
Staff Report

Date: 11/01/06

Agenda Item Number: D1

SUBJECT: Hold a public meeting for **SOUTH CAMPUS RESIDENTIAL COMMUNITY MIXED-USE BUILDINGS** for a Development Plan Review located at Located at 601 East Apache Blvd.

DOCUMENT NAME: 20061101cdcm01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

REQUEST: The project consists of two seven story mixed-use buildings with 130 residential units and 21,380 s.f. of retail on roughly 3 acres in the MU-Ed Mixed-Use Educational Zoning District. The request includes the following:

DS061169 – Development Plan Review including site plan, building elevations, and landscape plan.

The applicant is Arizona State University – Ron McCoy.

PREPARED BY: Neil Calfee, Deputy Community Development Manager (480-350-2912)
Steve Nielsen, Assistant Vice President, ASU (480-965-7616)

RECOMMENDATION: Staff – Approval, subject to the conditions listed below.

ADDITIONAL INFO: The two mixed use buildings are an integral component to the on-campus student life experience by providing typical neighborhood retail services to the area. While being proposed for construction at the same time as the South Campus Student Housing Project, these two buildings, because of the mixed uses (retail) fall within the Joint Review Committees jurisdiction.

SUMMARY: This project is part of a larger effort by Arizona State University to provide on campus housing for its students. The project is located on Arizona State University Campus south of Apache Blvd., East of the Mcalister Avenue alignment, west of Rural Road and North of the Rail Road tracks. The two buildings are eighty feet tall from street curb to the top of the parapet. The ground floor and second floor of both buildings contains retail space for 10 to 12 tenants. The upper five floors contain 130 student housing units. The retail portion is oriented to a courtyard between the two buildings. The buildings are constructed of masonry, metal and concrete in a contemporary style complimentary to the recently completed Hassayampa Academic Community located directly north of this proposal (across Apache Blvd).

Public Input:

There have been on-going meetings at the community-wide level, neighborhood association and more specifically with smaller group neighborhood residents. This effort continues as the Student Housing Project continues to evolve. Throughout this community process, there have been no changes to the 'mixed-use' buildings.

REASONS FOR APPROVAL:

1. General Plan 2030 identifies this area as a "Growth Area". The plan conforms to many of the objectives of that section.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The architectural character is compatible with, or improves on, the recently constructed campus housing.

CONDITIONS OF APPROVAL:

1. 100 year onsite storm water retention must be maintained for the entire site. Plans must be submitted to the Public Works Department of the City of Tempe showing conformance to this requirement.
2. Any off site work, or onsite City utilities, must receive the approval of the Public Works Department of the City of Tempe prior to construction.
3. Coordinate plans with the City of Tempe Fire Department.
4. Tempe Standard Details:
 - a. Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
 - b. Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov/tdsi/bsafety or may be obtained at Development Services.
5. The plans are approved in concept based on the plans submitted with this report. Any major modifications to the plans shall be brought back to the Joint Review Committee for review.
6. Tenant Improvement plans for the retail portion of the buildings must obtain a building permit from the Development Services Department of the City of Tempe.
7. The project site does not have an Archaeologically Sensitive designation. However, State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.

SITE PLAN:

8. Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
9. Refuse:
The refuse solution for the retail portion of the development must meet City of Tempe Standards. The current solution does not meet City Standards. Contact Sanitation staff (Ron Lopinski 480-350-8132) to resolve the design details.
10. Gates:
 - a. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
11. Driveways:
 - a. Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works/Traffic (Shelly Seyler 480-350-8219)
 - b. Correctly indicate clear vision triangles at the driveway on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
12. Parking spaces:
 - a. Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - b. Distribute bike parking areas nearest to entry location(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
13. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
14. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
15. At parking areas, provide demarcated accessible aisle for disabled parking

FLOOR PLANS:

16. Service Door Security:
 - a. Equip service doors (except to rarely accessed equipment rooms) with a 6" square high strength plastic or laminated glass window centered and mounted at 63" from the bottom to the center of the glazing.
17. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from office stair towers into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit in the office or garage is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.

BUILDING ELEVATIONS:

18. Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
19. Ensure that no mechanical equipment is higher than the lowest building parapet.
20. Provide secure roof access from the interior of the office building. Do not expose roof access to public view.
21. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
22. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
23. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by planning staff.

LIGHTING:

24. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

LANDSCAPE:

25. Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting. Coordinate location of parking lot landscape islands with light distribution patterns of selected light fixtures, increase spacing of islands to allow for installation of one light fixture to be located midway between two islands, maintaining a minimum 20' separation between tree and light.
26. Provide street trees along Apache Blvd. The quantity shall be one tree for every 25 feet of street frontage.

SIGNAGE:

27. A sign package shall be developed for the retail portion of the project and submitted to the Joint Review Committee for review.
28. Retail tenants must obtain sign permit, for any identification signs, from the City of Tempe.