

Staff Summary Report

Development Review Commission Date: 03/22/11

Agenda Item Number: ____

SUBJECT: Hold a public meeting for a Development Plan Review for THE RETREAT AT 1000 APACHE located at 1000 East Apache Boulevard.

DOCUMENT NAME: DRCr_RETREATat1000APACHE_032211 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by **THE RETREAT AT 1000 APACHE (PL110103)** (David Freeman, 1000 East LLC, property owner and applicant) consisting of two five-story mixed use buildings, 67'-0" high, including 124 student housing units with apartment/amenity area of 162,629 s.f. and retail/restaurant area of 4,352 s.f., and one five-level parking garage, 52'-0" high, with area of 96,665 s.f., including one subterranean level. The +/-1.80 acre site is located at 1000 East Apache Boulevard in the MU-4 (PAD, TOD) Mixed-Use, High Density District with a Planned Area Development Overlay and within the Transportation Overlay District. The request includes the following:

DPR11038 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)

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

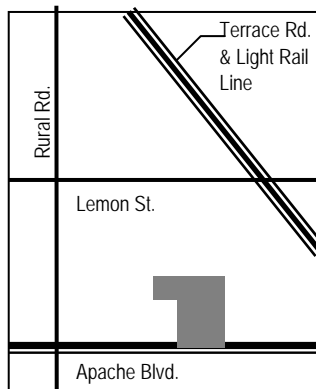
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: There is no fiscal impact on City funds

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross/Net site area	+/-1.80 acres
Total Building area	263,646 s.f. (livable, retail & garage)
Density	70 d.u./acre maximum: Amended PAD Standard
Lot Coverage	64 % maximum: Amended PAD Standard
Building Height	67'-0" maximum: Amended PAD Standard
Building Setbacks	Amended PAD Standard
Bldg 1 (main building)	0'-0" front (south) on Apache, 7'-0" east side, 6'-4" west side
Bldg 2 (NE building)	7'-0" east side, 7'-0" rear (north)
Bldg 3 (garage)	7'-0" west side, 0'-0" south side, 6'-4" rear (north)
Landscape Coverage	19 % minimum: Amended PAD Standard
Vehicle Parking	281 spaces (281 minimum required: TOD Standard)
Bicycle Parking	138 spaces (136 minimum required: bicycle commute area)

The applicant requests re-approval of the Development Plan Review for the Retreat at 1000 Apache. Planning entitlements currently in effect for this site include a Zoning Map Amendment from Commercial to Mixed-Use, High Density, an amended Planned Area Development Overlay and insertion of the site into the Transportation Overlay District. A subdivision plat has also been completed for the site that unifies five parcels including a former alley into one lot and dedicates 5'-0" wide public right of way to Apache Blvd.

PAGES:

1. List of Attachments
- 2-3. Comments
4. Reasons for Approval
- 5-7. Conditions of Approval
- 8-10. Code/Ordinance Requirements
- 10-12. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo, c. 2007
3. Aerial Photo, c. 2009
- 4-5. Applicant's Letter of Intent
6. Owner/Developer and Project Data (from Amended PAD)
7. Development Information and Parking Information (from Amended PAD)
8. Building Square Footage Matrix (from Amended PAD)
9. Building Key and Development Standards Comparative Table (from Amended PAD)
10. Site Plan
- 11-16. Floor plans (Underground Parking Level and Levels One through Five)
17. Roof Plan
18. Typical Dwelling Unit Plans
- 19-21. Building Elevations
22. Elevations and Sections Keynotes
23. Building Sections
- 24-25. Landscape Plan and Plant legend
26. Landscape Sidewalk Shade Study on Apache (at Summer Solstice, 3:00pm)
27. APAC Meeting Minutes (Agenda Item 5), dated 3/10/2008
- 28-29. TABA Meeting Minutes, dated 5/14/2008
30. The Vue (Campus Edge) Developer's E-mail on the Retreat, dated 5/27/2008
31. E-mail of Opposition to the Retreat, dated 9/5/2008
32. Planning Staff's 6/23/2008 Memorandum of Neighborhood Meeting Notes
- 33-34. Street Color Presentation Perspectives
- 35-38. Color Presentation Elevations
- 39-40. Staff photos of site, dated 3/07/2011

COMMENTS:

This vacant site is located on the north of Apache Boulevard a short distance from the Rural Road / Apache Boulevard intersection. The Vue (formerly Campus Edge), a mixed-use, high rise housing development has been completed on the property immediately to the west. The two-story Super 8 Motel is on Apache to the east and two story apartment buildings are across an alley to the north. A planning entitlement process for the Retreat @ 1000 Apache was initiated in 2008.

Existing planning entitlements that remain in effect for the property, which date from activity in 2008 and 2009, are as follows:

- The underlying Zoning District is now Mixed-Use High Density.
- A Planned Area Development Overlay (PAD) has been prepared for the Mixed-Use, High Density District. The PAD has been amended to reflect minor modifications to the project that became apparent during plan check review in 2009.
- The site is now within the Transportation Overlay District Corridor.
- A subdivision plat has been completed that has unified several parcels into one lot. Related to this process is the abandonment of a portion of public alley by the City and its sale to the developer. The subdivision plat includes the dedication of a 5'-0" strip of land to the public right of way along Apache Boulevard.

The Development Plan Review that was approved for the project in 2008 (DPR08110) expired at the same time as the expiration of the building safety plan check review period. The Engineering plan check review period has also expired.

The request before the Development Review Commission includes re-approval of a Development Plan Review for the layout of the 1.80 acre site, the design of the three buildings, 263,646 s.f. of building area (including the garage) and landscape. Landscape includes that on-site and the redevelopment of the public sidewalk on Apache Boulevard directly in front of the property. The design is unchanged from that of the previous approval.

Public Input

The Agenda for the Development Review Commission meeting has been published. A separate public notification to adjacent property owners and associations is not required for a stand-alone Development Plan Review request. Below is a summary of public input regarding the Retreat @ 1000 Apache from 2008. This input is currently applicable since the design of the proposed development has not been modified.

A seven story version of the Retreat, featuring housing above a parking podium, was presented to the Apache Boulevard Redevelopment Committee (APAC) on March 10, 2008 (see attached) and to the Tempe Apache Boulevard Association (TABA) on March 12, 2008. A follow-up presentation of the current five-story design concept for the Retreat was presented to TABA on May 14, 2008 (see attached). Both versions of the project were favorably received. The developer of The Vue reviewed the concept and indicated "no comments" in an e-mail dated May 27, 2008 (see attached). A required Neighborhood meeting for the Zoning Map Amendment was held on June 23, 2008 at the Apache Boulevard Police Substation located at 1855 East Apache Boulevard. The current five-story project was presented. Again, the project was favorably received. Planning staff notes of the neighborhood meeting are attached. One e-mail of opposition to the Retreat was received on September 5, 2008 and is referenced in the Applicant's Letter of Intent. The e-mail of opposition is attached.

PROJECT ANALYSIS

Development Plan Review

The site features an efficient, single driveway layout that is aligned with the existing median break in Apache Boulevard. The main five-story building including commercial space on the first floor with residential above (Building 1) is pushed forward to Apache Boulevard to take advantage of pedestrian oriented design standards as enumerated for the Transportation Overlay District. A five-story freestanding residential building (Building 2) is placed in the northeast of the site. The overall building/site footprint is irregular, allowing meaningful ground level outdoor space on-site for vehicular and pedestrian circulation, amenities, and landscape. A parking garage (Building 3) is located in the northwestern site "panhandle" and is positioned to allow two on-site perimeter landscape buffers to west and north and at the same time takes advantage of an adjacent off-site landscape buffer to the south.

The building elevations reflect a solid, urban, medium rise development (67'-0" height). The building stands close to Apache Boulevard but is articulated in plan with several niches to allow outdoor patio spaces contiguous with the sidewalk. The south elevation features a true porte co-chere over the driveway which connects the main building with a slender, western wing to the west of the drive aisle. The irregular building footprint allows ample views of portions of the Retreat from windows and exterior circulation corridors that are elsewhere in the development. The building mass is notably shorter than the mass of The Vue to the west and becomes a transitional element between The Vue and the adjacent existing two-story structures to the east and north. The construction is a composite, consisting of a concrete masonry unit base at the ground level and wood frame / exterior plaster at the upper stories. The exposed masonry elements vary in height around the perimeter of the building. In contrast, an accent aluminum cladding is utilized at the jambs and lintel of the porte co-chere. The garage is composed of concrete tilt-slab panels, individually expressed on the three perimeter sides: enclosed with shallow projections on the south, conventionally open on the west, and partially enclosed with relatively small, angled openings and bracketed with metal vine lattice on the north.

The decisive feature of the landscape plan is the strategic placement of ground level planting areas throughout the interior and around the perimeter of the Retreat that benefits residents and adjacent developments. The original design concept for the Retreat included a residential development on top of a podium, a retail component facing Apache Boulevard and a garage beneath the podium. One draw back of this earlier scheme was the limited amount of ground level planting area, including the exclusion of ground level planting in the interior of the development. By contrast, the concept as presented allows substantial ground level planting area of width sufficient for trees along the perimeter and within the interior of the development. The nineteen percent minimum landscape coverage expressed in the Planned Area Development Overlay proposal includes principally ground level planting area—a generous portion for landscape in an urban setting. Additionally, off-site street trees on Apache are positioned between walkway and street-side parallel parking in front of the Retreat to provide substantial summer shade.

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

- The placement of buildings on site reinforces the street "wall" on Apache Boulevard, maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking areas, etc.), enhances the character of the surrounding area, and facilitates pedestrian access and circulation.
- Shade for energy conservation and comfort is an integral part of the design.
- Materials of superior quality distinguish the Retreat but do not detract the surrounding developments.
- Buildings and landscape elements are of proper scale with the site and surroundings. The height of the Retreat provides the "step" between The Vue and older developments to the east and north.
- The building mass is divided into smaller components and uses a variety of materials and detailing that facilitate a "sticky" human-scale development. These elements contribute to attractive public spaces that are molded in the undulations of the building elevations, particularly along Apache Boulevard.
- Building fenestration creates visual interest and facilitates security of adjacent outdoor spaces by maximizing natural surveillance.
- Crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance are incorporated into the design.
- Full cut-off security lighting will be made to conform to the ordinance and will provide mandated light levels while limiting light "bounce" to the sky and to surrounding properties.
- Pedestrian walkways connect building entrances to one another and to the sidewalk on Apache Boulevard. Accessibility will be provided in conformance with the Americans with Disabilities Act.
- Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. The single driveway aligned with the median break minimizes traffic impact on surrounding development in conformance with the city transportation policies and design criteria.

Conclusion

Based on the information provided for this proposal, the public input received in 2008 and analysis by staff, staff recommends approval of the Development Plan Review request. This request meets the required criteria and will conform to the conditions of approval.

REASONS FOR APPROVAL:

1. The project of this size meets the General Plan Projected Land Use (mixed-use) and Projected Residential Density (greater than 25 dwelling units per acre) for this site. The General Plan projected land use of mixed-use occurs continuously on both sides of Apache Boulevard between Rural Road and the Price Road/Pima Freeway. The entitled maximum density of 70 dwelling units per acre is in line with the General Plan projected residential density of greater than 25 dwelling units per acre. The density of the site is appropriate considering the proximity of the housing component of A.S.U.'s Barrett Honors College, A.S.U.'s Vista del Sol, as well as The Vue (87 dwelling units per acre) and reflects the response of private developers as well as the University to the demand for student housing and to the general trend of urbanization in central Tempe.
2. The design of the development will conform to the standards of the Amended Planned Area Development Overlay. The P.A.D. Overlay process was specifically created to allow flexibility to establish development standards for a specific site, which in this case includes maximum residential density, maximum building lot coverage, maximum building height, minimum building setbacks, and minimum landscape lot coverage--all in the context of a quality, mixed-use design which includes mitigation of the design impact of this development on its surroundings.
3. The development meets the pedestrian oriented design standards of the Transportation Overlay District. The design of the development makes use of a pedestrian oriented vehicle parking standard, allows use of on-street parking as part of the retail parking count and allows waiver of building step-back adjacent to a multi-family residential district. These standards are available for projects within the T.O.D. Corridor in exchange for a project that embraces pedestrian oriented design standards. The site is south and west of the light rail transit line on Terrace Road and Apache Boulevard and is bracketed by properties in the T.O.D. Corridor.
4. The development meets the approval criteria for Development Plan Review.
5. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

CONDITIONS OF APPROVAL:

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

DPR11038

CONDITIONS OF APPROVAL

General

1. Submit construction documents to the Community Development Building Safety Division for building permit by March 22, 2012 or the Development Plan Review approval will expire. Subsequently, an expiration of the plan check period or issued building permit will result in expiration of the development plan review approval.

Site Plan

2. Provide a 2'-0" wide paving strip, including width of curb, between parallel parking on Apache Boulevard and street front planting strip to facilitate exit from parked vehicles. Provide planting strips along Apache of minimum 4'-0" width.
3. Provide upgraded modular paving at full width of drive aisle at driveway from back of public sidewalk bypass to minimum 20'-0" north of the right of way line. Match this upgraded paving at driveway to paving proposed at emergency turnaround opposite garage entrance.
4. Provide 8'-0" tall steel vertical picket and masonry perimeter fence. Provide fence of maximum 2'-0" tall masonry base and 8'-0" tall masonry pilasters of exposed material that matches the masonry of the building. Provide 6'-0" tall steel vertical picket fence panels between pilasters with pointed caps and turnouts and with maximum 4" spacing between pickets. Provide 8'-0" tall gate panels similar to fence panels. Design fence and gates to minimize foot and hand holds.
5. Finish utility equipment boxes in a neutral color (subject to utility provider approval) that compliments building finish. Do not obscure utility identifiers or warning decals. Place exterior, freestanding reduced pressure and double check backflow devices in lockable cages (one device per cage). If device is for a 3" or greater water line, it is the designer's option to delete cage and instead screen the device behind an exposed masonry screen wall.

Floor Plans

6. Exit Security, Visual surveillance:
 - a. Where possible provide exit stair towers at perimeter that are open such as is indicated at the northeast corner of the garage.
 - b. Where not possible, provide fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
 - c. Where an elevator or stair exit is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow a person standing in the exit doorway to observe in the mirror the area around the corner or within the alcove.
7. Public Restroom Security: (bathrooms in dwelling units are exempt)
 - a. Provide 50% night lights. Activate lights by key switch or remote control so users cannot manipulate lights.
 - b. Single user restroom door hardware: Provide a key bypass on the exterior side
8. Parking Garage:
 - a. Provide parking spaces of required size that are clear of structural members or any other obstruction.
 - b. At the ends of dead-end drive aisles, provide a designated, clearly demarcated turn-around space, minimum 8'-6" clear in width and positioned at 90 degrees to the drive aisle.
 - c. Provide a minimum 2'-0" additional width for parking spaces that are adjacent to a wall.
 - d. Paint interior wall and overhead surfaces in garage levels with a highly reflective white color, minimum LRV of 75 percent.
 - e. Provide canopies for parking spaces on garage levels where drive aisles are open to sky. Design and finish canopies to be attractive, including when viewed from above. Apply finish of maximum 75% light reflectance value to canopy. Provide minimum 8" deep canopy fascia all around canopy edge. Conceal lighting conduit in the folds of the canopy

structure and finish conduit to match. Treat ends and sides of canopies that face adjacent properties with trellis or lattice to obscure view of canopy mount lights from off-site. The horizontal surface of the canopy may also, at the designer's option, be a trellis or lattice. The canopy is not required to extend the full length of the parking space.

Building Elevations

9. On garage, design lattice without foot or hand holds and stand the lattice away slightly from the tilt slab concrete structure or provide lattice depth to foster vine growth.
10. The materials and colors are approved as presented including Kwal Howells Holland LRV 51 and Dog Paw LRV 21. Provide substitute paint color Kwal Howells Spray River LRV 69 for Kwal Howells Deer Feather LRV 85. Identify manufacturer and type of aluminum cladding. Integral color concrete masonry unit (Amcor Sagewood) is acceptable as presented. Submit any additions or modifications for review during building plan check process.
11. Provide secure roof access from the interior of the buildings to each roof. Do not expose roof access to public view, including ladders between adjacent roofs. Provide continuous parapets. Do not expose any portion of roof top equipment.
12. Conceal roof drainage system within the building interior. Minimize visible, external features, such as overflows. Position overflows and other appendages such as lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) so they are part of the composition of the elevations. Locate electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view. Exposed conduit, piping, or similar materials is not allowed.
13. Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

Lighting

14. Security light development standards as listed in ZDC Sec. 4-801 through 4-805 apply to this Mixed-Use District. Illuminate building entrances, vehicular gates, stairwells and stair landings from dusk to dawn same as the other required security lighting.

Landscape

15. Landscape development standards as listed in ZDC Sec. 4-701 through 4-706 apply to this Mixed-Use District.
16. Select vine for lattice on garage that will thrive on northern orientation.
17. Maintain tree buffer as presented along east, west or north property lines, except reposition trees at north of garage to stay clear of the sewer easement extension. Coordinate position of subsurface retention structure along perimeter with tree placement so the trees are not sacrificed during construction document plan check process.
18. Check site and frontage for existing native and protected plants. Remove Mexican palo verdes and other non-protected trees where these occur on site. Reuse existing mesquite in Apache Boulevard frontage landscape or remove tree for another location in accordance with State Agriculture Department standards. If mesquite is salvaged or demolished, file State Notice of Intent to Clear Land with the Agriculture Department and include copy of the Notice in the City's construction document submittal.
19. Remove excess soil compaction caused by construction and/or natural processes in planting areas on site and in public right of way. Remove construction debris from planting areas prior to landscape and irrigation installation.
20. Irrigation notes:
 - a. Provide dedicated landscape water meter.

- b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline (any size) and class 315 PVC feeder line (1/2" diameter) is acceptable. Class 200 PVC feeder line may be used in lieu of Class 315 PVC for feeder line sizes greater than 1/2" diameter. Provide details of water distribution system.
- c. Extend on-site irrigation system to landscape in public right of way in front of site. If existing city irrigation through line is located in the street frontage, maintain and do not sever this line.
- d. Locate valve controller in a secure, vandal resistant housing.
- e. Hardwire power source to controller (a receptacle connection is not allowed).
- f. Conceal controller valve wire conduit in a wall or pedestal if controller is in an exterior location.

Signage

- 21. Provide address signs at locations and height as indicated on elevations in 5/28/08 Site Plan review mark-up, including the following: one sign on the west elevation of the rear building. Also provide one address sign on the garage east elevation above the garage entrance. Provide address signs that are 12" high, individual mount, metal reverse pan channel numbers.
- 22. Oversized address signs on the south elevation are considered identification signs and require a sign permit.
- 23. Provide a directory sign inside the Apache Boulevard lobby vestibule. Depict building and entrances, floors, courtyard, parking and street. Conform to the following guidelines OR supply an alternate design, subject to Community Development Planning staff approval.
 - a. Utilize contrasting colors for sign and background.
 - b. Orient sign with respect to the viewer. Highlight position of lobby vestibule in directory with a "you are here" indication.
 - c. Internally illuminate sign housing.
 - d. House sign in a vandal resistant, glazed cabinet.

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.

- **SITE PLAN REVIEW:** Verify comments by the Public Works, Development Services, and Fire Departments given on the Preliminary Site Plan Reviews dated March 05, 2005, April 23, 2008 and May 28, 2008, as well as pertinent comments received during and subsequent to the 2008--2009 building and engineering plan review period. Direct questions to the appropriate department and coordinate any necessary modifications with all concerned parties prior to completion of the building permit process. Planning staff reviews construction documents submitted to the Building Safety Division to ensure consistency with the Planned Area Development and Development Plan Review approvals.
- **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 joe_nucci@tempe.gov) if questions regarding the process.
- **ZONING & DEVELOPMENT CODE:** Requirements of the Zoning and Development Code (ZDC) apply to this project. 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 the Tempe Community Development Office.
- **STANDARD DETAILS:**
 - Tempe Standard "T" details may be accessed through this link: www.tempe.gov/engineering/standard_details.htm.
 - 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.
- **EMERGENCY RADIO AMPLIFICATION** (ITD Communications Dave Heck 480-350-8777 dave_heck@tempe.gov): Provide emergency radio amplification for the buildings as required by ZDC Section 4-402. Amplification will allow Police and Fire personnel within the building to communicate during a catastrophe. Refer to this link: www.tempe.gov/itd/Signal_booster.htm for information on emergency radio amplification. Contact Dave Heck to discuss the size and materials of the buildings, to verify radio amplification requirement, and determine the extent of construction to fulfill this requirement.
- **WATER CONSERVATION:** Per agreement between City of Tempe and State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the retail portion of this project. Residential portion of project is exempt. Mechanical Engineer prepares and submits water conservation report with the construction drawings during building plan check process. Report example is contained in Office Procedure Directive # 59, which may be accessed through www.tempe.gov, to Departments, to Building Safety, to Applications and Forms, and Office Procedure Directive # 59 is found under Forms.
- **WATER UTILITIES** (Water Utilities Department Mark Weber 480-350-2837 mark_weber@tempe.gov): Extend public sewer in Apache Boulevard to southeast site corner and connect site from this sewer.
- **ENGINEERING** (Donna Sullivan-Hancock 480-350-8200 donna_sullivan@tempe.gov).
 - Indicate and dimension right of way and easements.
 - Underground utility extensions to site. Underground existing overhead utilities adjacent to site in alley to north, including utility feeds to adjacent developments, or contact Engineering Division and fulfill their criteria to waive underground of existing utilities.
 - Provide on-site retention for 100 year storm of two hour duration. Coordinate location of underground retention structure with tree placement. Coordinate location of drywell with maintenance access.
 - Install streetlights. Coordinate placement of streetlights with frontage trees.
 - If any portion of building projects onto the public side of the right of way line after right of way dedication, obtain an Encroachment Permit from the Engineering Department prior to submittal of construction documents for building permit.
- **SECURITY PLAN** (Police – Crime Prevention, Officer Mike Fleming 480-858-6330 mike_fleming@tempe.gov)

- The Owner is required to prepare a security plan with the Police Department for the residential and retail components of the project. Involvement by architect is recommended to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, recommend initial meeting with the Police Department before building permits are issued. At a minimum begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
- 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 address sign on roof as indicated. Place sign on horizontal surface, with 6'-0" high address number and 3'-0" high street name. Provide characters of minimum 50 percent contrast with background. Do not illuminate sign.
- Verify emergency PD ingress hardware at gates, including perimeter yard gates and vehicle gate in garage.
- FIRE (Fire Department Jim Walker 480-350-8341 jim_walker@tempe.gov)
 - Identify fire lane. Ensure at least a 20'-0" horizontal width and a 14'-0" vertical clearance to the underside of tree canopies or overhead structure. Detail fire lane paving surfaces.
 - Locate fire department connection.
 - Locate fire hydrants. Operational hydrants are required prior to staging combustible materials on construction site.
 - Verify emergency FD ingress hardware at gates, including perimeter yard gates and vehicle gate in garage.
- BUILDING (Building Safety Roger Vermillion 480-350-8071 roger_vermillion@tempe.gov)
 - Clearly indicate property lines and easements, the dimensional relation of the buildings to the property lines and easements and the separation of the buildings from each other.
 - Occupancy: Resolve different occupancy types in building with construction separations and protection at openings.
 - Garage: Resolve percentage of openings in garage with requirement for ventilation in garage
 - Vertical Circulation: Ensure rated stair enclosure and secure exit-way to public right of way. Provide elevator lobby at each level or fulfill criteria for an exception to this requirement.
 - Corridors: Rate walls and corridors for fire and sound.
 - Courtyard: Verify no direct entrance from dwelling units into enclosed courtyard.
 - Fenestration: Resolve percentage of openings at building elevations with proximity of property lines.
 - Accessibility: Indicate type "A" (accessible) and type "B" units. Design units accordingly.
- SECURITY AT DOORS AND WINDOWS: Provide a security vision window at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass. Locate window between 43" and 66" from the threshold.
- REFUSE (Solid Waste Joseph Kolesar 480-350-8127 joseph_kolesar@tempe.gov):
 - Construct compactor enclosure, pad and bollards in conformance with Standard Detail DS-118.
 - Develop strategy for refuse and recycling collection and pick-up from site with Solid Waste. Coordinate storage area for recycling containers with overall site and landscape layout.
- DRIVEWAYS:
 - Construct driveway in public right of way per Standard Detail T-320.
 - Correctly indicate clear vision triangles at driveway on landscape plan. Identify speed limit for Apache Boulevard. Begin sight triangle in driveways 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Cathy Hollow in Transit Studies (480-350-8445 catherine_hollow@tempe.gov) 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.
 - 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 to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

- **BUILDING HEIGHT & EQUIPMENT SCREEN:** Measure height of building to tops of parapet from top of Apache Boulevard curb along center front of property. Do not allow vents or incidental roof top mechanical or electrical equipment to protrude above top of parapet.
- **SECURITY LIGHTS**
 - Follow the guidelines listed under the ZDC Appendix E "Photometric Plan".
 - Provide Photometric Plan with a screen (faded) planting layout superimposed on the site plan.
 - Coordinate security light locations with tree placement.
- **LANDSCAPE:**
 - Individually symbolize plants listed in landscape legend so they can be identified on landscape plan.
 - Coordinate position of trees with position of buried utilities and retention structures.
- **IDENTIFICATION SIGNS:** Obtain sign permit for building mounted signs, monument signs and site directory map. Submit a sign package for the property that will establish design criteria for the retail signs. Way finding signs (if proposed) may not require a sign permit, depending on size. Design signs per the Z.D.C. Part 4 Chapter 9.
- **ADDRESS SIGNS:** Self illuminate or direct illuminate each wall mount sign. Provide signs of finish that is 50 percent minimum contrast with background.

HISTORY & FACTS:

Development and Concept that preceded the Retreat

- September 19, 1962: Building Permit issued for two-story office building located at 1000 East Apache Boulevard in the C-2, General Commercial District. Final Inspection made for the construction on April 19, 1963. Parking for this project included a portion of the parcel at 948 East Apache Boulevard. The smaller, land locked parcels north of 936 and 948 E. Apache Boulevard have remained largely undeveloped from the 1960's to the present. An access easement was established linking these parcels to Apache Boulevard through the 948 East Apache Boulevard parcel.
- May 8, 2006: LandSource Tempe, an eighteen story mixed-use project featuring street front retail and including 104 residential and four live/work condominiums at 948 and 1000 East Apache Boulevard in the CSS District, was presented to the Apache Boulevard Project Area Committee (APAC). The proposal was favorably received. This project subsequently grew to nineteen stories and 134 condominiums before being shelved by LandSource Holdings LLC in late 2006.
- December, 2007: Fire damage to existing office building at 1000 E. Apache Boulevard. Complaint initiated on December 27, 2007; complaint alleged lack of site clean up in the aftermath of the fire.
- March 10, 2008: The Retreat at 1000 Apache was presented to the Apache Boulevard Project Area Committee (APAC). The proposal was favorably received.
- March 17, 2008: Building Permit issued for demolition of existing fire-damaged building at 1000 E. Apache Boulevard.

The Retreat Mixed-Use Project

- May 14, 2008: The Retreat at 1000 Apache was presented as a follow-up to the Tempe Apache Boulevard Association (TABA). The original presentation before TABA was made on March 12, 2008. The original proposal and the follow-up proposal (the follow-up reflects the current proposal before the Development Review Commission) were favorably received by TABA.

- June 23, 2008: The Retreat @ 1000 Apache was presented at a neighborhood meeting at the Apache Boulevard Police Substation. A representative of Campus Edge (subsequently renamed The Vue) and two neighboring property owners were in attendance. The proposal was favorably received by the attendees at the neighborhood meeting and is the same as that which was then presented to the Development Review Commission and City Council in 2008, and which is again before the Development Review Commission in 2011.
- July 29, 2008: The Development Review Commission approved the request by The Retreat @ 1000 Apache for a Development Plan Review and recommended approval to City Council for a Zoning Map Amendment and Planned Area Development Overlay for two five-story mixed use buildings, 67'-0" high, including 124 student housing units with apartment/amenity area of 162,629 s.f. and retail/restaurant area of 4,352 s.f. and for one five-level parking garage, 52'-0", with area of 96,665 s.f., including one subterranean level located at 1000 East Apache Boulevard in the CSS, Commercial Shopping and Service District. The request included the following:
- DPR08093 – Development Plan Review including site plan, building elevations and landscape plan. Note: this approval has expired.
- Note: during this hearing the Commission modified two ZON/PAD conditions of approval (#7 and #8). These conditions concerned building setbacks and were expanded to state that garage ventilation retaining walls for shafts to the subterranean level are allowed within the building setback but are to be no less than 4'-0" from the adjacent north and west property lines. These modified conditions are now part of the Amended PAD (PAD09003).
- ZON08003 – (Ordinance No. 2008.30) Zoning Map Amendment from CSS, Commercial Shopping and Service District to MU-4 (PAD) (TOD), Mixed-Use, High Density District with a Planned Area Development Overlay and within the Transportation Overlay District.
- PAD08008 – Planned Area Development Overlay to establish development standards to allow a maximum density of 70 dwelling units per acre, maximum building height of 67'-0", minimum building setbacks of 0'-0" at front and side yards, minimum 7'-0" building setback at rear yard, maximum building lot coverage of sixty-four (64) percent, and minimum landscape lot coverage of nineteen (19) percent.
- September 11, 2008: The City Council approved the request for The Retreat @ 1000 Apache located at 1000 East Apache Boulevard. The request included a Zoning Map Amendment and a Planned Area Development Overlay, as detailed in the July 29, 2008 entry above.
- Note: the approval of Ordinance 2008.30 is still in effect.
- April 6, 2009: Development Services (Community Development) staff administratively approved the minor modification request for the Planned Area Development Overlay (PAD) for The Retreat @ 1000 Apache. The Amended PAD (PAD09003) consists of an adjustment to the amount of vehicular parking provided (the required amount of parking was not reduced), an eight inch reduction of Building 1 side yard and Building 3 rear yard setbacks (from 7'-0" to 6'-4") and an exemption of first floor bedroom window separation from adjacent on-site pedestrian walkways.

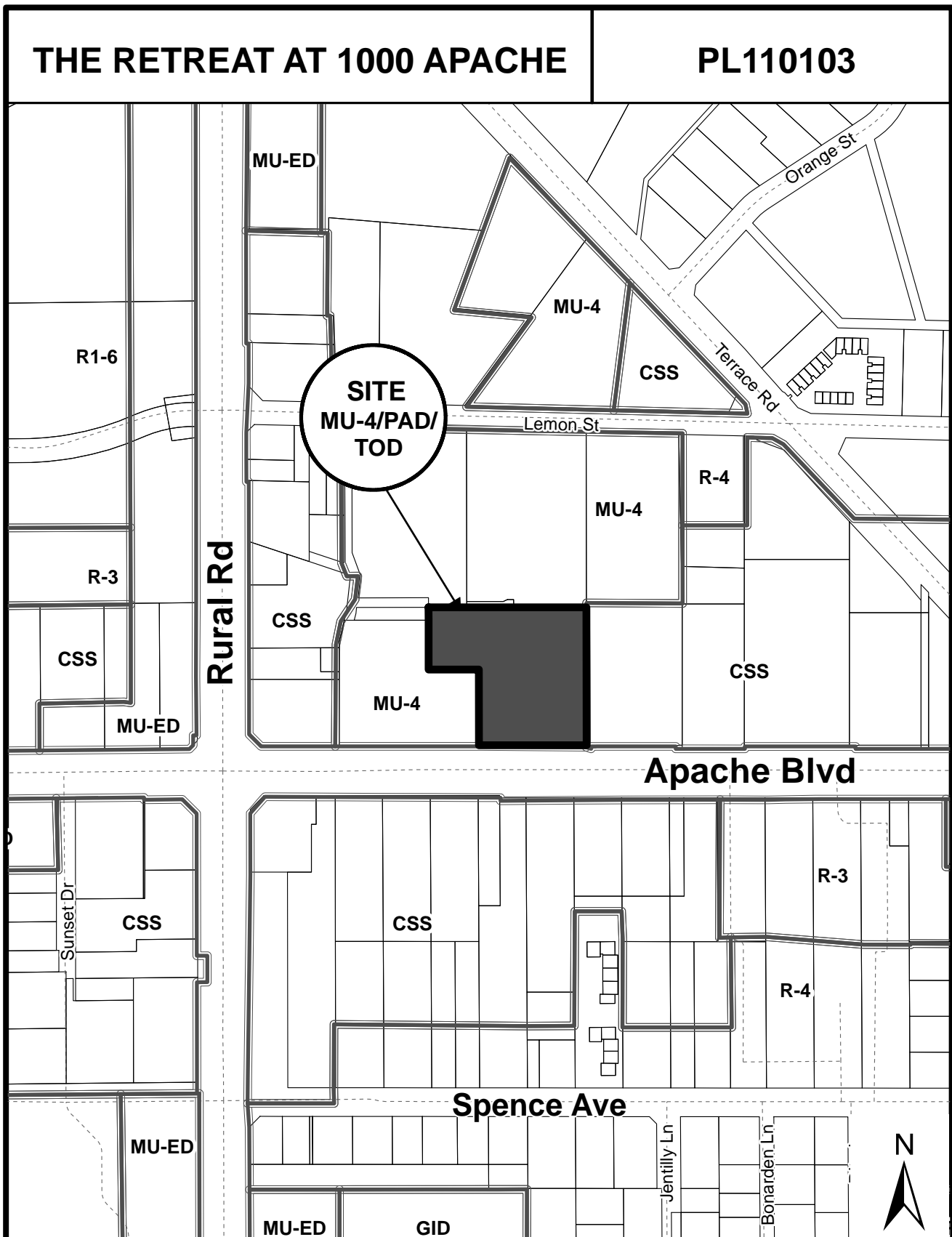
Subdivision Plat for the Retreat

- September 9, 2008: The Development Review Commission approved the Preliminary Subdivision Plat for the Retreat @ 1000 Apache. The project is located at 1000 East Apache Boulevard in the MU-4 (PAD) (TOD) District.
- September 18, 2008: The City Council approved an abandonment of an 8'-0" wide by 60'-0" long appendage of public alley at 1000 East Apache Boulevard (Ordinance 2008.44). The purpose of the abandonment is to allow the appendage to be purchased by the developer and incorporated into the site for the Retreat.

- October 15, 2008: Quit Claim Deed per Ordinance 2008.44. The Quit Claim Deed conveys the 8'-0" wide by 60'-0" long alley parcel north and adjacent to parcel 132-73-116A from City of Tempe to 1000 EAST, L.L.C.
- October 28, 2008: Special Warranty Deed per Escrow No. CT2720700. The Special Warranty Deed conveys property from the Leonard J. Erie and Susan M. Erie Living Trust to 1000 EAST L.L.C. This property is described as follows: "The North 130 feet of the West 105 feet of the East 165 feet of the West 594 feet of the South 343 feet of the Southwest quarter of the Northwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian of Maricopa County, Arizona." This property is the westernmost "panhandle" of the site.
Note: With this conveyance, unification of all parcels that make up the site under the ownership of 1000 EAST, LLC is completed.
- January 22, 2009: The City Council approved the request for The Retreat @ 1000 Apache for a Final Subdivision Plat on +/-1.80 acres located at 1000 East Apache Boulevard. The Final Subdivision Plat combined the parcels and former alley into one lot and made public right of way dedication on Apache Boulevard.
- February 05, 2009: The Final Subdivision Plat for "The Retreat @ 1000 Apache" was recorded in the official records of the Maricopa County Recorder's Office (MCR # 2009-0097428).

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



Location Map



THE RETREAT AT 1000 APACHE (PL110103) c. 2007



THE RETREAT AT 1000 APACHE (PL110103) c. 2009

THE RETREAT@1000 APACHE

Applicant's Letter of Intent

Glenwood Student Communities ("Applicant") is proposing to re-develop approximately 1.8 acres located approximately 475 feet east of the northeast corner of Apache Boulevard and Rural Road (the "Site"). Applicant is a nationally recognized property management company that specializes in the development and management of student housing at premier locations throughout the West. Applicant has managed over 3,400 student housing bedrooms, including individual properties containing more than 1,100 beds.

Development of this high-profile Site, strategically located near two light rail stations and within walking distance of the ASU campus, will make a compelling statement in the continuing revitalization of the Apache Boulevard Redevelopment Plan area.

Initial Approval

Beginning in early 2008, Applicant worked with the City of Tempe ("City") to develop plans for *The Retreat @ 1000 Apache*, a high quality, mixed-use project that would provide attractive street-level retail space and unique living/learning environment for its student residents. The project would consist of two five-story (67 feet) mixed-use buildings containing 124 student housing apartment units, 4,350 square feet of retail space, and a five level parking garage, four levels above ground and one level below grade (the "Project"). The mix of residential units would include one, two and four bedroom flat style apartment units. The goal of the Project was to promote a sustainable concept of living, working and recreating in one location and to serve as an asset to the future success of the surrounding neighborhood. By unanimous vote in September 11, 2008, the Tempe City Council gave final approval of the project.

Unfortunately, just weeks before construction was scheduled to commence, Applicant was notified that its funding partner was unable to proceed with the project. And, while the City was helpful in extending permits and approvals while Applicant sought alternative funding, building permits expired in September 2010. During this time Applicant has taken care to preserve the integrity of the project as it was approved.

Project Description

The project, including site plan, building design, exterior façade and retail street appeal has not changed from that which was approved in 2008. Its contemporary design will fit well into the developing Apache corridor, create visual interest and provide a secure environment for residents and retail customers. Varying the horizontal placement of building walls and building height will provide visual interest and breakup the buildings' massing while creating shadow lines on the façade that will offer their own detail. Visual texture is added by providing metal cladding at vehicular and pedestrian ingress/egress locations along Apache, through the provision of awnings along the street frontage, which will also provide shade for pedestrian circulation, and the incorporation of block into the building facades. The

provision of private exterior balconies will also add to the visual texture and provide visual interest. Meanwhile, the street-level of the building along Apache Boulevard, which consists primarily of glass, will offer high-visibility along the street frontage and provide residents, patrons and visitors a secure environment. These street level uses, combined with the Project's dynamic contemporary architecture and the provision of ample landscaping, will successfully activate the Project's frontage on Apache Boulevard.

A multitude of common area amenities, including a pool area, exercise room, residential lounge and lobby, study room and technology room will be provided on the ground-level for residents' use.

Parking and Safety

The project is designed to provide well lit, accessible walkways with minimal conflict with vehicular circulation on the Site. The parking garage itself, connections between the garage and buildings, and connections between the Project and public right-of-way will be well lit to increase visibility and security. The parking needs of retail patrons and visitors will primarily be served by the at-grade courtyard, though a limited number of garage spaces will also be available for their use.

Community and Neighborhood Support

The Project has received broad community and City support. To Applicant's knowledge, during the entire hearing and approval process which, in addition to normal public meetings and hearings, also included review by the Apache Boulevard Project Area Committee and Tempe Apache Boulevard Business Association, the only objection to this project was registered by a neighboring rental property owner who felt the Project would create unhealthy competition for limited student renters. After reviewing the objection and rental rates of the objector's property, it became clear the Project will be competing for an entirely different market segment than the objector's property.

Conclusion

The Retreat @ 1000 Apache will be a high quality student housing and retail property that will provide much needed long-term housing and retail opportunities along Apache Boulevard. The Project will serve as a catalyst for future redevelopment opportunities that will enhance the urban development environment envisioned by the City for this area. We are delighted that we are able to bring this dynamic project back to the City for review and request your support for re-approval.

OWNER/DEVELOPER

1000 EAST LLC, AN ARIZONA LIMITED LIABILITY COMPANY
TWO NORTH CENTRAL, 18TH FLOOR
PHOENIX, ARIZONA, 85004

PROJECT DATA

<u>GROSS / NET SITE AREA:</u>	1.81 AC. / 1.79 AC.
<u>GENERAL PLAN 2030 PROJECTED LAND USE & DENSITY:</u>	MIXED USE / >25 DU/ACRE
<u>ZONING:</u>	MU-4 / PAD / TOD
<u>TOTAL BUILDING AREA:</u>	
STUDENT APARTMENTS / AMENITIES:	162,629 S.F.
COMMERCIAL RETAIL:	3,481 S.F.
COMMERCIAL RESTAURANT:	871 S.F.
PARKING GARAGE:	96,665 S.F.
TOTAL:	263,646 S.F.
<u>DWELLING UNIT QUANTITY:</u>	124
4 BEDROOM UNITS:	48
2 BEDROOM UNITS:	49
1 BEDROOM UNITS:	27
<u>DENSITY:</u>	70 DU/ACRE
<u>BUILDING HEIGHT:</u>	67'-0"
<u>BUILDING STEPBACK:</u>	NO
<u>BUILDING FOOTPRINT (GROUND LEVEL):</u>	49,651 S.F.
<u>LOT COVERAGE:</u>	64%
<u>LANDSCAPE AREA (INCLUDES NON-VEHICULAR HARDSCAPE):</u>	14,852 S.F.
<u>LANDSCAPE COVERAGE (INCLUDES NON-VEHICULAR HARDSCAPE):</u>	19%
<u>BUILDING SETBACKS:</u>	
FRONT (BUILDING 1 SOUTH):	0'-0"
SIDE (BUILDING 2 EAST):	7'-0"
SIDE (BUILDING 1 EAST):	7'-0"
SIDE (BUILDING 3 WEST):	7'-0"
SIDE (BUILDING 1 WEST):	6'-4"
SIDE (BUILDING 3 SOUTH):	0'-0"
REAR (BUILDING 2 NORTH):	7'-0"
REAR (BUILDING 3 NORTH):	6'-4"
<u>PARKING PROVIDED: (FOR DETAILED PARKING CALCULATIONS SEE SHEET A0.2)</u>	
RESIDENTIAL:	238 SPACES
VISITOR:	25 SPACES
COMMERCIAL RETAIL:	9 SPACES
COMMERCIAL RESTAURANT:	9 SPACES
TOTAL:	281 SPACES
(7 OF THE PROVIDED STALLS ARE ACCESSIBLE W/ ONE BEING VAN ACCESSIBLE)	
<u>BICYCLE PARKING PROVIDED:</u>	138 SPACES
(FOR DETAILED BICYCLE PARKING CALCULATIONS SEE SHEET A0.2)	
<u>SEPARATION BETWEEN ON-SITE WALKWAY AND FIRST FLOOR BEDROOM WINDOW:</u>	0'-0"

DEVELOPMENT INFORMATION

APPLICANT:

Glenwood Intermountain Properties, Inc.
1425 North University Avenue
Provo, UT 84604

CONTACT:

David R. Freeman - (801) 342-4800

ARCHITECT:

Ken Harris Architect
3520 N. University Ave. #200
Provo, UT 84604

CONTACT:

Ken Harris - (801) 377-6303

PROJECT ADDRESS:

1000 East Apache Boulevard, Tempe, AZ

PROJECT DESCRIPTION:

Multi-story, multi-use project with 124 residential dwelling units (student apartments) w/ amenity space, ground floor commercial, and a 4-story parking garage (5 levels total - 1 underground). First level of commercial/residential portion of project is constructed with CMU, with the upper four levels being fire-retardant wood frame. Parking structure is concrete.

LEGAL DESCRIPTION:

Lot 1, The Retreat @ 1000 Apache, as recorded in Book 1020, Page 35, Records of Maricopa County, Arizona.

PARKING INFORMATION

REQUIRED PARKING

RESIDENTIAL PARKING:	317 Total bedrooms x 0.75 spaces/bedrm	=	238 spaces
VISITOR PARKING:	0.20 Spaces/Unit x 124 DU	=	25 spaces
RETAIL PARKING:	1 Space/300 SF (@ 3,481) w/ 25% Parking Reduction	=	9 spaces
RESTAURANT PARKING:	1 Space/75 SF (@ 871) w/ 25% Parking Reduction	=	9 spaces
(20% of commercial space to be dedicated to restaurant for parking calculation purposes)			
TOTAL REQ'D PARKING:		=	281 spaces
(7 stalls required to be accessible w/ one of these being van accessible)			
(parking reductions as per ZDC Table 5-612A)			

PROVIDED PARKING

RESIDENTIAL PARKING:	=	238 spaces
VISITOR PARKING:	=	25 spaces
RETAIL PARKING:	=	9 spaces
RESTAURANT PARKING:	=	9 spaces
TOTAL PROVIDED PARKING:	=	281 spaces
(7 accessible stalls provided w/ one of these being van accessible)		

BICYCLE PARKING (for bicycle commute area)

RESIDENTIAL BICYCLE PARKING REQUIRED:

4 BEDROOM	48 units x 1.0 per unit	=	48 spaces
2 BEDROOM	49 units x 0.75 per unit	=	37 spaces
1 BEDROOM	27 units x 0.75 per unit	=	20 spaces
GUEST	124 units x 0.2 per unit	=	25 spaces

RETAIL BICYCLE PARKING REQUIRED:

1 per 7500 Sq. Ft. (4 min.)	=	4 spaces
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RESTAURANT BICYCLE PARKING REQUIRED:

1 per 500 Sq. Ft.	=	2 spaces
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TOTAL BICYCLE PARKING REQUIRED:

= 136 spaces

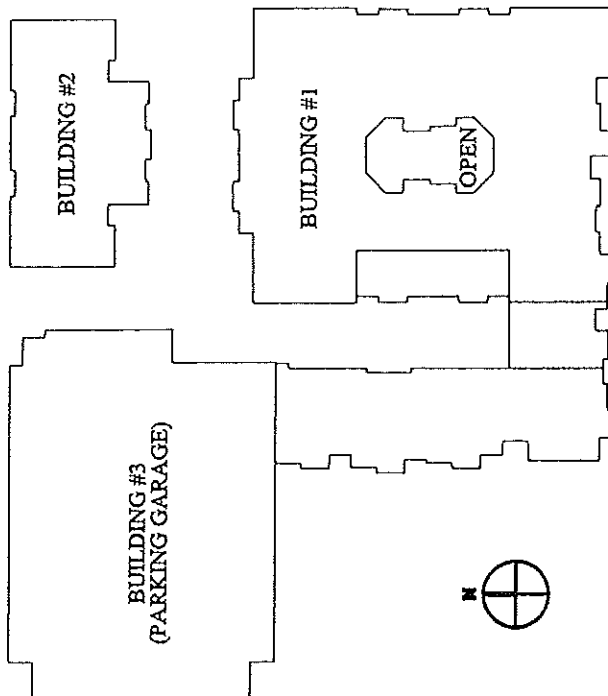
TOTAL BICYCLE PARKING PROVIDED:

= 138 spaces

BUILDING SQUARE FOOTAGE

TYPE OF SPACE LEVEL	COMMERCIAL	ADMIN.	AMENITY	DWELLING UNITS	INTERIOR COMMON AREA (ELEVATORS, STAIRS, CORRIDORS, LOBBIES)	EXTERIOR WALKWAYS, STAIRS, AND ELEVATORS	PARKING GARAGE AREA	TOTAL AREA
BUILDING #1								
LEVEL 01	4,350	758	5,284	7,582	4,832	1,231	---	24,037
LEVEL 02	---	---	---	20,568	4,302	1,502	---	26,372
LEVEL 03	---	---	---	21,787	4,302	1,680	---	27,769
LEVEL 04	---	---	---	21,787	4,302	1,680	---	27,769
LEVEL 05	---	---	---	21,787	4,302	1,680	---	27,769
SUB-TOTAL	4,350	758	5,284	93,511	22,040	7,773	---	133,716
BUILDING #2								
LEVEL 01	---	---	---	4,526	---	2,127	---	6,653
LEVEL 02	---	---	---	4,526	---	2,127	---	6,653
LEVEL 03	---	---	---	4,526	---	2,127	---	6,653
LEVEL 04	---	---	---	4,526	---	2,127	---	6,653
LEVEL 05	---	---	---	4,526	---	2,127	---	6,653
SUB-TOTAL	---	---	---	22,630	---	10,635	---	33,265
BUILDING #3								
LEVEL 00	---	---	---	---	---	---	18,961	18,961
LEVEL 01	---	---	---	---	---	---	18,961	18,961
LEVEL 02	---	---	---	---	---	---	18,961	18,961
LEVEL 03	---	---	---	---	---	---	18,961	18,961
LEVEL 04	---	---	---	---	---	---	20,821*	20,821
SUB-TOTAL	---	---	---	---	---	---	96,665	96,665
OVERALL TOTALS (ADD SUBTOTALS ONLY)								
	4,350	758	5,284	116,141	22,040	18,408	96,665	263,646

* THE ADDITIONAL 1,860 SQUARE FEET AT LEVEL 4 PARKING GARAGE IS ACTUALLY A SMALL PORTION OF THE ROOF LEVEL THAT PROVIDES ACCESS TO STAIRS (DUE TO CONTINUOUS RAMP).



DEVELOPMENT STANDARDS - COMPARATIVE TABLE

STANDARD	CSS	MU-4 (PAD/TOD) *
RESIDENTIAL DENSITY (DU/ACRE)	20	70
BUILDING HEIGHT (FT.) [EXCEPTIONS, SEE SECTION 4-205(A)] BUILDING HEIGHT MAX.	35'-0"	67'-0"
MAX. LOT COVERAGE (% OF NET SITE AREA)	50%	64%
MIN. LANDSCAPE AREA (% OF NET SITE AREA)	15%	19%
BUILDING SETBACKS (FT.) [EXCEPTIONS, SEE ZDC SECTION 4-205(B)]		
FRONT (BUILDING 1 SOUTH)	0'-0"	0'-0"
SIDE (BUILDING 2 EAST)	0'-0"	7'-0"
SIDE (BUILDING 1 EAST)		7'-0"
SIDE (BUILDING 3 WEST)		7'-0"
SIDE (BUILDING 1 WEST)		6'-4"
SIDE (BUILDING 3 SOUTH)		0'-0"
REAR (BUILDING 2 NORTH)	10'-0"	7'-0"
REAR (BUILDING 3 NORTH)		6'-4"

NS = NO STANDARD.

NA = NOT APPLICABLE.

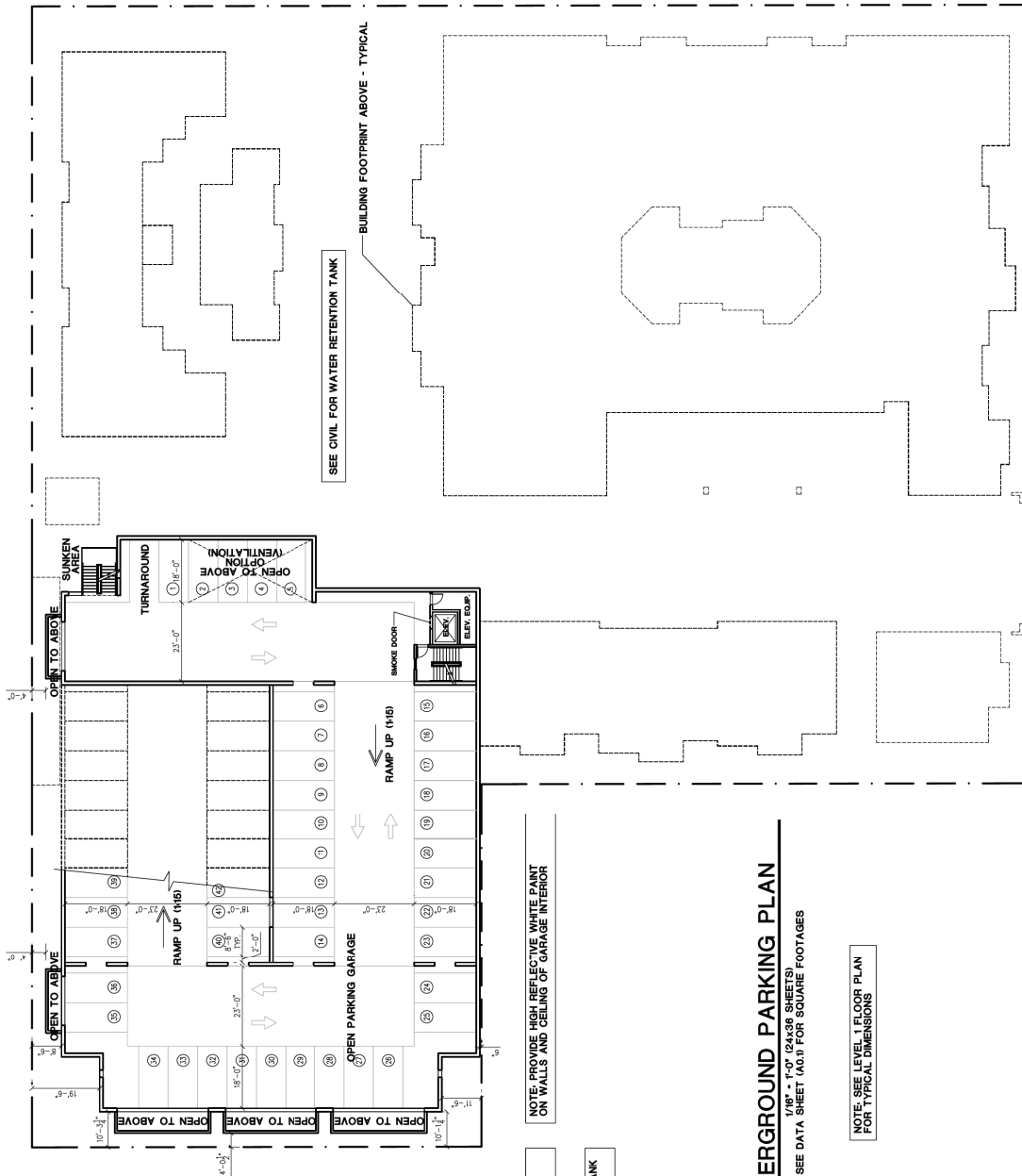
NOTE: FOR VEHICLE & BICYCLE PARKING, SEE "PARKING INFORMATION" THIS SHEET

* RETAIL PARKING IN THE TRANSPORTATION OVERLAY DISTRICT MAY BE WAIVED FOR 25% OF FLOOR AREA - NOT TO EXCEED 10,000 SQUARE FEET OF FLOOR AREA. PARKING FOR OUTDOOR AREA ALSO WAIVED.

DS080203

PAD09003

REC09007



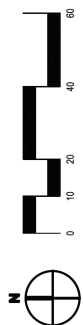
UNDERGROUND PARKING PLAN

1/16" = 1'-0" (24x36 SHEETS)
SEE DATA SHEET (A0.1) FOR SQUARE FOOTAGES

NOTE: SEE LEVEL 1 FLOOR PLAN
FOR TYPICAL DIMENSIONS

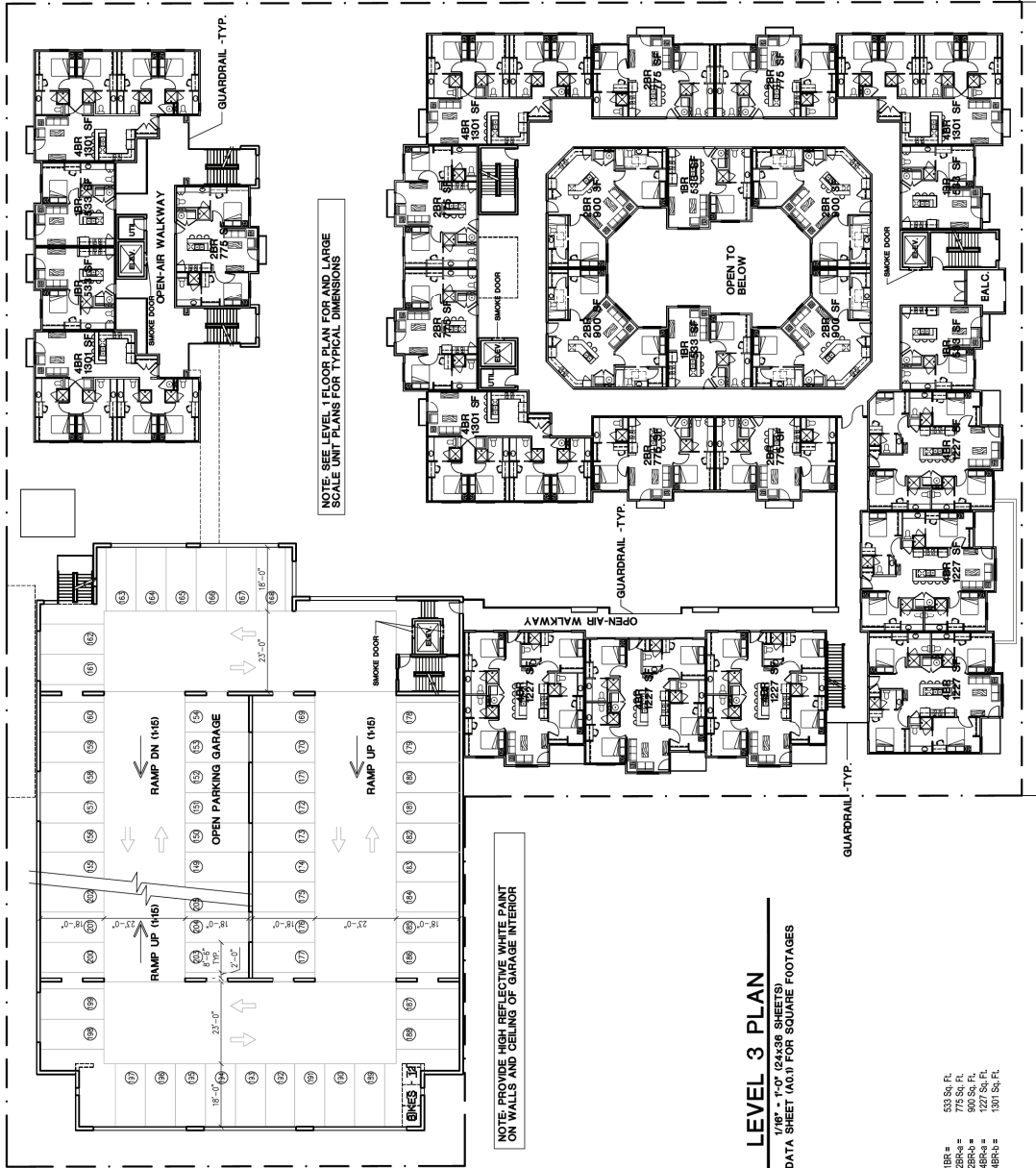
NOTE: PROVIDE VISION PANELS AT VERTICAL CIRCULATION CORES

NOTE: FOR LOCATION OF WATER RETENTION TANK AND DRYWELLS SEE CIVIL PLANS



- PROPERTY LINE AFTER 5' DESIGNATION
TO RIGHT OF WAY

- PROPERTY LINE BEFORE 5' DESIGNATION
TO RIGHT OF WAY



NOTE: SEE LEVEL 1 FLOOR PLAN FOR AND LARGE SCALE UNIT PLANS FOR TYPICAL DIMENSIONS

NOTE: PROVIDE HIGH REFLECTIVE WHITE PAINT ON WALLS AND CEILING OF GARAGE INTERIOR

NOTE: PROVIDE VISION PANELS AT VERTICAL CIRCULATION CORES

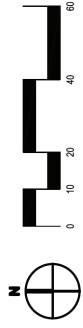
LEVEL 3 PLAN

1/8" = 1'-0" (24x36 SHEETS)
SEE DATA SHEET (A0.1) FOR SQUARE FOOTAGES

DWELLING UNIT DATA				
	1BR UNIT	2BR UNIT	4BR UNIT	TOTAL UNITS
LEVEL 1	3	5	5	13
LEVEL 2	6	11	10	27
LEVEL 3	6	11	11	28
LEVEL 4	6	11	11	28
LEVEL 5	6	11	11	28
TOTALS	27	49	48	124

TOTAL NUMBER OF BEDS: 317

1BR = 533 Sq. Ft.
2BR = 775 Sq. Ft.
4BR = 800 Sq. Ft.
4BR-a = 1227 Sq. Ft.
4BR-b = 1301 Sq. Ft.



A1.3

DESIGN: KJW
CHECKED: KBH
DATE: 06/27/2008
SCALE:
JOB NO.:
SHEET:

THE RETREAT @
1000 APACHE
ARIZONA
3RD LEVEL FLOOR PLAN
-- PRELIMINARY PLANS --

KENT FARRIS ARCHITECT
3000 NORTH UNIVERSITY AVENUE SUITE 400 PHOENIX, AZ 85018
PH: 602.977.6903

APPLICANT:
Crescent International Properties, Inc.
1425 North University Avenue
Phoenix, AZ 85018
PROJECT ADDRESS:
1000 East Apache Boulevard, Tempe, AZ

APPLICANT:
Greenwood International Properties, Inc.
1425 North University Avenue
Phoenix, AZ 85004
PROJECT ADDRESS:
David R. Freeman - (602) 342-8800
CITY/STATE:
1000 East Apache Boulevard, Tempe, AZ



KEN FARRIS ARCHITECTS
3000 NORTH UNIVERSITY AVENUE SUITE 4000 PHOENIX, AZ 85018 PHONE: 602.377.6203

KEN FARRIS ARCHITECT

THE RETREAT @
1000 APACHE

ARIZONA
4TH LEVEL FLOOR PLAN
-- PRELIMINARY PLANS --

DESIGNED BY
KWH

CHECKED BY
KWH

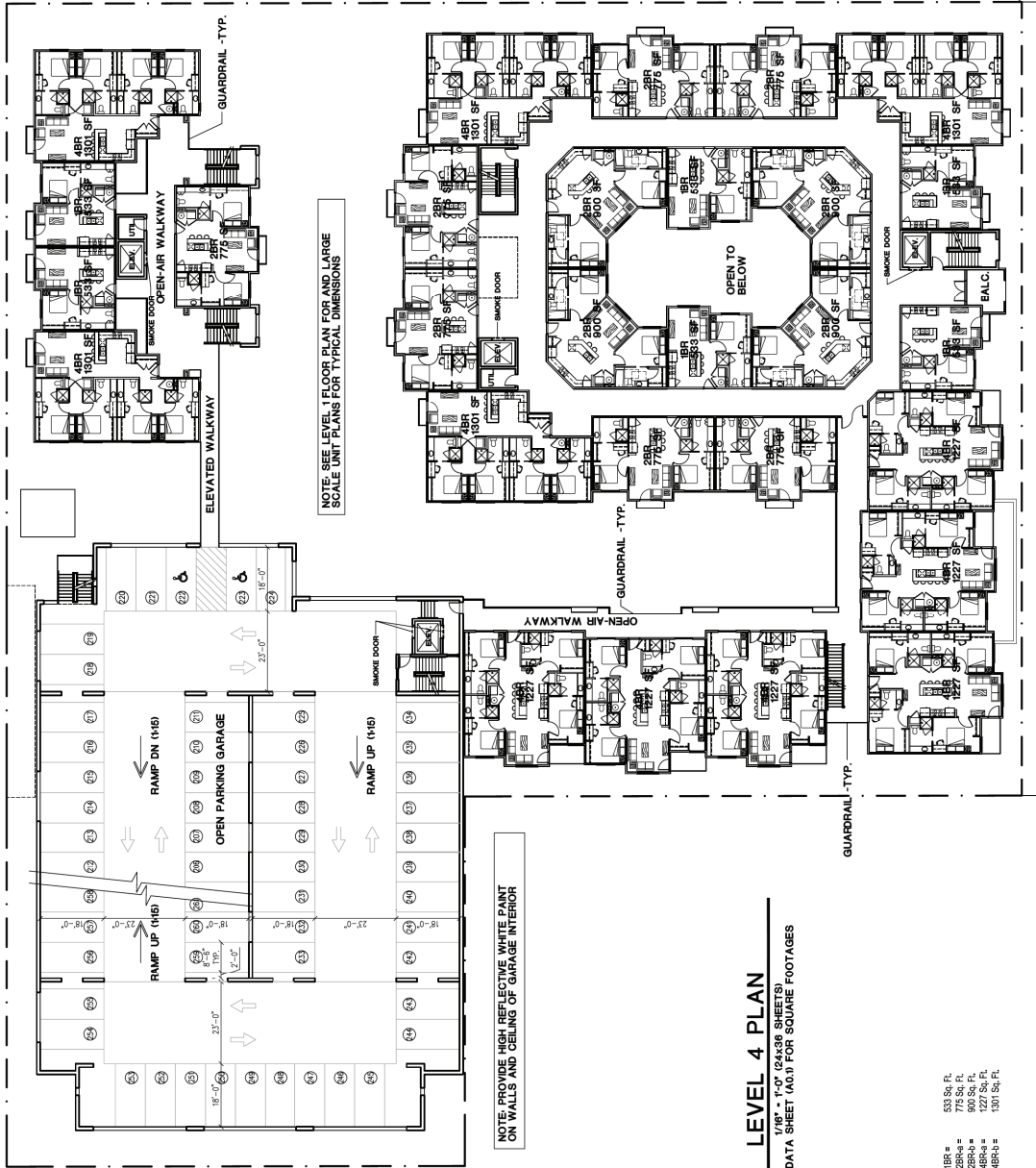
DATE
06/27/2008

SCALE

JOB NO.

SHEET

A1.4



NOTE: PARKING GARAGE STOPS AT LEVEL 4

NOTE: PROVIDE VISION PANELS AT VERTICAL CIRCULATION CORES

NOTE: PROVIDE HIGH REFLECTIVE WHITE PAINT ON WALLS AND CEILING OF GARAGE INTERIOR

LEVEL 4 PLAN

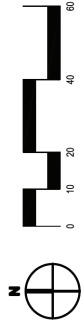
1/8" = 1'-0" (24x36 SHEETS)
SEE DATA SHEET (A0.1) FOR SQUARE FOOTAGES

DWELLING UNIT DATA			
	1BR UNIT	2BR UNIT	4BR UNIT
LEVEL 1	3	5	5
LEVEL 2	6	11	10
LEVEL 3	6	11	11
LEVEL 4	6	11	11
LEVEL 5	6	11	11
TOTALS	27	49	48

TOTAL NUMBER OF BEDS: 317

1BR = 533 Sq. Ft.
2BR = 775 Sq. Ft.
4BR = 900 Sq. Ft.
4BR-a = 1227 Sq. Ft.
4BR-b = 1301 Sq. Ft.

PROPERTY LINE AFTER 5' DESIGNATION TO RIGHT OF WAY
PROPERTY LINE BEFORE 5' DESIGNATION TO RIGHT OF WAY



APPLICANT:
 Glenwood International Properties, Inc.
 1425 North University Avenue
 Phoenix, AZ 85004
 PROJECT ADDRESS:
 David R. Freeman - (602) 342-8800
 1000 East Apache Boulevard, Tempe, AZ



THE RETREAT @
 1000 APACHE
 5TH LEVEL FLOOR PLAN
 TEMPE
 ARIZONA

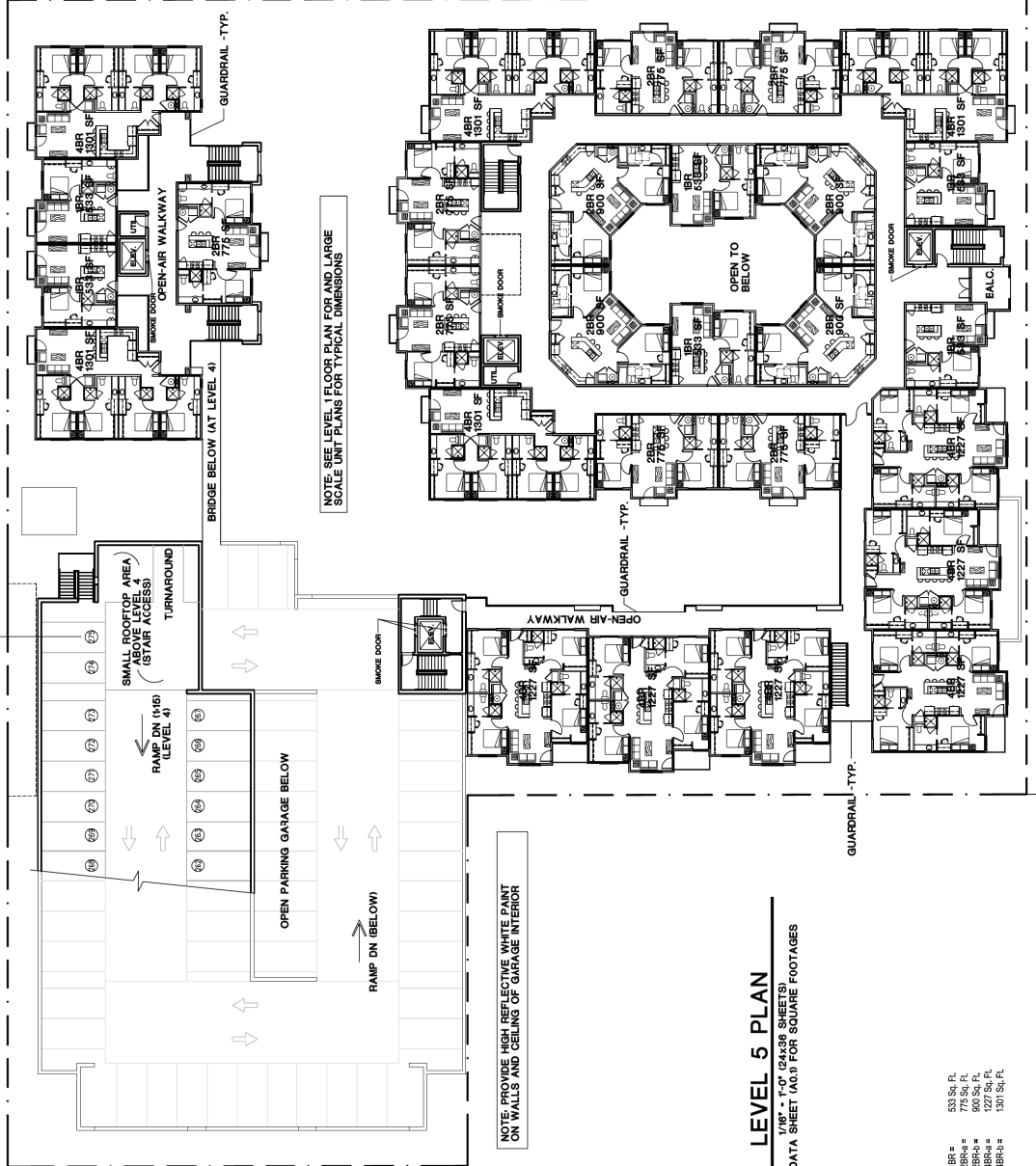
DESIGN:
 KWH
 CHECKED:
 KWH
 SCALE:
 06/27/2008

FOR NO.
 SHEET
 06/27/2008

AL.5



SEE GROUND LEVEL RETAIL AND PARALLEL
 PARKING FOR ADDITIONAL PARKING NUMBERS



NOTE: SEE LEVEL 1 FLOOR PLAN FOR AND LARGE
 SCALE UNIT PLANS FOR TYPICAL DIMENSIONS

NOTE: PROVIDE HIGH REFLECTIVE WHITE PAINT
 ON WALLS AND CEILING OF GARAGE INTERIOR

NOTE: PROVIDE VISION PANELS AT
 VERTICAL CIRCULATION CORES

LEVEL 5 PLAN

1/8" = 1'-0" (24x36 SHEETS)
 SEE DATA SHEET (A0.1) FOR SQUARE FOOTAGES

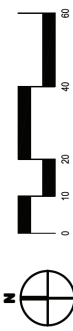
DWELLING UNIT DATA				
	1BR UNIT	2BR UNIT	4BR UNIT	TOTAL UNITS
LEVEL 1	3	5	5	13
LEVEL 2	6	11	10	27
LEVEL 3	6	11	11	28
LEVEL 4	6	11	11	28
LEVEL 5	6	11	11	28
TOTALS	27	49	48	124

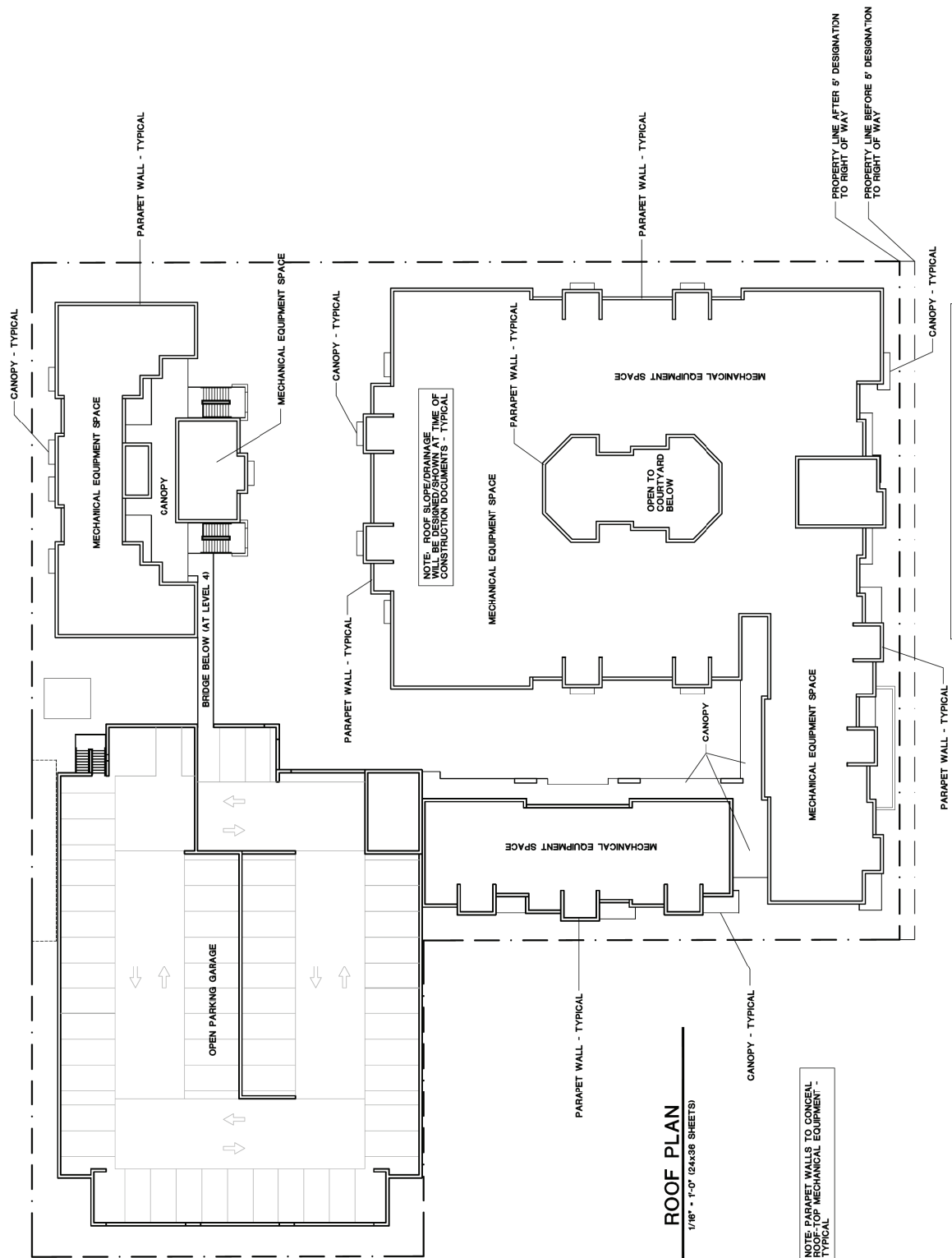
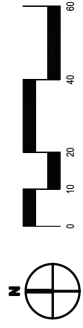
TOTAL NUMBER OF BEDS: 317

1BR =
 533 Sq. Ft.
 2BR =
 775 Sq. Ft.
 4BR =
 900 Sq. Ft.
 4BR =
 1227 Sq. Ft.
 4BR =
 1301 Sq. Ft.

PROPERTY LINE AFTER 5' DESIGNATION
 TO RIGHT OF WAY
 PROPERTY LINE BEFORE 5' DESIGNATION
 TO RIGHT OF WAY

AT ROOF: PROVIDE FLAT SURFACE FOR HORIZONTAL ADDRESS SIGN
 - SIGN TO READ FROM SOUTHERN ROOF OF SOUTHERN BUILDING
 - 5' HIGH LETTERS
 - 5' HIGH STREET NAME





NOTE: PARAPET WALLS TO CONCEAL ROOF-TOP MECHANICAL EQUIPMENT - TYPICAL

ROOF PLAN
1/8" = 1'-0" (24x36 SHEETS)

AT ROOF, PROVIDE FLAT SURFACE FOR HORIZONTAL ADDRESS SIGN
- SIGN TO READ FROM SOUTH
- 1' HIGH, 1' DEEP, 1" THICK
- 3" HIGH STREET NAME

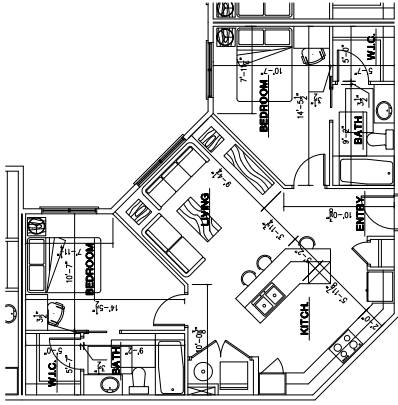
PRIMAVERA
ARCHITECTS
COLLEGE STATION, FL 32908
A4.1

DESIGN	KW
CHECKED	KBH
DATE	06/27/2008
SCALE	
JOB NO.	
SHEET	

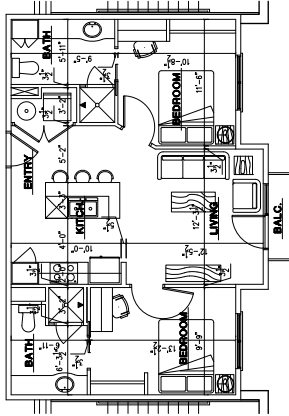
THE RETREAT @
1 000 APACHE
ARIZONA
ROOF PLAN
-- PRELIMINARY PLANS --

KENT FABRIS
ARCHITECT
2008 NORTH UNIVERSITY AVENUE, SUITE 400, PHOENIX, AZ 85016
PHONE: 602.977.6903

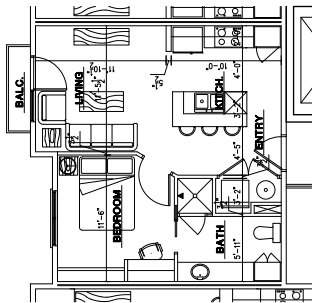
APPLICANT:
Glennwood International Properties, Inc.
1425 North University Avenue
Phoenix, AZ 85016
PROJECT ADDRESS:
1000 East Apache Boulevard, Tempe, AZ



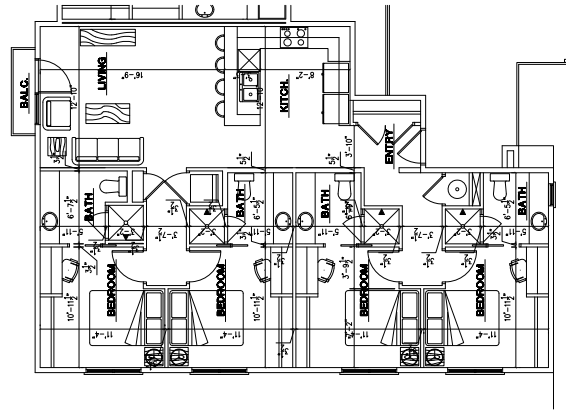
2 BEDROOM - 900 S.F.
3/16" = 1'-0" (24x36 SHEETS)



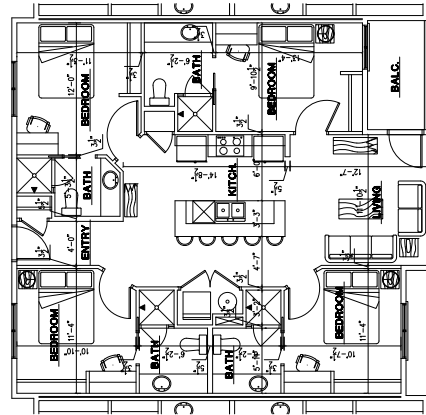
2 BEDROOM - 775 S.F.
3/16" = 1'-0" (24x36 SHEETS)



1 BEDROOM - 533 S.F.
3/16" = 1'-0" (24x36 SHEETS)



4 BEDROOM - 1301 S.F.
3/16" = 1'-0" (24x36 SHEETS)



4 BEDROOM - 1227 S.F.
3/16" = 1'-0" (24x36 SHEETS)

PER CHAPTER 11 OF THE 2003 IBC, 2% OF THE DWELLING UNITS FOR THIS TYPE OF PROJECT ARE REQUIRED TO BE TYPE A AND THE REMAINDER ARE REQUIRED TO BE TYPE B. WITH 124 TOTAL UNITS, THE PROJECT MUST HAVE TWO TYPE A UNITS, TWO TYPE B UNITS, AND ONE ONE-BR UNIT. TYPE A DWELLING UNITS (ONE BR UNIT, ONE 2BR UNIT, AND ONE 4BR UNIT. TYPE A UNITS WILL BE DESIGNED AT TIME OF CONSTRUCTION DOCUMENTS.



DESIGN	KNW
CHECKED	KBH
DATE	06/27/2008
SCALE	
FOR NO.	
SHEET	
A1.6	

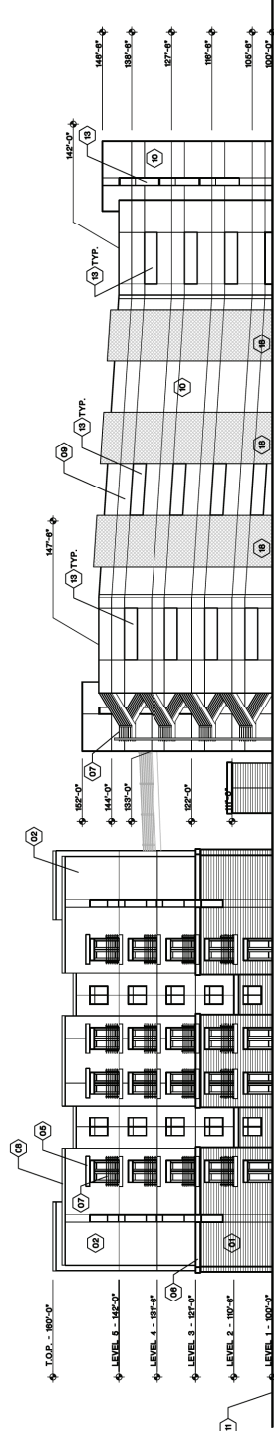
THE RETREAT @
1 000 APACHE
ARIZONA
TEMPLE
-- PRELIMINARY PLANS --

KENT FAPRIS ARCHITECT
2555 NORTH UNIVERSITY AVENUE, SUITE 400, PHOENIX, AZ 85016
PHONE: 602.377.6303

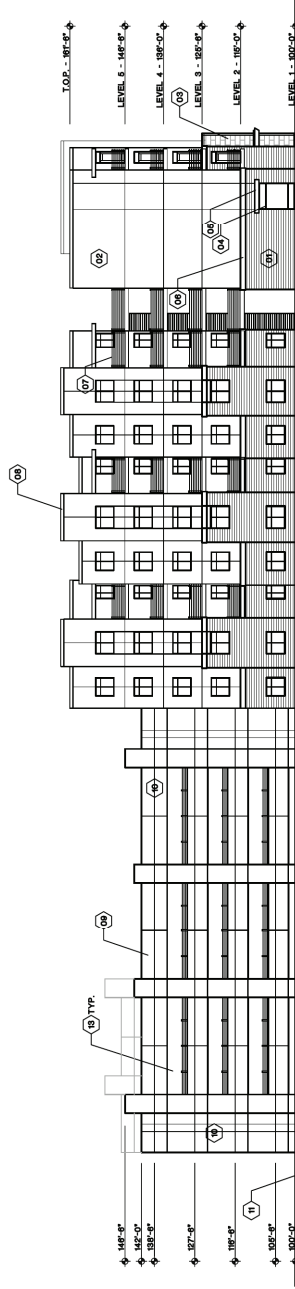
APPLICANT:
Glennco International Properties, Inc.
1425 North University Avenue
Phoenix, AZ 85016
CONTACT:
David R. Freeman - (602) 342-8800
PROJECT ADDRESS:
1000 East Apache Boulevard, Tempe, AZ

KEYNOTES

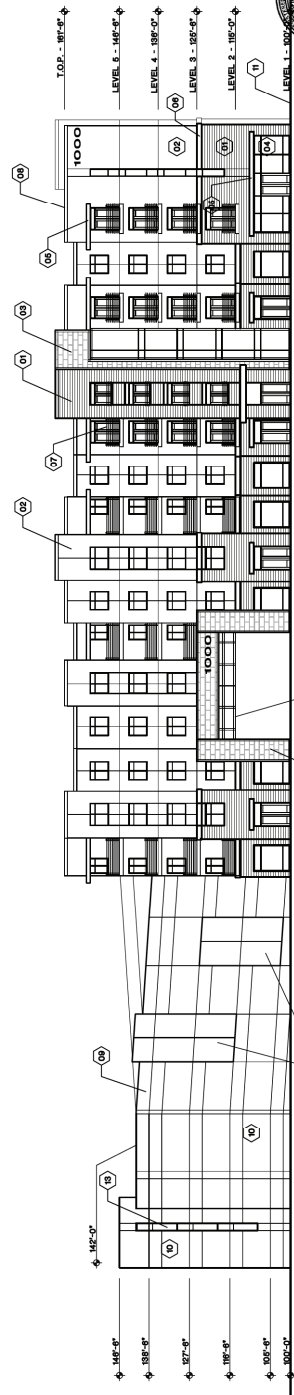
- (1) CMU - SEE MATERIAL BOARD FOR COLOR
- (2) EXTERIOR PLASTER SYSTEM OVER FIRE-RETARDANT WOOD FRAME
- (3) METAL PANEL CLADDING
- (4) ALUMINUM STOREFRONT
- (5) METAL FRAME CANOPY
- (6) PRECAST CONCRETE PANEL
- (7) METAL GUARDRAIL/RAILING
- (8) METAL FLASHING
- (9) PARKING STRUCTURE
- (10) CONCRETE - PAINTED
- (11) GRADE
- (12) OPERABLE CANOPY
- (13) OPENINGS AT PARKING STRUCTURE
- (14) MECHANICAL / ROOFTOP EQUIPMENT
- (15) PARAPET
- (16) CONCRETE DOUBLE-TEES
- (17) ADDRESS SIGN - 12" HIGH, INDIVIDUAL MOUNT, METAL 90% MIN. CONTRAST W/ BACKGROUND, DIRECT OR INTERNALLY ILLUMINATED, TYPICAL
- (18) TO ACCOMMODATE WIND-RESISTANT PARKING STRUCTURE - PROVIDED TO ACCOMMODATE WIND-RESISTANT PARKING STRUCTURE - PROVIDED TO ACCOMMODATE WIND-RESISTANT PARKING STRUCTURE - PROVIDED



NORTH ELEVATION
1/8" = 1'-0" (24x36 SHEETS)



WEST ELEVATION
1/8" = 1'-0" (24x36 SHEETS)



SOUTH ELEVATION
1/8" = 1'-0" (24x36 SHEETS)



A2.1

DESIGNED BY	KWH
CHECKED BY	KBH
DATE	06/27/2008
SCALE	
JOB NO.	
SHEET	

THE RETREAT @
1000 APACHE
ARIZONA
EXTERIOR ELEVATIONS
-- PRELIMINARY PLANS --

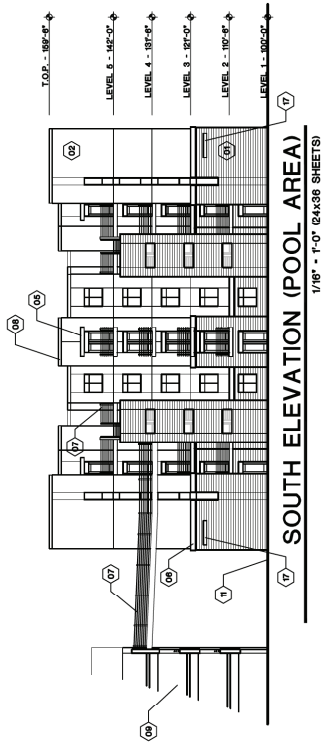
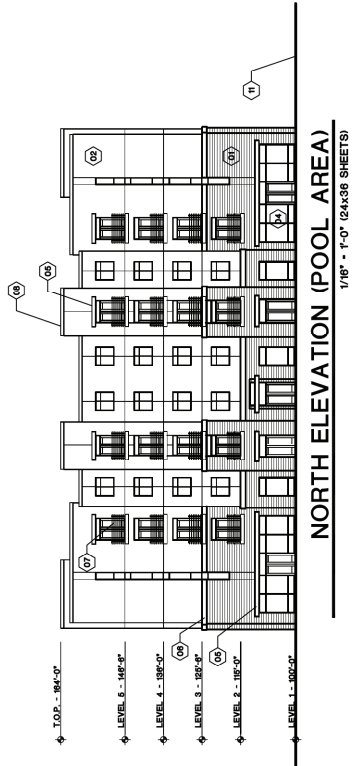
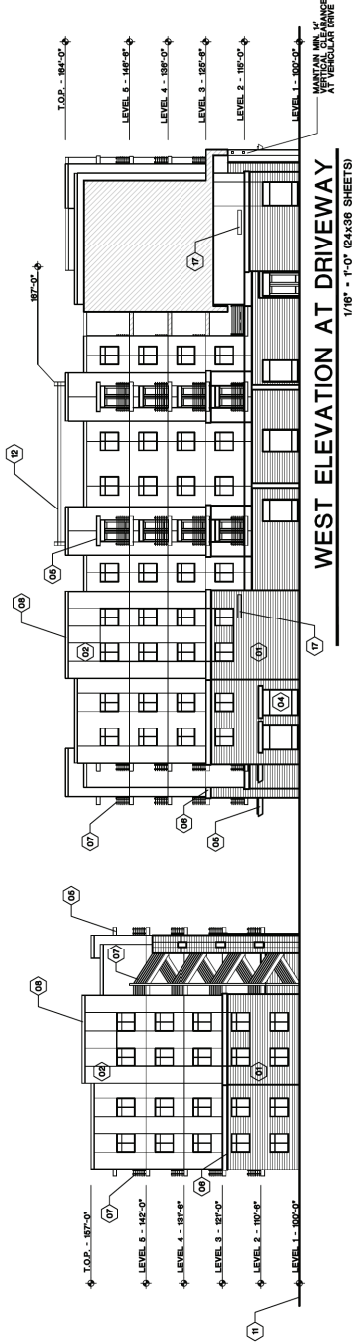
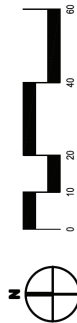
KENT FARRIS ARCHITECT
2020 NORTH UNIVERSITY AVENUE, SUITE 400, PHOENIX, AZ 85016
PH: 602.955.1234 FAX: 602.955.1235

APPLICANT:
Crescent International Properties, Inc.
1425 North University Avenue
Phoenix, AZ 85016
PROJECT ADDRESS:
1000 East Apache Boulevard, Tempe, AZ

KEYNOTES

- (1) CMU - SEE MATERIAL BOARD FOR COLOR
- (2) EXTERIOR PLASTER SYSTEM OVER FIRE-RETARDANT WOOD FRAME
- (3) METAL PANEL CLADDING
- (4) ALUMINUM STOREFRONT
- (5) METAL FRAME CANOPY
- (6) PRECAST CONCRETE PANEL
- (7) METAL GUARDRAIL/RAILING
- (8) METAL FLASHING
- (9) PARKING STRUCTURE
- (10) CONCRETE - PAINTED
- (11) GRADE
- (12) OPERABLE CANOPY
- (13) OPENINGS AT PARKING STRUCTURE
- (14) MECHANICAL / ROOFTOP EQUIPMENT
- (15) PARAPET
- (16) CONCRETE DOUBLE-TEES
- (17) ADDRESS SIGN - 12" HIGH INDIVIDUAL MOUNT, METAL 90% MIN. CONTRAST W/ BACKGROUND DIRECT OR INTERNALLY ILLUMINATED, TYPICAL
- (18) CONCRETE DOUBLE-TEES
- (19) TO ACCOMMODATE WIND VEGETATION

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECT. NO PARTS THEREOF SHALL BE REPRODUCED OR USED IN OTHER WORK WITHOUT THEIR WRITTEN CONSENT.



EAST ELEVATION

1/16" = 1'-0" (24x36 SHEETS)

A2.2

SHEET

FOR NO.

SCALE

CHECKED

DATE

THE RETREAT @ 1000 APACHE

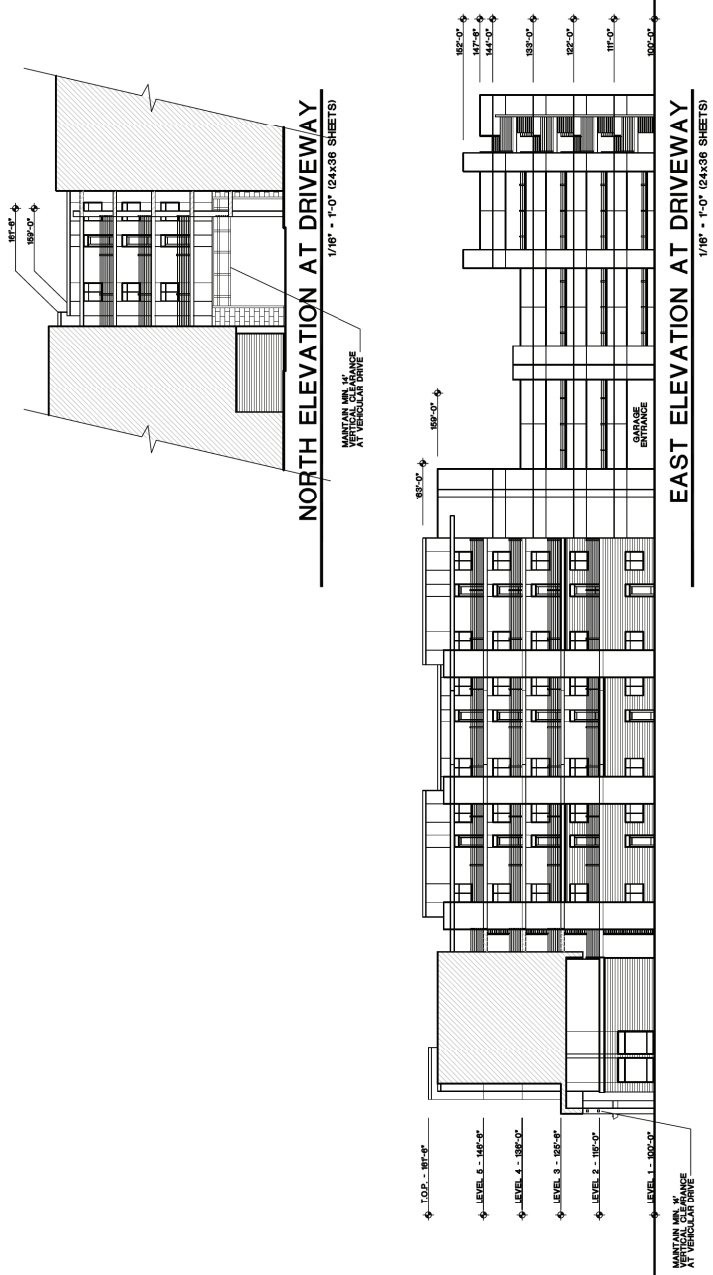
TEMPERATURE EXTERIOR ELEVATIONS

-- PRELIMINARY PLANS --

KENT FARRIS ARCHITECT
2008 NORTH UNIVERSITY AVENUE SUITE 4000 PHOENIX, AZ 85016
PH: 602.954.1700 FAX: 602.954.1701

PROJECT ADDRESS:
1000 East Apache Boulevard, Tempe, AZ
1425 North University Avenue
Phoenix, AZ 85016
Client: University of Phoenix, Inc.

- 01 QM - SEE MATERIAL BOARD FOR COLOR
- 02 EXTERIOR PLASTER SYSTEM OVER PRE-REINFORCED WOOD FRAME
- 03 METAL PANEL CLADDING
- 04 ALUMINUM STOREFRONT
- 05 METAL FRAME CANOPY
- 06 PRECAST CONCRETE PANEL
- 07 METAL GUARDRAIL/HANDING
- 08 METAL FLAGGING
- 09 PARKING STRUCTURE
- 10 CONCRETE - PAINTED
- 11 GRADE
- 12 OPERABLE CANOPY
- 13 OPENINGS AT PARKING STRUCTURE
- 14 MECHANICAL / ROOFTOP EQUIPMENT
- 15 PARKWAY
- 16 CONCRETE DOUBLE TIEBS
- 17 INTERIOR MOUNT METAL S/S AND CONTRAST METAL LATCHES ATTACHED TO PARKING STRUCTURE - PROVIDED BY BACKGROUND DIRECT OR INTERNALLY ILLUMINATED TYPICAL



NORTH ELEVATION AT DRIVEWAY

A2.3

DRAWN	DATE	SCALE	JOB NO.
KWH	06/27/2008		
CHECKED			
KBH			

THE RETREAT @
1 000 APACHE
TEMPE ARIZONA
EXTERIOR ELEVATIONS

-- PRELIMINARY PLANS --

KEN FARRIS ARCHITECT
3605 NORTH UNIVERSITY AVENUE, SUITE #200, PLYMOUTH UT 84404 PHONE 801 377-5263

APPLICANT:
Greenwood InterMountain Properties, Inc.
1425 North University Avenue
Provo, UT 84604
CONTACT:
David R. Freeman - (801) 342-1800
PROJECT ADDRESS:
1000 East Apache Boulevard, Tempe, AZ

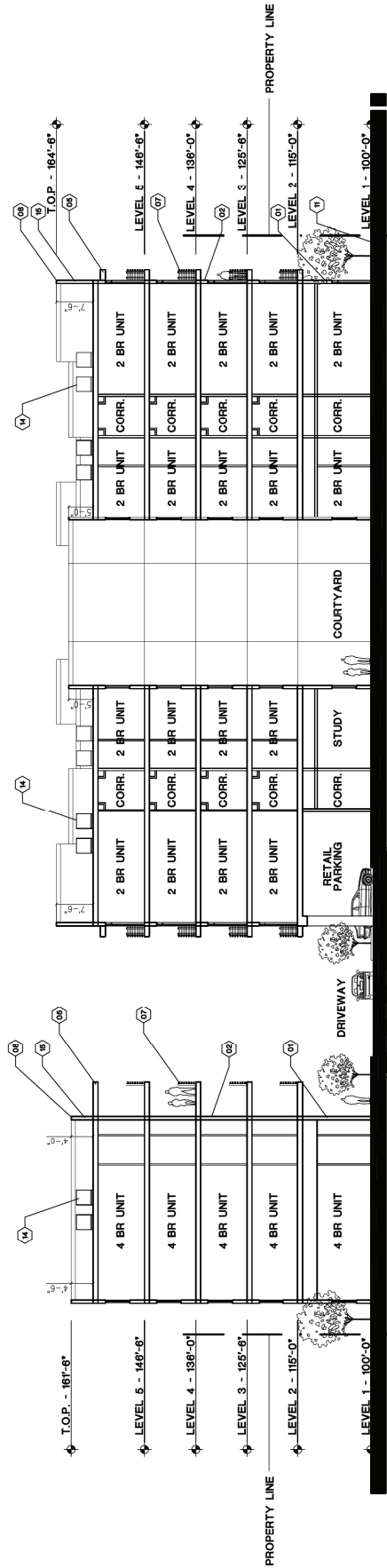
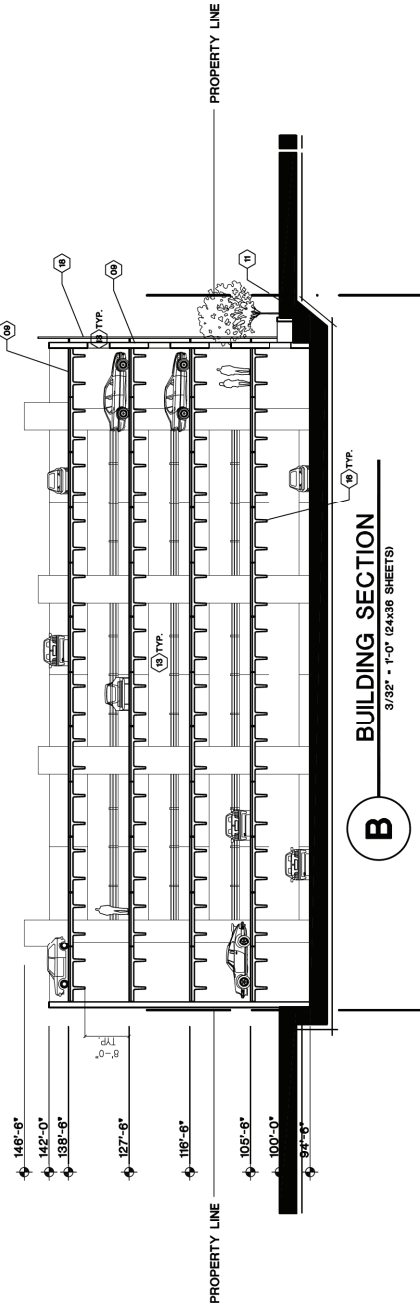
KEYNOTES

- 01 CMU - SEE MATERIAL BOARD FOR COLOR
- 02 EXTERIOR PLASTER SYSTEM OVER FIRE-RETARDANT WOOD FRAME
- 03 METAL PANEL CLADDING
- 04 ALUMNUM STOREFRONT
- 05 METAL FRAME CANOPY
- 06 PRECAST CONCRETE PANEL
- 07 METAL GUARDRAIL/RAILING
- 08 METAL FLASHING
- 09 PARKING STRUCTURE
- 10 CONCRETE - PAINTED
- 11 GRADE
- 12 OPERABLE CANOPY
- 13 OPENINGS AT PARKING STRUCTURE
- 14 MECHANICAL / ROOFTOP EQUIPMENT
- 15 PARAPET
- 16 CONCRETE DOUBLE-TEES
- 17 ADDRESS SIGN - 12' HIGH, INDIVIDUAL MOUNT, METAL, 50% MIN. CONTRAST W/ BACKGROUND, DIRECT OR INTERNALLY ILLUMINATED, TYPICAL
- 18 METAL LATTICE SCREEN ATTACHED TO PARKING STRUCTURE - PROVIDED TO ACCOMMODATE VINES/VEGETATION

KEYNOTES

- (01) CMU - SEE MATERIAL BOOK FOR COLOR
(02) EXTERIOR PLASTER SYSTEM OVER FIRE-RETARDANT WOOD FRAME
(03) METAL PANEL CLADDING
(04) ALUMINUM STOREFRONT
(05) METAL FRAME CANOPY
(06) PRECAST CONCRETE PANEL
(07) METAL GUARDRAIL/RAILING
(08) METAL GLAZING
(09) PARKING STRUCTURE
(10) CONCRETE - PAINTED
(11) GRACE
(12) OPERABLE CANOPY
(13) OPENINGS AT PARKING STRUCTURE
(14) MECHANICAL / ROOFTOP EQUIPMENT
(15) PARAPET
(16) CONCRETE DOUBLE-TREES
(17) ADDRESS SIGN - 12" HIGH INDIVIDUAL MOUNT, METAL, 50% MIN. CONTRAST
(18) W/ BACKGROUND, DIRECT OR INTERNALLY ILLUMINATED, TYPICAL
(19) EXTERIOR LIGHTING - PROVIDE TO ACCOMMODATE VES/VEGETATION

NOTE: PARKING STRUCTURE RISES ANOTHER HALF LEVEL ON THE NORTH EAST SIDE ONLY - SEE PLANS AND EXT. ELEVATIONS



A BUILDING SECTION
3/32" x 1'-0" (24x36 SHEETS)

NOTE: AT ALL BUILDINGS EXCEPT THE PARKING GARAGE THE FIRST LEVEL WALLS ARE CONSTRUCTED WITH CMU. WITH THE FIRST FLOOR BEING CONCRETE AND METAL DECKING. THE EXTERIOR WALLS AND FLOORS ABOVE ARE CONSTRUCTED WITH WOOD STUDS AND WOOD I-JOISTS. PARKING STRUCTURE IS CONCRETE.



A3.1

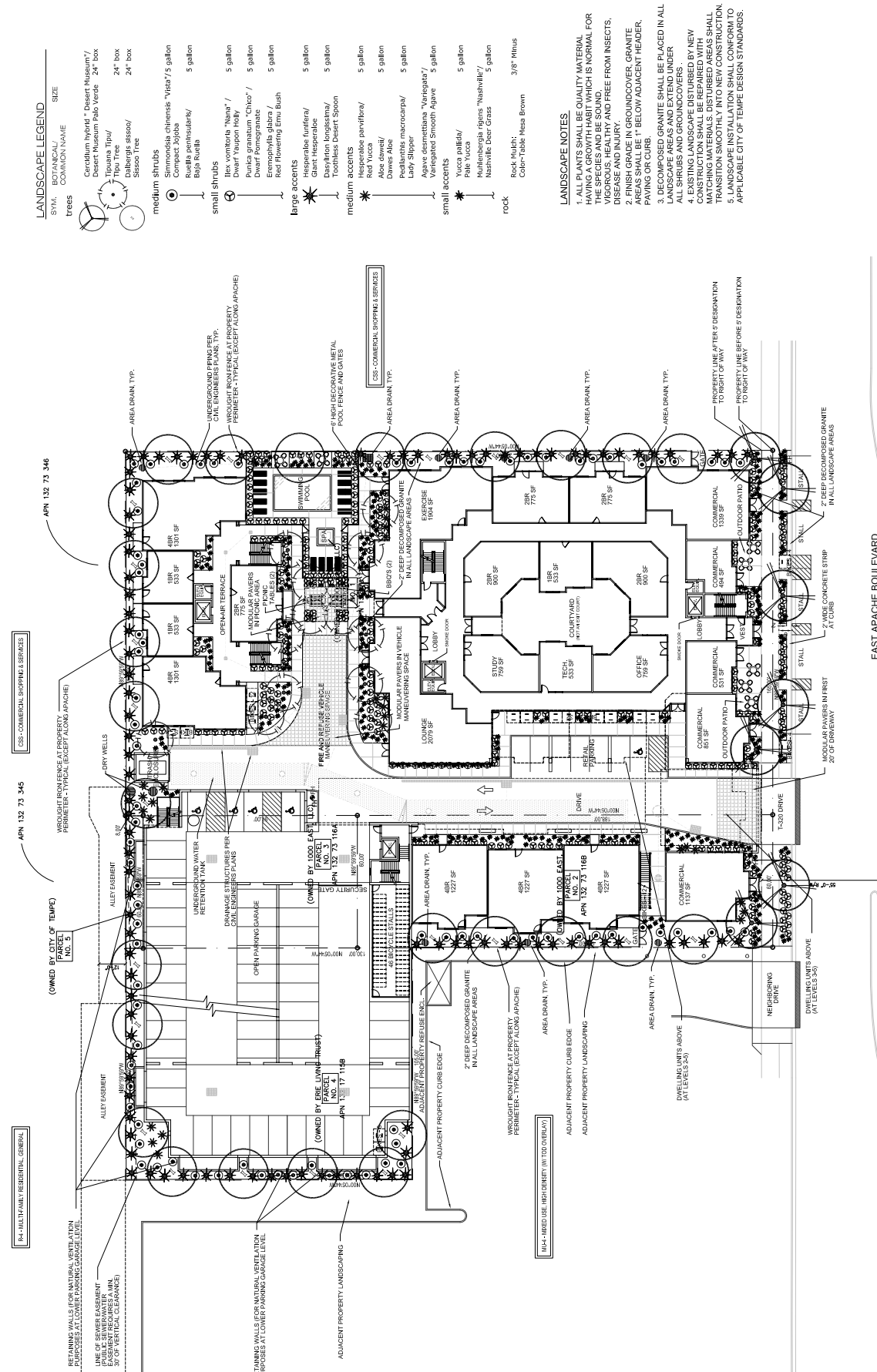
DESIGNED BY	KWJ
CHECKED BY	KBH
DATE	06/27/2008
SCALE	
JOB NO.	
SHEET	

THE RETREAT @
1 000 APACHE
BUILDING SECTIONS
ARIZONA

-- PRELIMINARY PLANS --

KEN FARRIS
ARCHITECT
2008 NORTH UNIVERSITY AVENUE, SUITE 400, PHOENIX, AZ 85016
PH: 602.977.6903

APPLICANT:
Greenwood International Properties, Inc.
1425 North University Avenue
Phoenix, AZ 85016
PROJECT ADDRESS:
David R. Freeman - (801) 342-8800
1000 East Apache Boulevard, Tempe, AZ



PRELIMINARY LANDSCAPE PLAN

SCALE 1" = 20'

GRAPHIC SCALE: FEET

LANDSCAPE LEGEND

SYM.	BOTANICAL/ COMMON NAME	SIZE
------	---------------------------	------

trees

	Cercidium hybrid "Desert Museum"/ Desert Museum Palo Verde	24" box
	Tipuana Tipu/ Tipu Tree	24" box
	Dalbergis sissoo/ Sissoo Tree	24" box

medium shrubs

	Simmondsia chinensis "Vista"/ Compact Jojoba	5 gallon
	Ruellia peninsularis/ Baja Ruella	5 gallon

small shrubs

	Ilex vomitoria "Nana" / Dwarf Yaupon Holly	5 gallon
	Punica granatum "Chlco" / Dwarf Pomegranate	5 gallon
	Eremophylla glabra / Red Flowering Emu Bush	5 gallon

large accents

	Hesperaloe funifera/ Giant Hesperaloe	5 gallon
	Dasylirion longissima/ Toothless Desert Spoon	5 gallon

medium accents

	Hesperaloe parviflora/ Red Yucca	5 gallon
	Aloe dawei/ Dawes Aloe	5 gallon
	Pedilanthis macrocarpa/ Lady Slipper	5 gallon
	Agave desmettiana "Variegata"/ Variegated Smooth Agave	5 gallon

small accents

	Yucca pallida/ Pale Yucca	5 gallon
	Muhlenbergia rigens "Nashville"/ Nashville Deer Grass	5 gallon

[CLICK HERE TO VIEW NEXT PAGE](#)