

Staff Summary Report

Development Review Commission Date: **04/08/08**

Agenda Item Number: _____

SUBJECT: Hold a public meeting for a Development Plan Review for THE ELEMENT @ ASU, located at 1949 East University Drive.

DOCUMENT NAME: DRCr_TheElement_040808

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **THE ELEMENT @ ASU (PL080041)** (William Bannister, AGI Investors, property owner; Angie Rawie, JLB Partners, applicant) consisting of a new 158 unit student housing development, including a three-story building with parking garage, within approximately 107,800 sf. of building area on 6.35 net acres, located at 1949 East University Drive in the R-4(PAD), Multi-Family Residential General District and a Planned Area Development Overlay. The request includes the following:

DPR08043 – Development Plan Review including site plan, building elevations, and landscape plan.

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

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

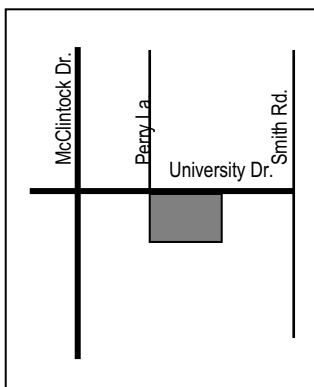


LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross/Net site area	6.354 acres
Total Building area	107,802 s.f.
Dwelling units	158 (435 beds)
Density	24.86 du/ac (25 du/ac max.)
Lot Coverage	39 % (60% max.)
Building Height	42 ft (46 ft max. allowed per PAD)
Building setbacks	+/- 25' north, 89' west, 58' east, 45' south (20' north, 10' west, 9' east per PAD, 10' south min.)
Landscape area	39% (25% min. required)
Vehicle Parking	459 spaces (406 min. required)
Bicycle Parking	188 spaces (168 min. required)

A neighborhood meeting is not required with this application.

PAGES:

1. List of Attachments
- 2-3. Comments
- 4-6. Conditions of Approval
- 7-9. Code/Ordinance Requirements
9. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
- 3-6. Letter of Explanation
7. Previous Approved Site Plan (February 13, 2007)
8. The Element @ ASU, Cover Sheet
9. Site Plan
- 10-13. Building Floor Plans (1-3 levels and roof plan)
14. Color Elevations
- 15-17. Building Elevations
- 18-19. Building Sections
- 20-22. Landscape Plan
23. Preliminary Grading & Drainage Plan

COMMENTS:

This site is located on the south side of University Drive a quarter mile east of McClintock Drive. The site currently consists of over 6 acres of graded vacant land. Previous uses on the site included an old auto body shop and some residential homes, which were once a series of rental cottages that likely dated back to the World War II era. The vacant site is surrounded by a townhome development to the west and south and an apartment complex to the east. New construction office/commercial development is located on the opposite side of University Drive.

Previous Approvals

This site has previously received approval from City Council on January 4, 2007 for a zoning map amendment from R/O, CSS and R-3 to R-4, Multi-Family Residential General District, for a previous development consisting of 156 condominium units and a Planned Area Development Overlay in order to modify general development standards of the R-4 District. Those specific modifications included a maximum building height from forty (40) feet to forty-six (46) feet and an east side yard setback reduced from ten (10) feet to nine (9) feet. The Development Review Commission approved the previous Development Plan Review in February of 2007, which has now since expired.

Project Analysis

This request is for a 158 unit student housing development, consisting of 435 bedrooms within a three level building. The development is designed to offer a residence-living environment that provides a secured property with exclusive amenities of two internal courtyards with a volleyball court, pool, ramadas, and lush landscape combined with open area turf. Interior amenities include a fitness room, club room, computer labs and study rooms on all floors, and a community function room on the third floor. The housing development has two vehicular access points off of University Drive on the east and west ends. The primary access to the site is on the west end, which includes the leasing office and call box for visitors. Ingress and egress is provided on the east side with automated gate access only. The four level parking garage for the development, located at the south side of the building, is accessible at the midpoint of the building, providing a greater distribution of vehicle access to the east and west. Pedestrian access through the student housing building is provided through either two main carriage entry ways at the east and west sides, through the parking structure, or at stairwell access points located near the corner of the buildings and along the street front. A new bus shelter pad stop will be relocated to this site as part of this proposal.

Landscape

As a result of the current right-of-way along University Drive and the existing street curb location, this project has the opportunity to provide a tree-lined landscape buffer, providing more pedestrian friendly separation from automobiles. The landscape plan also indicates trees located along the entire perimeter of the project. A written letter from the landscape architect has been requested to assure the placement of such trees in a narrow landscape strip, approximately three feet in depth. This area also intends to accommodate vehicle parking overhangs (2'), perimeter wall footings and light poles for parking area lighting. Staff has conditioned the project to provide additional landscape islands in order to provide further irrigation and root growth of trees, which will provide an overall aesthetic enhancement to the development. As result of dialogue on the design configuration of the parking structure, the design team has provided landscape treatment on the south and west ends of the parking structure to provide visual screening of the garage. The landscape architect has chosen a tree that at mature growth will provide the desired screening. Additional conditions have provided to address tree species location and the amount of light trespass from the garage levels.

Public Input

At this time no public input has been provided on this project proposal. On August 30, 2005 and on October 2006, the previous proposal held neighborhood meetings with favorable support of the initial request. Staff in the past had responded to inquiries of the past project with residents eager to see the site developed.

Conclusion

This development provides a student housing product unique from the standard apartment complexes. The design provides a variety of on-site amenities for residential life. The building elevation design is contemporary and provides relief with variations in building depth, color and materials that complement one another. The project is consistent with the R-4 zoning standards, the previous PAD Overlay standards established, and will be compatible with the existing residential development, continuing the pattern of residential use on the south side of University Drive. Staff recommends approval of this request subject to the provided conditions of approval.

REASONS FOR APPROVAL:

1. The project request is consistent with the General Plan Projected Land Use for residential use and Projected Residential Density which allows Medium to High Density (up to 25 dwelling units per acre).
2. The project complies with the Planned Area Development Overlay standards established from the previous request for maximum allowable height and with all other standards currently required for the R-4, Multi-family Residential General District.
3. The placement of buildings reinforces and provides variety in the street wall, 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. These elements are achieved through:
 - a. Shade for energy conservation and comfort as an integral part of the design;
 - b. Materials shall be of superior quality and compatible with the surroundings;
 - c. Buildings and landscape elements have proper scale with the site and surroundings;
 - d. Large building mass provides variation with utilization of depth, color and materials;
 - e. 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;
 - f. Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contributes to attractive public spaces;
 - g. On-site utilities are placed underground;
 - h. Clear and well lighted walkways connect building entrances to one another and to adjacent sidewalks;
 - i. Plans take into account pleasant and convenient access to multi-modal transportation options, and support the potential for transit patronage;
 - j. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized, in conformance with city transportation policies, plans, and design criteria;
 - k. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic. Projects should be consistent with the Tempe Pedestrian and Bicycle Facility Guidelines;
 - l. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance;
 - m. Landscaping accents and separates parking, buildings, driveways and pedestrian walkways;
 - n. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and will not create negative effects.

CONDITIONS OF APPROVAL:

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

1. A Preliminary and Final Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.

Site Plan

2. Provide an 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
3. The cluster of bike racks located at the southwest corner of the building shall provide a secured enclosure for resident access. The design shall provide a minimum 8'-0" high steel vertical picket fence.
4. Street-facing perimeter fence shall be a minimum 6'-0" in height measured from grade, utilizing a steel vertical picket fence. Do not include a screen wall design in the fence details, which may be used to climb over.
5. Provide an additional 2'-0" of steel vertical pickets above existing masonry walls along the east, west and south property walls, and extending a minimum of 5'-0" beyond the northern perimeter fencing.
6. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. 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.
7. Provide upgraded paving at each 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.
8. Identified calming devices along the perimeter driveway shall provide an alternate paving material surface which complements the project design.
9. 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.
10. 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.

Floor Plans

11. 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 in the building or garage 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.
12. Public Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by key or remote control mechanism
13. Garage Security:
 - a. Provide exit stairs that are open to the exterior as indicated.
 - b. Maximize openness at stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.

14. Parking Garage:
 - a. Minimum required parking dimensions shall be clear of any obstructions.
 - b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
 - c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.
15. A demarcated turn-around space, minimum 8'-6" clear in width, shall be provided before the gated entrances.

Building Elevations

16. The materials and colors presented are approved as presented:
 - Sherwin Williams 7048 – Urbane Bronze
 - Sherwin Williams 2803 – Rockwood Terra Cotta
 - Sherwin Williams 0012 – Empire Gold
 - Sherwin Williams 7032 – Warm Stone
 - Sherwin Williams 6199 – Antique White
 - Metal wall panel, Spectra – Royal BrownProvide 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.
17. Any substantial changes to the exterior elevations of the parking garage as a result of compliance with applicable building codes shall be subject to review by the original decision-making body.
18. Wire mesh railings for balconies and wrought iron fencing proposed for the project shall be stained/painted "Urbane Bronze".
19. All interior perimeter masonry walls shall match proposed paint color, Sherwin Williams 7032 – Warm Stone or a similar color approved by staff.
20. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
21. Conceal roof drainage system within the interior of the building or locate at the interior sides of the building courtyard elevations. Minimize external features and design these to enhance the architecture of the building.
22. Building elevations at the east and west carriage way entrances shall include materials and color that match the metal panel walls as an identifier for primary entrances.
23. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations.
24. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
25. Do not expose conduit, piping, and other similar materials.

Lighting

26. Illuminate building entrances at carriage ways, garage entries and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.
27. Provide full cut-off lighting within the outer-most portions of the garage. Provide shielding of lights from parking garage that limits light spill over outside of garage, by either recessing lighting into garage design and/or providing box shielding for the light source.

Landscape

28. East and west perimeter property trees shall be located in line with parking striping, to avoid conflicts with vehicle overhang. Provide additional 3'-0" minimum wide landscape islands with ground covers for every five consecutive parking spaces, located at the east, west and south perimeter parking, to allow additional irrigation for trees.
29. Provide alternate groupings of the Shoestring Acacia and Willow Acacia trees at the south end of the parking structure to provide earlier growth screening.
30. The following plants are approved as proposed and specified on the provided landscape plan. Submit any additions or modifications for review during building plan check process.
31. Irrigation notes:
 - a. 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.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
 - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
32. Include requirement in site landscape plan 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.
33. 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

34. Provide address sign(s) on the building elevation facing the street at the east and west corners, east and west elevations and near the midpoint of the south elevation.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

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

- Your drawings must be submitted to the Development Services Building Safety Division for building permit by April 8, 2009 or the Development Plan approval will expire.
- 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. 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.
- EASEMENTS: Provide a dedicated public easement for proposed bus shelter pad that encroaches on portion of the property. Contact the Public Works, Engineering Division for finalizing dedication and/or provide on the subdivision plat.
- WATERLINE: A waterline loop has been requested by the Tempe Water Utilities Department. Coordinate and verify acceptance of all underground utilities including sewer lines and underground retention system before proceeding with building permit submittal. Contact Tom Ankeny (480-350-2648) for further discussion.
- 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 the midpoint 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: 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:
 - Provide closed circuit television in the parking garage, as requested by the Tempe Police Department.
 - In conjunction with a security plan, Crime Free Multi-Housing status for this property may be required.
 - 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 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 requirement.
- 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.
- ENGINEERING AND LAND SERVICES:
 - Underground all overhead utilities located on site. 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.
 - Develop strategy for recycling collection and pick-up from site with Ron Lopinski. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless facing a public street. If gates are provided, the property manager must arrange for gates to be open 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
 - 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:
 - Provide screen walls for parking spaces visible from street view. Provide a minimum wall height of 3'-0" measured from parking space grade. Located screen wall at least 7'-0" from end of parking row to provide area for required tree and shrubs per ZDC.
 - 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 or an alternate approved design. Provide 2'-0" by 6'-0" 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.
- **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:

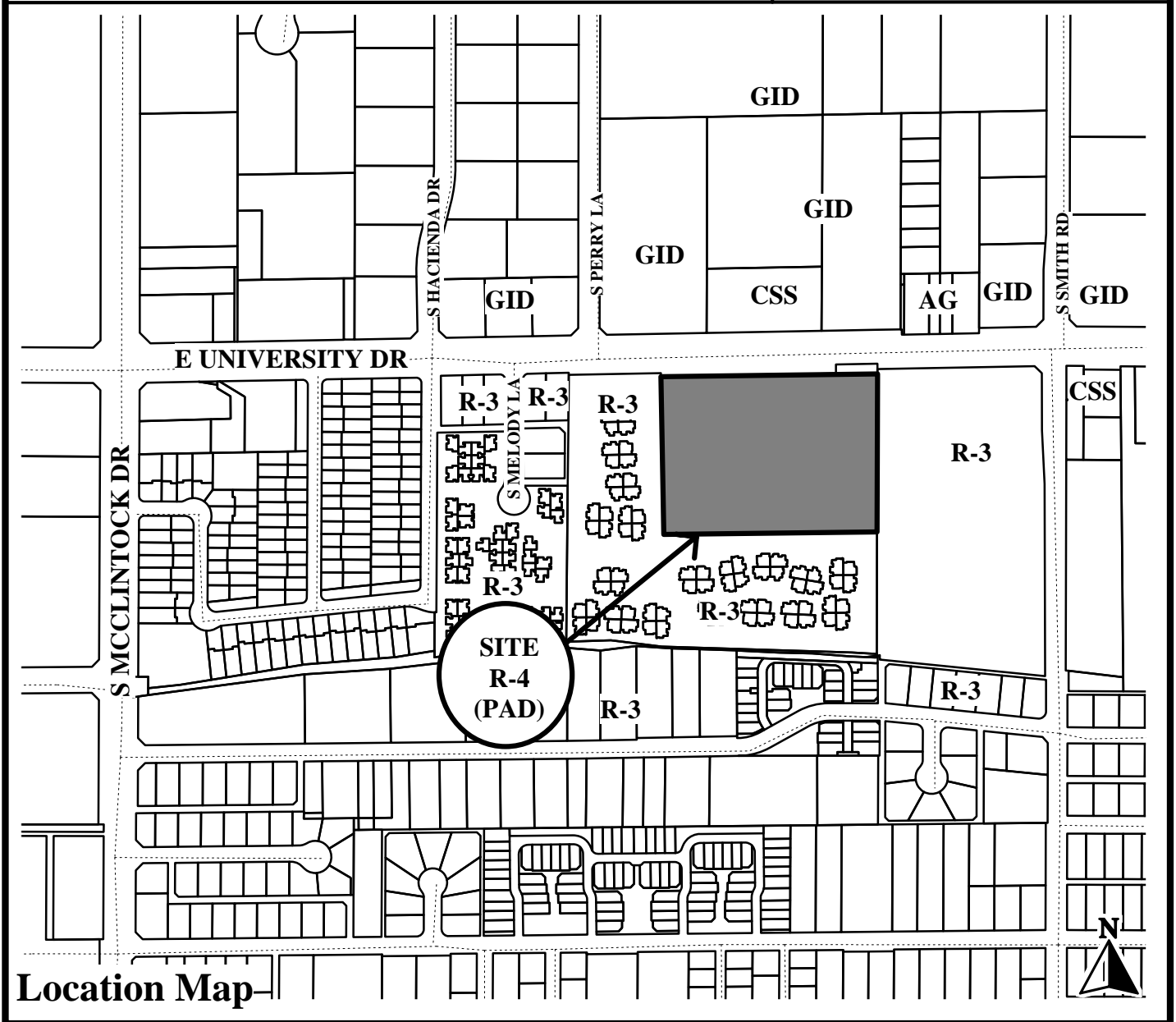
August 17, 1972	Ordinance No. 689 area annexed into the City of Tempe. Area designated as AG, Agricultural District.
September 5, 1972	Commercial concrete building constructed.
February 22, 1973	City Council adopted Ordinance No. 405.261, which rezoned 1.07 acres from AG, Agricultural District to .69 acres of R-3, Multi-Family Residential Limited and .38 acres of C-1, Neighborhood Commercial District.
February 4, 1981	Design Review Board approved building elevations, site and landscape plans for Primero Heights Apartments, consisting of 11 units two stories in height at 1955 E. University Drive, in the R-3 District. (Development never completed)
November 28, 2006	Development Review Commission recommended approval of a Zoning Map Amendment for PERRY PLACE CONDOMINIUMS from R/O, R-3 and CSS Districts to R-4 District, located at 1949 East University Drive.
December 14, 2006	City Council introduced and held the first public hearing for a Zoning Map Amendment for PERRY PLACE CONDOMINIUMS from R/O, R-3 and CSS Districts to R-4 District, located at 1949 East University Drive.
January 4, 2007	City Council approved the request at the second public hearing for a Zoning Map Amendment for PERRY PLACE CONDOMINIUMS from R/O, R-3 and CSS Districts to R-4 District, located at 1949 East University Drive.
February 13, 2007	Development Review Commission approved the request for a Development Plan and recommended approval for a Planned Area Development Overlay for PERRY PLACE CONDOMINIUMS, consisting of 156 new condominium units, located at 1949 East University Drive.
March 1, 2007	City Council introduced and held the first public hearing for a Planned Area Development Overlay for PERRY PLACE CONDOMINIUMS located at 1949 East University Drive.
March 15, 2007	City Council approved the request at the second public hearing for a Planned Area Development Overlay for PERRY PLACE CONDOMINIUMS located at 1949 East University Drive.

ZONING AND DEVELOPMENT CODE REFERENCE:

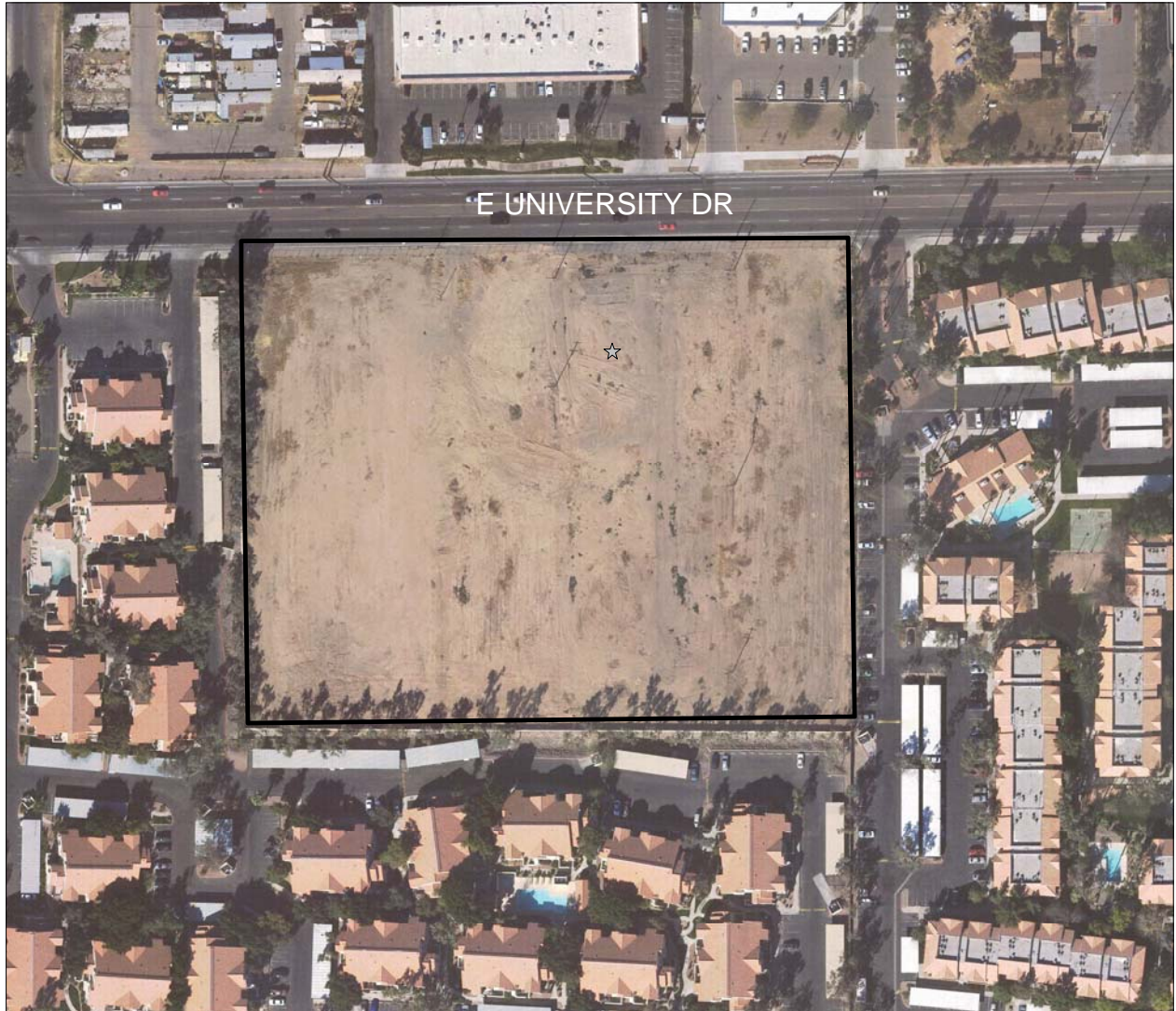
Section 6-306, Development Plan Review

THE ELEMENT @ ASU

PL080041



Location Map



THE ELEMENT @ ASU

(PL080041)



February 18, 2008

Commissioners
Development Review Commission
City of Tempe
31 East Fifth Street
Tempe, Arizona 85280

RE: Letter of Explanation

Dear Commissioners:

JLB Partners is pleased to submit this application for Development Plan Review for your consideration. JLB Partners recognizes that the planned future growth of Arizona State University (ASU) in the next 10-15 years will generate the need for new safe and convenient student housing near campus. The proposed project seeks to provide high quality undergraduate and graduate student housing located on an in-fill site where students can readily walk, bike or access public transportation to get to campus.

Site

The Site is located along University Drive just west of Smith Drive. The site is a vacant lot surrounded by existing multi-story multi-family housing. The site is zoned R-4, Multi-Family General Residential District and Planned Area Development (PAD) Overlay District. A similar plan for the site was processed last year by another applicant but the project was not feasible for the applicant and the owner of the property elected to sell the land. The property is currently entitled for 46 feet of building height and 156 units. We seek to modify and improve the site plan, increase the usable open space and site amenities, increase the number and quality of parking spaces, and add two units to this project.

Developer

JLB Partners, LP is a real estate development firm, formed with the intent of developing notable high quality mixed-use and student housing projects throughout the United States. The corporate partners have a combined 50 plus years of real estate development and construction experience. The partners have consistently executed developments by utilizing sound business practices, integrity and an entrepreneurial spirit. In addition, this core group of executives has worked together for 10+ years providing stability at the corporate level. During the Corporate Partners tenure together, their real estate development highlights include:

- Over 30,000 units developed since 1997
- \$1.4 billion of new construction completed during the last three years
- \$2.2 billion of assets sold through disposition during the last three years



Proposed Project

The new proposed student housing project is located at University Drive just west of Smith Drive in Tempe, east of the Arizona State University campus. The new student housing consists of 158 apartment-style units, configured in a 435 beds three-story product designed to provide residents with two interior courtyards filled with landscape and common area amenities including a resort-quality swimming pool, lighted sand volleyball court and outdoor cabana. Ample on-site parking is provided for each resident by both surface parking and an adjoining four-story parking garage.

The design of the new community is inspired by regional Arizona architecture and is a contemporary interpretation of the simple masses, materials and colors that are indigenous to this region. The massing of the structure firmly holds the street edges and serves to define the public realm both at the street and for the interior courtyards. The building facades are articulated with vertical modular forms that maintain a rhythm and establish the residential scale. The facades are primarily treated with stucco and are colored with warm earth tones that further emphasize the hierarchy of the forms. Metal and glass accents provide visual keys for building entrances and the main community areas. The building height is 36 feet to the building parapet with various corner tower elements rising to 39'8". The height of the parking garage is 33'10" to the top of the parapet wall with corner stairwells rising to 42 feet.

The landscape concept is made up of a variety of trees, shrubs and groundcovers spaced around the site to create a colorful and pleasing design. The plantings have been placed around the site in such a fashion to help as follows: to denote the main site entries, to screen the three-story buildings and parking structure from off-site views, to provide some solar protection for the buildings and to provide a safe environment for all residents and guests.

Around the site trees and shrubs have been placed to help screen and diminish the buildings and parking structure adjacent to the surrounding community. The streetscape will have the same variety to create a pleasant environment for a pedestrian and also add an additional layer of screening. The overall effect is now and will be in the future, a project that will be inviting and diminished in scale.

Trees have been placed in so that they will maximize the solar protection of the units. They have been arranged so that they are placed to help shade the windows and patios. These trees will be of a variety sizes. Some may have a large canopy where we have enough room to place them and others will need to be a smaller head and columnar in a growth habit. These trees will be placed so that they will also help provided the needed solar protection. The thought in the placement of these trees is to help with the use of our natural resources by reducing the utility demands.

The design will also take into account creating safe spaces and pathways all around the site. This will be done with the careful selection and placement of the plant material. The overall landscape design will create a community that is alive and safe for all of the residents and guests all of the time.

Due to the proposed apartment's proximity approximately one mile from the ASU campus, students will be encouraged to bicycle, walk and take public transit to classes at ASU. To promote these means of transportation, the proposed development will extend the sidewalk which currently runs along both sides of University Drive the length of the property, on the south side of University Drive. A bus shuttle kiosk will be added near the western boundary of the property to encourage students to take the bus rather than drive to the ASU campus. Additionally, the Mercury Orbit Bus will travel within a block of the site providing students with frequent and free travel to ASU and the Mill Avenue District. At least 165 bicycle parking spaces will be provided on-site. Besides limited visitor vehicular parking to access the community center and leasing activities, security gates will provide controlled vehicular and pedestrian access.

The proposed units are designed to provide a comfortable living/ learning environment for the student residents. The fully furnished unit mix will consist of a mix of studios, one bedroom, two bedroom and four bedroom units with each bedroom enjoying its own bathroom. Each resident's bedroom will have a comfortable study area with a computer desk and chair as well as a comfortable reading chair and an exterior window with a view. High speed internet is wired to each bedroom. Queen size beds, dressers, ceiling fans and walk-in closets are also provided in each bedroom. The standard ceiling height in the units will be nine feet. The living room will be furnished with a sofa, lounge chair, end table, coffee table and entertainment center.

Kitchens in the apartment homes will feature a clean, contemporary look and an open plan. Maple panel cabinetry and metallic-style pulls are planned. Storage space will be extensive with extra storage space provided by pantries in most student homes. All kitchens will include a name-brand stainless steel appliance package with four-burner electric range/oven and overhead microwave and vent. Full size washers and dryers are also provided in each unit.

The proposed student housing will feature a clubhouse and social area, state-of-the-art fitness center, computer room, and leasing office for efficient community operation. The social area will be furnished in a comfortable fashion and include a service kitchen. The clubhouse lounge room will have game tables, wide screen TV and a service bar, tastefully decorated to welcome residents into their new community. The fitness center will contain a variety of fitness equipment for the health-minded resident. The computer room will provide computers, a fax machine and copier. The back of the clubhouse will

Letter of Explanation
February 18, 2008
Page Four

overlook the resort-quality swimming pool. The resort-style pool deck area will allow for plenty of seating and sunbathing, and will be surrounded by lush landscaping. Water volleyball and water basketball will be enjoyed year round. Barbeque grills, open-air cabana with fire pit seating area, a gas-powered fire pit and picnic areas are also available for enjoying with friends.

Two features set these student apartments homes apart from most other apartment homes that are currently leased to students in Tempe. First, these apartment homes are leased by the bed and not by the unit. Student residents will sign a twelve month lease, or may opt for an academic lease. Parental guarantees are required on all leases (unless the students can demonstrate independent financial capability) and each resident will be responsible only for leasing his or her bedroom. A roommate matching service also facilitates and assists students in locating suitable roommates.

Most importantly, JLB Partner's management group (JLBMG) is a professional in-house management team that manages only student housing apartments communities- JLBMG's concerns are the housing needs, activities and intellectual and social growth of student residents at institutions of higher education.

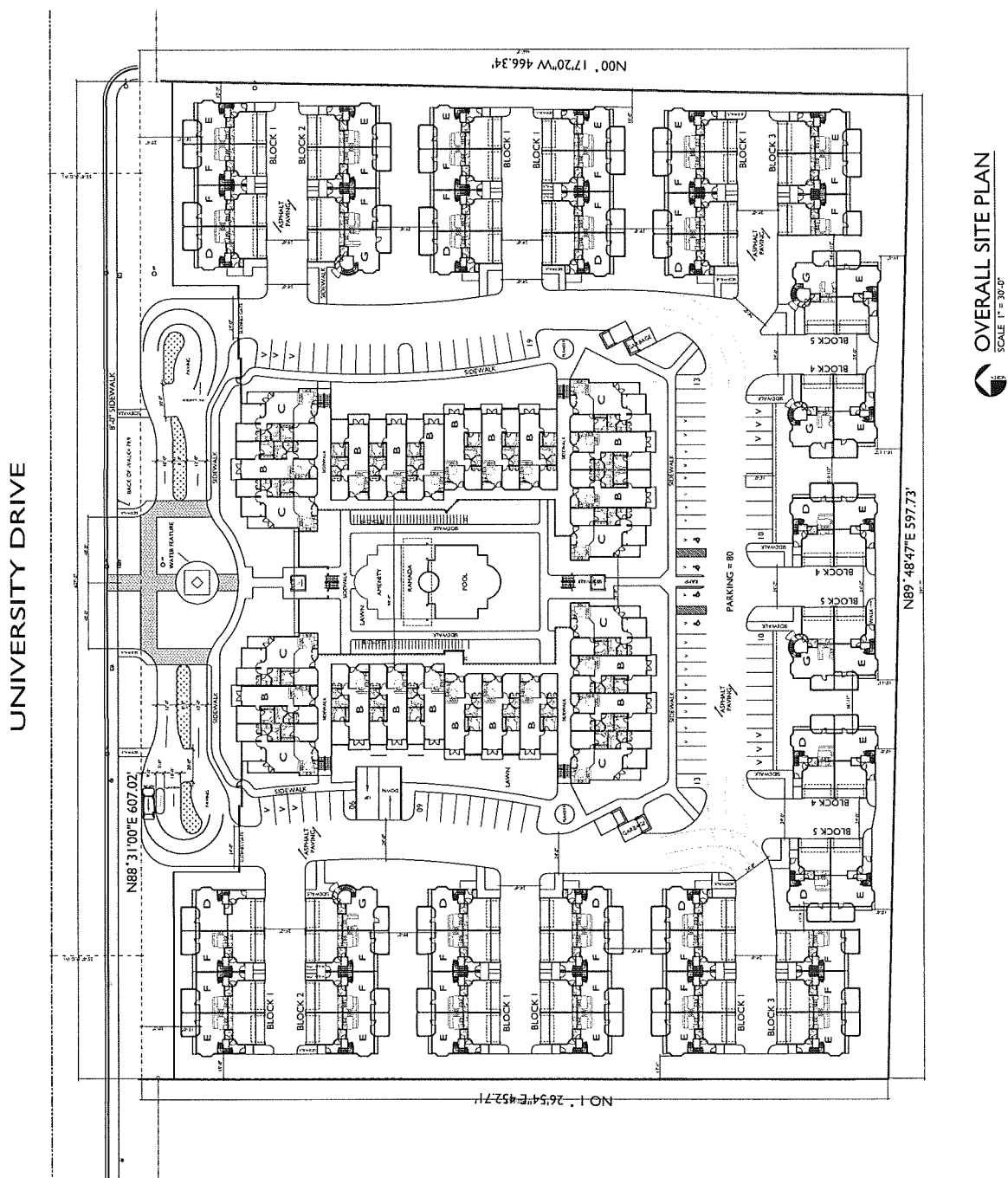
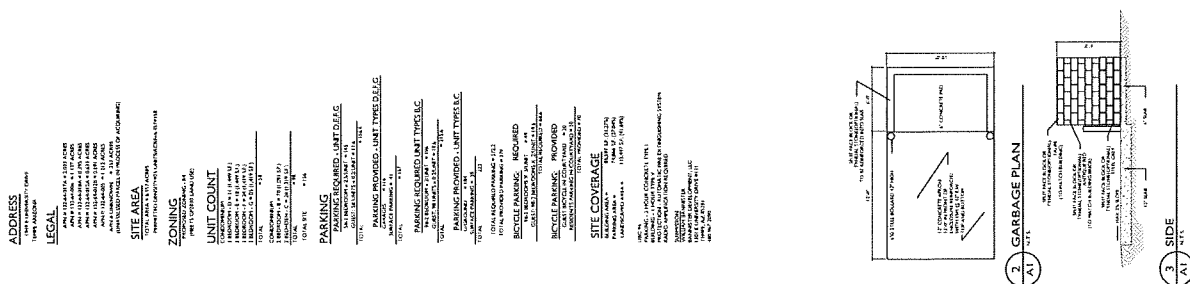
By focusing solely on managing student housing communities, JLBMG offers a living experience that is engaging, supportive and designed to facilitate student success. JLBMG's staffing includes trained college student personnel administrators with actual experience in executing institutional residence life programs. Our leasing and management staff personnel are charged with first line contact to the property's student residents. These professionals act as an information resource, enforce community policy, identify and respond to resident issues and personal/ community crises, and work with students, individually and collectively, to build strong, supportive living environments.

JLB Partners appreciates this opportunity to work with the City of Tempe to deliver quality student housing to ASU students.

Regards,

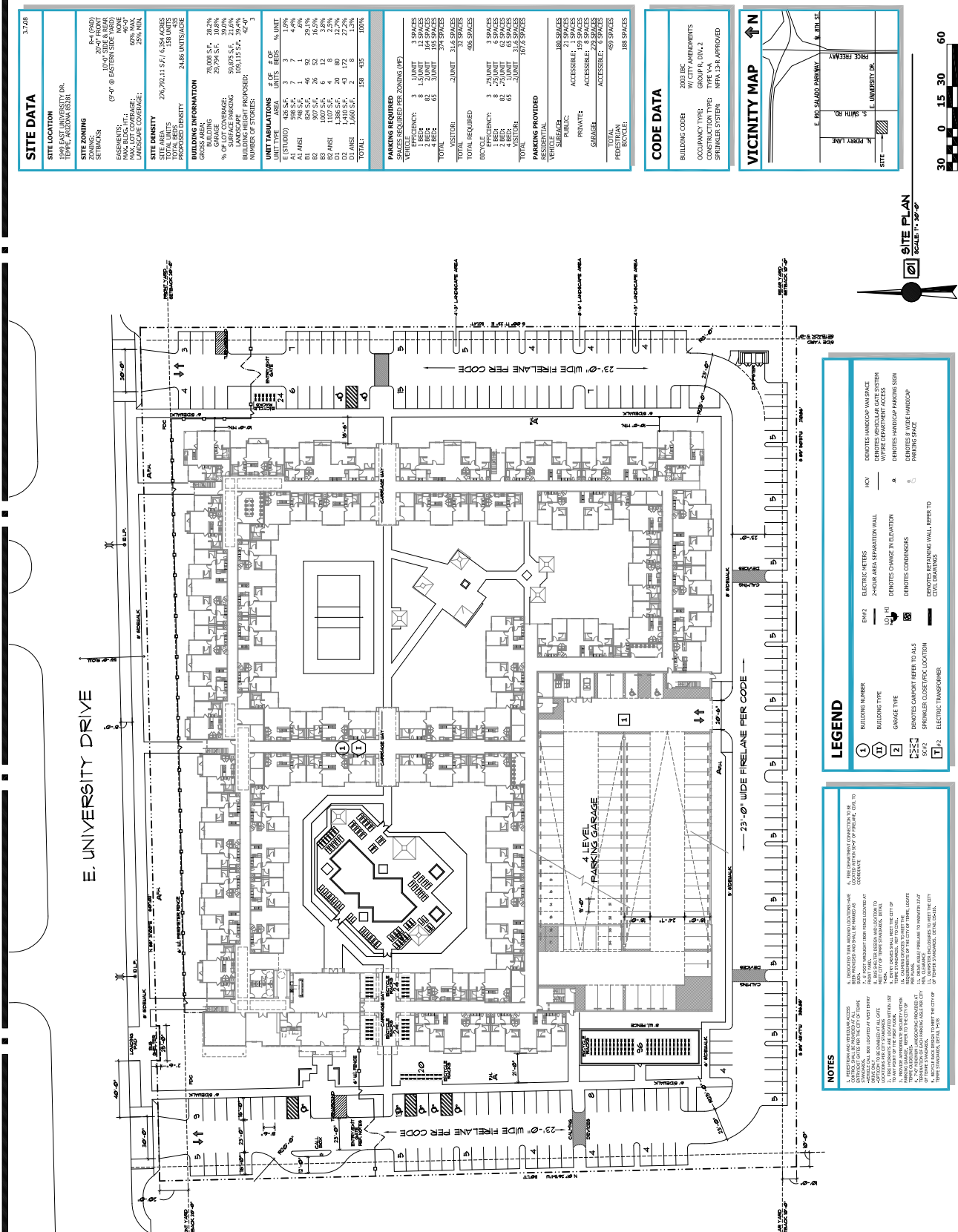
A handwritten signature in cursive script, appearing to read "Angie Rawie".

Angie Rawie
Partner



OVERALL SITE PLAN
SCALE 1" = 30'-0"

Received 15 October 2007; accepted 15 November 2007; first published online 12 December 2007



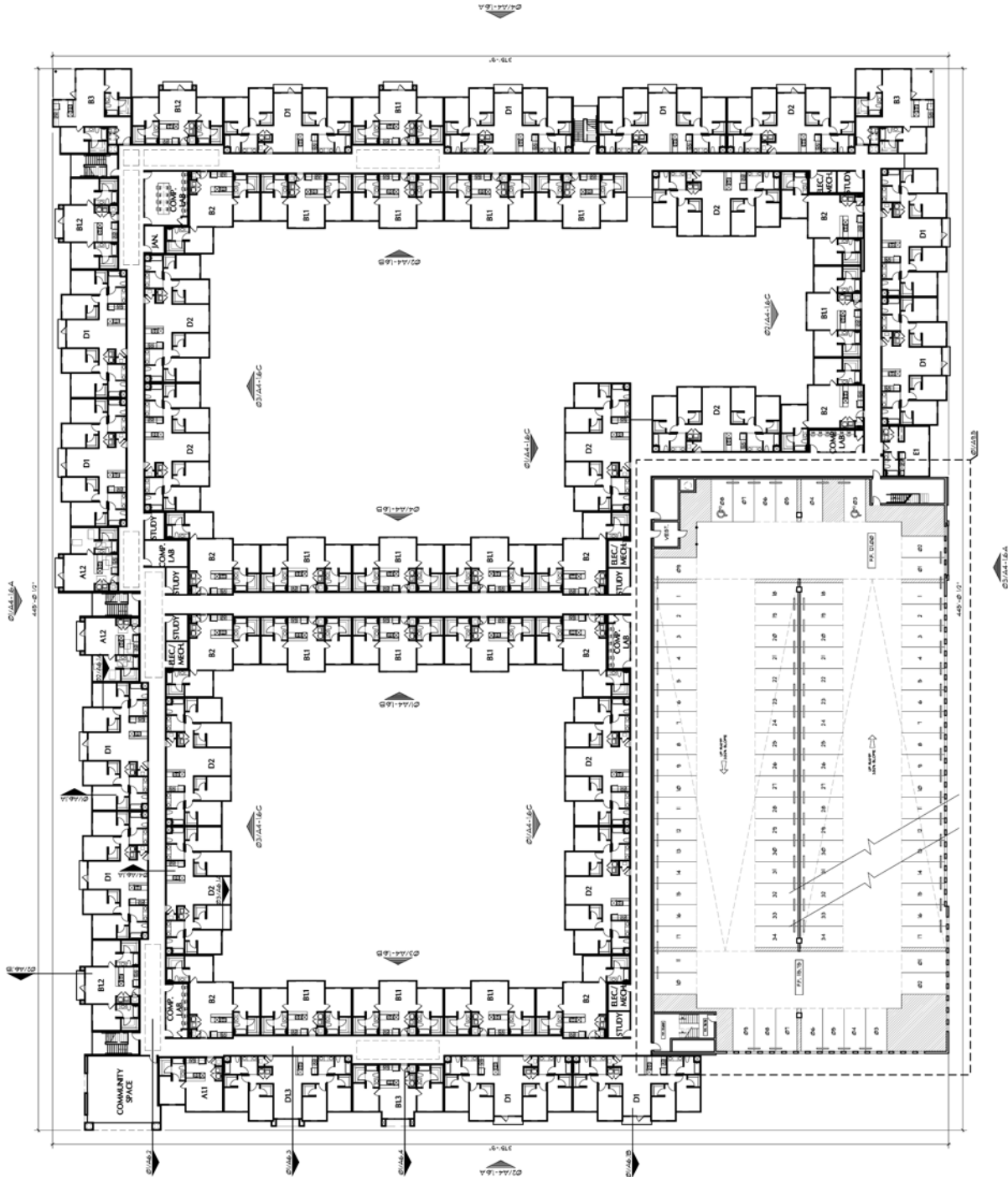


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08015
A4-13
BUILDING TYPE I
3RD FLOOR PLAN
V-01-08-08



BUILDING TYPE I - 3RD FLOOR
SCALE: 1/8" = 1'-0"



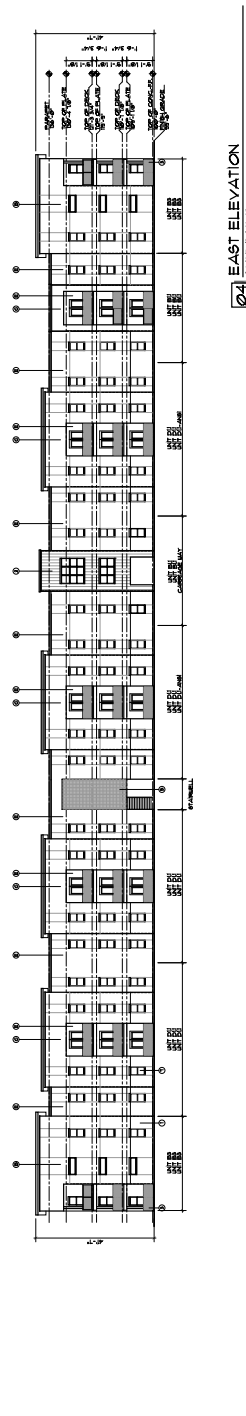
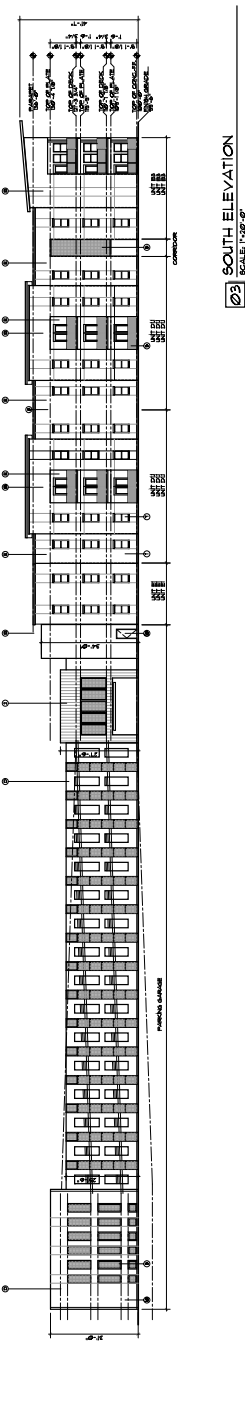
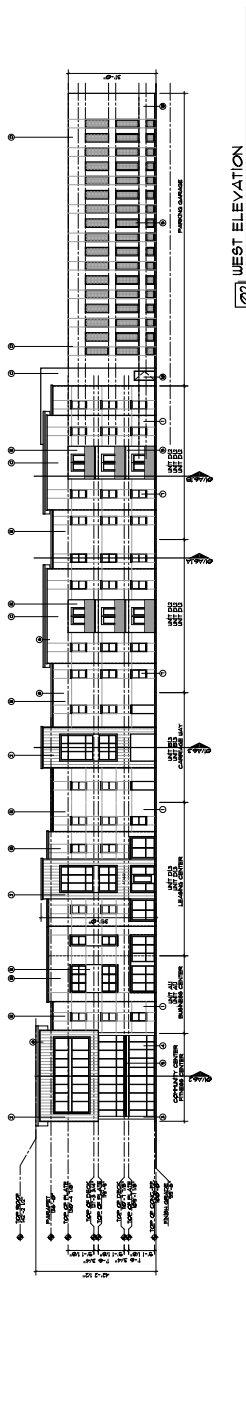
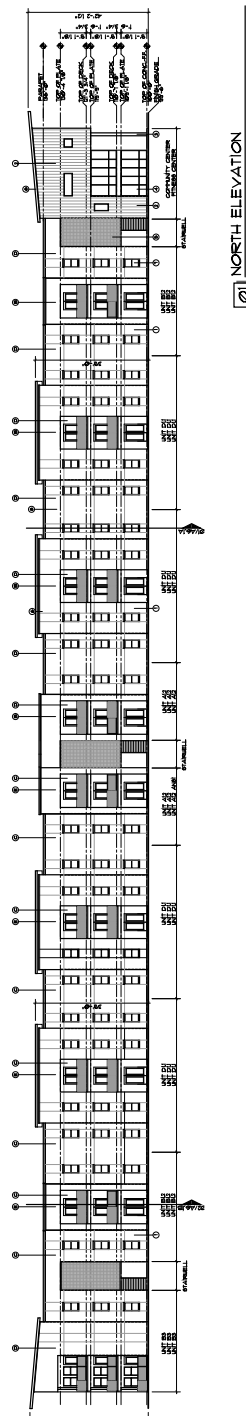


FINISH LEGEND:

1	STUCCO W/ CONTROL JOINTS
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3	CONCRETE
4	PAINTED
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6	STUCCO
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C	SHERWIN WILLIAMS 7006
D	SHERWIN WILLIAMS 7007
E	SHERWIN WILLIAMS 7008
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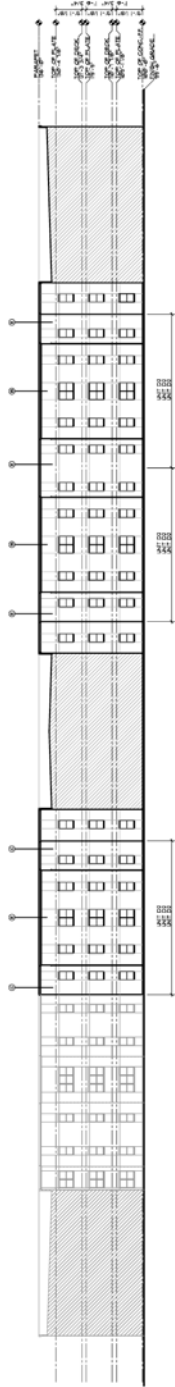
FINISH LEGEND:

- 1 STUDIOS BY CONTROL KNOTS
- 2 VERTICAL METAL WALL PANEL
- 3 STEEL COLUMN - POWDER AND PAINTED
- 4 STOREFRONT
- 5 METAL MESH SCREEN
- 6 METAL COPING
- 7 ALUMINUM WINDOW
- 8 METAL SCULPTURE AND DOWNPOUT

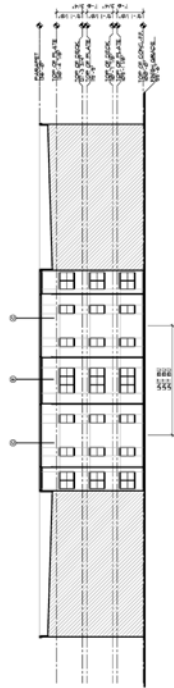
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- A** SHERMAN WILLIAMS 7046
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- B** SHERMAN WILLIAMS 2803
ROCKWOOD TERRA COTTA
- C** SHERMAN WILLIAMS 0012
EMPIRE GOLD
- D** SHERMAN WILLIAMS 7032
WAGNER STONE
- E** SHERMAN WILLIAMS 6109
ANTIQUE MARBLE

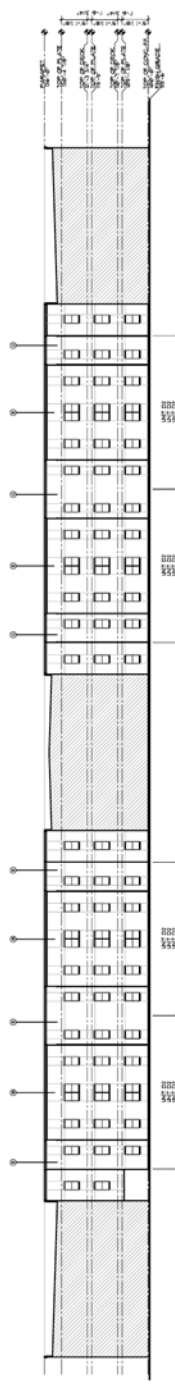
 NORTH COURTYARD ELEVATION



63 NORTH COURTYARD ELEVATION 2







SOUTH COURTYARD ELEVATION










PLANT MATERIAL LEGEND

KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height, Canopy, + Caliper)
TREES			
1		Acacia salicina Willow Acacia	15 Gal 6' 2' .75" 24" Box 8' 4' 1.5" 36" Box 14' 6' 2.5" Double-Staked Typ.
2		Acacia stenophylla Shoestring Acacia	15 Gal 7' 2.5' .75" 24" Box 9' 4' 1.5" 36" Box 13' 6' 2.5" Double-Staked Typ.
3		Arecastrum romanzoffianum Queen Palm	24" Box 10' tall. min. Double-Staked Typ.
4		Parkinsonia hybrid 'Desert Museum'	24" Box 7.5' 4' 1.5" 36" Box 10' 8' 2.5" Double-Staked Typ.
5		Dalbergia sissoo Sissoo	15 Gal 7' 3' .75" 24" Box 10' 4' 1.25" 36" Box 15' 10' 3" Double-Staked Typ.
6		Fraxinus v. 'Rio Grande' Rio Grande Ash	24" Box 10' 4' 1.5" Double-Staked Typ.
7		Jacaranda mimosifolia Jacaranda	24" Box 9' 4' 1.25" Double-Staked Typ.
8		Thevita peruviana Yellow Oleander	24" Box 9' 4' 1.25" 36" Box 12' 6' 2.5" Double-Staked Typ.
9		Olea europaea 'Swan Hill' Swan Hill Olive	24" Box 8' 5.5' 1.5" 36" Box 12' 10' 3" Double-Staked Typ.
10		Phoenix dactylifera Date Palm	15'-25' Tall. See plan For Specifics
11		Prosopis hybrid 'Phoenix' Thornless Hybrid Mesquite	24" Box 8' 4' 1.5" 36" Box 10' 8' 2.5" Double-Staked Typ.
12		Prunis cerasifera 'atropurpurea' Purple Leaf Plum	24" Box 9' 4' 1.25" 36" Box 13' 10' 2.5" Double-Staked Typ.
13		Pinus eldarica Mondel Pine	24" Box 10' 4' 2" 36" Box 15' 5' 4" Double-Staked Typ.
14		Quercus virginiana Heritage Live Oak	24" Box 9' 4' 1.25" 36" Box 13' 8' 2.75" Double-Staked Typ.
15		Ulmus parvifolia Evergreen Elm	24" Box 8' 3' 1.25" 36" Box 14' 8' 2.5" Double-Staked Typ.
16		Washingtonia robusta Mexican Fan Palm	15'-25' Tall. See plan
SMALL PALMS			
17		Chamaerops humilis Mediterranean Fan Palm	15 Gallon
18		Cycas revoluta Sago Palm	15 Gallon
19		Phoenix roebelenii Pygmy Date Palm	5 Gallon






LARGE SHRUBS

(20)		Eremophila 'Valentine' Valentine Bush	5 Gallon
(21)		Leucophyllum laevigatum Chihuahuan Sage	5 Gallon
(22)		Leucophyllum langmaniae Rio Bravo Texas Ranger	5 Gallon
(23)		Xylosma congestum 'compacta' Xylosma	5 Gallon







MEDIUM AND SMALL SHRUBS

(24)		Calliandra californica Baja Red Fairy Duster	5 Gallon
(25)		Carissa grandiflora Green Carpet Natal Plum	5 Gallon
(26)		Callistemon v. 'Little John' Dwarf Bottle Bush	5 Gallon
(27)		Leucophyllum zygophyllum Blue Ranger	5 Gallon
(28)		Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 Gallon
(29)		Raphiolepis indica India Hawthorn	5 Gallon
(30)		Ruella peninsularis Baja Ruella	5 Gallon





GROUNDCOVERS

(31)		Lantana m. 'New Gold' New Gold Lantana	1 Gallon
(32)		Ruella brittoniana 'Katie' Katie Ruella	1 Gallon
(33)		Trachelospermum jasminoides Star Jasmine	1 Gallon
(34)		Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 Gallon
(35)		Wedelia trilobata Yellow Dot	1 Gallon

ACCENTS

(36)		Bougainvillea 'Oo-La-La' Dwarf Bougainvillea	5 Gallon
(37)		Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 Gallon
(38)		Caesalpinia pulcherrima Red Bird of Paradise	5 Gallon
(39)		Dasylirion longissimum Toothless Desert Spoon	5 Gallon
(40)		Agave geminiflora Twin Flower Agave	5 Gallon
(41)		Hesperaloe parviflora Red Yucca	5 Gallon

LANDSCAPE MATERIALS

(42)		Decomposed Granite Desert Gold	1/2" size screened 2" Deep
(43)		Surface Select Granite Boulders	10 tons of various size boulders
(44)		Concrete Header	4" x 6" Curbstyle 2" Deep
(45)		Midiron Bermuda	ATTACHMENT 22 Sod

