

Agenda Item 5 – Development Update – The Retreat @ 1000 (East) Apache (Blvd.)
presented by David Freeman of Glenwood Intermountain Properties, Inc.

(Handout on project was dispersed)

- In business for the last 20 years – “rent by the bed”
- High-end student housing complex – the current student housing project is mainly poor – built before 1985.
- Lifestyles have changed substantially.
- 60% of students have 90% of their college expenses paid for (CA stats)
- “step above” the Campus Edge product – including breakfast services.
- Shared common area – living room & kitchen + 1-4 bedrooms with baths
- Study facility
- Committed to compliment development on Apache.
- Rental rate approx. \$750-\$1200 /per person

Q&A/Comments – Security is not mentioned – *the site plan submittal is not designed to show security measures. The site will be well-lit, the stairwell will have glazing so people can see, smart-keys will only open the assigned rooms.*

Why is there is a discrepancy in the numbers on the number of rooms 107 and 180?
– *180 is only the max, the site plan is still being reviewed.*

Motion made to accept the project – passed – 1 abstention

The Committee’s next meeting will be Monday, April 14th, 2008 at the Escalante Community Center – Senior Center Room.
The following meeting is scheduled for Monday, May 12th, 2008 at the Escalante Community Center – Brio/Bravo Rooms.

Meeting Adjourned at 5:37 p.m.

Prepared by Mike Anaya

Authorized Signature
Heidi Graham, Senior Planner

JUN - 9 2008

Tempe Apache Boulevard Association (TABA)
Meeting Minutes
May 14, 2008

Location: Apache Boulevard Police Substation, Community Room
1825-1855 East Apache Boulevard

Lunch: 11:30 a.m. - 12:00 p.m.

Meeting: 12:00 p.m. - 1:00 p.m.

Following lunch Gary Flunoy from Metro made a Safety Education presentation . In anticipation of the Grand Opening of Metro Light Rail on December 26, 2008 presentations such as this will be offered throughout the community to associations and groups such as ours. Terry Nash and Pamela Cecere from Metro were also present to assist in the presentation by distributing various printed materials. Pamela Cecere also discussed proposed Metro Light Rail extensions on the Rural Road corridor in Tempe.

David Freeman, President of Glenwood Student Communities made a follow-up presentation on the project known as The Retreat at 1000 Apache. Preliminary City of Tempe reviews have resulted in some changes such as a redesign of the parking structure so as not to be visible from the street and the architectural design will be more in line with other new projects in the area. Having completed preliminary site plans, etc. they are proceeding on schedule with the City of Tempe. The project was discussed and supported by those present. At our March 12, 2008 meeting the project was given a general approval for a student housing project.

Eva Zukatynski proposed that new residential developments permitting pets include in their guidelines that pets be spayed and neutered. In the most recent Spay and Neuter Program on Apache Boulevard 63 strays were spayed which is expected to reduce the feral cat population in the area.

Treasurer, Sam Hanna, reported a balance of \$2,534.21 in the account at Wells Fargo Bank. Expenses are predominately luncheon food while income is membership dues. Sam suggested we anticipate "special event" expenses such as an Open House after the official Light Rail opening. Eva Zukatynski suggested a " We survived the Light Rail" party be placed on the next agenda and everyone is encouraged to bring ideas. A committee was formed and Sam Hanna will be chairman and Eva will help. Carol Mc Daniels metioned that a few of the businesses at Apache and McClintock had an "Open House" April 1 and that Metro did all the printed promotions. The next business meeting is September 17, 2008.

Barbara Stafford read the minutes from the March 12, 2008 meeting prepared by Diane Minkner and they were approved as read.

Bob Stafford offered updates on current area projects. Campus Edge at 922 E. Apache Blvd. is breaking ground with a 10-story building. Campus Suites at 1890 E. Apache is

JUL - 7 2008

currently working on the infrastructure. Apache ASL, a project for the hearing impaired at 2428 E. Apache, is close to approval with the City and should be breaking ground soon. At the May 12, 2008 APAC meeting Portland Development reviewed a proposal for a 5-story Holiday Inn Express on the current site of the Days Inn Motel at 1221 E. Apache.

President Carol McDaniels adjourned the meeting at 1:12 p.m.

Respectfully Submitted,
Barbara Stafford, Substitute Secretary

O'Melia, Kevin

From: Levesque, Ryan
Sent: Tuesday, May 27, 2008 4:42 PM
To: O'Melia, Kevin
Subject: FW: 1000 E. Apache

FYI

Ryan Levesque
Senior Planner
City of Tempe, Development Services Dept.
(480) 858-2393

From: Tim Becker [mailto:tbecker@nelsonphoenix.com]
Sent: Tuesday, May 27, 2008 2:09 PM
To: Levesque, Ryan
Cc: Marc Lifshin; J.J. Smith
Subject: 1000 E. Apache

Ryan – we don't have any comments on the proposed PAD at 1000 E. Apache. Thanks for sharing with us.

05/28/2008

ATTACHMENT 30

O'Melia, Kevin

From: O'Melia, Kevin
Sent: Friday, September 05, 2008 12:47 PM
To: 'bushy@olympus.net'
Cc: Collins, Lisa
Subject: FW: Retreat @1000 Apache

Ms. Bush,

Thank you for your memo of opposition. I'm forwarding your memo to the Planning Director for her information regarding this case on the upcoming City Council agenda. The 2nd City Council Hearing for the Retreat Zoning Amendment and Planned Area Development request is scheduled for next Thursday, September 11, 2008. This Hearing is open to the public and you are encouraged to attend. The Hearing location is in the City Council Chambers and begins at 7:30pm.

Kevin O'Melia

-----Original Message-----

From: Joyce Bush [mailto:bushy@olympus.net]
Sent: Friday, September 05, 2008 12:40 PM
To: O'Melia, Kevin
Subject: Retreat @1000 Apache

Dear Mr. O'melia:

Thank-you for your notification of the neighborhood meeting regarding Retreat @ Apache. As a property owner in the immediate vicinity, I am happy to see the vital campus community of Tempe blossoming. I am a proponent of Mixed Use and High Density urban housing to conserve our dwindling resources and infrastructure, however I think with the current economic conditions and high commercial and residential vacancies, this development is contributing to the serious and unnecessary overdevelopment of our community; threatening our environment with a collection of vacant rundown complexes-- a haven for crime and transients. I needn't enumerate the recent commercial developments filing for chapter eleven.

Now is not the time for another high rise residential complex. Pull the plug.

Sincerely,

Joyce Bush/Owner
Cortez Palms Apartments
1031 E. Lemon
Tempe, AZ 85281

From: O'Melia, Kevin
Sent: Tuesday, June 24, 2008 9:39 AM
To: Sever, Decima
Subject: THE RETREAT / 1000 E APACHE / PL080071

KKO e-mail to Decima Sever
Greetings,

Notes of last night's (6/23/08) neighborhood meeting.

06-23-08 NEIGHBORHOOD MEETING

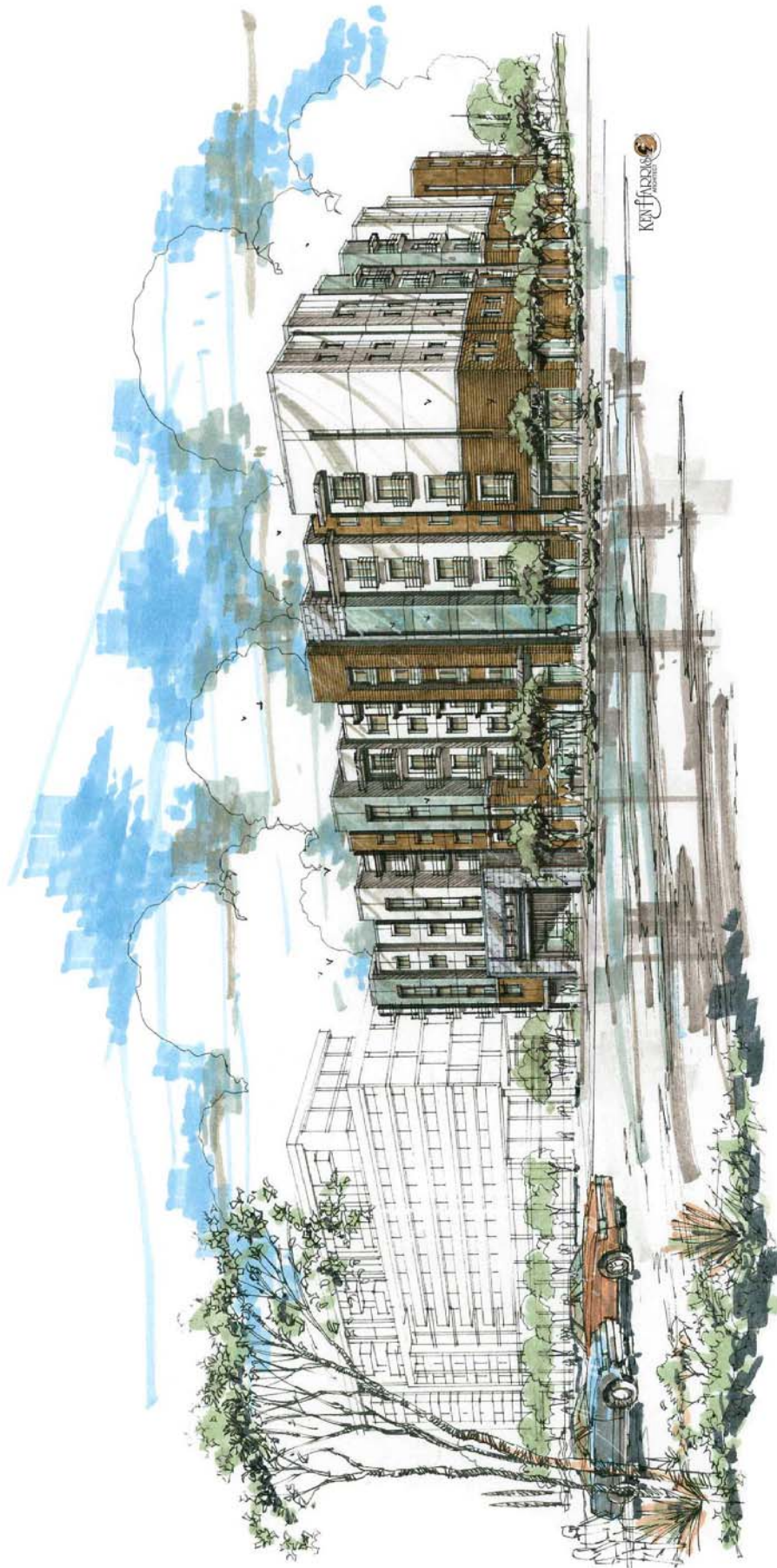
* Neighbor attendees: Rameesh & Vikas Patel (Super 8 Motel-1020 E Apache) , Abigail Kruger (Nelson-Phoenix-922 E Apache), Rick Kafka (University Properties-1001 E Lemon).
* Development team: David Freeman (Glenwood Properties), Rob Lane (Gammage & Burnham)
* COT Staff: Kevin O'Melia (Plann'g)

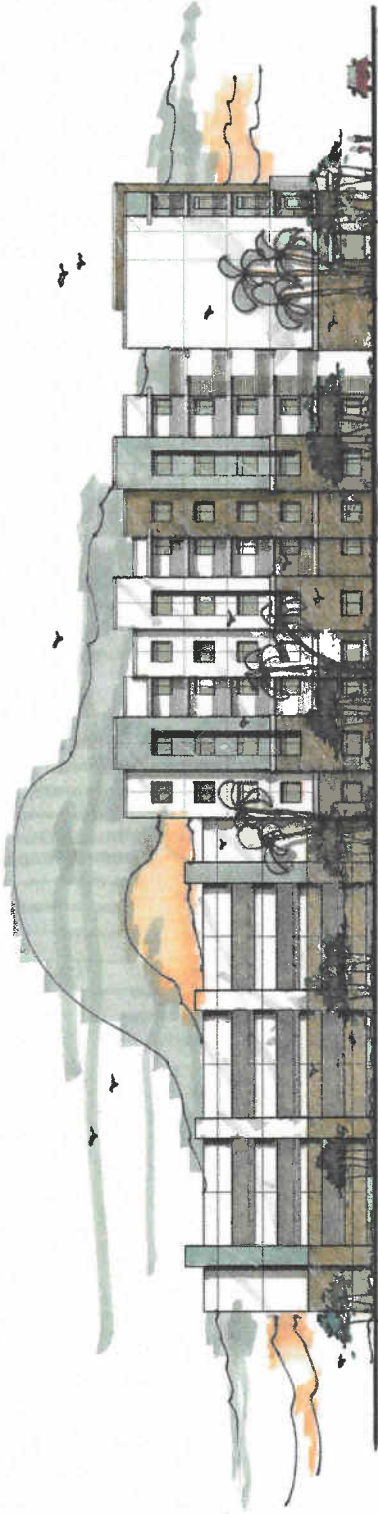
Overview: the neighboring property owners heard about the proposed project and asked questions related to the impact of the project on their properties.

- 1) Rob Lane made introductory presentation. The Retreat is a student housing mixed use project. Five story residential height. Five story garage including one story underground. Retail/restaurant component activates street frontage & accommodates foot traffic. Rob described the planning entitlement process, including a request from CSS to MU-4 District with a Planned Area Development Overlay. Kevin added that the project requests to opt into the Transportation Overlay District. The T.O.D. allows some modification of the parking standard from that allowed in the surrounding city but mandates a pedestrian oriented design.
- 2) Rameesh/Rob: discuss contrast in height between Retreat and Campus Edge (proposed at 922 E Apache, to west of the Retreat. Campus Edge has 10 stories.
- 3) Rick/David: why not higher? how many units? David: this is a purpose-built housing/mixed use project--five stories seemed most appropriate. There are 124 student housing units (one, two & four bedroom). There is a total of 317 bedrooms.
- 4) Rameesh/David: is perimeter fenced? Yes, all around.
- 5) Rick/David: is there adaptability where the housing could convert to apartments? These could be regular apartments but each bedroom would have its own bathroom.
- 6) David described operation: Glenwood has been in the property management and specifically in student housing for 20 years. The Retreat represents a recent national trend in student housing. This is the first of this kind undertaken by Glenwood. This student housing project is rent by the bedroom, rather than by the unit (Campus Edge rents by the unit). There is one student per bedroom. Each student has their own lease. With this approach, management can then prevent unit overcrowding. Glenwood manages the properties that they build. Glenwood is management intensive. The students will have access to a concierge that is part of the Retreat staff. This is not a substitute parent but a student support network.
- 7) David: Each bedroom has its own bathroom and workstation. In the two and four bedroom units, each bedroom has separate security access from the common areas. The larger project includes amenities (lounge, workout) and a resident only cafe that serves breakfast between 6:00am & 9:00am, similar in concept to a Marriott Courtyard hotel.
- 8) David: There will be three to five retail/restaurant uses. Glenwood will select tenants to accommodate the student environment, such as a sandwich shop.
- 9) David: the businesses will face Apache. The street business facades will set back slightly to create areas for outdoor seating. Retail parking is located off the entrance drive aisle, on the street at the storefronts, and in the front of the garage. The retail parking spaces will be open for student use in the off-hours.
- 10) David: the first story is masonry construction, the upper stories are frame and exterior plaster construction. The garage is pre-cast concrete construction. The appearance of the project is under development.

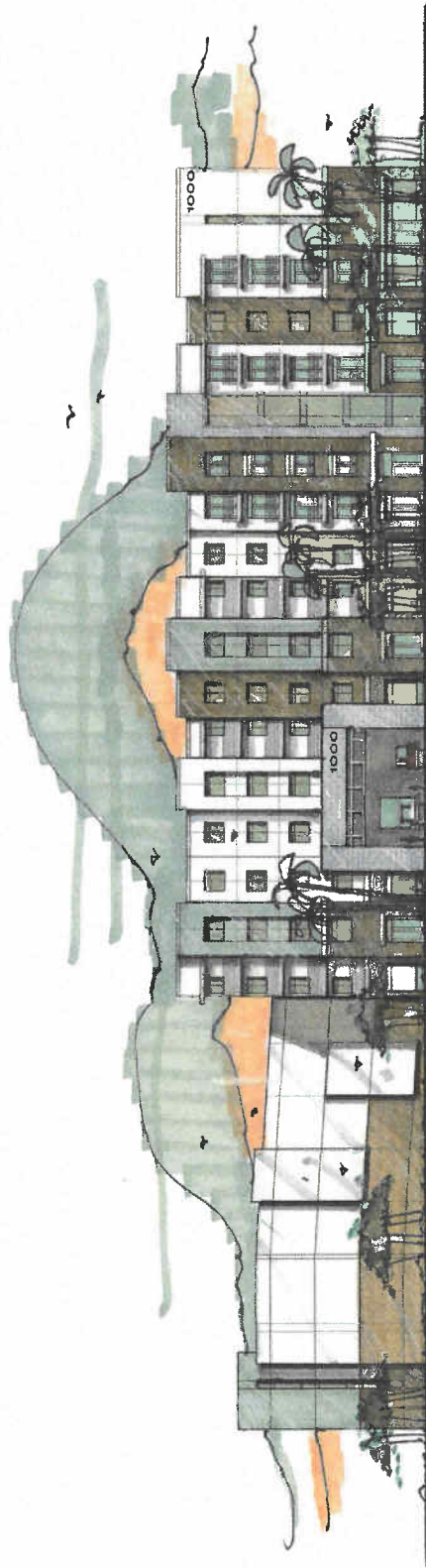
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WEST ELEVATION - ALONG PROPERTY LINE

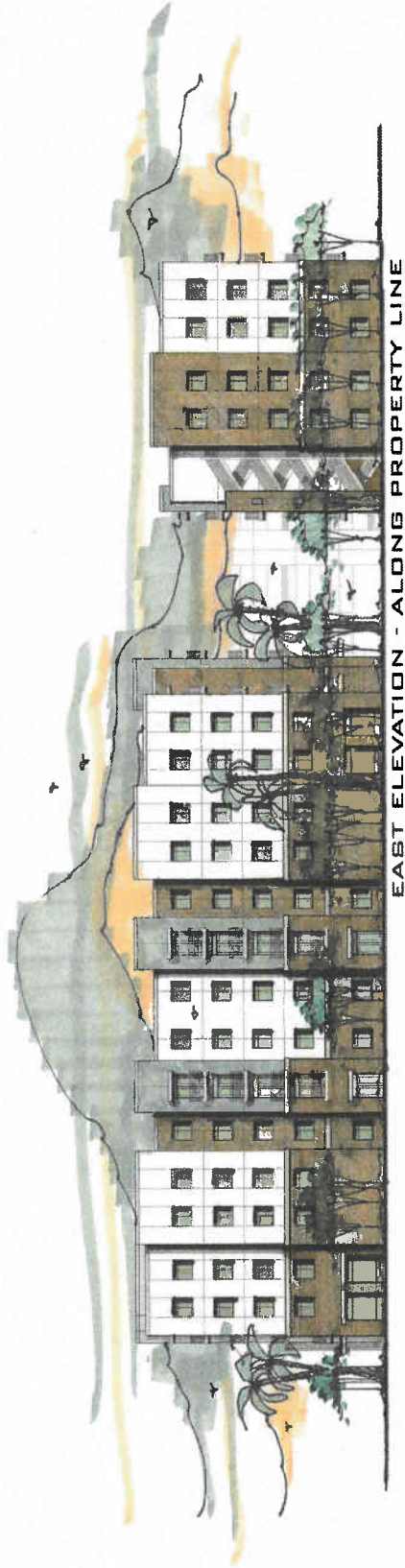
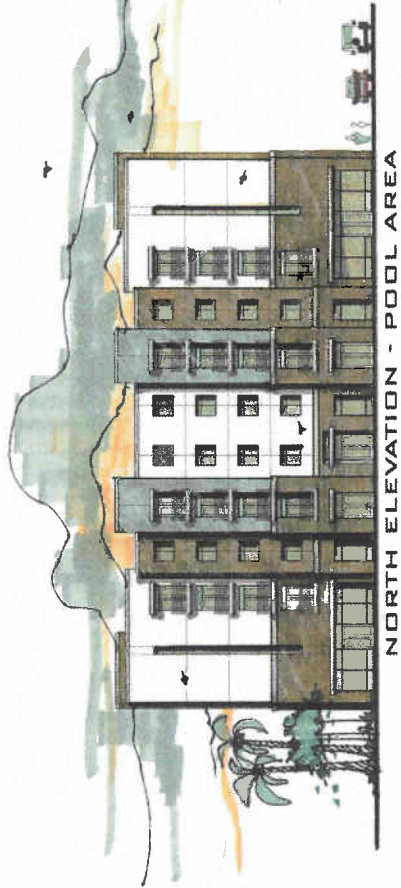


SOUTH ELEVATION - ALONG APACHE

THE RETREAT @ 1000 APACHE

GLENWOOD
INTERMOUNTAIN
PROPERTIES, INC.

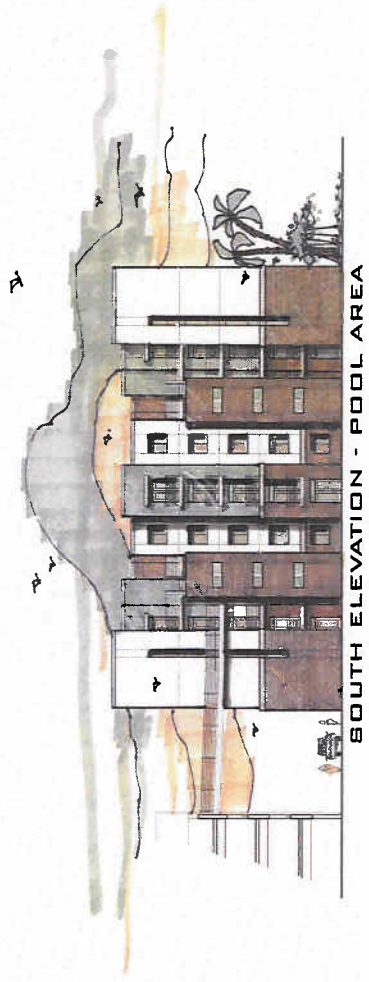




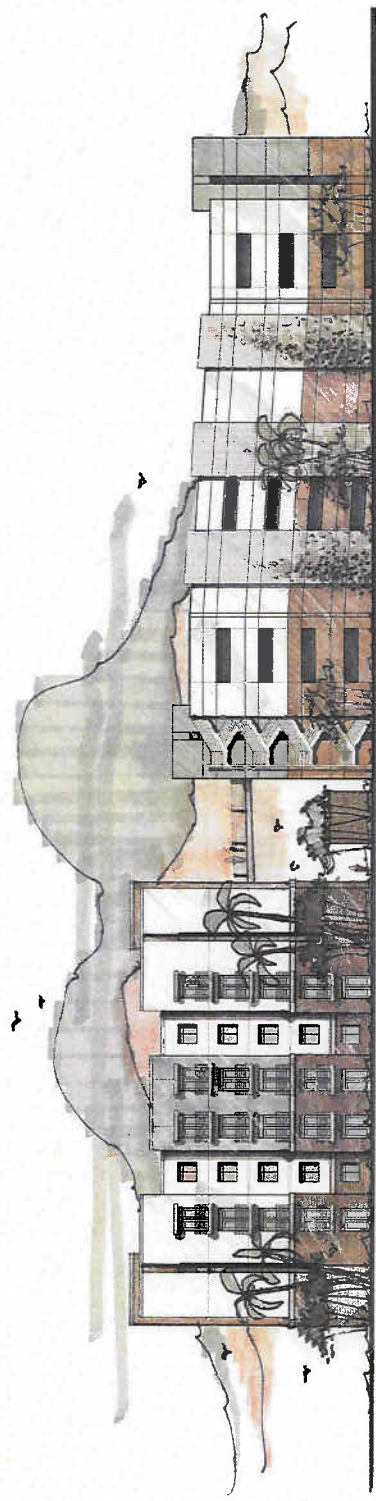
THE RETREAT @ 1000 APACHE

GLENWOOD
INTERMOUNTAIN
PROPERTIES, INC.





SOUTH ELEVATION - POOL AREA



NORTH ELEVATION - ALONG PROPERTY LINE

THE RETREAT @ 1000 APACHE

GLENWOOD
INTERMOUNTAIN
PROPERTIES, INC.





GLENWOOD
INTERMOUNTAIN
PROPERTIES, INC.



THE RETREAT @ 1000 APACHE



