

Staff Summary Report



Development Review Commission Date: 02/26/08

Agenda Item Number:

SUBJECT: Hold a public hearing for a Development Plan Review for APACHE ASL TRAILS LOT A located at 2428 E. Apache Boulevard.

DOCUMENT NAME: DRCr_LOTA_ApacheTrails_022608.doc **PLANNED DEVELOPMENT (0406)**

SUPPORTING DOCS: Yes

COMMENTS: Request for **APACHE ASL TRAILS LOT A (PL070371)** (Cardinal Capital Management, Inc., owner; Paul Mickelberg, Welman Sperides Mickelberg Architects, applicant) for a Development Plan Review for a mixed-use development consisting of approximately 75 apartments serving special needs seniors, approximately 3,500 sq. ft. of retail and office space and 2,500 sq. ft. of restaurant space as the first phase of development on +/-1.82 out of +/-3.34 acres located at 2428 E. Apache, in the CSS Commercial Shopping and Services District. The request includes the following:

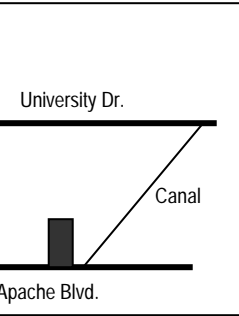
DPR08001 – Development Plan Review for a site plan, landscape plan and elevations for Lot A on +/- 1.82 acres.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

REVIEWED BY: Steve Abrahamson, Planning and Zoning Coordinator (480-350-8359) for Lisa Collins
Chris Anaradian, Development Services Manager (480-858-2204)

LEA

RECOMMENDATION: Staff – Approval, subject to conditions (1-31).

	ADDITIONAL INFO: Gross/Net site area	1.82 acres (out of 3.34 total project size)
	Building area	+/-180,000 sq. ft.
	Lot Coverage	30% (50% maximum allowed in CSS)
	Density	41 du/ac (20 du/ac allowed in CSS, NS in MU-4)
	Building Height	65 ft (35 ft maximum allowed in CSS, NS in MU-4)
	Building setbacks	0' front (Apache Blvd, south side), 0' side, 5' street side (Lebanon Ln, west side), 30' rear (north side)
	Landscaped area	20% (25% minimum required in CSS TOD, NS in MU-4)
	Vehicle Parking Lot A	102
	Vehicle Parking Total	189 spaces (219 min. required)
	Bicycle Parking	56 spaces (111 minimum required)

This request did not require a neighborhood meeting. A meeting was held with the deaf senior community for their input on the design. This request is for the western portion of the site, and does not include the eastern half of the site.

- PAGES:**
1. List of Attachments
 - 2-4. Comments & Analysis / Reasons for Approval
 - 5-8. Conditions of Approval
 - 9-11. Code Requirements
 12. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
 2. Aerial Photo
 - 3-8. Design Letter of Explanation
 9. Site Plan
 - 10-11. Elevations
 12. Building Sections
 - 13-14. Floor Plans
 15. Preliminary Grading and Drainage Plans
 16. Landscape Plan
 - 17-25. Context Photos
 - 26-30. 11 x 17 color renderings of elevations

COMMENTS:

On November 8, 2007, the City Council approved General Plan and Zoning map amendments and a Planned Area Development (PAD) for approximately 2.27 acres east of Lebanon Lane. The applicant subsequently responded to a request for proposals for the 1.06 acre site to the east of this site, and received approval from the Federal Transit Authority to purchase the remnant parcel. The new site is west of the Salt River Project's Tempe Canal. The applicant was required to amend the General Plan, Zoning and PAD to incorporate this new site, and is in process for this requirement. The Development Review Commission heard this request on February 12, 2008, and was introduced and heard at the City Council on February 21, 2008 and will be heard again on March 20, 2008.

Due to the timing of required financing, the Development Plan Review must be phased. The new development would be completed in two phases, developing from west to east, with two new lots created to finance two different housing products. The applicant is requesting approval of the Development Plan Review for Lot A, which is 1.82 acres of the west portion of the total 3.34 acre development. Lot A consists of 75 residential apartments, approximately 3,500 sq. ft. of retail and office space and 2,500 sq. ft. of restaurant space. Lot B will consist of 60 condominiums on the east side with approximately 4,000 s.f. of commercial office and retail space with podium parking. The entire development will have approximately 180,000 s.f. of building area.

This site is located at the southern edge of Victory Acres Neighborhood, on the north side of Apache Boulevard to the east of Lebanon Lane. There are six single family homes and a Catholic Church directly north of the site. The site includes nine existing vacant parcels; the western portion was used for automotive uses; the eastern portion was used for residences.

For further processing of the proposed plan, the applicant will need a Development Plan Review of the site plan, landscape design, and building elevations for Lot A and Lot B. A Subdivision Plat is also needed to combine the nine individual lots into two lots (A and B) and a Horizontal Regime Subdivision, to create individual for-sale condominium units on Lot B. Staff is recommending approval of the requested Development Plan Review for Lot A.

Public input is not required for the Development Plan Review, although there have been two previous neighborhood meetings with opportunity to comment on the site plan for the proposed development. The applicant held a meeting with the Deaf Senior Community on Sunday February 10th for further design input.

Project Analysis

This mixed-use project has an L-shaped building (Lot A) and a V-shaped building (Lot B) connected by a breezeway and gates. The buildings are located at the south end of the property fronting Apache Boulevard. The buildings consist of senior citizen apartments (Lot A) and condominiums (Lot B) designed to accommodate qualified tenants in need of affordable independent-living facilities with amenities serving the deaf or hard of hearing. The building's street level along Apache Boulevard includes 10,000 square feet of commercial office, retail and restaurant space, along with lobby entry for the upper floors and service areas for deliveries. 100% of the Apache Boulevard frontage is commercial uses and 33% of the Lebanon Lane frontage is commercial uses. The ground floor of the Lot A apartments is retail along Apache Boulevard and wraps the corner of the building at Lebanon Lane, transitioning to ground floor apartments further north along Lebanon Lane. There are three floors of apartments above the first floor. The ground floor of the Lot B condominiums will have retail along the Apache Boulevard frontage with podium parking located underneath; the grade difference within the lot enables parking to be accessed from the surface lot to the north, with second floor residences appearing at grade along the canal side of the building. The third and fourth floors of the building will be condominiums.

DEVELOPMENT PLAN REVIEW OF LOT A**Site Plan**

The placement of the building reinforces the street wall and provides a significant buffer to the residential neighborhood to the north; the closest portion of the building being 90 feet from the north property line. The plan facilitates pedestrian access and circulation by providing shaded sidewalks on both Lebanon and Apache Boulevard, retail at the street corner, a common entry point to the apartments on both streets, and a breezeway connection to on-site amenities from Apache Boulevard. The proposed plan mitigates heat gain and retention through significant use of trees and vegetation, while utilizing a xeriscape planting palette to minimize water usage. Shade is provided by trees as well as by upper-level balconies, and parking canopies. On-site utilities will be placed underground. Lighted walkways connect building entrances to one another and to adjacent sidewalks. Vehicular circulation is designed to minimize conflicts with pedestrian and bicycle access and circulation, and minimize impacts to surrounding residential

uses. The site plan integrates crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance. Special attention was given to the street level treatment along Lebanon Lane; trees are placed on the west side of the sidewalk to maximize shade to pedestrians, and the sidewalk tapers from 8' to 6' as it approaches the residential portion of the lot, allowing a landscape buffer of flowering plants to separate the sidewalk from the retention wall that occurs with the elevation change of the site. As the property slopes down from Apache Boulevard heading north, the sidewalk drops approximately six feet, creating a retaining wall along the first floor residential units. To provide more street level interest, this wall is varied in height and depth between planter boxes and patios, and tile artwork designed by deaf artists is proposed to be inset in the planter box faces. Lot A will provide 102 parking spaces in the first phase, and when completed, will share parking with Lot B through a shared parking agreement. All common amenities will be maintained through a shared maintenance agreement.

Building Elevations

The elevations provide four sided architecture in a contemporary design which complements the light rail station design. Building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility. The building has proper scale with the site and surroundings, stepping down from 50 feet at Apache to approximately 39 feet on the north end closest to the neighborhood. This portion of the building is approximately 90 feet from the north property line. Large building masses are divided into smaller components that create a human-scale as viewed from the sidewalk and create a rhythm of movement along the street. The building has a distinct base and top, as identified by ground floor elements, roof forms, and detailing. The elevations undulate using architectural pop-out panels, recessed sections and five-foot deep cantilevered balconies for personal outdoor space that provides shade to public areas on the first floor. The ground-floor windows along Apache are all store-front style glass, providing clear views into businesses and out to the street front. The apartments all have windows facing the streets, or interior amenity space. The apartments along Lebanon have outdoor planter boxes, separating the residences from public traffic, creating a sense of privacy and a front yard feel along the residential side street. Staff is recommending the addition of a window within the stairwell on the west elevation facing Lebanon to provide more visibility to the street. The Victory Acres neighborhood is a cultural resource area; this new building reflects its surrounding context through the materials and textures used. Apache ASL Trails uses colors and several materials that are also found in the residential neighborhood to the north: including 4: x 16" slump block masonry, stucco and cement board siding with a wood imprint resembling wood siding. These materials would be painted, providing an easily maintainable product that allows for future opportunities update the building without affecting the integrity of the building product. The quality of materials are compatible with the surroundings, colors playing off warm desert tones and using light and shadow to enhance the colors, providing depth and rhythm to the massing. (See Condition 15 for list of materials and colors).

Landscape Plan

Special consideration was given to maximizing shade and minimizing water consumption. The proposed landscape plan includes 8 varieties of trees, 8 varieties of shrubs, and 9 varieties of ground covers. With the amount of hardscape and paving on the site, there might be environmental benefits for a small area of grass for residents; however there is no proposed turf within the landscape. Trees along Apache Boulevard and Lebanon Lane are Evergreen Elm, Trees within the parking lot are Arizona Ash trees, providing summer shade and winter sun. Staff recommends a different tree at the north perimeter of the property, the proposed Desert Museum will provide limited screening and buffer to the residents to the north; an evergreen variety with a denser canopy would be preferred and has been conditioned. There is also a requirement for a buffer of trees along the north perimeter of the property adjacent to the single-family district. The plant material along Lebanon was given special consideration, with low growing plants to prevent ambush points, thornless pedestrian-friendly plants, evergreen and flowering shrubs and ground cover that provide a variety of color and texture year round. Lady Banks Roses will be planted under balconies, to grow up the walls, and Bougainvillea will be planted in the planter boxes to cascade down over the sides, further softening the building edge at the street front.

Section 6-306 D Approval criteria for Development Plan Review

1. The placement of building reinforces the street wall and maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking areas, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation and mitigates heat gain and retention.
2. Shade for energy conservation and comfort are an integral part of the design
3. Materials shall be of superior quality and compatible with the surroundings
4. Buildings and landscape elements have proper scale with the site and surroundings
5. Large building masses are divided into smaller components that create a human-scale as viewed from the sidewalk
6. The building has a distinct base and top, as identified by ground floor elements, roof forms, and detailing.

7. Building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility
8. Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contributing to and attractive public space.
9. On-site utilities are placed underground.
10. Clear and well lighted walkways connect building entrances to one another and to adjacent sidewalks.
11. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.
12. Accessibility is provided in conformance with the Americans with Disabilities Act (ADA).
13. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized in conformance with the city transportation policies, plans and design criteria.
14. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic.
15. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance.
16. Landscape accents and separates parking, buildings, driveways and pedestrian walkways.

Conclusion

The proposed development achieves goals for in-fill development, accessible and affordable housing options to Tempe's existing housing stock. The proposed development implements many of the General Plan element goals and objectives, fulfills the requirements and intent of the Transportation Overlay District and is compatible with the surrounding area. Based on the information provided by the applicant and the above analysis staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions 1-31. Staff recommends approval of the Development Plan Review for Lot A.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project helps implement the goals and objectives of the General Plan elements.
3. The project will meet the development standards required under the Zoning and Development Code.
4. The project conforms to the Transportation Overlay District standards and guidelines.
5. The PAD Overlay provides the flexibility through establishment of the project specific standards.
6. The site plan, building and landscape design meet the criteria for Development Plan Review.

DPR08001 CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL, WHICH MAY BE MODIFIED, DELETED OR ADDED TO, SUBJECT TO THE COMMISSION.

General

1. Drawings must be submitted to the Development Services Building Safety Division for building permit by February 26, 2009 or Development Plan approval will expire.
2. 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.
3. The owner(s) shall provide a cross access agreement and easement, a shared parking agreement and a shared retention agreement between Lots A and B.
4. Lots A and B shall be lot tied to allow cross access between buildings on each property.
5. An Encroachment Permit must be obtained from the Engineering Department prior to submittal of construction documents for building permit. The limitations of this encroachment include;
 - a. a maximum projection of eight (8) feet for any upper level balconies or decorative architectural features of the building,
 - b. a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure, and
 - c. any other requirements described by the encroachment permit or the building code.

Site Plan

6. Provide 8'-0" wide public sidewalk along arterial roadways, 6' along collector streets, or as required by Traffic Engineering Design Criteria and Standard Details.
7. 102 parking spaces shall be provided in phase one, with the remainder of the parking to be provided in phase two.
8. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
9. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. 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. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
10. Provide upgraded paving at the driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
11. 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.
12. Shade canopies for parking areas:
 - a. Provide fascia that is at least as deep as the canopy structure.
 - b. Provide canopy clearance to allow disabled van parking on demand.
 - c. Design to be attractive when viewed from above, as determined through planning plan check.
 - d. 75% light reflectance value shall also apply to the top of the canopy.
 - e. Relate canopy in color and architectural detailing to the buildings.
 - f. Detail canopy lighting as an integral part of the canopy.

- g. Conceal lighting conduit to greatest extent possible in the folds of the canopy structure and finish conduit to match surroundings.

Floor Plans

- 13. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.
- 14. Public Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by key or remote control mechanism
 - b. Single user restroom door hardware:
 - 3) Provide a key bypass on the exterior side

Building Elevations

- 15. The materials and colors presented are approved as presented:
 - Roof – Concrete Tile –Westile #932212 *Ajo Blend* (Brown)
 - Primary building – Slump Block Masonry Units 4" x 16" Painted Sherwin Williams #6108 *Latte* (Taupe)
 - Stucco painted Sherwin Williams #6669 *Yarrow* (Light gold) and #6375 *Honeycomb* (Dark gold)
 - Cement Board siding painted Sherwin Williams #7021 *Simple White*
 - Columns and fascia – Painted Sherwin Williams #6229 *Tempe Star* (blue-grey)
 - Steel railing and metal shade canopy painted Sherwin Williams #6229 *Tempe Star* (blue-grey)
 - Window mullions – Anodized aluminum frame

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.

- 16. Provide a window into the stairwell on the western elevation facing Lebanon.
- 17. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
- 18. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
- 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 architecture is enhanced by these elements.
- 20. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is 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. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations

Landscape

23. The following plants are approved as proposed and specified:

TREES

Caesalpinia cacalaco	Cacalaco Tree	1 ½" caliper typ.
Sophora secundiflora	Texas Mountain Laurel	
Vitex agnus-castus	Chaste Tree	
Cercidium floridum	Thornless 'Desert Museum'	
Fraxinus velutina	Arizona Ash	
Prosopis chilensis	Thornless Chilean Mesquite	
Quercus Virginiana	Heritage Oak	
Ulmus Parvifolia	Evergreen Elm	

SHRUBS

Bougainvillea 'La Jolla'	Bougainvillea	5 gal. typ.
Rosa Banksiae	Lady Banks Rose	
Caesalpinia pulcherrima	Red Bird of Paradise	
Leucophyllum frutescens	Texas Ranger	
Salvia clevelandii	Chaparral Sage	
Encelia farinose	Brittlebush	
Eremophila 'Valentine'	Valentine Shrub	
Ruellia peninsularis	Desert Ruellia	

GROUND COVER

Baileya multiradiata	Desert Gold	1 gal. typ.
Dalea greggii	Trailing Indigo Bush	
Convolvulus cneorum	Bush Morning Glory	
Lantana montevidensis	Purple Lantana	
Lantana	New Gold Lantana	
Melampodia leucanthum	Blackfoot Daisy	
Ruellia brittoniana	Ruellia 'Katie'	
Salvia greggii	Autumn Sage	
Verbena goodingii	Desert Verbena	
Desert Gold	decomposed granite	½" minus

Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify plants.

24. Parking spaces shall be 16' in depth, allowing a 2' overhang into a landscape area, to reduce the amount of asphalt, and increase the amount of pervious surface.
25. Drive aisles should be a maximum of 24' wide, where possible, to reduce the amount of paved surface and provide more landscape area.
26. Roof top patios or gardens have not been reviewed with this request, addition of these elements will require planning review through planning plan check.
27. Per Zoning and Development Code Section 4-706 D, a row of landscape trees spaced 20' on center are required by code as a buffer between the single-family residences to the north.
 - a. Provide a dense evergreen tree on the north perimeter.
 - b. Provide a tree with non-invasive roots at the north perimeter due to sewer easement.
 - c. Coordinate the site plan and landscape plan, providing the required sewer easement and this buffer. Coordinate modifications with water and planning staff to resolve conflicts; easement may be located in drive aisle.

28. Irrigation notes:
- Provide dedicated landscape water meter.
 - 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.
 - 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.
 - Locate valve controller in a vandal resistant housing.
 - Hardwire power source to controller (a receptacle connection is not allowed).
 - Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
29. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
30. 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

31. Provide address sign(s) on the building elevation facing the street to which the property is identified (Apache Boulevard) and on the north and east elevations.
- Conform to the following for building address signs:
 - Provide street number only, not the street name
 - Compose of 12" high, individual mount, metal reverse pan channel characters.
 - Self-illuminated or dedicated light source.
 - Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - Adjust locations on building so sign is unobstructed by trees, vines, etc.
 - Do not affix number or letter to elevation that might be mistaken for the address.
 - Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE REQUIREMENTS

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

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, 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 Reviews dated August 22, September 25 and December 19, 2007. 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 or purchased from the Engineering Division, Public Works Department.
- Tempe Standard "DS" details for refuse enclosures may be accessed through 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).

COMMUNICATIONS: If this building is taller than 50'-0", Staff recommends (does not require) a parapet system that would allow a cellular provider to incorporate and/or conceal antenna within the architecture of building, such that future installations may be accomplished with little modification.

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.

SECURITY REQUIREMENTS:

- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment
- Crime Free Multi-Housing status for this property may be required, contact the Crime Prevention Unit of the Police Department (480-858-6330) to be included in the "Operation Notification" crime prevention program.
- A security vision panel shall be provided at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes

of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

- Provide emergency radio amplification for the office building and parking garage, as required. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link (http://www.tempe.gov/itd/Signal_booster.htm) and if needed contact ITD / Communications (Dave Heck 480-350-8777) to discuss the size and materials of the buildings, to verify radio amplification requirement, and determine the extent of construction to fulfill this condition.

FIRE: (Jim Walker 480-350-8341)

- Fire lanes need to be clearly defined. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

ENGINEERING AND LAND SERVICES:

- Underground overhead utilities. Underground utilities requirement excludes 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:

- Double container enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
- Contact Sanitation staff (Ron Lopinski 480-350-8132) to verify that vehicle maneuvering and access to the enclosure is adequate.
- Consult with Ron Lopinski to determine if there is a strategy for recycling collection and pick-up from site. Coordinate storage area for recycling containers with overall site and landscape layout.
- Gates for refuse enclosure(s) are not required. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days

DRIVEWAYS:

- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works/Traffic (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:

- Parking spaces may not be located within 10' of the property line per building code, unless fire rated.
- Provide covered accessible parking spaces in equal proportion to the other covered parking spaces.
- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide

clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

LIGHTING:

- Follow requirements of ZDC Part 4 chapter 8
- 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.

LANDSCAPE:

- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department (602-364-0935). Notice of Intent to Clear Land form is available at www.agriculture.state.az.us . Follow the link to "form", to "native plants", and to "notice intent to clear land".

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:

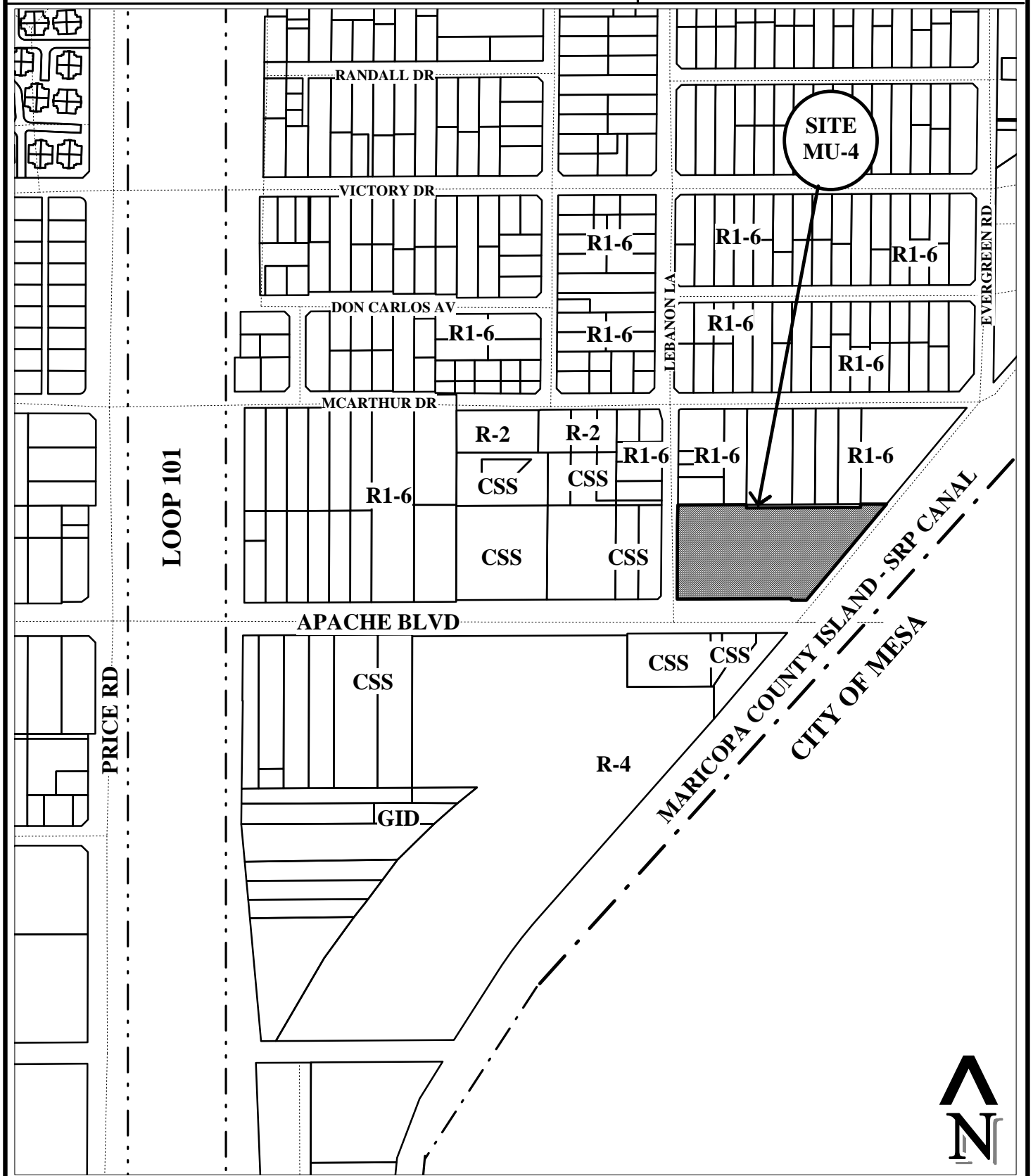
November 22, 1978	City documents indicate that an abandoned house on this site caught fire and burned. No information on the original construction of the property.
December 17, 1990	Board of Adjustment denied a request for Bud Robert's Tire Storage Facility to obtain a use permit for tire storage as an ancillary use to a primary business on a non-adjacent site and a request for six landscape and site wall variances.
January 31, 1991	City Council approved the appeal of the Board of Adjustment decision, thereby allowing the use permit; the variances were modified through conditions of approval.
March 1, 1991	Development Services Staff administratively approved a proposed landscape plan for the property.
June 14, 1995	Development Services Staff administratively approved the installation of a diesel gas tank.
October 9, 2007	Development Review Commission unanimously approved the requested General Plan Amendment, Zoning Map Amendment and Planned Area Development for a mixed-use development serving special needs seniors, consisting of approximately 75 apartments and 60 condominiums and approximately 10,000 sq. ft. of retail, office and restaurant space for a total +/-160,000 sq. ft. development on +/-2.27 acres.
October 25, 2007	City Council introduced and held a first public hearing for the above request.
November 8, 2007	City Council approved a General Plan Density Map Amendment, Zoning Map Amendment and Planned Area Development for a mixed-use development serving special needs seniors, consisting of approximately 75 apartments and 60 condominiums and approximately 10,000 sq. ft. of retail, office and restaurant space for a total +/-160,000 sq. ft. development on +/-2.27 acres.
February 12, 2008	Development Review Commission approved a General Plan Density Map Amendment, Zoning Map Amendment on +/-1.06 acres and Planned Area Development Amendment for a mixed-use development serving special needs seniors, consisting of approximately 75 apartments and 60 condominiums and approximately 10,000 sq. ft. of retail, office and restaurant space for a total +/-160,000 sq. ft. development on +/-3.34 acres.
February 21, 2008	City Council introduced and held a first public hearing for the above request.

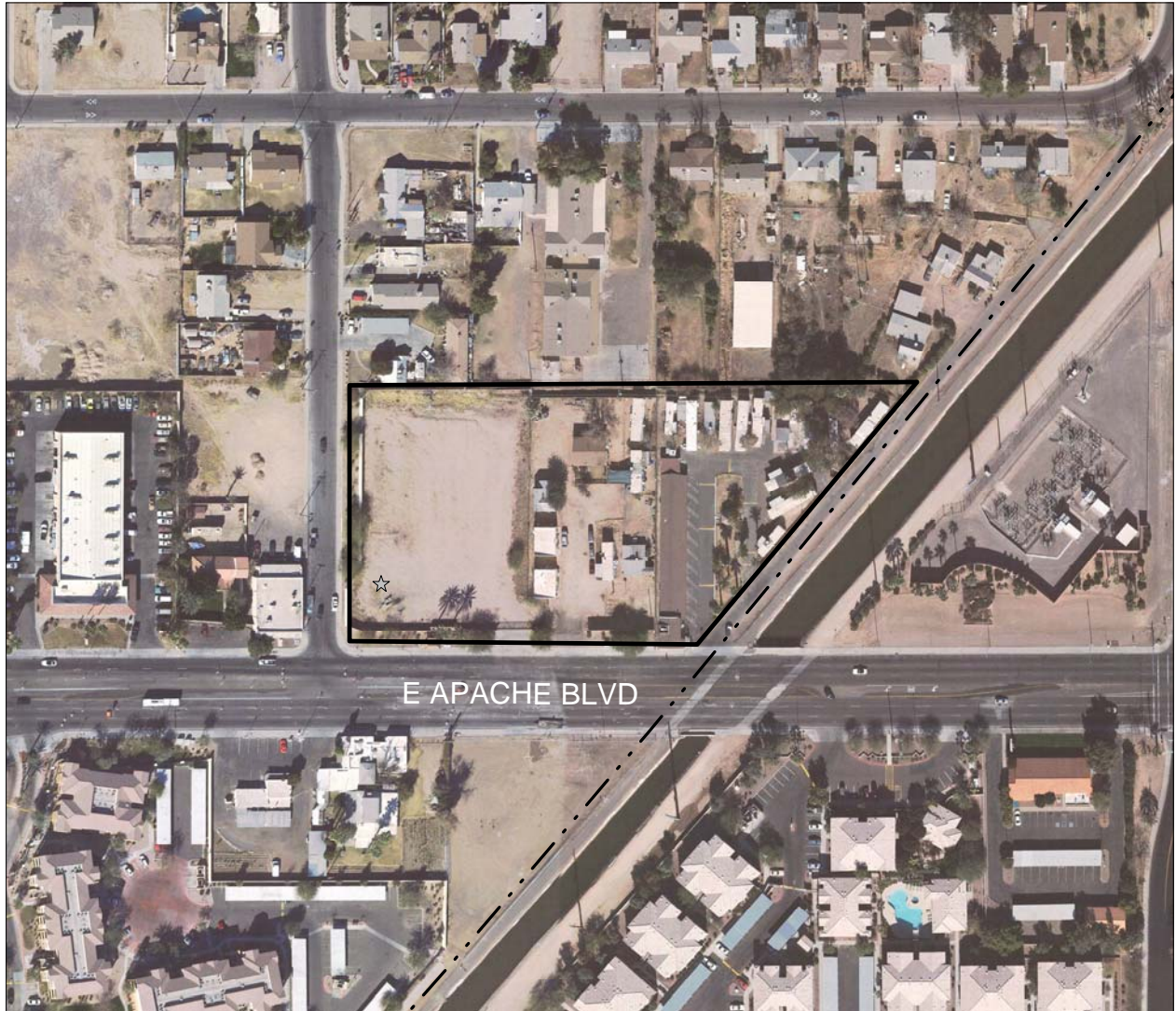
ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

APACHE ASL TRAILS

PL070371





APACHE ASL TRAILS (PL070371)



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ARCHITECTS

LETTER OF EXPLANATION- DEVELOPMENT PLAN REVIEW

Project: Apache ASL Trails- Letter of Explanation

Owner: Cardinal Capital Management, Inc.

APACHE ASL TRAILS:

A VIBRANT COMMUNITY DEVELOPMENT FOR DEAF-CULTURE

A barrier-free community designed for seniors

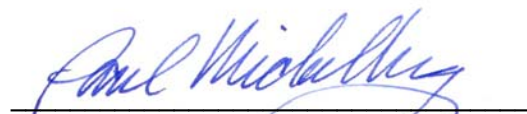
who love to live with people who understand.

SITE INTRODUCTION

The previously proposed Planned Area Development overlay for Apache ASL Trails at the northeast corner of Apache Boulevard and Lebanon Lane is a phased project that would create a campus for the deaf, hard of hearing, and deaf-blind. The dwelling units of Apache ASL Trails will span the income spectrum from the low-income tax credit units (Phase One, Lot A—this project) to moderately priced, limited equity senior cooperative units, or condominiums (Phase Two, Lot B—future project). But the residents will have one thing in common—they will use American Sign Language (ASL) as their primary form of language and communication. Consequently, ASL Trails is a barrier-free community environment that celebrates deaf-culture.

PHASE ONE- LOT A TAX-CREDIT APARTMENTS

In this Development Plan for Lot A, Apache ASL Trails proposes a new affordable apartment community. The building will include 75 affordable apartments for seniors, fifty-five and older, who are deaf, hard of hearing, or deaf-blind. This project would provide barrier free socialization and living for the deaf by using American Sign Language as the primary form of communication. All staff members will be fluent in ASL so that they can communicate with the residents. Deaf technology will be integrated into the design of the building. For example, the project will employ visual signalers, audio loop systems, video-phone cameras, and line-of-sight design elements in the interior of the building. Each design element—from the site planning to the interior details—is designed to enhance deaf-communication.


Paul Mickelberg, Principal WSM Architects

February 11, 2008

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DESIGN NARRATIVE

SITE ZONING

The L-shaped building design responds directly to the new urban street frontage on both Apache Blvd. (south elevation) and Lebanon (west elevation) by employing minimum setbacks from the street. A pedestrian-friendly public interface zone is created at the sidewalk, with a landscape border at the street, and a shaded zone against the building. The north elevation creates an area for parking and outdoor socialization that will connect the Apartments with the future Lot B development as a whole campus. A primary entry for residents arriving by car is adjacent to the parking lot and a large community room on the north side of the building. In addition, the building steps back from four-stories to three-stories to further buffer its height away from the single-family residential homes in neighboring Victory Acres to the north. This also may allow for a roof-terrace gathering space for residents on the lower roof. Parking access is to the north and screened from the Apache Light Rail corridor by the building. Covered parking is provided. Connections from the building to the multimodal pathway will be provided from the parking lot as well as from the sidewalk at Apache Boulevard.

TRANSPORTATION OVERLAY DISTRICT

The site offers many opportunities to respond directly to the new Light Rail improvements along Apache Boulevard, in Tempe's Station Area of the Transportation Overlay District. The majority of the first-floor is allocated to commercial or retail uses the entire first floor along Apache contains no residential dwelling units. Instead, the project hopes to attract deaf-culture related services and businesses. The public uses are articulated at the street level by the consistent rhythm of storefront within masonry pilasters shaded by blue awnings. For example, Valley Center of the Deaf may have offices in the building, in order to provide support services to the deaf population. Parking has been planned to allow for a potential small restaurant or coffee shop at the southwest corner of Lot A. The entrance to the main commercial space would be located just east of the building corner at Apache as well as additional entries along apache as required for the future tenants.

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Entrances to the apartments are located on Lebanon and Apache for those arriving by public transportation (light rail or bus). A secondary entrance for those arriving by car is located on the north. As entries to private dwellings these entries will be secured with a card reader.

Along Lebanon the commercial use wraps the corner up to the entry for the apartments. The shading and pedestrian commercial interface is continued up to the first residential unit along Lebanon. At that point the walk moves away from the building and a landscape buffer is placed between the sidewalk and the patios of the homes which are above the street level. Lebanon slopes from the intersection at Apache to the north side of our property along about four feet. The patios are screened by masonry walls and flanked by raised planters that are finished with glazed tile. It is planned that on the tile will be placed glazed ceramic tile artwork designed by deaf artists.

BUILDING IMAGE - EXTERIOR CONCEPT

The ASL Community is a unique community, and Apache ASL Trails offers a unique building image. The Deaf Seniors had many requests for their building -- they asked that the building work well in the Southwestern environment, but yet be a special image that speaks to individuality within the community. Consequently, the building is designed with stucco balconies that cascade across the elevations, moving in a spirit similar to the way the seniors' hands move through the air when they communicate with American Sign Language. This helps divide the façade into smaller masses that provide some individuality for the residents while maintaining a consistent and orderly urban edge at the commercial locations. The balcony elements also move up and down the various facades, highlighting the building corners. Another purpose of the balconies is as a bris-soliel, or sunshade for the units helping to provide diffuse lighting inside. The design has embraced the architectural traditions of base, middle, top. The base is provided by the masonry and storefront with the balcony element as middle and the sloped tile roof and set back walls to provide deep shading at the fourth floor, the top.

The balcony elements will be painted in a lively yellow-orange complementary color scheme with blue accents, reflective of the vibrancy of both the deaf culture and of the intense desert sunsets. (The Arizona Deaf

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Senior Citizens Coalition created a wonderful logo with similar colors incorporating the ASL sign for “I love you” into the sun graphic). Visual



communication plays an essential part of deaf communication, and so the building elevations are designed conceptually to graphically convey this visual impact. This is a dynamic building for a dynamic community.



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MATERIALS

The materials used in this project reflect the projects goals: They are modest yet adequately durable. Painted slump block masonry is provided at the street level. The following materials are used in this project. Please see elevations for colors:

	MATERIAL	LOCATION
1	4hx8wx 16l Slump-block concrete masonry units in a running bond pattern. A soldier course or rowlock will be provided at the heads of windows and at the residential windows in masonry a 4" stacked bond trim projecting ½" will be used.	Height: From finished grade up to finished floor of second floor. Other areas may vary on the elevations depending upon their location. (Load-bearing at first floor; Veneer above)
2	Stucco, painted	Cascading box elements which surround most patios
3	Cement-board siding, painted 8" Lap wood grained.	On all elevations locations vary
4	Steel railings at balconies, painted	
5	Steel shade canopies at street level, painted blue	Above Storefront windows and above open balconies.
6	Aluminum storefront, clear anodized	

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7	Flat Cement roof tile Ajo blend	Sloped roof elements at the fourth floor.
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ACCESSIBILITY

This project will fully comply with The Americans with Disabilities Act (ADA). Dept of Justice Federal Regulations per the ADA Accessibility Guidelines (ADAAG). In addition, the project will meet the Fair Housing Act requirements.

ENVIRONMENTAL RESPONSE

SHADE & THERMAL COMFORT

At the ground level on Apache Boulevard (North Building Elevation), clear-anodized aluminum storefront w/ double-paned glazing is protected by a regular rhythm of metal canopies, painted SW# 6229 "Tempe Star" (blue). The storefront wraps to the West building elevation on Lebanon Lane, where it is shaded by the same canopy element. These shade elements comply with Tempe's TOD requirements to have a shaded pedestrian zone at the building elevation for a pleasant pedestrian experience. The storefront will allow views into the building while increasing security of the streetfront. Overhanging canopies will be effective shade elements to provide for the thermal comfort of future tenants, shielding them from direct glare of the harsh high summer sun. As the sun sets to the west, the trees along Lebanon Lane will shade the west elevation. The parking canopies are shaded with prefinished grey metal tops and trim painted blue. The grey color is to minimize reflections into the residential units above.

DAYLIGHTING & VISUAL COMFORT

Light and shade are important elements in any design, but they are of particular importance in this project because adequate day lighting is essential for effective sign language communication. The character of daylight inside the building must be such that there is no direct-glare into the interior spaces. Diffuse light is best. To this end, we have generally recessed the patio doors and some windows 6' back from the face of the balcony elements. Each resident will receive a private, shaded patio off their individual apartment. This achieves the interior lighting objectives inside the apartments, while simultaneously creating depth on the exterior building elevations through a pattern of light, shade and shadow.

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VIEWS

Open vistas are also very important for Deaf communication. Consequently, paths, walkways and hallways are relatively directional and straightforward. It is important to design a dwelling unit that has clear views into and out of each apartment, to both the interior hallway as well as to the outside. The long sight lines at the north outdoor community spaces are maintained from the parking to the north building entry. The L shaped building plan opens views to all sides and minimizes views into other units.

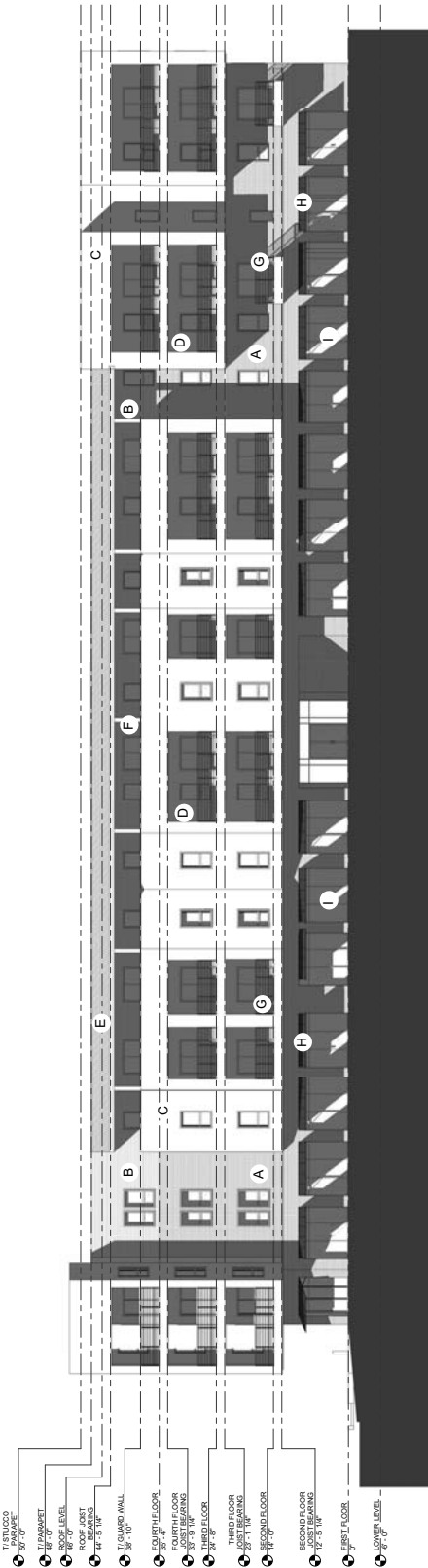
ENERGY GUIDELINES

The project will be energy efficient and comply with the International Energy Conservations Code IECC 2006 though not yet adopted by the City of Tempe. Other standards utilized in the mechanical design will be ASHRAE, ASPE and the City of Tempe Design Standards. The building envelope will utilize high r-value construction in the roofs and walls and insulated glazing at all exterior windows. Large exterior glazing will be shaded by either the canopies or the balcony recesses. Lighting and electrical systems will use high efficiency fixtures. The non-tile roof areas will have a white reflective coating helping to limit heat gain.

END OF NARRATIVE

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1 Apache Elevation
NTS

KEY TO MATERIALS:
4" x 16" SLUMP BLOC
UNITS, PAINTED S

D STUCCO, PAINTED SW #6375
"HONEYCOMB"

G STEEL RAILING, PAINTED #6229 "TEMPE STAR"

CEMENT-BOARD SIDING, PAINTED SW
#7021 "SIMPLE WHITE"

CONCRETE TILE (FLAT-TILE) ROOF,
WESTILE #932212 "AJO BLEND"

METAL SHADE CANOPY, TYP. PAINTED #6229
"TEMPE STAR"

STUCCO. PAINTED SW #6669 "YARROW"

COLUMNS AND FACIA, PAINTED #6229
"TEMPE STAR"

I ALUMINUM, CLEAR - ANODIZED STOREFRONT

[illegible]

SHEET 11E
NORTH
ELEVATION, WEST
ELEVATION

SHEET NO. A3.0

② Lebanon Elevation
M.T.S.

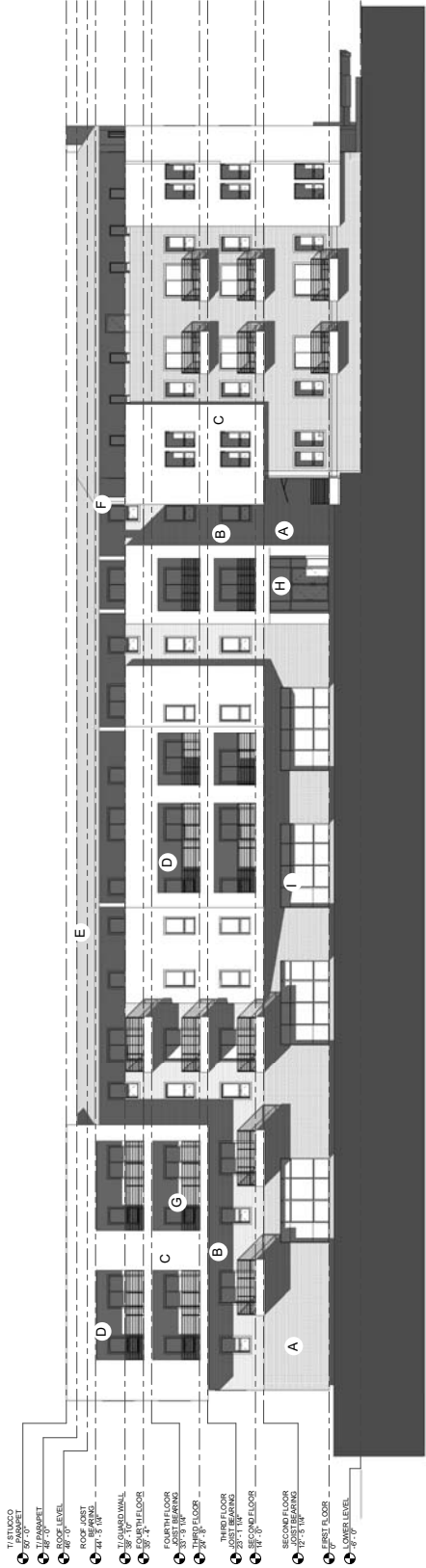
CARDINAL CAPITAL MANAGEMENT, INC.
ARIZONA DEAF SENIOR CITIZENS COALITION



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APACHE ASL TRAILS
2401 EAST APACHE BOULEVARD
TEMPE, ARIZONA 85281



- KEY TO MATERIALS:
- A 4" x 16" SLUMP BLOCK MASONRY UNITS, PAINTED SW #6108
 - B CEMENT-BOARD SIDING, PAINTED SW #7021 "SIMPLE WHITE"
 - C STUCCO, PAINTED SW #6669 "YARROW"
 - D STUCCO, PAINTED SW #6375 "HONEYCOMB"
 - E CONCRETE TILE (FLAT-TILE) ROOF, WESTILE #932212 "AJO BLEND"
 - F COLUMNS AND FACIA, PAINTED #6229 "TEMPE STAR"
 - G STEEL RAILING, PAINTED #6229 "TEMPE STAR"
 - H METAL SHADE CANOPY, TYP. PAINTED #6229 "TEMPE STAR"
 - I ALUMINUM, CLEAR - ANODIZED STOREFRONT



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CARDINAL CAPITAL MANAGEMENT, INC.
ARIZONA DEAF SENIOR CITIZENS COALITION



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304.408.1170
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W.S.N.I.C.K.E.L.B.E.R.G.
WEB

PROJECT:
ARCHITECT: WELMAN, SPERDES, NICKELBERG

APACHE ASL TRAILS

2428 EAST APACHE BLVD.
TEMPE, ARIZONA 85281

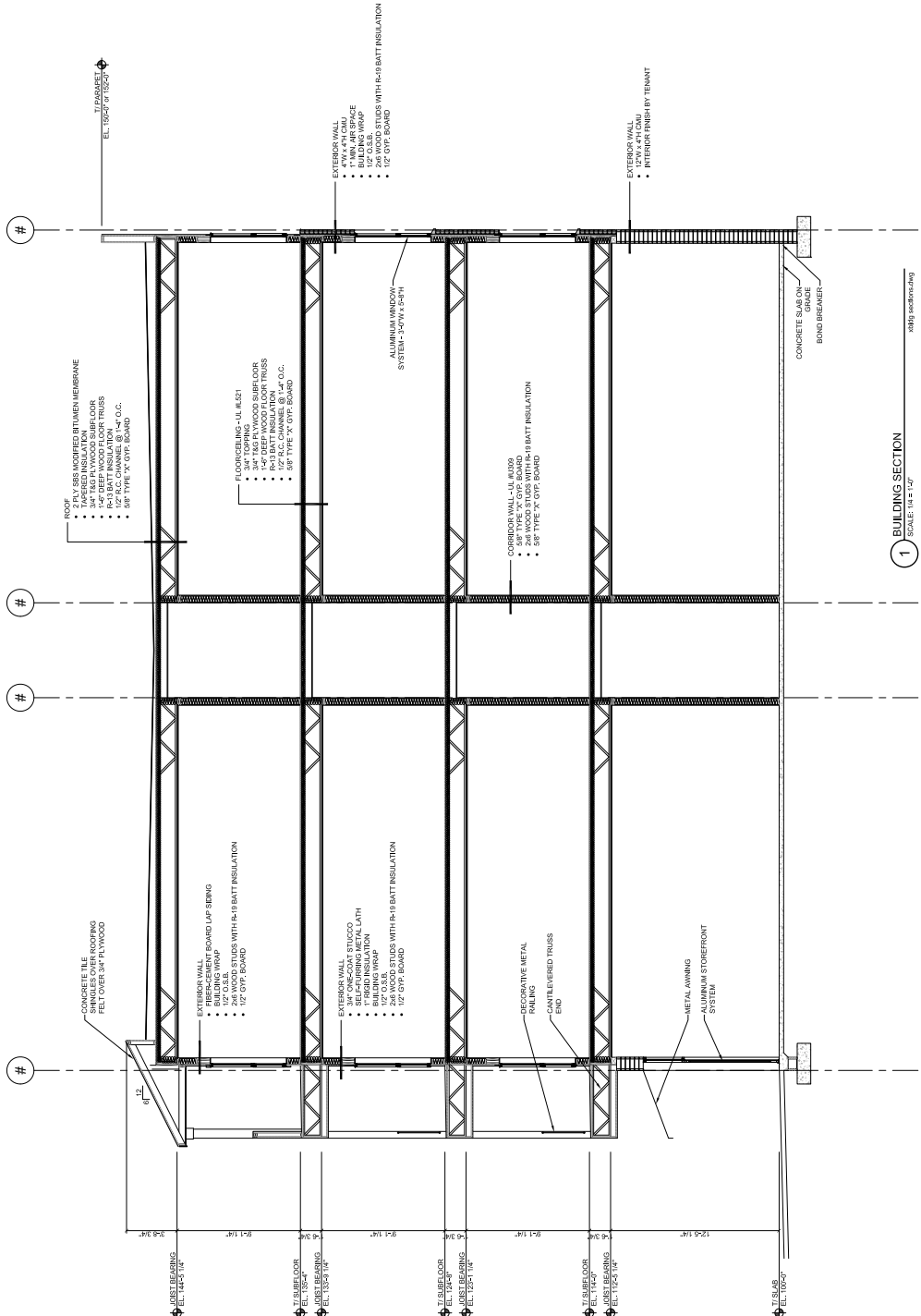


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BUILDING SECTION

SHEET NO.:
A4.1



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



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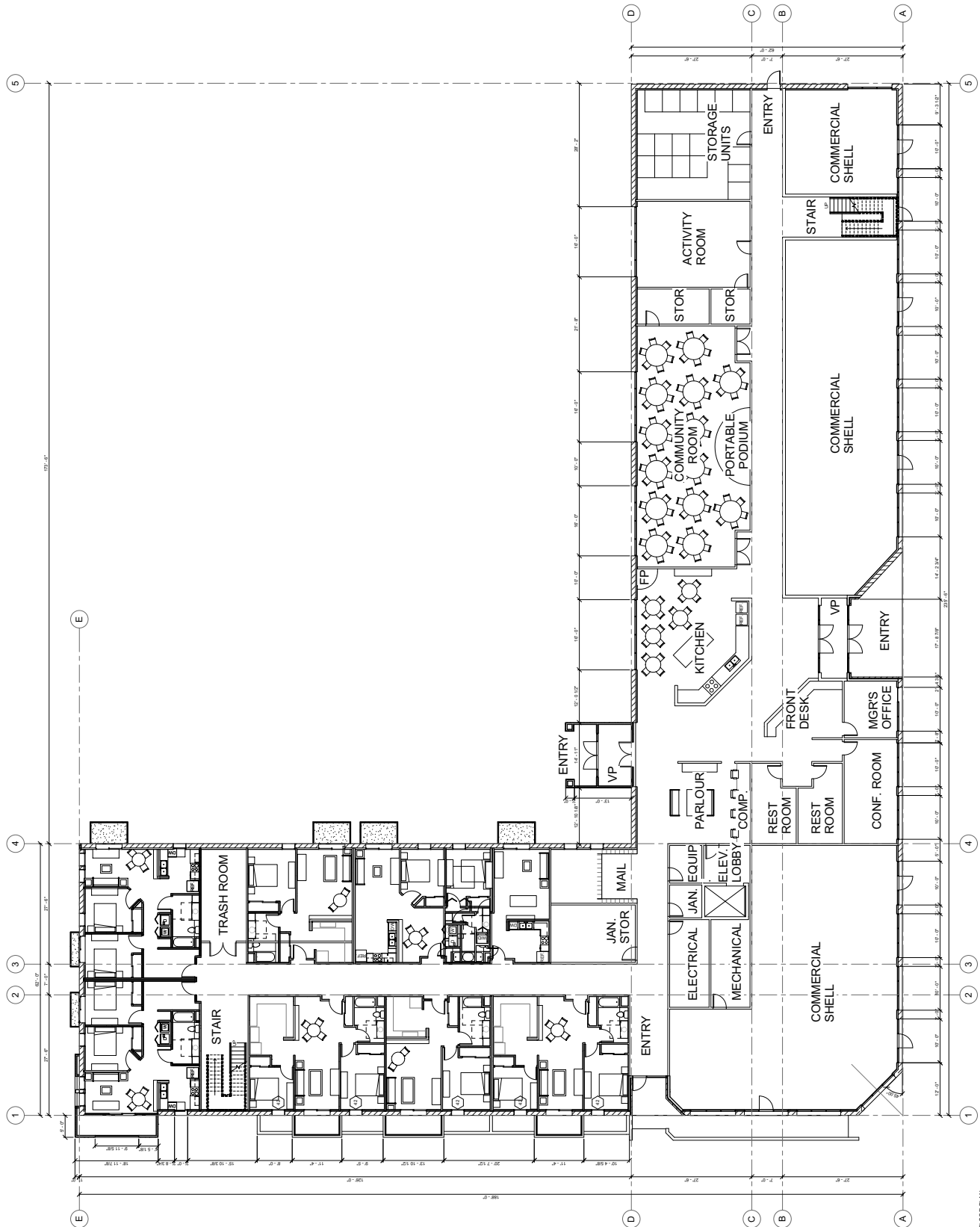
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① FIRST FLOOR PLAN
N.T.S.



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