

# Staff Summary Report

City Council Meeting Date: 03/20/08

Agenda Item Number: 68

**SUBJECT:** This is the second public hearing for a Planned Area Development Overlay for ALL SAINTS NEWMAN CENTER STUDENT HOUSING located at 230 East University Drive.

**DOCUMENT NAME:** 20080320dsrl02

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **ALL SAINTS NEWMAN CENTER STUDENT HOUSING (PL070404)** (Roman Catholic Diocese of Phoenix, property owner; Timothy Lies, Domus Communities, applicant) for a mixed-use development consisting of a twenty-two (22) story building for student housing, worship hall and chapel within approximately 260,000 sq. ft. of building area, while maintaining the existing church (St. Mary's / Our Lady of Mt. Carmel Catholic Church) on approx. 0.72 acres, located at 230 East University Drive, in CC, City Center District, Transportation Overlay and a Historic Designated Property. This request includes the following:

**PAD07027 – (Ordinance No. 2007.85)** Planned Area Development Overlay to modify development standards to allow a maximum building height from the required 50 feet to 244 feet in total height, and to reduce the minimum required parking from 530 spaces to 147 spaces at off-site locations.

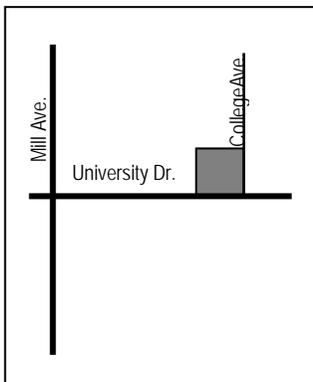
**PREPARED BY:** Ryan Levesque, Senior Planner (480-858-2393)

**REVIEWED BY:** Lisa Collins, Planning Director (480-350-8989)   
Chris Anaradian, Development Services Department Manager (480-858-2204)

**LEGAL REVIEW BY:** David Park, Assistant City Attorney (480-350-8907)

**RECOMMENDATION:** Staff – Approval, subject to conditions (1-11).  
Historic Preservation Commission – Approval  
Development Review Commission – Approval (4-2 vote) with modified condition #5.

**ADDITIONAL INFO:**



Gross Site area	0.86 acres
Total Building area	258,588 s.f.
Lot Coverage	63 % (NS)
Density	209 du/ac
Total Units/Beds	180 units / 432 bedrooms total
1-Bed units	12
2-Bed units	84
3-Bed units	84
Building Height	244 ft. including mechanical (50 ft. max. allowed)
Building setbacks	7' front, 0' sides, 0' rear (0' required)
Landscape area	14% (NS)
Vehicle Parking	147 spaces proposed at off-site locations (530 min. required per TOD, 602 min. standard)
Bicycle Parking	366 spaces (206 minimum required)

**NOTE:** This report includes modified conditions of approval (page 6); additional public comments received by staff (attachments 98-115); and draft Commission minutes (attachments 116-121).

- PAGES:**
1. List of Attachments
  - 2-5. Comments
  6. Conditions of Approval
  7. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
- 1-2. Ordinance No. 2007.85
  - 3-4. Waiver of Rights and Remedies form
  5. Location Map(s)
  - 6-8. Photo(s)
  - 9-17. Letter of Explanation
  - 18-38. Parking Analysis
  - 39-47. ITE & ULI Parking Model Excerpts
  - 48-49. Letters from Parking Owner Representatives
  - 50-51. Neighborhood Meeting Summary
  - 52-53. Planned Area Development Overlay & Site Data
  54. Existing Site Survey
  55. Proposed Site plan
  - 56-62. Floor plans
  - 63-67. Building Elevations
  68. Building Sections
  69. Shadow Study
  70. Landscape Plan
  71. Preliminary Grading & Drainage Plan
  72. ASU Parking map
  - 73-74. Historic Preservation Staff Report (Oct. 11, 2007)
  75. Comments from the Downtown Tempe Community (Feb. 7, 2008)
  - 76-79. Public Comments in Opposition (since Feb. 12, 2008)
  - 80-97. Public Comments in Support (since Feb. 12, 2008)
  - 98-115. Additional Public Comments (as of March 12, 2008)**
  - 116-121. DRAFT Development Review Commission minutes for Feb. 12, 2008**

## **COMMENTS:**

This site is located at the northwest corner of University Drive and College Avenue, within Downtown Tempe and adjacent to the Arizona State University campus. College Avenue located north of University Drive is the main hub for Tempe's bus routes valley-wide, including an under construction transit station and Light Rail stop at 5<sup>th</sup> Street and College Avenue. To the north of the site includes some inline retail stores and a commercial parking lot. To the west are additional restaurant sites servicing the downtown, University and community at large. The applicant is requesting a Planned Area Development Overlay to modify the district standards for a 22-story building for student housing, including worship and social halls, located in the CC, City Center District and within the Transportation Overlay District (corridor).

## **HISTORY**

On February 7, 2006 the All Saints Catholic Newman Center received approval by the Redevelopment Review Commission for an expansion of their existing campus, including demolition of the existing auditorium and the addition of a two-story structure consisting of a social hall, day chapel and sanctuary. The proposal increased the building area for the campus to 34,937 s.f. total. The new building was proposed south of the existing office building, adjacent to the west property line and abutting the University Drive Street frontage. The new sanctuary and social hall with the existing offices surrounded a grass courtyard. The only modification to the historic St. Mary's Church was the addition of an ADA compliant ramp. The project also received approval of a shared parking model that required the site to maintain at least twenty-seven (27) parking spaces, including off-site agreements with the ASU Fulton Center parking structure. The applicant had building permits ready to issue but construction never commenced and the permits and previous approvals expired.

The Old St. Mary's church, located on the corner of this site, is significant as a prominent landmark in Tempe and as a representative example of Territorial Victorian Romanesque Revival architecture. The church retains a high degree of integrity from the time of its construction in 1902-1903. The property is listed on the Tempe Historic Property Register (January 20, 2000) and on the National Register of Historic Places (January 30, 1978). This application along with the addition of an ADA accessible ramp for the St. Mary's Catholic Church has been reviewed by the Tempe Historic Preservation Commission on October 11, 2007. With respect to the historic integrity of the St. Mary's Church historic parcel, the Historic Preservation Commission recommended approval of the proposal.

## **PUBLIC INPUT**

On Sunday, September 16, 2007 the applicant and campus ministry staff held a neighborhood meeting to discuss the proposal of new worship hall expansion and student housing as required by the Zoning and Development Code for projects requesting a Planned Area Development Overlay. Provided in the attachments is a summary of questions and comments presented at the meeting. The summary does not clarify whether questions provided from the public were answered or whether the summary includes applicant responses. At this time, staff has received one inquiry on the project with opposition to the current reduction in required parking spaces. Concerns provided by the resident include: the project needing to provide a specific number of required parking, provide parking on site, project needs to provide legal documentation of any rights for parking agreements, and an overall concern for project's impact on the downtown.

## **Development Review Commission hearing**

On February 12, 2008 the Development Review Commission heard the request for a Planned Area Development Overlay. At the hearing nine residents provided public testimony. Six of the residents were in support of the current project proposal and three were opposed. The primary concerns from the comments centered on parking and potential impacts to the surrounding areas. At the hearing the applicant agreed to modify condition #5 to grant additional height for the project from 244' to 270'; thus allowing two additional floors to the building, mitigating the cost of providing on-site parking for the project. The Commission recommended in favor of the request with a 4-2 vote (Commissioners Oteri and Attridge dissenting).

**PROJECT ANALYSIS**

Below is a comparison chart for the base standards of the property's current zoning designations of CC, City Center District and the Transportation Overlay District (corridor) and the proposed PAD standards:

<b>Proposed Development Standards for the PAD</b>		
<b>Standard</b>	<b>CC (TOD)</b>	<b>PAD</b>
Residential Density (DU/acre)	NS	209 du/ac
Building Height		
Building Height Maximum	50 ft	244 ft
Building Height Step-Back Required Adjacent to SF or MF District, [Section 4-404, Building Height Step-Back]	Yes	-
Maximum Lot Coverage (% of net site area)	NS	63%
Minimum Landscape Area (% of net site area)	NS	14%
Setbacks		
Front	0 ft	0 ft
Parking	20 ft	
Side		
Building Wall	0 ft	0 ft
Common Wall	0 ft	
Rear – Building Wall	0 ft	0 ft
Street Side	0 ft	0 ft
Parking	20 ft	
Minimum Parking Spaces Required (TOD)	530	147 off-site

The proposed PAD for the project will establish standards for increase in height and a reduction in the standard required parking and reductions identified in the TOD, as well as establishment of other standards. The proposed building height, including all mechanical elements, is (244) feet. The current zoning designation allowance for building height on this site is fifty (50) feet. The Downtown Building Heights Concept Study, accepted by the Central City Development Committee of the Whole on April 6, 2006, identifies this location as "Civic/Cultural" with a maximum height guideline of seventy-five (75) feet. The neighboring properties to the north and west are identified in the Downtown Building Heights Concept Study as "Urban Center" with a maximum height guideline of (300) feet. When identifying height guidelines for the downtown, this site was not looked at separately from the existing context of the Old St. Mary's historic building, recognizing its importance and preservation to the City. The project has taken special consideration into preserving and maintaining continuity of the Old St. Mary's Church, while developing a building that is compatible with the surrounding height guidelines for this area.

The applicant is also requesting a reduction in the minimum required parking for the project, which includes the TOD reductions for multi-family dwellings from 530 to 147 parking spaces at off-site locations. At this time, the applicant is proposing no parking directly on-site. Parking is proposed at two off-site locations including a surface commercial pay lot directly to the north of the site (72 spaces) and at the parking garage for the University Towers building (75 spaces) at 6<sup>th</sup> Street and Forest Avenue (approx. 1,000 ft. walking distance), currently utilized for residential apartments and ground floor University office. The proposed parking agreement on the lot to the north of the site, on 7<sup>th</sup> Street, is intended primarily for the churches office staff and resident assistance for the facility. The remaining spaces and the University Towers parking structure will be available to residing students who are offered use of parking on an annual agreement with the University requiring payment for a decal.

When determining the appropriateness of the parking reduction request, an analysis and justification should consider the following factors:

- a. Identify/analyze the location and concentration of surrounding parking options for both the University and general parking;
- b. Identify areas of high parking occupancy which may indicate a shortage of parking in a particular area;
- c. Examine use of on-street spaces for maximizing the availability of convenient short-term, on-street parking areas that depends on that support and the potential abuse of meter parking in specific areas, resulting in the loss of legitimate short-term parking;
- d. Consider the effectiveness of the proposed enforcement of parking rules provided for the project.

A parking demand study should take into consideration the extent of the area's demand and the long-term vs. short-term parking availability. When projecting the parking demand, it is important to take into account that the increase in demand for parking increases parking rates. The proportion of short-term parking to long-term parking also affects whether or not an area can support destination visitors who do not rely on alternative modes of transportation. Because short-term spaces turn over as many as four to six times per day, they generally produce more parking options for visitors. Developments with parking requirements higher than what is provided could have an impact on the availability of on-street parking. This impact may reduce opportunities for guests of the residents, general service deliveries for quick loading and unloading, and the overall availability of metered parking for the general downtown use.

Downtown Tempe on-street parking meters are currently set up to require payment between the hours of 8am to 6pm daily, except on Sundays and Holidays. The result of needing a more convenient location for residents and their guests to park will increase demand for day and evening on-street parking.

Staff recommends the following items to be considered that would aide in reducing the parking demand include but are not limited to:

1. A portion of the required parking on-site in either above or below grade parking structure;
2. A dedicated source of parking in perpetuity;
3. At least one structure level of parking at the leased commercial lot adjacent to this site.
4. Unit/bed count ratio reduced to provide a higher vehicle per bed count;
5. A parking ratio for student housing and office component based on an official resource and standard;
6. Provide the project with a "shared car program" such as the Zip Car;
7. A secured area within the new student housing building for bicycle storage. Maximize the number of bicycle storage space;
8. An agreement with the University to utilize Fulton Center parking structure on non-event weekends for worship service and other related events.

Some of the above noted items have been addressed by the applicant when reviewing and considering the parking reduction parameters. Further consideration has been proposed by staff as identified in the conditions of approval in order to substantiate acceptance of the proposed amount of parking.

### **Arizona State University Parking/Student Housing**

Based on information provided by the University Real Estate Development for ASU, the Tempe Campus has the potential of expanding its enrollment slightly with future development of the campus. The campus ratios will shift by increasing the graduate student ratio by 50% and reducing undergraduates by about 11%. Since ASU began reducing student parking (approx. early 2000), the University had approximately 23,000 parking spaces. Future projections of student parking expect to decrease to about 16,000 available spaces, with the anticipation of adding approximately 10,000 more beds on campus. As of October of 2007, ASU currently has 18,889 spaces available for students (data from Parking & Transit Services of ASU). The new ASU Vista del Sol student housing private development project (opening Fall 2008) as an example, located on the south side of Apache Boulevard, includes 1,866 new beds with exclusive parking at over 1 space per bed. Construction is underway that will increase on-campus housing to a total of 12,413 beds by the 2009 school year (currently 8,831 beds on campus). According to Parking & Transit Services of ASU, the Tempe Campus enrollment for 2007 is 51,481 students. The ASU Tempe campus provides approximately 36% of its student population with the availability of 18,889 parking spaces, including spaces provided for 8,831 on-campus beds. The University has the sole discretion over the amount of provided parking to students and the City of Tempe does not have jurisdiction to enforce parking requirements.

### **Conclusion**

The request for a new worship center and 22-story building is a private development project that includes a high-rise apartment complex with the intension of providing housing for students. The site lies adjacent to the ASU campus and is part of the Downtown. This location has the most viable opportunities for alternate modes of transportation. Although the project is proposed for student housing, there is no assurance this property will remain under the current ownership and be continually utilized for such use. The analysis and justification provided by the applicant is based on this project providing student housing. The underlying rights of the property permit the use of general apartment housing or condominiums. The application has provided justification including reference to standards of parking models, to support a reduction in parking as noted in the attached parking study report. This project in addition to the provided parking will have the opportunity for on-campus decal parking for its students, reducing the potential parking demand. Although the height request is not in conformance with the Downtown Building Heights Concept Study, the project in context with the surrounding height guidelines for adjacent future development is consistent with this project. This development has made efforts toward preserving and providing continuity to the existing historic structure. Therefore, staff is recommending approval, subject to the specific conditions applied to this request.

## CONDITIONS OF APPROVAL:

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

- ~~1. The project shall provide on site, a dedicated source of parking, consisting of at least one (1) level of parking that would provide at least fifty (50) parking spaces.~~
1. The project shall provide a dedicated source of parking, that is either located on the lot it serves or on a lot that is contiguous to or separated by a public alley, with no less than fifty (50) parking spaces, for the purpose of use by staff and management of the Newman Center and related student housing facility. The applicant shall submit to Development Services, prior to issuance of building permits, a recorded parking covenant and agreement that is assigned to the current and future property owners located at 230 E. University Drive. Such agreements shall be legally binding to both parties. The parking spaces dedicated and recorded for use by the Newman Center may not be counted toward required parking for any other use or future development. **(MODIFIED BY DEVELOPMENT SERVICES 3/20/08)**
2. The development shall be limited to no more than the total amount of bedrooms provided in the plans (432 bedrooms).
3. The developer shall provide to the City verifiable evidence of all parking agreements, including a parking affidavit, to be kept on file with Development Services.
4. The project shall provide three (3) vehicles spaces adjacent to the site that are utilized for a "shared car program", providing general use on a per rental agreement of the vehicles available to residents.
5. The maximum building height, including all mechanical, screening devices and other structures on the building, shall be two hundred ~~seventy four (244)~~ **(270)** feet. **MODIFIED BY COMMISSION**
6. Prior to the issuance of a building permit, a conservation easement shall be placed on the Old St. Mary's Catholic Church structure, subject to Historic Preservation staff review.
7. A building permit shall be obtained and substantial construction commenced on or before March 20, 2010 or the property shall revert to the underlying zoning designation, subject to a formal public hearing.
8. A Condominium Plat (Horizontal Regime) shall not consist of separating boundaries of individual units for the purpose of individual sales without an amendment to the Planned Area Development Overlay, including but not limited to review of parking.
9. If multiple owners, a continuing care condition, covenant and restriction shall be provided. The CC&R's shall be reviewed and in a form satisfactory to the Development Services Manager and City Attorney.
10. The property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, which shall be submitted to the Development Services Department no later than thirty (30) calendar days after the date of approval, or the Planned Area Development Overlay approval shall be null and void.
11. The Planned Area Development Overlay shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.

## HISTORY & FACTS:

- February 2, 1960 The Board of Adjustment approved a parking variance for the Newman Center from 36 spaces to 26 spaces.
- June 21, 1989 Design Review Board approved a new courtyard site plan and landscape plan for the Newman Center, subject to conditions.
- January 20, 2000 The City Council approved the designation of the Old St. Mary's Church as a historic property.
- January 12, 2006 The Historic Preservation Commission recommended approval of the expansion of the All Saints Catholic Newman Center with the condition that all glazing to be installed in the first phase.
- February 7, 2006 The Redevelopment Review Commission approved ALL SAINTS CATHOLIC NEWMAN CENTER (RRC06001) for Development Plan approval of a new two-story social hall, day chapel, and sanctuary (34,936.83 s.f.) including building elevations, site plan and landscape plan and a Use Permit Development Standard to increase the maximum allowable height for a structure by 20%, from 50 feet to 60 feet, located at 230 East University Drive., located at 230 East University Drive.
- February 10, 2006 Development Services Department approved the request for a shared parking model to allow 27 parking spaces on-site for All Saints Catholic Newman Center, for the addition of a new sanctuary and chapel, located at 230 East University Drive.
- September 16, 2007 The applicant held a neighborhood meeting on Sunday at 1 pm at the All Saints Newman Center facility.
- October 11, 2007 The Historic Preservation Commission recommended approval of the Planned Area Development Overlay request for ALL SAINTS NEWMAN CENTER STUDENT HOUSING related to preservation review of the historic Old St. Mary's Church.
- January 8, 2008 Development Review Commission continued the request for a Planned Area Development Overlay for ALL SAINTS NEWMAN CENTER STUDENT HOUSING (PL070404) for a mixed-use development consisting of a twenty-two (22) story building for student housing, worship hall and chapel within approximately 260,000 sq. ft. of building area located at 230 East University Drive to January 22, 2008.
- January 22, 2008 Development Review Commission continued the request for a Planned Area Development Overlay for ALL SAINTS NEWMAN CENTER STUDENT HOUSING (PL070404) to February 12, 2008.
- February 12, 2008 Development Review Commission recommended approval for ALL SAINTS NEWMAN CENTER STUDENT HOUSING (PL070404) with a modified condition that would allow a 270' building. (4-2 vote)
- February 21, 2008 City Council introduced and held the first public hearing for ALL SAINTS NEWMAN CENTER STUDENT HOUSING (PL070404) located at 230 East University Drive.

## ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development (PAD) Overlay districts

ORDINANCE NO. 2007.85

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

\*\*\*\*\*

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

**Section 1.** That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by removing the below described property from the CC, City Center District and designating it as CC(PAD), City Center District with a Planned Area Development Overlay on 0.86 acres.

LEGAL DESCRIPTION

*See Attached Legal Description*

TOTAL AREA IS 0.86 GROSS ACRES.

**Section 2.** Further, those conditions of approval imposed by the City Council as part of Case PAD07027 are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

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

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

\_\_\_\_\_  
Mayor

ATTEST:

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

APPROVED AS TO FORM:

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

Legal Description

Parcel 1

The east 30 feet of Lot 17 and all Lots 18,19, and 20, Block 13 Town of Tempe, also the north 16 feet of 8<sup>th</sup> street lying adjacent on the south side of above described lots according to the plat in book 2 of maps, page 26, Maricopa County, Arizona.

Parcel 2

Parcel No. 1: The west 10 feet of Lot seventeen (17), and Lot Sixteen (16), except the west 3 feet, block thirteen (13), Tempe, in the City of Tempe, according to the plat in book 2 of maps, page 26. Parcel No. 2: that portion of 8<sup>th</sup> street now vacated and abandoned by the City of Tempe adjoining portions of Lots 16 and 17, Block 13, City of Tempe West, according to the plat of record in the office of the county recorder in book 2 of maps, page 26 described as follows:

Beginning at a point on the south line of said Lot 16 which is 3 feet east of the southwest corner thereof and running thence east, along the south line of said Lots 16 and Seventeen, a distance of 47 feet to a point which is 10 feet east of the southwest corner of said Lot 17; thence south, on a line parallel to the west line of said Lot 17, a distance of 16 feet to the north line of 8<sup>th</sup> street as it now exists; thence westerly, along the north line of 8<sup>th</sup> street as it now exists, a distance of 47 feet to a point in a line which is 3 feet east of and parallel to the west line of said Lot 16; thence north along said parallel line, a distance of 16 feet to the point of beginning.

**WHEN RECORDED RETURN TO:**  
City of Tempe Development Services  
31 E. 5<sup>th</sup> Street  
Tempe, AZ. 85281

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

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

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

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

Owner has submitted Application No. **PL070404** to the City requesting that the City approve the following:

- \_\_\_\_\_ GENERAL PLAN AMENDMENT
- \_\_\_\_\_ ZONING MAP AMENDMENT
- PAD OVERLAY
- \_\_\_\_\_ HISTORIC PRESERVATION DESIGNATION/OVERLAY
- \_\_\_\_\_ USE PERMIT
- \_\_\_\_\_ VARIANCE
- \_\_\_\_\_ DEVELOPMENT PLAN REVIEW
- \_\_\_\_\_ SUBDIVISION PLAT/CONDOMINIUM PLAT
- \_\_\_\_\_ OTHER \_\_\_\_\_  
*(Identify Action Requested))*

for development of the following real property (Property):

Parcel No. \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
*(Legal Description and Address)*

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

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

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

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

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

\_\_\_\_\_  
(Signature of Owner) (Printed Name)

\_\_\_\_\_  
(Signature of Owner) (Printed Name)

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

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

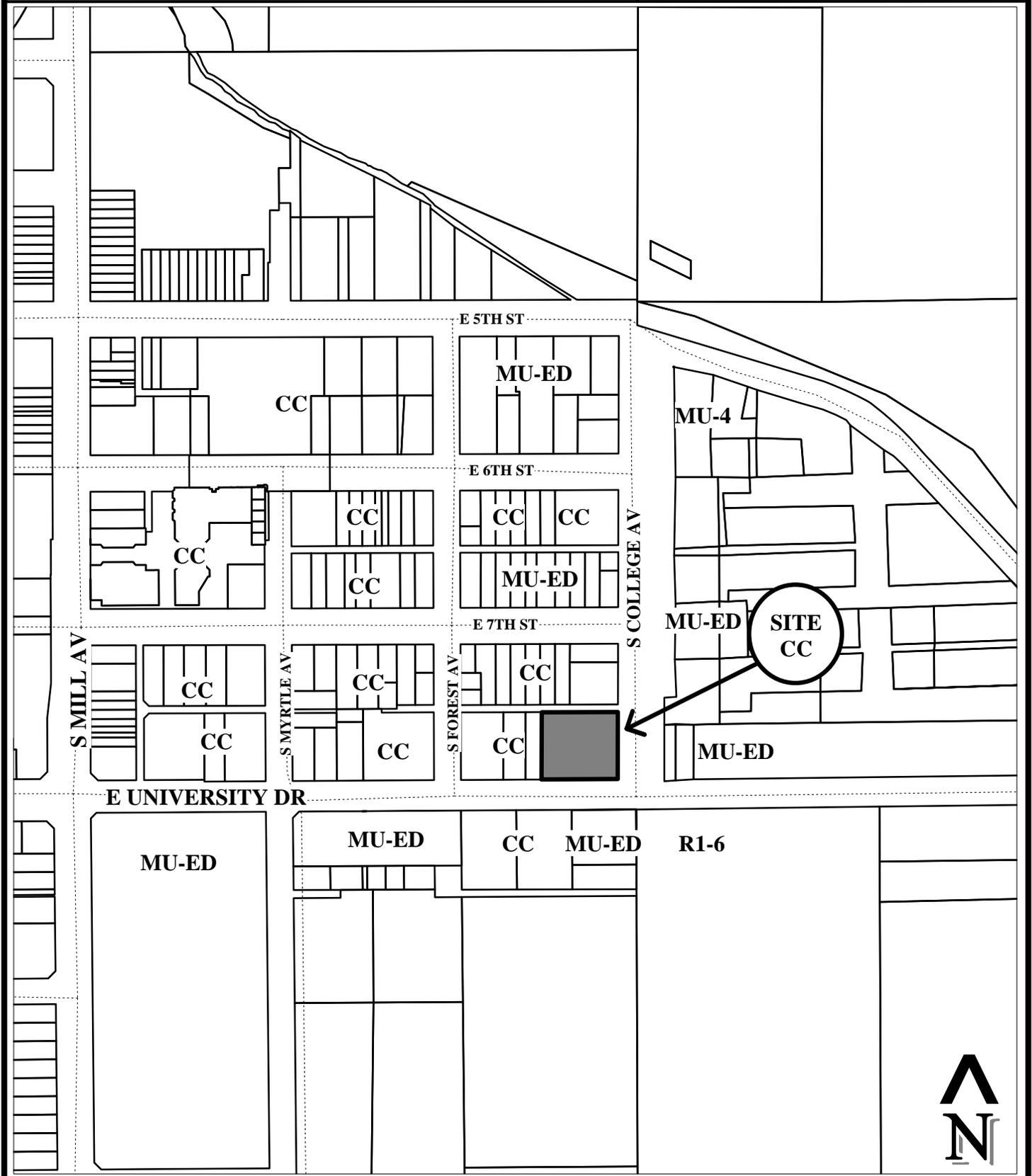
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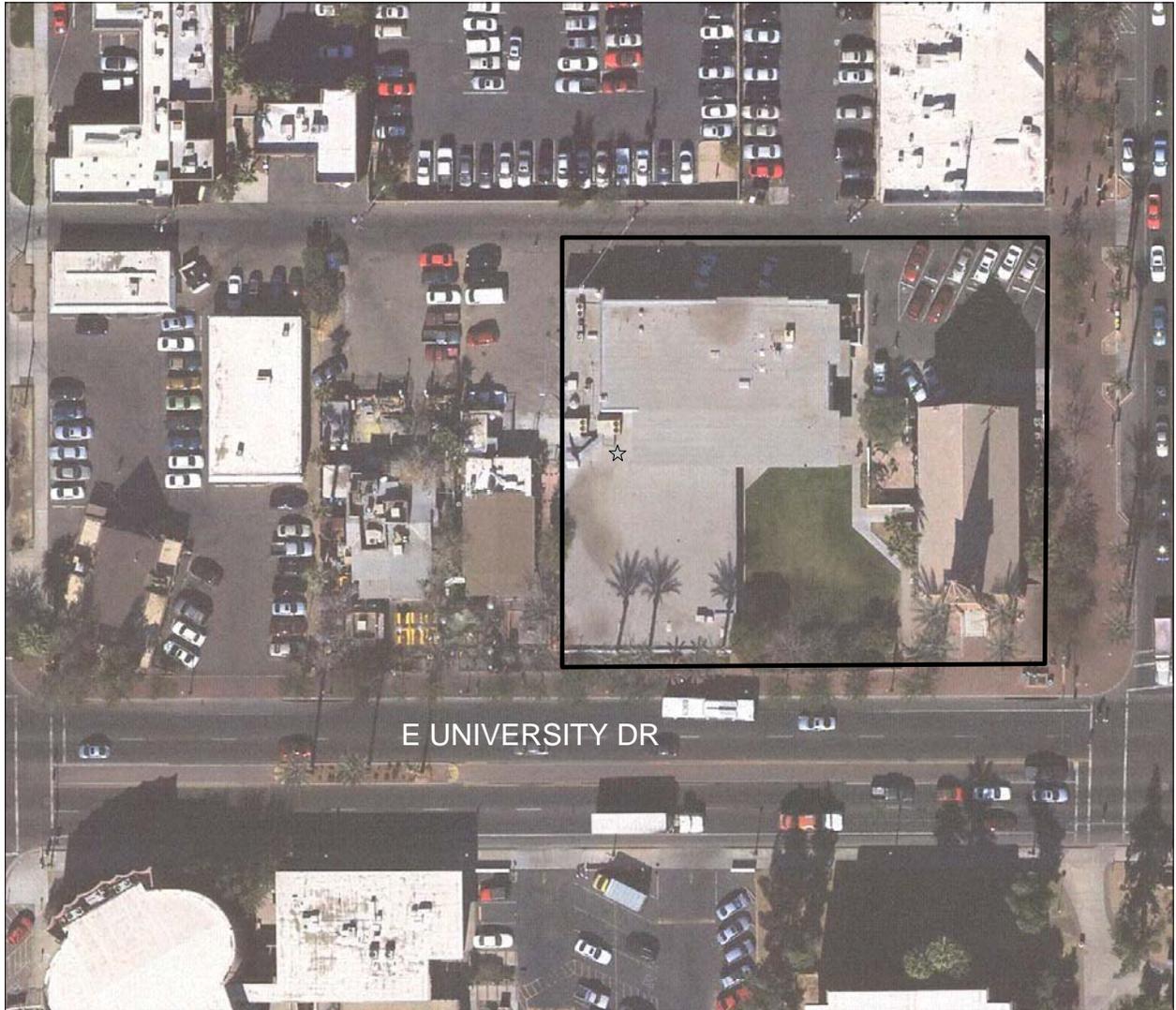
\_\_\_\_\_  
(Signature of Notary)

(Notary Stamp)

**ALL SAINTS NEWMAN CENTER  
STUDENT HOUSING**

**PL070404**





ALL SAINTS STUDENT COMMUNITY (PL070404)



5th St

5th St

Forest Ave

ASU  
University Towers  
Parking Structure

College Ave

Stadium Dr

6th St

6th St

Forest Ave

College Ave

7th St

7th St

Forest Ave

Comm.  
Pay Lot

College Ave

Development  
Site

University Dr

University Dr

University Dr

Forest Ave



CONTEXT PHOTOS  
ALL SAINTS NEWMAN CENTER  
Domus Communities



10.09.2007  
12.18.2007 revised  
2007023

IN-PROGRESS



# DOMVS

COMMUNITIES IN FAITH

8 October 2007

Development Review Commission  
City of Tempe, Development Services  
PO Box 5002  
31 East Fifth Street  
Tempe, AZ 85280

RE: LETTER OF EXPLANATION  
Planned Area Development Overlay for  
230 East University Drive, Tempe, Arizona 85281  
All Saints Catholic Newman Center at ASU  
The Roman Catholic Church of the Diocese of Phoenix

## INTRODUCTION

Together, St. Mary's Church and the All Saints Catholic Newman Center at ASU have given Tempe a vibrant sense of community for over 75 years. We have witnessed the evolution of the City and university and have been an essential ingredient in their growth, place making and cultural heritage. With the proposed concentrated high-quality mixed-use development it is our intent to enhance the image and identity of the core city while preserving our historic connection to a place we've worshiped for 100 years. We want to continue to enhance the lives of our visitors and provide a residential option that is becoming a new national paradigm for not only Catholic but all students at universities across the country. Our project is embedded in the community it serves—it defines it and gives it life.

We are proposing a project that respects our cherished historic church, an icon in downtown Tempe, by maintaining views along prominent corridors and preserving open space while at the same time enhancing our community's lifespan so that it may flourish into the next century. We are promoting street-level activity, continuing diverse spiritual opportunities in the urban core and building a superior quality of life for our future residents. To accomplish this, we will need to promote Tempe and ASU's expanding sustainable multi-modal transportation access: the new Light Rail lines, bus services, Flexcar, and, of course, bicycle-friendly and walk-able city features all at our front door. Because of our ideal location, we feel we are in the unique position to differentiate ourselves from other communities while at the same time achieving the diverse continuity of uses and interactions that have existed on our site for over a century.

## THE PROJECT

Located in the heart of downtown Tempe, Arizona across University Street from the main campus of Arizona State University, the site is extremely well situated, visible and attractive. The small site currently houses a historic Catholic church—one of the oldest in the valley—and the thriving All Saints Catholic Newman Center which serves one of the largest Catholic student populations in the country. A new development that contains a student housing project, campus ministry offices and a new church will reinforce the already strong presence the Church has in the area. In the words of the Director, Fr. Fred Lucci: *"Together, we have the ultimate opportunity to live our mission – to provide a home where students and members of the university community can strengthen their faith, develop their gifts and grow into passionate faithful catholic leaders."* By addressing the housing needs of a growing campus restricted on space, our slender, elegant residential tower will offer a welcome alternative to traditional on-campus housing in a location that is currently spurring premium quality high-rise condo developments.

### Site

The All Saints site is located on three-quarter acres in the center of the City of Tempe. The mixed-use site will house a 100-year old historic church as well as a new church and campus ministry spaces that replace the existing ones. The

major new addition will be a 550-bed student housing project. This necessitates a vertical solution in excess of 20 stories in addition to overlapping uses in an innovative design. However, the potential to create a new signature tower at the terminus of the pedestrian campus mall just across the street from the ASU Foundation offices will signal a new presence for the Church, while the central location offers immediate proximity to both the campus and downtown thereby offering an ideal location for students to live, worship, study and shop. The tower has been set back from University Street almost entirely behind the northern façade of the Old Historic Church to which it serves as a backdrop. A new chapel is planned along University Street that compliments the Old Church but is different in both form and materials.

**Modification Required:** *No modifications in the current zoning of the site are required based on use. A request of the Historic Preservation Commission and City to replace the 75' height limitation for the site in favor of the 240' proposed is required.*

### **Program**

The All Saints Catholic Newman Center recently completed a capital campaign to build a new Church and adoration chapel plus update their ministry space. With the addition of the student housing component, the ministry has the opportunity to occupy the first three floors of the housing tower and anchor the community with its presence.

A preliminary program includes the following:

- Student Housing: A 550-bed apartment-style residences for Catholic and all students in a variety of room configurations with amenities competitive with other campus housing.
- Catholic Center: A place where Campus Ministry can operate in 20,000 square feet of space and remain a visible and vital part of campus and neighborhood life with full office functions and 200-seat social hall.
- Chapel: A new worship area for 600 parishioners that becomes home to the campus and neighborhood for worship, congregation and the celebration of Mass.
- Adoration Chapel: A small contemplative place for adoration of the sacraments and a quiet retreat for reflection and introspection.
- An outdoor open space for worship, gathering and visiting will be maintained in the program.

**Modification Required:** *A Planned Area Development will harmoniously allow the intricate weave of program uses to be fulfilled on the site in a manner that performs to the benefit of the community yet preserves open space. These symbiotic uses could not be accommodated within traditional zoning regulations nor attained in absence of their tight nexus to each other.*

### **Residential Life Parking**

As outlined in the attached letter, ASU Residential Life recognizes this facility as an affiliate relationship and ASU Parking Services recognizes the residents thereof as part of the University and afford them the same opportunity as other residential students to access parking on the Tempe Campus. Therefore as part of our anticipated PAD application, we will ask for a complete waiver of on-site parking requirements for this facility consistent with our affiliated neighbor. We believe this aligns our project with ASU's transition to an urban campus and the investments being made by the City of Tempe that will encourage the use of multi-modal transportation. In addition, this will encourage the use of amenities in the immediate vicinity, add to the vitality of the City's street life and have a positive economic impact on downtown Tempe.

**Modification required:** *We are requesting a waiver of 400 residential parking spaces for ASU students who will be afforded the opportunity to access campus parking.*

### **Campus Ministry Parking**

Based on existing and contemplated shared uses by the All Saints Catholic Campus Ministry and St. Mary's Church, we have calculated the current parking requirements for our project to be approximately 70 parking spaces. These same uses presently exist on the site with 30 parking spaces provided. Consistent with the belief that if parking is mandated, thereby making it convenient to drive and park, people will choose to drive rather than seek alternative forms of transportation. With the investment in multi-modal transportation by the City, we feel that our project could exist without parking and therefore will request a complete waiver of the requirement. As a practical matter, we are pursuing arrangements with landowners in the vicinity that could allow the Campus Ministry to lease the required number of spaces until a complete transition to alternative forms of transportation is achieved. However, we would like to avoid providing 70 spaces indefinitely (or 30 if grandfathering current conditions) as cities across the nation abolish

OCT 10 2007

minimum parking requirements to strengthen their urban core. We applaud Tempe's move toward multi-modal transportation systems and encourage you to make similarly bold moves with parking.

**Modification Required:** *We are requesting a waiver of 70 parking spaces for shared users of the Catholic Campus Ministry and St. Mary's Church.*

#### **Environmental**

We endeavor to make this a LEED certifiable facility consistent with ASU's commitment to sustainable building standards. Through the preservation of a historic structure, maximum utilization of an urban infill site and consistent attention to methods, materials and finishes, we are well on our way to meeting our goal. However, at this preliminary stage, we are unable to commit to a specific LEED standard.

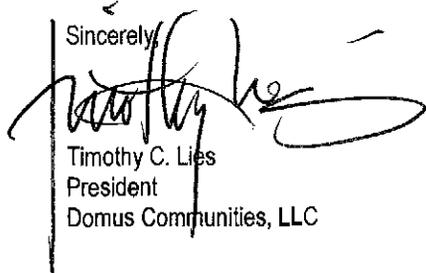
**Modification required:** *No change or request.*

#### **CONCLUSION**

We appreciate your thoughtful consideration of our request. All Saints Catholic Campus Ministry has been a downtown institution for 75 years and St. Mary's Church an icon in the valley for over 100 years and both look forward to proudly serving our community for another 100 years. We acknowledge that the requests we have asked for are bold but our mission is bold. We are embarking on a new paradigm for Catholic and all students by creating a residential community where they can feel at home. We are even more excited because we are bringing that idea to ASU, the New American University and bringing our residents in touch with Tempe.

Thank you for considering our explanation and requests.

Sincerely,



Timothy C. Lies  
President  
Domus Communities, LLC





January 30, 2008

Development Review Commission  
City of Tempe, Development Services  
PO Box 5002  
31 East Fifth Street  
Tempe, AZ 85280

RE: LETTER OF EXPLANATION  
Planned Area Development Overlay for  
230 East University Drive, Tempe, Arizona 85281  
All Saints Catholic Newman Center at ASU  
The Roman Catholic Church of the Diocese of Phoenix

## INTRODUCTION

Old St. Mary's Church and the All Saints Catholic Newman Center at ASU have given Tempe a vibrant sense of community for over 75 years. We have witnessed the evolution of the City and University and we have been an essential ingredient in their growth, place making and cultural heritage. Our proposed high-quality mixed-use, student-based, faith-based development is intended to enhance the image and identity of the core city while preserving our historic connection to a place in which we've worshiped for 100 years. We want to continue to enhance the lives of our community members and provide a residential option that is becoming a new national paradigm for not only Catholic students but for all students at universities across the country. Our project is truly embedded in the community it serves—it defines it and gives it life.



ATTACHMENT 12

We are proposing a project that respects our cherished historic church, an icon in downtown Tempe, by maintaining views along prominent corridors and preserving open space while at the same time enhancing our community's lifespan so that it may flourish into the next century. We are promoting street-level activity, continuing diverse spiritual opportunities in the urban core and building a superior quality of life for future students. The site works well because of its close proximity to ASU's expanding sustainable multi-modal transportation access: the new Light Rail lines, bus services, Zipcar (formerly Flexcar), and, of course, bicycle-friendly and walkable city features all at our front door. Because of our ideal location and innovative concept, we feel we are in the unique position to differentiate ourselves from other communities while at the same time achieving the diverse continuity of uses and interactions that have existed on our site for over a century.

## THE PROJECT

Located in the heart of downtown Tempe, Arizona, immediately across University Drive from the main campus of Arizona State University, the site is extremely well situated, visible and attractive. The small site currently houses an historic Catholic church—one of the oldest in the valley—and the thriving All Saints Catholic Newman Center, which serves one of the largest Catholic student populations in the country. A new development that will contain a student housing project, campus ministry offices and a new church will reinforce the already strong presence the Church has in the area. *Together, we have the ultimate opportunity to live our mission – to provide a home where students and members of the university community can strengthen their faith, develop their gifts and grow into passionate faithful Catholic leaders.* By addressing the housing needs of a growing campus restricted on space, our slender, elegant residential tower will offer a welcome alternative to traditional on-campus housing. The design of the new building respects the historic church, which will remain as it has for over 100 years.

### Site

The All Saints site is located on three-quarter acres in the center of the City of Tempe. The mixed-use site will house a 100-year old historic church as well as a new chapel and campus ministry space that will replace the existing Newman Center Chapel and Church offices. Again, the historic Old St. Mary's Church will be preserved in place. The major new addition will be a 432 bedroom student housing project. The project provides an opportunity to create a new signature tower at the terminus of the pedestrian campus mall just across the street from the ASU Foundation offices. The location offers immediate proximity to both the campus and downtown thereby offering an ideal location for students to live, worship, study and shop. The tower has been set back from University Drive serving as a backdrop almost entirely behind the northern façade of the Old Historic Church. A new chapel is planned along University Drive that complements the Old Church but is different in both form and materials.

In the larger context of the Mill Avenue District, the additional height requested is an essential ingredient in urban mixed-use growth in concert with the desires of ASU to provide on-campus housing and the desires of both ASU and the City of Tempe to reduce automobile traffic by providing residences in downtown Tempe. The proposed development plan preserves view corridors of our beloved historic church while adding to the urban context through open space and architectural interest. Our vibrant pedestrian realm is punctuated by a slender elegant tower that contributes to a dynamic skyline. The eclectic mix of old, new, historic and modern will create a place within a place that is a destination and home to our community and residents. Squarely embedded in the development of the New American University as it co-mingles campus and community, our project promotes symbiotic development at the campus edge. Together, we offer to the other what could not be offered alone—a sacred place to call home within a secular institution of higher learning.

The tallest building in the project is set back from University Drive and is proposed as a 241 foot building on a block that has been designated as "Urban Center" in the Community Design Principles with a suggested maximum allowable height of 300 feet. The Old St. Mary's site, because of its historic significance, was not forecasted for redevelopment and accordingly, the map did not forecast this lone piece of property as 300 feet. The Historic Preservation Commission reviewed the proposed design and recommend approval of the PAD, or, specifically, they found that the proposed Chapel and student housing would not negatively impact the historic Old St. Mary's Church. The Church has volunteered to the planning staff that we would place a historic easement on the Old St. Mary's Church building. We will promote preservation by accentuating our cherished historic asset, enhancing its connection to the surrounding neighbors by inviting interaction and celebrate our unique diversity within our academic context.

#### Program

The All Saints Catholic Newman Center recently completed a capital campaign to build a new main chapel and adoration chapel plus update its ministry space. With the addition of the student-housing component, the organization has the opportunity to occupy the first three floors of the housing tower and anchor the community with its presence while serving its residents.

A preliminary program includes the following:

- Catholic Student Center: A place where campus ministry can operate in 20,000 square feet of space and remain a visible and vital part of campus and neighborhood life with full office functions and 200-seat social hall.
- Chapel: A new worship area for 600 parishioners that becomes home to the campus and neighborhood for worship, fellowship and the celebration of Mass.

- Adoration Chapel: A small contemplative place for Eucharistic adoration and prayer and a quiet retreat for reflection and introspection.
- Student Housing: 432 bedrooms in an apartment-style residence for Catholic and non-Catholic students with amenities competitive with other campus housing.

An outdoor open courtyard for worship, gathering and visiting will be maintained in the program.

### Parking

The parking for the project is divided into three categories: worship related parking; church office space parking; and student resident parking. Each of these needs is fully met in the proposed project concept.

#### Worship Related Parking

For several years, the Church has utilized on-street parking and University related parking, which is largely unused during its busiest period – Sunday masses. This will continue and, as is demonstrated in the attached letter regarding the Foundation parking structure, the Newman Center has an agreement with Arizona State University that provides for decal and paid parking during the regular work week and free parking on non-event weekends. The arrangement has and will more than meet the parking demand for weekends.

#### Office and Residential Life Parking

Consistent with the belief that if parking is mandated, thereby making it convenient to drive and park, people will choose to drive rather than seek alternative forms of transportation. We believe that the ASU students who will reside on our property, surrounded by the ASU campus and very convenient rail and bus service, will have very limited need for automobiles. The absence of parking spaces will attract only those students who do not wish to have a vehicle. We believe that of the approximately 60,000 ASU students – approximately 12,000 of whom identify themselves as Roman Catholic – we will find students who will welcome residency at All Saints Catholic Newman Center without the need for an automobile. It is important to recognize that these students will be part of the student population – they will not increase the number of students on the ASU campus. In fact, the presence of these students residing on campus will reduce the amount of commuting traffic on the ASU campus and within the heart of the City of Tempe.

The student resident parking has been calculated using the Urban Land Institute (ULI) model. This model is designed for situations such as the Newman Center (student housing in a central business district). The Tempe Zoning and Development Code does not provide a required parking calculation for student parking, perhaps wisely as a

student housing project even ½ mile away would reasonably be treated very differently. The ULI model provides a preliminary parking demand of 0.75 parking spaces per dwelling unit. All Saints Catholic Newman Center residential units are exclusively for Arizona State University students. For the proposed All Saints Catholic Newman Center development of 180 units, a parking demand of 0.75 parking spaces per room would require 135 parking spaces. Recognizing the unique aspects of the proposed development for ASU students immediately adjacent to the ASU campus, a further reduction from the ULI suggestion is appropriate. The City of Tempe utilizes Transportation Overlay District (TOD) development standards that allow and encourage a reduced parking requirement for proposed projects in the vicinity of the Valley Metro Light Rail. Recognizing that the All Saints Catholic Newman Center is located within the ASU campus and will serve ASU students, a greater reduction in parking than that provided by TOD standards is appropriate.

Alternatively, the Institute of Traffic Engineers (ITE) publication, *Parking Generation*, includes information regarding the parking demand for various land uses. ITE data includes the category of universities in urban areas and suggests a parking demand of 0.17 parking spaces per student. For the proposed All Saints Catholic Newman Center development of 550 students, a parking demand of 0.17 parking spaces per student would require 94 parking spaces. We have no doubt that this calculation will be appropriate for the Newman Center in coming years once light rail is operational, but we will provide additional parking knowing that the community will take some time to adjust to new parking use models. It should be noted that light rail is anticipated to be fully operational prior to the completion of construction on this project. Considering that the ITE standard is specifically applicable to university students, 94 parking spaces for the residential component of the All Saints Catholic Newman Center development is the appropriate requirement. The proposed project will provide 122 parking spaces for the student housing portion of the project and 147 spaces for the total project.

The residential component of the renovated All Saints Catholic Newman Center will provide housing exclusively for individuals affiliated with ASU (students and visiting faculty). Should the ASU students who reside at the All Saints Catholic Newman Center wish to utilize private automobiles, they will possess the same opportunity to purchase parking passes available to all ASU students, and thereby park their vehicles in ASU parking areas and structures and be subject to the ASU requirements and responsibilities for parking privileges.

The parking for the student housing will be provided in a lot adjacent to the All Saints Catholic Newman Center and the University Towers parking structure located at 6<sup>th</sup> Street and College Avenue. In addition to the parking that the Newman Center will provide, ASU Parking Services recognizes the residents thereof as part of the University, which affords them the same opportunity as other residential students to access parking on the Tempe Campus. Under the provision of the lease, no student will be allowed to have a vehicle until he or she can demonstrate that he or she has secured parking for the year.

## Church Office Related Parking

The office component of the renovated All Saints Catholic Newman Center will comprise 5,265 square feet. The City of Tempe Zoning and Development Code, Chapter 6 Parking, requires 1 parking space per 300 square feet of office. Therefore, the office will require 18 parking spaces. These parking spaces will be utilized by employees of the church and by visitors to the church offices.

## Environmental

We endeavor to make this a LEED certifiable facility consistent with ASU's commitment to sustainable building standards. Through the preservation of a historic structure, maximum utilization of an urban infill site and consistent attention to methods, materials and finishes, we are well on our way to meeting our goal. Given our accessibility to campus and downtown, bikes and walking will be the primary mode of transportation for our residents. Given the close and convenient access to transit systems for our residents, these non-automobile transportation modes will be the primary mode of travel for destinations beyond ASU and downtown Tempe.

## Conclusion

We appreciate your thoughtful consideration of our request. All Saints Catholic Newman Center has been a downtown institution for 75 years and Old St. Mary's Church an icon in the valley for over 100 years and both look forward to proudly serving our community over the next 100 years.

Thank you for considering our explanation and requests.

Sincerely,



Rev. Fred Lucci, O.P.  
Director and Pastor



# All Saints Catholic Newman Center Tempe, Arizona

## Revised Mobility, Accessibility, and Parking Analysis

January 2008

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**Prepared for:**

ALL SAINTS CATHOLIC NEWMAN CENTER

**For Submittal to:**

CITY OF TEMPE

**M-M Project Number:** 8674.001

**Prepared by:** Paul E. Basha, P.E., P.T.O.E.  
Jessamine I. Cabuhat

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## ***Executive Summary***

### ***Introduction***

All Saints Catholic Newman Center is proposing to provide a concentrated high-quality religious and residential campus at the Old St. Mary's Church and All Saints Catholic Newman Center site immediately adjacent to the Arizona State University (ASU) campus in Tempe, Arizona. Morrison-Maierle, Inc. has been selected to prepare a Mobility, Accessibility, and Parking Analysis for this proposed development in accordance with the requests of the City of Tempe.

### ***Conclusion and Recommendation***

The propensity of non-automobile transport service in the immediate vicinity of the site suggests that the use of automobiles will be significantly diminished and therefore reduce the All Saints Catholic Newman Center need for parking. The addition of housing immediately adjacent to campus for 550 students with minimal need for automobile travel will decrease the number of vehicles traveling to, from, and throughout the ASU campus. Therefore street congestion in the immediate vicinity of the site will be reduced by the proposed development.

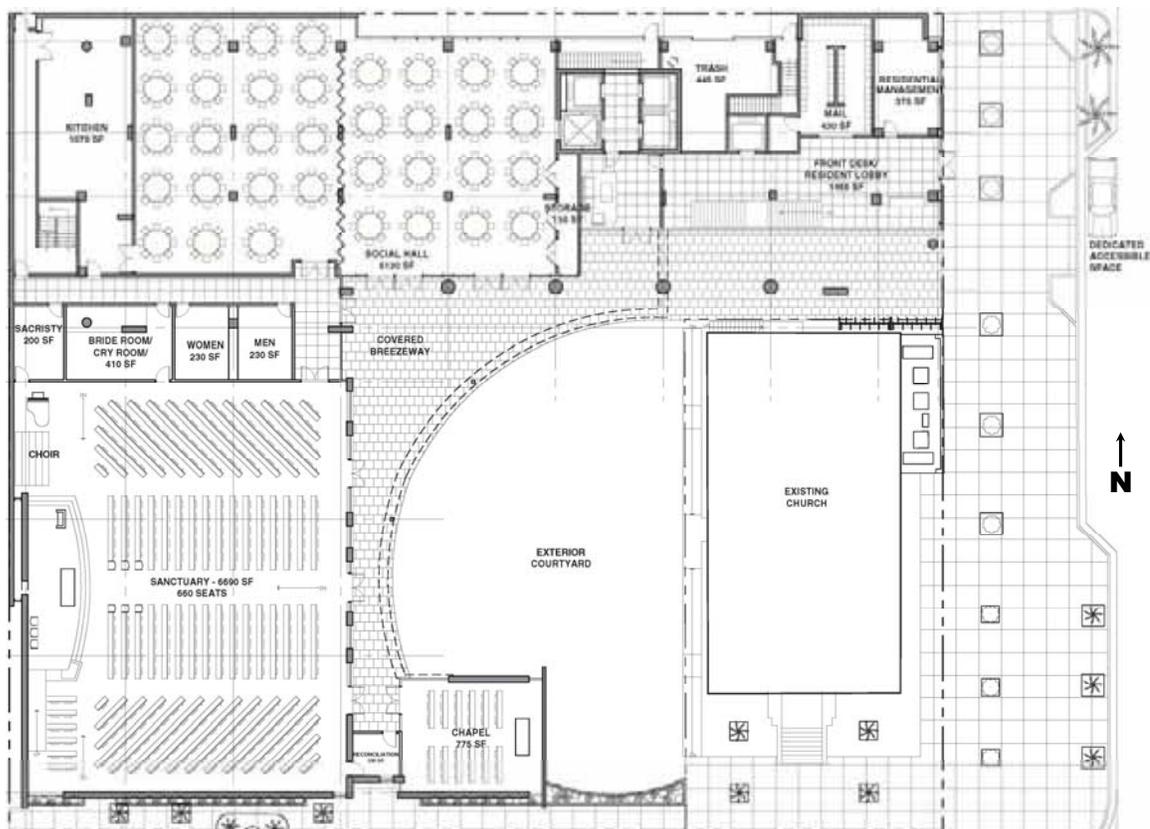
The users of the proposed All Saints Catholic Newman Center are anticipated to generate a demand for 119 parking spaces.

The proposed All Saints Catholic Newman Center will provide 147 parking spaces in two (2) parking areas. One parking area is immediately adjacent to the site and the other is one-quarter mile north of the site.

## Introduction

All Saints Catholic Newman Center is proposing to provide a concentrated high-quality religious and residential campus at the Old St. Mary's Church and All Saints Catholic Newman Center site immediately adjacent to the ASU campus in Tempe, Arizona.

The All Saints site is located on three-quarters of an acre in the center of the City of Tempe. The 100-year old historic church will remain and be incorporated into the mixed-use site. New church buildings will be constructed to supplement the existing church facilities. Campus ministry offices will be constructed that will replace the existing offices. A student housing building that will accommodate 550 students will also be incorporated into the new site. **Figure 1** presents the proposed site plan for the project.



**Figure 1: Proposed Site Plan**

The project will promote pedestrian-oriented street-level activity that will utilize the variety of transportation modes available in the vicinity, including the new light rail line, Valley Metro bus routes, Tempe Orbit bus routes, Zipcar, bicycle facilities, and pedestrian facilities. These multi-modal transportation characteristics and the site location in close proximity to Arizona State University and the Tempe central business district provide the basis for anticipating minimal parking needs for both the residential and church portions of the development.

## Scope of Study

There are three purposes for this Mobility, Accessibility, and Parking Analysis, as listed below:

- ❖ Investigate the available transportation modes in the vicinity of the project and the mobility of the potential residents of the religious community.
- ❖ Determine whether the available transportation modes in the area would sufficiently decrease the need for automobile transport by the residents.
- ❖ Determine the anticipated parking need of the development, based on its special characteristics.

## Streetscape Improvements

Tempe in Motion (TIM) provides bus, bicycle, and pedestrian facilities; and encourages non-automobile transport in Tempe. Since the passage of Tempe's 1996 transit sales tax, the city has added late evening and weekend bus and dial-a-ride service, added bus routes, created an alternatively-fueled fleet, participated in regional light rail planning and construction, added bikeways, and implemented neighborhood pedestrian facilities.

**Figure 2** presents an aerial photograph of the vicinity of the project site, located at the northwest corner of the intersection of College Avenue and University Drive. Its central location in Downtown Tempe provides an ideal setting for walking and cycling to all points within the ASU campus, as well as various interest and activity sites in the area.



**Figure 2: Aerial Photograph of Site Vicinity**

### Tempe Bikeway System

Tempe is a designated Bicycle Friendly Community with 165 miles of bikeways. It has artist-designed bike racks, scenic paths, and convenient bike parking.

A map of the bikeway facilities in the vicinity of the site is provided in **Figure 3** below.

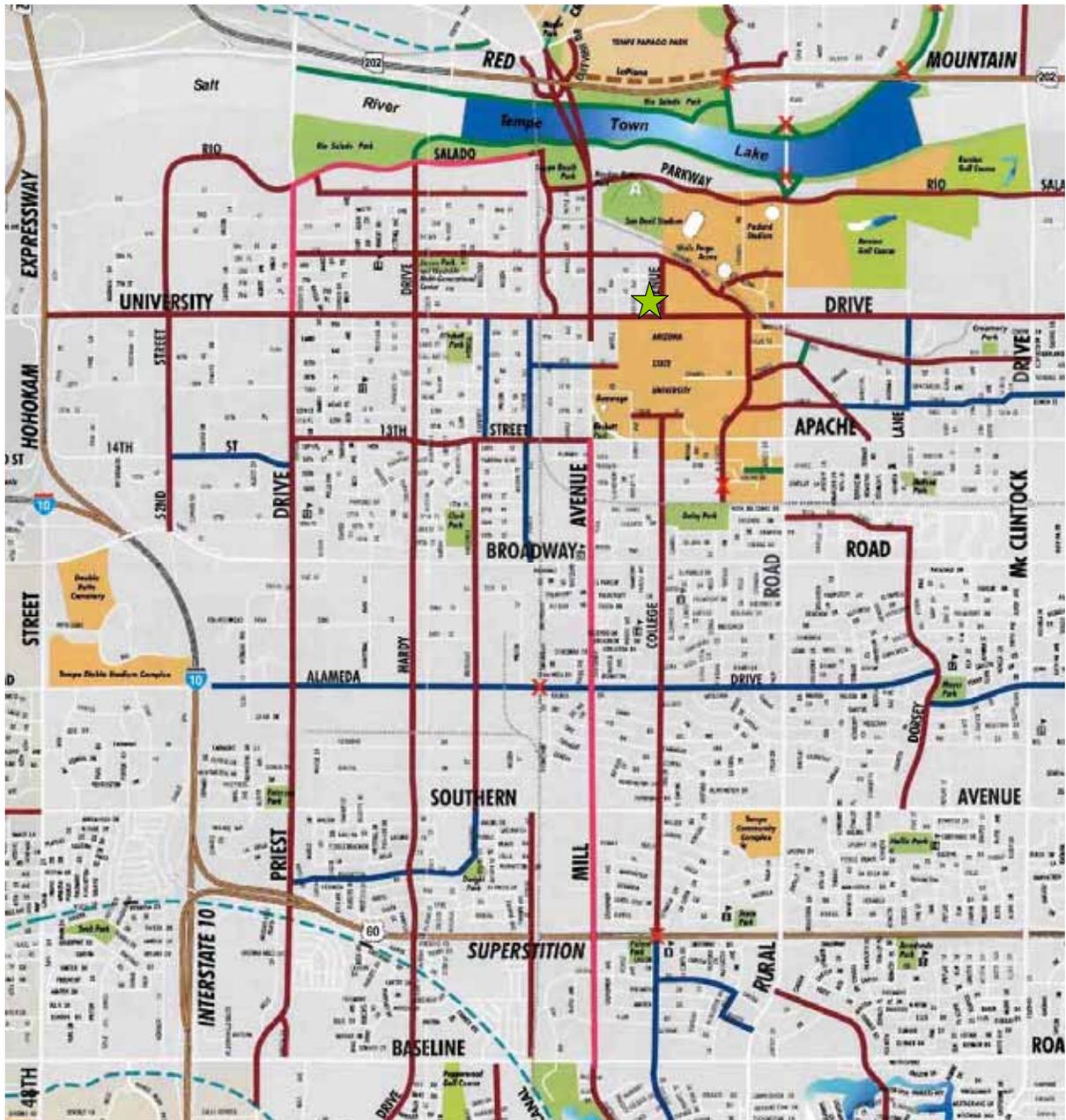


Figure 3: Relevant Portion of the Tempe Bikeway Map

The system includes four levels of bicycle-friendly paths, as follows:

- **Bicycle Lane ( ■ )** – A portion of a roadway designated for preferential or exclusive use of bicycles and defined by pavement markings, curbs, signs or other traffic-control devices. Bicycle lanes are a minimum of four feet wide.
- **Bicycle Route ( ■ )** – A segment of a system of bikeways designated by sign only and typically on residential streets.
- **Multi-Use Path ( ■ )** – A paved facility physically separated from the roadway and motorized traffic designated for non-motorized, mixed use. Multi-use paths are a minimum of 10 feet wide.
- **Wide Outside Curb Lane ( ■ )** – A portion of roadway which has been designated for shared use by bicycles and motorized traffic, characterized by a curb lane which is of such width that bicycle and motorized traffic can be accommodated in the same lane (may or may not have an edge stripe).

Bicycle lanes exist in the site vicinity on Veteran's Way, 5<sup>th</sup> Street, College Avenue, and University Drive. The system provides safe and convenient transportation for future All Saints Catholic Newman Center residents to travel throughout the ASU campus.

All Saints Catholic Newman Center will provide one bicycle parking space for each room, in addition to a planned bicycle parking area at the basement of the Old St. Mary's Church. The combined spaces will provide a total of approximately 200 bicycle parking slots.

Scheduled to open in spring 2008, the Tempe Bike Station, which will be part of the Tempe Transportation Center to be located at the intersection of 5<sup>th</sup> Street and Forest Avenue, will provide long and short term bicycle parking with a variety of service amenities. Approximately 2,000 square feet of the Transportation Center will be dedicated for bike parking and related services. The site of the Tempe Transportation Center is located seven (7) minutes walking distance, or one-third mile, from the Old St. Mary's Church and All Saints Catholic Newman Center religious community.

### Walking

Pedestrian facility improvements by the City of Tempe and the ideal location of the site provide very suitable walking conditions within the ASU campus. Rural Road, Apache Boulevard, and Mill Avenue each are within a 15-minute walking distance from the site, as illustrated in **Figure 4** below. Each point on the solid cyan line represents the distance a person walking at four (4) feet-per-second will travel fifteen minutes after leaving the site. The pink dashed line encloses buildings belonging to the ASU campus. Based on **Figure 4**, all of the ASU academic buildings are accessible from the site by walking.

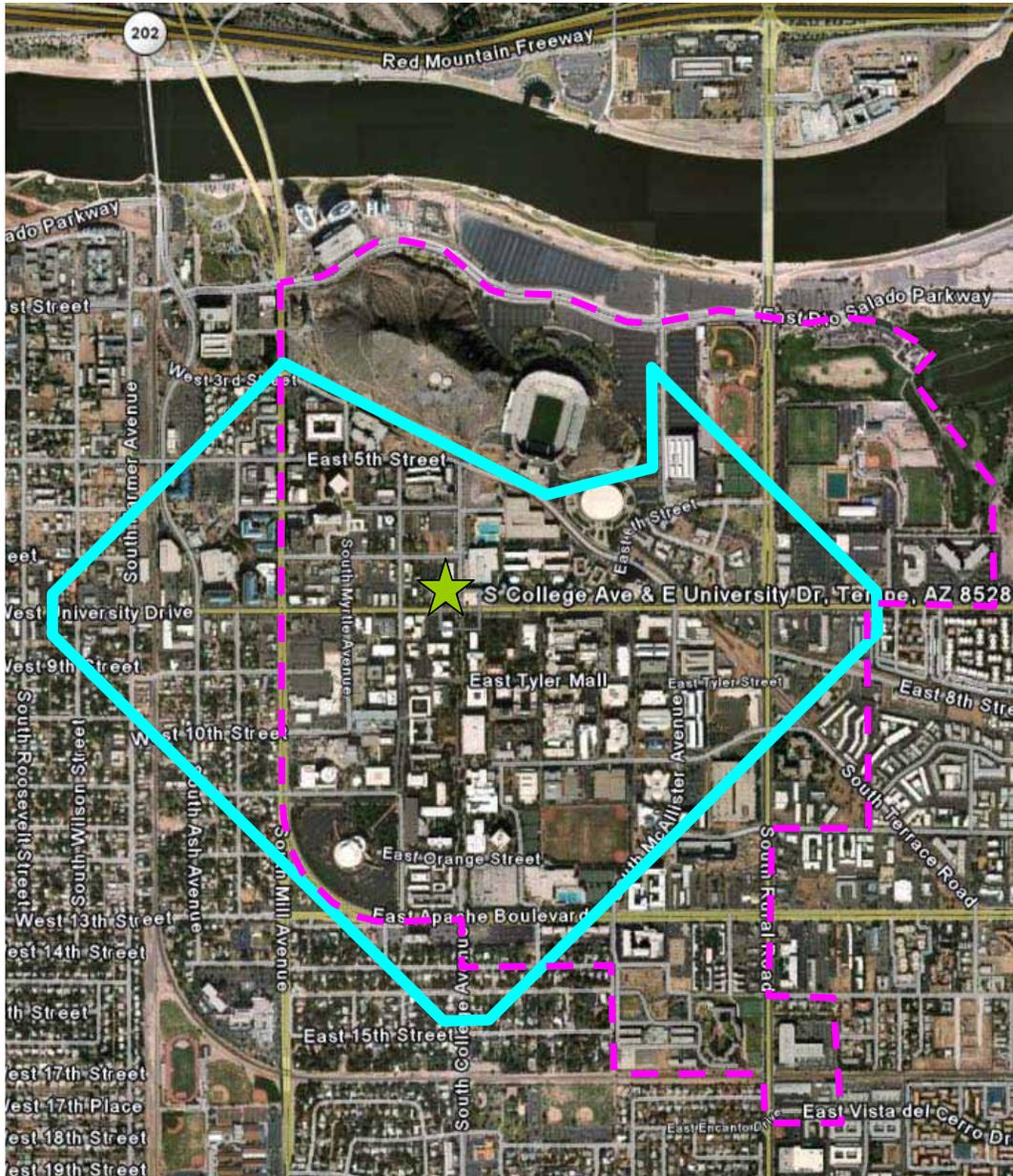


Figure 4: Pedestrian Accessibility

**Available Transportation Modes**

The vicinity map provided as **Figure 5** below illustrates the alternative transportation modes available in the area. These include: three (3) Orbit bus routes, 11 Valley Metro bus routes, the local Tempe FLASH route, the Valley Metro light rail, and Zipcar car rental.



**Figure 5: Available Alternative Transportation Modes**

## Orbit Bus

Orbit is a free transportation system that uses mini-buses to connect residential areas to local destinations such as shopping areas, other neighborhoods, schools, community centers, and major bus routes. The hours of operation are 6:00 AM to 10:00 PM, seven (7) days a week with 15-minute headways.

A map of Orbit bus routes is provided as **Figure 6**. Mercury travels between downtown Tempe and the Escalante Center via 8th Street / Hayden Lane / Lemon Street. Venus circulates in a clockwise and counterclockwise direction between downtown Tempe and Broadway Road / Beck Avenue via Fifth Street / Roosevelt Street / Farmer Avenue. Earth connects downtown Tempe with Tempe Marketplace through north Tempe neighborhoods, including the north Tempe Multi-Generational Center area. Mars serves neighborhoods between Broadway Road and the US 60 from McClintock Drive to the east city border. Jupiter (opening 15 January 2008) will connect neighborhoods between Apache Boulevard and the US 60 from Mill Avenue to McClintock Drive. Recognizing that the Orbit system is intended to connect residential areas to high-frequency destinations including grocery stores, connection is expected between the proposed All Saints Catholic Newman Center and the Whole Foods Market at the northwest corner of Ash Avenue and University Drive – planned to open in 2009.

## Metro Bus

Valley Metro is the public bus agency that provides service to the majority of the cities in the greater Phoenix area, operating throughout the Valley with stops on all four ASU campuses and Sky Harbor International Airport. All ASU students, faculty and staff are eligible to receive the ASU U-Pass, an annual bus pass that grants free, unlimited access to all Valley Metro routes.

Eleven (11) Valley Metro bus routes and one (1) FLASH (Tempe's free local area shuttle serving ASU and downtown Tempe) route have stops along College Avenue near the site. They connect the immediate vicinity of the site to the remainder of the ASU campus, and directly transport passengers to Scottsdale and Paradise Valley to the north, Mesa to the east, Chandler to the south, and Phoenix to the west.

Some of the major destinations that are accessible through these routes are Scottsdale Community College, ASU Research Park, South Mountain Community College, Mesa Senior Center, Mesa Multi-Generational Center, Ikea, Scottsdale Fashion Square, Arizona Mills Mall, Paradise Valley Mall, Chandler Fashion Center, Tempe Marketplace, and Superstition Springs Center.

These bus routes also connect the area to grocery stores, including Fry's, Safeway, and CVS Pharmacy to the south on Rural Road, and Food City to the north, on Scottsdale Road.

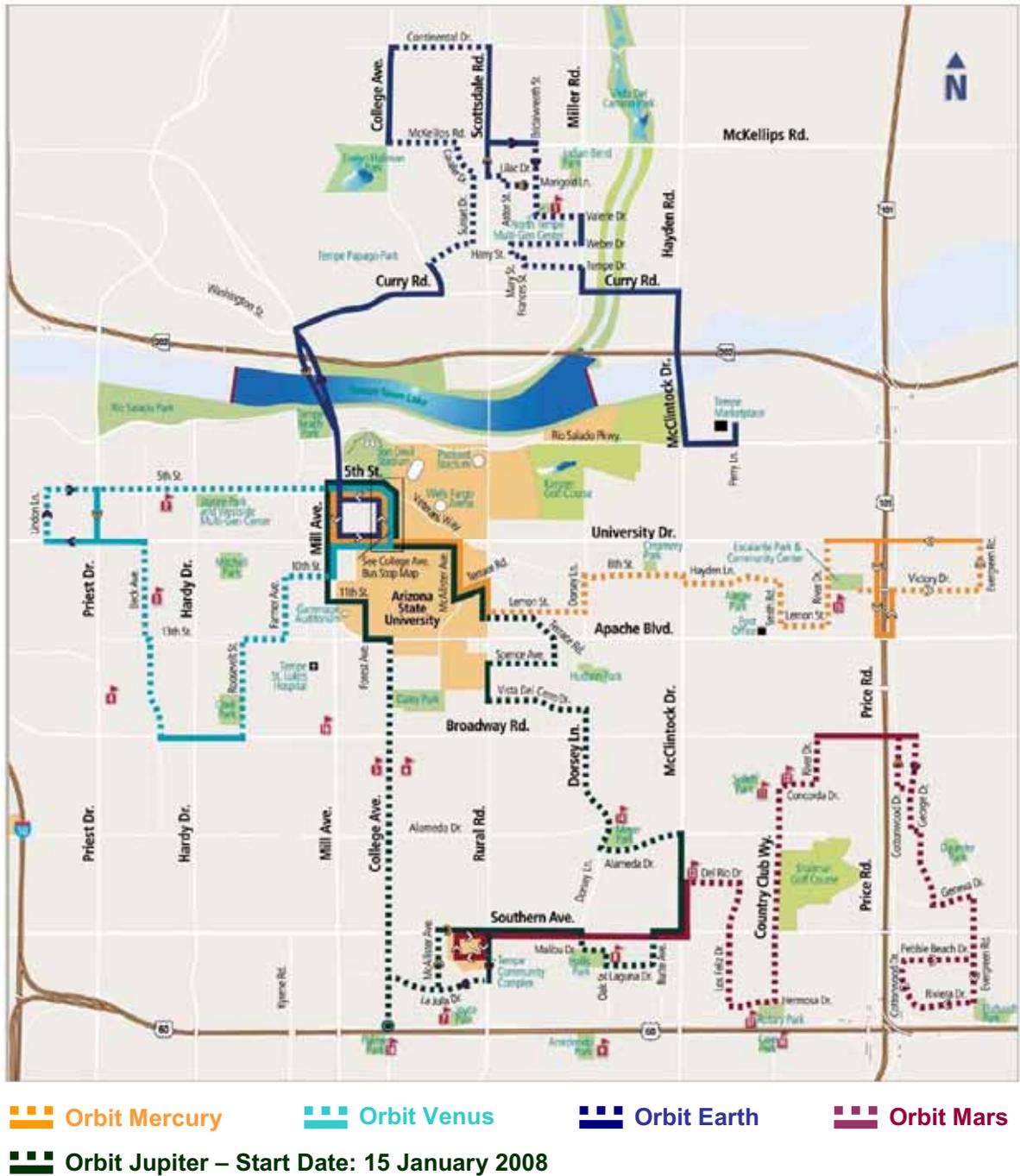


Figure 6: Orbit System Map

From Mondays through Fridays, five (5) of the Valley Metro bus routes leave College Avenue every 30 minutes, and six (6) leave every 15 minutes on peak periods and every 30 minutes on off-peak periods. On Saturdays, eight (8) of the routes leave College Avenue every 30 minutes, one (1) leaves every 45 minutes, and two (2) leave every hour. On Sundays, six (6) of the routes leave College Avenue every 30 minutes, one (1) leaves every 45 minutes, and four (4) leave every hour. Bus service along College Avenue begins between 4:20 AM and 6:09 AM on weekdays and between 4:45 AM and 7:40 AM on weekends. Bus service ends between 8:38 PM and 1:20 AM on weekdays, and 6:38 PM and 1:20 AM on weekends.

The following list describes each bus route path in the site vicinity, and the approximate departure time from College Avenue (unless otherwise indicated).

- **[1] Washington/ Jefferson/ ASU.** 27<sup>th</sup> Avenue at Jefferson, 19<sup>th</sup> Avenue at Jefferson, Central at Van Buren, 24<sup>th</sup> Street at Jefferson, 44<sup>th</sup> Street at Washington, College at Veteran's Way.  
***Eastbound:**(M-F) every 30 minutes from 5:30 AM to 10:00 PM; (Sat) every hour from 6:40 AM to 10:40 PM, (Sun) every hour from 7:40 AM to 9:43 PM*  
***Westbound:** (M-F) every 30 minutes from 4:38 AM to 8:38 PM; (Sat) every hour from 4:55 AM to 8:55 PM, (Sun) every hour from 5:55 AM to 7:55 PM*
- **[30] University.** South Mountain Community College, 32<sup>nd</sup> Street at Broadway, Hohokam Drive at 14<sup>th</sup> Street, University at Priest, Mill at University, University at Price, Dobson at University, Mesa Senior Center, University at Gilbert, University at Greenfield, University at Power, Mesa Multi-Generational Center, Superstition Springs Center.  
***Eastbound, Mill at University:** (M-F) every 30 minutes from 4:49 AM to 6:19 AM, from 9:19 AM to 2:48 PM, and from 6:21 PM to 12:46 AM, every 15 minutes from 6:19 AM to 9:19 AM and from 2:48 PM to 6:21 PM; (Sat) every 30 minutes from 4:52 AM to 12:52 AM, (Sun) every hour from 6:10 AM to 10:10 PM*  
***Westbound, Mill at University:** (M-F) every 30 minutes from 5:23 AM to 5:53 AM, from 9:20 AM to 3:13 PM, and from 5:51 PM to 12:47 AM, every 15 minutes from 5:53 AM to 9:20 AM and from 3:13 PM to 5:51 PM; (Sat) every 30 minutes from 5:47 AM to 12:47 AM, (Sun) every hour from 6:410 AM to 10:40 PM*
- **[44] 44<sup>th</sup> Street/ Tatum.** College at Veteran's Way, University at Priest, 44<sup>th</sup> Street at Van Buren, Thomas at 44<sup>th</sup> Street, Camelback at 44<sup>th</sup> Street, Paradise Valley Mall, Bell at Tatum, Desert Ridge Marriott Resort.  
***Northbound:** (M-F) every 30 minutes from 5:04 AM to 9:05 PM; (Sat) every 45 minutes from 5:28 AM to 9:13 PM, (Sun) every 45 minutes from 6:12 AM to 8:27 PM*  
***Southbound:** (M-F) every 30 minutes from 6:09 AM to 10:03 PM; (Sat) every 45 minutes from 5:51 AM to 10:21 PM, (Sun) every 45 minutes from 7:17 AM to 9:32 PM*
- **[56] Priest Drive.** 48<sup>th</sup> at Chandler, 48<sup>th</sup> at Warner, Priest at Elliot, Arizona Mills Mall, Priest at Southern, University at Priest, Mill at Washington, College at 6<sup>th</sup> Street.  
***Northbound:** (M-F) every 30 minutes from 5:31 AM to 6:31 AM, from 8:47 AM to 3:16 PM, and from 6:46 PM to 12:46 AM, every 15 minutes from 6:31 AM to 8:47 AM and from 3:16 PM to 6:46 PM; (Sat) every 30 minutes from 6:09 AM to 1:09 AM, (Sun) every 30 minutes from 6:11 AM to 10:41 PM*  
***Southbound:** (M-F) every 30 minutes from 4:58 AM to 5:28 AM, from 8:28 AM to 2:27 PM, and from 5:54 PM to 12:28 AM, every 15 minutes from 5:28 AM to 8:28 AM and from 2:27 PM to 5:54 PM; (Sat) every 30 minutes from 5:19 AM to 12:19 AM, (Sun) every 30 minutes from 5:20 AM to 9:50 PM*

- **[62] Hardy.** Ikea, Hardy at Warner, Kyrene at Guadalupe, Hardy at Baseline, College at 5<sup>th</sup> St.  
**Northbound:** (M-F) every 30 minutes from 5:40 AM to 6:10 AM, from 9:10 AM to 3:10 PM, and from 6:10 PM to 12:40 AM, every 15 minutes from 6:10 AM to 9:10 AM and from 3:10 PM to 6:10 PM; (Sat) every 30 minutes from 5:36 AM to 1:06 AM, (Sun) every 30 minutes from 6:06 AM to 11:06 PM

**Southbound:** (M-F) every 30 minutes from 4:45 AM to 5:45 AM, from 8:45 AM to 3:15 PM, and from 6:15 PM to 12:15 AM, every 15 minutes from 5:45 AM to 8:45 AM and from 3:15 PM to 6:15 PM; (Sat) every 30 minutes from 4:45 AM to 12:15 AM, (Sun) every 30 minutes from 5:15 AM to 10:15 PM
- **[65] Mill/ Kyrene.** Kyrene at Warner, Kyrene at Guadalupe, Mill at Baseline, Mill at Broadway, College at Veteran's Way  
**Northbound:** (M-F) every 30 minutes from 5:45 AM to 12:45 AM; (Sat) every 30 minutes from 5:30 AM to 12:30 AM, (Sun) every 30 minutes from 5:30 AM to 10:00 PM  
**Southbound:** (M-F) every 30 minutes from 5:35 AM to 12:05 AM; (Sat) every 30 minutes from 5:05 AM to 12:35 AM, (Sun) every 30 minutes from 5:05 AM to 9:35 PM
- **[66] Mill/ 68<sup>th</sup> Street.** McClintock at Guadalupe, Rural at Guadalupe, Mill at Baseline, Mill at Broadway, College at Veteran's Way, College at Curry, 68<sup>th</sup> St. at McDowell, 68<sup>th</sup> St. at Osborn, Loloma Station, Scottsdale Fashion Square  
**Northbound:** (M-F) every 30 minutes from 5:30 AM to 1:00 AM; (Sat) every 30 minutes from 5:18 AM to 12:48 AM, (Sun) every 30 minutes from 5:18 AM to 10:18 PM  
**Southbound:** (M-F) every 30 minutes from 5:20 AM to 12:20 AM; (Sat) every 30 minutes from 5:20 AM to 12:20 AM, (Sun) every 30 minutes from 5:20 AM to 10:20 PM
- **[72] Scottsdale/ Rural.** Chandler Fashion Center, Rural at Chandler, Rural at Ray, Elliot at Rural, Rural at Southern, Rural at Apache, College at University, Scottsdale at McDowell, Thomas at Scottsdale, Loloma Station, Scottsdale at Shea, Scottsdale at Frank Lloyd Wright, Scottsdale at Mayo  
**Northbound:** (M-F) every hour from 4:30 AM to 5:30 AM, every 30 minutes from 5:30 AM to 6:00 AM, from 6:00 PM to 1:00 AM, every 15 minutes from 6:00 AM to 6:00 PM; (Sat) every 30 minutes from 4:30 AM to 1:00 AM, (Sun) every 30 minutes from 5:00 AM to 11:00 PM  
**Southbound:** every 30 minutes from 4:20 AM to 6:20 AM, from 7:20 PM to 1:20 AM, every 15 minutes from 6:20 AM to 7:20 PM; (Sat) every 30 minutes from 4:20 AM to 1:20 AM, (Sun) every 30 minutes from 4:50 AM to 11:20 PM
- **[76] Miller.** College at 5<sup>th</sup> Street, Miller at Curry, Miller at McDowell, Miller at Thomas, Loloma Station, Miller at Indian School, Miller at Camelback, Hayden at McDonald, Granite Reef at Chaparral, Scottsdale Community College  
**Northbound:** (M-F) every 30 minutes from 5:08 AM to 9:38 PM; (Sat) every 30 minutes from 5:08 AM to 9:38 PM, (Sun) every hour from 5:38 AM to 6:38 PM  
**Southbound:** (M-F) every 30 minutes from 6:02 AM to 11:32 PM; (Sat) every 30 minutes from 5:56 AM to 11:26 PM, (Sun) every hour from 6:26 AM to 7:26 PM
- **[81] Hayden/ McClintock.** Dobson at Frye, Dobson at Chandler, Warner at Price, ASU Research Park, McClintock at Guadalupe, McClintock at Southern, McClintock at Apache, College at University, Hayden at McDowell, Hayden at Camelback, Hayden at McCormick Parkway, 90<sup>th</sup> Street at Shea, Frank Lloyd Wright at 94<sup>th</sup> Street, Butherus at 83<sup>rd</sup> Place  
**Northbound:** (M-F) every 30 minutes from 4:40 AM to 5:40 AM, from 9:10 AM to 3:10 PM, and from 6:10 PM to 1:10 AM, every 15 minutes from 5:40 AM to 9:10 AM and from 3:10 PM to 6:10 PM; (Sat) every hour from 6:10 AM to 1:10 AM, (Sun) every hour from 6:10 AM to 10:10 PM

**Southbound:** (M-F) every 30 minutes from 4:45 AM to 5:45 AM, from 9:00 AM to 3:00 PM, and from 6:30 PM to 1:00 AM, every 15 minutes from 5:45 AM to 9:00 AM and from 3:00 PM to 6:30 PM; (Sat) every hour from 4:55 AM to 12:55 AM, (Sun) every hour from 4:55 AM to 9:55 PM

- **[92] 48<sup>th</sup> Street/ Guadalupe Road.** McClintock at Guadalupe, Kyrene at Guadalupe, Arizona Mills Mall, 48<sup>th</sup> Street at Broadway, Mill at Broadway, College at 6<sup>th</sup> Street  
**Northbound:** (M-F) every 30 minutes from 5:10 AM to 6:40 AM, from 9:10 AM to 3:44 PM, and from 6:40 PM to 1:10 AM, every 15 minutes from 6:40 AM to 9:10 AM and from 3:44 PM to 6:40 PM; (Sat) every 30 minutes from 5:54 AM to 12:54 AM, (Sun) every 30 minutes from 5:54 AM to 10:54 PM  
**Southbound:** (M-F) every 30 minutes from 4:43 AM to 5:43 AM, from 8:13 AM to 3:10 PM, and from 5:43 PM to 12:13 AM, every 15 minutes from 5:43 AM to 8:13 AM and from 3:10 PM to 5:43 PM; (Sat) every 30 minutes from 5:07 AM to 12:07 AM, (Sun) every 30 minutes from 5:06 AM to 10:06 PM
- **FLASH.** University Drive at Mill, Mill at Rio Salado, Rio Salado at Packard Drive, Packard Drive at 6<sup>th</sup> Street  
**Counter-clockwise:** (M-F) every 10 minutes from 7:00 AM to 6:00 PM

**Figure 7** on the next page presents a map of the routes of Valley Metro buses in the immediate vicinity of the site, as well as the location of existing and proposed grocery stores that will serve future residents.

### Metro Rail

Starting in December 2008, the Valley Metro Light Rail will connect downtown Phoenix to Tempe and Mesa. It will operate at street level along a set pathway on steel rails that are separated from traffic. This dedicated guideway, along with a traffic prioritization system, will allow the Metro to travel faster than local buses even though it will travel at the same posted speeds as cars.

Metro light rail vehicles have a capacity of 175 passengers, and can be linked together in sets of three. Light rail trains will operate 18 to 20 hours a day, seven days a week. Trains will arrive at stations every 10 minutes during peak hours and every 20 minutes during off-peak hours.

As indicated in **Figure 8**, the Metro light rail will have a station at the intersection of Veteran's Way and College Avenue, which is six (6) minutes walking distance, or about a quarter of a mile away, from the project site.

**Figure 8** also presents the alignment of the Metro light rail and the points of interest that will be accessible with it. It will serve various employment and activity centers in Phoenix, Tempe, and Mesa, including the Phoenix Spectrum Mall, Dodge Theatre, Chase Field, Gateway Community College, ASU, and Tri-City Pavilions. It will also connect to the Sky Harbor International Airport via the Sky Harbor People Mover System.

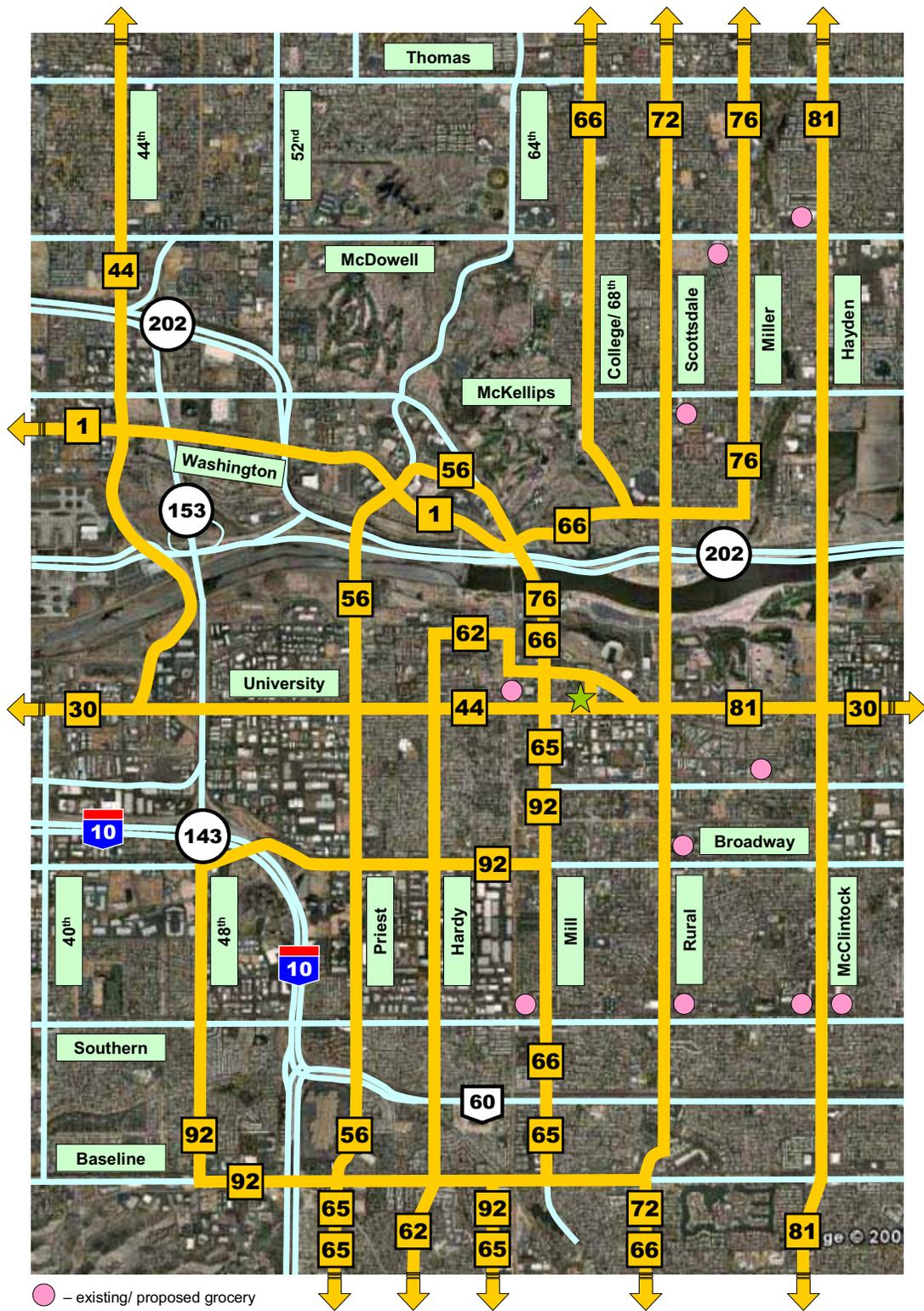


Figure 7: Valley Metro Bus Routes



## Zipcar

Zipcar sharing program allows members to reserve and drive a low-emission, fuel-efficient vehicle whenever needed. Anyone who is 21 or older and has a valid driver's license can apply for membership, and an applicant will get a Zipcard usually within one week after completing an online application and undergoing a driving record check by the company.

Car reservations can be made online or over the phone, and as early as months in advance to minutes before needing the car. During a reservation, a member will be asked to choose a car type, time slot, and location. A member can unlock a reserved car by holding their Zipcard to the windshield. A Zipcard will only open the specific car reserved by the member during the time it was reserved for. After driving the car, the user only needs to bring the Zipcar back and park it in the same reserved parking spot.

The rates within ASU are from \$9 by the hour and from \$66 by the day. A one-time application fee of \$25 and an annual fee of \$50 are applicable. Membership can be extended with an application fee of \$25 and an annual fee of \$25 for each additional driver.

The hourly rental rate includes gas, reserved parking, and insurance. If the fuel tank gets to less than  $\frac{1}{4}$  full, it can be filled by using the fuel card inside the car. A deductible on the insurance may apply if the driver gets in an accident. All reservations include 180 free miles per day (for each reservation in a 24 hour period) and \$0.35 for each additional mile.

Zipcar has five (5) locations and ten (10) vehicles within the ASU campus, the nearest location to the site being the University Towers Parking Structure (Location 9 in **Figure 5**), which has four (4) vehicles available for sharing. University Towers Parking Structure is five (5) minutes walking distance from the project site.

All Saints Catholic Newman Center will provide parking spaces for Zipcar vehicles at or adjacent to the property upon request if Zipcar or ASU determines that they are needed.

## **Required Parking**

Parking standards by The Urban Land Institute (ULI) and The Institute of Transportation Engineers (ITE) were considered in this study because the City of Tempe Development Standards does not have a category for dormitory rooms under its Parking Ratio requirements.

The ULI publication, *Shared Parking*, includes information regarding the required parking for various land uses. Pertinent excerpts of this publication are provided in **Appendix A** to this report. For the category of residential land uses, the number of vehicles per household is provided for four (4) different metropolitan locations and two (2) separate ownership categories. For purposes of this analysis, a household is accepted as a synonym for dwelling unit and for dormitory room in the All Saints Catholic Newman Center housing.

The location and ownership categories in *Shared Parking* applicable to the All Saints Catholic Newman Center is Central Business district (CBD) and rental. This combination of categories results in a preliminary parking demand of 0.75 parking spaces per dwelling unit.

The parking data in ULI Shared Parking for rental residential buildings in central business districts were obtained from the City of Portland, Oregon. It is critical to recognize that the downtown area of Portland, Oregon is substantially different from the university area of City of Tempe, Arizona. The primary differences are that the downtown Portland rental homes are for a diverse population typically dominated by permanent employed residents. The proposed All Saints Catholic Newman Center rental homes are exclusively for university students. Therefore, the Portland data is appropriate as a maximum number of required parking spaces for the proposed All Saints Catholic Newman Center development.

For the proposed All Saints Catholic Newman Center development of 180 dormitory rooms, a parking demand of 0.75 parking spaces per room would require 135 parking spaces. Recognizing the unique aspects of the proposed development for ASU students immediately adjacent to the ASU campus, a further reduction from the ULI suggestion is appropriate.

The City of Tempe utilizes Transportation Overlay District (TOD) development standards that allow and encourage a reduced parking requirement for proposed projects in the vicinity of the Valley Metro Light Rail. Recognizing that the All Saints Catholic Newman Center is located within the ASU campus and will serve ASU students, a greater reduction in parking than that provided by TOD standards is appropriate.

The ITE publication, *Parking Generation*, includes information regarding the parking demand for various land uses. Pertinent excerpts of this publication are provided in **Appendix B** to this report. These data include the category of universities in urban areas with a parking demand of 0.17 parking spaces per student.

For the proposed All Saints Catholic Newman Center development of 550 students, a parking demand of 0.17 parking spaces per student would require 94 parking spaces.

Considering that the ITE standard is specifically applicable to university students, the proposed All Saints Catholic Newman Center should provide 94 parking spaces for the student residences in the religious community.

The residential component of the renovated All Saints Catholic Newman Center will provide housing exclusively for ASU students. Should the ASU students who reside at the All Saints Catholic Newman Center wish to utilize private automobiles, they will possess the same opportunity to purchase parking passes available to all ASU students and thereby park their vehicles in ASU parking areas and structures.

The residential component of the renovated All Saints Catholic Newman Center is anticipated to employ approximately five (5) to seven (7) employees. It is therefore recommended that seven (7) parking spaces be provided for these employees.

The office component of the renovated All Saints Catholic Newman Center will comprise 5,265 square feet. The City of Tempe Zoning and Development Code, Chapter 6 Parking, requires 1 parking space per 300 square feet of office. Therefore, the office will require 18 parking spaces. These parking spaces will be utilized by employees of the church and visitors to the church offices.

The total number of suggested parking spaces for the All Saints Catholic Newman Center property is summarized in **Table 1**.

**Table 1: Suggested Parking**

LAND USE	PARKING SPACES
Office	18
Student Housing Employees	7
Students	94
TOTAL	119

Worship services will continue at the renovated All Saints Catholic Newman Center as in the past. As is the current practice, parking for these services will continue to be provided in the ASU Foundation parking area in the immediate northeast corner of the intersection of College Avenue and University Drive.

### ***Provided Parking***

The All Saints Catholic Newman Center will provide 72 parking spaces on the property immediately north of the site indicated by an asterisk (\*) on **Figure 9** on the following page.

**Appendix C** provides a copy of a letter from the property owner of the parking area immediately north of the All Saints Catholic Newman Center committing to the provision of 72 parking spaces for the exclusive use of the All Saints Catholic Newman Center.

Arizona State University has committed to provide 75 parking spaces in University Towers, also indicated on **Figure 9**, for the exclusive use of the All Saints Catholic Newman Center. University Towers is approximately one-quarter mile building to building walking distance from the All Saints Catholic Newman Center.

**Appendix D** provides a copy of a letter from the Arizona State University committing to the provision of a minimum of seventy-five (75) parking spaces in the parking area at University Towers for the exclusive use of the All Saints Catholic Newman Center.



Figure 9: Parking Availability near the Site

**Table 2** summarizes the total parking provided by the All Saints Catholic Newman Center. The federal standards for parking areas require that five (5) accessible parking spaces be provided for parking areas with 100 to 150 parking spaces. Therefore five (5) parking spaces in the parking area adjacent to the property will be sized and striped in accordance with Americans with Disabilities Act (ADA) requirements.

Table 2: Provided Total Parking

LAND USE	PARKING SPACES
Adjacent Parking Area	72
University Towers Parking Area	75
TOTAL	147

Of these 147 parking spaces, 25 are provided for the church office and the residential employees, resulting in the All Saints Catholic Newman Center providing 122 parking spaces for the residential component. This number of parking spaces is more than the 94 spaces suggested by the ITE publication, *Parking Generation* and less than the 135 spaces suggested by the ULI publication, *Shared Parking*. The ITE publication is more applicable to the All Saints Catholic Newman Center than the ULI publication. The ITE publication is specifically for university students in an urban area, while the ULI publication is obtained from the central business district in Portland, Oregon.

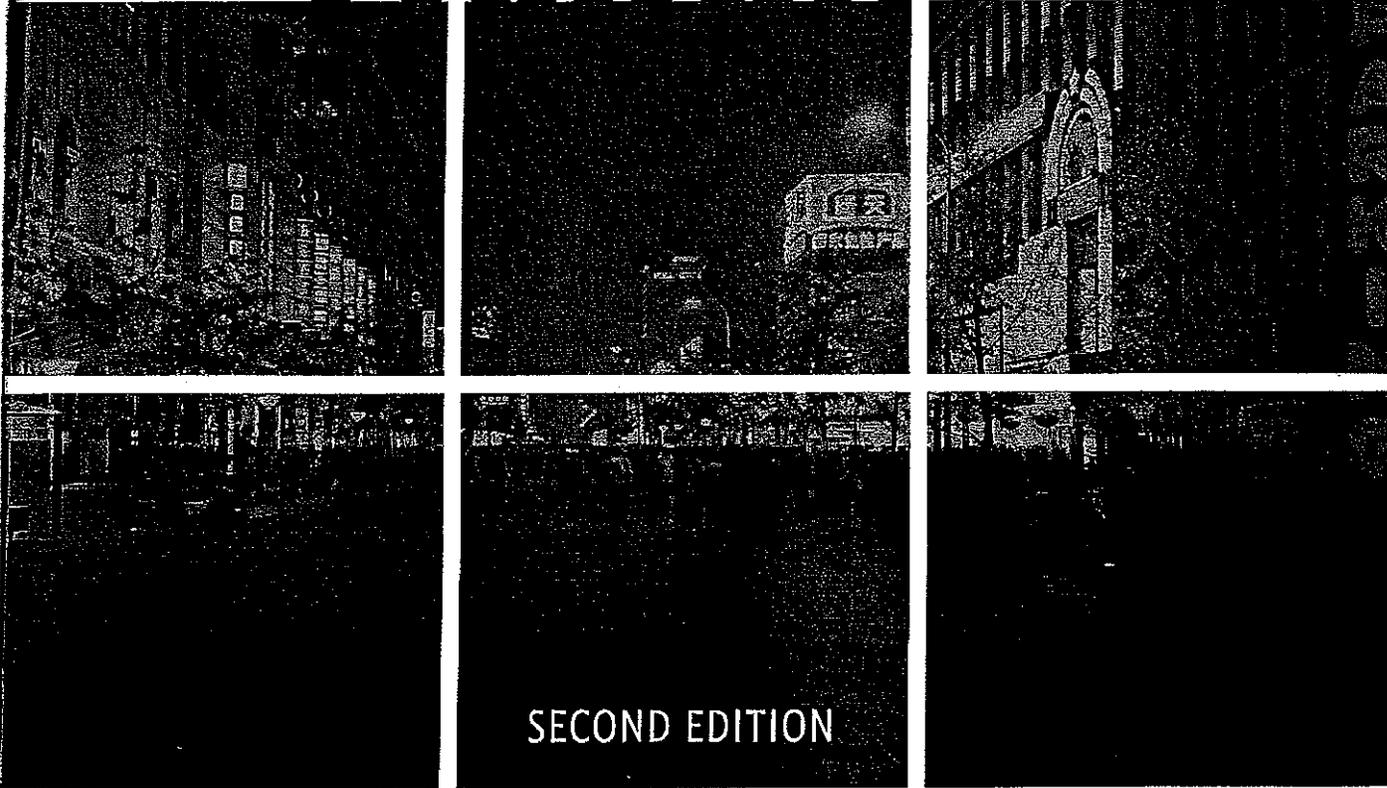
### ***Conclusion and Recommendation***

The propensity of non-automobile transport service in the immediate vicinity of the site suggests that the use of automobiles will be significantly diminished and therefore reduce the All Saints Catholic Newman Center need for parking. The addition of housing immediately adjacent to campus for 550 students with minimal need for automobile travel will decrease the number of vehicles traveling to, from, and throughout the ASU campus. Therefore street congestion in the immediate vicinity of the site will be reduced by the proposed development.

The users of the proposed All Saints Catholic Newman Center are anticipated to generate a demand for 119 parking spaces.

The proposed All Saints Catholic Newman Center will provide 147 parking spaces in two (2) parking areas. One parking area is immediately adjacent to the site and the other is one-quarter mile north of the site.

# SHARED PARKING



SECOND EDITION

Mary S. Smith



## Residential

One of the most significant development trends at the turn of the millennium is the development of residential uses in downtowns and other mixed-use settings. Creating live/work/play environments is one of the key goals of smart growth development, as is developing residential units near transit, in order to facilitate commuting without generating car trips and vehicles parked at transit stations.

Auto ownership per household increased over the period from 1960 to 2000 to an average of 1.75 vehicle per household. Some evidence indicates that the point of saturation may be near, since today there are more vehicles registered in the United States than there are licensed drivers. As discussed in *Parking Generation*, 2000 census data for Portland, Oregon, were evaluated by DKS Associates to determine patterns in the ratios of vehicles per household by location, as shown in Table 4-18.

Recognizing this trend, ITE's *Parking Generation* has separated residential uses into a number of different categories. An unfortunate side effect of the stratification is that the number of data points in any one category is relatively small, as illustrated in Table 4-19.

This book's recommended parking ratios for residents in suburban locations are 1.5 spaces/unit for rental units and 1.7

spaces/unit for owned units. It appears that an adjustment of about 80 percent to reflect auto ownership is appropriate for locations that are not downtown but well served by transit, reducing the former to 1.2 and the latter to 1.4. Adjustments as low as 50 percent appear to be appropriate for urban CBD locations, reducing the ratios to 0.75 spaces/rental unit and 0.85 spaces/owned unit. Although not technically mode adjustments, these values may be input into the mode adjustment cells in the *Shared Parking* model.

It should be recognized in shared parking analysis that at least some of the residential demand will likely be for reserved parking, with all time-of-day and seasonal factors at 100 percent. For default purposes, it is recommended that at least the first parked vehicle per unit be allocated as reserved. The remaining peak-hour values would be considered as resident parking that can be shared with other uses. For visitor parking, 0.15 spaces per unit have been added to each ratio.

The time-of-day factors are based on the factors found in the ITE database for low-rise apartments. Although some seasonality of residential parking needs is likely, no published source of data is available. Therefore, no adjustments for seasonality are recommended.

**Table 4-18** Vehicles per Household, Portland, Oregon

Location	Owner-Occupied	Rental
Suburban	2	1.4
Central City, Old Downtown		
CBD	1.6	0.7
Near Transit Stations		
More Than Ten Miles from CBD	1.9-2.0	1.0-1.3
Less Than Ten Miles from CBD		

Source: DKS Associates, Portland, Oregon.

Table 4-19

Peak-Hour Parking Accumulations at Residential Land Uses  
(Spaces/Dwelling Unit)

Location	Single-Family	Rental	Condominiums	Low-Rise		High-Rise
	Detached (210)	Townhouse (224)		Apartment (221)		Apartment (222)
	Suburban	Suburban	Suburban	Suburban	Urban	Urban
Sites	6	3	5	19	12	7
Range	1.3-2.2	1.67-1.82	1.04-1.96	0.68-1.94	0.66-1.43	1.15-1.52
85th Percentile	2.14	1.78	1.68	1.46	1.17	1.57
Average Ratio	1.83	1.73	1.46	1.20	1.00	1.37

Sources: ITE, *Parking Generation*, 3rd ed.

## Vehicle Ownership at AvalonBay Projects

Parking is a challenging issue for AvalonBay, a developer of urban apartments in high-barrier-to-entry markets. One of the attractions of their locations—in cities such as San Francisco, New York, and Washington, D.C.—is that they are generally well served by public transit. However, while their tenants like being near transit, they also like their cars. A survey of renters at 41 properties found few locations where the average number of vehicles per unit was less than one, and several approached two. When the vehicle ownership was calculated by size of bedroom, the 85th percentile ratio averaged about one parking space per bedroom, which is a standard rule of thumb for residential parking.

The ratios by size of unit were: efficiency apartment, 1.0; one-bedroom apartment, 1.3; two-bedroom apartment, 1.0; and three-bedroom apartment, 0.75.

To create comparable data for different projects with varying mixes of unit size, a synthetic average parking ratio was calculated. This adjusted parking ratio used the average vehicle ownership reported for each unit size at a project and then combined to reflect the same mix of efficiencies and one-, two-, and three-bedroom units as for all developments in the AvalonBay portfolio. A comparison of these adjusted parking ratios for each development found only 14 properties with an average auto ownership of less than one per unit, and only two projects with 0.5 or less—both in major cities. These were urban projects, for which the 85th percentile adjusted ratio was 0.92 vehicles owned, and there was a narrow range. Twelve of the 14 projects had adjusted parking ratios of from 0.71 to 0.94 vehicles per unit. These ratios, which reflect auto ownership only and do not include additional visitor parking, suggest that such urban projects could get by with about one space per unit, on average, and a little less in some extreme cases.

The more suburban projects reported adjusted parking ratios from 0.95 to about two per unit. The 85th percentile of these had an average of 1.5

vehicles per unit, which matches the ratio of 1.5 based on Institute of Transportation Engineers data selected in this book for rental residential uses, at least as far as the residents' own parking needs are concerned. AvalonBay reports that visitor parking at its projects is a scarce commodity, since simply providing sufficient space for residents is a challenge. Decisions about visitor parking need to be part of the management strategy for each developer, and eventually each individual project.

The experiences for this developer must be interpreted within the context of its own management philosophy and market. Its renters are higher-income households willing to pay higher rents for urban locations and able to afford more cars. On the other hand, because parking is also more expensive in such locations, they may forego multiple vehicles or even prefer to get by without a car because of the available alternatives. Determining parking requirements for higher-density residential projects, owned or rented, requires close attention to consumer preferences and market realities.

Lyn Lansdale, vice president for strategic business services at AvalonBay Communities, points out the conflicts for an apartment developer. Many parking programs are designed with the expectation of generating additional income for the owner/developer. However, the ability to charge for parking is site-specific and may depend upon the practices of local competition, customer expectations in the submarket, parking constraints, parking alternatives for renters unwilling to pay, and other considerations. The least desirable situation for both owners and renters is empty parking spaces in a space-constrained property because of residents' unwillingness to pay the parking fees. This type of circumstance exacerbates an already difficult parking situation for the owners and incurs resentment from their customers.

# ***Parking Generation, 3rd Edition***

An Informational Report of the  
Institute of Transportation Engineers

The Institute of Transportation Engineers (ITE) is an international educational and scientific association of transportation and traffic engineers and other professionals who are responsible for meeting mobility and safety needs. ITE facilitates the application of technology and scientific principles to research, planning, functional design, implementation, operation, policy development and management for any mode of transportation by promoting professional development of members, supporting and encouraging education, stimulating research, developing public awareness, and exchanging professional information; and by maintaining a central point of reference and action.

Founded in 1930, ITE serves as a gateway to knowledge and advancement through meetings, seminars and publications; and through our network of more than 16,000 members working in some 90 countries. ITE also has more than 70 local and regional chapters and more than 120 student chapters that provide additional opportunities for information exchange, participation and networking

***Parking Generation*** is an informational report of the Institute of Transportation Engineers. The information has been obtained from experiences of transportation engineering professionals and research. ITE informational reports are prepared for informational purposes only and do not include ITE recommendations on which is the best course of action or the preferred application of the data.



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# Land Use: 550 University/College

## Land Use Description

This land use includes 4-year universities or colleges that may or may not offer graduate programs. Two-year junior, community, or technical colleges are described in junior/community college (Land Use 540).

## Database Description

The database consisted of a mix of suburban and urban sites. Parking demand rates at the suburban sites differed from those at urban sites and therefore the data were analyzed separately.

- Average parking supply ratio: 0.33 spaces per total number of students, faculty and staff (school population) at the suburban sites and 0.22 spaces per school population at the urban sites.
- Average parking supply ratio for building square footage: 1.2 spaces per 1,000 sq. ft. GFA (three study sites).

The measured peak demand at four of the eight suburban sites was within 10 percent of the total parking supply, suggesting that the supply could potentially be constraining demand in sectors of the campuses.

The presence of paid parking was noted for only one study site. The peak parking demand at this site was similar to the average peak parking demand.

For the six suburban study sites, parking demand data counts were submitted for at least five consecutive hours. The following table presents the time-of-day distribution of parking demand for the sites.

Based on Vehicles per School Population (Suburban Sites)	Weekday Data	
	Percent of Peak Period	Number of Data Points
12:00-4:00 a.m.	-	0
5:00 a.m.	-	0
6:00 a.m.	-	0
7:00 a.m.	-	0
8:00 a.m.	79	3
9:00 a.m.	88	5
10:00 a.m.	98	6
11:00 a.m.	100	6
12:00 p.m.	93	6
1:00 p.m.	88	5
2:00 p.m.	81	5
3:00 p.m.	74	3
4:00 p.m.	33	1
5:00 p.m.	23	1
6:00 p.m.	-	0
7:00 p.m.	-	0
8:00 p.m.	-	0
9:00 p.m.	-	0
10:00 p.m.	-	0
11:00 p.m.	-	0

\*Subset of database

## Land Use: 550 University/College

A 12-day study of weekday parking demand at San Diego State University<sup>1</sup> provided the following day of week distribution of peak parking demand.

Day of the Week	Peak Parking Demand as a Percent of Parking Demand on Peak Weekday (%)
Monday	89
Tuesday	99
Wednesday	89
Thursday	100

*For all school uses, it is important to collect data on the size of the building and total number of students, faculty and employees in order to accurately measure parking demand for the site. Additional parking demand observations should also include evening hours and when special events occur at the site.*

### Additional Data

Quality of transit access may play a role in reducing the parking demand at universities/colleges.

### Study Sites/Years

#### Canada:

Ottawa, ON (1985)

#### United States:

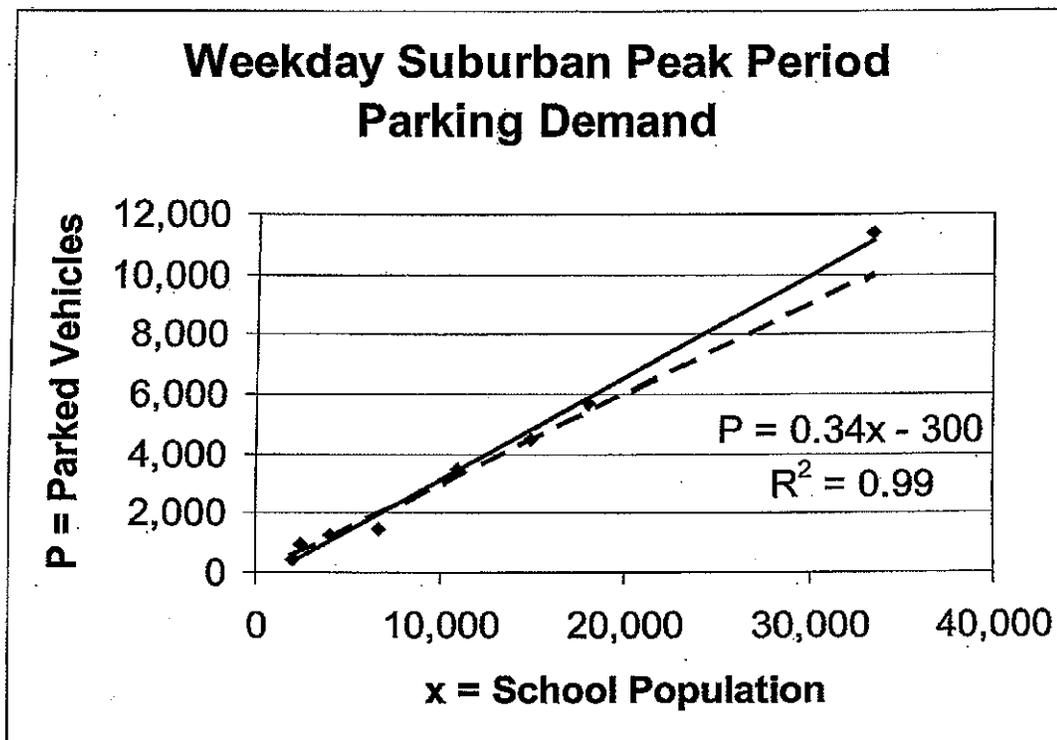
St. Louis, MO (1987); Dayton, OH (1992); Fairmont, WV (1992); Pittsburgh, PA (1992); Denver, CO (1993); West Palm Beach, FL (1993); Portland, OR (1995); Greensboro, NC (1998); San Luis Obispo, CA (2000); San Diego, CA (2004)

<sup>1</sup> SOURCE: San Diego State University ITE Student Chapter, 2004 District 6 Data Collection Fund study

# Land Use: 550 University/College

**Average Peak Period Parking Demand vs: School Population**  
**On a: Weekday**  
**Location: Suburban**

Statistic	Peak Period Demand
Peak Period	9:00 a.m.–3:00 p.m.
Number of Study Sites	8
Average Size of Study Sites	school population of 11,500
Average Peak Period Parking Demand	0.30 vehicles per school population
Standard Deviation	0.05
Coefficient of Variation	18%
Range	0.22–0.38 vehicles per school population
85th Percentile	0.34 vehicles per school population
33rd Percentile	0.30 vehicles per school population

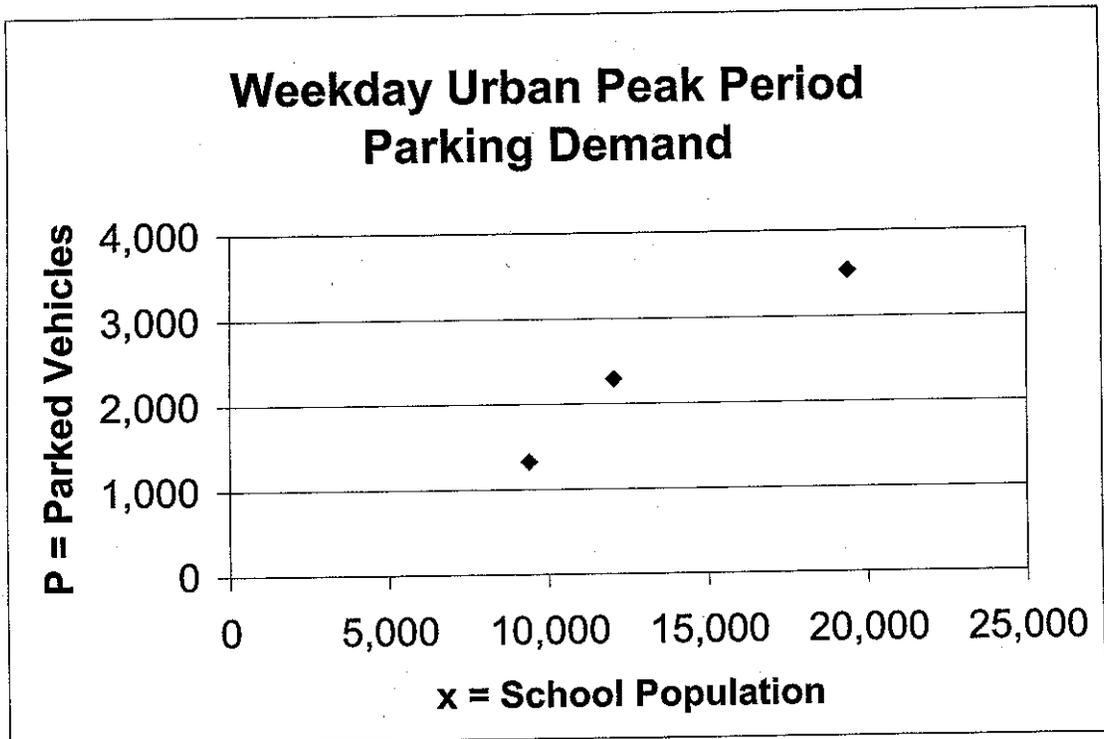


◆ Actual Data Points      — Fitted Curve      - - - Average Rate

# Land Use: 550 University/College

**Average Peak Period Parking Demand vs: School Population**  
**On a Weekday**  
**Location: Urban**

Statistic	Peak Period Demand
Peak Period	10:00–11:00 a.m.
Number of Study Sites	3
Average Size of Study Sites	school population of 13,600
Average Peak Period Parking Demand	0.17 vehicles per school population
Standard Deviation	0.03
Coefficient of Variation	15%
Range	0.14–0.19 vehicles per school population
85th Percentile	0.19 vehicles per school population
33rd Percentile	0.17 vehicles per school population



◆ Actual Data Points

# Land Use: 560 Church

## Land Use Description

A church is a building where public worship services are held. A church houses an assembly hall or sanctuary. It may also house meeting rooms, classrooms and occasionally dining, catering, or party facilities. The database for this land use also includes synagogues and mosques.

## Database Description

The database consisted of all suburban sites with the exception of one urban site. Parking demand at the urban site was similar to that of the suburban sites and therefore the data were combined and analyzed together.

- Average site density: 25 sq. ft. GFA per seat (six sites).
- Average parking supply ratios: 0.27 spaces per seat (11 study sites), 0.66 spaces per attendee (eight study sites) and 10.6 spaces per 1,000 sq. ft. GFA (10 study sites).

The wide variation in parking demand rates based on building GFA was likely due to variations in the provision of meeting rooms, classrooms and residence space in addition to worship space in some facilities.

Limited data were available for parking demand on weekdays at houses of worship with primary services on Sunday. At one site, a weekday parking demand rate of 0.006 vehicles per seat was reported for the hour beginning at 6:00 p.m. At another site, a weekday parking demand rate of 1.17 vehicles per 1,000 sq. ft. GFA was reported for the hour beginning at 10:00 a.m.

Limited data were available for parking demand at houses of worship with primary services on days other than Sunday.

- One study was submitted for a synagogue that had a peak parking demand rate of 0.41 parked vehicles per attendee between 8:00 and 9:00 p.m. during a Saturday service with 132 attendees.
- One study was submitted for a mosque that had a building size of 4,800 sq. ft. GFA and a peak parking demand rate of 6.2 parked vehicles per 1,000 sq. ft. GFA between 1:00 and 2:00 p.m. on a Friday.
- Two Seventh-Day Adventist churches were observed to have parking demand rates of 0.32 and 0.40 vehicles per attendee between 10:00 and 11:00 a.m. on a Saturday during services with 78 and 105 attendees, respectively.

***Future studies should include weekday data that encompass group activities (such as, youth groups, study groups, retreats) as well as base employee data.***

22 January 2008

Development Review Commission  
City of Tempe, Development Services  
PO Box 5002  
31 East Fifth Street  
Tempe, AZ 85280

RE: Parking Space Lease  
All Saints Catholic Newman Center at ASU  
The Roman Catholic Church of the Diocese of Phoenix

To Whom It May Concern:

I represent my parents, Mr. & Mrs. Francis Keller, who own a surface parking lot generally located on the south side of 7<sup>th</sup> Street between College and Forest in Tempe, Arizona. My family has offered to provide the All Saints Catholic Newman Center Church, office and residential project with 36 parking spaces adjacent to the Newman Center. These spaces will be dedicated for the exclusive use of the Newman Center for the next 50 years.

Sincerely,

A handwritten signature in black ink, appearing to read 'Theresa Stohlgren', written in a cursive style.

Theresa Stohlgren



ARIZONA STATE UNIVERSITY

January 28, 2008

Mr. Chris Anaradian  
City of Tempe  
Development Services Manager  
31 East 5<sup>th</sup> Street  
Tempe, AZ 85281

Dear Mr. Anaradian:

Arizona State University has been approached regarding the availability of parking spaces that could be leased to the Newman Center or the developer/property manager for the high rise housing that is currently being proposed for the Newman Center site.

We are prepared to provide 75 parking decals for the University Towers parking garage located at 6<sup>th</sup> Street and College Avenue. These decals will be available for the residents of the Newman Center housing development. Decals will be sold on an annual basis from August 1 through July 30, or any portion of that period, at a rate equal to the then current annual parking decal price plus a small administrative fee. These decals will be for use 365 days a year.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Carol N. Campbell".

Carol N. Campbell  
Executive Vice President and Chief Financial Officer

c: Michael Crow, President  
Ray Jensen, Associate Vice President, University Business Services

## TOWN MEETING NOTES

**All Saints Catholic Campus Ministry gave due notice and hosted a Neighborhood Meeting at their facility located at 230 East University Drive, Tempe, Arizona from Noon to 4:00 on Sunday, September 16, 2007 to discuss the proposed PAD for their property.**

Fr. Fred Lucci, Director of All Saints Catholic Campus Ministry presided with attorney Jerry Morgan moderating a panel that included Timothy Lies of Domus Communities, Mary Macuga of All Saints, John Minieri of the Diocese of Phoenix, Trevor Barger of Espiritu Loci, Lisa Armijo of Maggie's Place, Rachel Yetter and others.

Ms. Macuga gave a brief historical perspective on the efforts of the Parish to bring the project to this stage. Fr. Lucci then described the importance of the project to the parish before asking Mr. Lies to present images of the proposed facility. After the presentation, Mr. Barger outlined a traditional approval process for moving forward on a project of this scope. Fr. Lucci and others on the panel closed the presentation by presenting challenges still remaining and stressing the importance this project would have on the future of the ministry's mission and vision. Attorney Morgan then took questions and comments from those in attendance addressed to the panel. The questions and comments recorded by a panel member during the meeting on a visible whiteboard at the front of the room included:

- Is the chapel and worship space a priority?
- We have a lot of Diocesan support?
- How will we market and advertise the housing?
- We'll share residence life resources.
- Catholic education program on-going.
- Fire Station #1 will address fire safety.
- Additional land is not available.
- This is the first Domus project; others are in the works.
- What about interpersonal safety? Safe Environment?
- Consider funerals (caskets) and weddings.
- Diocese will retain ownership of property and Domus will lease the land.
- Liability will be considered with leases.
- If Domus backs out, then credit will be issued.
- Parking at ASU is not dependable.
- Newman will continue to manage campus ministry.
- Domus via third party will do property management.
- What will the culture of the student and adult community change?
- How will we protect Old Church? Will be similar to protection of St. Mary's Basilica.
- Catholic Code of Conduct will not discriminate against non-Catholics.
- How will we be proactive vs reactive? (in event of crisis)?
- We need to do due diligence regarding finances:
  - National Association of College Business Officers
  - Talk to ASU finance officers re 3<sup>rd</sup> party management

- Research all Arizona universities regard 3<sup>rd</sup> party management
- Rent rates? Domus is looking at ASU market. We'll have a slight premium.
- Will student sounds interfere with Mass? Design takes this into consideration.
- Where will we worship during construction?
- Old Church, Methodist Church, looking at options.
- Need to be creative regarding College Nights.
- Yes, graduate students will live here, too.
- Have we talked to students in other tall resident housing?
- Elevator crunch during move-in?
- Positive comments from other students.
- Loyola University is an example with very positive reviews.
- 600 seats in chapel seems small; currently planning for 700.
- Last time the design process took two years and had more community input.
- The courtyard will feel different with 500 students sharing it.
- What will be the impact on the people space?
- We need a scaled model with ASU Fulton Center.
- How will a high-rise integrate with Old Church?
- We need a scaled model with Fulton Center too.
- How will we communicate with community?
- Environmentally sustainable; aim to make it LEED silver certification.
- Domus to help make community stronger, including financially.
- Church and building in Boston is mirrored and bad example.
- We've brought five years of discussions to table.
- We've raised money and we need to do something.
- Tempe is going vertical – 13 towers planned downtown(?)
- Can we put solar panels on the roof?
- ADA access in elevators, chapel, student rooms.
- Opportunity for students to attend reduced rate; 80% pay for 20%
- The number 550 students makes sense with rates.
- Financial mitigant is Letter of credit, secured by assets unrelated to project.
- Domus is giving annual funds to Newman.
- Diocese is incorporating Newman as sole entity.
- Revenue sharing is 2% +; although our project is more complex due to office lease.
- Domus has committed at least \$200,000 per year.
- Management Agreement will determine who hires RAs.
- A monthly blurb in bulletin would be helpful.
- Another progress meeting would be nice.

All comments were acknowledged and questions answered by panel members.

Scribed by R Yetter  
9-16-07

# PLANNED AREA DEVELOPMENT OVERLAY FOR ALL SAINTS NEWMAN CENTER

A PORTION OF THE SE QUARTER, SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

**ACKNOWLEDGMENT:**

STATE OF ARIZONA  
 COUNTY OF MARICOPA  
 ON THIS 17TH DAY OF DECEMBER 2007 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED FR. RED LUCCI, WHO ACKNOWLEDGED HIMSELF TO BE THE PASTOR OF ALL SAINTS NEWMAN CENTER AND THAT HE BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT IN THE CAPACITY THEREIN STATED FOR THE PURPOSES THEREIN CONTAINED.  
 IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES:

**LEGAL DESCRIPTION**

Parcel 1  
 The east 30 feet of Lot 17 and all Lots 18, 19, and 20, Block 13 Town of Tempe, also the north 16 feet of 8th street being adjacent on the south side of above described lots according to the plat in book 2 of maps, page 26, Maricopa County, Arizona.  
 Parcel 2  
 Parcel No. 1: The west 10 feet of Lot seventeen (17), and Lot Sixteen (16), except the west 3 feet, block thirteen (13), Tempe, in the City of Tempe, according to the plat in book 2 of maps, page 26. Parcel No. 2: that portion of 8th street now vacated and abandoned by the City of Tempe adjoining portions of Lots 16 and 17, Block 13, City of Tempe West, according to the plat of record in the office of the county recorder in book 2 of maps, page 26 described as follows:

Beginning at a point on the south line of said Lot 16 which is 3 feet east of the southwest corner thereof and being thence east, along the south line of Lots 16 and Seventeen, a distance of 16 feet to a point which is 10 feet west of the north line of Lot 17;  
 thence north, parallel to the north line of Lot 17, a distance of 16 feet to the north line of 8th street as it now exists; thence westerly, along the north line of 8th street as it now exists, a distance of 47 feet to a point in a line which is 3 feet east of and parallel to the west line of said Lot 16; thence north along said parallel line, a distance of 16 feet to the point of beginning.

**OWNER:**

ALL SAINTS NEWMAN CENTER  
 230 EAST UNIVERSITY DRIVE  
 TEMPE, AZ 85281  
 480.967.7823

**DEVELOPER:**

DOMUS COMMUNITIES  
 30 WEST PERSHING ROAD  
 SUITE 201  
 KANSAS CITY, MO 64180  
 866.543.6687

**GENERAL NOTES:**

**PROJECT DATA:**

SITE AREA: 37,465 SF  
 BUILDING AREA: 259,588 SF  
 PROPOSED USES: MULTIPLE FAMILY DWELLINGS, RELIGIOUS ASSEMBLY, CLASSROOMS  
 # OF STORIES: 180  
 # OF STORIES: 22  
 BUILDING HEIGHT: 243'-2"

**APPROVAL:**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DEVELOPMENT SERVICES MANAGER

**LOCATION MAP**



**CONDITIONS OF APPROVAL:**



SCB Solomon Cordwell Buenz  
 © 2007 Solomon Cordwell Buenz

lap



and 20, Block 13 Town of g adjacent on the south side of ook 2 of maps, page 26, Mari-

in (17), and Lot Sixteen (16), rpe, in the City of Tempe, 26. Parcel No. 2: that portion he City of Tempe adjoining empe West, according to the er in book 2 of maps, page 26

.lot 16 which is 3 feet east of the east, along the south line of said o a point which is 10 feet east south, on a line parallel to the o the north line of 8th street as it ie of 8th street as it now exists, s 3 feet east of and parallel to y said parallel line, a distance of

## Site Data

A.	<b>SUBMITTED BY:</b> NAME ADDRESS  PHONE	<b>DOMUS COMMUNITIES</b> 30 WEST PERSHING ROAD SUITE 201 KANSAS CITY, MO 64108 866.543.6687																																																																																
B.	<b>PROJECT NAME:</b>	ASU NEWMAN CENTER																																																																																
C.	<b>SITE ADDRESS:</b>	230 EAST UNIVERSITY DRIVE TEMPE, ARIZONA																																																																																
D.	<b>SCALE, NORTH ARROW</b>	SEE SITE PLAN SHEET																																																																																
E.	<b>LOCATION MAP</b>	SEE GRAPHIC THIS SHEET																																																																																
F.	<b>PROPERTY LINES/LEASE LINES/PHASE LINES</b>	SEE SITE PLAN SHEET																																																																																
G.	<b>LEGAL DESCRIPTION</b>	SEE DESCRIPTION THIS SHEET																																																																																
H.	<b>GENERAL PLAN PROJECTED LAND USE &amp; PROJECTED DENSITY</b>	MIXED USE RES.DENSITY 26+																																																																																
I.	<b>ZONING:</b> EXISTING PROPOSED	CITY CENTER (TOD) CITY CENTER - PAD (TOD)																																																																																
J.	<b>PARCEL SIZE (NET &amp; GROSS)</b>	37,455 SF (.86 ACRES)																																																																																
K.	<b>BUILDING AREA PERCENTAGE OF LOT COVERAGE HEIGHT OF BUILDING NUMBERS OF STORIES</b>	258,588 SF (INCLUDING BASEMENT) 63% (INCLUDES EXISTING CHURCH TO REMAIN) 243'-2" 22																																																																																
L.	<b>TYPE OF CONSTRUCTION PER INTERNATIONAL BUILDING CODE</b>	TYPE 1-A* (Table 503) * Type 1-A construction may be reduced to type 1-B The height of the reduced construction type shall be the same as for the original construction type (403.3.1-3)																																																																																
M.	<b>AUTOMATIC EXTINGUISHING SYSTEM</b>	The Building will be equipped with an automatic extinguishing system per City of Tempe IBC.																																																																																
N.	<b>PROPOSED USES</b>	MULTIPLE FAMILY DWELLINGS, RELIGIOUS ASSEMBLY, UNIVERSITY CLASSROOMS																																																																																
O.	<b>NUMBER AND TYPE OF RESIDENTIAL UNITS</b>	1 BD 12 2 BD 84 3 BD 84 Total 180																																																																																
P.	<b>DENSITY</b>	209 DWELLING UNITS/ACRE																																																																																
Q.	<b>PARKING FOR MOTOR VEHICLES AND BICYCLES REQUIRED &amp; PROVIDED</b>	<table border="1"> <thead> <tr> <th>PARKING</th> <th>TOD</th> <th>ULI</th> <th>ITE</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>1 BR APARTMENT (.75 /UNIT)</td> <td>9</td> <td>9</td> <td>2</td> <td>3</td> </tr> <tr> <td>2 BR APARTMENT (1.5 /UNIT)</td> <td>126</td> <td>63</td> <td>46</td> <td>42</td> </tr> <tr> <td>3 BR APARTMENT (2.25 /UNIT)</td> <td>189</td> <td>63</td> <td>46</td> <td>63</td> </tr> <tr> <td>GUEST (.2 /UNIT)</td> <td>36</td> <td></td> <td></td> <td>12</td> </tr> <tr> <td>CHURCH (1 PER 100 SF)</td> <td>67</td> <td></td> <td></td> <td>0</td> </tr> <tr> <td>OFFICE (1 PER 300 SF)</td> <td>13</td> <td></td> <td></td> <td>18</td> </tr> <tr> <td>CLASSROOM (1 PER 200 SF)</td> <td>21</td> <td></td> <td></td> <td>0</td> </tr> <tr> <td>LESS SHARED PARKING*</td> <td>(35)</td> <td></td> <td></td> <td>9</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>426</b></td> <td><b>135</b></td> <td><b>94</b></td> <td><b>147</b></td> </tr> </tbody> </table> <p>*SHARED PARKING INCLUDES OFFICE AND CLASSROOM SPACES SINCE THEY WILL NOT BE USED SIMULTANEOUSLY WITH THE CHURCH</p> <p>SEE ATTACHED LETTER REGARDING PARKING ACCOMMODATIONS</p> <table border="1"> <thead> <tr> <th>BIKE COMMUTE AREA</th> <th>REQUIRED</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>1 BR APARTMENT (.75 /UNIT)</td> <td>9</td> <td>18</td> </tr> <tr> <td>2 BR APARTMENT (.75 /UNIT)</td> <td>63</td> <td>126</td> </tr> <tr> <td>3 BR APARTMENT (1 /UNIT)</td> <td>84</td> <td>168</td> </tr> <tr> <td>GUEST (.2 SPACES/UNIT)</td> <td>36</td> <td>36</td> </tr> <tr> <td>CHURCH (1 SPACE PER 1500 SF)</td> <td>9</td> <td>18</td> </tr> <tr> <td>OFFICE (1 SPACE PER 8000 SF; 2 MIN.)</td> <td>2</td> <td>4</td> </tr> <tr> <td>CLASSROOM (1 SPACE PER 1500 SF)</td> <td>3</td> <td>6</td> </tr> <tr> <td>LESS SHARED PARKING*</td> <td>0</td> <td>0</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>206</b></td> <td><b>376</b></td> </tr> </tbody> </table>	PARKING	TOD	ULI	ITE	PROVIDED	1 BR APARTMENT (.75 /UNIT)	9	9	2	3	2 BR APARTMENT (1.5 /UNIT)	126	63	46	42	3 BR APARTMENT (2.25 /UNIT)	189	63	46	63	GUEST (.2 /UNIT)	36			12	CHURCH (1 PER 100 SF)	67			0	OFFICE (1 PER 300 SF)	13			18	CLASSROOM (1 PER 200 SF)	21			0	LESS SHARED PARKING*	(35)			9	<b>TOTAL</b>	<b>426</b>	<b>135</b>	<b>94</b>	<b>147</b>	BIKE COMMUTE AREA	REQUIRED	PROVIDED	1 BR APARTMENT (.75 /UNIT)	9	18	2 BR APARTMENT (.75 /UNIT)	63	126	3 BR APARTMENT (1 /UNIT)	84	168	GUEST (.2 SPACES/UNIT)	36	36	CHURCH (1 SPACE PER 1500 SF)	9	18	OFFICE (1 SPACE PER 8000 SF; 2 MIN.)	2	4	CLASSROOM (1 SPACE PER 1500 SF)	3	6	LESS SHARED PARKING*	0	0	<b>TOTAL</b>	<b>206</b>	<b>376</b>
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R.	<b>LANDSCAPE AREA ON-SITE</b>	5,355 sf; 14%																																																																																
S.	<b>PAD OVERLAY</b>	SEE SITE PLAN SHEET																																																																																
T.	<b>CLOSEST FIRE HYDRANT</b>	SEE SITE PLAN SHEET																																																																																
U.	<b>ALL EXISTING &amp; PROPOSED REFUSE ENCLOSURES</b>	SEE SITE PLAN SHEET																																																																																
V.	<b>ALL STREETS, MEDIANS &amp; DRIVEWAYS (BOTH SIDES OF STREET) WITHIN 125' OF PROPERTY</b>	SEE SITE PLAN SHEET																																																																																

IN-PROGRES



PROJECT DATA

ALL SAINTS NEWMAN CENTER

Domus Communities

10.09.2007

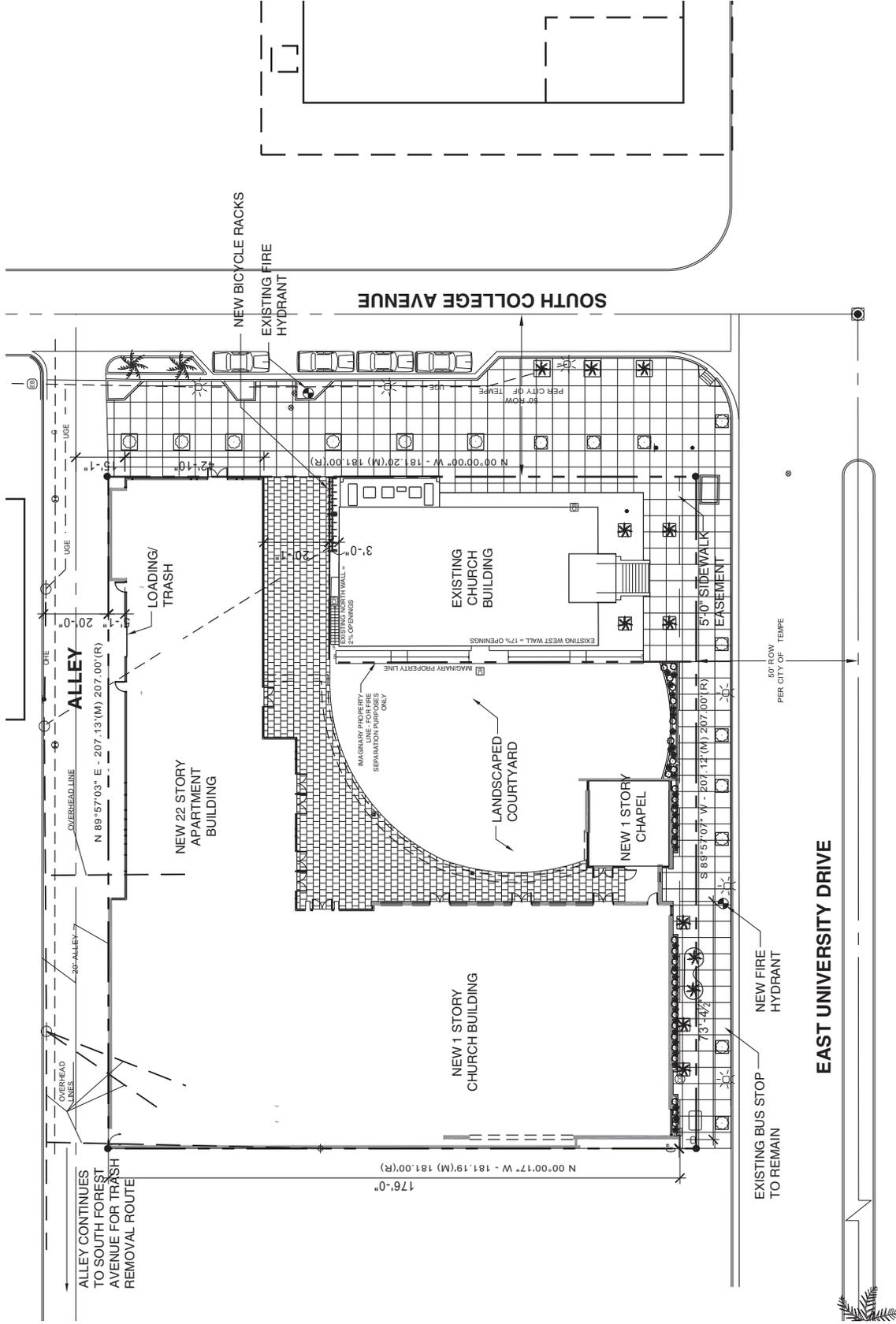
02.01.2008 revised 12.18.2007 revised

2007023



ATTACHMENT 53





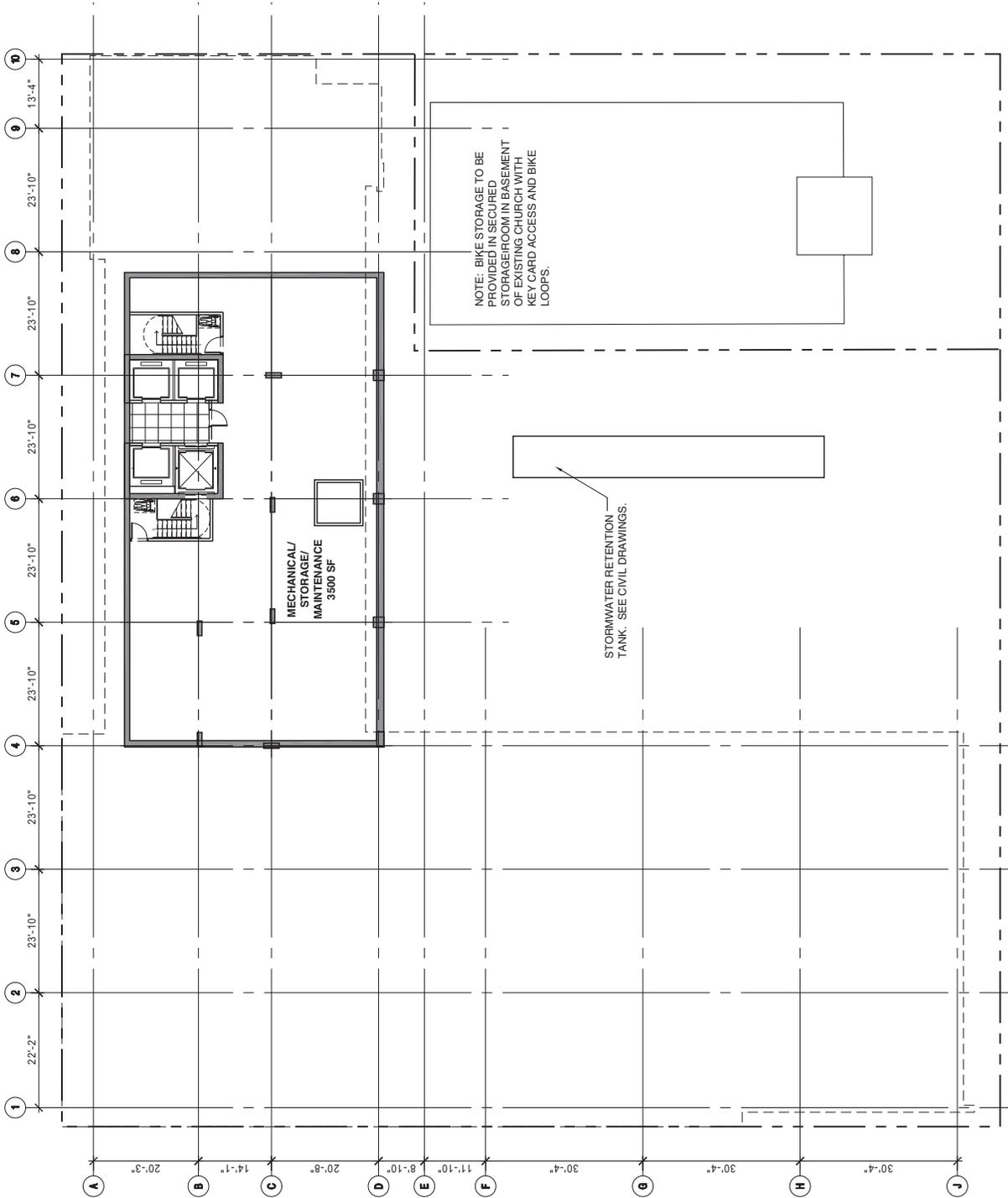
IN-PROGRESS  
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 10.09.2007  
 12.18.2007 revised  
 2007/023

ARCHITECTURAL SITE PLAN  
 ALL SAINTS NEWMAN CENTER  
 Domus Communities



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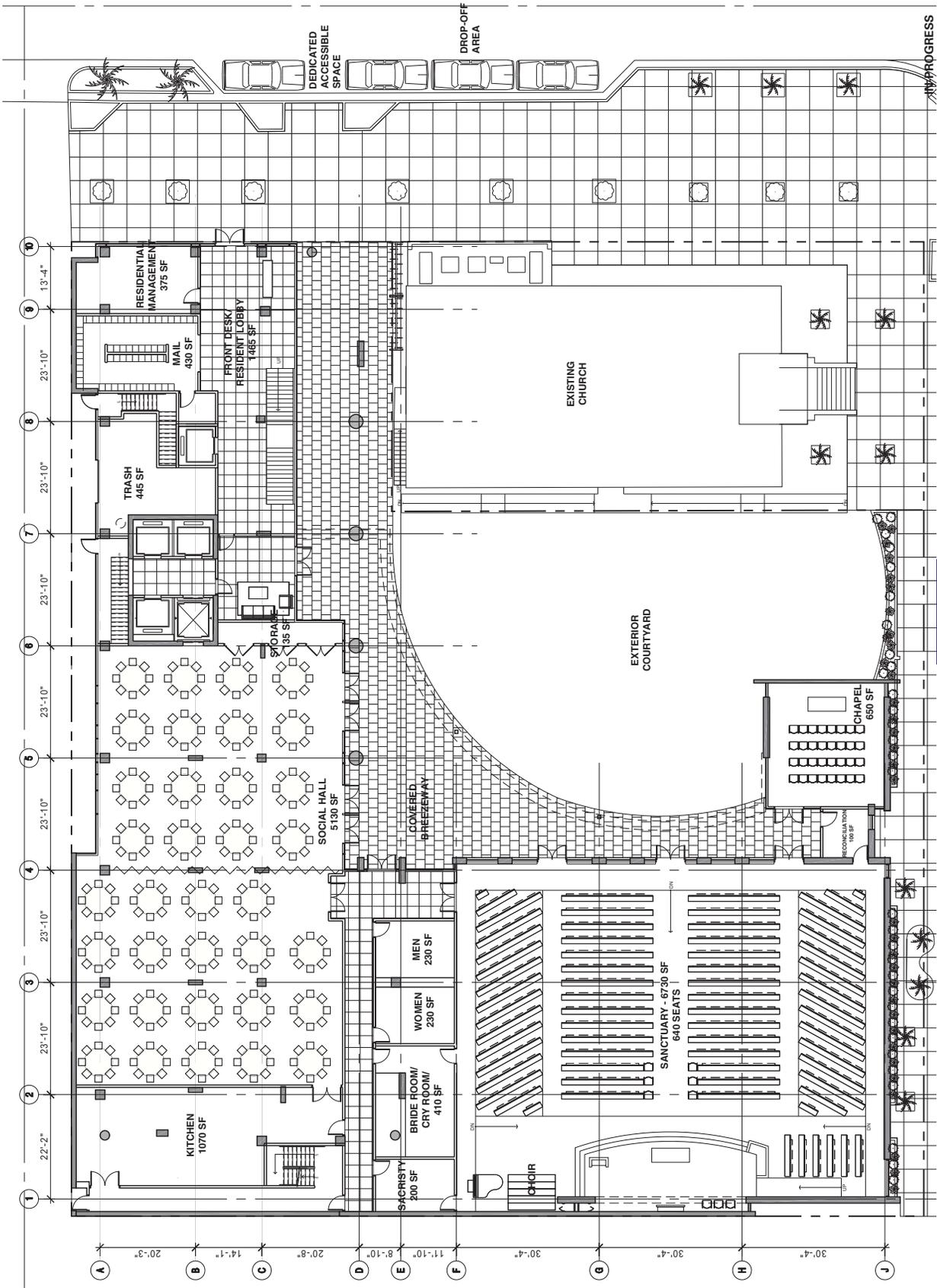




10.09.2007  
 12.18.2007 revised  
 2007023

**BASEMENT PLAN**  
**ALL SAINTS NEWMAN CENTER**  
 Domus Communities





PROGRESS  
0 10' 20'

10.09.2007  
12.18.2007 revised  
2007/023

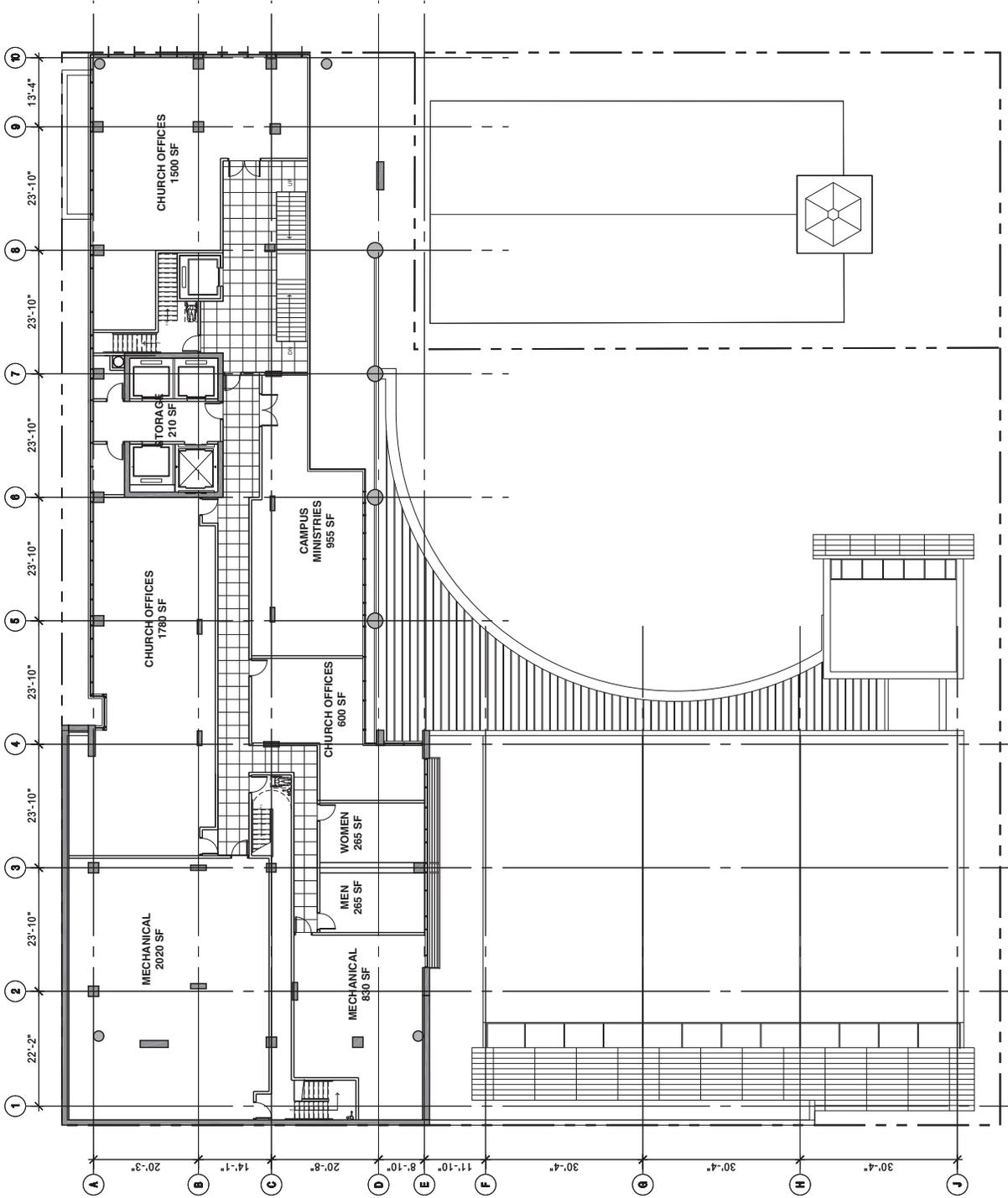
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GROUND FLOOR PLAN  
ALL SAINTS NEWMAN CENTER  
Domus Communities



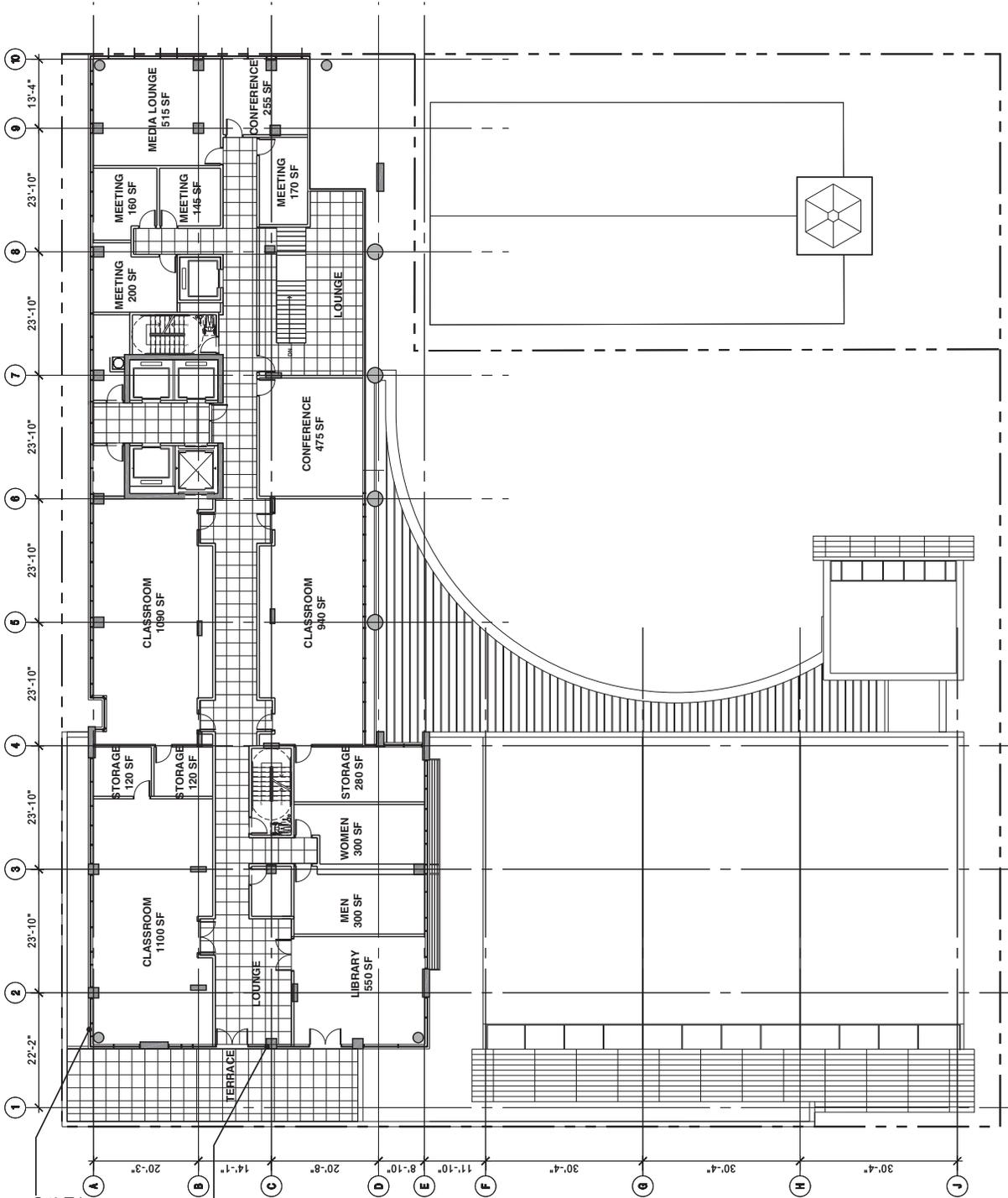
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**SECOND FLOOR PLAN**  
**ALL SAINTS NEWMAN CENTER**  
 Domus Communities

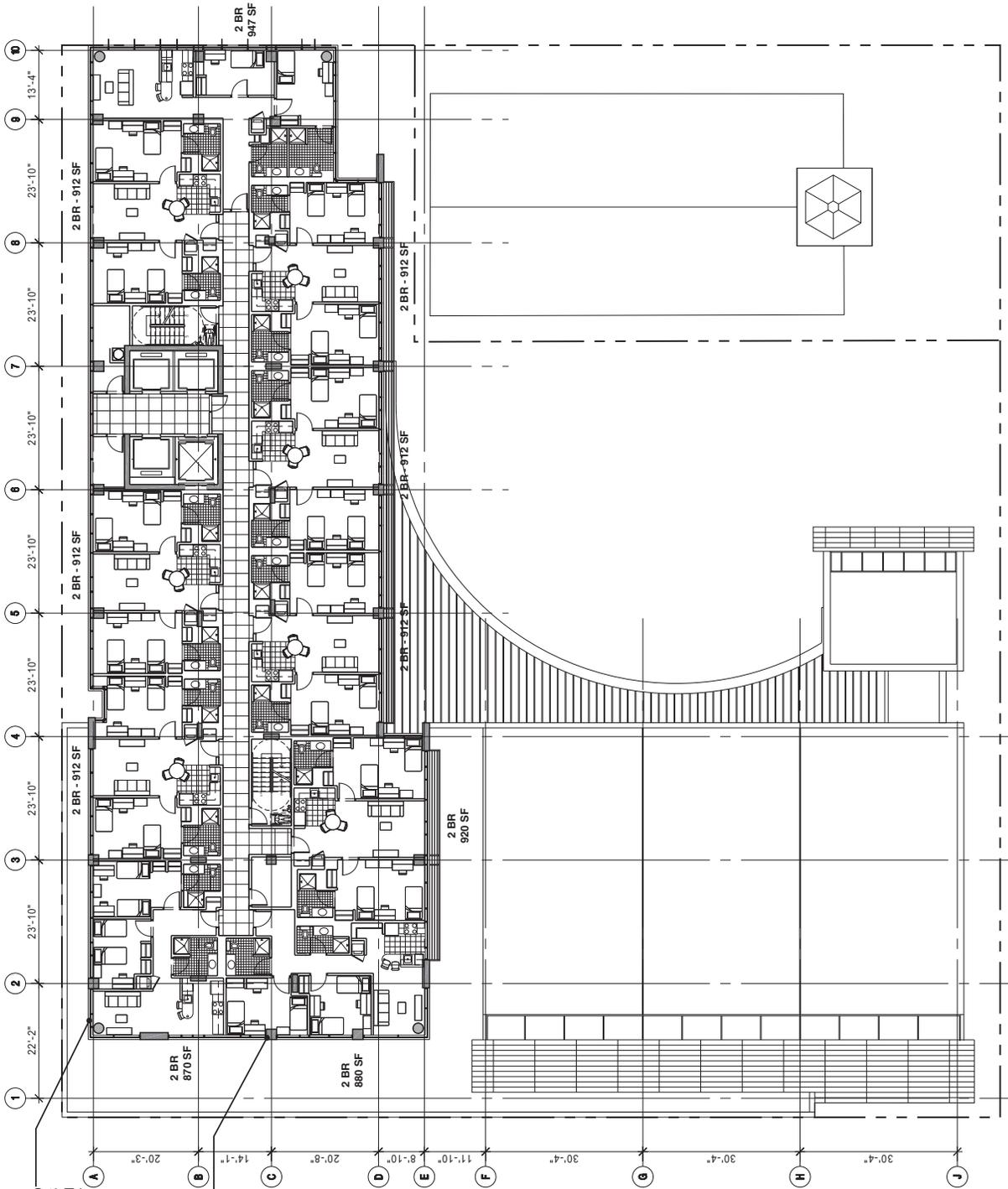




NORTH EXTERIOR WALL TO CONTAIN MAX 75% OPENINGS BASED ON 15'-1" SEPARATION FROM CENTERLINE OF ALLEY

WEST EXTERIOR WALL TO CONTAIN MAX 75% OPENINGS BASED ON 15'-1" SEPARATION FROM PROPERTY LINE



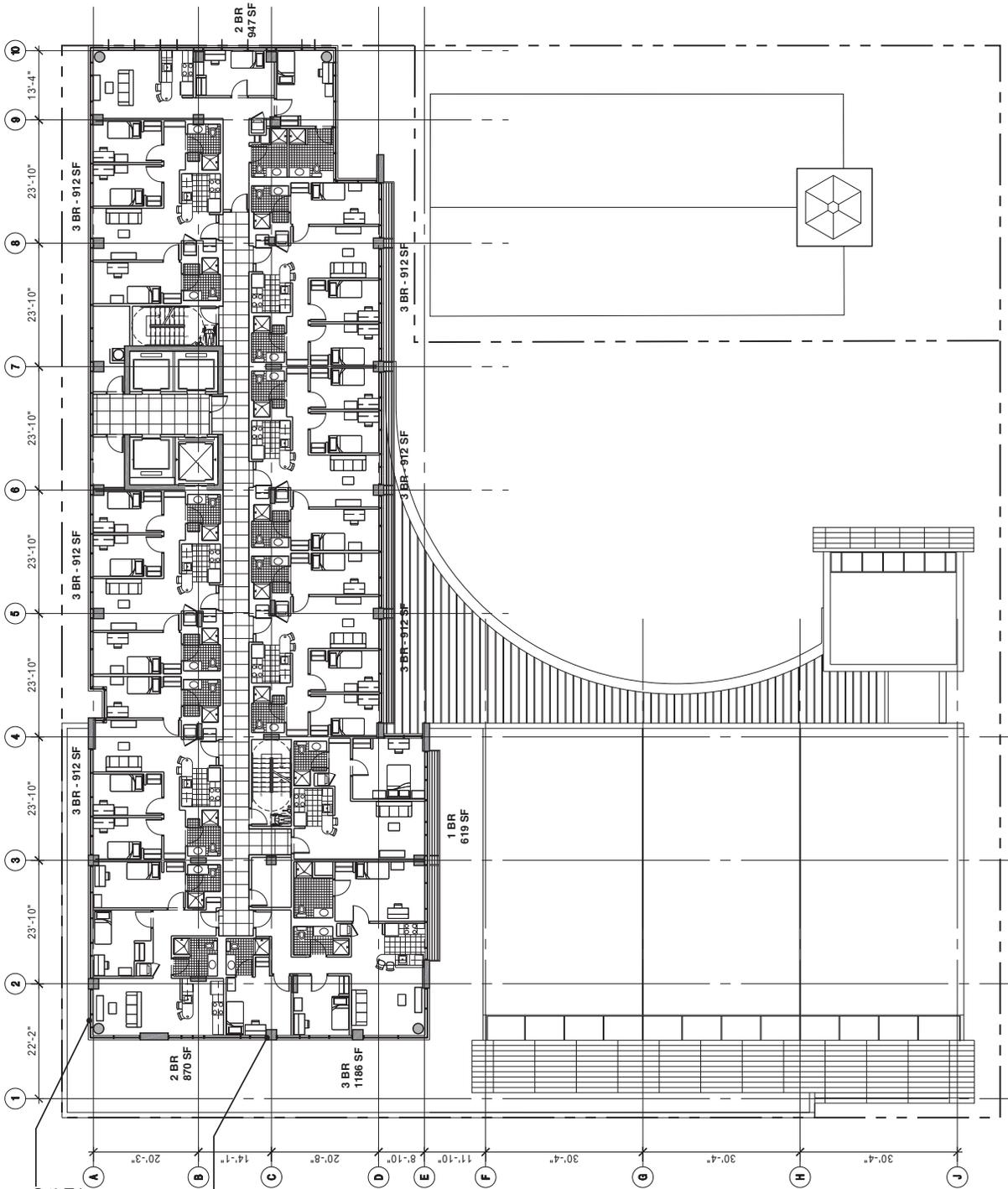


NORTH EXTERIOR WALL TO CONTAIN MAX 75% OPENINGS BASED ON 15'-1" SEPARATION FROM CENTERLINE OF ALLEY

WEST EXTERIOR WALL TO CONTAIN MAX 75% OPENINGS BASED ON 15'-1" SEPARATION FROM PROPERTY LINE

LEVEL 4-9 PLAN - DOUBLE ROOMS  
 ALL SAINTS NEWMAN CENTER  
 Domus Communities





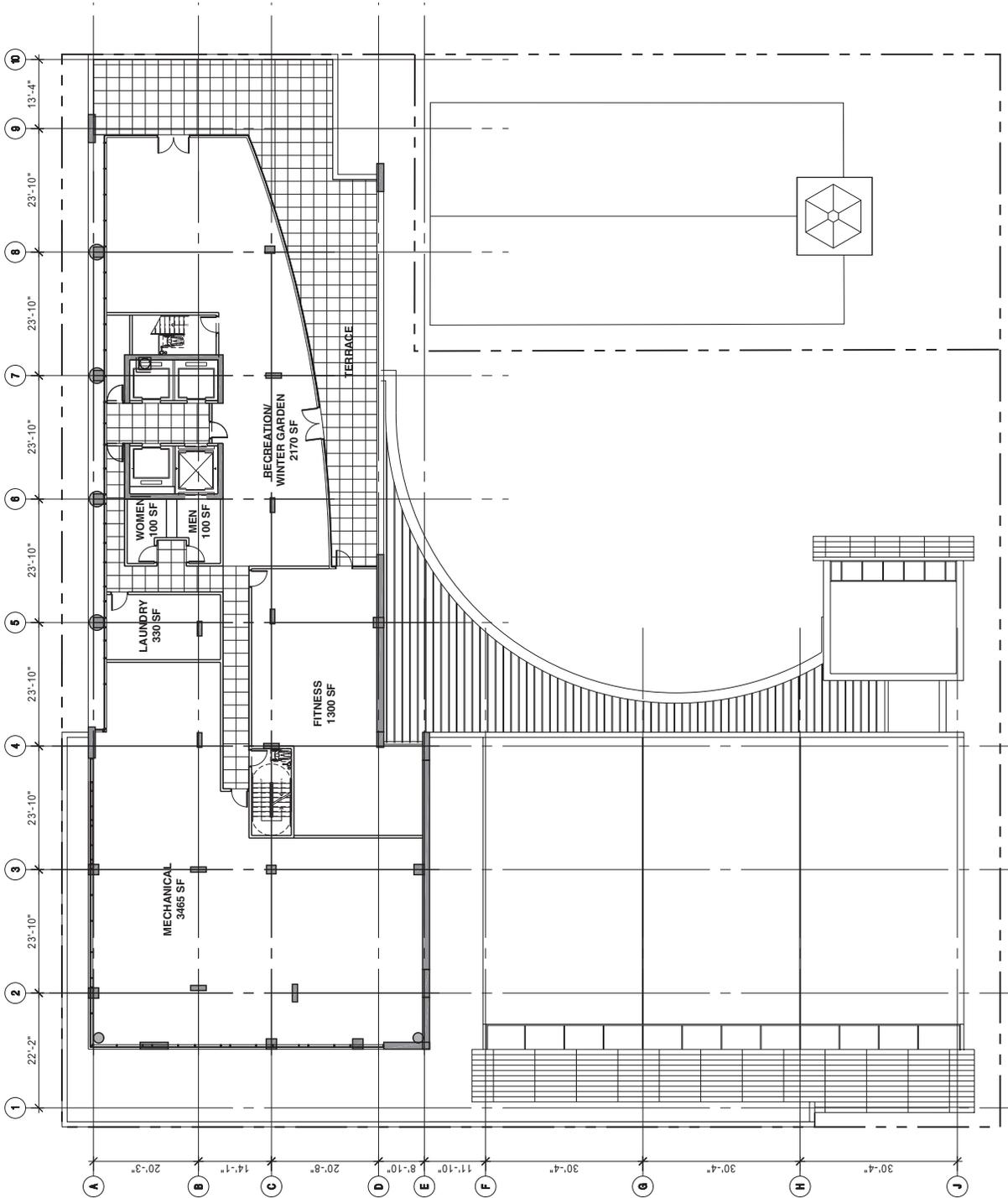
NORTH EXTERIOR WALL TO  
CONTAIN MAX 75% OPENINGS  
BASED ON 15'-1" SEPARATION  
FROM CENTERLINE OF ALLEY

WEST EXTERIOR WALL TO  
CONTAIN MAX 75% OPENINGS  
BASED ON 15'-1" SEPARATION  
FROM PROPERTY LINE



LEVEL 10-21 - SINGLE ROOMS  
ALL SAINTS NEWMAN CENTER  
Domus Communities

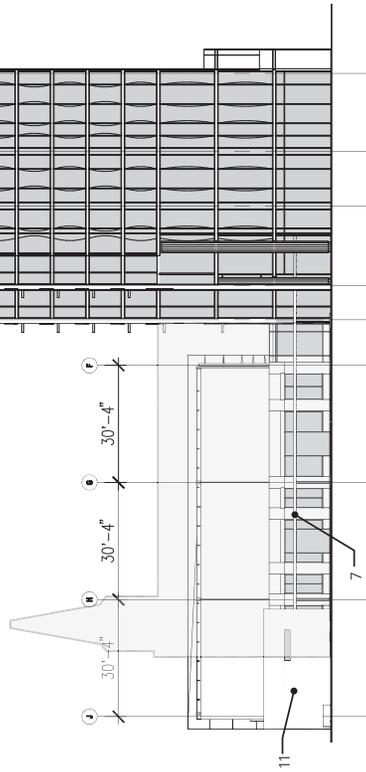
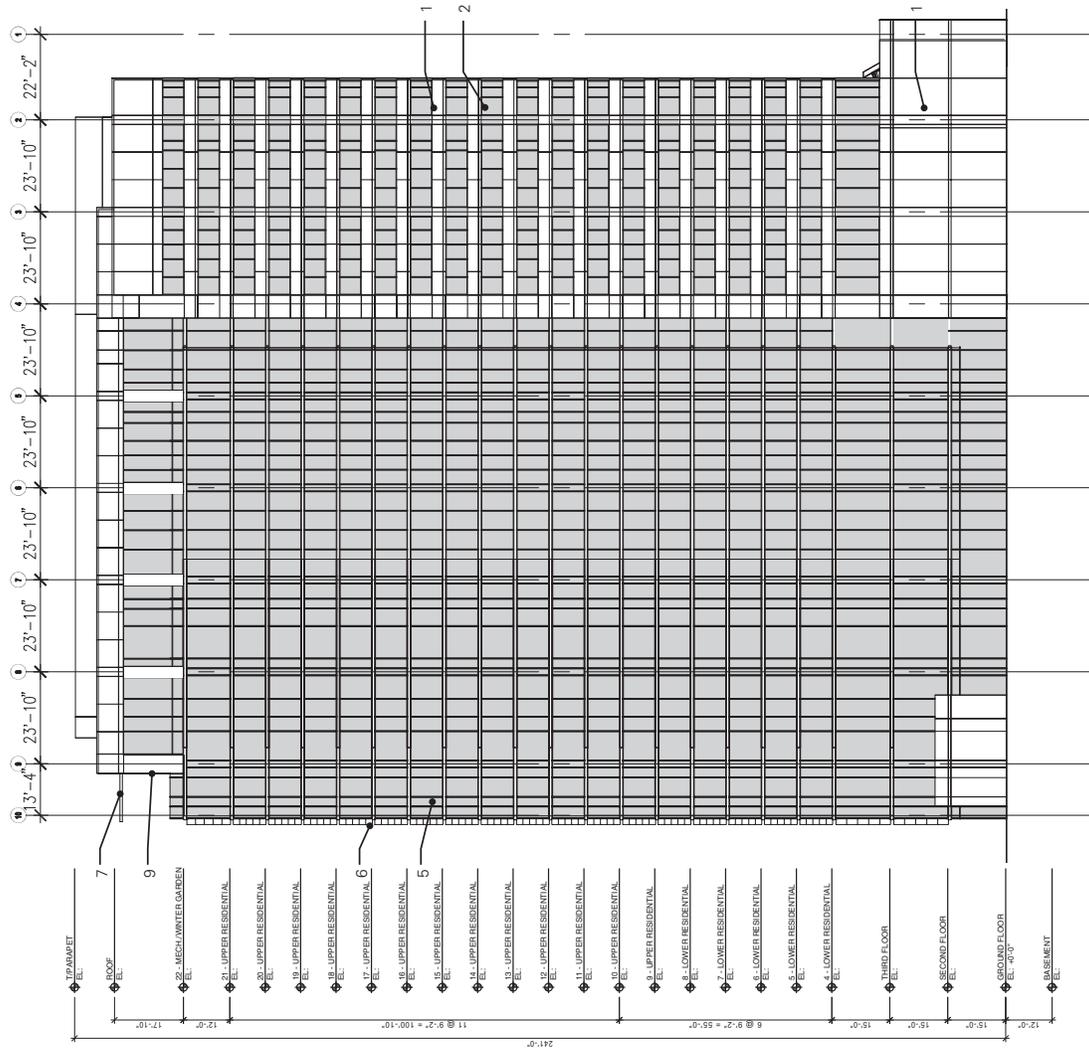






KEY

1. ARCHITECTURAL CONCRETE VENEER
2. ALUMINUM RIBBON WINDOWS W/LOW-E INSULATED GLASS
3. INTEGRATED ALUMINUM HORIZONTAL SOLAR SHADING DEVICE
4. ALUMINUM WINDOW WALL SYSTEM W/LOW-E INSULATED GLASS AND METAL SLAB EDGE COVERS
5. ALUMINUM WINDOW WALL SYSTEM W/LOW-E INSULATED GLASS AND METAL SLAB EDGE COVERS AND FIRE RATED SPANDREL
6. INTEGRATED VERTICAL SOLAR SHADING DEVICE
7. PAINTED STEEL CANOPY
8. ALUMINUM CURTAIN WALL WITH CLEAR LOW-E INSULATED GLASS WITH TINTED COATING
9. PAINTED CAST-IN-PLACE CONCRETE COLUMNS
10. ARCHITECTURAL STONE
11. ZINC WALL PANEL SYSTEM



IN-PROGRESS  
0 16' 32'

10.09.2007  
12.18.2007 revised  
2007023

**NORTH & EAST ELEVATIONS**  
**ALL SAINTS NEWMAN CENTER**  
Domus Communities









IN-PROGRESS

10.09.2007  
 12.18.2007 revised  
 2007/023



**VIEW FROM UNIVERSITY DRIVE**  
**ALL SAINTS NEWMAN CENTER**  
 Domus Communities

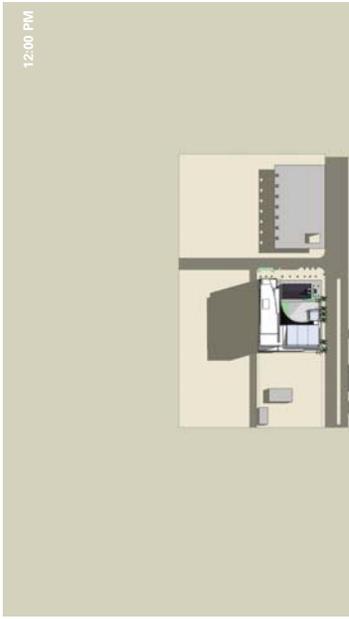


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4:00 PM



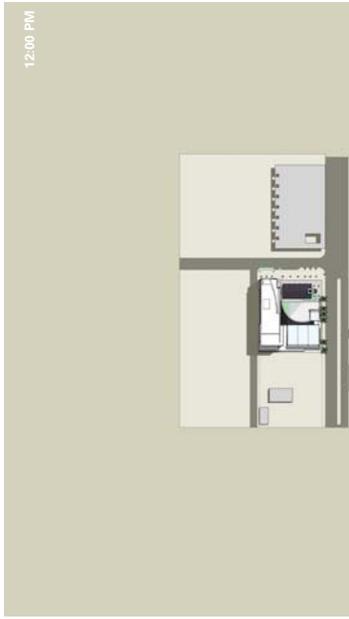
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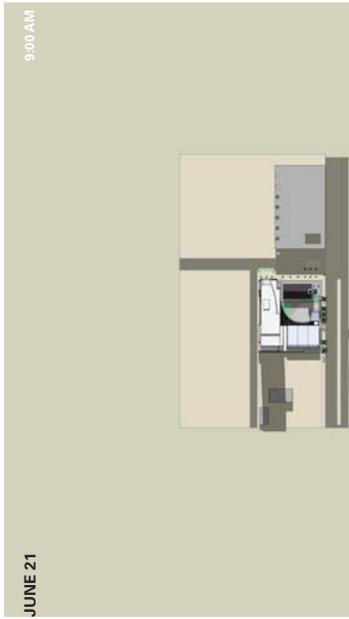
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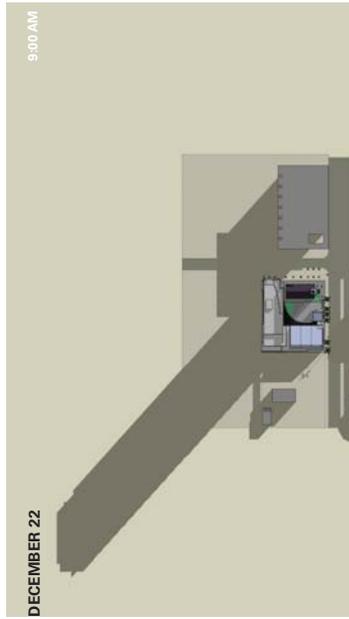
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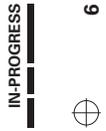
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10.09.2007  
12.18.2007 revised  
2007023

**SHADOW STUDY**  
**ALL SAINTS NEWMAN CENTER**  
Domus Communities

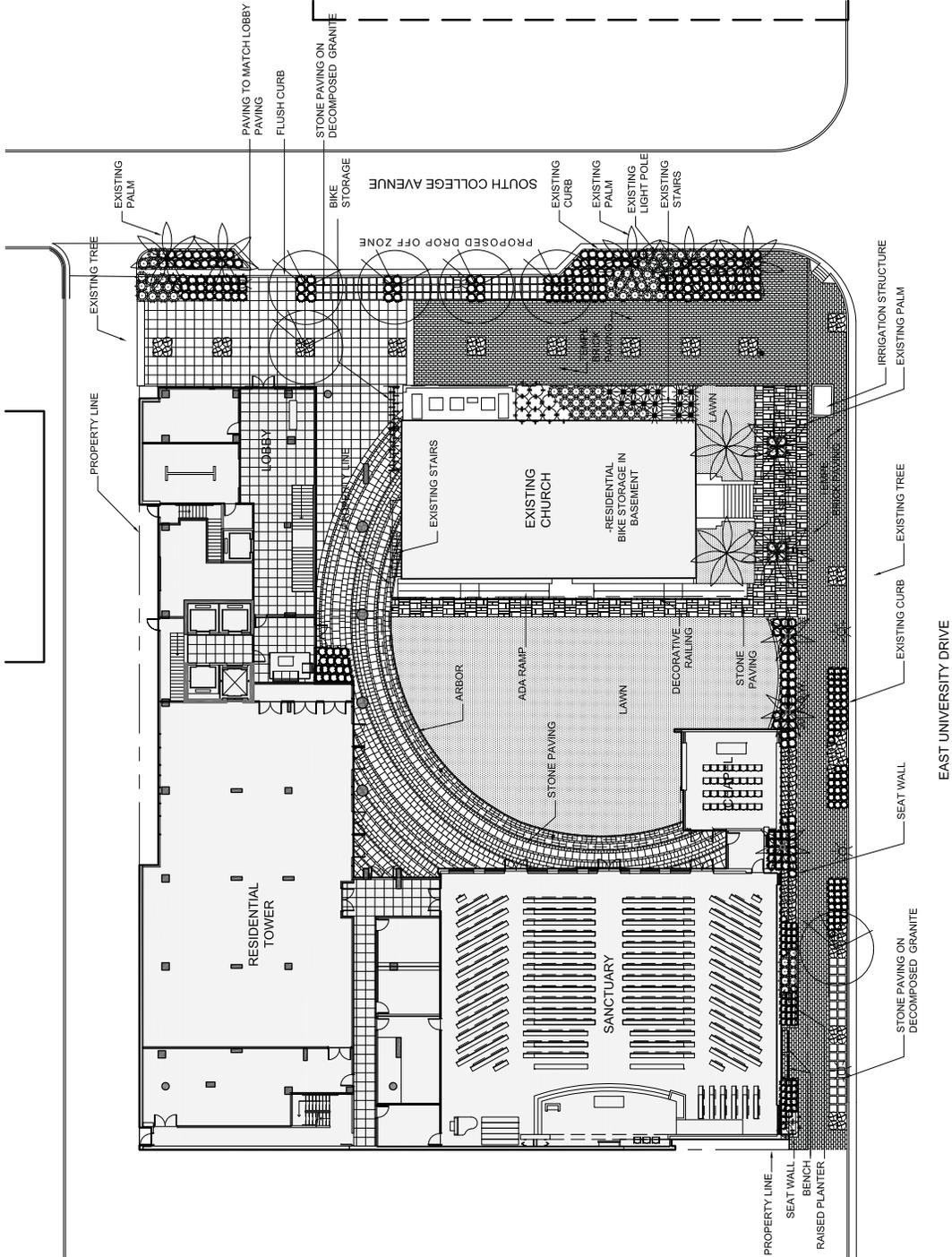


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**PLANT LEGEND**

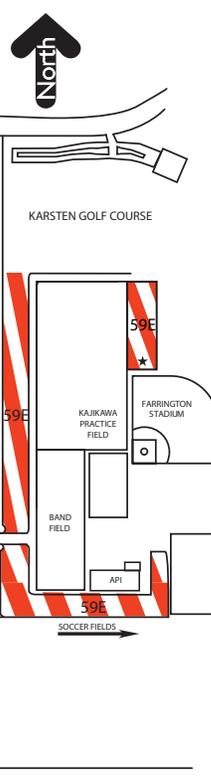
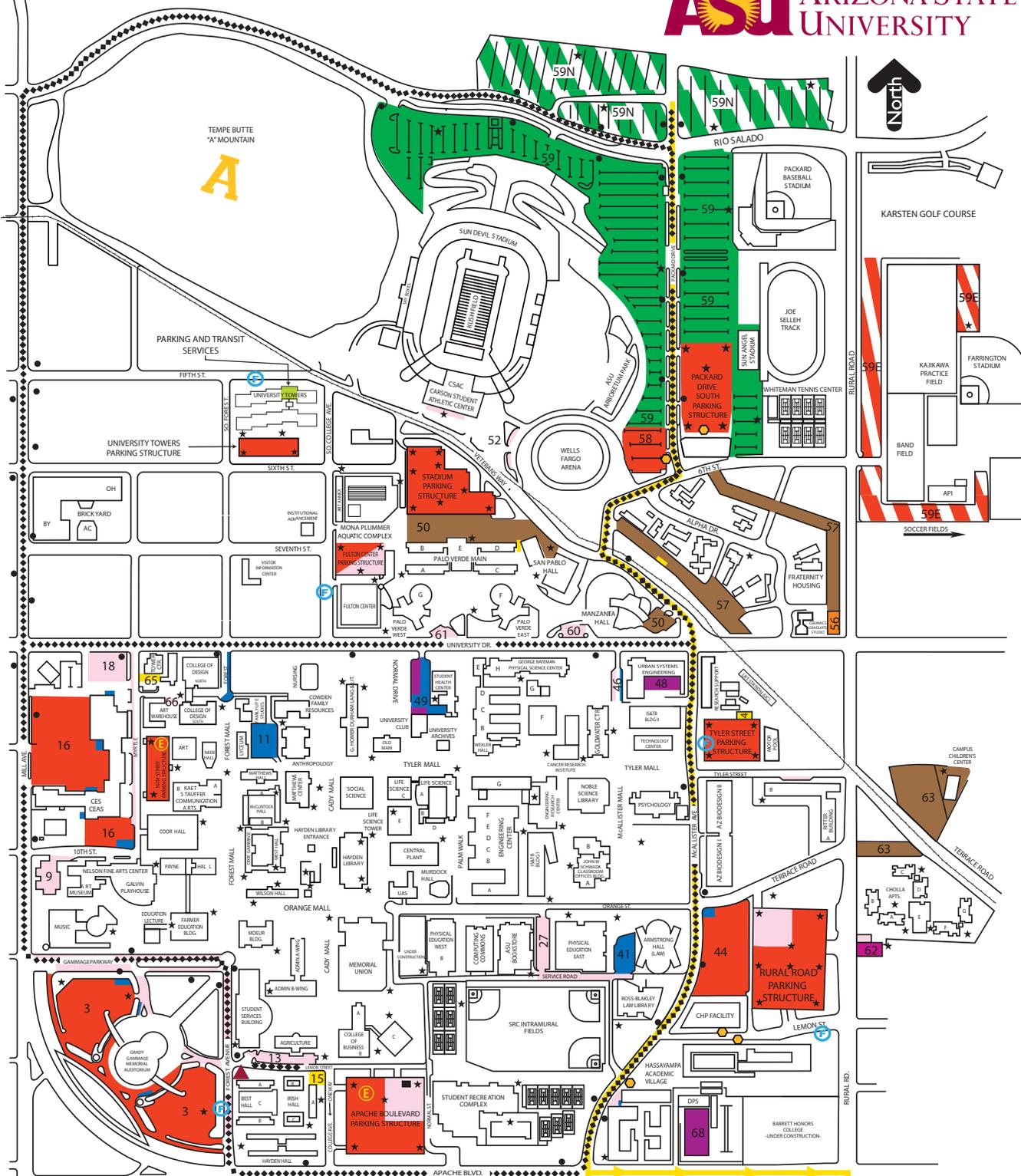
SYM. (COMMON NAME)	SIZE	QTY.
QUERCUS ENGLEMANNI	54" BOX	6
MESA OAK		
EXISTING TREE		15
WASHINGTONIA ROBUSTA	24" HT.	3
MEXAGAN PALM		
EXISTING PALM		9
<b>ACCENTS</b>		
DASHLESS LONGSEAM	5 GAL	16
DASHLESS LONGSPORN	5 GAL	82
HESPERALOE BREVIFOLIA	5 GAL	82
RED HESPERALOE	5 GAL	345
MUEHLENBERGIA CAPILLARIS	5 GAL	345
REGAL MIST		
<b>SHRUBS</b>		
RUELLIA BRITTONIANA	5 GAL	90
LEUCOPHYLLUM FRUTESCENS	5 GAL	20
TEXAS RANGER		
<b>TURF</b>		
MID-IRON BERMUDA HYBRID	4,665 sq. ft.	
<b>TOPDRESS</b>		
ALL PLANTING AREAS - 3/4" MINUS DECOMPOSED GRANITE - COLOR: SADDLEBACK BROWN		



1425 N. First Street  
Second Floor  
Prichard, AL 36904  
www.domus.com







**LEGEND**

**VISITOR PARKING** ■  
**Metered Parking Rates:** (1 hour max) \$1.50/hour, payment required 7 a.m. - 10 p.m., Monday - Saturday, in most areas. See posted rates at location. **Long-term Visitor Parking:** Apache Blvd. PS, Rural Road PS, and Fulton Center PS are attended visitor locations. Hours of operation are 6 a.m. - 10:30 p.m., Monday - Thursday, and 6 a.m. - 9 p.m. on Friday. \$2 per hour or any portion thereof. **Pay Box Visitor:** Lots 18 and 45 are pay-by-space areas. Payment is required 7 a.m. - 10 p.m. (unless otherwise posted), Monday - Friday. See posted rates at location. **Online Day Pass:** Lot 17 is designated for online visitor day passes only. Day passes, which cost \$8, are also valid in other specified lots and can be purchased at <http://parking.asu.edu>.

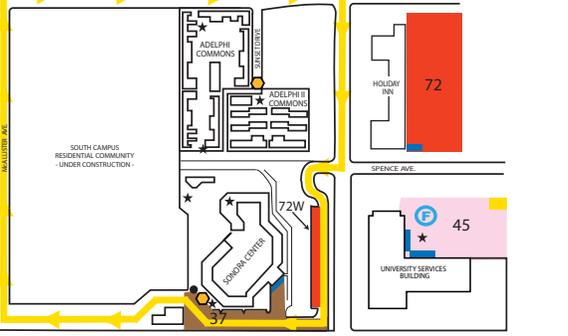
**EMERGENCY CALL BOXES** are distinguished by a blue light above a yellow box and indicated on this map by this symbol: ★

**TRANSIT**  
 The stop for all intercampus shuttles to the West, Downtown Phoenix and Polytechnic campuses is indicated on this map by this symbol: ▲

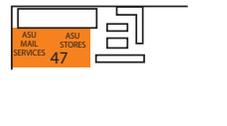
Free Local Area Shuttle (FLASH) services will operate as indicated by the transit route: ◆◆◆◆◆  
 Transit stops are indicated on this map by this symbol: ●

FLASH Forward service hours are Monday - Thursday from 7 a.m. to 1 a.m. and Friday from 7 a.m. to 10 p.m.  
 FLASH Back and FLASH University service hours are Monday - Friday from 7 a.m. to 6 p.m.

ASU McAllister Shuttle will operate as indicated by the yellow transit route. Service hours are Monday - Friday from 6 a.m. to 10 p.m. The South Campus After-hours Shuttle runs 10 p.m. to 6 a.m. seven days a week and stops at the locations indicated by this symbol: ●



**Flexcar**  
 Flexcar has vehicles on campus that are available for rent at low, hourly rates. Visit [www.flexcar.com/ocampus](http://www.flexcar.com/ocampus) for details. Flexcar locations are indicated by this symbol: Ⓛ





• T • E • M • P • E •  
**PRESERVATION**

# Tempe Historic Preservation Office **STAFF REPORT**

11 October 2007

## **Proposed Alterations to THPR #10 - St. Mary's / Our Lady of Mt. Carmel Catholic Church**

ASU Newman Center, 230 E. University Dr. [SPR 07115]

### **HISTORIC PRESERVATION COMMISSION**

Mike Deskin  
Elias Y. Esquer  
Bob Gasser, Chair  
Dan Killoren  
Ann Patterson  
Stu Siefer, RA  
Liz Wilson, Vice-Chair

Alternate Members:  
Stephen DeLacey Idle  
Donna Marshak



### **HISTORIC PRESERVATION OFFICER**

Joe Nucci, RA  
Hansen, Interim HPO



The City of Tempe is a Certified Local Government, in association with the United States Department of the Interior / National Park Service



Tempe Historic Preservation Office  
Community Development Department  
21 East 6<sup>th</sup> Street, Suite 208  
P.O. Box 5002  
Tempe, AZ 85280



**480.350.8028**  
8579 FAX; 8913TDD



### **OVERVIEW**

A complete application for alteration of the *St. Mary's / Our Lady of Mt. Carmel Catholic Church* has been received by the Tempe Historic Preservation Office. The property, located on the northwest corner of University Drive and College Avenue and listed on the Tempe Historic Property Register (20 January 2000) and the National Register of Historic Places (30 January 1978), has been proposed for redevelopment. A concurrent application for Planned Area Development has been submitted to the Development Services staff for Development Review commission (DRC) consideration. Tempe Historic Preservation Commission (THPC) approval is required prior to granting of any final permit or approval of the project by the City (denial by THPC subject to appeal to City Council).

### **HISTORY & FACTS**

The Old St. Mary's church is significant as a prominent landmark in Tempe and as a representative example of Territorial Victorian Romanesque Revival architecture. The church retains a high degree of integrity from the time of its construction in 1902-1903. This building was constructed to replace an earlier adobe chapel which had served the Catholic community since 1881. The project was stimulated by Severinus Westhoff, O.F.M., a German priest who had come to the Tempe chapel in 1895, and who had started missions in both Scottsdale and Guadalupe. With the help of volunteer labor from both the Mexican-American and Anglo communities, the church was completed and dedicated in 1903. Among the prominent citizens in Tempe who were originally involved in the church building project were John Curry, J .J. Hodnett, Winchester Miller, and James T. Priest. The work of making and firing the bricks was carried out about two miles from the construction site, and the clay was hauled from Fort McDowell. The brick cutter (from Tucson), and the bricklayer (from Phoenix), were the principal specialists on the project. The church was granted parish status in 1932, and was transferred to the Newman Club in 1962. In 1976, the Knights of Columbus raised funds to remodel the building to meet city codes. It was added to the National Register of Historic Places in 1977.

St. Mary's Church is a one-story structure of locally-made, fired red brick. It is rectangular in plan with a steep gable roof sloping east and west. The gable at the front façade is interrupted by a centrally-located square extension bell tower which terminates in an eight-sided steeple roof. The first story of the building begins above grade; below grade the building is constructed of rusticated blocks of local vesicular basalt. The round-arched main door is approached by a single flight of concrete steps. A stained glass fanlight surmounts the double entry door. Above the main doorway on the central tower is a round window, and above this a small round-arched window. A larger round-arched belfry opening near the top is replicated on four sides of the tower. Five round-arched windows occur at regular intervals on the east and west facades, and two flank the entrance on the north and south facades. The interior is an open hall with a narrow vestibule and choir loft across the south (entry) end.

A series of three plastered vaults are supported on round composite Corinthian pilasters. A basement, partly below grade, spans the entire length of the building, and is divided into a variety of meeting rooms. It is reached by an exterior stair on the west side and an interior stairway at the west end of the vestibule.

## **ANALYSIS**

[See attached materials provided by applicant.]

The subject property, commonly known today as Old St. Mary's or simply, "the Old Church," is, in addition to its listing on the THPR and NRHP, identified in *General Plan 2030* as Mixed-Use / Private Open Space and in the Zoning and Development Code as City Center (CC), as well as Transit Overlay District (TOD); it is also included in the area of interest of the Downtown/Mill Avenue District Design Principles (copies previously distributed), identified as Heritage Core. Adjacent properties and uses include single-story retail and parking to the north, the six-story ASU Fulton Center with parking and retail frontage to the east, ASU campus with the 3-story school of Sustainability to the south and single-story retail/restaurant to the west.

In general, redevelopment in the area has long been sought and encouraged, with pressure on the subject property, considering its location in the Downtown / Mill Avenue District and proximity to Arizona State University, particularly high. Therefore, it is no surprise that a proposal such as this should be brought forth at this time. At issue before the THPC is the impact of the proposed development on the historic resource and appropriate mitigation. No demolition or alteration of the historic structure is proposed, therefore this redevelopment would not directly affect the integrity of the resource. Likewise, the addition of new structures at densities comparable with current trends in the area, in a "compatible yet distinct" architectural expression is reasonable and, if sensitively positioned, articulated and massed, would not overly impact the resource and could provide the economic and functional means for future preservation and maintenance.

## **Recommendation**

Recognizing that the St. Mary's, is a significant historic resource in Tempe, if not the entire metropolitan area, meaningful preservation and interpretation of that resource is paramount to the community. The significance of the church derives from its landmark status in Tempe its rare representative example of Territorial Victorian Romanesque Revival architecture.

Therefore, with respect to the historic integrity of the *St. Mary's / Our Lady of Mt. Carmel Catholic Church* Historic parcel [THPR #10], the THPO staff recommends approval of the proposed project, subject to the following conditions:

1. Provide written structural detail plan to ensure preservation and protection of historic church throughout construction phase,
2. Return to THPC for final design presentation illustrating distinct, yet compatible detail finishes and material treatments on adjacent new buildings, and
3. Provide details of proposed ADA ramp into east façade of historic chapel, and proposed impact to historic building.

Submitted by:

*Hansen*, Planner, Interim Tempe Historic Preservation Officer  
*Mark Vinson*, City Architect

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**Subject:** FW: DRC Agenda Item for February 12; All Saints Newman Center

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**From:** Pam  
**Sent:** Thursday, February 07, 2008 9:44 AM  
**To:** Levesque, Ryan  
**Cc:** 'Chris's Email'  
**Subject:** DRC Agenda Item for February 12; All Saints Newman Center

Hi Ryan,

Chris Wilson and I have carefully reviewed this developer's parking analysis/plan as well as the Staff report regarding the All Saints Newman Center proposal.

The Downtown Tempe Community, Inc., which also manages parking for the City and for participating downtown landowners, is in agreement with Staff's recommendations regarding parking requirements for this project.

As the primary stakeholders for and the managers of the Mill Avenue District, Downtown Tempe Community, Inc., requests the opportunity to review and provide comment on the **detail design plans** for the All Saints Newman Center at the appropriate time. As with other development proposals within our enhanced services district boundaries, DTC would convene a panel of architects/designers to review the project for urban form, the City's Community Design Standards and compatibility with downtown design goals and objectives. We would appreciate sufficient advance notification so that DTC's comments could be provided in a timely manner to City staff for inclusion in the DRC's work packet.

Thank you for the opportunity to provide feedback on the Newman Center's proposed parking plan.

Pam Goronkin  
President and Executive Director  
Downtown Tempe Community, Inc.  
Managers of Mill Avenue District  
480 355-6061

4 February 2008

City of Tempe – Development Review Commission (DRC)  
31 East 5<sup>th</sup> Street Tempe, Arizona 85281

FAX delivered

RE: All Saints Catholic Newman Center 230 E. University Dr. Tempe, AZ. – PAD and Proposed Project for DRC review and Public Hearing.

Chairman & Members of the DRC:

I am writing this letter to request that in your review and vote on the above Project & PAD that you please consider the following:

The major aspect of my concern, and I would hope be yours as well, is that the current proposal provides zero, (0) spaces of vehicle parking On Site and in fact removes the existing 20+ spaces currently being used.

What drew my attention to this case was a notification mailer that I, as President/Director of my HOA, received from City of Tempe.

The initial published request by the applicant for the PAD, showed required parking to be 530 spaces, but the applicant was proposing to provide zero, (0). (Since modified to the current proposed number of 147 spaces, located at two (2) OFF SITE locations, yet still zero (0), On Site spaces provided.

Notwithstanding the "Revised Mobility, Accessibility and Parking Analysis" and "Letter of Explanation" submitted by the applicant, not to provide at least one full level of underground parking On Site, accessible from the public street along the East of the Site, is in my opinion very short sighted, especially considering the stated, reason of additional cost (\$) to the Project.

Perhaps if the applicant could provide the full amount of required parking in Off Site locations, (without adversely affecting those parking areas), this might be an acceptable approach, but the applicant is not even providing thirty percent (30%) of the required parking. [530 x 30% = 159 spaces]

One level of below grade, On Site Parking could provide +60 vehicle spaces, for use by ALL On Site administration personnel, service personnel, visitors to all aspects of the Project, disabled persons both staff and visitors, visiting parents of residents and worship related events that would take place in either of the three (3) proposed assembly buildings.

Forcing student resident parking to a remote location is a good idea and again, (provided it doesn't overburden existing parking requirements) should be supported, *but not providing On Site parking for the day to day activities, visitors and personnel required to operate and service the Project, is just wrong.*

The applicant is proposing a twenty-two (22) story, "apartment-style residence" building of "432 bedrooms" for "550 students" as part of the PAD/ Project. Certainly, this major, income producing aspect of the Project, would allow the cost of below ground parking to be amortized within the full scope of a reasonable overall Project budget? If not, perhaps the applicants proposed budget is insufficient to bring the Project to fruition and is unrealistic.

The "worship related - church office" parking and visitor parking for this Project should be Required to be On Site parking, from a practical usage, daily operational aspect. On Site parking would be beneficial not only for the users but the success, immediate & long term, for the Project, as well as the City of Tempe.

As a concerned citizen of Tempe since mid 1970's and property owner in one of the perimeter residential neighborhoods surrounding downtown Tempe, I ask the DRC to very carefully review and rule on this case. Each case should stand or fall on its "own" merits, regardless of what has been approved in the past.

My goals since establishing residence in Tempe have included doing my best to improve the area in the City where I live to the best of my abilities. It is in that goal that I bring forth my observations and opinions in this case under your consideration.

Rick D. Hondorp Architect  
275 West 9<sup>th</sup> Street Tempe, AZ. 85281

080212 NEWMAN

February 12, 2008

Development Review Commission  
City of Tempe  
C/O Mr. Ryan Levesque, Senior Planner

Re: PAD07027 Planned Area Development Overlay as requested by ALL  
SAINTS NEWMAN CENTER STUDENT HOUSING (PL070404)

Dear Commission members:

This letter is a formal protest of the above noted PAD. The issue of concern is the parking. The height of the structure is probably inappropriate but will not be addressed here.

In the recent past Arizona State University sold off the parking lots north of Sun Devil Stadium to a private developer. These former parking lots contained a very large percentage of the University's parking. No plans to replace the parking have surfaced to date.

The loss of this parking will put additional strains on the existing downtown parking system. Even with the lots in place the people in the Riverside Sunset neighborhood are seeing students parking on residential streets and taking the Orbit circulator bus to the campus. Also, there appears to be a black market for parking stickers in the Maple Ash neighborhood.

The Catholic Church is the second largest property owner in the United States behind McDonalds. This is a cash rich organization that can afford to buy the necessary land to provide permanent parking for their proposed structure.

Secondarily, if the project, as proposed, is built and fails to attract tenants the building becomes just another student housing structure with no parking. Imagine the parking problem if a fraternity sub leases the building and occupies every available parking space in the surrounding neighborhood.

This may never occur but a developer could build a similar structure and lease it to a fraternity or sorority and demand a similar parking situation be approved. The City may deny his request but the courts certainly wouldn't.

My current understanding is that there are two proposed parking leases comprising 147 spaces.

One of the leases is short term with ASU. My experience with ASU is that there agreements are not truly binding and the church's chance of renewing the lease

is near zero. ASU will need all the parking they can get in the very near future. There is also the issue of using the parking of a public facility for a religious institution which may violate Arizona and U.S. constitutional law.

The second lease apparently is a 50 year ground lease on nearby property. This lease can be vacated by agreement between the parties and we have a building with no parking. Nothing binds future City Councils from approving a development on said parking lot. Under any scenario the building's life will exceed the life of the parking provisions.

If this PAD is approved as stated it will provide a precedent of for every future development in downtown Tempe. Every developer will demand consideration equal to that being given to the Church, and they will get it from the City or the courts. Eventually, if we want the downtown to be viable the public will have to pay for parking garages surrounding the downtown.

If the above comments seem a bit disjointed, I apologize. I only learned that this issue was on the agenda at 11:30 today.

Thank you for your consideration.

Jonathan Thums  
480.966.8846

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**Subject:** FW: All Saints Newman Center Project

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**From:** Carol Nunez  
**Sent:** Friday, February 08, 2008 12:52 PM  
**To:** Anaradian, Christopher  
**Subject:** All Saints Newman Center Project

Dear Chris,

I have been employed by Arizona State University since 1973 and a member of the All Saints Catholic Newman Center since 1976.  
To join the thousands of students who have worshipped there over these last decades has been awesome!

As a Tempe resident as well as a Newman Center worshipper I strongly support the plans for a new Chapel, which is urgently needed, as well as the plans for a student dormitory available to students who wish to live in a residence with others with similar values.

Both of these projects, I believe, will benefit both our faith community and the downtown area. Parking is a challenge. I believe that students living on campus don't need cars, can use public transportation, or park in remote ASU lots. This will cut down some of the traffic congestion in the downtown area.

I urge the Design Review Commission to approve the plans for a new church and student housing without change. Thank you and please forward these comments to the DRC and Tempe City Council members.

Carol Nunez

Tempe, AZ 85282  
(480) 831-2840

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**Subject:** FW: All Saints Newman Center Project

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**From:** Carol Nunez  
**Sent:** Friday, February 08, 2008 1:20 PM  
**To:** Anaradian, Christopher  
**Subject:** All Saints Newman Center Project

Dear Chris,

This letter is to strongly urge the Design Review Committee to support the proposed project for a new chapel and student housing without change.

I was baptized in the 'old church' and wish it alone were adequate for the needs of the community but it is not. Neither is the current chapel large enough for the students and members who worship at the Newman Center. Forcing parking under or into the building of the proposed student housing will prevent us from building a new church due to cost, and destroy the peaceful site design by abutting parking on our worship space and courtyard. To many of us the courtyard is an integral part of the Center.

Additional student housing will benefit students, Arizona State University and the downtown Tempe area. This project will take students out of our neighborhoods and onto the campus. For students who feel they must have a car on campus (and some universities do not permit student parking particularly for undergraduates), there will be parking available in remote ASU lots.

Please forward this letter to the DRC and Tempe City Council members. Thank you.

Nicolas Nunez

Tempe, AZ 85282

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**Subject:** FW: Newman Center expansion project

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**From:** Julie C. Kent [mailto:julie\_c\_kent@yahoo.com]  
**Sent:** Friday, February 08, 2008 3:00 PM  
**To:** Levesque, Ryan  
**Subject:** Newman Center expansion project

Dear Mr. Levesque-

I am a member of the All Saints Catholic Newman Center and longtime resident of Tempe . I am writing to express my support of the new chapel and Catholic residence hall that the Newman Community hopes to build.

First I'd like to address the new chapel plans. We currently hold most masses in a space that was originally intended as a social hall. We have now outgrown that space and the building itself is in a poor state. Thankfully, we have a dedicated and growing community that needs more space! Our community outreach programs cannot continue and grow without a new building that would accommodate us.

Our plans also include an incredible Catholic residence hall that would positively impact the ASU community and Tempe as a whole. Tempe will benefit from having students with a high commitment to community service and moral values living right in its core. An added benefit is that since these students will be practically living on campus, they will not need cars, which as we know will ease congestion and parking dilemmas. You should know that requiring us to implement a parking structure would kill our ability to build a new church as we don't have the funds. Construction costs have skyrocketed since we first started plans for the building and the added expense of a parking structure would cease our project. Tempe has done a wonderful job of providing and promoting public transportation i.e. - The Orbit, light rail, bike lanes etc. Building more parking structures therefore sends the wrong message to Tempe residence.

I thank you for your time and ask that you support our plans as they are so that we may proceed with this wonderful project as soon as possible. I would appreciate it if you could please forward this letter on to the Development Review Commission and Tempe City Council members.

Sincerely,

Julie C Kent

Tempe , AZ 85281

---

**Subject:**

**FW: Support for new church and residence hall at Newman Center**

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

From: ab.newman.asu@gmail.com <ab.newman.asu@gmail.com>  
To: Anaradian, Christopher  
Sent: Fri Feb 08 10:30:41 2008  
Subject: Support for new church and residence hall at Newman Center

Chris Anaradian  
Tempe Development Services  
31 East Fifth Street  
Tempe, AZ 85281

Dear Chris,

As a current Tempe resident and recent graduate of Arizona State University, I would like to express my strong hope for a new church and residence hall at the All Saints Catholic Newman Center. I know how important the Newman Center is to university students, for it is where I was able to grow and develop in faith and leadership skills throughout college. I am never surprised to see our current church, which has been an important part of downtown Tempe for over 75 years, packed with students and university community members every Sunday for mass. Each week, I pray for the new church and residence hall so that more people can worship here and that more students can live on campus.

While I believe that parking is the biggest factor to consider in this project, congestion in the downtown corridor can be decreased by encouraging students to use public transportation and park in remote or ASU parking lots. Since forcing parking under or into the building will cost between \$2-4 million and drastically disturb the peace of or worship space and courtyard, the true solution is to reduce the need for automobiles on our site.

Please support our desire for a new church and student housing by supporting, not altering, our plans. I also ask that you forward this letter to the Development Review Commission and Tempe City Council members. Thank you so much for your time.

Sincerely,

Andrea Balderrama

Tempe, AZ 85281

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**Subject:** FW: FW: Support request for Tha All Saints Catholic Newman Center Expansion Project

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**From:** Nelson Haggerson [mailto:[adnlh@asu.edu](mailto:adnlh@asu.edu)]

**Sent:** Sunday, February 10, 2008 5:56 AM

**To:** Anaradian, Christopher

**Subject:** Support request for Tha All Saints Catholic Newman Center Expansion Project

**Dear Mr. Anaradian, please forward the e-mail below to members of the Development Review Commission and members of the Tempe City Council.**

**Thank you very much,**

**Nelson Haggerson**

When I came to ASU in the Fall of 1961 the current Newman Center was a Newman Club under the jurisdiction of Our Lady of Mount Carmel Parish. Father Walsh, the priest assigned to direct the Newman Club, was at that time advocating the expansion of the "Club" into a Center which would more adequately serve the Catholic students enrolled at ASU. That expansion took place and the Dominicans were assigned the responsibility of the new Catholic Newman Center. The first Dominican Director was Father Buckley. He called on a number of the Catholic faculty at ASU, including yours truly, to advise him re ministering to the growing Catholic student population at ASU. Over the next few years, the Old Church was refurbished and the current Chapel and office spaces were then put into use. In 1961 ASU enrollment was about 14,000, now it exceeds 55,000 with about 10,000 Catholic students. When considering just numbers of Catholic students, there is a need for expanded worship facilities, and when the new programs and services now available to students are considered, the need for expansion is even more crucial. The addition of housing facilities contributes markedly to the Newman Center's ability to serve students, both Catholic and non-Catholic, the University and Tempe.

During my 47 years at ASU, I have watched the entire Tempe community grow and thrive.. Four of my children have graduated from ASU and during all of those years we have lived in Tempe, and still do. We have done most of our shopping in Tempe, and when the children were living in dormitories, they did all of their shopping in Tempe. Experience shows that students living in student housing near the University contribute markedly to both the University and the Community.

As I see it, the All Saints Catholic Newman Center Expansion Project will contribute significantly to both ASU and Tempe, to their intellectual and spiritual ambience in addition to the financial expansion of Tempe. I urge you to approve the expansion project and watch ASU and Tempe expand in both quantity and quality.

--

Nelson L Haggerson Ph D  
Professor Emeritus  
College of Education  
Arizona State University



***William C. Elliott***  
***Louanne T. Gagnon***

*Mesa, AZ 85206-2271*  
*Phone: 480-924-5778*

February 10, 2008

Ryan Levesque  
Tempe Development Services  
31 East Fifth Street  
Tempe, AZ 85281

Dear Mr. Levesque:

I am writing in support of the ASU All Saints Newman Center student housing, chapel and staff offices building project.

Certainly, as part of the non-student, year-round membership of the Newman Center Community, I am excited about the prospect of furthering the Newman Center Mission of complementing the ASU secular education by building a larger facility in which particularly the student members of the ASU community can *“strengthen their faith, develop their gifts, and grow into passionate, faithful Catholic leaders.”*

I am particularly enthusiastic about how a larger facility will increase the Newman Center’s ability to reach out to and embrace an even larger population of students to teach active citizenship participation skills and to develop leadership skills that the students carry forward into their secular and professional lives. I find compelling evidence of the Newman Center impact on student lives in the significant student involvement with Community Services organizations in Tempe, particularly through, Andre House, Tempe I-Help, Project Homeless Connect, Maggie’s Place and the St. Vincent de Paul Society. Additionally, I find noteworthy and not surprising that the outgoing and incoming Presidents of the ASU Young Democrats are both active student members of the Newman Center student leadership team.

Finally, while I have heard some concern expressed over the lack of student parking, I see two distinct advantages to maintaining the current design with respect to student parking facilities.

1. Student residents will use public transportation and/or park personal cars in remote ASU parking lots thus reducing traffic and air pollution in Tempe.
2. The absence of adjacent parking will reinforce the Newman Center’s teachings on community and environmental stewardship in a demonstrable and quite tangible manner.

Thank you for your attention and consideration.

Sincerely,

William C Elliott

**PLEASE FORWARD TO THE DEVELOPMENT REVIEW COMMISSION AND THE TEMPE CITY COUNCIL**

Dear Tempe City Council and Development Review Commission:

As a Tempe resident, a parent, a member of the All Saints Catholic Newman Center community and an avid supporter of and visitor to Tempe's downtown, I urge you to approve the plans for the student housing and worship space proposed by the Newman Center.

I believe this project provides myriad advantages to the Newman Center community and the City of Tempe. Most importantly, I believe it offers our young adults a unique opportunity to choose a living option where they are encouraged to grow to be ethical, thoughtful and caring future leaders.

A few of the advantages are:

- More young adults will have access to the supportive and welcoming atmosphere provided by the Newman Center.
- The proposed new worship space will support the growth of our dynamic Newman Center community.
- The expanded worship space will support downtown Tempe's burgeoning growth.
- By providing more near-campus housing, it will reduce the traffic in Tempe's downtown.
- The reduction in student's driving in from Tempe (and other nearby communities) neighborhoods supports a healthier environment.

The Newman Center and its many activities is the draw for me and my family to come from south Tempe into the downtown weekly. This leads us to downtown restaurants, shopping and events. The Newman Center has been at the heart of Tempe for 75 years and continues to be an attraction for many residents. If it weren't for the Newman Center, many families like mine would likely worship in Chandler or Ahwatukee and thus spend our time and money in those areas.

I urge you to support this vital project as it is presented to you. Tremendous thought and energy from our worship community has gone into these plans. We believe this is the right solution for the Newman Center, the City of Tempe and generations of young adults who will benefit from the proposed student housing. Additionally, any plans to add student parking to these plans are unnecessary and would add exponential costs that will kill our dreams of creating an expanded worship area for our community.

Again, I ask that you support these plans as presented. Thank you for your support.

Sincerely,  
Tamera Skrovan

Tempe, AZ 85284  
Newman Center member since 1998

**Chris Anaradian**  
**Tempe Development Services**  
**31 East Fifth Street**  
**Tempe, AZ 85281**  
[chris\\_anaradian@tempe.gov](mailto:chris_anaradian@tempe.gov)

**February 10, 2008**

We understand that the Design Review Board is considering a project from the All Saints Catholic Newman Center in the near future. As Tempe residents and members of the Newman Center for the last 35 years, we strongly support the project as it is proposed.

The Newman Center has been part of downtown Tempe from the time the Old Church was erected 103 years ago and is a well known and well loved landmark.

Students who live, study, socialize, and grow in this faith community have done so in an antiquated Chapel and Student Center adjacent to the Old Church. This Chapel has been outgrown and has outlived its usefulness. It is our understanding that an exciting opportunity has been placed before us that would not only give students a new worship space but also a new living environment at the same location.

The City of Tempe should be excited about this too. This project seems to fit very nicely with the philosophy of the current development in the downtown area and is similar to the Brickyards and the Centerpoint Condominium Project (i.e., a pedestrian atmosphere). Students would be able to attend Tempe events within walking distance, attend their classes across the street at ASU, and practice their faith in a caring community while being environmentally responsible. Furthermore, they would be able to take advantage of the public transportation to the east of this project where the Orbit and Metro dock.

We strongly support this project as it was presented to the members of the Newman Center Community and ask that the City of Tempe staff find the same merits we have touched on and support this project without change.

Sincerely yours,

Bob and Jeanie Ghan

Tempe, AZ 85282

February 8, 2008

Development Review Commission  
Tempe City Council  
c/o Tempe Development Services  
31 E. Fifth St.  
Tempe, AZ 85281

Dear Madams and Sirs:

I am a proud resident of the city of Tempe, moving to the Valley in 1994 from Ohio. Not knowing the area when I moved, I just grabbed an apartment in Ahwatukee to get me settled. It became clear, though, that I found myself spending a lot of time in Tempe. I soon found a place to live in Tempe – in Hayden Square – in the heart of downtown. I purchased a condo there.

Now when I moved in, there was no Town Lake, and Mill Avenue certainly didn't look like it does now. In fact, the tracks where there is now light rail used to be active railroad tracks, and trains were still making deliveries to the old Mill. The river bed where we now have the Tempe Beach Park and Town Lake, used to be a gathering area for the homeless. Who could've ever envisioned what we have now? Shiny, towering skyscrapers rising along a picturesque lake and park. At its base, the still vibrant Mill Avenue! And this is just a start.

It took some brave city leaders to realize that this old "college" town could be something much more. There was a lot of opposition, but the leaders realized that for this landlocked town to grow, it couldn't grow "out." It had to grow "up", literally. I commend all those who have, and still are, making this happen. That includes making sure we have the right infrastructure, with such things as a light rail and public transportation to handle the huge influx of people who will soon call Downtown Tempe their home.

As someone who cares deeply about this community, I want to ask for your help and consideration of a project that I think will greatly enhance and enrich our city. I am talking about the proposed new Chapel and Residence Hall for the All Saints Catholic Newman Center at A.S.U.

I have been an active member of the Newman Center since moving here in '94. In that time, I have seen the amazing growth with the number of students, faculty members and city residents who have now made the Newman Center their faith home. And much like the city of Tempe itself, our rapidly growing community is landlocked, with no where to go but "up."

I spoke earlier about all the city has done to make sure it has the right infrastructure to manage all the growth it's undergoing. This infrastructure has made it possible for students, living on campus, to live successfully without an automobile. I applaud the Newman Center's desire to partner with Tempe to build a community where public transportation is encouraged as well as create a witness for a new culture for our city residents.

The one thing also I believe the Newman Center project provides is something no other project can. To build a Catholic residence hall in the heart of Tempe would provide the city with something it can't afford not to have – hundreds of bright, active students, who believe in social justice and doing what's best for their community and all those who live in it. These are students who often travel to third-world countries on their Spring Break to help the poor, instead of partying at Lake Havasu. These are students who spend free evenings helping at Maggie's place, or the Andre House Soup Kitchen – making sure people who need clothes or food are getting it. These are students you don't hear about – because they're too humble to blow their own whistle. These are students who "aren't" ending up on the news for the stupid things college students often do, making ASU and the city look bad.

I am proud to call two communities my home. When people around the country ask where I live, I don't say Phoenix. I say Tempe. When people ask me where I go to Church, I am proud to say the Newman Center. The two are intertwined. I can't imagine the Newman Center, without the city of Tempe. And I can't imagine the city of Tempe, without the Newman Center.

In closing, I would ask that you would support our desire to have a new Church and student housing by supporting, and not changing the plans which have so long been in the making. You can put a pricetag on things like parking, light rail and buildings. You can't put a pricetag though on people – especially the kind of young people this project would bring to the heart of our city.

I thank you for your consideration.

Timothy Macuga  
Executive News Producer  
KSAZ FOX 10 News

Home address:

Tempe, AZ 85284

February 9, 2008

Chris Anaradian  
Tempe Development Services  
31 East Fifth Street  
Tempe, AZ 85281

Via email: [chris\\_anaradian@tempe.gov](mailto:chris_anaradian@tempe.gov)

Dear Mr. Anaradian,

I am a Tempe resident and member of the All Saints Catholic Newman Center parish. I am writing to express my support for the new Newman Center and student housing development. The Newman Center and the old church have been a focus for our community for more than 75 years. Having a new place for worship is long overdue for our community. The exciting and advantageous component of this project is that it will bring students together for on campus living, helping to alleviate the problem of student rentals throughout the city as well as helping to reduce traffic congestion.

This project provides the City a great opportunity to further its efforts to go green. By having students concentrated on campus rather than in neighborhood rentals, the need for additional automobiles in downtown Tempe would be reduced, and the project could focus on the use of public transportation or use of the City's many bicycle lanes and paths as alternative modes of travel. The light rail system, when complete, will provide a third alternative transportation mode.

I find the City's green efforts laudable and tremendously encouraging. This project could be an emerald gem amongst the City's efforts to go green, in addition to providing much needed on campus student housing and a greatly needed worship space for Newman Center parishioners. I strongly support this project, and hope that the City decision-makers have the foresight and vision to do the same.

Sincerely,

A handwritten signature in cursive script that reads "Pam M. Nagel".

Pam Nagel

Tempe, AZ 85282  
(480) 921-3373  
[nagelkid2@yahoo.com](mailto:nagelkid2@yahoo.com)

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**Subject:**

**FW: Newman Center Building Project**

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

From: Mark.Mulligan@Sun.COM [mailto:Mark.Mulligan@Sun.COM]

Sent: Monday, February 11, 2008 10:42 AM

To: Anaradian, Christopher

Subject: Newman Center Building Project

Dear Mr. Anaradian,

The purpose of this note is to request your support of the current plan for a new ASU Catholic Newman Center sanctuary and student residence hall. I understand this plan will go before the Tempe City Council on Tuesday. As a resident of Tempe and also a member of this church, I believe the project will uniquely benefit the downtown area in multiple ways:

- The current plan encourages a pedestrian lifestyle for the students residing in the dorm which is healthy for students and brings vibrancy to the downtown area.
- the additional population will encourage small business development to continue to make downtown a vital destination and further reduce individual transportation (automobile) needs of downtown residents to obtain goods and services.
- the residents will be encouraged to attend the church's services and get involved with the clubs and activities of the church which makes productive and involved citizens. The student's clubs at the church are involved in issues of broad social justice, examples being multiple missions each year to benefit the poor in El Salvador and those afflicted by Hurricane Katrina in New Orleans; the St. Vincent De Paul charity for students in financial need. These are only a few examples.

With regard to parking, I think that if we looked at cities that have dealt with and addressed similar challenges successfully, Manhattan may be a good example. It's universities do not provide a parking spot for every student--public transportation is the norm. Tempe being land-locked, is on a similar growth and development path. Thankfully, in its foresight the City of Tempe has done an excellent job of providing a very well developed bus system, and has provided for an excellent light-rail system in close proximity which will be in operation before the Newman Center project is completed to additionally serve the student's transportation needs.

Thank you for your time and public service.

Sincerely,  
Mark Mulligan

Tempe, AZ 8283

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**Subject:** FW: All Saints Catholic Newman Center project

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**From:** Jim Fish [mailto:jim\_fish@email.com]  
**Sent:** Monday, February 11, 2008 1:50 PM  
**To:** Anaradian, Christopher  
**Subject:** All Saints Catholic Newman Center project

Dear Mr. Anaradian,

I am writing to you to express my support for the All Saints Catholic Newman Center expansion project that will go before the Design Review Commission this week. As a long time resident of Tempe, a city employee and a member of the Newman Center community, I see the tremendous opportunities this project has to expand the mission of the center as well as to help fulfill the vision of making downtown Tempe a vibrant urban community.

One of the reasons I've chosen to make Tempe the place I "live, work and pray" is its progressive, forward thinking approach to urban living. Likewise, the Newman Center is also at the forefront of campus ministry with many of the innovative programs it offers. It has been recognized nationally for the work it does in this area. That's what makes the student housing portion of the church's expansion project so exciting. It will be one of the first of its type at any university in the country. The opportunities to tie into the City's vision for the downtown area are significant.

A good example of this is Tempe's transportation infrastructure. It's certainly the envy of every city in the Phoenix metro area. In fact, I use it almost every day to commute to work. The Newman Center's close proximity to the city's transit hub offers a great opportunity to create a new model for near-campus student living by having those who will live in the Newman Center housing leave their cars at home and use the transit infrastructure the city has put in place. This will greatly reduce the need for additional parking spaces/garage and associated vehicles around the building and in the downtown area. At the same time it helps bring about Tempe's vision of a downtown population that utilizes public transit over automobiles.

The Newman Center has been an important part of downtown Tempe for 75 years. For many Catholics in the ASU community as well as local residents, the church is their spiritual "home". As enrollment at ASU continues to rise and the number of people who live in downtown Tempe increases, the need for additional Catholic worship space will continue to grow as well.

The staff and community at the Newman Center have been working for years to come up with an expansion plan to facilitate that growth as well as accommodate the diverse needs of the Newman Center congregation. After a great deal of work and fine tuning, the plan that goes before the DRC this week is reflective of all these needs. It is our hope that the plan can be accepted by the commission as it is without significant modifications that could affect the viability of the project.

I would appreciate it if you would forward this letter of support to the members of the DRC in hopes that it can be considered prior to the meeting on February 12<sup>th</sup>, 2008. Thank you for your consideration.

Sincerely,

Jim Fish

Tempe, AZ 85283  
480-838-2827

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**Subject:**

**FW: Supporting Statement for All Saints Newman Center Expansion**

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

From: robert mings [mailto:robertmings@yahoo.com]

Sent: Monday, February 11, 2008 3:13 PM

To: Levesque, Ryan

Subject: Supporting Statement for All Saints Newman Center Expansion

11 February 2008

Tempe, AZ 85282-2832

Ryan Levesque  
Tempe Development Services  
31 East fifth Street  
Tempe, AZ 85281

Hello Ryan Levesque,

This letter is written in support of the proposed expansion of All Saints Catholic Newman Center located at the intersection of College and University. I am writing as a long-term resident of Tempe and an active member of this Newman Community.

Others will articulate the particular features of our plans. My goal is limited to drawing your attention to the fact that the Newman Center (along with its founding predecessor, St. Mary's Catholic Church) has been an integral component of Tempe for more than 100 years.

Let the record show that we have been great neighbors throughout this lengthy relationship. And, the existing Newman Community is fully committed to continuing this uniquely positive historic relationship with the City of Tempe, at least for 100 more years. Count on that!

If you will be so kind as to forward my sentiments on Newman Center expansion plans to the Tempe Development Review Commission and members of the Tempe City Council, I will be very grateful.

Sincerely,

Robert C. Mings

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**Subject:**

**FW: Newman Center residence hall**

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

From: Laura Burgis [mailto:lmburgis@mainex1.asu.edu]

Sent: Monday, February 11, 2008 12:33 PM

To: Levesque, Ryan

Subject: Newman Center residence hall

Dear Mr. Levesque:

I am writing to you to express my support of the All Saint's Catholic Newman Center's efforts to build a residence hall at ASU. I am a Tempe resident and believe that this will be a positive addition to the campus. A living/learning faith based community will enhance the college experience for many students for many generations.

Our plans reflect the needs of a student body that promotes a healthy environment. Located in the heart of campus, students won't need vehicles as everything is in walking distance and a block from the light rail station. The beautiful new chapel and residence hall will compliment one another and the downtown.

Please support the proposal submitted on behalf of the All Saint's Catholic community.

Respectfully,

Laura Burgis  
Tempe resident

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**Subject:** FW: All Saints Catholic Newman Center Project

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**From:** Thomas Avery [mailto:tkavery@cox.net]  
**Sent:** Monday, February 11, 2008 11:39 PM  
**To:** Levesque, Ryan  
**Subject:** Re: All Saints Catholic Newman Center Project

Ryan,

Could you forward this note to the Development Review Commission and the City Council (when the project is to be decided)?

I am a long time Tempe resident and a member of the All Saints Newman Center Parish. I am enthusiastic about the project, as it has evolved to create a new sanctuary and education center for the Newman Center and continue to maintain the historic Church built in 1903. The project has involved many community members, students, ASU alumni and generous folks throughout the state and country to renew the Newman Center complex. As you know, the project anticipates building a Student housing development right next to the church and campus. This is an ideal situation since ASU wants to have students in dorms and to be near the campus to improve students' success in school. Additionally, it can lead to lessening the pressure on Tempe neighborhoods that could become student housing. Plus, the student dorm is to located next to light rail and to the downtown bus depot, which could lessen the need for student cars in the downtown area.

I hope you will consider this proposal in a positive light.

Thomas Avery

Tempe, Arizona 85283

No virus found in this outgoing message.  
Checked by AVG Free Edition.  
Version: 7.5.516 / Virus Database: 269.20.2/1271 - Release Date: 2/11/2008 8:16 AM

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**Subject:** FW: All Saints Catholic Newman Center

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**From:** Rick Burgis [mailto:rickb@burgistechnical.com]  
**Sent:** Tuesday, February 12, 2008 3:16 PM  
**To:** Levesque, Ryan  
**Cc:** Anaradian, Christopher  
**Subject:** All Saints Catholic Newman Center

Dear Mr. LeVesque,

My name is Rick Burgis. I am writing to you regarding the All Saints Catholic Newman Center development project that is currently under review by the Development Review Commission.

My wife, Dr. Laura Burgis, and I have been Tempe residents since 1998 and All Saints Newman Center Parish members since 2002. We live nearby in the Cottages on Mill near Broadway and Mill and are very fortunate to have such a wonderful parish close to us that we can call home. The Newman Center is truly a great asset to our community and to the university. It always amazes us to see the energy and enthusiasm the priests, nuns, staff, parish members and perhaps most importantly, the college students at the Newman Center have. We have two small children (8&5) and are certainly glad that our kids can see the good example set by the ASU student members of the parish.

So several years ago when Father Nathan and Father Fred first started talking about expanding and renovating the Newman Center we were elated. If you have ever visited the Newman Center and the main chapel you can probably understand why we, and the rest of the parishioners, were so glad to learn of the new plans. While the parish is a great group of people to worship and learn with, the physical place itself is very crowded during masses and is in desperate need of expansion. To say the facilities are being pushed to their limits is an understatement. There are not enough seats in the main sanctuary, the bathrooms are too small, and there is not enough or appropriately designed classroom or meeting space to support the many ministries carried out at the parish. For example, our kids attend religious education before Sunday mass and the classes are forced to scatter all over the parish and meet around coffee tables in the lobby sometimes because there are not enough classrooms. Another example is the "Tuesdays with Father James" lecture series which have been forced to meet in the old church since the meeting rooms in the main building are too small and are not handicapped accessible.

Anyway, Father Nathan and Father Fred asked us to help with the project which we were happy to do and have contributed financially to it since then.

As you are also aware, the original project had to be changed several times and has evolved into an even better concept to include a Catholic Student Dormitory. We wholeheartedly support this concept for many reasons and sincerely hope the Development Review Commission considers the benefits to all the parties with a stake in the project: the parish; the university; the ASU students; the downtown Tempe area; and the greater Tempe community.

This project serves the parish at large better by providing an appropriately designed and sized sanctuary to worship in, along with sufficient class and meeting space to allow the myriad parish ministries to function efficiently.

This project better serves ASU and the student body by allowing more students to experience the ministry the Newman Center has to offer since more people will be able to fit into the sanctuary. Furthermore, for those students who wish to have an even deeper experience, the option of living in a faith community like the Catholic Student Dorm is simply incredible. This dorm will empower the students to maximize their faith development and enhances the missions of the parish, the university and the city by attracting students who place a high value on concepts such as community service, faith and morals to live and study in the same place.

This Catholic Student Dormitory helps the downtown Tempe area by bringing energetic and conscientious consumers right into the heart of the city. This helps businesses of many kinds in the area who would no doubt love to increase their customer base.

Finally, this project helps Tempe at large by bringing students into a common dormitory building on campus and out of a rental situation in a farther out neighborhood. This in turn reduces traffic in town by allowing those students to walk or ride bikes or skateboards to class instead of driving. As a resident and business owner in the area, I can assure you that anything and everything that can be done to reduce traffic congestion should be done. I can not tell you how many times I have been "trapped" by traffic in areas like Rural and University. The traffic, especially when ASU is in session, has reached a ridiculous level and as such, we do as much as we can to avoid even being on the road in those areas. Increasing student housing options in the immediate campus area and reducing the pressure of having thousands of students drive to school each day is of immediate benefit to all of Tempe.

With these points in mind, it is my hope that the Commission will support the plans of our All Saints Catholic Newman Center parish as they stand and not change them. Time is of the essence.

Thank you for your consideration.

Sincerely,  
Rick Burgis

Burgis Technical, LLC.

Tempe, AZ 85282  
P: 480-968-5032  
F: 480-966-2083  
E: RickB@BurgisTechnical.com

To whom it may concern:

My name is Echo Fallon, & as a junior at ASU and a Newman Center parishioner & volunteer, I wish to voice my support of the new chapel & Catholic residence hall plans.

First, a new chapel is desperately needed due to the large, and continually growing, parish here. The mass time I attend in particular is very popular, & must be celebrated in what was originally intended to be the social hall. Every seat is always filled, with attendees standing as needed. A larger chapel that can accommodate our parishioners would be beneficial both spiritually, as it would complement the celebration, and logistically.

Secondly, this particular church community plays a noticeable role in downtown Tempe. Aside from its historical significance, as a student I can attest to the fact that the Newman Center provides a real “home away from home” for college students. That is exactly what I have found here, along with hundreds of other undergraduate and graduate students. The support of this community has benefited me in numerous ways, and challenged me to grow spiritually.

I’ve heard that parking has come up as a concern. Evidently it has been overlooked that there exist several other dorms on campus, and that the overwhelming majority of students who live there do not own vehicles, and that this does not hinder them in any way. In fact, most students walk, bike, skateboard, etc. around campus, and when they need to venture off campus, public transportation provides a cheap and convenient option that is very frequently employed.

I remember researching college while still in high school, and reading the statistics which clearly demonstrated the positive effects of living on campus. Aside from overall higher satisfaction and happiness levels, the average G.P.A. of an on-campus student is higher as well. Student housing at the Newman Center would not only provide this academically supportive environment due to its location (and therefore easy access to university resources), but there would exist also a unique, spiritually supportive community. Being surrounded by other Catholics who support and hold each other accountable can only be a positive thing.

Not only is the Newman Center a place where events take place, and lifetime friendships are made, but students come hang out here during the school day in the student volunteer office. It’s wonderful to have a haven to go to during the chaos of the school day. It’s joked that the interns who work here are around so often that they practically live here. This has also been said about volunteers, and many students overall. Why not make that “joke” a reality, & let the Newman Center plans remain as they are so that we can move forward in this innovative project as yet another way to praise Him and share His Word.

Thank you for your time.

Sincerely,

Echo Fallon

Tempe, AZ 85281

February 19, 2008

Chris Anaradian  
31 East Fifth Street  
Tempe, AZ 85281  
chris\_anaradian@tempe.gov

Dear Chris Anaradian and Tempe City Council,

This is a letter of support for the Newman Center's request to build a new church and residence hall on their property.

I am a Tempe native, a graduate of Tempe public elementary, junior and high schools, and an Arizona State University alumna. My husband and I are Tempe residents and reside at 1309 East Woodman Drive. My two-year-old daughter is a third generation Tempe resident (her grandmother was also raised in Tempe). I share my Tempe history with you because I believe it is particularly relevant to my support of the All Saints Catholic Newman Center. I know from personal experience and family history how important the All Saints Catholic Newman Center is to Tempe.

One reason I am proud to be a Tempe resident is because of the city's initiative to encourage people to stop using personal vehicles and to walk, bicycle, take the bus/Orbit, or ride the light rail instead. This is also one of the reasons I am proud to worship at the Newman Center—one doesn't need a personal vehicle to access the community. The Newman Center is the only Catholic community in Tempe with a light rail stop—literally—at its back door. We are a community accessible by bus, Orbit, light rail, bicycle and foot. The Newman Center is walking distance from anywhere in downtown Tempe. It is truly our only “urban” Catholic church in Tempe. Catholic residents living in new condo and other residential developments downtown will certainly appreciate a contemporary, sophisticated worship space walking distance from their home. I also think the architecture plans for the new church will enhance the St. Mary's historical landmark, an iconic piece of Tempe's landscape.

I am particularly excited about the Newman Center's vision for a Catholic residence hall. I wish the Newman Center residence hall had been available to me when I was an ASU undergraduate. I believe that if I had lived in the Newman Center Residence Hall with a community of students who shared my values that my experience as an ASU student would have been less lonely, and less intimidating. I would have been more connected to campus life, less dependent on a personal vehicle to transport me from home to parking to home again, and more

directed in my personal, spiritual and social life. I trust the Newman Center to work with students who live at the residence hall to instill in them an appreciation for community service, academic integrity, campus involvement, social justice, and interfaith dialog. A residential community of 500 students encouraged to develop a world-view shaped by these values can only be good for Tempe, ASU, and the global community.

I hope the All Saints Catholic Residence Hall will be available for my daughter should she choose to attend Arizona State University. I believe it will serve as an attractive asset for all prospective ASU students, in particular Tempe resident students who desire an on-campus learning and living experience.

The Newman Center has served Tempe well for the past one hundred years. A newly constructed worship space and a Catholic residence hall will ensure that the Newman Center will continue to serve the city of Tempe and ASU as an engaged community partner for generations to come.

I hope the City Council will support the Newman Center's vision and building plans for a new church and residence hall.

Sincerely,

Anne Ellsworth

Tempe, AZ 85283

Matthew J. Ellsworth

Tempe AZ 85283

20 February 2008

Dear Tempe City Council:

I would like to explain to you my support for the All Saints Catholic Newman Center's proposed construction of a new facility on its property at 230 E University in Tempe.

In 1993, as a high-school senior in Prescott, I picked ASU for college very quickly: I was a recipient of the Flinn Foundation Scholarship, so I knew that I would be staying in-state for college, and I actually didn't feel that I needed to look at the University of Arizona before making my choice. It wasn't that I doubted UA as a strong academic school, but rather that I had already realized—from just a couple of brief visits—what an asset Tempe and ASU had in All Saints Catholic Newman Center.

That's obviously a strange way to pick a university, but I wasn't proven wrong. My academic experience at ASU was enormously enriched as I became involved in a variety of student activities at the Newman Center, as well as community-oriented social-justice projects like an Alternative Spring Break service trip to East Los Angeles, participation in the East Valley Interfaith Project, and weekly volunteering at a soup kitchen. I met my wife through that last activity, and we were married at the historic St. Mary's Church at the Newman Center in 2000. I can hardly imagine how much poorer my undergraduate experience would have been without All Saints Catholic Newman Center.

Like almost all ASU students, my time living on campus was character-building (complete with cramped bunks, leaky ceilings, and cockroaches) and very brief. I was glad to move off campus, though I immediately discovered the downsides of being a commuter—the added time in transit, the hike from Lot 59, the mental and emotional detachment I suddenly felt from the university. I can hardly imagine how much richer my undergraduate experience could have been if the Newman Center's proposed new facility—including the Catholic residence hall—had been in place, and I had been able to stay a little bit closer for a little bit longer.

I returned to Arizona last summer after six years away in Washington, D.C. and Oakland, CA, and I was thrilled to see the way that Tempe is evolving into an urban hub. So much of what I like about big cities elsewhere in the country—density, walkability, readily available mass transit, a vibrant population of people from all over—is present here, and I felt a great sense of pride when my wife and I became first-time homebuyers in Tempe.

From what I have learned via community meetings at All Saints Catholic Newman Center, its plans for a new facility seem exceptionally well-matched for the kind of city that Tempe is becoming. I strongly urge your support of this project.

Sincerely,  
Matthew J. Ellsworth

February 19, 2008

Chris Anaradian  
31 East Fifth Street  
Tempe, AZ 85281  
chris\_anaradian@tempe.gov

Dear Chris Anaradian and Tempe City Council,

This is a letter of support for the Newman Center's request to build a new church and residence hall on their property.

I have called Tempe home since 1961. In that time, I have attended Tempe elementary and high schools, earned two degrees from Arizona State University, raised my family in Tempe and am now pleased that my daughter and her family are Tempe residents. I believe that the All Saints Catholic Newman Center has provided and will continue to provide an invaluable link between the university community and the city of Tempe.

I have watched many architectural changes occur in Tempe. As a child I can remember riding my bicycle down College Avenue, through the ASU campus, to the library in downtown Tempe. I had to pass the Old St. Mary's Church as I was coming and going. As ASU grew College Avenue was closed to through traffic because of the new Hayden Library, About the same time, Grady Gammage Auditorium was built; I was astonished to learn that it would be named after my classmate at Tempe High (learning later that it was his father who was being honored of course). Mill Avenue changed from a hometown main street to a blighted and neglected part of town only to emerge once again as a thriving shopping district. I have always been impressed that Tempe embraced and welcomed change, innovation, and growth while at the same time preserving its charm, its history, and its community. Change has been good for Tempe.

Change has also been good for the All Saints Catholic Newman Center. The old St. Mary's Church was restored beautifully and provides an historical landmark and a visual history lesson for Tempe residents and visitors as they drive down a busy University Drive. Now, I am excited to be a part of the building of a new church. I believe that the proposed new All Saints Catholic Newman Center will once again provide a modern perspective balanced with the historic perspective. I believe the architecture of the planned new structure will add a beautiful complement to the historic church on the corner.

As an educator in higher education, I was pleased to hear about the vision for a residence hall to be incorporated into the building of the new church structures. As ASU continues to grow, not only geographically, but in student population, it is important that we find ways to create living space for students that will allow them to have an more meaningful academic experience. This residence hall will provide a living environment that is centrally located to the university main campus, is near light rail transportation to remote campuses, and is within walking distance to shops, entertainment, and other amenities.

Most importantly, it will provide a living space that is connected to a worship community whose mission is to serve students. I believe the Newman Center teaches students leadership, ecumenism, community service, academic integrity, and social consciousness. These lessons will profoundly affect and enrich the academic experience for the students who attend ASU and live in this residence hall and will create a deep and lasting connection to the university, to the Newman Center and to the City of Tempe. And, these students will, in turn, have a profound impact on our lives by the work they do whether locally or globally.

I believe Tempe residents trust the Tempe City Council to make decisions that enrich the quality of life for long time Tempe residents and for the sojourning university students. The All Saints Newman Center has served both populations well for the past century. I hope this partnership will be allowed to grow and flourish so my grandchildren will find a home in Tempe, at Arizona State University, and at the Newman Center.

I hope the City Council will support the Newman Center's plans and vision for a new church and residence hall.

Loretta L. Kissell, Ph.D.

Tempe, AZ 85283  
480 839-9815  
llkissell@gmail.com

Angela Huster

Tempe, AZ 85281

February 20, 2008

Subject: In support of the All Saints Catholic Newman Center Project

Members of the Development Review Commission:

As a Tempe resident, ASU graduate student and active member of the All Saints Newman community, I am writing to express my support for the development project currently under review.

The proposed expansion of the Newman Center chapel and campus ministry area will allow the center to continue serving an every expanding number of students and local community members. The center currently offers five church services every weekend and a variety of activities throughout the week, but space is limited. Because of this, adding further activities is difficult. Such activities provide both an important means of connecting students to the larger community through public service and forming a feeling of community among students through social activities.

The proposed residence hall would also be a valuable addition to the downtown Tempe area. As a large and rapidly growing campus, ASU's need for student housing has outstripped demand, even with the residence halls currently under construction. This has forced students to live further from campus, increasing traffic congestion and decreasing the sense of local community. The shared values of such a residence hall would also promote the feeling of smaller communities within ASU, something that the university has been working on to promote student retention.

Sincerely,  
Angela Huster

February 20, 2008

Dear Mr. Levesque:

I have been a resident of Tempe and a member of the All Saints Catholic Newman Center for five years. I love living in Tempe, and believe the Newman Center has contributed greatly to my quality of life here. It has offered me a spiritual home and has encouraged me to become active in bettering the city of Tempe. I believe that the new chapel and residence hall on campus will offer expanded opportunities for students and community members to grow and be nurtured in the same way.

The Newman Center is a wonderful, welcoming place. Everyone who passes through its doors knows they can come as they are and be cared for. A new and expanded chapel will allow the Newman Center to accommodate and reach a greater number of people. Those who attend Newman contribute greatly to Tempe by serving the community through Newman's many social action groups. It follows that if Newman is able to reach and accommodate more community members, there will be a greater positive impact on the city. Newman builds socially active and conscious citizens, who are willing and prepared to contribute to the well-being of Tempe.

The current building does not offer much space for community building, group planning, and education opportunities. The expanded chapel and dorm will provide much needed space for fellowship events to engage and attract members, social action group meetings to better the city, and classes that will further prepare students and other parishioners to participate in community service.

I have always supported decisions made by the Newman Center's leaders. They listen to their parishioners and keep the good of the people they serve in mind. You can be sure that the same principles have gone into plans for the new chapel and dorm. Please support the church's existing project plans, and know that in doing so you are strengthening the Tempe community for years to come.

Sincerely,

Stephanie Cairns

Tempe, AZ 85281

stephaniecairns@hotmail.com

From: Melissa Turnbull

Date: February 20, 2008

Subject: Letter of Support: All Saints Catholic Newman Center

To: [chris\\_anaradian@tempe.gov](mailto:chris_anaradian@tempe.gov)

Dear Chris Anaradian and Tempe City Council,

This letter is in support of the desire for the All Saints Catholic Newman Center to build a new church and student housing development on their property. My family moved to Tempe in 1962 and I am happily still living in my family home. I graduated from Arizona State University and am currently pursuing graduate work at the university. The Newman Center has had a great impact on how I developed as a student and as a citizen of Tempe. The Newman Center encourages and fosters community involvement and civic responsibility.

The Newman Center has provided my family and friends with many cherished memories. Both my niece and my nephew were baptized there and a few years ago my niece was married in the "Old Church". She and her husband have recently returned to live and raise their young daughter in the Tempe community. A big part of the community is the Newman Center. To be able to see generations of families live and worship in Tempe is truly a gift. Having a new worship center and housing development will truly enhance education, faith and community opportunities for students now and in the future.

I believe that the student housing development will provide an immense opportunity for students to engage in education, faith and community participation. The location will be close to light rail and the downtown area, thus reducing the need for private transportation. The location of the student housing development will be walking distance to ASU Main campus and ASU at Downtown will be accessible via light rail. As a Tempe homeowner, it is important to me that ASU students have a community on or near campus to live and socialize in. I think that this would reduce the number of rental homes in Tempe and provide an opportunity for families to purchase homes and live in Tempe.

Please support All Saints Catholic Newman Center in our growth in faith, community and education.

Sincerely,

Melissa Turnbull  
melissaktturnbull@msn.com

Tempe, Arizona 85282

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**From:** Anaradian, Christopher  
**Sent:** Thursday, February 21, 2008 11:34 AM  
**To:** Levesque, Ryan  
**Subject:** FW: Letter of Support for Newman Center Expansion

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

From: Dave Summers, Phd. [mailto:davetempeumc@qwest.net]  
Sent: Thursday, February 21, 2008 10:35 AM  
To: Anaradian, Christopher  
Cc: mary\_macuga@newman-asu.org  
Subject: Letter of Support for Newman Center Expansion

Mr. Chris Anaradian  
31 East Fifth Street  
Tempe, AZ 85281

Dear Mr. Anaradian:

I write in support of the building expansion and dormitory project that is proposed by the Newman Center. As our immediate neighbor across University Avenue we are most supportive of this important work and significant ministry offered by the Newman Center that contributes to the quality of life in downtown Tempe and the campus environment at Arizona State University (where we also have a sizable campus ministry). We have in fact already made arrangements with the Newman Center to provide space for them during the construction phase to assist in their worship and programming activities.

While issues of construction always have an impact and increase the challenge of traffic around University Drive we believe this project is invaluable for the downtown area, for providing additional quality residential facilities for students and enhancing the "livability" of our urban setting. While parking issues will undoubtedly be important, we believe they should not be an impediment to the approval and progress of this project. We support the Newman Center's emphasis on residents using public transportation. We do have a parking lot that would be available for residents to purchase parking space should they so desire. We urge the City of Tempe's approval of this valuable endeavor which will be asset to our downtown.

Sincerely,

Dave Summers, Ph.D.  
Senior Pastor  
First United Methodist Church of Tempe  
215 E. University  
Tempe, AZ 85281  
(480) 967-3376  
Fax (480) 967-8647  
davetempeumc@qwest.net <mailto:davetempeumc@qwest.net>

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**From:** Colleen Junck [colleenjunck@cox.net]  
**Sent:** Thursday, February 21, 2008 2:22 PM  
**To:** Levesque, Ryan  
**Subject:** Newman Center

Dear Tempe City Council Members,

My name is Michael Junck. I am 7 years old. I am in the first grade at Our Lady of Mount Carmel School in Tempe, Arizona.

I am writing this letter with my mom because we are members of the All Saints' Catholic Newman Center, and I want to tell you why my church is important to me and my family.

I was born on September 7, 2000. I was baptized at the Newman Center on November 12, 2000. That same year I was chosen to be the baby Jesus in the Nativity play on Christmas Eve. (My sister, Elizabeth, was the angel who kept the other children from touching me.) I do not remember being the baby Jesus because I was too little, but my mom and dad have shown me pictures of me in the manger with my friends Teddy, Matthew, Michael and a lot of other angels and shepherds around me. From the time I was little I have always felt that I was a special part of the Newman Center.

My mom told me about a very holy lady named Arlie Plichta, who held me after Communion every Sunday and prayed for me and my sister. She was sick and went to Heaven 6 years ago, but my mom said that Arlie will always be part of my heart. We are still friends with Arlie's husband Jim. He goes to the Newman Center also.

Fr. Fred is my friend. He makes Mass on Sunday fun. He always says "In a loud voice, let the church say 'Amen!'" I like to yell 'Amen' as loud as I can. Fr. Fred also has a bag of treats for all of the children after Mass. I really like Fr. Fred and the Newman Center.

We need to build a new church because there are so many people that would like to go to the Newman Center. Sometimes people have to stand in the back of the church because there is no room for them to sit. I would like to have a new church so that lots of people can sit at Mass.

Thank you,

Michael Junck 1-A

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**Subject:** FW: Newman Center Letter

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**From:** Colleen Junck [mailto:colleenjunck@cox.net]  
**Sent:** Thursday, February 21, 2008 2:23 PM  
**To:** Levesque, Ryan  
**Subject:** Newman Center Letter

Dear Tempe City Council Members,

My name is Elizabeth Junck. I am 11 years old, and I am in the sixth grade at Our Lady of Mt. Carmel School on Rural Road in Tempe. I am writing to you because I am also a member of the All Saints' Catholic Newman Center in Tempe. As you know, the Newman Center is requesting permission to build a new church, and a place for ASU students to live. I would like to let you know what it means to me to be a part of the Newman Center.

From the time I was little my parents have let our house be used to have retreats because there was not enough room at the Newman Center. It is very important for the students at ASU, who go to church at the Newman Center, to have a place to share their faith with other students. Our church is different from other churches because we specialize in college students. When kids go to college they sometimes do not go to church. I think it is because their parents aren't there to make them go each week. The Newman Center is different because college kids want to be there. They do special things each week like go bowling or get pizza. The priests and workers at the Newman Center help the students to not feel so sad to be away from their homes. They help them to realize that it is as important to be a part of a church, as it is to be going to college. The students always seem happy to be at the Newman Center.

I was baptized and confirmed at the Newman Center. I have many friends that I have met at the Newman Center. I plan on going to ASU when I am older. I also plan on being a part of the Student Leadership Team at the Newman Center. I love to be a part of the Newman Center community, and I hope that you will allow us to build our new church and dormitory. It will be well worth it, you will see.

You may write to me if you need more information from me.

Thank you,

Elizabeth Junck

Tempe, AZ 85284

My mom's e-mail address is: colleenjunck@cox.net

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**From:** Colleen Junck [colleenjunck@cox.net]  
**Sent:** Thursday, February 21, 2008 2:57 PM  
**To:** Levesque, Ryan  
**Subject:** Newman Center Support Letter

Dear Mr. Mayor, Mr. Vice Mayor, and Council Members,

I am writing to you to voice my support of the new chapel, and Catholic residence hall, proposed on the site of the All Saints' Catholic Newman Center. I have been a resident of Tempe for 23 of my 25 years in Arizona. My first welcome to the area was at the Newman Center. Having moved 2,500 miles from New York State I found myself longing for the family, and community, that I was missing. I found the Newman Center to be a welcoming, and Spirit filled place where I was considered a part of the community from the time that I entered the door.

I am pleased to report that, despite the immense growth of the ASU campus and student body over the past 20 years, the welcoming spirit of the Newman Center community remains. The Newman Center welcomes hundreds of ASU students, faculty and staff each week. I have been privileged to be a part of many retreats, classes, and mentoring programs designed to spiritually support the academic endeavors of the ASU family.

My husband and I live in the Circle G Ranches Development on Price and Warner Road. We have recently undertaken a project to completely rebuild our house on the existing property. We would not entertain moving to a different location because we truly love living in Tempe. Our two children, ages 7 and 11, enjoy all that living in Tempe has to offer families. I could not be prouder of the care that the City of Tempe government takes when considering the quality of life of its residents.

I am delighted that the Newman Center is moving forward with plans to rebuild the church to accommodate the many residents of Tempe who choose to worship there. Additionally, I am delighted that the plans for a new residence hall have been proposed. I would ask that the Council prayerfully consider approving what I am sure will be a wonderful addition to downtown Tempe.

Thank you for considering my request to approve the church and residence hall for the All Saints' Catholic Newman Center. I am most grateful for your consideration.

Peace and Blessings,

Colleen Junck

Tempe, AZ 85284

(480) 345-6251  
[colleenjunck@cox.net](mailto:colleenjunck@cox.net)

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**Subject:** FW: Newman Center Project

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**From:** mlwagj@aol.com [mailto:mlwagj@aol.com]  
**Sent:** Thursday, February 28, 2008 6:21 PM  
**To:** Anaradian, Christopher  
**Cc:** mary\_macuga@newman-asu.org  
**Subject:** Newman Center Project

Dear Mr. Anaradian

I am a resident of Tempe and a member of Sunset Riverside Neighborhood Association. I listened to the discussions regarding the approval of the Newman Center Project and felt compelled to write you on the Newman Center's behalf. I have lived in Tempe since 1985 and am a former co-chair of my neighborhood association. During my years living in Tempe and serving my neighborhood it has become increasingly clear to me that to address the ever increasing population in the University we are going to have to better address the housing needs of the students so that they will not have to commute to campus. The conflicts with commuting students and the neighborhoods occur when commuting students take over street parking in the neighborhoods.

While we could address the issue as Maple Ash has with permit parking, the better plan is to build housing in the downtown corridor sufficiently close to public transportation and the University to diminish the need for personal vehicles. The Newman Center project meets that need. The increase of 500 plus units at the epicenter of all public transportation and adjacent to the main access to the University core could not be better conceived to diminish the need for personal vehicles and additional parking.

I listened as some residents spoke against the project indicating that the project would increase the number of cars on neighborhood streets. To me, the reverse would appear more likely. I think the project will result in fewer commuters parking in our neighborhoods, not more.

I listened to one argument asserting that the notion of a pedestrian district was doomed for failure. I beg to differ. I have lived in plenty of cities in which I lived without a vehicle, relying only on public transportation, my bike and/or my two feet. I would say a pedestrian oriented city builds community and would see it being very successful based on my past experience. I would ask you not to be swayed by such arguments.

I heard one argument indicating that the approval of the project would be an impermissible breach of the separation of the church and state. I simply could not follow the argument. ASU students regardless of denomination or religious affiliation are permitted to buy parking permits. The assertion that the Catholic students should /would not be allowed to contract for parking is simply wrong

The alternative assertion was that the Catholic Church should not be allowed to contract with the Foundation for use of its parking. I disagree. The Foundation may negotiate with any party it wishes and should do so without regard to religious affiliation...as I am sure they did. There is no breach of the separation of church and state as far as I can determine and the argument seems without legal or factual support.

The staff has suggested the use of 50 underground spaces with egress off College or University. I respectfully disagree, but very much appreciate the hard work and dedication of the staff to creatively resolve the dispute.

The egress off College seems counterintuitive. I foresee College becoming a one way street with a greater focus on pedestrian traffic, particularly after the light rail goes in because that is a major access point to the North side of the University. Egress on College seems to go against what we can clearly see is happening already.

Egress off University is simply unsafe. The area is too compressed and an entrance at that point would clearly undermine the pedestrian nature of that stretch of University.

I would encourage you to verify through whatever means possible the existing parking contracts for 147 spaces and/or include a stipulation necessitating that students living at the Newman Center who have a car provide proof of a parking decal and drop the remaining staff recommendation for an additional 50 slots. Essentially the mandate for a parking decal will result in far more spaces than the 50 suggested.

Thank you for your time and the opportunity to comment. Thank you also to your staff for their hard work and dedication. I appreciate the attempts they have made to address the issues raised in a fair and even handed manner.

Sincerely

Michelle Wood

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Supercharge your AIM. Get the [AIM toolbar](#) for your browser.

March 4, 2008

Ryan Levesque  
ATTN: Tempe City Council  
City of Tempe  
Development Services  
31 E. 5<sup>th</sup> St.  
Tempe, AZ 85281

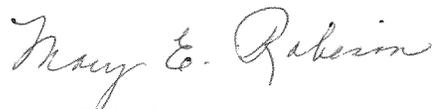
Dear Members of the City Council:

Tempe has had many changes to its size and skyline, since I first arrived in 1964, making much of Tempe a more delightful place to live, worship, work, and play. However, Tempe's *All Saints' Catholic Newman Center* has not experienced a face-lift or change in its structural size since I began attending this church after my arrival in Tempe. With the growth of new students to Arizona State University and new families moving to Tempe and surrounding areas, it is essential to change the structure of the *All Saints' Catholic Newman Center* to meet the needs for all of those students and local families in Tempe and the Valley of the Sun, who utilize it.

I urge all members to support the plan that includes a new chapel and meeting rooms for students for our church, as well as additional housing space. Our historical church, chapel and meeting rooms currently are over-crowded and more space is desperately required. The new plan will also include a tower of dormitory rooms, which is needed for all students who attend Arizona State University, with the current and on-going housing shortage for new and continuing students.

The *Tempe City Council* historically has done an excellent job allowing our city to evolve from a small town into a desirable location to raise families, attend cultural and sporting events, festivals, schools, etc. I thank you for your consideration of this improvement to the *All Saints' Catholic Newman Center*.

Sincerely,



Mary E. Robison

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Tempe, AZ 85281



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**From:** Daniel Bujanda [d\_bujanda@hotmail.com]  
**Sent:** Tuesday, March 11, 2008 3:28 PM  
**To:** Levesque, Ryan  
**Subject:** Letter in support of the Newman Center building project

Dear Mr. Levesque,

My name is Daniel Bujanda and I moved to the Tempe area about 7 months ago to work for the Intel Corporation. Having just completed my undergraduate studies, I was seeking a young, vibrant community with which I could share my faith. After visiting several Catholic communities throughout the Phoenix area, I was distraught that I would never find a spiritual community that suited me. However, I was referred to the Newman Center by a colleague at work and needless to say, it was some of the best advice anyone has ever given me. I immediately felt at home at the Newman center and was overwhelmed by the kindness and affability of the parishioners and staff. It did not take me long to become involved at the center and the greater Phoenix community. I now play the viola in the choir, mentor a student in the adult RCIA program, and volunteer at Helping Hands, a nonprofit organization that supports after school activities for low income families. The ASU Catholic Newman Center has become a home away from home and I truly believe that it is the people at the center that inspire me to grow as a person and make a difference in the community.

However, like any facility that is over 100 years old, the Newman Center suffers from out of date facilities and overuse from the thousands of students and community members that traverse its doors every week. I am writing this letter to you in support of the creation of an expanded chapel, campus ministry center, and residence hall here. I never came to the Newman Center as an undergraduate student, but I see first hand every week what this center means to the students and community members. The center serves people from all ages and all walks of life. From religious education to active and philosophical discussions of today's most important issues, the Newman Center is a forum where any cause or interest that supports the betterment of people is championed. By supporting the creation of the aforementioned facilities, you will be allowing the Newman Center to expand its services to the community and aid it in what it does best, create self-empowering individuals who want to leave the world in better shape than when they found it.

Sincerely yours,

Daniel Esteban Bujanda

03-11-2008

**Minutes  
DEVELOPMENT REVIEW COMMISSION  
FEBRUARY 12, 2008**

**DRAFT**

**The Development Review Commission Study Session was held on February 12, 2008, at Council Chambers, Garden Level, 31 East Fifth Street.**

**Present:**

Vanessa MacDonald, Chair  
Stanley Nicpon, Acting Vice Chair  
Monica Attridge  
Tom Oteri  
Dennis Webb  
Mario Torregrossa  
Paul Kent

**Absent:**

Mike DiDomenico  
Heather Carnahan  
Peggy Tinsley

**City Staff Present:**

Chris Anaradian, Development Services Manager  
Steve Abrahamson, Planning & Zoning Coordinator  
Ryan Levesque, Senior Planner  
Kevin O'Melia, Senior Planner

**Study Session convened at 5:35 p.m.**

- Introduction of new Commissioner, Paul Kent.
- 12/11/07 Minutes recommended for approval.
- All items on Consent with exception of All Saints/Newman Center.

**Study Session adjourned at 5:55 p.m.**

The Development Review Commission Public Hearing was held on February 12, 2008 at Council Chambers, Garden Level, 31 East Fifth Street.

**\*Modifications to any conditions or stipulations made by the Commission are indicated in bold and capitals.**

**Present:**

Vanessa MacDonald, Chair  
Stanley Nicpon, Acting Vice Chair  
Monica Attridge  
Tom Oteri  
Dennis Webb  
Mario Torregrossa  
Paul Kent

**Absent:**

Mike DiDomenico  
Heather Carnahan  
Peggy Tinsley

**City Staff Present:**

Chris Anaradian, Development Services Manager  
Steve Abrahamson, Planning & Zoning Coordinator  
Ryan Levesque, Senior Planner  
Kevin O'Melia, Senior Planner

Meeting convened at 6:00 p.m.

**Item #1 – MINUTES**

**On a motion by Commissioner Nicpon and seconded by Commissioner Oteri, the Commission with a vote of 6-0 (Attridge abstained) approved the minutes from November 27, 2007.**

**On a motion by Commissioner Nicpon and seconded by Commissioner Oteri, the Commission with a vote of 6-0 (Torregrossa abstained) approved the minutes from December 11, 2007.**

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**Consent Agenda**

**Chair MacDonald stated that certain items could be handled in the consent fashion if they were properly represented and if there were no objections.**

**On a motion by Commissioner Nicpon and seconded by Commissioner Torregrossa, the Commission with a vote of 7-0, approved the Consent Agenda as follows:**

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The Commission moves to the discussion agenda.

**Item #2**            **PL070404**            **ALL SAINTS NEWMAN CENTER STUDENT HOUSING**  
**PAD07027**            Planned Area Development Overlay  
230 East University Drive  
CC, City Center District; TOD, Transportation Overlay District; and a Historic Designated Property.

Commissioner Kent recused himself (no replacement).

This case is presented by Ryan Levesque and represented by David Cisiewski.

Mr. Cisiewski gives a presentation for this project indicating that it is for a PAD overlay in terms of height and parking. He indicates that in terms of heights that are allowed to the west and the north, the height of this building is appropriate with those other buildings in the area. More of an issue is the proposal of parking reduction. This project is geared towards student housing and not geared towards a traditional multi-family environment. Referencing a study by ITE (Institute of Traffic Engineers), study recommends 94 spaces for an urban project such as this, they are providing 147 spaces.

We are in agreement with staff's conditions, with the exception of Condition No. 1. We believe the spaces we have shown for staff and visitors are an acceptable number.

Nicpon: Will married students be allowed to live there?

Cisiewski: Yes, and they will be held to the same standards (in regards to parking) as unmarried students.

Nicpon: Will services be held on the premises?

Cisiewski: Yes, if you look at the site plan you will see a newer and larger facility incorporated to provide for services.

Nicpon: In regards to these 50 spaces, where would they be? Would they be ground level or underground?

Cisiewski: I have to assume that as with most projects, the parking would be below ground. Our concern is that there are only a couple of ways to get traffic into and out of the project, one being on College and one being on University. This project is being built to enhance the pedestrian friendly environment that exists. With the coming of light rail to the north, College Avenue is going to become even more of a pedestrian walkway as students migrate north to the light rail and back down to the dorms. Causing an ingress/egress from an underground or above ground garage along College Avenue presents some major traffic issues with pedestrian bicycle traffic. When you look at these potential conflicts, the cost benefit analysis for the spaces is not there.

Webb: You have 147 spaces and those are primarily north of the project? What are those spaces now?

Cisiewski: (Referencing an aerial photo): One adjacent to the site is a private lot which we have entered into an agreement to lease with the property owner that will be parking dedicated to the Newman Center only. We are also working on an agreement with the University Towers to allocate spaces in that garage (75 proposed).

Webb: So there is no new parking?

Cisiewski: Correct.

Hearing is opened for public input:

There were ten people that spoke on this project, seven in favor and three in opposition. Dialogue included the background of the church and its benefit to the City and it's citizens; favorable comments regarding the need for on-site student housing and what a project this size will bring; concerns over the leases for parking lots and cars parking in neighborhoods to the west of downtown.

The hearing is closed to public input. The applicant returns to answer questions.

Cisiewski: I would like to address the concerns brought up by Mr. Butler and Mr. Price; what is in it for the City and how are we going to address the continued impacts on the neighbors, especially the ones to the west of the railroad tracks? I feel if a project like this existed, then the students that are living off campus with six or seven students to a house would most likely make the decision and make the choice to live on campus where they can walk to class and services. I believe a project like this would fill up quickly. I feel not only bringing the students to an on-campus living situation benefits the neighbors but the City as a whole.

Attridge: Can you confirm total numbers for me?

Cisiewski: 550 students total will be living onsite.

Oteri: Do you know age requirements for the Zipp cars?

Cisiewski: I would only assume at this point that anyone 18 and over would be allowed to rent them since other universities are using this same service.

Father Fred: We have spoken to the company and it is our intention that if the cars are for student use, then any student would be able to rent one.

Nicpon to Chris Anaradian: I believe the new student housing on Apache does not allow residents to own vehicles, can you confirm that?

Anaradian: No, they do have spaces allotted for parking at that project but we view this project very differently than that one and I can go into our rationale for supporting the parking at this project.

Chair MacDonald to Anaradian: Can you elaborate on the parking information:

Anaradian: They have added 160 bicycle spaces. I would like to address the parking study, we agree with the parking study in that we have a unique project and location here. We are absolutely comfortable with the reduction of the parking. If the downtown becomes the kind of downtown we're hoping for, those surface parking lots may go away. This type of reduction would not be seen in a lot of other sites in the City.

Chair MacDonald: What is going to happen when other developers come in and try and amend their PAD and use this project as "precedence" and want to lower their parking requirements like this one?

Anaradian: Another developer would be allowed to make their argument. Any PAD is a negotiation with the City. We put this team through quite a bit and they have convinced us and we agree with their arguments for reduced parking. It's our job as a Planning Department to revisit the ordinances that we have put in place as times change.

Nicpon: I agree with you, Mr. Anaradian and Mr. Barger, I love this project and think it's a great idea. Where would you put those 50 spaces?

Levesque: (Referencing a conceptual drawing): What you see before you is a potential layout. What has not been identified by the applicant is that there is access to a public alley and there is opportunity to utilize that alley with below grade level parking for the site. This configuration shows about 70 spaces on-site.

Nicpon: Do you know why the DTC said that those 50 spaces weren't needed?

Levesque: What the memo said was that the DTC supports staff's recommendation of conditions, including 50 on-site spaces

Cisiewski: Our concern with this parking is that the alley is only about 25' and to have cars entering and exiting on to and from College, whether it's 50 or 70 cars, is more than what is there today. College Avenue is developing into a pedestrian way. We feel there are some significant safety issues here.

Torregrossa: What is the ratio of employees that are students versus employees who drive in and are not students?

Father Fred: We have a staff of 21, I believe 5 or 6 of them are students. It is rare that all of the staff is there at one time.

Chair MacDonald: What is the current parish membership?

Father Fred: About 1000 that we send envelopes to that are registered.

Chair MacDonald: How many weddings and funerals?

Father Fred: I can't estimate funerals, they come quickly; weddings we do on the weekends.

Nicpon: Father, where do you park?

Father Fred: I live two miles south and I ride my bike.

Nicpon: The building of 22 stories will increase staff, any idea how many more staff you will have?

Father Fred: About twenty or so; with several of them being students/advisors.

Chair MacDonald: Would you be willing to increase the height of the building two stories to accommodate the cost of the parking requested by staff?

Cisiewski: Can we accommodate parking on site, yes we can. But does it foster the environment that we are promoting? We are providing more parking and it's undercutting what we are trying to promote here, the urban lifestyle and less transportation. Does providing 50 spaces on-site versus 50 on a surface lot just north of the site outweigh any possible conflicts? I would submit that it doesn't.

Attridge: Can you tell me building heights for existing buildings and up and coming projects in that view corridor?

Anaradian/Levesque: Referencing an aerial, review the various heights of the buildings in the area.

Chair MacDonald: Briefly can you describe what ground floor use requirements will be?

Levesque: The fact that this project is designated in a historic district exempts the site from the TOD design standards. Many different factors will determine what ground uses are proposed.

Oteri: Concept is ideal, I don't feel we have the structure in place to accommodate this; light rail doesn't go enough places and the bus system is not up to what is totally needed yet and I think we are forgetting the issues of heat. Although I think the project in theory is wonderful, I cannot support it due to what I think it will do to the neighborhoods.

Webb: It's all about the parking. I would be in favor with additional parking, I can't support it as it stands right now.

Attridge: I say ditto and would like to mention that people with disabilities need their vehicles and closer access.

Nicpon: I think this is a tremendous project and I am voting for it without the parking.

Torregrossa: I like the project and would approve it with the recommended parking by staff.

Chair MacDonald: I echo Commissioner Torregrossa and support the application with staff's recommendation.

Anaradian: We've had a little sidebar here (with Cisiewski) if the applicant would be willing to add additional height to accommodate two additional floors to offset the expense of the additional parking.

Applicant (Cisiewski) confirmed with client acknowledging the additional height thus agreeing to all of staff's proposed conditions, including the 50 on-site parking spaces.

**On a motion by Commissioner Nicpon and seconded by Commissioner Webb, the Commission with a vote of 4-2 (Attridge and Oteri dissenting) recommended approval for a Planned Area Development Overlay with the following conditions:**

1. The project shall provide on-site, a dedicated source of parking, consisting of at least one (1) level of parking that would provide at least fifty (50) parking spaces.
2. The development shall be limited to no more than the total amount of bedrooms provided in the plans (432 bedrooms).
3. The developer shall provide to the City verifiable evidence of all parking agreements, including a parking affidavit, to be kept on file with Development Services.
4. The project shall provide three (3) vehicles spaces adjacent to the site that are utilized for a "shared car program", providing general use on a per rental agreement of the vehicles available to residents.
5. The maximum building height, including all mechanical, screening devices and other structures on the building, shall be two hundred ~~seventy four (244)~~ **(270)** feet. **MODIFIED BY COMMISSION**
6. Prior to the issuance of a building permit, a conservation easement shall be placed on the Old St. Mary's Catholic Church structure, subject to Historic Preservation staff review.
7. A building permit shall be obtained and substantial construction commenced on or before March 20, 2010 or the property shall revert to the underlying zoning designation, subject to a formal public hearing.
8. A Condominium Plat (Horizontal Regime) shall not consist of separating boundaries of individual units for the purpose of individual sales without an amendment to the Planned Area Development Overlay, including but not limited to review of parking.
9. If multiple owners, a continuing care condition, covenant and restriction shall be provided. The CC&R's shall be reviewed and in a form satisfactory to the Development Services Manager and City Attorney.
10. The property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, which shall be submitted to the Development Services Department no later than thirty (30) calendar days after the date of approval, or the Planned Area Development Overlay approval shall be null and void.
11. The Planned Area Development Overlay shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.

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**Item #9. Announcements - none**

The hearing adjourned at 8:12 p.m.

The next public hearing of the Development Review Commission is scheduled for Tuesday, February 26, 2008, located at City Council Chambers, 31 East 5<sup>th</sup> Street.

Prepared by: Lisa Lathrop, Administrative Assistant II  
Reviewed by: Lisa Collins, Deputy Development Services Manager

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Lisa Collins  
Deputy Development Services Manager

LC/II  
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