations

7. The materials and colors are approved as presented:
Stucco Finish – Dunn Edwards – “Quicksand” #DEC754
Stucco Accent/Reveal – Dunn Edwards – “Dover plains” #DE6116
Metal Roof Canopy – Dunn Edwards – “Cobblestone path” #DE6068
Dual Pane Aluminum Window – Dark Bronze
Wrought Iron Railings/Guardrails – Dunn Edwards – “Burnt Crimson” #DEC705
Brick Veneer – Phoenix Brickyard #87
Glass Block Windows and “Nanawall” window system dark bronze
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.
8. Provide a lowered parapet height along the front façade of the west elevation (brick tower elements), incorporating a varied height from the overall building.
9. Conceal all exterior separations from wall of existing building to new residence hall building wall, utilizing compatible materials,

including roof flashing or another appropriate shielding mechanism to avoid debris collection.

10. 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.
11. Remove rust and repaint all other existing utility equipment mounted along the south side of existing building to the east of this development.
12. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
13. Conceal roof drainage system within the interior of the building or minimize visible external features, such as overflows, and where needed design these to enhance the architecture of the building.
14. 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.
15. Underground all new utilities to be connected to this building addition.
16. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
17. Provide wrought iron fencing around window wells and laminated glazing at grade level exterior windows to basement, where lower glass panes can be reached and broken for unauthorized entry. Do not propose landscape in excess of 2' in height or screen walls that conceal area around lower windows.

Lighting

18. Illuminate elevator and building entrances, and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.
19. Maintain original decorative lamp & armatures from the existing buildings western façade, proposed for demolition. Incorporate into modified design of archway and place above both sides of the arch, as originally constructed. Lighting may be functional or for decorative purposes.

Landscape

20. The plant palate is approved as specified on the landscape plan, subject to the conditions noted herein. Any additions or modifications may be submitted for review during building plan check process.
21. Provide an alternate paving material, either pavers or a concrete score pattern, along the south area designated for bike racks, in lieu of decomposed granite or asphalt.
22. The proposed potted landscape is a part of the approved landscape plan.
23. Irrigation notes:
 - a. 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.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
 - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - e. Provide temporary irrigation to existing landscape on site for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontages is irrigated as part of the reconfigured system at the conclusion of this construction.

24. Include requirement to de-compact soil in planting areas on site and remove construction debris from planting areas prior to landscape installation.
25. 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 and do not underlay rock or decomposed granite application with plastic.

Signage

26. Provide an address sign on the west building elevation facing the street, not to be located above the 2nd story level. Locate a secondary address sign near the building entrance on the north elevation.
 - a. Conform to the following for building address signs:
 - 1) Provide the street number and building number designation only.
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters for west elevation.
 - 3) Address numbers shall be self-illuminated or provide a dedicated light source.
 - 4) Coordinate address signs to avoid any potential visual obstruction.
 - 5) Do not affix numbers or letters to the 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/zoning or purchase from Community Development counter staff.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. 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.
- **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.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **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). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS:**
 - Provide a security vision panel at service and 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.
- **FIRE:**
 - Clearly define the fire lanes. 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 or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- **ENGINEERING:**
 - Underground utilities, except high-voltage transmission, or provide the deferred payment option.
 - 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 layout or foundation design.
 - 100 year onsite retention required for all disturbed construction areas for this property, coordinate design with requirements of the Public Works, Engineering Division.
- **REFUSE:**
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. 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. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
 - 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:**
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - 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.

- **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 (i.e. "Valley Wesley"). 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:

March 30, 1909 Block 24, Lots 3 to 8 recorded as a part of the PLAT OF GAGE ADDITION, according to the Maricopa County Recorder's Office.

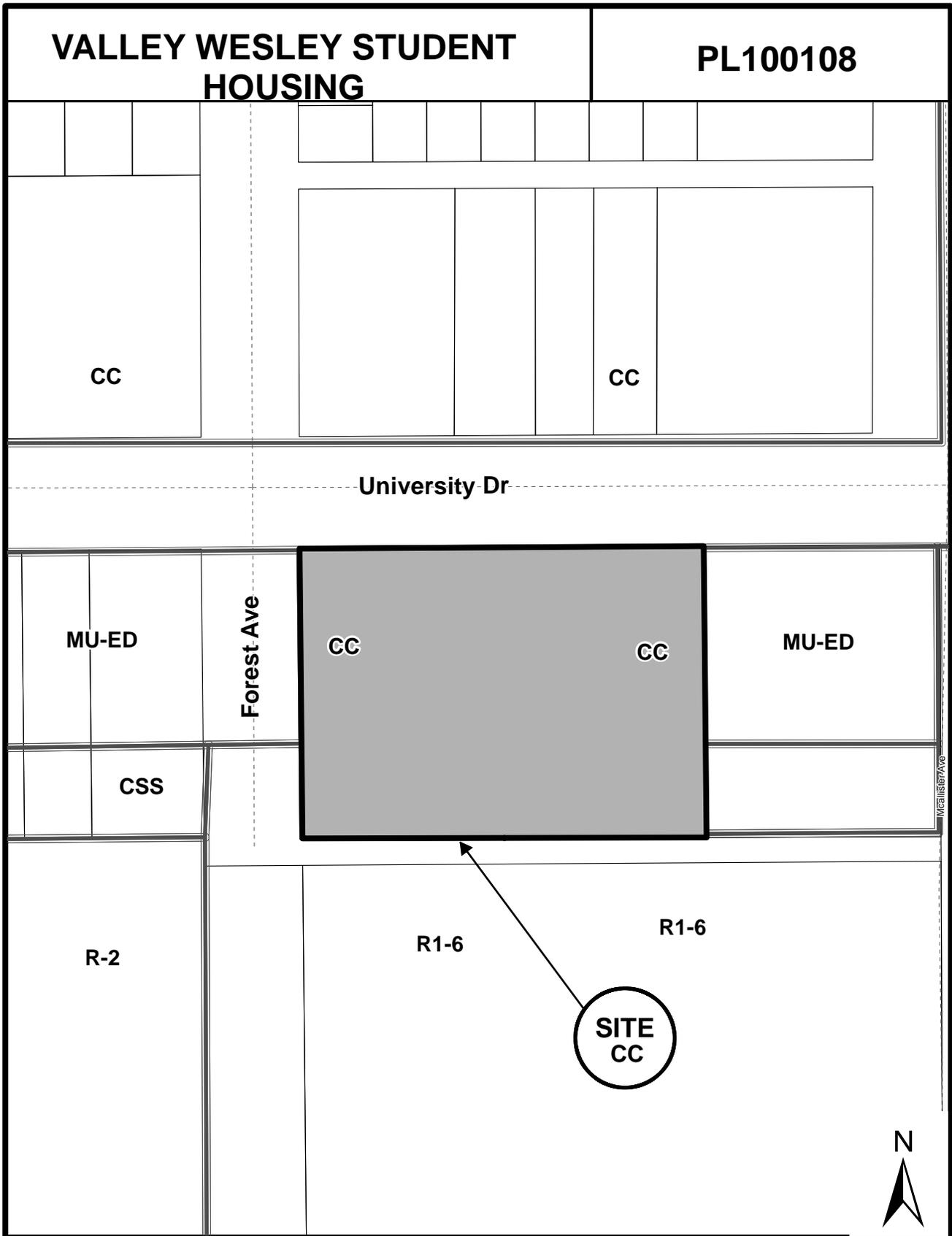
No information on the original construction of the church property at 215 East University Drive.

ca. 1927 Methodist Church Hall at 807 South Forest Ave (proposed for demolition)

April 11, 2005 Design Review Board staff approved a 1250 sf. sanctuary addition for the First United Methodist Church, including a shared parking agreement with Arizona State University, providing an additional 530 off-site conditional parking spaces.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



Location Map



VALLEY WESLEY STUDENT HOUSING (PL100108)









LETTER OF EXPLANATION
DEVELOPMENT PLAN REVIEW

The letter, signed by the applicant or representative, must provide a brief statement, on 8½" x 11" sheet of paper, identifying the project goals and objectives, primary design criteria, and design concepts.

Tempe First United Methodist Church has long recognized the strength of its location at the corner of University Drive and Forest Avenue. Over the past three years, the reemergence and substantial growth of the Wesley Foundation - the church's outreach to the students at ASU - eventually led to the idea of creating a student living community. After all, only one residence hall is closer to the center of campus, and student residents can easily walk to the light rail, buses and shuttles, Sun Devil Stadium, Wells Fargo Arena, Downtown Tempe and the Mill Avenue District.

Despite the favorable location and high demand for student housing, one of the more important objectives for the facility has been to keep the scale of the facility down - to create a sense of community in which students could actively engage. So, after considering a much larger project that would cover about half the existing parking lot, complete with underground parking and several floors of urban-type living, it was decided instead that the area at the southwest corner of the property would offer the best opportunity to meet this important objective. Not only does the location lend itself to a more modest scale, the frontages on the abandoned Forest Avenue and the alley to the south, offer close interaction with the large number of students who walk along these corridors each day.

Primary Design Criteria

Small site results from replacing size replicates the initial 1929 Sanctuary. The property is bound by Forest Avenue (private drive) on the west, a (private) alley on the south, the Church campus on the north, and the existing two-story Ross Hall classroom wing to the east.

We are providing four stories of residential dormitory living associated with the Church campus as an extension of their university outreach. This facility will provide a synergistic opportunity to explore higher learning within a Christian community. The residence hall will maintain the standards and share principles with ASU housing. The staff, parking and meal arrangements will be provided in lockstep with the university.

The location on a Church campus, this close to a major university, provides a chance to explore spiritual and community growth that may not be available in a secular setting.

Design Concepts

The elevated first floor provides accommodation to Forest Avenue, the Church campus and residential floors above and below.

The first floor provides assembly opportunities for both students and Church, administrative support, community director housing and building support services. The presentation to the street is that of a "brownstone" style apartment in an urban setting.

The residential levels are accessed by elevator and stairs. The residential units are a mixture of three and four bedroom units, opening up to a common assembly space. The limited unit kitchen facilities are designed to focus the residents on the large shared common space. While the perimeter is dominated by residential units and associated openings, the common area is anchored with a large opening to Forest Avenue. This opening reinforces the first floor entry below. At night, this will be a beacon to the street, and in the day brings daylight deep into the building.

The building exterior is clad in a mixture of brick and stucco to match the majority of the campus. The brick is pushed closest to pedestrian approaches, and limited in height so as to not over power the Sanctuary to the north. The masonry will be elevated from the building base about three feet, similar to the Sanctuary, with masonry detailing reminiscent of other campus structures. The Forest Avenue entrance will be framed with an abstraction of the existing 1927 entry. The exterior courtyard will be reduced in size and become more of a hardscape mall space for outreach and socialization opportunities.

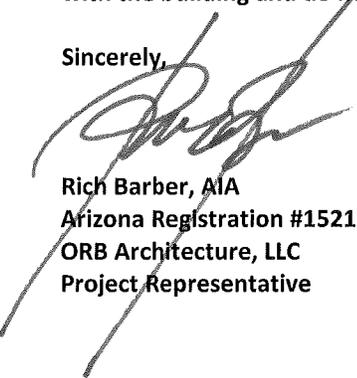
The letter shall also explain how the development plan will conform to the following standards and criteria, as applicable:

1. **The placement of the building reinforces boundaries of Forest Avenue (private) and the pedestrian alley (private) to the south. The project provides variety in the street wall, maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking areas, etc.). The Valley Wesley Residence Hall will enhance the character of the surrounding area, and will facilitate pedestrian access and circulation at one of the most pedestrian intensive entrances to the adjacent campus.**
 - a. Shade for energy conservation and comfort as an integral part of the design; we will provide year round shade for the project pedestrian courtyard to the north. **The Forest Avenue (west exposure) will be shaded with the use of a series of cascading floor levels to the entry.**
 - b. Materials shall be of superior quality and compatible with the surroundings. **The brick and stucco exterior wall systems will be consistent with the adjacent sanctuary. Accent walls or metal work will relate to the Architecture School across the street.**
 - c. Buildings have a clear base and top, as identified by ground floor elements, roof forms, and detailing. Large building masses are divided into smaller components that create a human scale as viewed from the sidewalk. Buildings and landscape elements have proper scale with the site and surroundings. **The line of the brick façade has been held down to the level of the sanctuary, so as to not diminish its presence. The overall building height starts to transition along Forest Avenue into the adjacent University scale.**
 - d. Large building masses are divided into smaller components that create a human scale as viewed from the sidewalk. **The breaking of the wall types and materials reinforces the pedestrian scale of the building.**
 - e. Buildings have a clear base and top, as identified by ground floor elements, roof forms and detailing. **The façade has a strong concrete masonry base, similar to the adjacent sanctuary. The brick detail forms the middle and the stucco parapet detailing finishes the building at the sky.**
 - f. Building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility. **There are several window types, responding to the interior functions. Unit windows maximize view to the outside. Slit windows allow light in, but preserve the privacy behind. The "bay window" highlights the Forest Avenue entry, while bringing light into the Commons area of each floor. Over height folding doors at the first floor are set flush with the exterior so as to enlarge the prime pedestrian entry to the adjacent University campus.**
 - g. Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contributes to attractive public spaces. **The heights of the various wall systems and detail of those systems build on the palette of the existing Church campus.**
 - h. On-site utilities are placed underground; Clear and well lighted walkways connect building entrances to one another and to adjacent sidewalks. **On-site utilities are being rerouted, at great expense both on the Church campus and the adjoining properties. There is a single overhead line serving this quadrant that is too large to place underground, and we have agreed to provide in-lieu fees.**

- i. Clear and well lighted walkways connect building entrances to one another and to adjacent sidewalks. **The building entrance along Forest Avenue will be highlighted with decorative sconces on the rebuilt 1929 façade. Entry highlights will be provided by recessed fixtures. Church campus lighting is provided by existing area lights. Wall pack lights are anticipated along the south alley to provide uniform, secure visibility.**
 - j. Accessibility is provided in conformance with the Americans with Disabilities Act (ADA). **Accessible access to the building will be provided from campus interior. The approach will be from the public right-of-way (University Drive) to the campus courtyard, which serves the office and sanctuary, and new residence hall. Elevator access is provided to all floors. Accessibility will be provided to ADA standards for all common areas and one living unit. The remainder of the units will be governed by Fair Housing Accessibility Guidelines and American National Standards A117.1 (1992).**
 - k. Plans take into account pleasant and convenient access to multi-modal transportation options, and support the potential for transit patronage. **This project depends completely on current facilities and associated parking agreements. Proximity to ASU campus, Mill Avenue and University Drive and current transit options will provide multi-modal patronage.**
 - l. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized, in conformance with City transportation policies, plans and design criteria. **There is no new parking or traffic associated with the proposed building.**
 - m. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic. Projects should be consistent with the Tempe Pedestrian and Bicycle Facility Guidelines, contained in the Comprehensive Transportation Plan. **Bicycle storage facilities are and will continue to be provided on campus. The Church courtyard will not cater to bike use.**
 - n. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support and maintenance. **CPTED principals should be enhanced by the introduction of residents on site 24 hours a day. Courtyard and building access will be by card access.**
 - o. Landscaping accents and separates parking, buildings, driveways and pedestrian walkways. **The interior Church courtyard will be more formal and hardscape to promote meeting, gathering and exterior socialization. Perimeter plantings will maximize shade and territoriality.**
 - p. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. **Lighting is intended to respond to the use and character of the three exposures that the building faces.**
2. Signs must have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located. The decision-making body shall consider the following:
- a. Sign copy shall provide contrast with its background;
 - b. Sign area and copy shall be proportional to the size of the building element on which it is located; and
 - c. Signs for complexes or centers shall utilize materials which are complementary to the building and to the other signs on the premises.

Proposed sign is mounted on the rebuilt 1929 façade. The color, material and proportions are consistent with the building and do not face public right-of-way.

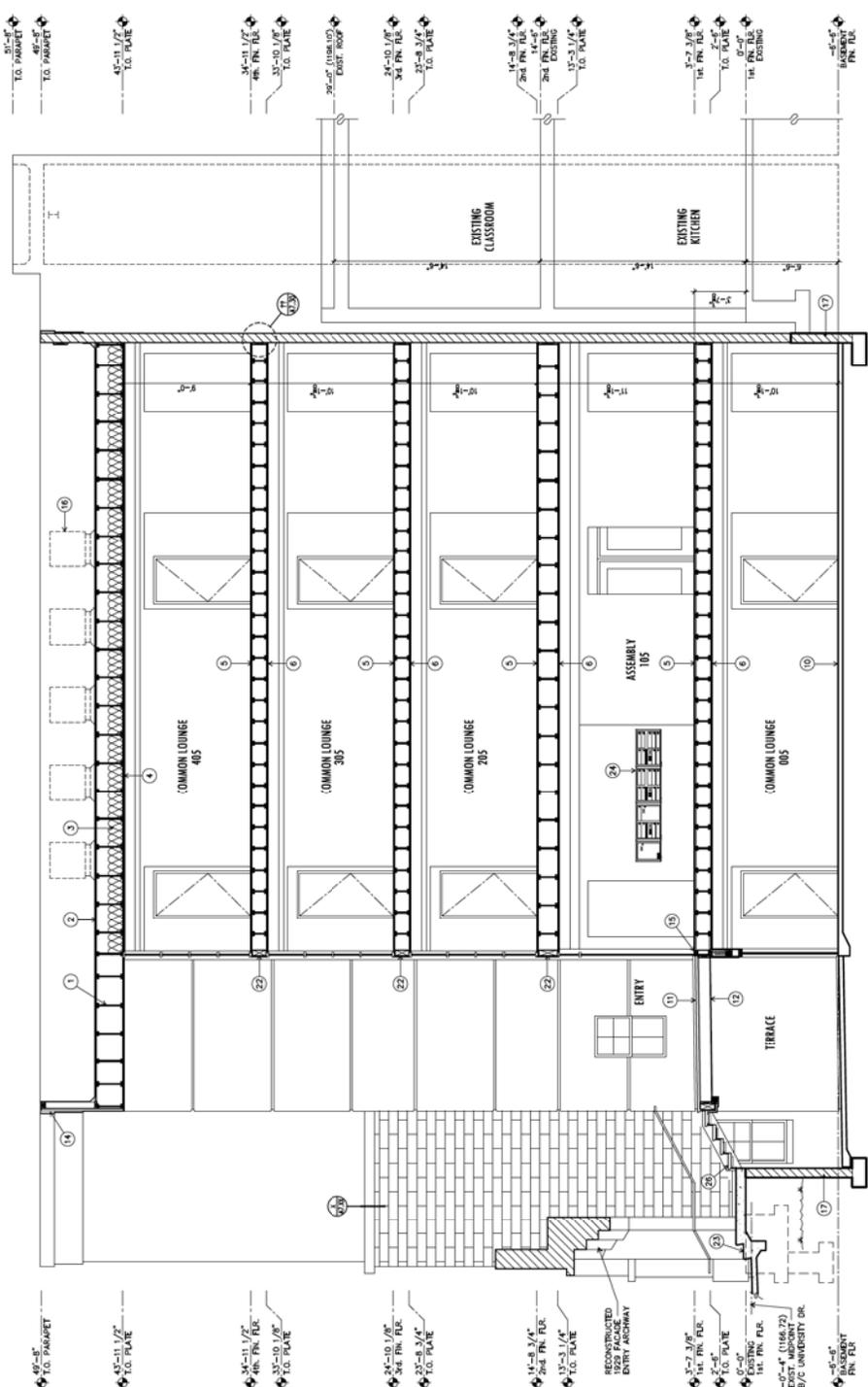
Sincerely,



**Rich Barber, AIA
Arizona Registration #15213
ORB Architecture, LLC
Project Representative**

SECTIONS KEY NOTES

1. RECONSTRUCTED OVER EXISTING CONCRETE FOUNDATION PER DET. 07/A7/10.
2. 12" WIDE 2" DEEP TYPE "C" CPD ON NO. ROOF TRUSSES PER DET. 07/A7/10.
3. 4" HR BATED ROOF/CERAMIC PER DET. 07/A7/10.
4. 1" HR BATED ROOF/CERAMIC PER DET. 07/A7/10.
5. 1" HR BATED ROOF/CERAMIC PER DET. 07/A7/10.
6. 1" HR BATED ROOF/CERAMIC PER DET. 07/A7/10.
7. 1" HR BATED ROOF/CERAMIC PER DET. 07/A7/10.
8. 1" HR BATED ROOF/CERAMIC PER DET. 07/A7/10.
9. 1" HR BATED ROOF/CERAMIC PER DET. 07/A7/10.
10. 1" HR BATED ROOF/CERAMIC PER DET. 07/A7/10.
11. 1" HR BATED ROOF/CERAMIC PER DET. 07/A7/10.
12. 1" HR BATED ROOF/CERAMIC PER DET. 07/A7/10.
13. 1" HR BATED ROOF/CERAMIC PER DET. 07/A7/10.
14. PARANET FOM POP-OUT. REFER TO DET. 06/A7/40.
15. REINFORCING BARS FOR DET. 06/A7/40.
16. ROOF MOUNTED MECH. EXTERIOR FOR MECHANICAL.
17. 1" HR BATED ROOF/CERAMIC PER DET. 07/A7/10.
18. COMMON AREA WALL PER DET. 07/A7/10.
19. 1" HR BATED ROOF/CERAMIC PER DET. 07/A7/10.
20. 1" HR BATED ROOF/CERAMIC PER DET. 07/A7/10.
21. 1" HR BATED ROOF/CERAMIC PER DET. 07/A7/10.
22. 1" HR BATED ROOF/CERAMIC PER DET. 07/A7/10.
23. 1" HR BATED ROOF/CERAMIC PER DET. 07/A7/10.
24. 1" HR BATED ROOF/CERAMIC PER DET. 07/A7/10.
25. 1" HR BATED ROOF/CERAMIC PER DET. 07/A7/10.
26. 1" HR BATED ROOF/CERAMIC PER DET. 07/A7/10.
27. GRADE LEVEL BEYOND.



BUILDING SECTION A-A

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

**VALLEY WESLEY
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REVISIONS

D.R.C. - SUBMITTAL
DATE: JULY 30, 2010 ORB # 10-303

A0.02

RENDERING



FOREST AVE VIEW -NE



FOREST AVE VIEW -SE