

# Staff Summary Report



Development Review Commission Date: 02/12/08

Agenda Item Number: \_\_\_\_\_

**SUBJECT:** Hold a public hearing for a General Plan Amendment, Zoning Map Amendment, Planned Area Development Overlay, and Development Plan Review for 501 WEST FIRST located at 501 West 1<sup>st</sup> Street.

**DOCUMENT NAME:** DRCr\_501W1st\_021208

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **501 WEST FIRST (PL070385)** (Plan C LLC, property owner; Todd Marshall, Marshall Urban Development Company, applicant) consisting of seven (7) three-story live/work units with carports and detached garages within approximately 15,312 s.f. of building, on 0.36 acres in the GID, General Industrial District. The request includes the following:

**GEP08002 – (Resolution No. 2008.06)** General Plan Density Map Amendment from Medium Density (up to 15 du/ac) to Medium-High Density (up to 25 du/ac).

**ZON08002 – (Ordinance No. 2008.05)** Zoning Map Amendment from GID, General Industrial District to MU-3, Mixed-Use, Medium-High Density District.

**PAD08002 –** Planned Area Development Overlay to establish development standards for a 15,312 s.f. building on 0.36 acres.

**DPR08003 –** Development Plan Review including site plan, building elevations, and landscape plan.

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

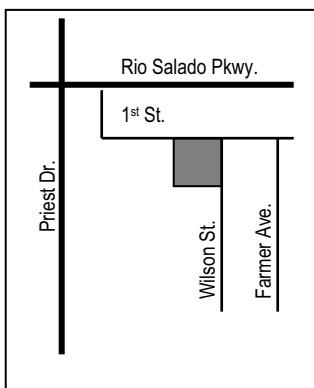
**REVIEWED BY:** Lisa Collins, Planning Director (480-350-8989) 

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions (1-28).

**ADDITIONAL INFO:**



Site area	0.36 acres
Total Building area	15,312 s.f.
Dwelling Units	7 (Two-bedroom units)
Work Space	2,931 s.f. (approx. 420 s.f. per unit)
Density	19 du/ac (25 du/ac max. allowed)
Lot Coverage	58% (NS)
Building Height	38 ft. (50 ft. max. allowed)
Building setbacks	0' east, 0' north/south, 3' west (NS)
Landscaped area	7.1% (NS)
Vehicle Parking	16 spaces (15 min. required)
Bicycle Parking	9 spaces (7 min. required)

- PAGES:**
1. List of Attachments
  - 2-5. Comments / Reason for Approval
  - 6-9. Conditions of Approval / Guidelines
  9. History & Facts
  10. Zoning & Development Code Reference

- ATTACHMENTS:**
1. Resolution No. 2008.06
  2. Ordinance No. 2008.05
  - 3-4. Waiver of Rights and Remedies form
  - 5-6. Location Map (zoning/density)
  - 7-9. Photo(s)
  - 10-14. Letter of Explanation
  - 15-16. Neighborhood Meeting Summary
  - 17-19. Planned Area Development Overlay: Site plan
  - 20-21. Floor Plans
  - 22-23. Building Elevations
  24. Building Sections
  25. Landscape Plan
  26. Streetscape Details
  27. Color Material Samples

**COMMENTS:**

This site is located at the southwest corner of 1<sup>st</sup> Street and Wilson Street, south of Rio Salado Parkway, in the Sunset-Riverside Neighborhood. The surrounding area includes on the north side, two residential condominiums with live/work units fronting 1<sup>st</sup> Street, with other sites consisting of existing industrial businesses. To the east is an APS sub-station with future plans of expansion. The remaining surrounding properties to the west and south are industrial uses and other multi-family units.

This request includes a General Plan Amendment, Zoning Map Amendment, Planned Area Development Overlay and Development Plan Review for seven (7) new three-story live/work units. Each unit includes residential living space and two bedrooms at the second and third floor. The ground floor includes a single carport and walk-up opportunity for commercial space with minimal employees. The site also includes seven detached single-car garages and guest parking.

**PUBLIC INPUT**

On January 14, 2008 the applicant held a neighborhood meeting in compliance with the Zoning and Development Code, Section 6-402 for Neighborhood Meetings. Two members from the public attended with general support of the project, including replacing the existing use. See attachments. Staff has not received any additional public comment for this project at this time.

**PROJECT ANALYSIS  
GENERAL PLAN****Land Use Element:**

This project meets the land use goals and element objectives for General Plan 2030. The land use projected for this site is "Mixed-Use". This category encourages creatively designed developments which create a living environment, reflective of a village concept, in which there is the opportunity to live, work and recreate in the same development or within the area. This request will provide both residential living integrated with ground floor commercial space, which may include office or service type uses.

The General Plan projected residential density for this site is "Medium Density" with up to 15 dwelling units per acre. The applicant is requesting a map amendment to "Medium to High Density" with up to 25 dwelling units per acre. The project includes seven (7) units on 0.36 acres with a density of 19.4 dwelling units per acre. This type of density creates a more compact environment with limited private outdoor space, but having access to shared or common open space and recreation (nearby Town Lake). Proximity to amenities and configuration of residences encourages community interaction. Although the projected density of the properties immediately to the east, west and south are designated with "Medium Density", the larger surrounding area's projected density designation of "Medium to High Density" is more consistent with the recent development pattern. This project is consistent with the surrounding areas and the projected residential density for the larger neighborhood.

**Accessibility Element:**

The project is required to meet all requirements set forth in the ADA Design Guidelines for new projects. Implementing design for accessibility includes: accessible parking spaces, minimum size public sidewalks, and direct access from the main entrance to the public sidewalk. This project will provide one ADA accessible space.

**Community Design Element:**

The project provides a mixed-use design, currently providing both residential and commercial uses. This project could benefit from the implementation of green building concepts, providing more energy efficient solutions and the use of advance technology in building materials.

**Historic Preservation Element:**

This element is not applicable to this request.

**Housing Element:**

The project will increase the potential for homeownership in Tempe with the opportunity of owner-occupied condominiums. The mixed-use product provides a diverse housing option that is consistent with other developments located along 1<sup>st</sup> Street.

**Neighborhoods Element:**

The project meets the objectives and strategies identified in this element. See meeting summary attachment.

**Redevelopment Element:**

This site is not within a defined redevelopment area.

**Economic Development Element:**

This project incorporates small business opportunities, which may serve to foster increased business investment and additional tax base. Providing residential with a commercial component space provides a dynamic opportunity for a diverse housing product and promoting local businesses.

**Cost of Development Element:**

The Water Utilities Department has indicated a need for increase in size connections, as a result of this development.

**Environment (Air, Noise, Ambient Temperature, Energy) Element:**

This site is located within the 65 decibel level reading for aircraft noise. Potential noise mitigations through alternative building materials may be improved for a better quality of life including reducing potential noise with appropriate fenestration. Additional design details should consider energy conservation through passive and sustainable principles.

**Land (Remediation, Habitat, Solid Waste) Element:**

There is no foreseen impact on this element. Staff encourages the applicant to recycle construction material to mitigate landfill impacts. To further implement this element, use of green building techniques, and energy efficient designs are encouraged. Additionally, the applicant may contact the Public Works Department about recycling services at this site.

**Water (Water, Wastewater, Stormwater) Element:**

The Engineering Department will require storm-water retention on this site for a 100 year storm event. The developer must contact the City of Tempe Engineering Department to finalize details for the retention requirements.

**Transportation (Pedestrian Network, Bikeways, Transit, Travel-ways) Elements:**

This project will further enhance the existing bikeways and travel-ways that exist adjacent to this site, including new 6' wide sidewalks.

**Aviation Element:**

The site is located near the Sky Harbor Airport flight path. The project does not require notification to the FAA.

**Open Space Element:**

This project has limited open space, but utilizes semi-private patio space in front of units with a combination of landscape and paving units utilizing a green screen. Units also have an expansive second floor outdoor deck open to the interior of the property.

**Recreational Amenities Element:**

No recreational amenities have been identified on this site. Public recreational areas within this area include the Tempe Town Lake and Beach Park, and the Hayden Butte. This site is also within walking distance of the Tempe Center of the Arts facilities through the use of a project integrated pedestrian pathway to the north.

**Public Art & Cultural Amenities Element:**

Public art is not required for this project. The units have the opportunity to be utilized as arts incubators for on-site residents.

**Public Buildings and Services Elements:**

Not applicable to this request.

**Public Safety Element:**

A crime prevention report has been provided to the applicant addressing security concerns and recommendations for this project. This report has been forwarded to the applicant, and in certain instances specific conditions of approval have been added to address those concerns. Tempe Fire Department will access the site via existing public streets and does not require on site circulation.

**ZONING**

The applicant is requesting a Zoning Map Amendment from GID, General Industrial District to MU-3, Mixed-Use Medium-High Density District. This zoning district is consistent with the General Plan Project Land Use map of "Mixed-Use". The proposed density (19 du/ac) is consistent with recent developments along 1<sup>st</sup> Street and in the surrounding areas. South of 1<sup>st</sup> Street, including the neighboring properties to this site is zoned for industrial use, with some properties with non-conforming uses (residential). This current zoning designation at this location is an anomaly to the surrounding community

**PLANNED AREA DEVELOPMENT OVERLAY**

As part of the Mixed-Use zoning designation, a Planned Area Development Overlay is required to establish general development standards specific to the project. The project provides a density and maximum height, consistent with the standards for the MU-3 zoning. Setback standards will be established as indicated on plans. The project is proposing to provide sixteen (16) parking spaces on site. Currently there are no designated parking provisions for live/work in the Code. Live/work provides both residential and limited commercial use within one unit. The project's proposed parking provides the minimum standard requirements for seven (7) two-bedroom units with guest parking (15 required). The assumption is that residents of the units will utilize the ground floor commercial, reducing the demand for additional parking and limit the potential of employees residing outside of the home. The project has also identified four (4) on-street parking spaces which may be used for visitors of the site. Previously approved projects along 1<sup>st</sup> Street with live/work units have proven to be successful at this location. With that success has resulted in a higher demand of on-street parking.

**DEVELOPMENT PLAN REVIEW**

The project provides a live/work configuration that accommodates walk-up commercial space with resident living above. Each unit provides an open carport space and a detached garage for a more secured area. Each unit provides for outdoor space at the front of the units and the second floor deck above the carport. The project provides a unique refuse design providing locations for two (2) 300 gallon containers secured within the project. The containers are then rolled out to the curbside on pick-up day. Each unit has the opportunity for recycling containers within the carport. The project provides a modern design with a continuous building elevation for each unit. All elements of the building are well integrated, utilizing strong

horizontal and vertical elements. The project provides perimeter landscape that enhances the streetscape with an acceptable tree and plant palate. Additional trees are provided on the north side of the sidewalk with 5' by 5' grates. This design will function both as a control of on-street vehicle parking and provide additional shade to the public sidewalks, enhancing the overall street appearance.

### **Conclusion**

Based on the information provided by the applicant, the project will provide the City of Tempe redevelopment of an existing industrial use that is no longer compatible with the surroundings and incorporate a mixed-use project that is consistent with the General Plan, supporting the land use goals and objectives and provide long term benefits that enhance the continuance of live/work along 1<sup>st</sup> Street and support of Tempe-based businesses.

### **REASONS FOR APPROVAL:**

1. The project meets the General Plan 2030 Projected Land Use of Mixed-Use.
2. The project will eliminate an industrial use no longer compatible with the neighboring properties.
3. The project promotes the integration of residential and commercial opportunities as identified in the General Plan.
4. The proposed residential density amendment is compatible with existing and projected densities to the north and surrounding community.
5. The PAD overlay process was specifically created to allow for greater flexibility in providing mixed-use opportunities for redevelopment.
6. The proposed project meets the approval criteria for a General Plan Amendment, Zoning Amendment, and Development Plan Review.

### **GEP08002, ZON08002 AND PAD08002**

#### **CONDITIONS OF APPROVAL:**

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

#### **General**

1. The property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, which shall be submitted to the Development Services Department no later than thirty (30) calendar days after the date of approval, or the General Plan Amendment, Zoning Map Amendment and Planned Area Development Overlay approval shall be null and void.
2. A building permit shall be obtained and substantial construction commenced on or before March 20, 2010 or the property shall revert to the previous zoning designation, subject to a formal public hearing.
3. The Planned Area Development Overlay shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.

### **DPR08003**

#### **CONDITIONS OF APPROVAL:**

#### **General**

4. Your drawings must be submitted to the Development Services Building Safety Division for building permit by March 20, 2009 or Development Plan approval will expire.
5. A Condominium Plat (Horizontal Regime) shall be recorded prior to an occupancy permit.

6. Provide dedication of right-of-way along Wilson Street to back of public sidewalk, or as approved by Land Services, Engineering Division. Dedication can be provided on the plat or by separate instrument.
7. The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and in a form satisfactory to the Development Services Manager and City Attorney.

#### **Site Plan**

8. Provide 6'-0" wide public sidewalks, or as required by Traffic Engineering Design Criteria and Standard Details.
9. Final details of 1<sup>st</sup> Street curb configuration subject to review by Public Works Department, Engineering Division.
10. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls (minimum 8'). Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
11. Provide upgraded paving at the driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of street curb to on site at gate entrance and from curb to curb at the drive edges.
12. 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.

#### **Floor Plans**

13. Exit Security:
  - a. Provide visual surveillance by means of glazing from office into adjacent carport spaces.
14. The first floor of each unit shall comply with applicable building codes to allow occupancy space for commercial use.

#### **Building Elevations**

15. The materials and colors presented on the materials sample board are approved as presented. Provide main colors and materials with a light reflectance value of 75 percent or less. Any additions or modifications may be submitted for review during building plan check process, subject to planning review. Planning inspection staff will field verify colors and materials during the construction phase.
16. This site is located within the 65 noise decibel contour. Provide insulated glass at all fenestration to dampen sound transmission. Provide a sound transmission coefficient (STC) rating of minimum 28 for windows and minimum 28 for exterior doors.
17. If roof access required provide from the interior of the building. Do not expose roof access to public view.
18. Minimize visible, external features, such as overflows and where needed design that does not detract from the architecture of the building. Exposed downspouts as shown on live/work building elevations are acceptable.
19. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the elements are not detracted by the architecture.

20. Locate the electrical service entrance section (S.E.S.) inside the building that may be concealed from public view.
21. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.

### **Lighting**

22. Comply with the Zoning and Development Code Part 4, Chapter 8, Lighting.
23. Illuminate street-facing building entrances and carports from dusk to dawn to assist with visual surveillance at these locations.

### **Landscape**

24. Comply with the Zoning and Development Code Part 4, Chapter 7, Landscape and Walls.
25. The following plants are approved as specified on the landscape plans. Any additions or modifications are subject to review during building plan check process. Planning inspection staff will field verify plants.
26. Irrigation notes:
  - a. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
  - b. 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.
  - c. Locate valve controller in a vandal resistant housing.
  - d. Hardwire power source to controller (a receptacle connection is not allowed).
  - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
27. 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**

28. Provide address sign(s) on north building elevation.
  - a. Conform to the following for building address signs:
    - 1) Provide street numbers only, not the street name;
    - 2) Compose of individual mount characters;
    - 3) Provide a dedicated light source.
  - b. Provide address numbers on south elevation of each carport. No light source required.
  - c. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

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

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- Specific requirements of the **Zoning and Development Code** 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, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through [www.tempe.gov/zoning](http://www.tempe.gov/zoning), or purchased at Development Services.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Review(s). 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:**
  - Tempe Standard "T" details may be accessed through [www.tempe.gov/engineering](http://www.tempe.gov/engineering) or purchased from the Engineering Division, Public Works Department.
  - Tempe Standard "DS" details for refuse enclosures may be accessed through [www.tempe.gov](http://www.tempe.gov) or may be obtained at Development Services.
- **BUILDING HEIGHT:** Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Pete Smith of Water Resources (480-350-2668) if there are any questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** The project site does not have an Archaeologically Sensitive designation. However, State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
- **ENGINEERING:**
  - Underground all overhead utilities except high-voltage transmission line unless project inserts a structure under the transmission line. Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
  - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
  - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
  - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- **REFUSE:**
  - Two (2) 300 gallon refuse containers rolled out to curbside pick-up acceptable per sanitation comments.
  - Develop strategy for recycling collection and pick-up from site with Ron Lopinski. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.

- **DRIVEWAYS:**
  - Designed driveways in public right of way acceptable to City Traffic Engineer. All final details to be authorized by Public Works/Traffic (Shelly Seyler 480-350-8219)
  - 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 Development Services Counter or from John Brusky in Transportation (480-350-8219) 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.
  - Proposed demarcated accessible aisle for disabled parking is acceptable per Building Safety.
  - Provide parking loop/rack per standard detail T-578 or alternate design compatible with project. 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:**
  - Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.
  - Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.
  - This project is within an alternate street light detail area. Contact Public Works for further details.
- **SIGNS:** Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process is required for signs ZDC Part 4 Chapter 9 (Signs).

## **HISTORY & FACTS:**

November 26, 1894    Area part of Original Township.

April 14, 1938        First Zoning Ordinance No.177 designated location as Residential.

August 12, 1948       Zoning Ordinance No. 193 designated location as Industrial.

January 14, 2008      Neighborhood meeting held by the applicant for this project.

NOTE: No relevant data found on existing building.

## **ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-303, General Plan Amendment

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Section 6-304, Zoning Map Amendment  
Section 6-305, Planned Area Development (PAD) Overlay districts  
Section 6-306, Development Plan Review

**RESOLUTION 2008.06**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE GENERAL PLAN 2030 PROJECTED RESIDENTIAL DENSITY MAP FROM MEDIUM DENSITY (UP TO 15 DWELLING UNITS PER ACRE) TO MEDIUM TO HIGH DENSITY (UP TO 25 DWELLING UNITS PER ACRE) FOR APPROXIMATELY 0.36 ACRES LOCATED AT 501 WEST 1<sup>ST</sup> STREET.**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, that the General Plan 2030 Projected Residential Density Map is hereby amended for approximately 0.36 acres from Medium Density (up to 15 dwelling units/acre) to Medium to High Density (up to 25 dwelling units/acre), located at 501 West 1<sup>st</sup> Street.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this \_\_\_\_\_ day of \_\_\_\_\_ 2008.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

**ORDINANCE NO. 2008.05**

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

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

**Section 1.** That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by removing the below described property from the GID, General Industrial District and designating it as MU-3, Mixed-Use Medium-High Density District with a Planned Area Development Overlay on 0.36 acres.

**LEGAL DESCRIPTION:**

THE NORTH 112.00 FEET OF THE EAST 160.00 FEET OF LOT 4, STATE PLAT NO. 12 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 69 OF MAPS, PAGE 38;

EXCEPT THE EAST 20.00 FEET THEROF AS QUIT CLAIMED TO THE CITY OF TEMPE, JANUARY 24, 1950, IN DOCKET 493, PAGE 264.

TOTAL AREA IS 0.36 GROSS ACRES.

**Section 2.** Further, those conditions of approval imposed by the City Council as part of **ZON08002** and **PAD08002** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

**Section 3.** Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**WHEN RECORDED RETURN TO:**

Development Services  
City of Tempe  
31 E. 5<sup>th</sup> Street  
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES  
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by **Plan C, L.L.C.** (Owner/s).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. **PL070385** to the City requesting that the City approve the following:

- ☒ GENERAL PLAN AMENDMENT
- ☒ ZONING MAP AMENDMENT
- ☒ PAD OVERLAY
- ☐ HISTORIC PRESERVATION DESIGNATION/OVERLAY
- ☐ USE PERMIT
- ☐ VARIANCE
- ☒ DEVELOPMENT PLAN REVIEW
- ☐ SUBDIVISION PLAT/CONDOMINIUM PLAT
- ☐ OTHER \_\_\_\_\_

*(Identify Action Requested))*

for development of the following real property (Property):

Parcel No. 124-32-042C

**LEGAL DESCRIPTION:**

THE NORTH 112.00 FEET OF THE EAST 160.00 FEET OF LOT 4, STATE PLAT NO. 12 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 69 OF MAPS, PAGE 38;

EXCEPT THE EAST 20.00 FEET THEROF AS QUIT CLAIMED TO THE CITY OF TEMPE, JANUARY 24, 1950, IN DOCKET 493, PAGE 264.  
TOTAL AREA IS 0.36 GROSS ACRES.

ADDRESS: 501 West 1<sup>st</sup> Street, Tempe, AZ. 85281

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist if the City approves the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
(Signature of Owner)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Signature of Owner)

\_\_\_\_\_  
(Printed Name)

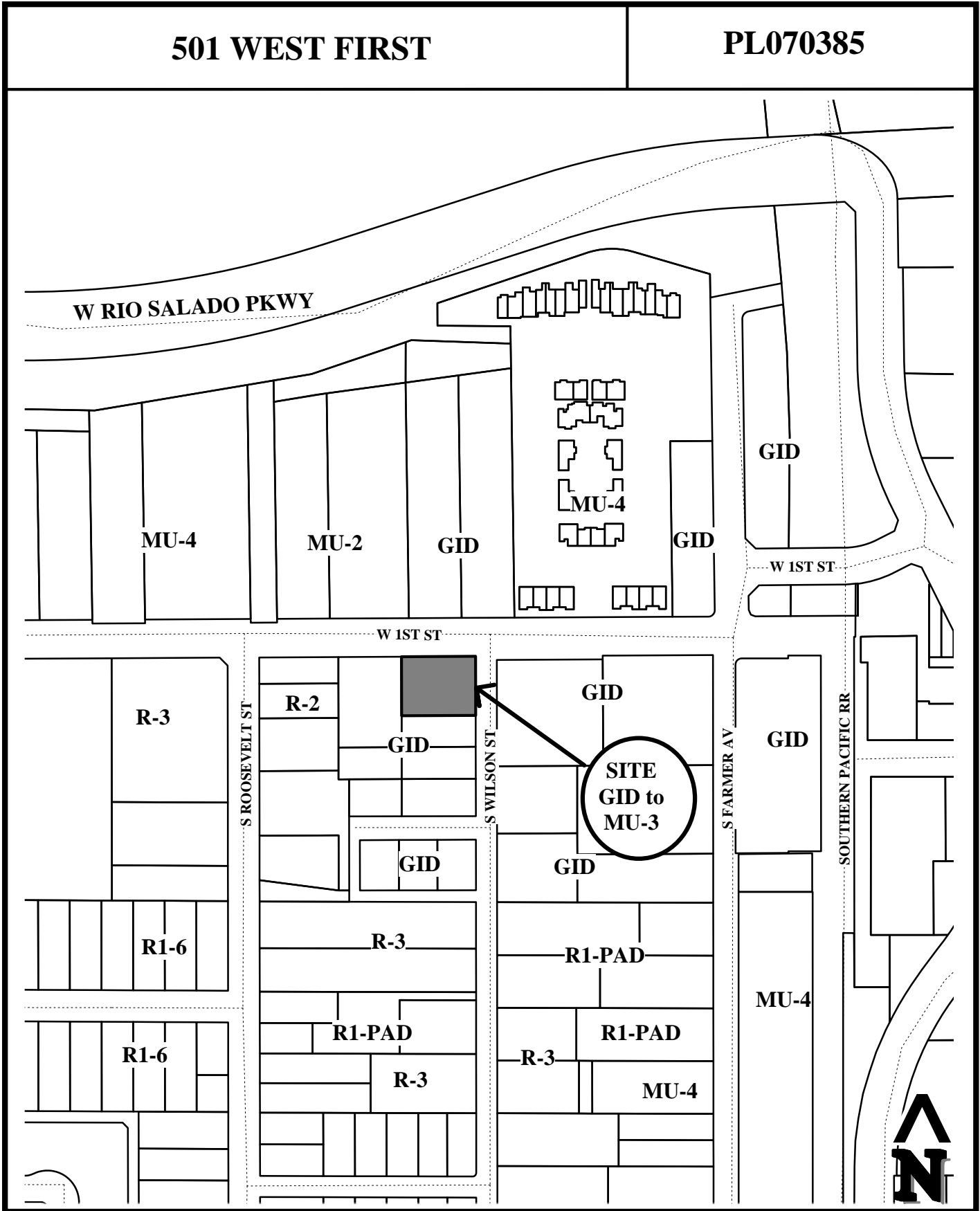
State of Arizona                    )  
  ) ss  
County of \_\_\_\_\_ )

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by

\_\_\_\_\_  
\_\_\_\_\_.

\_\_\_\_\_  
(Signature of Notary)

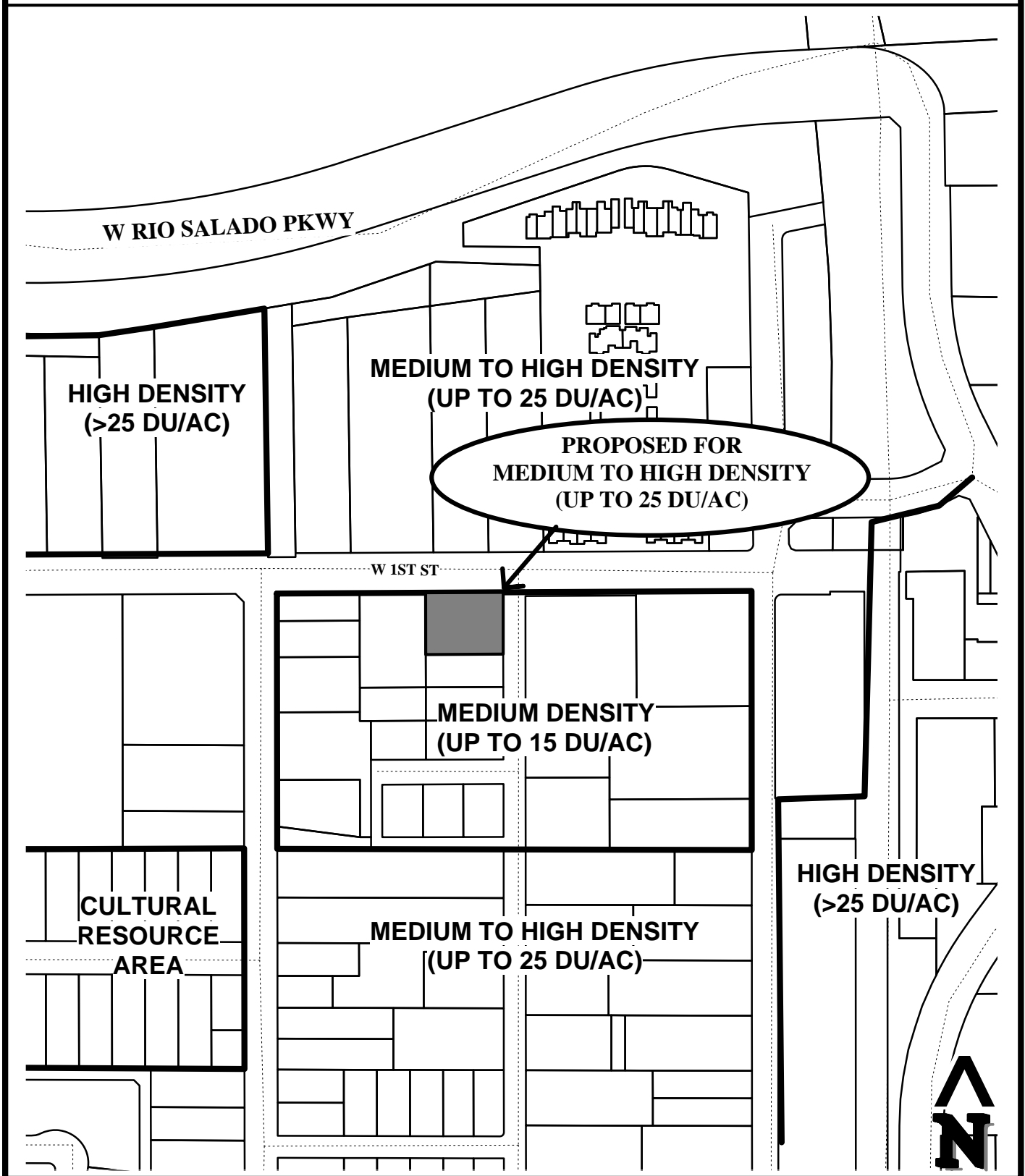
(Notary Stamp)



**Location Map**



## PROJECT RESIDENTIAL DENSITY MAP



Location Map



501 WEST FIRST STREET (PL070385)







O1



O2



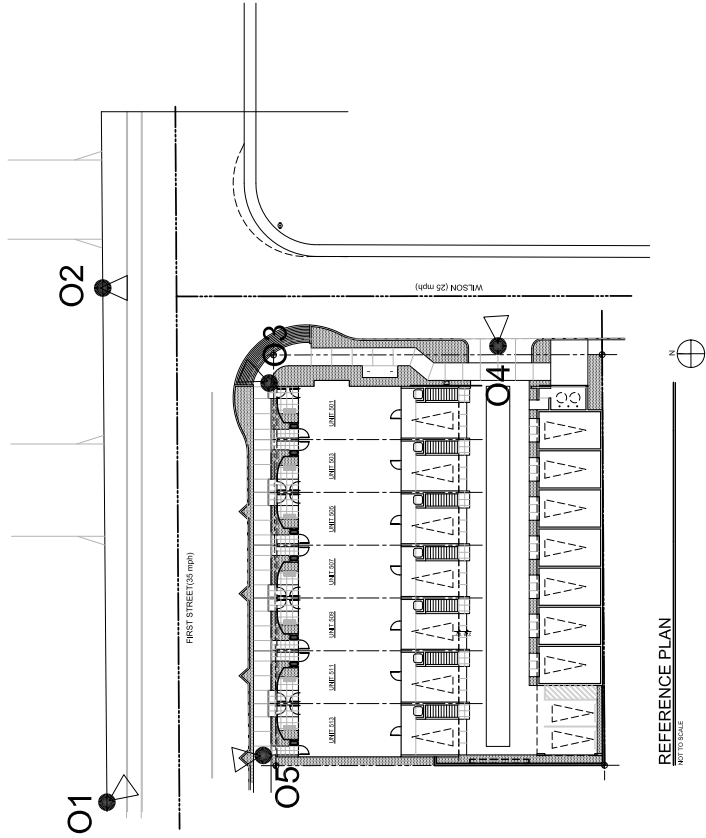
O3



O4



O5



# SITE CONTEXT PHOTOS

#	Date	Description
1	JAN 10, 2008	Site Visit
2	JAN 10, 2008	Site Visit
3	JAN 10, 2008	Site Visit
4	JAN 10, 2008	Site Visit
5	JAN 10, 2008	Site Visit
6	JAN 10, 2008	Site Visit
7	JAN 10, 2008	Site Visit
8	JAN 10, 2008	Site Visit
9	JAN 10, 2008	Site Visit
10	JAN 10, 2008	Site Visit

**A1.02**

Sheet Number	of
Copyright 2008	
Project Number	
Project Name	
Project Location	
Project Date	
Project Status	
Project Owner	
Project Architect	
Project Engineer	
Project Designer	
Project Draftsman	
Project Checker	
Project Approver	

**501**  
West First  
501 West First Street  
Tempe, Arizona 85281

**MARSHALL**  
COMPANY



Marshall Urban Development Company is pleased to present a Planned Area Development for 501 West First, a live|work development located at the southwest corner of First Street and Wilson Street in Tempe. The project's site has long been characterized by industrial uses that no longer fit with the evolving nature of the area. In recent years, the surrounding neighborhood has seen significant residential and mixed use development that has significantly enhanced the pedestrian experience and streetscape. Such developments have not only improved the immediate neighborhood but have also furthered the City's goal of creating a vibrant downtown community where people can live, work, and play. 501 West First will continue this positive trend of redevelopment with a project that complements the existing neighborhood in scale and design while providing additional opportunities for prospective residents to both live and work in the community. Additionally, the mixed use nature of the development will promote enhanced services to the area by attracting businesses such as artist studios, galleries, and professional service offices.

### **Site**

501 West First is located on the south side of First Street and is bordered by an existing utility substation and a mix of industrial and aging rental residential property. The adjacent properties are in sharp contrast to the north side of First Street, where significant redevelopment activity has taken place including the construction of several live|work communities. 501 West First will build upon and further enhance the emerging streetscape by orienting both residential and storefront access for the project on First Street.

The 0.36 acre site will have a single residential building containing 7 live|work units for an overall planned residential density of just over 19 DU/AC. The face of the building will be 8' from the property line and 17' from the curb. However, the building setback on First Street is requested to be 0' from the property line to accommodate the projection of the balconies on the upper levels of the units. This design is intended to facilitate interaction with First Street while fostering pedestrian interest and maintaining an appropriate urban scale at the sidewalk. A setback of 14 feet from the curb (0 ft from the proposed property line) on Wilson Street will allow opportunities for landscaping at the street while promoting visual connectivity to the building's architectural detail and providing pedestrian linkage.

### **Project and Architecture**

Each unit of the development will be 3-stories in height with approximately 1,800 square feet of interior space. The residences will feature 2 bedrooms, first floor work space, and provide both 1-car attached parking and a separate 1-car detached garage. A total of 6 guest parking spaces will be available for the project with 2 of these located on-site and 4 non-exclusive spaces located on the street. The on-site parking will be accessed through a controlled entrance on Wilson Street that will remain open during the day and will be secured during evening hours. This design was created with mixed-use in mind and is intended to maximize the balance between security and

vehicle circulation. The 16 total parking spaces provided on-site for the project exceeds the 15 spaces required.

501 West First will also embrace alternate modes of transportation by providing bicycle parking at each unit as well as 2 guest bike spaces. The project's location will provide residents with easy pedestrian access to Tempe Town Lake, Tempe Center for the Arts, and Tempe Beach Park. Additionally, there is nearby access to the local/regional bus system and the future light rail station at 3<sup>rd</sup> Street and Mill.

The project's architecture is modern in style with clean lines and colors intended to create visual interest. A variety of exterior materials including stucco, block, glass, rain screen and metal accents will be utilized to give texture and depth to the design. The bottom floor facing First Street will apply traditional storefront principles with significant glazing and entrance details to invite people in from the street and sidewalk. On the building's 2<sup>nd</sup> and 3<sup>rd</sup> floors, patios with open railing, metal accents, and glazing will be used to provide additional visual points of interest along both First and Wilson Street. Many of the building's windows will have external trellis screens to add additional architectural detail and reduce solar heat gain within the units. To enhance neighborhood safety, each of the building's window locations were carefully chosen to promote natural surveillance of the sidewalk. Additionally, semi-transparent fencing will be utilized in the front courtyards and along Wilson Street to provide visibility to and from the street while providing resident privacy.

The site's landscaping will feature tree shaded sidewalks with low water shrubs and ground cover. Greenscreen fence treatments will be used in several areas of the project to provide vertical plant elements and to minimize heat retention. Landscape buffers will be placed along First and Wilson Street to separate the sidewalk and pedestrians from the street traffic. Although the official landscaped area is calculated as 6.7% of the net site, this calculation does not include portions of landscaping that will be within the public right of way.

## **Request**

To accomplish our vision for 501 West First, we are requesting approval of our PAD, modification of the site's current zoning designation from General Industrial District (GID) to Mixed Use 3 (MU-3), and modification of the site's General Plan Projected Density from Medium Density to Medium to High Density. The project will remain consistent with the City's long term vision of Mixed Use on the site as currently outlined in the General Plan.

Marshall Urban Development Company has a history of building responsible projects of which both homeowners and neighborhoods can be proud. If you grant our request, we look forward to being a part of the exciting transformation that is currently taking place in the neighborhood and in the larger Downtown.

Sincerely,

Todd Marshall

## General Plan Assessment for 501 West First

Marshall Urban Development is requesting an amendment to the **Density Projection** of the General Plan for 501 West First. **The sole request for this modification of the General Plan is to change the Projected Residential Density from Medium Density to Medium to High Density.** Including this change, the proposed project remains in concert with the vision of the General Plan and is consistent with the City's goals and objectives of the General Plan elements as follows:

- The proposed project is Mixed-Use, which is consistent with the **Land Use Element** of the General Plan.
- The project supports the **Accessibility Element** goals and objectives of the General Plan. The development is human-scaled and provides the opportunity to integrate residents into a larger neighborhood fabric, offering accessibility to the local/regional bus system, future light rail system, Tempe Town Lake, and park system.
- The project is in alignment with the **Community Design** element of the General Plan and its goal to “develop standards that will enhance the community’s quality of life for future generations.” 501 West First’s mixed use design and orientation on First Street will enhance pedestrian movement and create opportunities for interaction and observation of the street.
- We do not seek to modify the **Historic Preservation** goals or objectives of the General Plan. The site does not hold any historic structures.
- The project supports the General Plan **Housing Element**’s goal to “provide diverse housing opportunities for current and future residents”. Currently, there are few developments in Tempe that provide opportunities for residents to both live and work in the neighborhood. 501 West First will enhance the diversity of housing options by bringing additional Live/Work residences to the area.
- The project reinforces the **Neighborhood** goals of the General Plan. The project fits well with the goal of neighborhood enhancement by removing aging industrial property and replacing it with a use that is compatible with the surrounding area and of a scale that is appropriate for the neighborhood. The Live/Work nature of the project minimizes the impact of traffic on the neighborhood and encourages the growth of neighborhood services. The proposed project will promote a safe neighborhood, pedestrian lifestyle and alternate modes of transportation.

- We share the General Plan's **Redevelopment** goal of "maximizing the efficacy of the land uses". The project will remove an aging industrial property that is no longer compatible with the surrounding neighborhood and will enhance the existing streetscape. Through its Work component, the development will encourage the growth of services in the area.
- The project supports the **Economic Development** element of the General Plan. By providing Work space in addition to its residential component, 501 West First encourages the location of small businesses in Tempe and the growth of services in the neighborhood.
- We do not intend to amend the **Conservation** goals and objectives of the General Plan.
- The General Plan goal of creating a **Pedestrian Network** that "encourage(s) pedestrian travel as an important part of the transportation system" has been embraced by the project's design. 501 West First incorporates a pedestrian friendly design at the street that integrates well with the existing pedestrian grid and encourages the pedestrian lifestyle.
- The project embraces the **Bikeways** element of the General Plan. Both private and public secure bike parking is integrated into the project's design. The project fronts onto First Street, which offers a dedicated bicycle lane to encourage bike travel and enhance bike safety.
- The project embraces the **Transit** goals of the General Plan by creating a pedestrian-friendly project within walking distance of several bus stops and the nearby light rail station.
- We do not seek to modify the **Travel Way** goals or objectives of the General Plan.
- We do not seek to modify the **Motorist** goals or objectives of the General Plan.
- The **Aviation** element and goals do not apply to the specific request.
- The proposed request does not hinder the current or proposed **Open Spaces** plan within the City of Tempe. The site's location and pedestrian oriented design will provide excellent accessibility to nearby public spaces such as Tempe Town Lake, Tempe Beach Park, and Jaycee Park.
- We do not seek to modify the **Recreational Amenities** goals or objectives of the General Plan. As described above, the project provides excellent accessibility to the community's vast recreational amenities.



- We do not seek to modify the **Public Art and Cultural Amenities** goals or objectives of the General Plan.
- We do not seek to modify the **Public Services** goals or objectives of the General Plan.
- We do not seek to modify the **Human Services** goals or objectives of the General Plan.
- We do not seek to modify the **Public Safety** goals or objectives of the General Plan.

## 501 West First Neighborhood Meeting

Date Held: January 14<sup>th</sup>, 2008

Location: Hatton Hall - 34 E. 7<sup>th</sup> St., Tempe

Start Time: 6:00

End Time: 7:30 (project representatives were present until all other attendees had left)

### **Project Representatives:**

Todd Marshall

Ryan Lustig

### **Neighborhood attendees:**

Mary Anne Esparza

Kent Oertle

### **Notes:**

Mary Anne Esparza currently lives in the Sunset Riverside neighborhood on Roosevelt Street. She did not express any major concerns with the project design or proposed use, stating that she was glad it would remove the unsightly building that is currently on the property and create a more pedestrian friendly environment. Mary Anne did comment that that the project should provide light on First Street to promote a safe environment for pedestrians at night. She also voiced some concern that during the development process, the project would add to the noise and parking issues created by the new construction projects underway in the area.

Kent Oertle is a resident of Phoenix and owns rental property southwest of the project site. His primary reason for attending the meeting was simply to find out more about the project. After being oriented to the site and proposed development, Kent expressed that he was in favor of the project.

**Sign in Sheet**  
501 West First Neighborhood Meeting

ATTACHMENT 16

# PLANNED AREA DEVELOPMENT OVERLAY FOR 501 WEST FIRST

A PORTION OF SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

## ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN  
AND HEREBY ACCEPT THE DEVELOPMENT STANDARDS  
SHOWN ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

PLAN C, LLC

BY: MARSHALL URBAN DEVELOPMENT COMPANY  
ITS: MANAGER

BY: \_\_\_\_\_  
ITS: PRESIDENT

ACKNOWLEDGEMENT:  
STATE OF ARIZONA, COUNTY OF MARICOPA THE  
FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE  
ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008 BY AUTHORIZED  
REPRESENTATIVE, ON BEHALF OF PLAN C, LLC. WITNESS  
THEREOF I HAVE UNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

## LEGAL DESCRIPTION

THE NORTH 112.00 FEET OF THE EAST 160.00 FEET OF LOT  
4, STATE PLAT NO.12 AMENDED, ACCORDING TO THE  
PLAT OF RECORD IN THE OFFICE OF THE COUNTY  
RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 69  
OF MAPS, PAGE 38;

EXCEPT THE EAST 20.00 FEET THEREOF AS QUIT CLAIMED  
TO THE CITY OF TEMPE, JANUARY 24, 1950, IN DOCKET  
493, PAGE 264.

## OWNER / DEVELOPER

OWNER PLAN C, LLC  
689 WEST FIRST STREET, SUITE 1B  
TEMPE, ARIZONA 85281

DEVELOPER MARSHALL URBAN DEVELOPMENT COMPANY  
688 WEST FIRST STREET, SUITE 1B  
TEMPE, ARIZONA 85281

## PROJECT NAME AND ADDRESS

501 WEST FIRST  
501 WEST FIRST STREET  
TEMPE, ARIZONA 85821

## PROJECT DATA

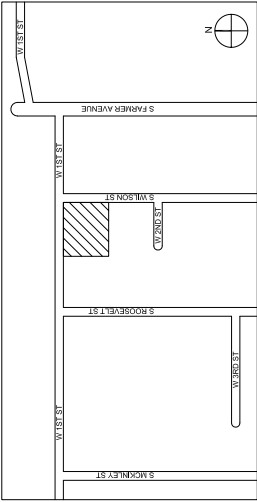
SEE SHEET PAD 2

## CITY APPROVAL

APPROVED BY THE CITY OF TEMPE CITY COUNCIL ON THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

ACCEPTED BY: \_\_\_\_\_ DATE  
DEVELOPMENT SERVICES

## LOCATION MAP (N.T.S.)



CONDITONS OF APPROVAL : PAD000000

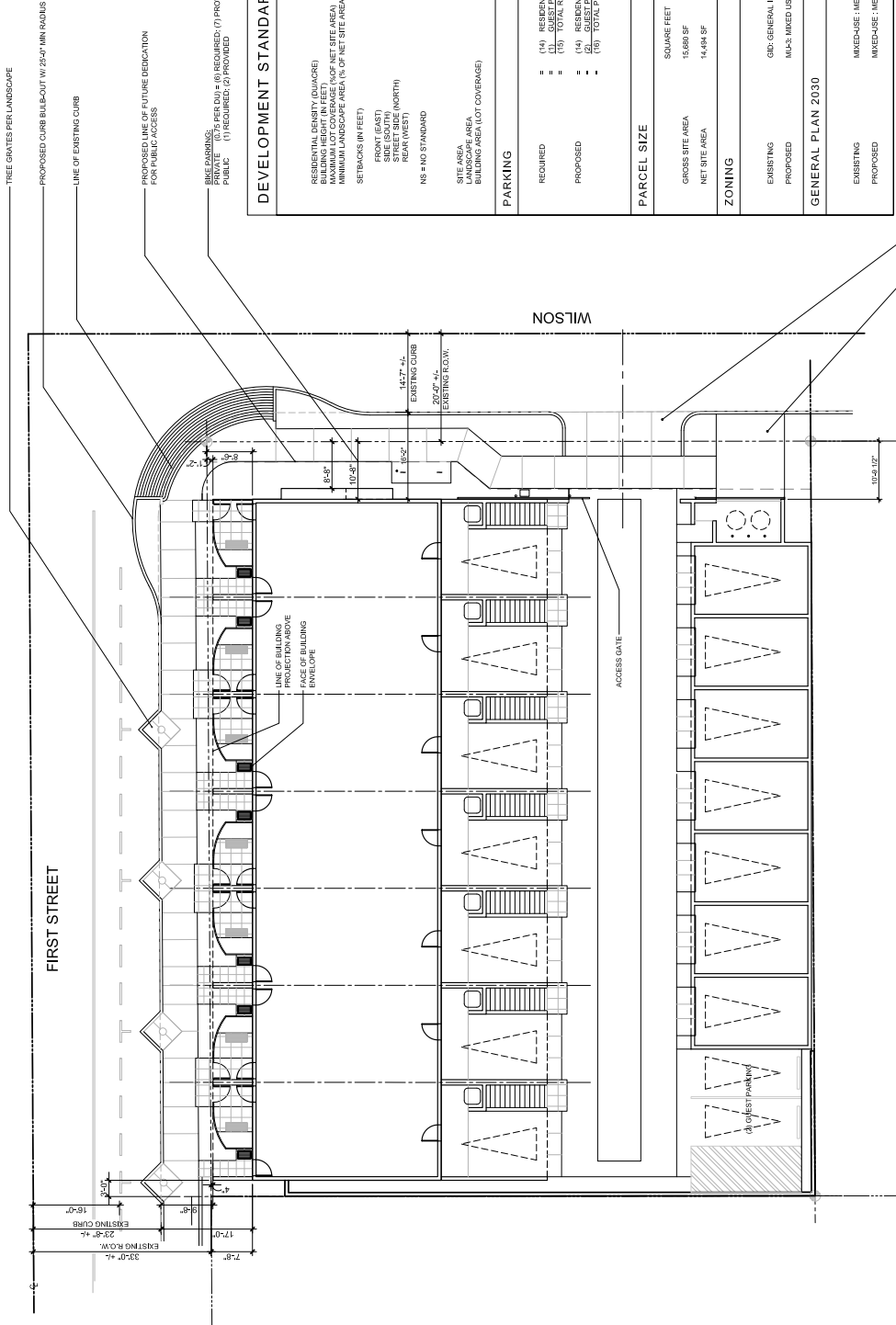


COVER  
SHEET

PL070385

DS071146  
PAD08002  
REC08002  
PAD1

PLANNED AREA DEVELOPMENT OVERLAY  
FOR 501 WEST FIRST



PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"

DS071146

PAD08002

REC08002

REC08002

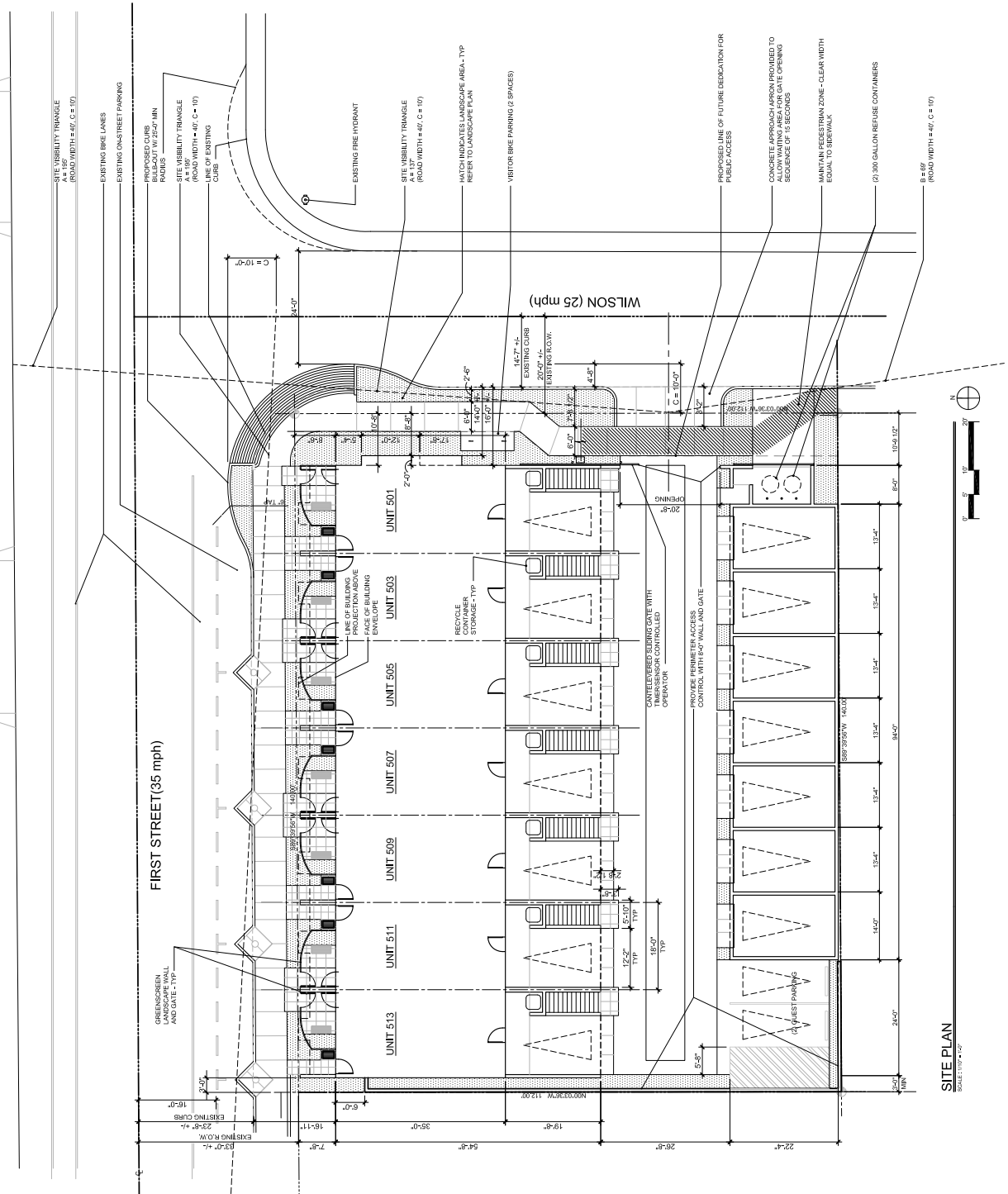
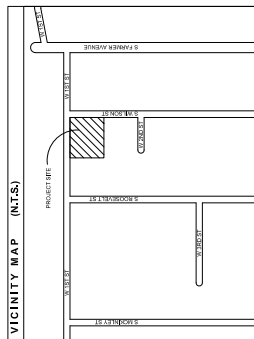
PAD08002

DS071146



SITE  
PLAN  
PL070385

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305	05/15/2033	Final Design
306	06/15/2033	Final Design
307	07/15/2033	Final Design
308	08/15/2033	Final Design
309	09/15/2033	Final Design
310	10/15/2033	Final Design
311	11/15/2033	Final Design
312	12/15/2033	Final Design
313	01/15/2034	Final Design
314	02/15/2034	Final Design
315	03/15/2034	Final Design
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324	12/15/2034	Final Design
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337	01/15/2036	Final Design
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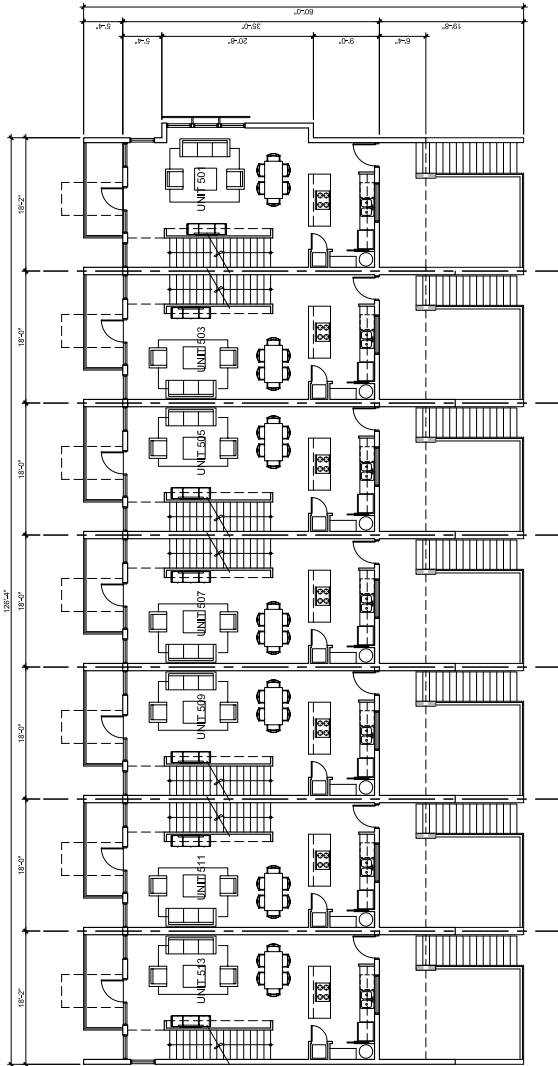


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1	01/15/2008	Revised
2	JAN 15, 2008	Date
3	DAI J. TMV	Designed By
4	TMV / J. PM	Drawn By
5	TMV / J. PM	Checked By
6	0188	Project Number

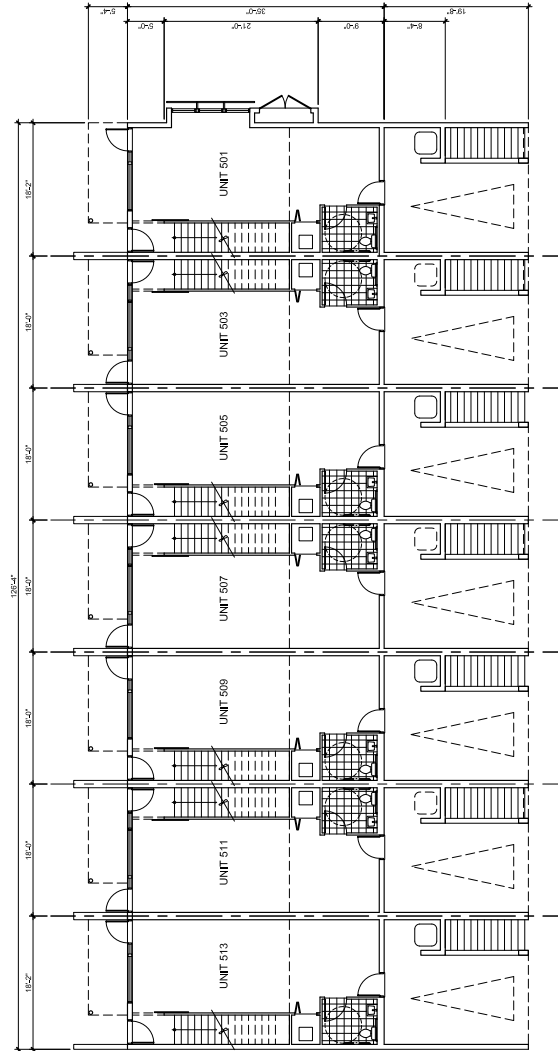
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Sheet Number	of
Copyright 2008 ©	
By the Architect, Engineer, and Surveyor	

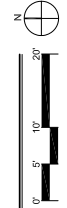
PRELIMINARY - NOT FOR CONSTRUCTION



**SECOND FLOOR PLAN**



**GROUND FLOOR PLAN**



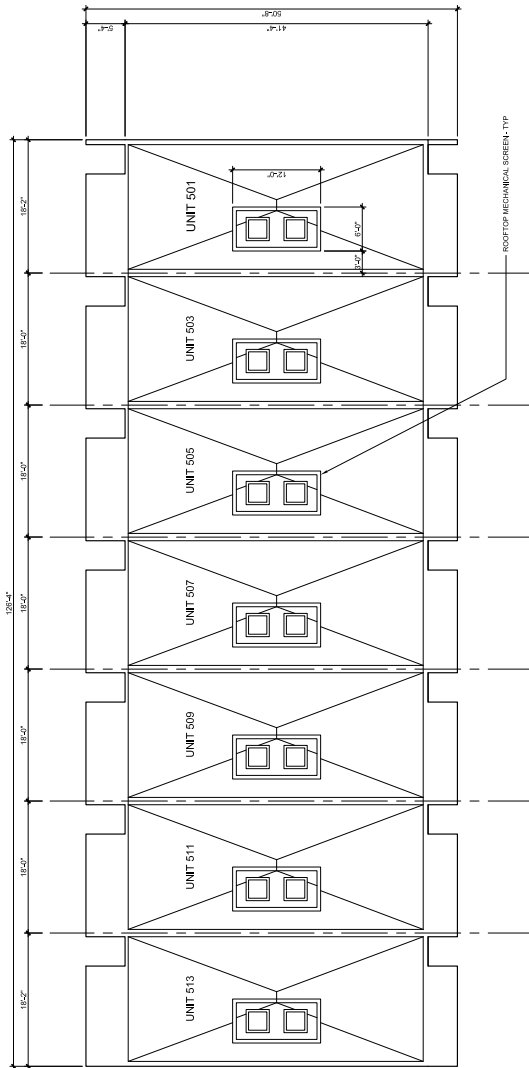
**THIRD  
FLOOR  
+ ROOF  
PLANS**

#	Date	Description
1	1/15/2008	Revised
2	JUN 18, 2008	Date
3	DAI J. TMV	Designed By
4	TMV / J. PM	Drawn By
5	TMV / J. PM	Checked By
6	0188	Project Number

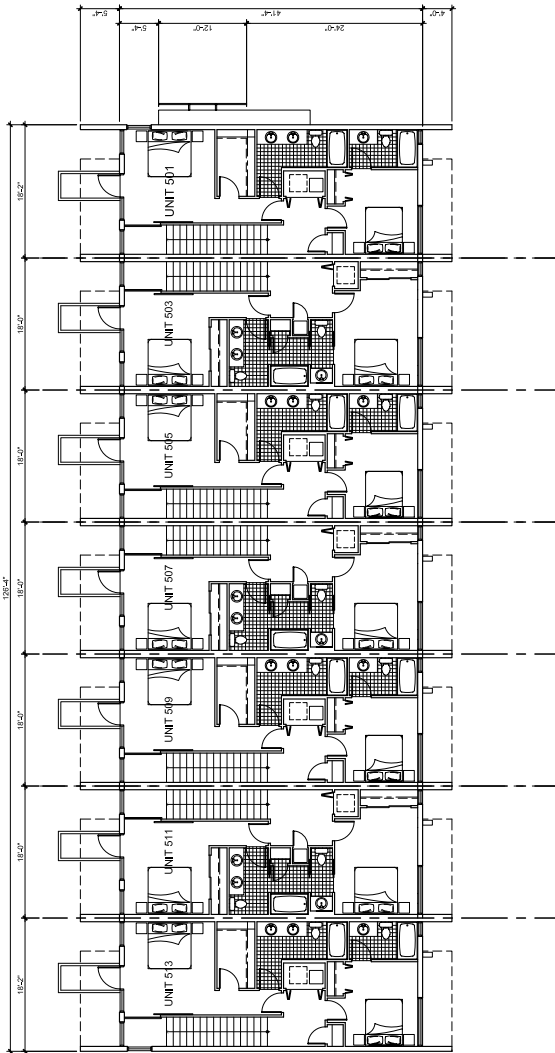
**A2.02**

Sheet Number	of
Copyright 2008 ©	
if the drawing is not to be used	

PRELIMINARY - NOT FOR CONSTRUCTION



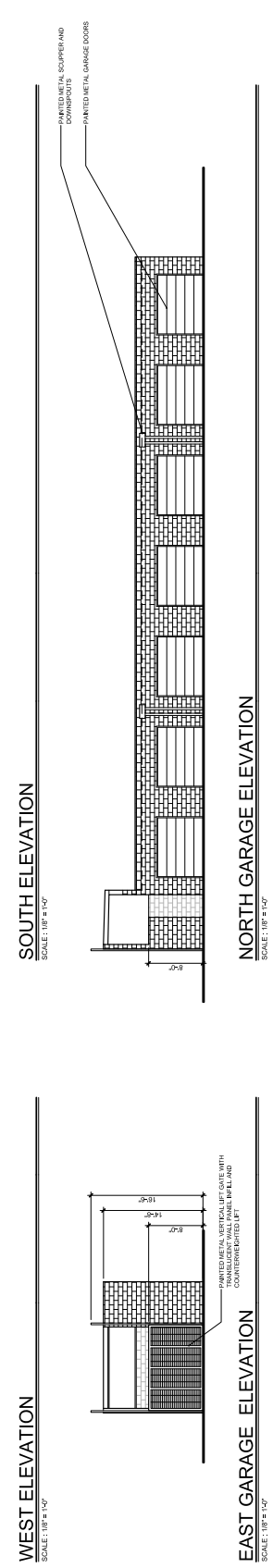
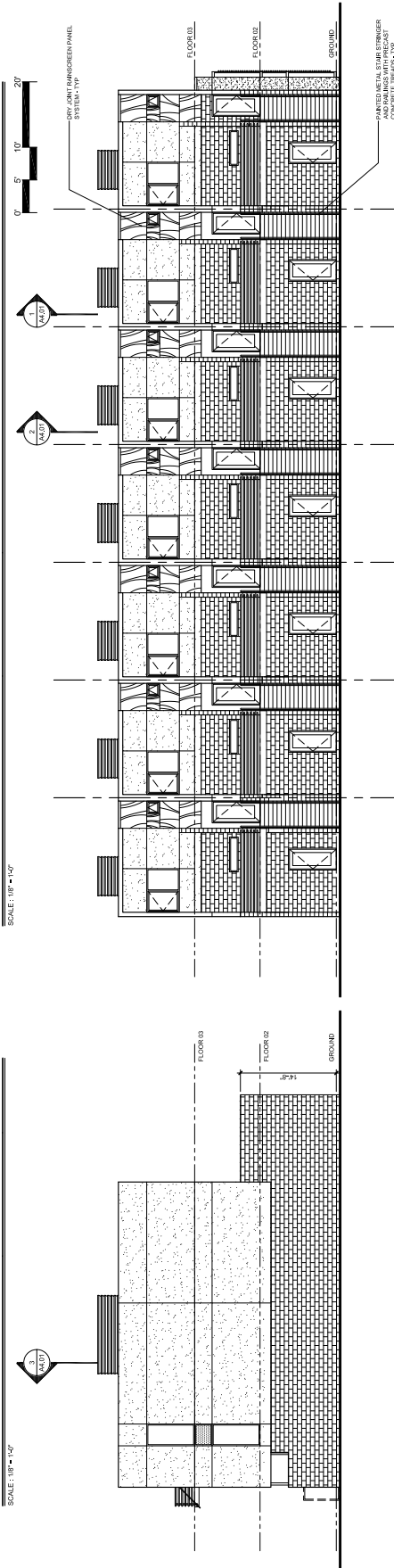
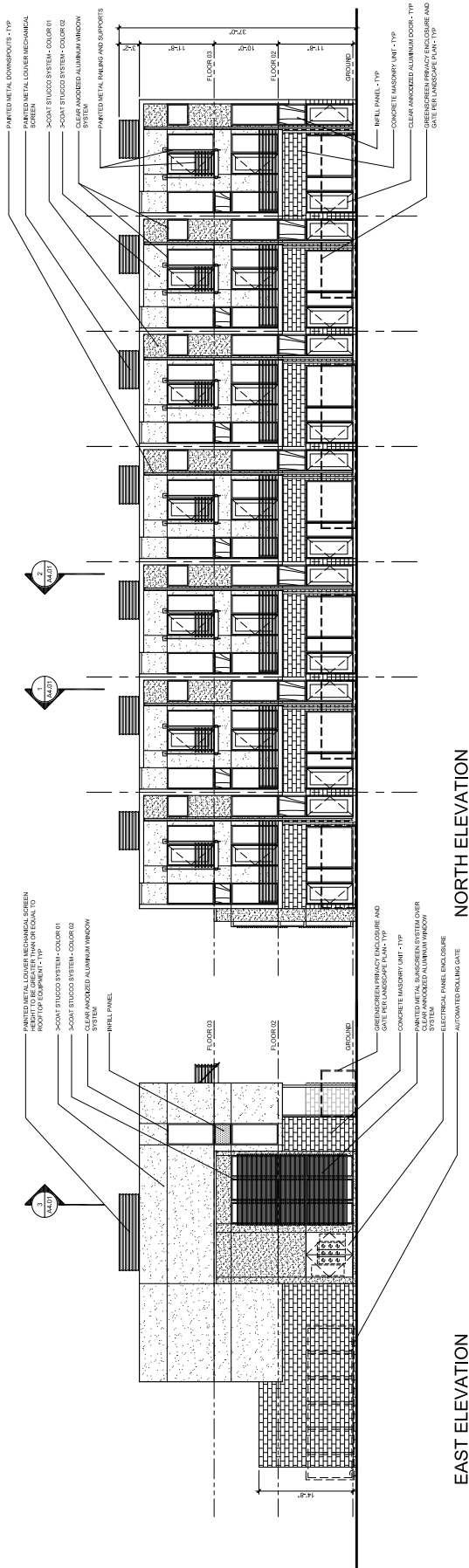
**ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION



**EXTERIOR  
COLOR  
ELEVATIONS**

#	Date	Description
1	Revise	
2	JAN 22, 2008	
3	Date	
4	DAI J TMV	
5	Designed By	
6	TMV J PM	
7	Drawn By	
8	TMV J PM	
9	Checked By	
10	DAI J	
11	Project Number	

**A3.02**

Sheet Number  
of  
Copyright 2008 ©  
If the drawings are for 24" x 36"

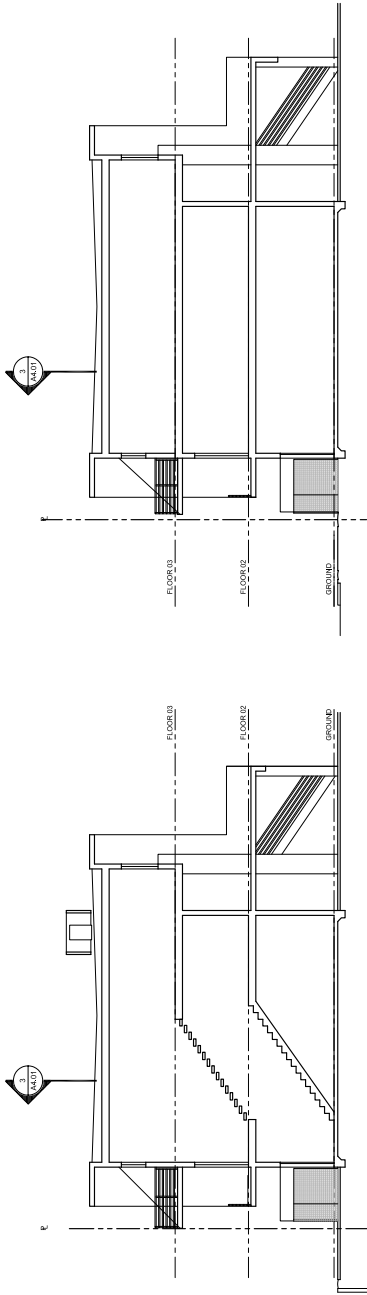


BUILDING  
SECTIONS

#	Date	Description
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2	JAN 18, 2008	
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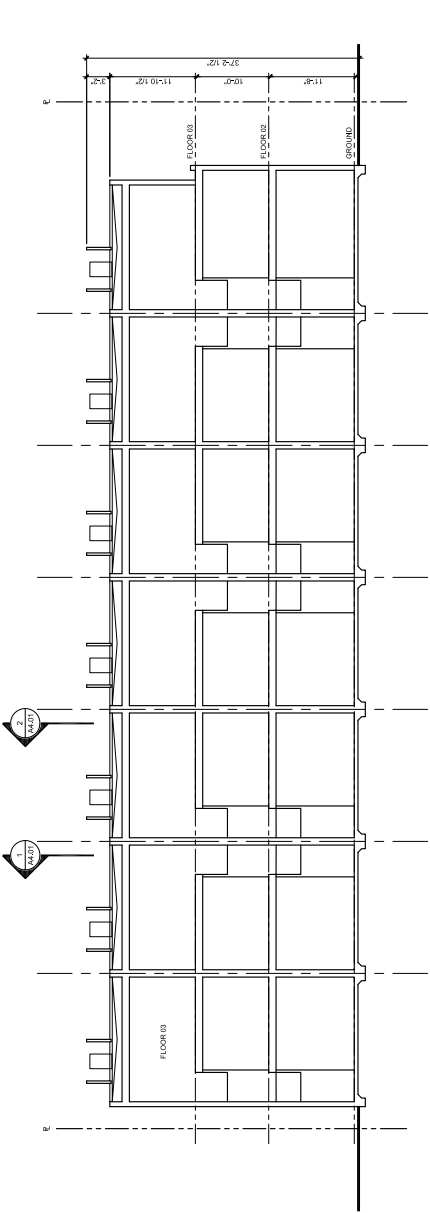
A4.01

PRELIMINARY - NOT FOR CONSTRUCTION



1 BUILDING CROSS SECTION  
SCALE: 1/8" = 1'-0"

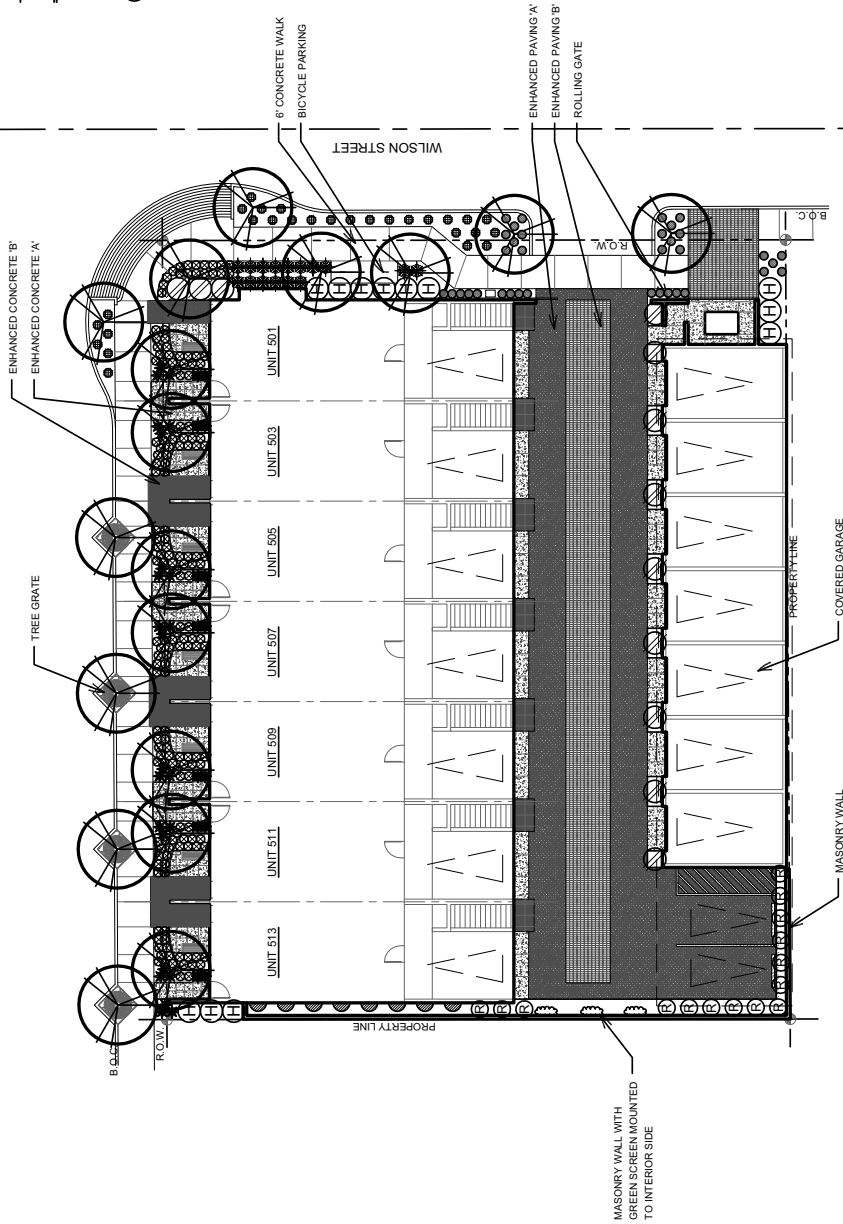
2 BUILDING CROSS SECTION  
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION  
SCALE: 1/8" = 1'-0"



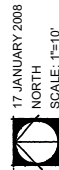
FIRST STREET



## CONCEPTUAL PLANT LEGEND

SYM.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	<b>TREES</b>			
	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	24" BOX MIN	TALL UPRIGHT STANDARD
	LARGE SHRUBS			
	HOPSEED	DODONAEA VISCOSA	5 GAL	FULL TO GRADE
	WEEPING CHINESE BANYAN	FICUS BENJAMINA	5 GAL	FULL TO GRADE
	MEDIUM/ SMALL SHRUBS			
	PROSTRATE ROSEMARY	ROSMARINUS OFFICINALIS	1 GAL	SPACE PER PLANS
	COMPACT MYRTLE	MYRTUS COMMUNIS 'COMPACTA'	1 GAL	24" MAX. HEIGHT
	BLUE RUELLIA	RUELLIA PENINSULARIS	1 GAL	24" MAX. HEIGHT
	ACCENTS			
	PALMER AGAVE	AGAVE PAMERI	5 GAL	SPACE PER PLANS
	RED YUCCA	HESPERALOE PARVIFLORA	1 GAL	SPACE PER PLANS
	NEW GOLD LANTANA	LANTANA MONTEVIDENSIS	1 GAL	24" MAX. HEIGHT
	VINES			
	BOUGENVILLEA	BOUGENVILLEA 'B. KARST'	1 GAL	TRAIN TO GREEN SCREEN OR WALL
	CREEPING FIG	FICUS PUMILA	1 GAL	TRAIN TO TRELLIS

NOTE:  
ALL LANDSCAPE AREAS TO BE TOP DRESSED WITH 2" OF DECOMPOSED GRANITE.  
ALL LANDSCAPE SHOWN ON THIS PLAN TO BE WATERED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.



17 JANUARY 2008  
NORTH  
SCALE: 1"=10'  
**CONCEPTUAL LANDSCAPE PLAN**  
**501 WEST FIRST STREET**  
TEMPE, ARIZONA



**MARSHALL**  
COMPANY

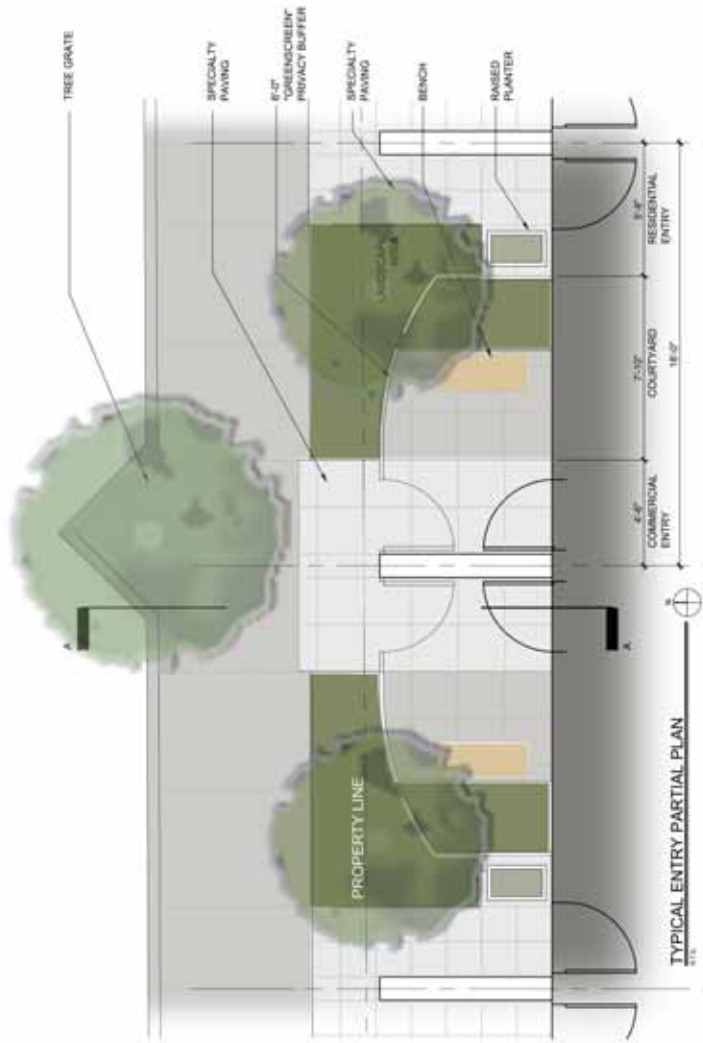
PL070385

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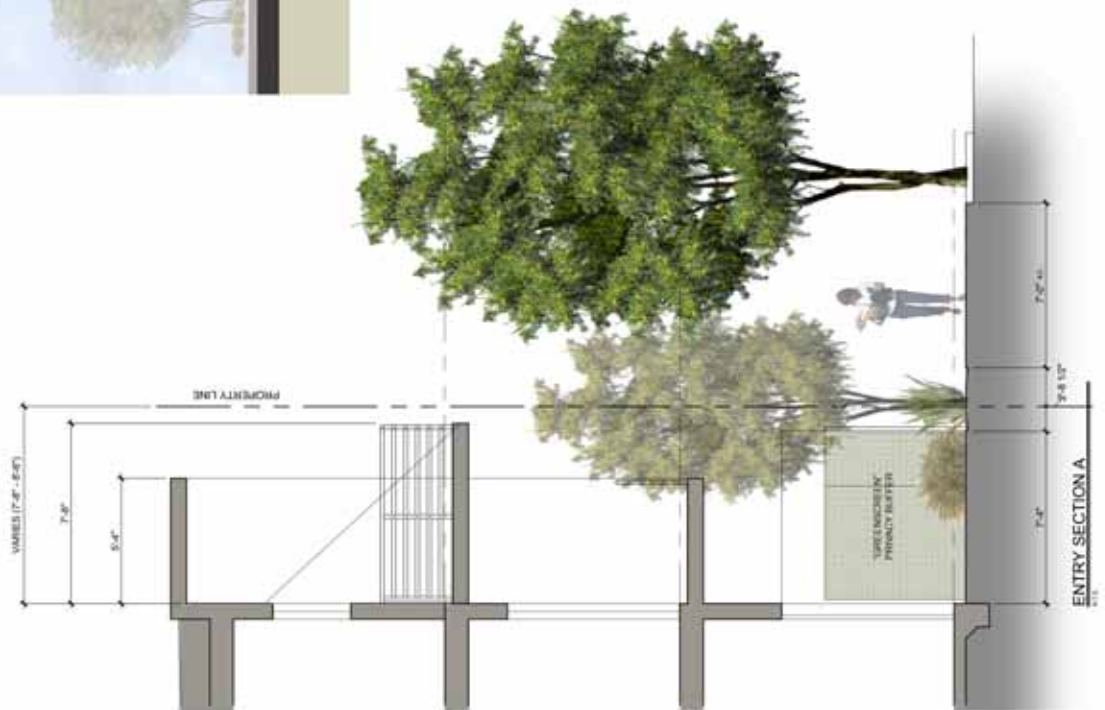




**NORTH ELEVATION - WEST FIRST AVENUE**



**TYPICAL ENTRY PARTIAL PLAN**



**ENTRY SECTION A**

# 501 WEST FIRST

MATERIAL COLOR SAMPLES

12.21.2007



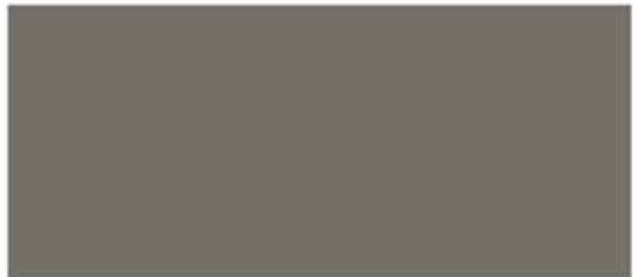
3 COAT STUCCO SYSTEM  
SAND TEXTURE FINISH  
COLOR 01



PANEL SYSTEM  
TRESPA METEON  
"NA-09 OXIDATION"



3 COAT STUCCO SYSTEM  
SAND TEXTURE FINISH  
COLOR 02



PAINTED METAL  
RAILINGS / STAIRS  
COLOR 02



CONCRETE BLOCK  
CHARCOAL



CLEAR ANNOIDIZED ALU-  
MINUM WINDOW SYSTEM

MARSHALL  
URBAN DEVELOPMENT  
COMPANY

