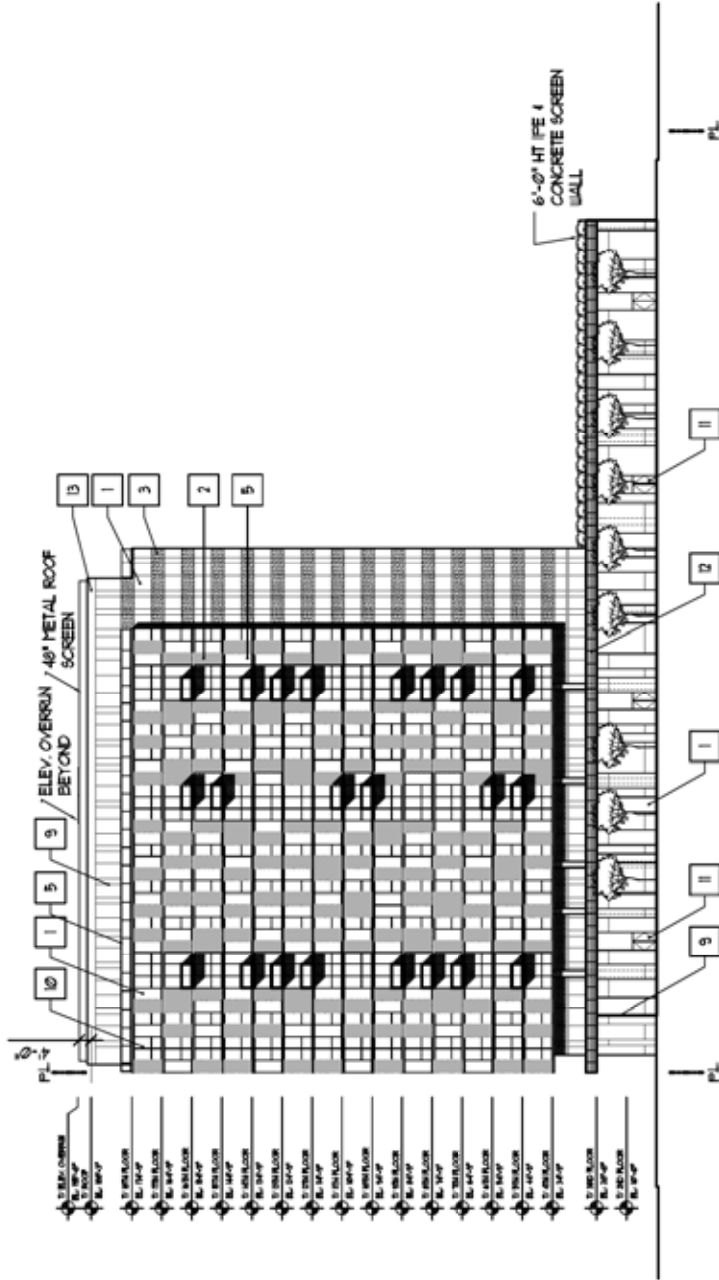


MATERIAL LEGEND:

- | | |
|----|--------------------------------|
| 1 | GLASS |
| 2 | STUCCO COLOR 1 |
| 3 | STUCCO COLOR 2 |
| 4 | EXPOSED CONCRETE (NO PAINT) |
| 5 | GLASS & METAL RAIL |
| 6 | WIRE MESH SCREEN |
| 7 | IFE WOOD |
| 8 | OVERHEAD DOOR |
| 9 | ALUMINUM MILLION |
| 10 | OPERABLE ALUMINUM FRAME WINDOW |
| 11 | GLASS & ALUMINUM |
| 12 | SLING DOOR |
| 13 | COPPER PANEL |
| 14 | METAL CORING |

	SCALE	1/64" = 1'-0"	DRAWING	SK#
	DATE	08-25-11		
<p>323 E. Veteran's Way Tempe, Arizona</p>			<p>A2.0</p>	
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MATERIAL LEGEND:

1	GLASS
2	STUCCO COLOR 1
3	STUCCO COLOR 2
4	EXPOSED CONCRETE (NO PAINT)
5	GLASS & METAL RAIL
6	WIRE MESH SCREEN
7	IFE WOOD
8	OVERHEAD DOOR
9	ALUMINUM MILLION
10	OPERABLE ALUMINUM FRAME WINDOW
11	GLASS & ALUMINUM SING DOOR
12	COPPER PANEL
13	METAL CORING

DRAWING	SK#
WEST ELEVATION PHASE I	A2.1

SCALE	DATE
1/64" = 1'-0"	08-25-11

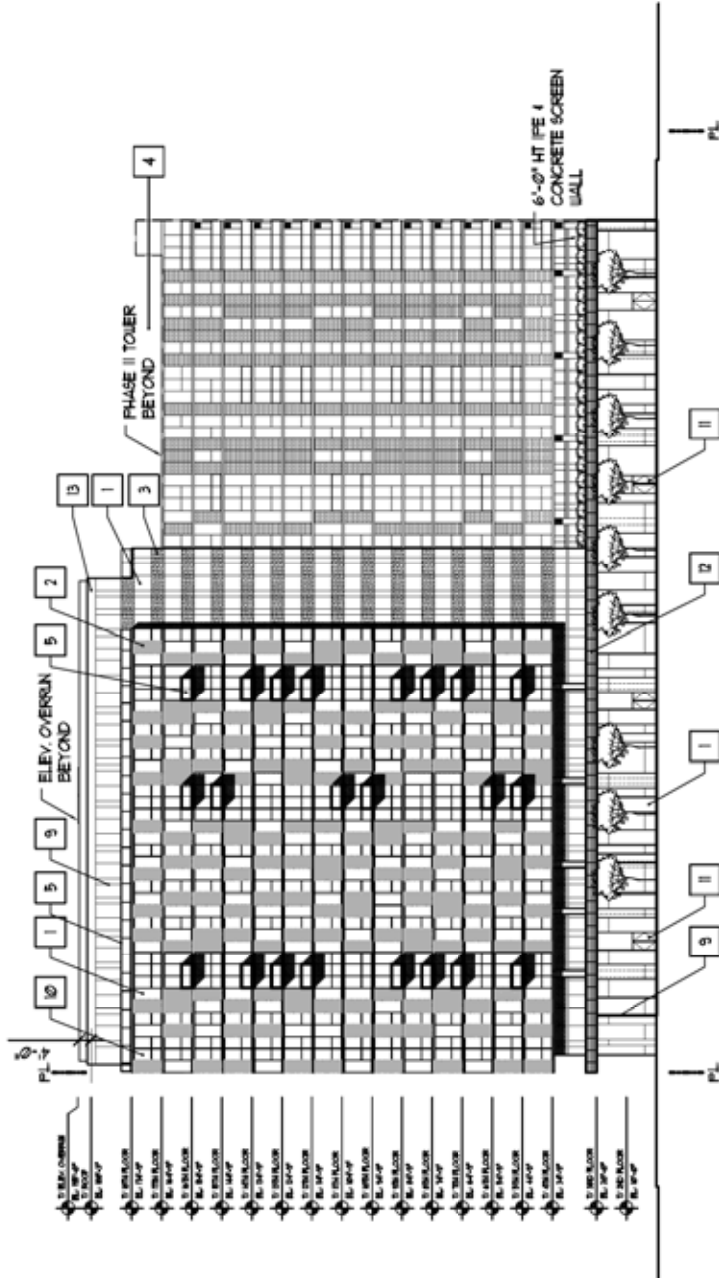
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S:\11_P\Projects\11-CURRENT Projects\2010\1014-LF\323 E. Veteran's Way\11 Drawings\02-Hanning - Zoning\02-Submittal\PLANNING COMMA2.1_Elevation_West.dwg



MATERIAL LEGEND:

1	GLASS
2	STUCCO COLOR 1
3	STUCCO COLOR 2
4	EXPOSED CONCRETE (NO PAINT)
5	GLASS & METAL RAIL
6	WIRE MESH SCREEN
7	IFE WOOD
8	OVERHEAD DOOR
9	ALUMINUM MILLION
10	OPERABLE ALUMINUM FRAME WINDOW
11	GLASS & ALUMINUM SING DOOR
12	COPPER PANEL
13	METAL CORING


DRAWING	SK#
WEST ELEVATION PHASE I & II	A2.1

SCALE	DATE
1/64" = 1'-0"	08-25-11

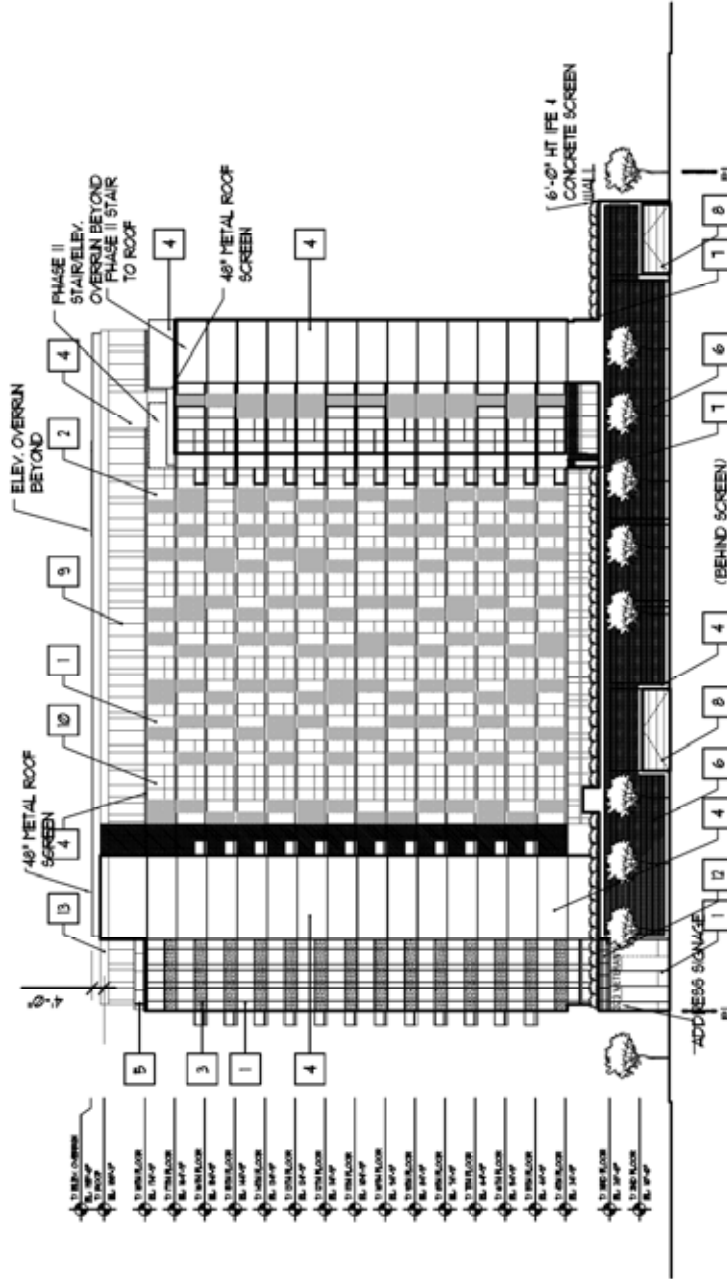
323 E. Veteran's Way
Tempe, Arizona

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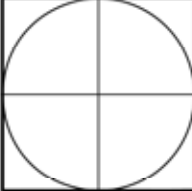
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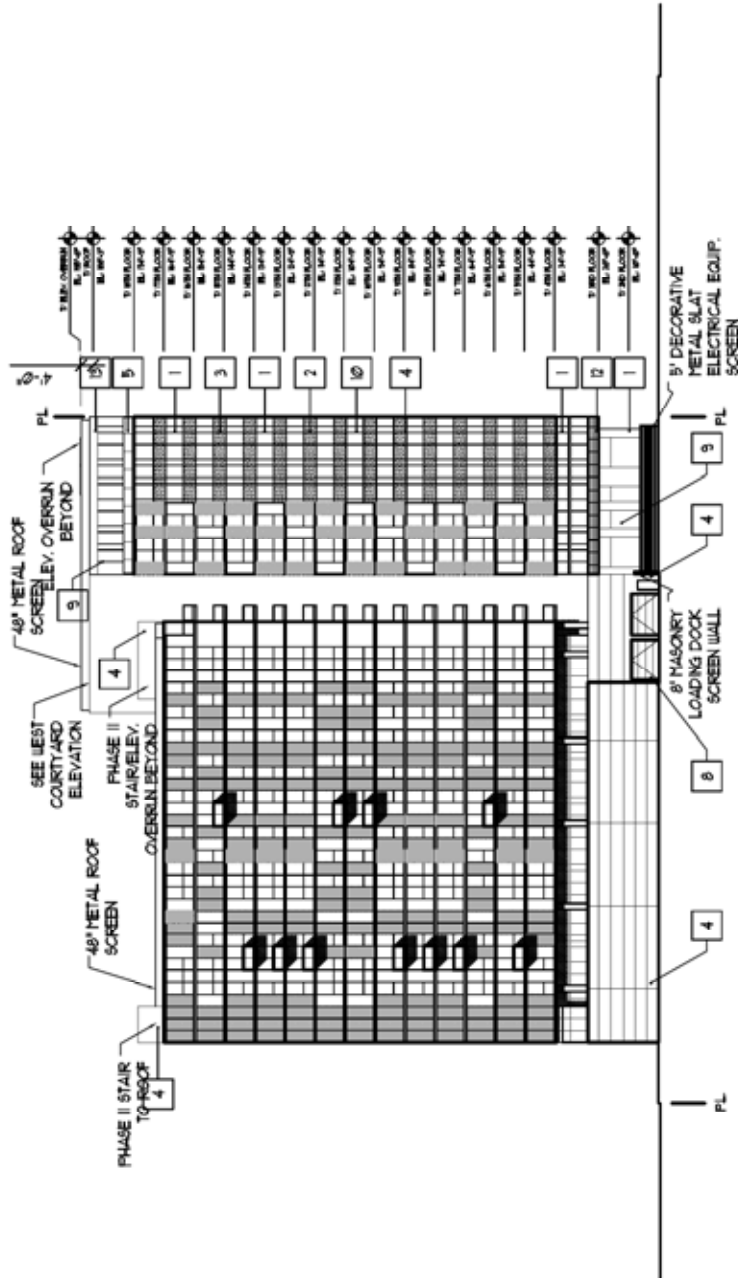


- MATERIAL LEGEND:**
- 1 GLASS
 - 2 STUCCO COLOR 1
 - 3 STUCCO COLOR 2
 - 4 EXPOSED CONCRETE (NO PAINT)
 - 5 GLASS & METAL RAIL
 - 6 WIRE MESH SCREEN
 - 7 IFE WOOD
 - 8 OVERHEAD DOOR
 - 9 ALUMINUM MILLION
 - 10 OPERABLE ALUMINUM FRAME WINDOW
 - 11 GLASS & ALUMINUM SING DOOR
 - 12 COPPER PANEL
 - 13 METAL CORING

		SCALE 1/64" = 1'-0"	DRAWING SOUTH ELEVATION	SK# A2.2
323 E. Veteran's Way Tempe, Arizona		DATE 08-25-11		
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MATERIAL LEGEND:

1	GLASS
2	STUCCO COLOR 1
3	STUCCO COLOR 2
4	EXPOSED CONCRETE (NO PAINT)
5	GLASS & METAL RAIL
6	WIRE MESH SCREEN
7	W/FE WOOD
8	OVERHEAD DOOR
9	ALUMINUM MILLION
10	OPERABLE ALUMINUM FRAME WINDOW
11	GLASS & ALUMINUM SING DOOR
12	COPPER PANEL
13	METAL CORING

DRAWING	SK#
EAST ELEVATION	A2.3

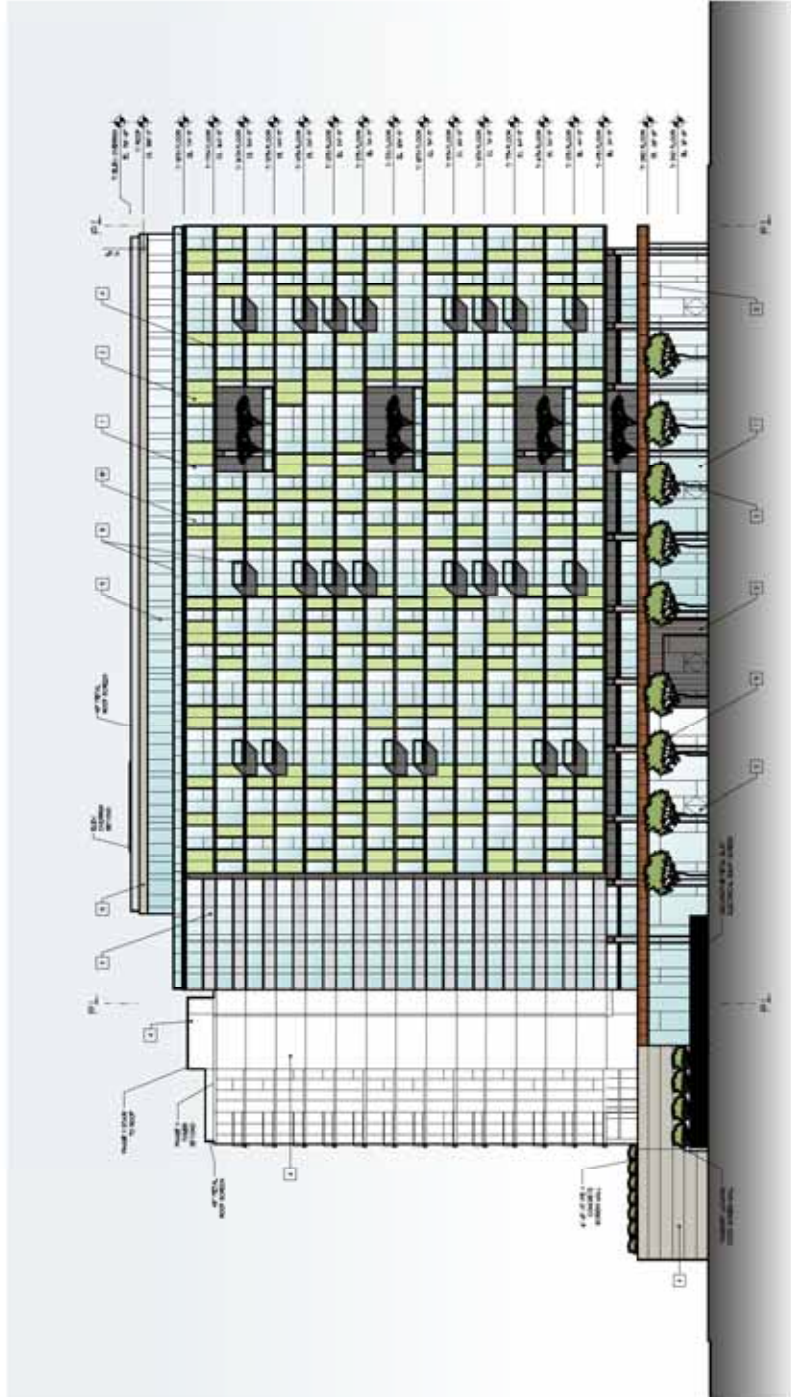
SCALE	DATE
1/64" = 1'-0"	08-25-11

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Projects: 20101014-LFshn-323 E. Veteran's Way
 S:11_P:projects1-Current



MATERIAL LEGEND:

1	GLASS
2	STUCCO COLOR 1
3	STUCCO COLOR 2
4	EXPOSED CONCRETE (NO PAINT)
5	GLASS & METAL RAIL
6	WIRE MESH SCREEN
7	PE WOOD
8	OVERHEAD DOOR
9	ALUMINUM MULLION
10	OPERABLE ALUMINUM FRAME WINDOW
11	GLASS & ALUMINUM
12	SLIDING DOOR
13	COPPER PANEL
14	METAL COPING

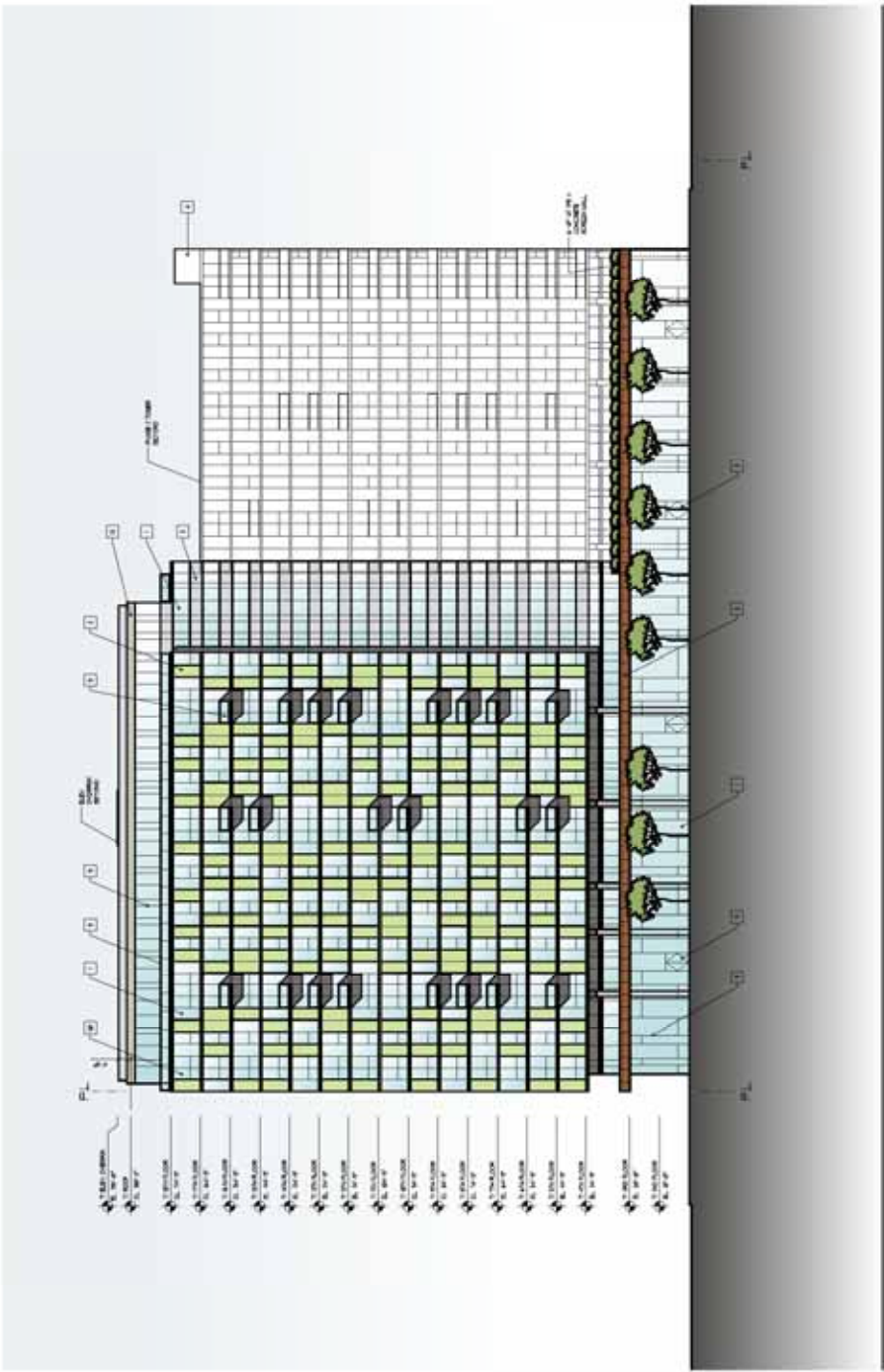
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		SCALE	DRAWING	SK#			
		1/64" = 1'-0"	NORTH ELEVATION	A2.0			
		DATE	08-25-11				



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MATERIAL LEGEND:

- 1 GLASS
- 2 STUCCO COLOR 1
- 3 STUCCO COLOR 2
- 4 EXPOSED CONCRETE (NO PAINT)
- 5 GLASS & METAL RAIL
- 6 WIRE MESH SCREEN
- 7 IPE WOOD
- 8 OVER-HEAD DOOR
- 9 ALUMINUM MULLION
- 10 OPERABLE ALUMINUM FRAME WINDOW
- 11 GLASS & ALUMINUM SWING DOOR
- 12 COPPER PANEL
- 13 METAL COPING

DRAWING
WEST
ELEVATION

SCALE
1/64" = 1'-0"

DATE
08-25-11

SK#

A2.1

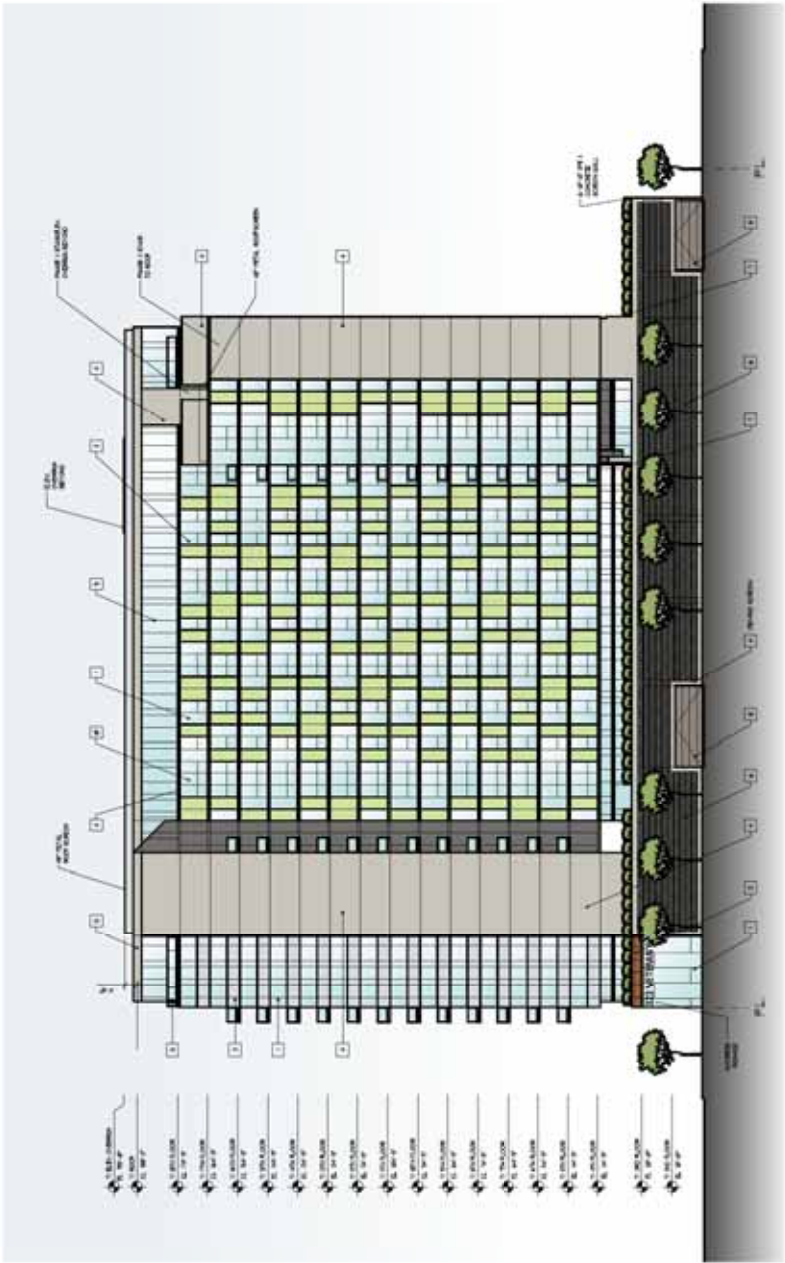
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MATERIAL LEGEND:

1	GLASS
2	STUCCO COLOR 1
3	STUCCO COLOR 2
4	EXPOSED CONCRETE (NO PAINT)
5	GLASS & METAL RAIL
6	WIRE MESH SCREEN
7	WOOD
8	OVERHEAD DOOR
9	ALUMINUM MULLION
10	OPERABLE ALUMINUM FRAME WINDOW
11	GLASS & ALUMINUM SING DOOR
12	COPPER PANEL
13	METAL COPING

SCALE	DRAWING	SK#
1/64" = 1'-0"	SOUTH ELEVATION	A2.2
DATE		
08-25-11		

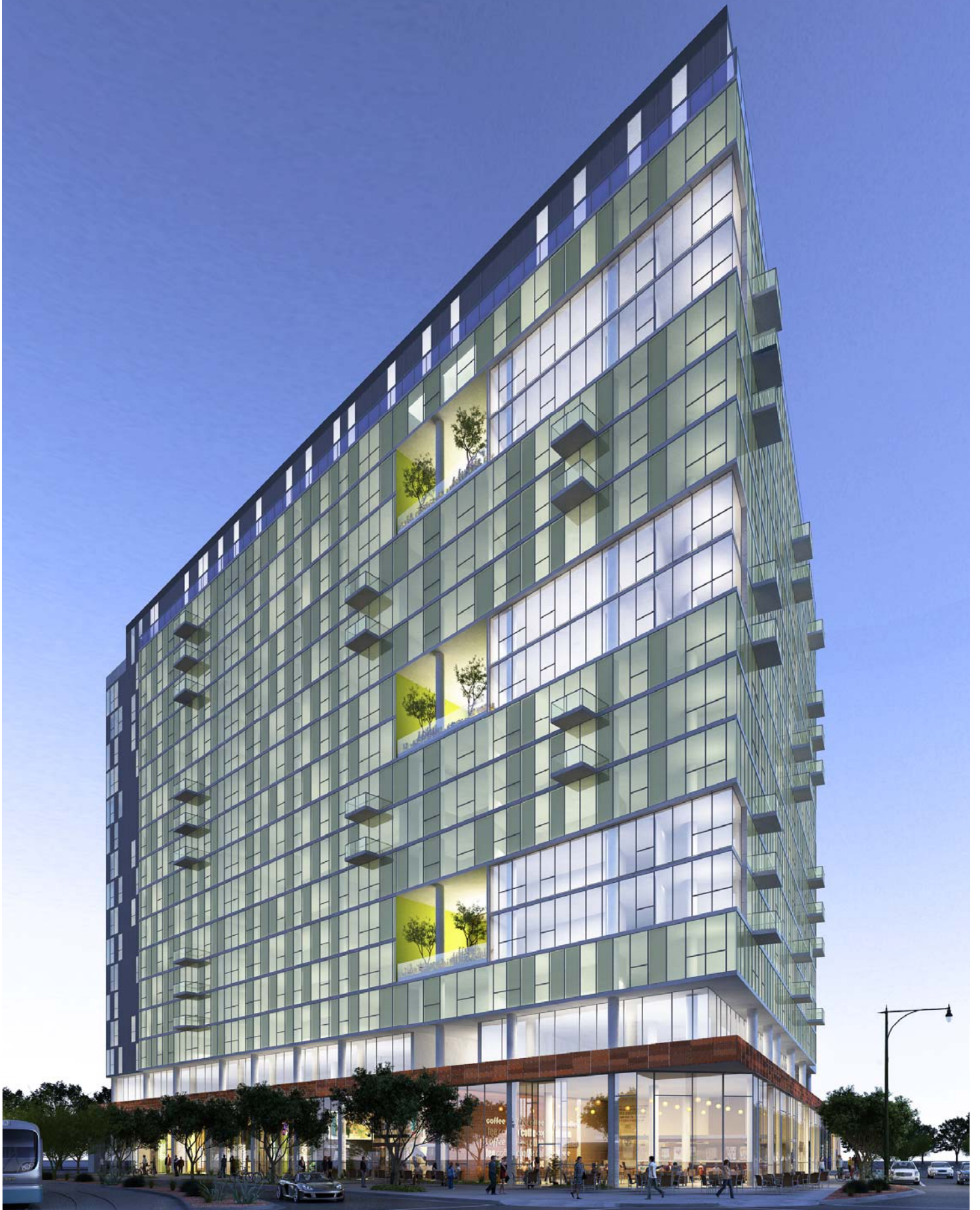
323 E. Veteran's Way
Tempe, Arizona

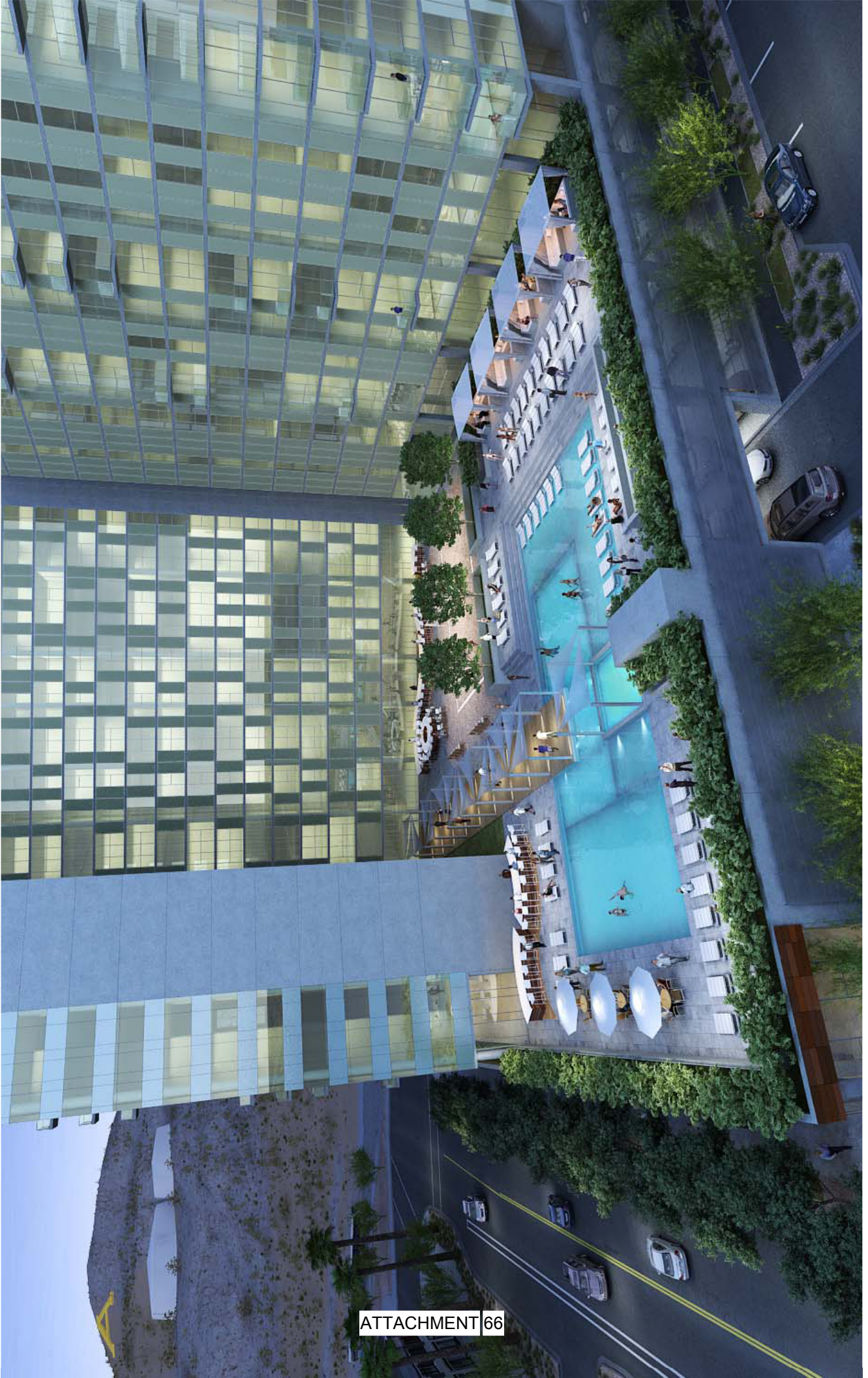
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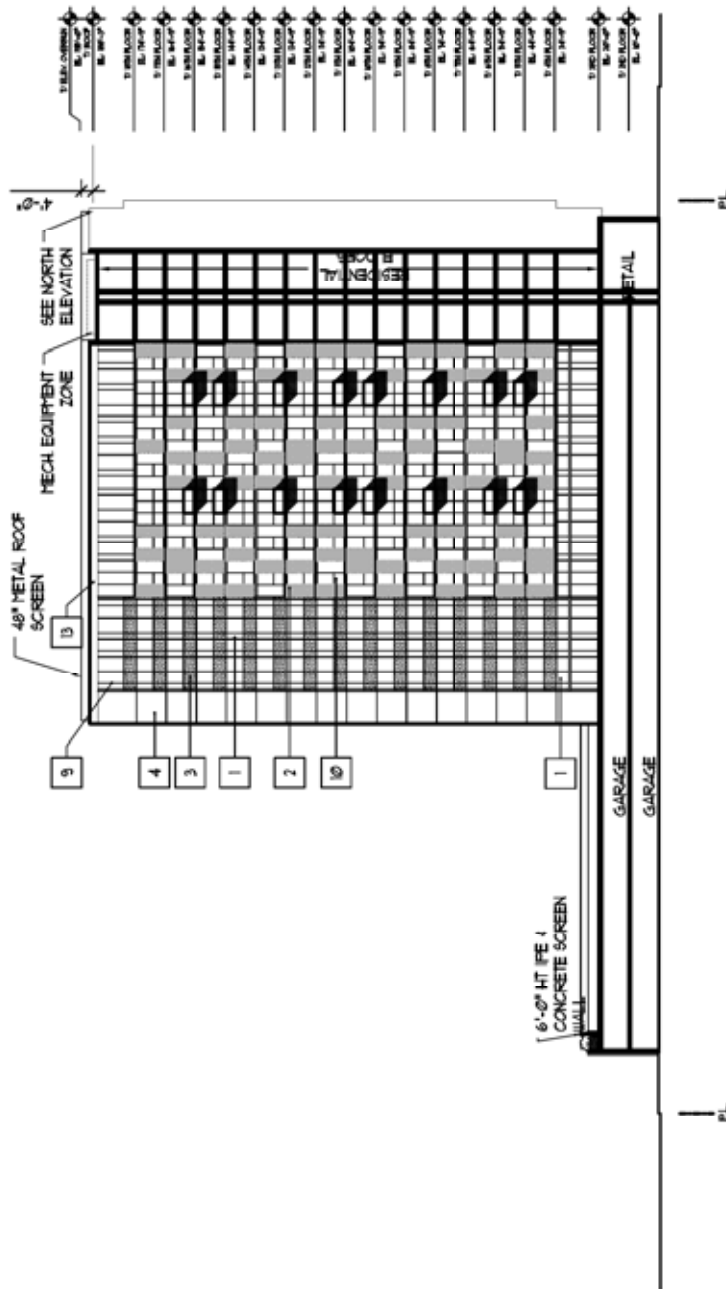
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MATERIAL LEGEND:

1	GLASS
2	STUCCO COLOR 1
3	STUCCO COLOR 2
4	EXPOSED CONCRETE (NO PAINT)
5	GLASS & METAL RAIL
6	WIRE MESH SCREEN
7	W/ WOOD
8	OVERHEAD DOOR
9	ALUMINUM MILLION
10	OPERABLE ALUMINUM FRAME WINDOW
11	GLASS & ALUMINUM
12	SLIDING DOOR
13	COPPER PANEL
14	METAL CORING

		SCALE 1/64" = 1'-0"	DRAWING EAST COURTYARD ELEVATION	SK# A2.5
DATE 08-25-11				

323 E. Veteran's Way

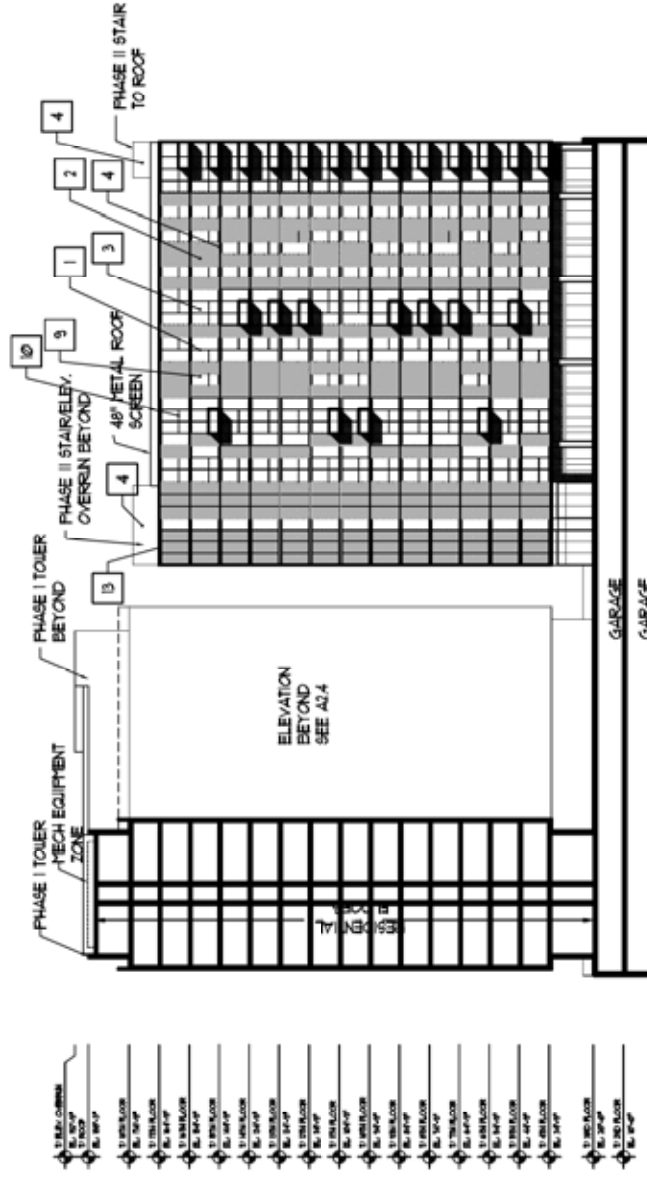
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S:\11_P\Projects\11-Current Projects\2010\1014-LF\323 E. Veteran's Way\11_Drawings\02-Planning\PLANNING COMMA2.5_Elevation_East Courtyard.dwg



MATERIAL LEGEND:

1	GLASS
2	STUCCO COLOR 1
3	STUCCO COLOR 2
4	EXPOSED CONCRETE (NO PAINT)
5	GLASS & METAL RAIL
6	WIRE MESH SCREEN
7	W/FE WOOD
8	OVERHEAD DOOR
9	ALUMINUM MILLION
10	OPERABLE ALUMINUM FRAME WINDOW
11	GLASS & ALUMINUM SING DOOR
12	COPPER PANEL
13	METAL CORING

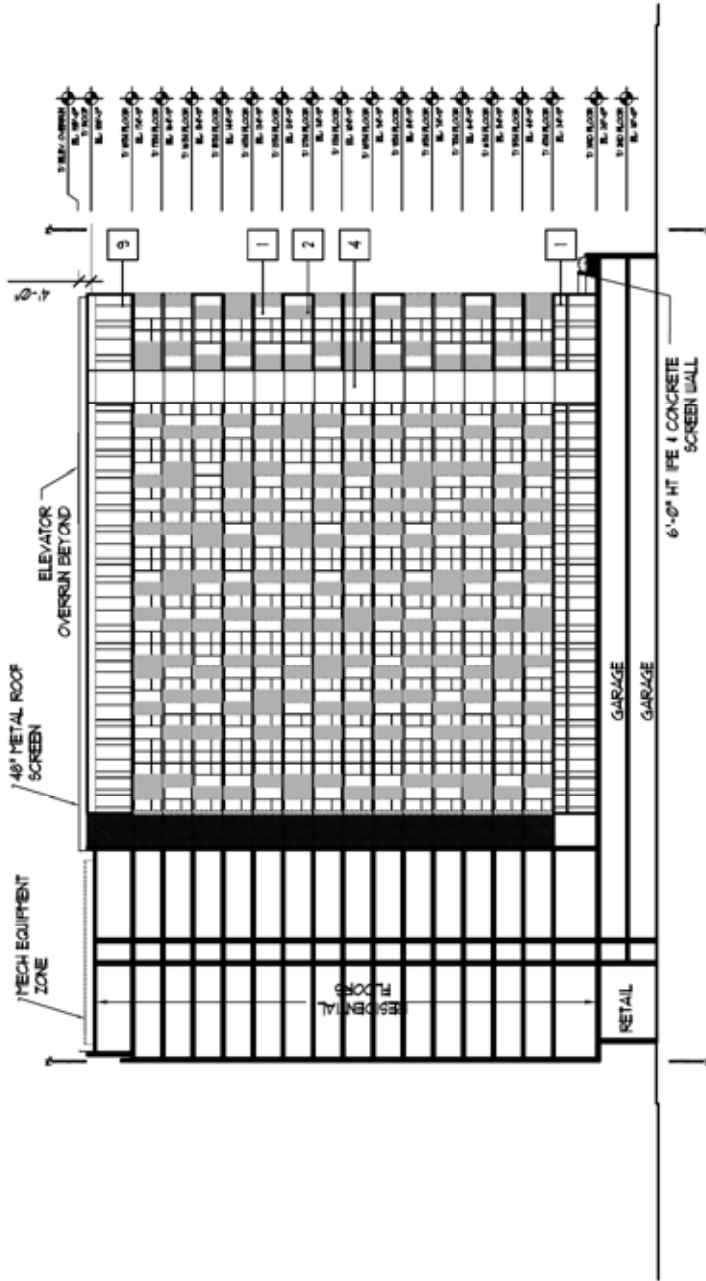
DRAWING	SK#
WEST COURTYARD ELEVATION	A2.6
SCALE	1/64" = 1'-0"
DATE	08-25-11

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MATERIAL LEGEND:

1	GLASS
2	STUCCO COLOR 1
3	STUCCO COLOR 2
4	EXPOSED CONCRETE (NO PAINT)
5	GLASS & METAL RAIL
6	WIRE MESH SCREEN
7	W/ WOOD
8	OVERHEAD DOOR
9	ALUMINUM MILLION
10	OPERABLE ALUMINUM FRAME WINDOW
11	GLASS & ALUMINUM SING DOOR
12	COPPER PANEL
13	METAL COPING

DRAWING	SK#
SOUTH COURTYARD ELEVATION	A2.4

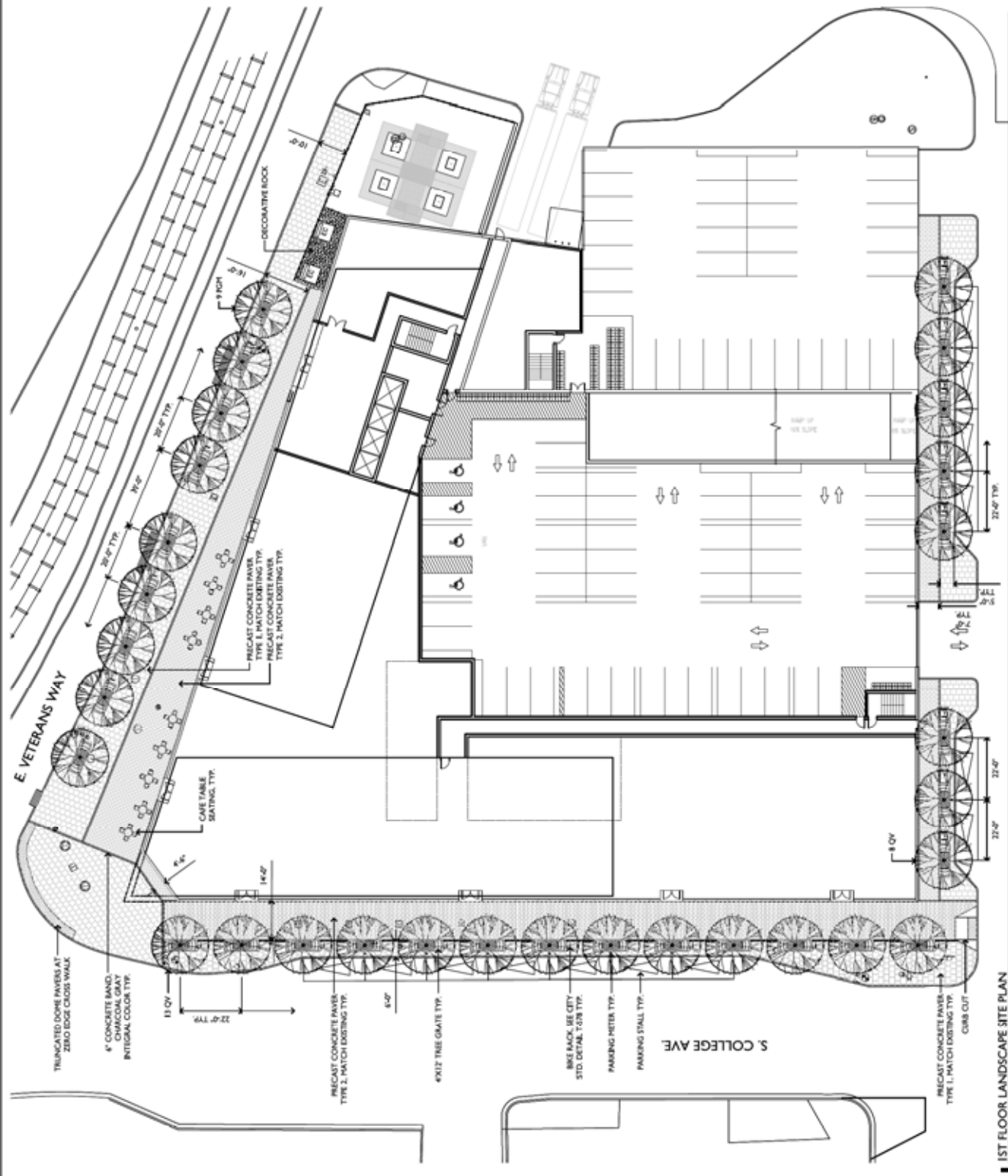
SCALE	DATE
1/64" = 1'-0"	08-25-11

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Tempe, Arizona

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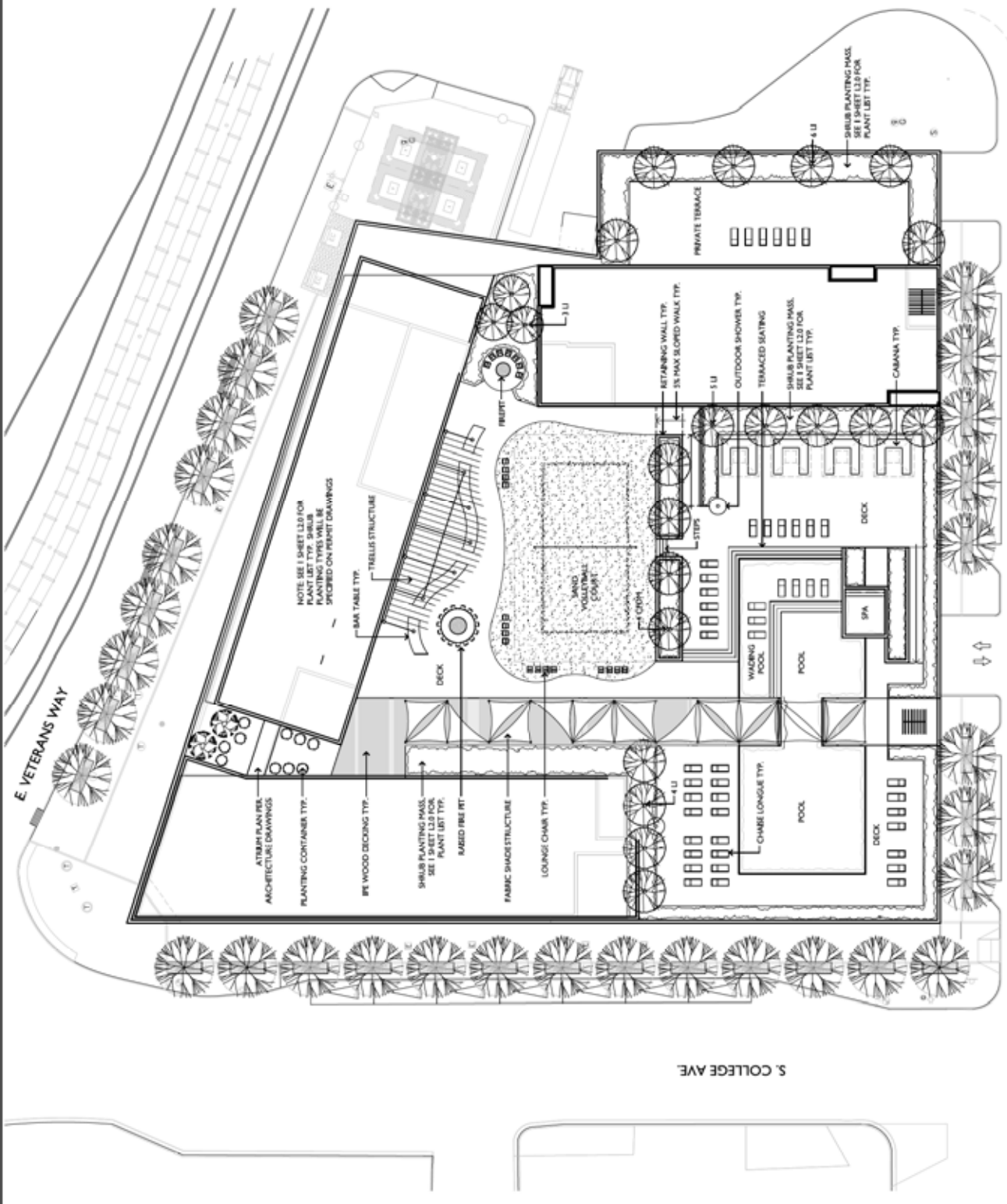
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1ST FLOOR LANDSCAPE SITE PLAN
SCALE: 1/16" = 1'-0"

323 E. Veterans Way Tempe, AZ		DATE: 08/03/11 BY: 08/03/11 P.A.D. SUBMITTAL	DESIGNED FOR: 08/03/11 BY: 08/03/11 P.A.D. SUBMITTAL
PROJECT: 323 E. VETERANS WAY SHEET: 001 SCALE: 1/16" = 1'-0"			
1ST FLOOR LANDSCAPE SITE PLAN			
L1.0			

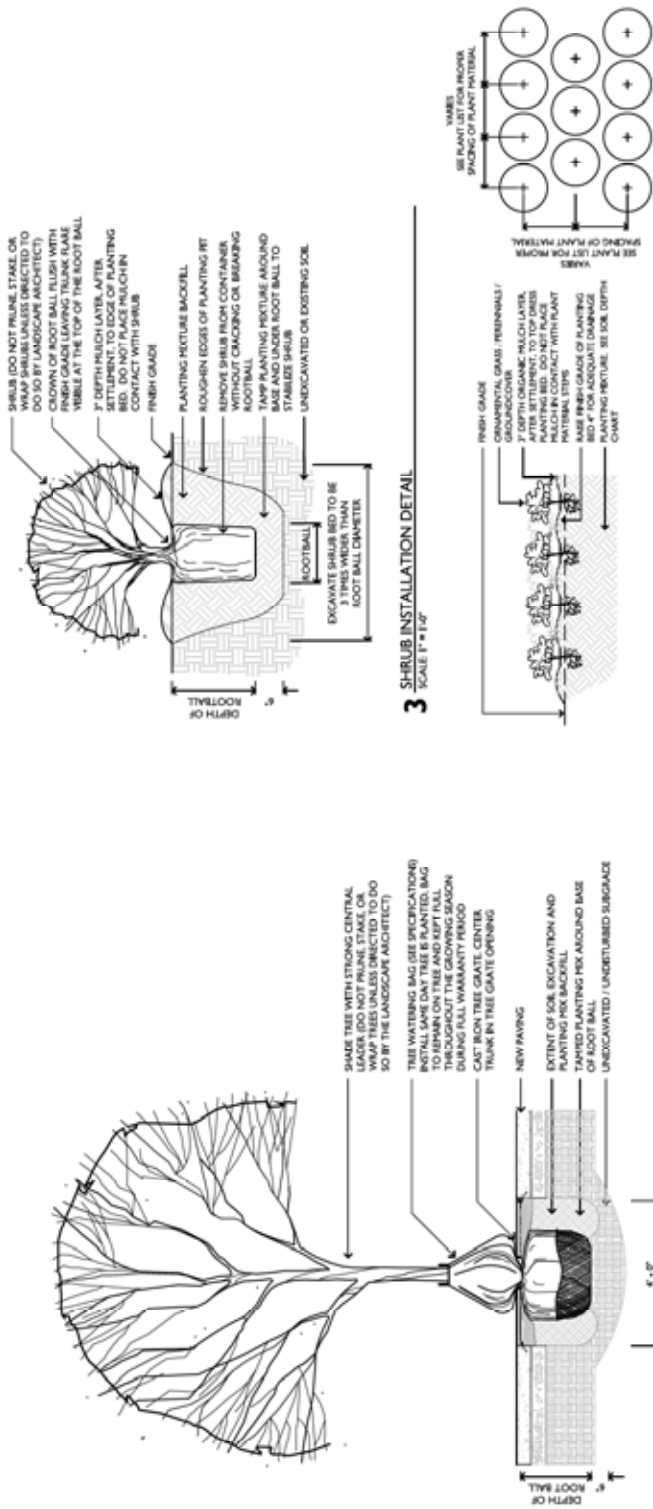


3RD FLOOR LANDSCAPE SITE PLAN
SCALE 1/8" = 1'-0"

<p>323 E. Veterans Way Tempe, AZ</p>		<p>DATE: 08/03/11 SHEET: 000011 PROJECT: P.A.D. SUMMITTEL</p>	<p>DESIGNED FOR: [blank] DESIGNED BY: [blank] CHECKED BY: [blank] APPROVED BY: [blank]</p>	<p>PROJECT: [blank] LOCATION: [blank] DATE: [blank] SCALE: [blank] SHEET: [blank]</p>	<p>3RD FLOOR LANDSCAPE SITE PLAN</p>	<p>L1.1</p>
--	--	---	--	---	--	-------------

CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
TREES	CERESIA FLORENTINA	DESERT REDWOOD	4	3"	-	-	BB	SINGLE STRAIGHT TRUNK SPECIFIC QUALITY
	QUERCUS VAGRIANA	HERITAGE LIVE OAK	28	4"	-	-	BB	SINGLE STRAIGHT TRUNK SPECIFIC QUALITY
	POISONOUS QUERCUS	POISONOUS QUERCUS	9	4"	-	-	BB	SINGLE STRAIGHT TRUNK SPECIFIC QUALITY
	LAGUNITA	LAGUNITA	18	3"	-	-	BB	SINGLE STRAIGHT TRUNK SPECIFIC QUALITY
	LAGUNITA	LAGUNITA	-	-	-	-	-	-
SHRUBS	AGAVE ATTENUATA	AGAVE	-	-	-	-	PS	-
	AGAVE AMERICANA	AGAVE	-	-	-	-	PS	-
	AGAVE AMERICANA	AGAVE	-	-	-	-	PS	-
	AGAVE AMERICANA	AGAVE	-	-	-	-	PS	-
	AGAVE AMERICANA	AGAVE	-	-	-	-	PS	-
	AGAVE AMERICANA	AGAVE	-	-	-	-	PS	-
	AGAVE AMERICANA	AGAVE	-	-	-	-	PS	-
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PLANT LIST
NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.



2 TREE IN TREE GRATE DETAIL
SCALE 1/8" = 1'-0"

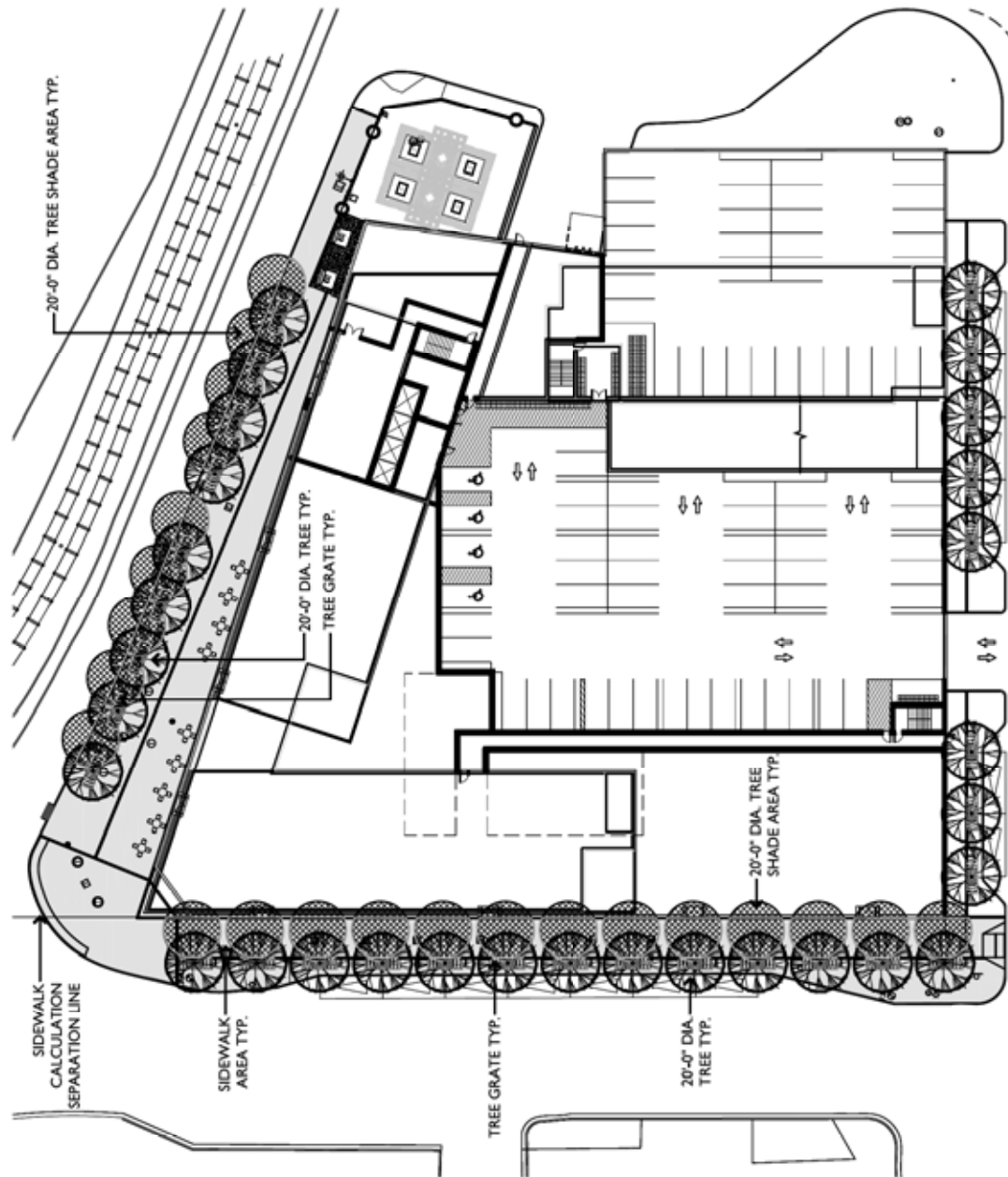
3 SHRUB INSTALLATION DETAIL
SCALE 1/8" = 1'-0"

4 ORNAMENTAL GRASS, PERENNIAL AND GROUNDCOVER INSTALLATION DETAIL
SCALE 1/8" = 1'-0"



323 VETERANS WAY - FABRIC SHADE STRUCTURE IMAGES

323 VETERANS WAY
 TEMPE, ARIZONA
 88-24-11
 PREPARED FOR HARBORNE PLUNKARD ARCHITECTURE
 30 40 6000 LAMBERTSON ROAD/PHOTOGRAPHY, INC.



SIDEWALK SHADE CALCULATION

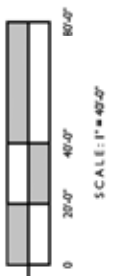
SOUTH COLLEGE AVENUE

TOTAL SIDEWALK AREA 7228
 SIDEWALK SHADE AREA REQUIRED 2385
 (33% - SUMMER SOLSTICE @ 3:00 P.M.)
 SIDEWALK SHADE AREA PROVIDED 3068
 (EXCLUDING BUILDING SHADE AREA)

EAST VETERANS WAY

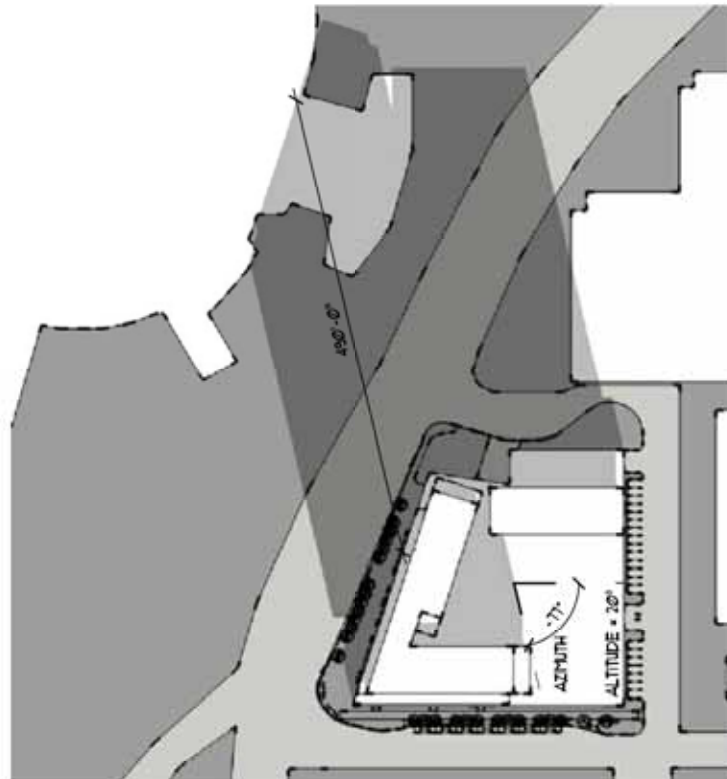
TOTAL SIDEWALK AREA 7867
 SIDEWALK SHADE AREA REQUIRED 2596
 (33% - SUMMER SOLSTICE @ 3:00 P.M.)
 SIDEWALK SHADE AREA PROVIDED 1070
 (EXCLUDING BUILDING SHADE AREA)

323 VETERANS WAY - 1ST FLOOR SIDEWALK SHADE STUDY



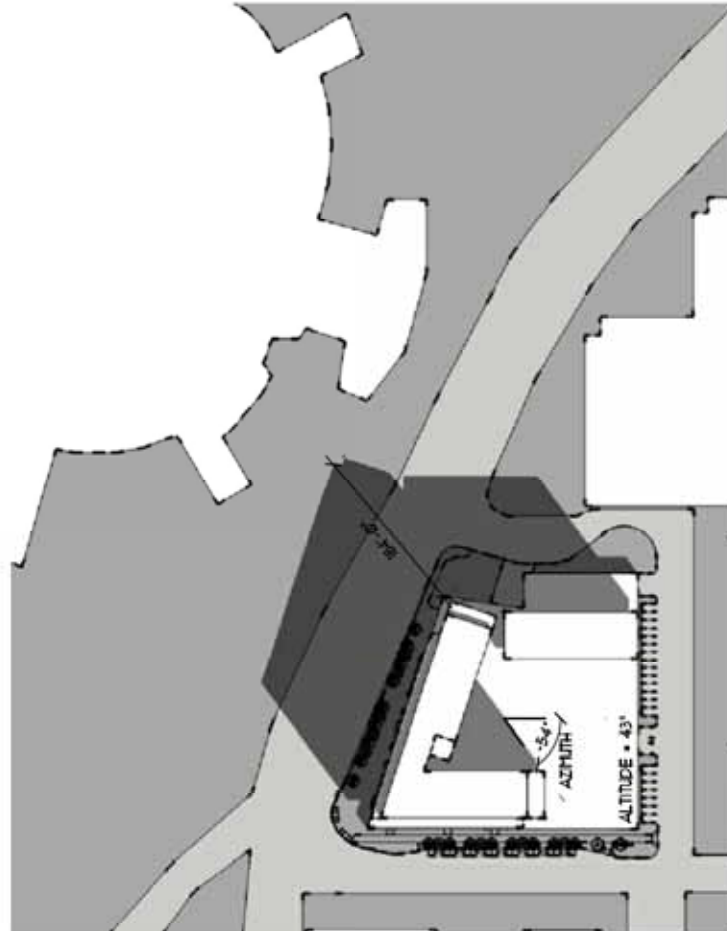
323 VETERANS WAY
 TEMPE, ARIZONA
 06-24-11
 PREPARED FOR HALBORNE PLUNKARD ARCHITECTURE
 10-12 LANDSCAPE ARCHITECTURE, INC.

VERNAL EQUINOX @ 5 PM	
LENGTH	490'-0"
AZIMUTH ANGLE	-77°
ALTITUDE ANGLE	20°



2 SITE PLAN SHADOW STUDY - VERNAL EQUINOX @ 5 PM
SCALE: NTS

VERNAL EQUINOX @ 3 PM	
LENGTH	184'-0"
AZIMUTH ANGLE	-54°
ALTITUDE ANGLE	43°



1 SITE PLAN SHADOW STUDY - VERNAL EQUINOX @ 3 PM
SCALE: NTS

323 E. Veteran's Way
Tempe, Arizona


Tempe, Arizona

PROJECT NORTH	SCALE	DRAWING	SK#
	NTS	SITE PLAN	
	DATE	SHADOW STUDY SPRING/FALL	
	08-26-11	A0.4D	

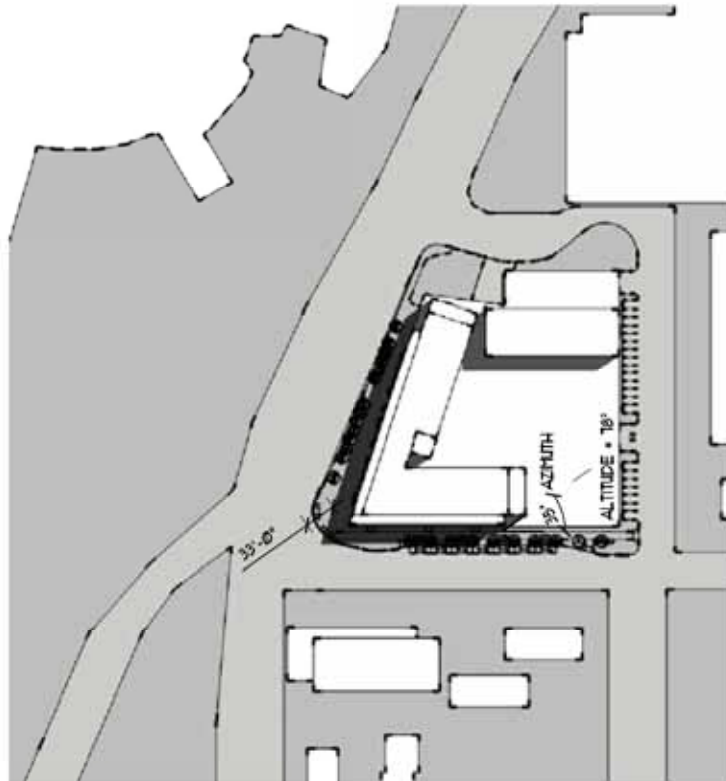
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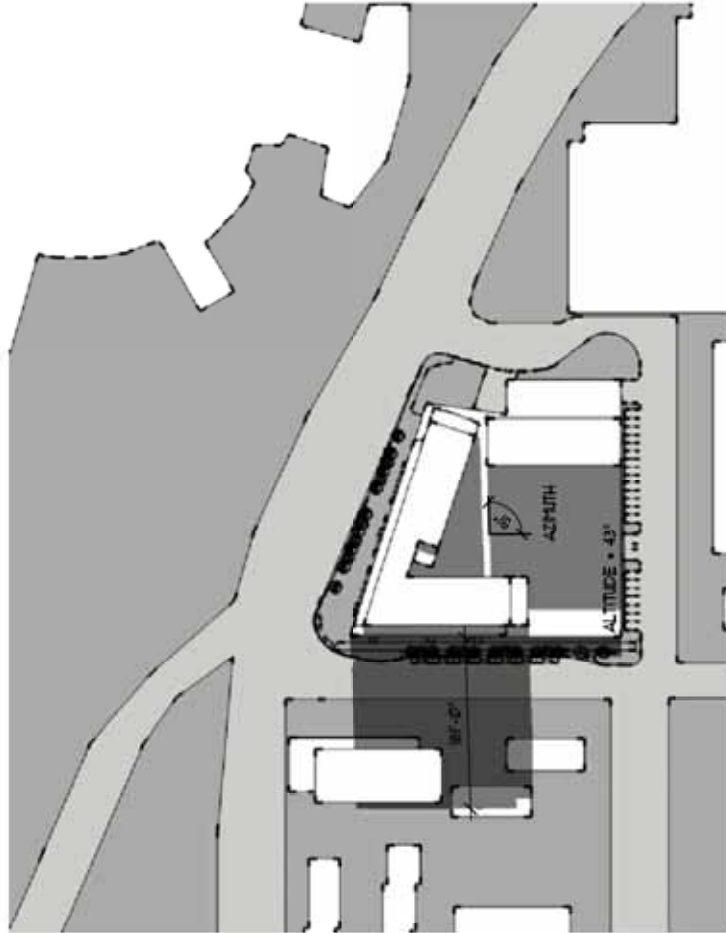
 Houderich Plinkard Architects

SUMMER SOLSTICE @ 12 PM	
LENGTH	33'-0"
AZIMUTH ANGLE	35°
ALTITUDE ANGLE	78°



2 SITE PLAN SHADOW STUDY - SUMMER SOLSTICE @ 12 PM
SCALE: NTS

SUMMER SOLSTICE @ 9 AM	
LENGTH	181'-0"
AZIMUTH ANGLE	91°
ALTITUDE ANGLE	43°



1 SITE PLAN SHADOW STUDY - SUMMER SOLSTICE @ 9 AM
SCALE: NTS

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Fax: 480.966.4401
www.hatchproject.com

SCALE
NTS
DATE
08-26-11

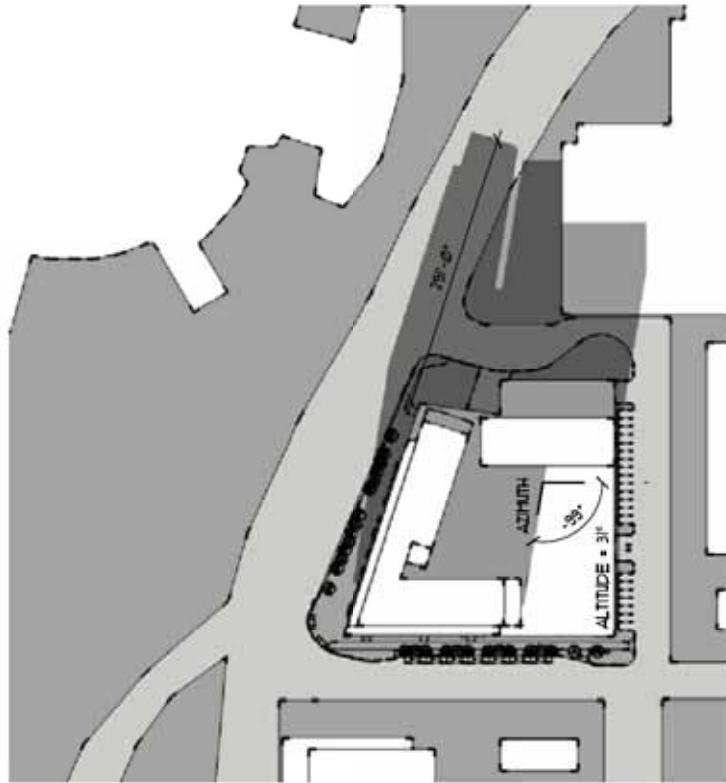
DRAWING
SITE PLAN
SHADOW STUDY
SUMMER

SK#
A0.4E

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Tel: 480.966.4400
Fax: 480.966.4401
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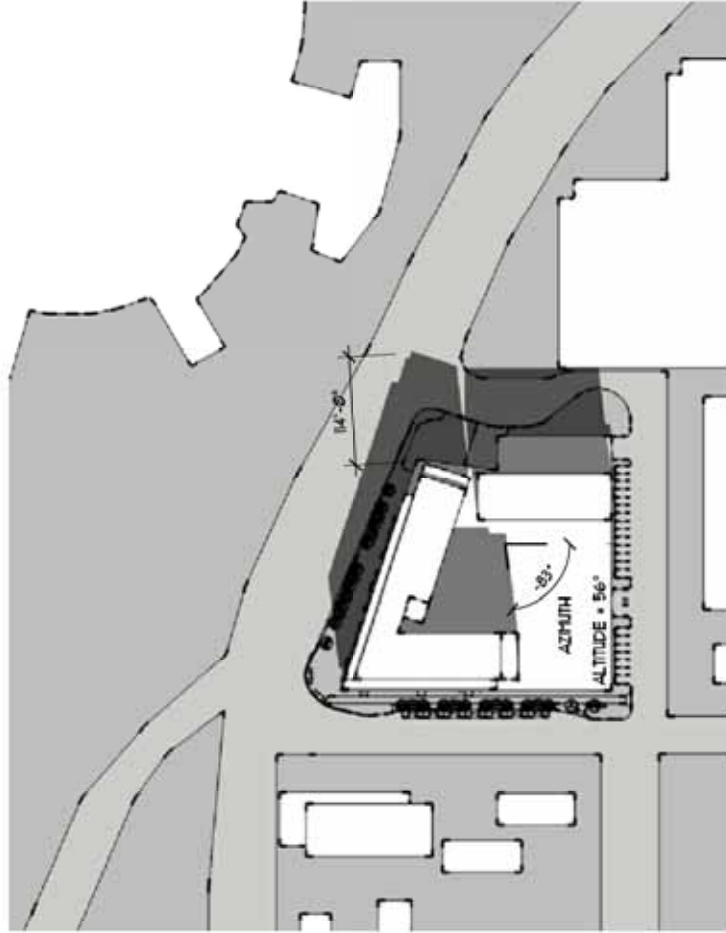
ATTACHMENT 79

SUMMER SOLSTICE @ 5 PM	
LENGTH	291'-0"
AZIMUTH ANGLE	-99°
ALTITUDE ANGLE	31°



② SITE PLAN SHADOW STUDY - SUMMER SOLSTICE @ 5 PM
SCALE: NTS

SUMMER SOLSTICE @ 3 PM	
LENGTH	114'-0"
AZIMUTH ANGLE	-83°
ALTITUDE ANGLE	56°



① SITE PLAN SHADOW STUDY - SUMMER SOLSTICE @ 3 PM
SCALE: NTS



PLANS AND ALL
SPECIFICATION ARE
SUBJECT TO REVISION AS
DETERMINED BY ARCHITECT
OR ENGINEER. NO PART
HEREOF SHALL BE USED
FOR ANY OTHER PROJECT
WITHOUT THE WRITTEN
CONSENT OF HATCH.

323 E. Veteran's Way
Tempe, Arizona

SCALE	DRAWING	SK#
NTS	SITE PLAN SHADOW STUDY	A0.4F
DATE	SUMMER	
08-26-11		

Executive Summary

Introduction

LG Development / Core Campus, L.L.C. is planning an 879-bedroom, 423-unit student housing complex with 23,000 square-feet of ancillary retail and restaurant businesses on currently vacant property in the immediate southeast corner of College Avenue and Veterans Way.

Results

The proposed development is anticipated to generate the following weekday vehicle and pedestrian traffic volumes.

Table 1: Vehicle Trip Generation

Land Use	Day			AM Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Residential	896	896	1,792	29	118	148	139	72	211
Retail	179	179	358	39	42	80	12	15	27
TOTAL	1,075	1,075	2,149	68	160	228	151	87	238

Table 2: Pedestrian Trip Generation

Land Use	Day			AM Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Residential	597	597	1,194	20	79	98	93	48	141

Recommendations without 323 East Veterans Way Student Housing Development

The lane configuration and traffic control for ambient 2015 conditions are depicted in **Figure 1**. Future traffic conditions may require stop signs on 5th Street at Forest Avenue and on College Avenue at 7th Street. No other changes from the existing 2011 lane configuration and traffic control are necessary or recommended.

Recommendations with 323 East Veterans Way Student Housing Development

The west access of the development should align with 6th Street.

The lane configuration and traffic control for 2015 with site development conditions are depicted in **Figure 2**. No other changes from the existing 2011 lane configuration and traffic control are necessary or recommended.

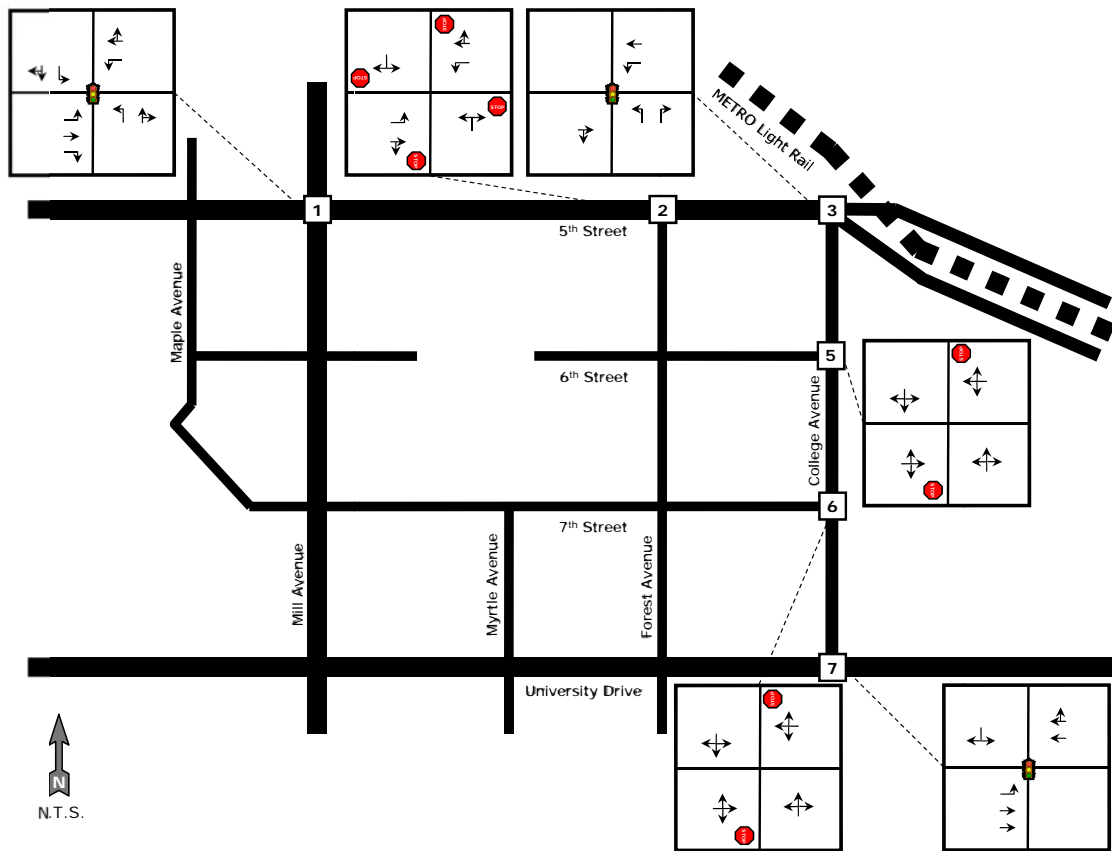


Figure 1: Lane Configurations – Ambient 2015

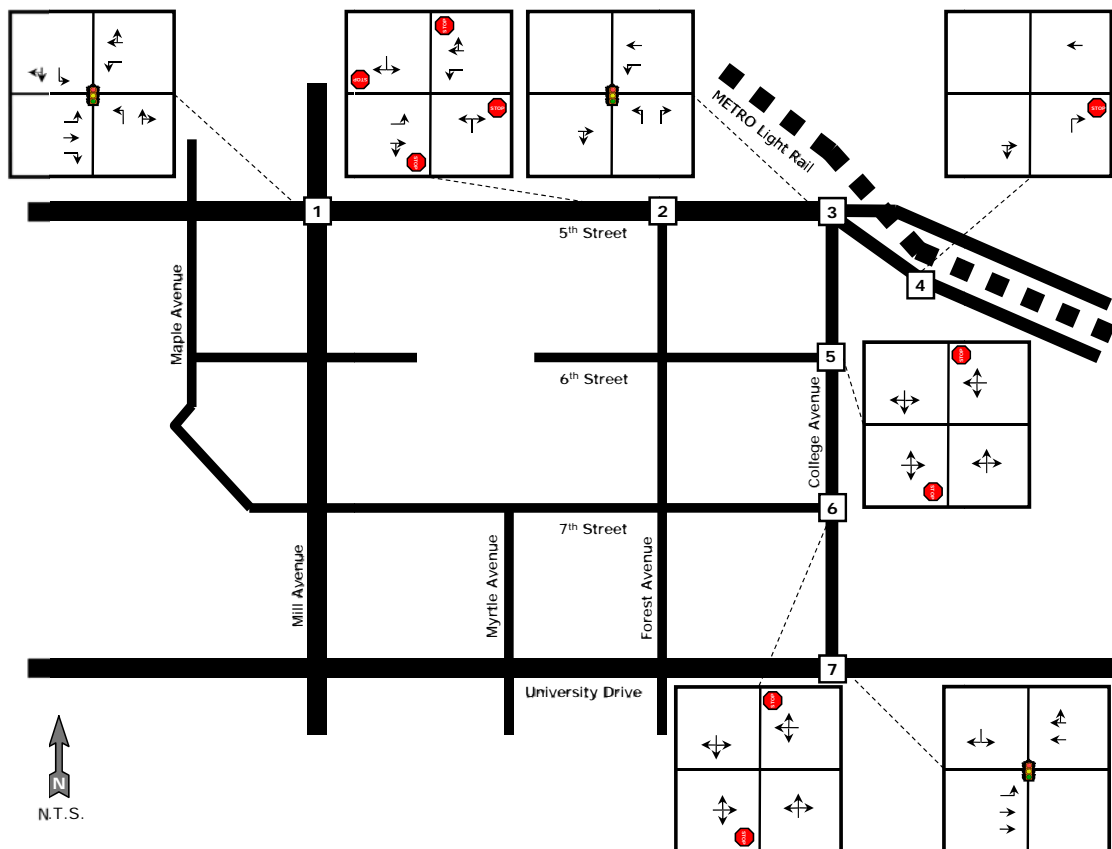


Figure 2: Lane Configurations – 2015 with Site

MEMORANDUM

Public Works Department
TRANSPORTATION DIVISION



Date: September 7, 2011

To: Ryan Levesque, Planner, Community Development

From: Catherine Hollow, P.E., Sr. Civil Engineer

Subject: Traffic Impact Analysis for 323 East Veterans Way

I have reviewed the traffic impact analysis prepared for the student housing project at 323 East Veterans Way. The project, located in the southeast quadrant of College Ave and Veterans Way, has 423 apartments (879 bedrooms) and 23,000 square feet of retail and restaurant. The project is expected to generate 2,150 external trips on a daily basis with 228 AM peak hour trips and 238 PM peak hour trips. The site includes two driveways: one on College Ave and one on Veterans Way. Both driveways will share access driveways with the adjacent ASU parking garage.

The study analyzed the site driveways for the year 2015 (expected opening year). However, the analysis did not include traffic from the existing ASU garage. The concern is the back-up that may occur on-site and impacts to the ASU parking garage traffic. I've asked that the queue length be evaluated. This could impact the driveway exit lanes at College. Also, with only one southbound lane on College, the analysis needs to evaluate any potential queues on College with the total traffic using this driveway.

The driveway alignment as shown in the sketch dated Aug 31, 2011 needs to be re-considered.

Please contact me at (480) 350-8445 if you have any questions.

September 8, 2011

Tempe Development Review Commission
C/O Lisa Collins, Tempe Planning Director
Transmitted via email

Re: PAD Amendment and DPR Application for Core Campus LLC
323 East Veteran's Way, Tempe, AZ 85281

Dear Commission Members:

Over the past several weeks, ASU has been engaged in discussion with Core Campus LLC on a wide range of issues raised by the proposed change in use of the former Armory Site from "for-sale" residential/hospitality to high density student housing. While we are pleased to inform you that the revised submittal appears to address many of our concerns, ASU is not able to support the intensification of this site over that previously approved Planned Area Development in September of 2007 and would therefore request that the Development Review Commission continue the Core Campus LLC project until such time as all issues have been resolved.

The following is a list of issues that have been raised, many of which have been addressed:

Change in Use – ASU supports the change in use from the previously approved project consisting of ownership housing and a hotel to that of student housing, so long as there is not a material change in the quality of design or finish from that which was previously approved.

Property Management – ASU raised concerns about this developer's past management and control of their resident population based on the experience with their property on Apache Blvd. A comprehensive management plan has been developed that appears to provide a higher level of management and control. All community space should be oriented to the interior of the site.

Site Intensification – ASU supported the original site design and building orientation approved on September 6, 2007, which permitted the construction of two towers with separation at the corner of Veteran's Way and College. We believe that the proposed design with a single structure wrapping both streets, at this height creates the appearance of a massive structure out of character with the surrounding area. We believe the original design solution of two buildings with distinct architectural character is a far better design alternative.

Addition of a new tower – ASU does not support the addition of a second phase tower. The intensification of the property through the introduction of this additional building, at the heights proposed, creates a significant visual impact on views of the stadium and butte from the heart of the ASU campus and the Mill Avenue District. ASU commissioned a shade study which reveals that this new tower will have a negative impact on the operation and performance of ASU's solar power production facility located on top of Parking Structure # 5, adjacent to the subject property. The construction of this power generating facility was based on the previously approved PAD. ASU recommends that the second tower be reduced to no greater in height than the top of the adjacent ASU parking structure. Additional units, if desired, be located on the College Avenue frontage.

Circulation – This project relies on vehicular access over and across ASU property. By reorienting the parking along the ASU private drive, the developer has addressed many of our concerns relating to the potential impact to the operation of our 1,600 space parking garage. It should be noted that there will be times, due to peak loading/unloading of the garage, that access to the project's parking garage will be restricted. A second point of ingress/egress to the parking garage should be considered.

Parking – The previously approved plans called for three levels of underground parking for a lower density use. The proposed project appears to lack sufficient parking to service the retail components and provide reasonable parking accommodations for residents. While we believe that the proximity to campus and transit will greatly reduce the amount of parking necessary, some level of parking must be provided for residential use. It is important to note that ASU parking facilities do not provide 24 hour parking privileges for non-resident students.

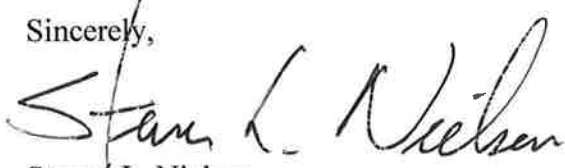
Site and Design – While the south property line is not a street frontage, it does, however, face the entry to the University's natatorium. The introduction of significant landscaping and architectural features proposed along the south property line has improved the appearance of the building. We understand that it may be necessary to relocate existing utilities along the south property line to effectuate these improvements and such relocation should be a specific condition on the project.

Loading/Service Area Screening – At the request of the University, the Developer has illustrated a new screen wall and landscape treatment at the NEC of the project on ASU property. ASU is prepared to enter into a lease agreement or similar type document to allow this to occur.

As stated previously, the University does not oppose this project. However, proposed design changes fall short of what ASU would hope to see built on this high-profile corner and the over intensification of the site has tangible negative impact to the University. It is for those reasons the University respectfully requests that the Development Review Commission continue this project until these issues are resolved.

University Real Estate Office
September 8, 2011
Page 3 of 3

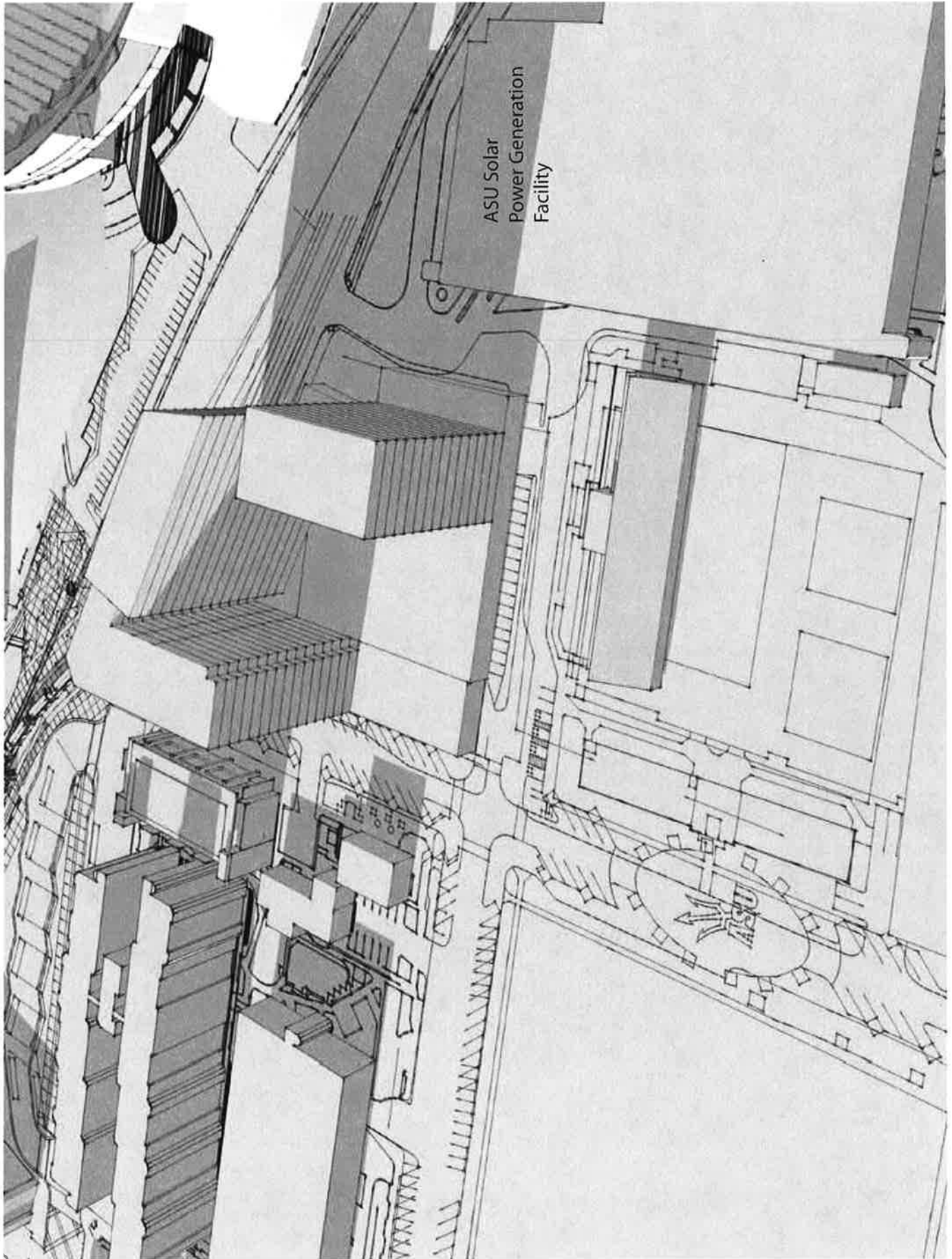
Sincerely,

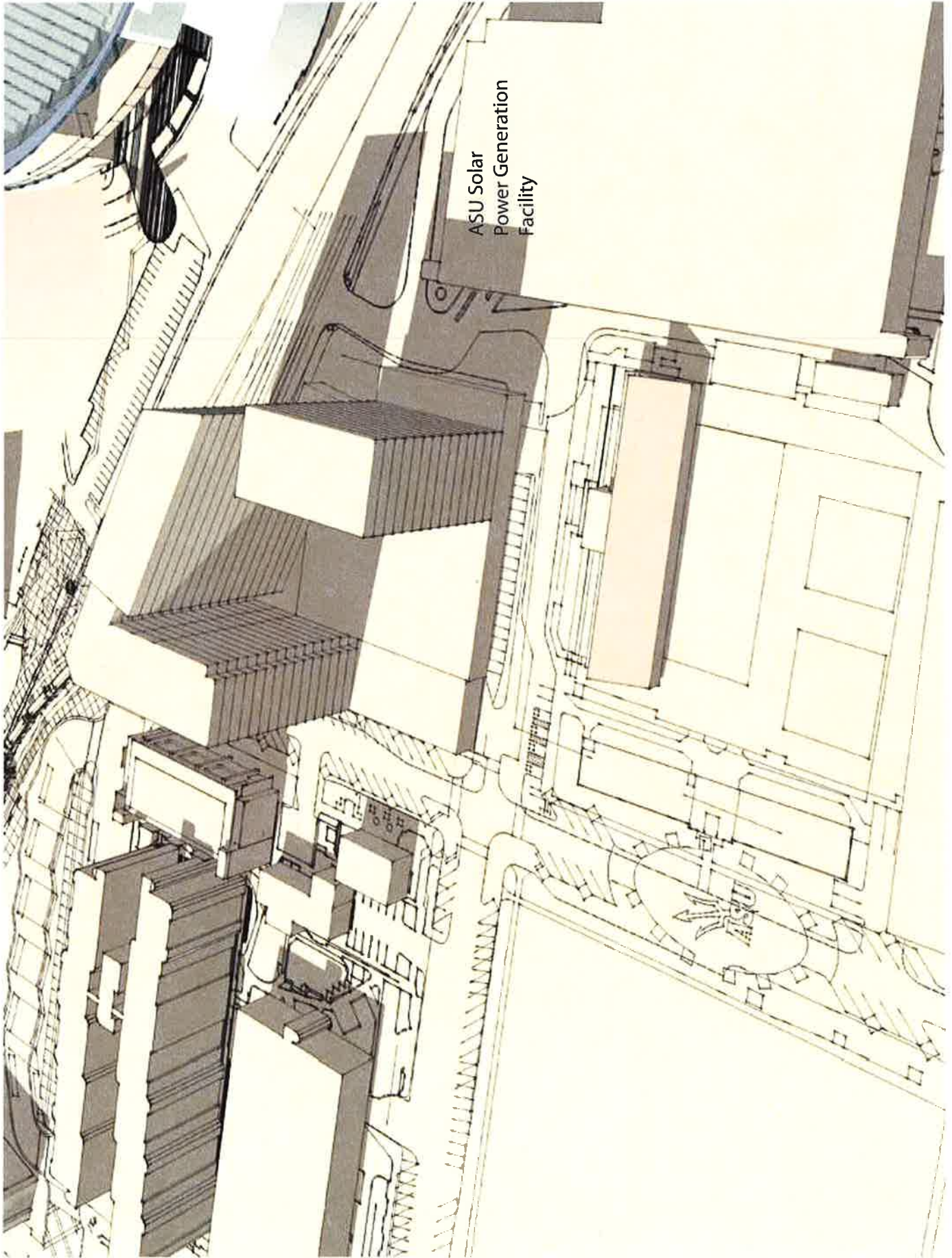
A handwritten signature in black ink, appearing to read "Steven L. Nielsen". The signature is fluid and cursive, with the first name "Steven" and last name "Nielsen" clearly distinguishable.

Steven L. Nielsen
Assistant Vice President
University Real Estate and Development

Attachment: Solar impact studies

Cc: Charlie Meyer, Tempe City Manager
Chris Anaradian, Tempe Community Development Manager
Manjula Vaz, Gammage and Burnham
Morgan Olsen, ASU





ASU Solar
Power Generation
Facility

