

# Staff Summary Report



Development Review Commission Date: **05/22/07**

Agenda Item Number: 11

**SUBJECT:** Hold a public hearing for a Development Plan Review for TEMPE TRANSIT SITE located at 1811 East Apache Boulevard.

**DOCUMENT NAME:** DRCr\_TempeTransitSite\_052207

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **TEMPE TRANSIT SITE (PL070099)** (City of Tempe, property owner; GDG Enterprises LLC, Daniel Tilton, applicant) for a mixed-use development including a 300 space Light Rail Park and Ride, residential apartments and retail located at 1811 East Apache Boulevard, in the GID, General Industrial District and CSS, Commercial Shopping and Service District and Transportation Overlay District, including the following:

**DPR07040** – Development Plan Review including site plan, building elevations and landscape plan.

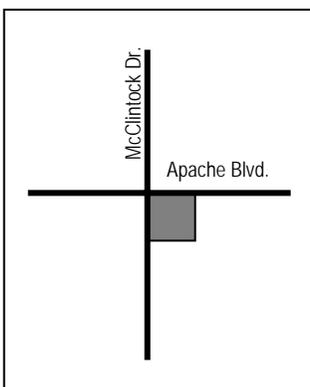
**PREPARED BY:** Ryan Levesque, Senior Planner (480-858-2393)

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

**LEGAL REVIEW BY:** Mary Wade, Assistant City Attorney (480-350-8612)

**RECOMMENDATION:** **Staff – Approval, subject to conditions (1 - 35).  
Apache Boulevard Project Area Committee – Approval**

**ADDITIONAL INFO:**



Gross/Net site area	6.46/4.81 acres
Building area	+/-759,387 s.f.
Residential	407 dwelling units
Lot Coverage	63%
Building Height	70 ft.
Building setbacks	15' rear (south property line)
Landscape area	10%
Vehicle Parking	610 spaces + 310 Park & Ride (462 min. per TOD)
Bicycle Parking	100 spaces (411 min.)

A neighborhood meeting was held on February 28, 2007 for this application. The Development Review Commission on May 8, 2007 approved the preliminary plat, recommended approval of the zoning map amendment and planned area development overlay, and continued the use permit and development plan review to the May 22, 2007 hearing. **The applicant has withdrawn their request (ZUP07030) for a use permit to reduce the ground floor uses requirement within the TOD. The applicant will work with staff to ensure that the project design complies with this provision.**

**ATTACHMENTS:**

1. List of Attachments
  - 2-4. Comments / Reasons for Approval
  - 4-10. Conditions of Approval
  - 10-11. History & Facts / Zoning & Development Code Reference
- 
- A. Ordinance No. 2007.27
  - B. Location Map
  - C. Aerial Photo
  - D. Letter of Explanation
  - E. Station Site Plan
  - F. Planned Area Development Overlay / Site Plan
  - G. Building Elevations
  - H. Floor Plans
  - I. Landscape Plan
  - J. Conceptual Grading and Drainage Plan
  - K. Letter from APAC
  - L. Neighborhood Meeting Summary

**COMMENTS:**

The applicant is requesting approval for a Use Permit to reduce the required ground floor retail at a station area, and a Development Plan Review. The project consists of a mixed-use building with proposed uses that include four floors of residential apartments with a mezzanine and ground floor commercial, all wrapped around a six story parking garage which includes a 300+ Park & Ride Facility for Light Rail transit patrons.

This site is located at the southeast corner of Apache Boulevard and McClintock Drive. Currently, the existing buildings are being utilized by contract workers for construction of the light rail alignment. The contract workers will be relocated. Directly south of the project site exists a Jiffy Lube and Ken’s Auto repair, which have together one of their existing access drives located on the south portion of the development site. Located east and southeast of the site are existing mobile home parks which will maintain a shared access drive through this site. The project site includes the Traction Power Substation (power source for light rail), just east of the Apache Boulevard drive entrance. This component will remain on a separate lot, with the addition of one dedicated parking space and landscaping that will be maintained with the overall project.

The development includes approximately 12,500 square feet of commercial frontage near the intersection of Apache and McClintock Drive. The remainder of the site includes 395 apartment units and 12 carriage-style units at the eastern edge. This project also involves a collaborative effort by Valley Metro Rail and the City of Tempe to provide a 300+ Park & Ride Facility, including Kiss & Ride spaces for quick drop offs to access the Light Rail Station fronting this project. The park & ride spaces are primarily located at the southern portion of the parking garage. Access to the garage is provided along McClintock Drive and along Apache Boulevard through the commercial/residential garage portion. The park & ride garage then continues upward through five floors, separated from the remaining parking levels intended for residential use only. Access control will be provided for the residential parking area at the first level. The park & ride spaces within the first floor of the garage will have direct access to the street intersection through a lobby. The other park & ride floors exit by two elevators on to McClintock Drive through a lobby between the residential and commercial space. Kiss & ride spaces are designated at the surface parking spaces to the east. These pedestrians access the Light Rail Station through an additional stop light provided at the property’s entry drive along Apache Boulevard.

<b>TEMPE TRANSIT SITE Planned Area Development Overlay Standards</b>	<b>TOD Station Area</b>	<b>MU-4 (PAD)</b>
Site Area (net acres)		4.81
Residential Density (dwelling units per acre)		70 du/ac
Building Height Maximum		70 ft
Maximum Lot Coverage (% of net site area)		65%
Minimum Landscape Area (% of net site area)		10%
Front Setback (McClintock)		0 ft
Side Setback		0 ft
Rear Setback		0 ft
Street Side Setback (Apache)		0 ft
Parking Setback		0 ft
Maximum Street Setback	20 ft	20 ft
Ground Floor Use Standards Apply [Section 5-606]	Yes	Yes
Pedestrian Design Standards Apply [Section 5-612]	Yes	Yes
Bicycle Parking	411 (ZDC min.)	100

**Public Input**

The Zoning and Development Code requires projects that propose a Zoning Map Amendment or a Planned Area Development Overlay must organize a neighborhood meeting regarding the proposal in order to facilitate dialogue with the adjacent community prior to public hearings. On February 28, 2007 at 6:00 p.m. the applicant held a neighborhood meeting at the Escalante Community Center. Property owners within a three hundred foot radius were notified, as well as neighborhood associations within six hundred feet of the subject site. Three people from the neighborhood attended this meeting. See attached summary of meeting provided by the applicant. No major concerns were provided from the public. Most comments were directed to the construction of the light rail. The applicant had also presented the project in earlier concept renderings to the Apache Boulevard Project Area Committee on February 12, 2007. Comments provided from the Committee were related to the amount of parking provided and required. Staff provided information that dedicated spaces for transit patrons only will be provided and the TOD provides additional reductions to the standard parking ratios. The Committee voted unanimously in favor of the project, a few abstentions. At this time, staff has not received any additional input from the public on this project.

**REASONS FOR APPROVAL:****Use Permit**

1. Although this request does not have sufficient evidence that the market is unable to support the required 60% ground floor uses requirement for Section 5-606 of the Transportation Overlay District, the conditions of approval will provide future potential of additional commercial space and opportunities for ground floor live/work units.

**Development Plan Review**

2. This site is located directly across from a designated Light Rail Station area, which further enhances the integration of a park & ride facility with a pedestrian-oriented development that complies with the Transportation Overlay District design standards.

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE REQUIREMENTS THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST AND MAY NOT BE MODIFIED.

**DPR07040**

**CONDITIONS OF APPROVAL:**

1. Your drawings must be submitted to the Development Services Building Safety Division for the exterior structure building permit by **May 31, 2008** or Development Plan approval will expire.
2. An Encroachment Permit must be obtained from the Engineering Department for any structures that overhang into the right of way. The limitations of this encroachment include:
  - a. a minimum clear height distance of fourteen (14) feet for any upper level balconies, permanent structures or decorative architectural features of the building;
  - b. a minimum clear height distance of nine feet (9) feet between the sidewalk level and any overhead removable structure; and
  - c. any other requirements described by the encroachment permit or the building code.
3. A perpetual easement shall be dedicated for public use of the Park & Ride Facility, including all parking spaces designated for Light Rail use and associated bicycle racks.
4. Cross access easements shall be dedicated on the subdivision plat to allow use of the Park & Ride facilities and other adjacent sites. Dedicate a public ingress/egress easement to allow access from Apache Blvd. and McClintock Street to the Park & Ride structure and Kiss & Ride spaces, including access to the TPSS site on Lot 2 and the trailer park property to the southeast. Dedicate a pedestrian easement to allow public access through the northwest corner of the building and through the western lobby entrance located between the retail space and dwelling units.
5. A landscape and maintenance agreement shall be established for Lot 2 of the subdivision plat. Lot 1 shall be responsible for maintenance of such landscape.
6. A transit shelter easement shall be dedicated on the plat. Easement shall provide the minimum width requirements for a bus waiting area, for the purpose of public use, with final details to be resolved with the Public Works, Transit Division.
7. Off site modifications to the existing site for Jiffy Lube shall require separate processing for approval at a staff review, subject to property owner's authorization. Complete this request prior to submittal of building permits for exterior portions of the building.
8. A modified cross access easement shall be provided with adjacent lots along McClintock Drive for existing businesses Jiffy Lube and Ken's Auto, subject to property owner's authorization. If the existing cross access easement is maintained, a modified development plan shall be provided to accommodate this design change, subject to staff review. Modification shall be submitted to Development Services by May 24, 2007.
- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated July 7 and December 13, 2006 and March 14, 2007. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be

reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

- Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Pete Smith of Water Resources (480-350-2668) if there are any questions regarding the purpose or content of the water conservation reports.
- Provide emergency radio amplification for the building and parking garage, as required. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Contact Telecommunications (Stuart Snow 480-350-2930) to discuss the size and materials of the buildings, to verify radio amplification requirement, and determine the extent of construction to fulfill this condition.
- The project site does not have an Archaeologically Sensitive designation. However, State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
- Security Requirements (refer to Public Safety and Security Considerations report, dated March 15, 2007 and included in the Site Plan Review packet:
  - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.
  - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment. To the greatest extent possible, follow the recommendations listed in Tempe Police Officer's report, published by Derek Pittam.
  - The Owner is required to prepare a security plan for components of the project with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
  - In conjunction with the security plan, Crime Free Multi-Housing status for this property may be considered.
- Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through [www.tempe.gov/zoning](http://www.tempe.gov/zoning), or purchased at Development Services. The property is located within the Transportation Overlay District Station Area. Refer to all requirements subject to this designation, pursuant to Part 5, Chapter 6, of the Zoning and Development Code.
- Standard Details:
  - Tempe Standard "T" details may be accessed through [www.tempe.gov/engineering](http://www.tempe.gov/engineering) or purchased from the Engineering Division, Public Works Department.

- Tempe Standard “DS” details for refuse enclosures may be accessed through [www.tempe.gov](http://www.tempe.gov) or may be obtained at Development Services.

### Site Plan

9. Provide a minimum of fourteen (14) feet of public sidewalk with six (6) foot zone located along the curb edge for trees, benches and other pedestrian-related amenities. The remaining eight (8) feet shall be clear of any obstructions for pedestrian travel.
  10. Provide at least two (2) benches along Apache Boulevard for public use. Locate within the first six (6) feet of the street curb.
  11. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to twenty (20) feet on site and from curb to curb at the drive edges.
  12. Minimum four (4) foot clear sidewalks shall be provided for interior pathways. Sidewalks adjacent to Kiss & Ride parking aisle shall provide a minimum five (5) foot clear pathway. The clear pathway excludes any vehicle parking overhang (2 feet).
  13. Provide an alternative paving material (such as unit pavers) for pedestrian access to all carriage unit entries. Minimum four (4) foot pathways shall connect from entries to the sidewalk to the west of the drive aisle, functioning as traffic calming devices near carriage units to avoid conflicts with pedestrians and vehicle traffic, subject to planning staff review. Parking spaces shall be revised to accommodate these pathways.
  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. If shade canopies are provided for parking areas:
    - a. Provide fascia that is at least as deep as the canopy structure.
    - b. Design to be attractive when viewed from above. 75% light reflectance value shall also apply to the top of the canopy.
    - c. Relate canopy in color and architectural detailing to the buildings.
    - d. Detail canopy lighting as an integral part of the canopy.
    - e. Conceal lighting conduit to greatest extent possible in the folds of the canopy structure and finish conduit to match surroundings.
    - f. Canopies located on the top parking level shall be fully shielded from view from a horizontal plane.
- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
  - Fire lanes need to be clearly defined. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department (Jim Walker 480-350-8341).
  - Underground all overhead utilities located on the property. Underground utilities requirement excludes high-voltage transmission line unless project inserts a structure under the transmission line. Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
  - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.

- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- Refuse:
  - Construct walls, pad and bollards in conformance with Standard Detail DS-116.
  - Contact Sanitation staff (Ron Lopinski 480-350-8132) to verify that vehicle maneuvering and access to the enclosure is still adequate.
  - Develop strategy for recycling collection and pick-up from site with Ron Lopinski. Coordinate storage area for recycling containers with overall site and landscape layout.
  - Gates for refuse enclosure(s) are not required. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- Driveways:
  - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works/Traffic (Shelly Seyler 480-350-8219)
  - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- Parking spaces:
  - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
  - At parking areas, provide demarcated accessible aisle for disabled parking.
  - Distribute required bike parking for general use near retail space, located within the first six (6) feet from the street curb. 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.

## **Floor Plans**

16. Exit Security:
  - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces, including garages.
  - 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.
17. All garage parking spaces shall provide a minimum two (2) foot separation from any continuous structure located adjacent to a designated parking space, allowing for vehicle accessibility.
18. Garage Security:
  - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
  - b. Paint interior wall and overhead surfaces in enclosed garage floor levels with a highly reflective white color, minimum LRV of 75 percent.

- Equipment service and exit doors (except to rarely accessed equipment rooms) shall provide a 6" square high strength plastic or laminated glass window centered and mounted at 63" from the bottom to the center of the glazing, unless otherwise modified by an acceptable alternative by Planning staff.

### **Building Elevations**

19. The buildings façade shall provide a continuous ground face masonry unit material throughout the street façade elevations, not to exceed the second floor. Masonry pilaster elements shall maintain a minimum height at the third floor as shown on elevations. Pilasters shall be located in a consistent pattern as it relates to the pop-out elements above.
  20. Applicant shall continue to work with staff regarding glass and masonry configuration located at northwest corner of the building.
  21. Modify carriage unit elevations to include consistent materials found in main building's façade. Provide a matching masonry base along project interior walls of carriage units and canopies at third floor.
  22. Provide an eight (8) foot high masonry perimeter wall, matching material pattern consistent with building façade. At the south property line, adjacent to Jiffy Lube site, provide a four (4) foot masonry wall with an additional two (2) feet of steel vertical pickets (6 feet total), secured from street access.
  23. Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.
  24. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
  25. 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.
  26. 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.
  27. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
  28. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.
- Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
  - If this building is taller than 50'-0", Staff recommends (does not require) a parapet system that would allow a cellular provider to incorporate and/or conceal antenna within the architecture of building, such that future installations may be accomplished with little modification.
  - Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

## Lighting

29. Follow requirements of the Zoning and Development Code Part 4, Chapter 8, Lighting.
30. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.
  - Follow the guidelines listed under appendix E “Photometric Plan” of the Zoning and Development Code.

## Landscape

31. The developer shall relocate existing trees grates and locate within the first six (6) feet from the curb.
32. Irrigation:
  - a. Provide dedicated landscape water meter.
  - b. Enclose backflow prevention device in a lockable, pre-manufactured cage.
  - c. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½” feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½” (if any). Provide details of water distribution system.
  - d. Locate valve controller in a vandal resistant housing.
  - e. Hardwire power source to controller (a receptacle connection is not allowed).
  - f. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
  - g. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so in frontages is irrigated as part of the reconfigured system at the conclusion of this construction.
33. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
34. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2” uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
  - Additional street trees are required along McClintock Drive in compliance with ZDC Section 4-703(A) and Section 5-612(R). Show and provide a clear sidewalk area of twenty-four (24) feet along the curb for boarding of buses.
  - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and “protected” trees and other plants on site. Move, preserve in place, or demolish native or “protected” trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department (602-364-0935). Notice of Intent to Clear Land form is available at [www.agriculture.state.az.us](http://www.agriculture.state.az.us) . Follow the link to “form”, to “native plants”, and to “notice intent to clear land”.
  - 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.

## Signage

35. Provide address sign(s) on the building elevation facing the street to which the property is identified.
    - a. Conform to the following for building address signs:
      - 1) Provide street numbers only, not the street name
      - 2) Compose of 12” high, individual mount, metal reverse pan channel characters.
      - 3) Provide self-illuminated or dedicated light source.
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- 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
  - 5) Adjust locations on building so sign is unobstructed by trees, vines, etc.
  - 6) Do not affix numbers or letters to the elevation that might be mistaken for the address.
- b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
- Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

**HISTORY & FACTS:**

- |                   |   |
|-------------------|---|
| February 22, 2005 | Development Services Department Design Review Board staff approved a request for a new surface lot Park and Ride facility, located at 1365 South McClintock Drive in the GID, General Industrial Zoning District.   |
| June 15, 2006     | City Council authorizes a Settlement Agreement with Gray Development, regarding the Mondrian Development at Playa Del Norte.  |
| July 7, 2006      | Development Services provides Gray Development with Preliminary Site Plan Review comments for a site plan only submittal at 1811 East Apache Boulevard.   |
| December 13, 2006 | Development Services provides Gray Development with a 2 <sup>nd</sup> set of Preliminary Site Plan Review comments for a site plan only submittal at 1811 East Apache Boulevard.  |
| February 12, 2007 | Apache Boulevard Project Area Committee recommended acceptance of the site plan as proposed.  |
| February 28, 2007 | Applicant holds a neighborhood meeting, as required by the Code.  |
| March 1, 2007     | City Council authorizes a Joint Development Agreement with the City, G.D.G. Partners LLC and Valley Metro Regional Public Transportation Authority, to redevelop the McClintock Park & Ride Site as a transit joint development project.  |
| March 1, 2007     | City Council authorizes a Development and Disposition Agreement with the City and G.D.G. Partners, LLC.   |
| March 2, 2007     | Formal application submitted by Gray Development for a Zoning Map Amendment, Planned Area Development Overlay, Subdivision Plat, Use Permit and Development Plan Review for the Tempe Transit Site at 1811 East Apache Boulevard.   |
| March 14, 2007    | Development Services provides Gray Development with Site Plan Review comments from a complete formal submittal.   |
| April 24, 2007    | Development Review Commission formally continued the request for TEMPE TRANSIT SITE to the May 8, 2007 public hearing. Hearing was postponed due to error by the East Valley Tribune's legal advertising, which was not legally advertised fifteen (15) days prior to the hearing date. All advertising was redelivered and posted. |
| May 1, 2007       | Submittal received for building permits of parking structure component. (per DDA)   |

- May 8, 2007            Development Review Commission approved for the TEMPE TRANSIT SITE the Preliminary Plat and recommended approval of the Zoning Map Amendment and Planned Area Development Overlay. Commission also continued the request for a Use Permit and Development Plan Review to May 22, 2007.
- May 17, 2007            City Council introduced and held the first public hearing for a Zoning Map Amendment and Planned Area Development Overlay for TEMPE TRANSIT SITE, located at 1811 East Apache Boulevard.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review

ORDINANCE NO. 2007.27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF THE 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 Zoning Map of the City of Tempe, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and Section 2-107, is hereby amended by removing the below described property from the GID, General Industrial District and CSS, Commercial Shopping and Service District and designating it as MU-4 (PAD), Mixed-Use, High Density District with a Planned Area Development Overlay and within the (TOD) Transportation Overlay District on 4.81 acres.

LEGAL DESCRIPTION (SEE ATTACHMENT A1)

**Section 2.** Further, those conditions of approval imposed by the City Council as part of case activity **ZON07002** and **PAD07008** 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 \_\_\_\_\_, 2007.

\_\_\_\_\_  
Mayor

ATTEST:

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

APPROVED AS TO FORM:

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

# LEGAL DESCRIPTION

## Parcel No. 1:

That portion of the Northwest quarter of the Southwest quarter of Section 24, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the point of intersection of the South right-of-way line of the Tempe-Mesa State Highway(Apache Trail), being 50.00 feet South of the North line of said Southwest quarter, with the West line of the Northwest quarter of the Southwest quarter of said Section 24;

Thence East, along the South right-of-way line of said highway, 271.00 feet;

Thence South, parallel with the West line of said Section 24, 208.70 feet to a point on the North line of the property described in document recorded in Book 397 of Deeds, page 361, Maricopa County Records;

Thence West, along the North line of the property conveyed in said deed, 271.00 feet to a point on the West line of said Section 24;

Thence North, along said West line, 208.70 feet to the point of beginning;

Except that portion conveyed to the City of Tempe, an Arizona municipal corporation, in Quit-Claim Deed recorded in Docket 7291, page 1, Maricopa County Records, described as follows:

Commencing at the Northwest corner of said Southwest quarter of Section 24;

Thence Southerly, along the West line of said Section 24, 50.00 feet;

Thence Easterly, along a line that is parallel with, and 50.00 feet South of, the North line of said Southwest quarter of Section 24, 50.00 feet to the point of beginning;

Thence continuing Easterly, along said line, 10.00 feet;

Thence Southwesterly, to a point on the East right-of-way line of McClintock Drive, which is 10.00 feet South of the point of beginning;

Thence Northerly, along the East right-of-way line of McClintock Drive, 10.00 feet to the point of beginning; and

Except that portion conveyed to the City of Tempe, an Arizona municipal corporation, in Quit-Claim Deeds recorded in Docket 15988, page 81, and Docket 15988, page 82 and Docket 15988, page 83, Maricopa County Records, described as follows:

Commencing at the Northwest corner of said Southwest quarter of Section 24;

Thence Southerly, along the West line of said Section 24, 50.00 feet;

Thence Easterly, along a line that is parallel with, and 50.00 feet South of, the North line of said Southwest quarter of Section 24, 50.00 feet to the point of beginning;

Thence continuing Easterly, along said parallel line, 20.00 feet;

Thence Southwesterly to an intersection with a line that is parallel with, and 50.00 feet East of, the West line of said Southwest quarter of Section 24, said intersection being 20.00 feet South of the point of beginning;

Thence Northerly, 20.00 feet to the point of beginning.

## Parcel No. 2:

The North 600.00 feet of the West 490.40 feet of the Southwest quarter of Section 24, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except the North 258.70 feet of the West 271.00 feet; and Except the North 50.00 feet; and

Except the West 50.00 feet; and

Except commencing at the West quarter corner of said Section 24;

Thence South 00 degrees 04 minutes 31 seconds East, along the monument line of McClintock Drive, 600.00 feet;

Thence North 89 degrees 56 minutes 20 seconds East, 50.00 feet to the existing right-of-way line of McClintock Drive and the point of beginning;

Thence North 00 degrees 04 minutes 31 seconds West, along the existing East right-of-way line of McClintock Drive, 150.00 feet;

Thence North 89 degrees 56 minutes 20 seconds East, 290.00 feet; Thence South 00 degrees 04 minutes 31 seconds East, 150.00 feet;

Thence South 89 degrees 56 minutes 20 seconds West, 290.00 feet to the point of beginning.

## Parcel No. 3:

That Part of the Northwest quarter of the Southwest quarter of Section 24, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 24, said point being the intersection of Apache Boulevard and McClintock;

Thence North 89 degrees 56 minutes 54 seconds East, along the East-West mid-section line of said Section 24 and the centerline of Apache Boulevard, 490.40 feet;

Thence South 00 degrees 04 minutes 13 seconds East, 55.00 feet to a point on the existing(2005) right-of-way line of Apache Boulevard and the point of beginning.

Thence North 89 degrees 56 minutes 54 seconds East, along said right-of-way line, 153.00 feet;

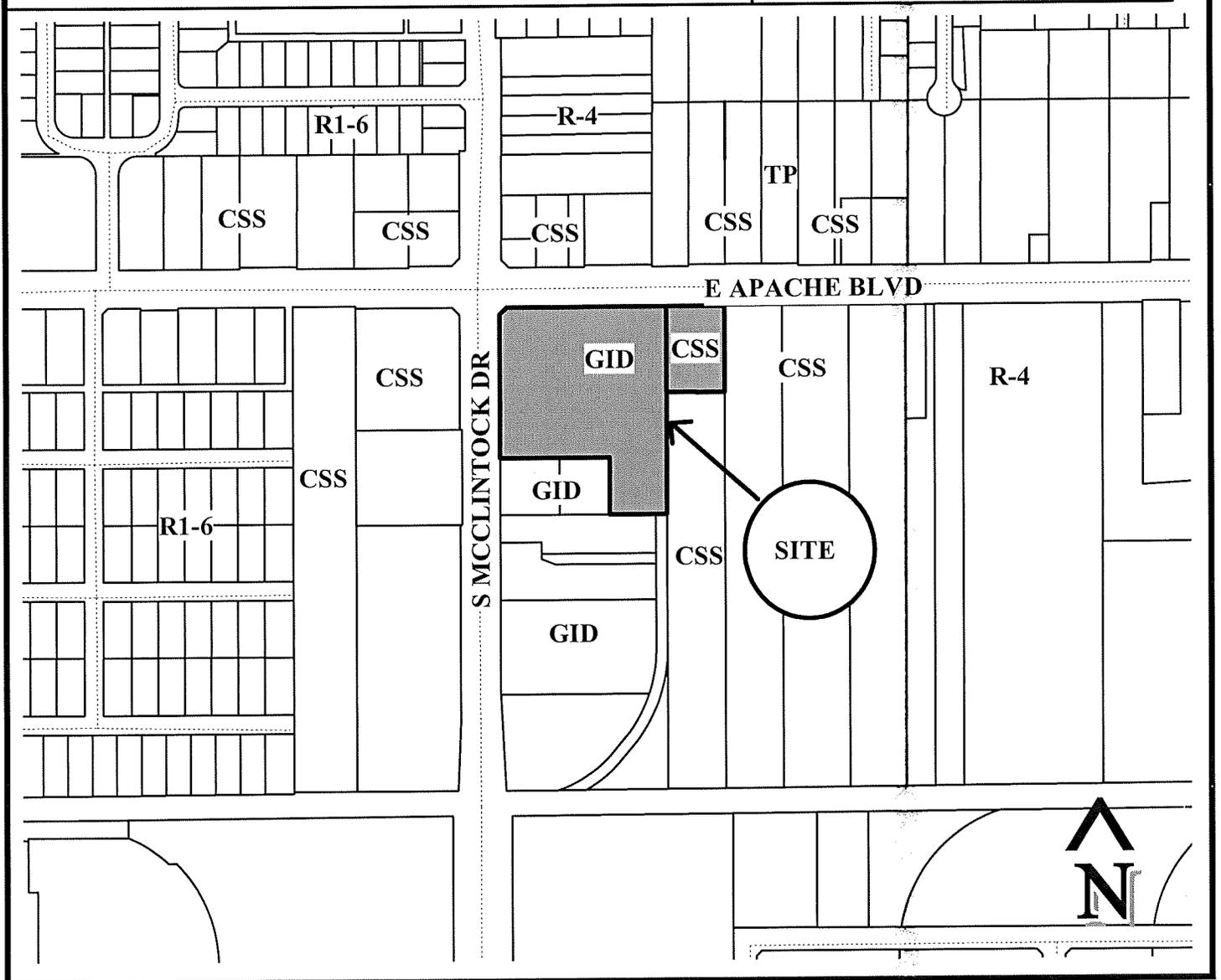
Thence South 00 degrees 00 minutes 32 seconds East, 193.98 feet;

Thence North 89 degrees 36 minutes 08 seconds West, 152.80 feet;

Thence North 00 degrees 04 minutes 13 seconds West, 192.78 feet to the point of beginning.

TEMPE TRANSIT SITE

PL070099



Request



TEMPE TRANSIT SITE (PL070099)

**Name:**           **Tempe Transit Center Mixed Use Project**  
**Gray Development Group**  
**Phoenix, Arizona**

**Address:**       SE corner of Apache Blvd and McClintock  
                  Tempe, Arizona  
                  APN: 133-04-001C  
                          133-04-001J  
                          133-04-010A

**Description of Work:**

Gray Development's proposed Tempe Transit Project, is a new 407 unit apartment complex with 12,500 SF of street level retail, all of which wrap around a six level pre cast concrete parking structure. The apartment component of this mixed use project will be 4 floors in height; the first three levels are stacked flats, and the 4<sup>th</sup> level are loft apartments with mezzanines. All units in the 4 level building will be elevator served, with full ADA compliance.

Consistent with the City of Tempe's General Plan 2030, this project is in the heart of the Apache Boulevard Redevelopment Area. This project will replace a run down one story industrial building, with a vibrant and active urban mixed use project, that will be the catalyst for the revitalization of this area.. In addition, the retail components of this project will be directly across the median of Apache Boulevard from the new Light Rail Station, which will stimulate a more interesting and safer pedestrian environment than currently exists.

The apartment and retail portions of the project will be wood framed, Type V Construction, fully sprinkled. The project also includes 12 carriage apartment units, which consist of private 2 car garages, under a two story tall apartment unit, served by internal stairs, but not elevator served. The exterior buildings finishes will be both painted stucco and exposed concrete masonry units (CMU), with aluminum windows and storefronts..

This project includes a total of 980 parking spaces, of which 300 of these spaces are exclusively reserved for Park and Ride customers to serve the new Light Rail platform adjacent to this property, which will open in December 2008. These 300 dedicated spaces are served by six levels of the parking garage, with a separate elevator that leads to a first level secured lobby that exits out to the street. 659 of the parking spaces are reserved for the apartment residents, and 21 are reserved for the retail customers.

**Site Development:**

A total of 77 of the proposed 980 parking spaces are surface parking spaces, located on the east and southeast sides of the property, and 24 spaces are private spaces in the carriage units.

On site water retention for a 100 year, One Hour event, approximately 29,466 CF of retention is provided in underground corrugated metal pipes, that will be buried under the surface parking spaces on the east and southeast sides of the property.

SRP is the serving power company, and they have proposed that all transformers for the apartment units, will be single phase power, and the transformers, main electrical switchgear and meter sections will be located inside the parking structure. Three phase power for a portion of the parking garage and the retail tenants will require pad mounted transformers near the perimeter of the property.

A new 8 inch water line will be looped through the property, from McClintock Road to Apache Boulevard, and will be tapped for both fire flow to fire risers and the domestic plumbing needs of the project.

The sewer connection for the project is proposed to be a new 12 inch sewer gravity feeding to the west, to a point of connection at an existing manhole in McClintock Road.

We are proposing a cross access easement with both Jiffy Lube and Ken's Auto Shop, which are the adjacent properties on the south boundary of this property. This will allow both businesses driveway access through our project, to get to the new signaled intersection on Apache Blvd. at the east end of this project. This signal is being installed as part of the current Light Rail Improvements. There will be an additional cross access easement with the trailer park immediately to the SE of this property, which will allow these residents to drive vehicles to this new signaled intersection on Apache Blvd.

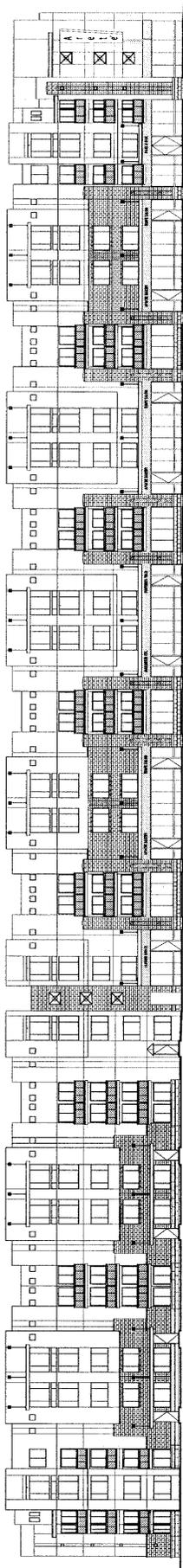
**Schedule:**

This project is being submitted through the public hearing process as a single project, for Design Review and Entitlements. However, in order to meet the City of Tempe's schedule requirements for an operational parking structure for the 300 Transit Park and Ride spaces, Gray Development Group will be submitting the Construction Documents for the Parking Garage on May 1, 2007 for first Plan Review with the Building Safety Department. This submittal will include the parking structure, civil engineering and a portion of the landscape plans. The Apartments, retail and remaining site development components of this project are projected to be submitted as a separate set of documents for Plan Review, by mid July 2007. The parking structure is expected to be Substantially Complete by March 25, 2008.



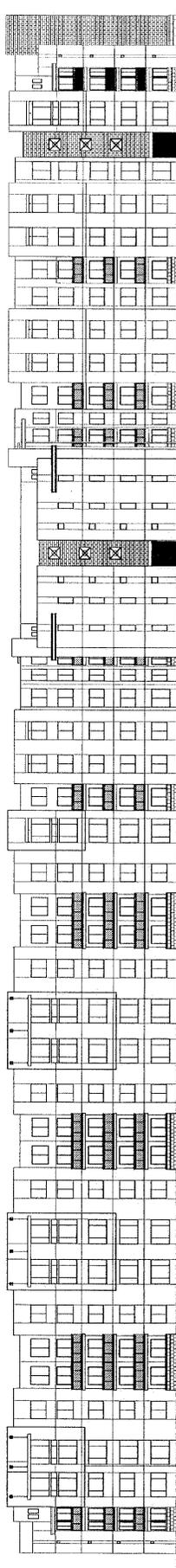






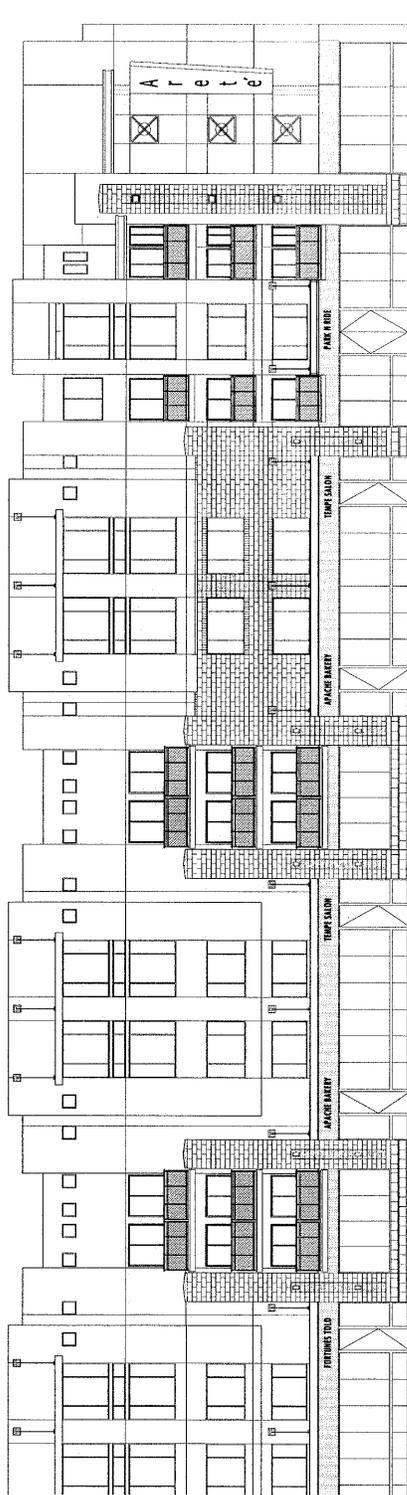
NORTH ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



PARTIAL NORTH ELEVATION

1/8"=1'-0"

NOTE:  
REFER TO SHEET A220 FOR  
BUILDING ELEVATION HEIGHTS.

**MATERIALS & SURFACES:**

**STUCCO:**

- STUCCO ACCENT COLOR (BAND FINISH)
- STUCCO BODY COLOR (BAND FINISH)

**MASONRY:**

- 2.0 X 8 X 16 TRENCHSTONE GROUND FACE MASONRY UNIT
- 2.0 X 8 X 16 SOLID GROUND FACE UNIT
- 2.0 X 8 X 16 TRENCHSTONE DETAIL BANDS (SAND & SILVER)
- 2.0 X 8 X 16 SOLID FACE UNIT GROUND FACE MASONRY UNITS

**ROOF:**

- DWELLING UNIT BULLDOZER

**METALS:**

- FRANZE - DARK COLOURED BRONZ



**Gray Development Group**  
Suite 1050  
2555 East Camelback Road  
Phoenix, Arizona 85016  
602.954.0109

**TEMPE TRANSIT SITE**  
**SOUTHEAST CORNER OF APACHE AND McCLINTOCK**  
another residential community by Gray Development Group

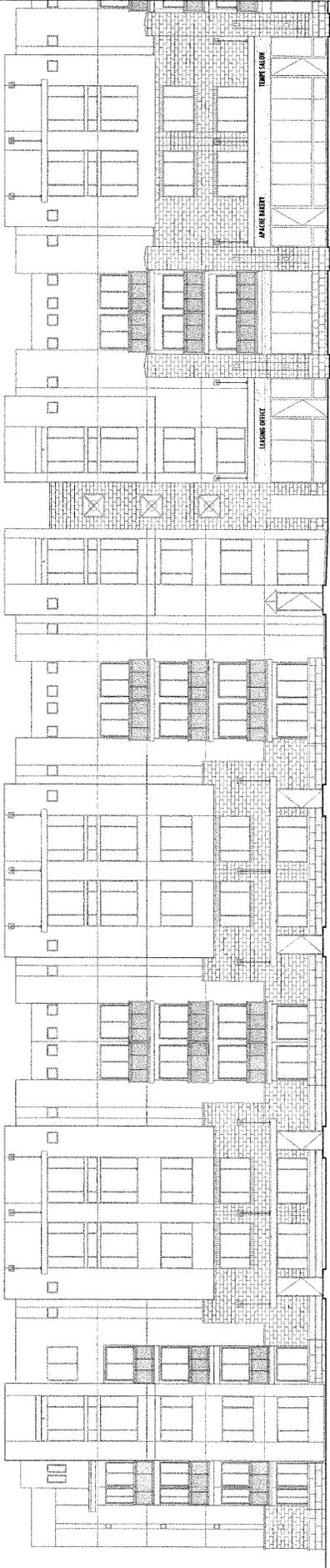
**LB Architecture Inc.**  
4715 North 16th Avenue  
Phoenix, Arizona 85016  
Phone: 602-268-6492



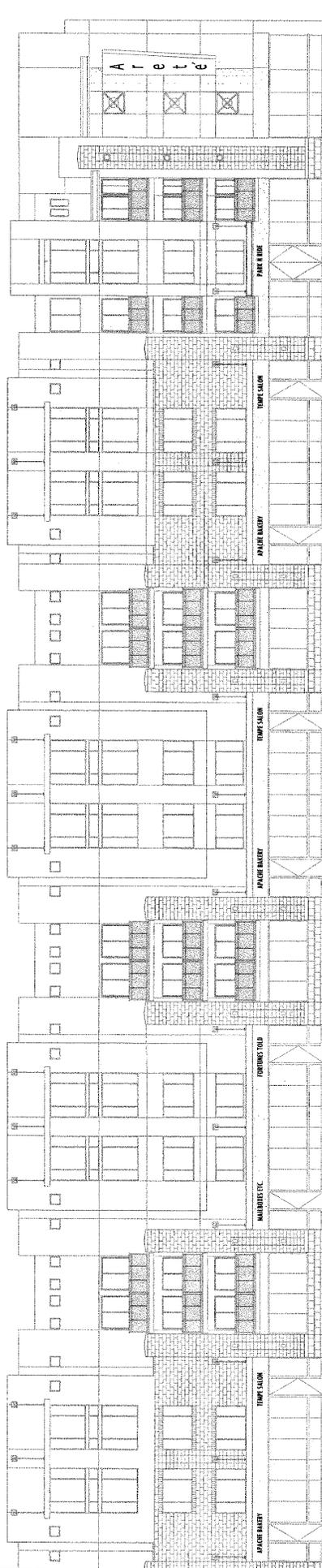
Date: 03.30.07  
Revised:

**A2.21**  
**BUILDING PLAN**  
**NORTH & SOUTH ELEVATIONS**

APR 10 2007



PARTIAL NORTH ELEVATION



PARTIAL NORTH ELEVATION



**Gray Development Group**  
 Suite 1050  
 2555 East Camelback Road  
 Phoenix, Arizona 85016  
 602.954.0109

**TEMPE TRANSIT SITE**  
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 another residential community by Gray Development Group

**LB Architecture Inc.**  
 4115 North 15th Avenue  
 Phoenix, Arizona 85015  
 Phone: 602-266-6492



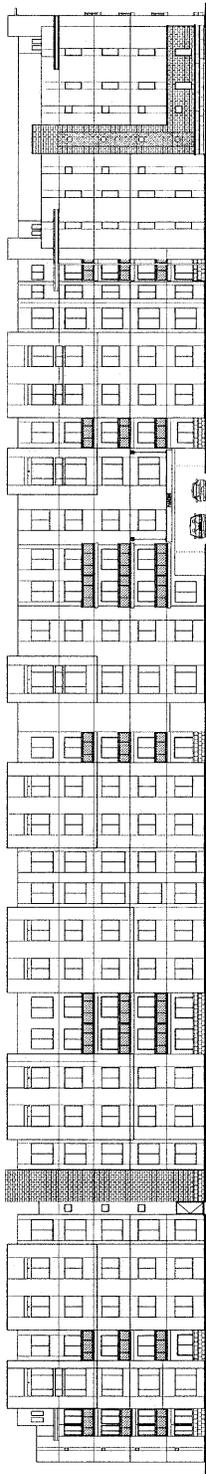
Date: 04.10.07  
 Revisions:

**BUILDING PLAN**  
**NORTH & SOUTH ELEVATIONS**

**A2.21A**

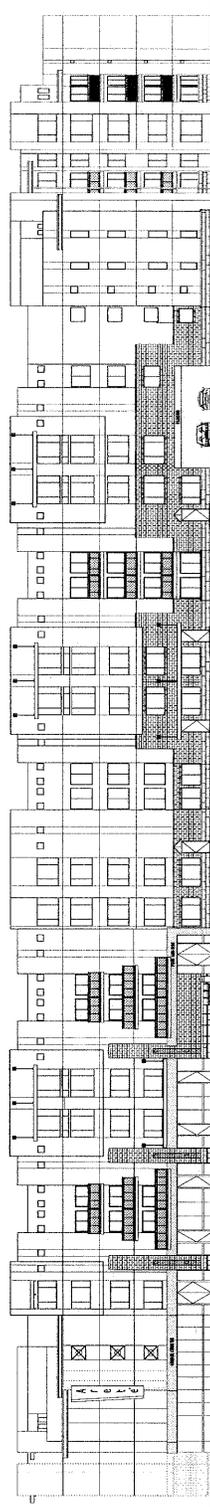
APR 10 2007





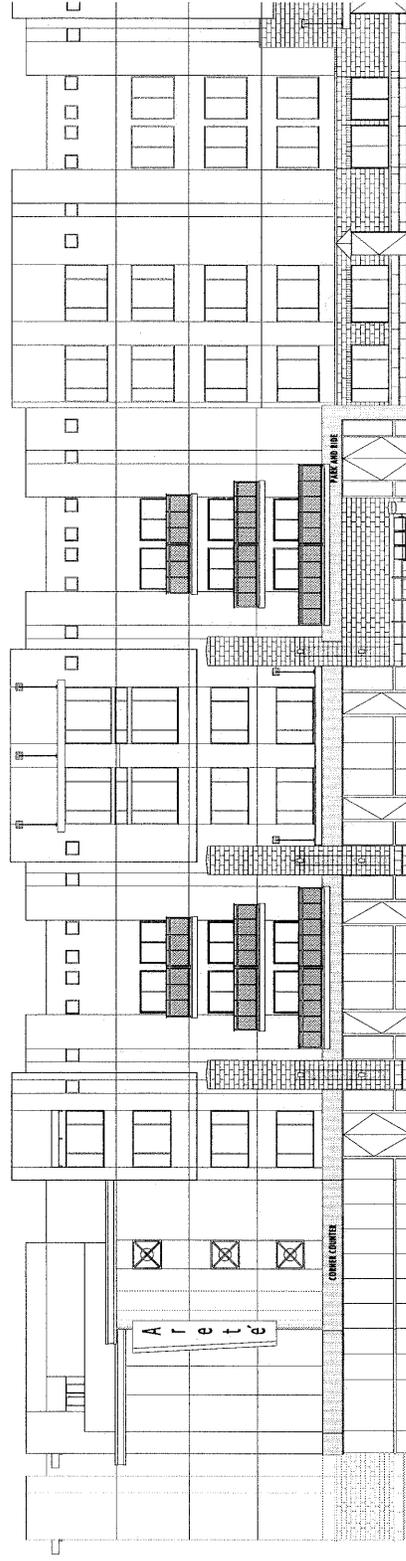
EAST ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



PARTIAL WEST ELEVATION

1/8" = 1'-0"

NOTE:  
REFER TO SHEET A2.20 FOR  
BUILDING ELEVATION HEIGHTS.

**MATERIALS & SURFACES :**

- STUCCO:**
  - STUCCO ADHESIVE COLOR BAND (FINISH)
  - STUCCO BODY COLOR BAND (FINISH)
- MASONRY:**
  - GLAZED TILE WALLMOUNT UNIT
  - 3 X 6 X 18 BOLD GROUND FACE CMU
  - PRE-CAST CONCRETE - DETAILS BAND/IT
  - 4 X 8 X 16 BOLD SP-17 FACE CMU
  - 4 X 8 X 24 MONUMENTAL TRESTLESTONE GROUND FACE MASONRY UNITS
- ROOF:**
  - DWELLING UNIT BUILDINGS
  - FLAT BUILD-UP ROOFING
- METAL(S):**
  - RAINLITE
- FRAMES:**
  - FRAMES - PINKET BAND
  - FRAMES - SILVER SHIMMER FT71W
- COLOR:**
  - COLOR - MODERNO
  - COLOR - MODERNO
  - COLOR - BLACK CANYON
  - COLOR - BLACK CANYON
  - COLOR - BLACK CANYON
  - COLOR - BLACK CANYON

**Gray Development Group**  
 2555 East Camelback Road  
 Phoenix, Arizona 85016  
 Suite 1050  
 602.954.0109

**TEMPE TRANSIT SITE**  
**SOUTHEAST CORNER OF APACHE AND McCLINTOCK**  
 another residential community by Gray Development Group

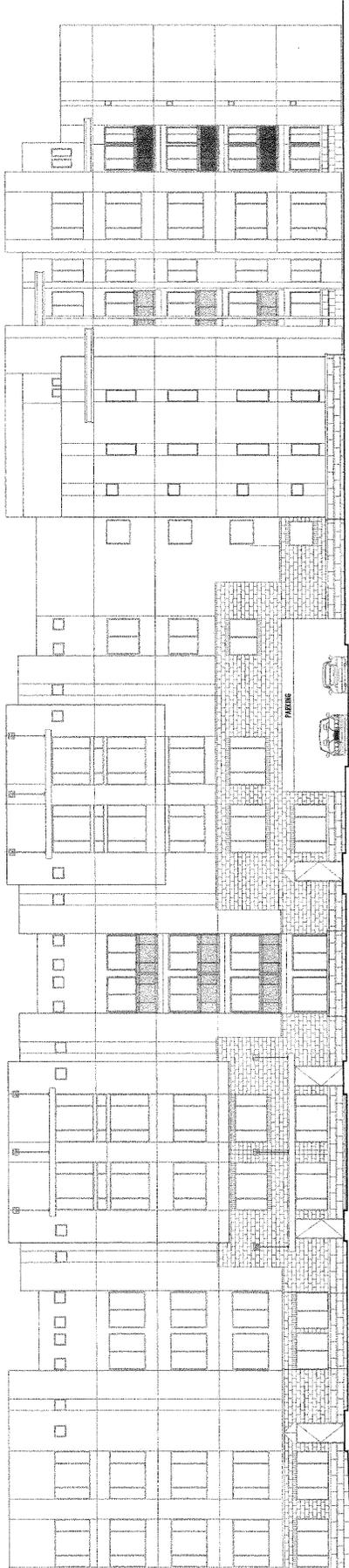
**LB Architecture Inc.**  
 4115 North 15th Avenue  
 Phoenix, Arizona 85015  
 Phone: 602-268-6492



DATE: 03/20/07  
 BY: [Signature]

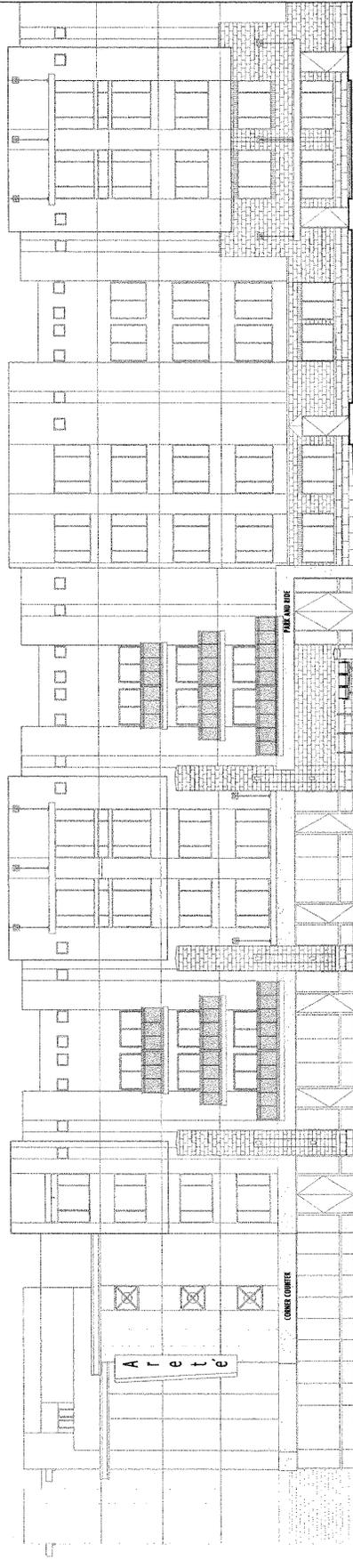
**A2.22**  
**BUILDING PLAN**  
**EAST & WEST ELEVATIONS**

APR 10 2007



PARTIAL WEST ELEVATION

1/8" = 1'-0"



PARTIAL WEST ELEVATION

1/8" = 1'-0"



**Gray Development Group**  
 2555 East Camelback Road  
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 Suite 1050  
 602.954.0109

**TEMPE TRANSIT SITE**  
**SOUTHEAST CORNER OF APACHE AND McCLINTOCK**  
 another residential community by Gray Development Group

**LB Architecture Inc.**  
 4115 North 75th Avenue  
 Phoenix, Arizona 85015  
 Phone: 602-268-9492

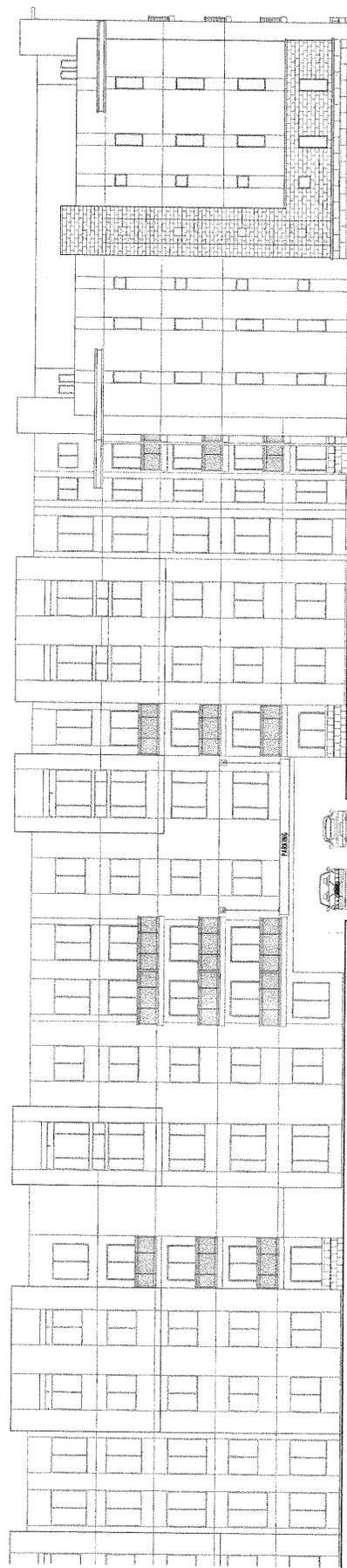


Date: 4/10/07  
 Revision:

**BUILDING PLAN**  
**EAST & WEST ELEVATIONS**

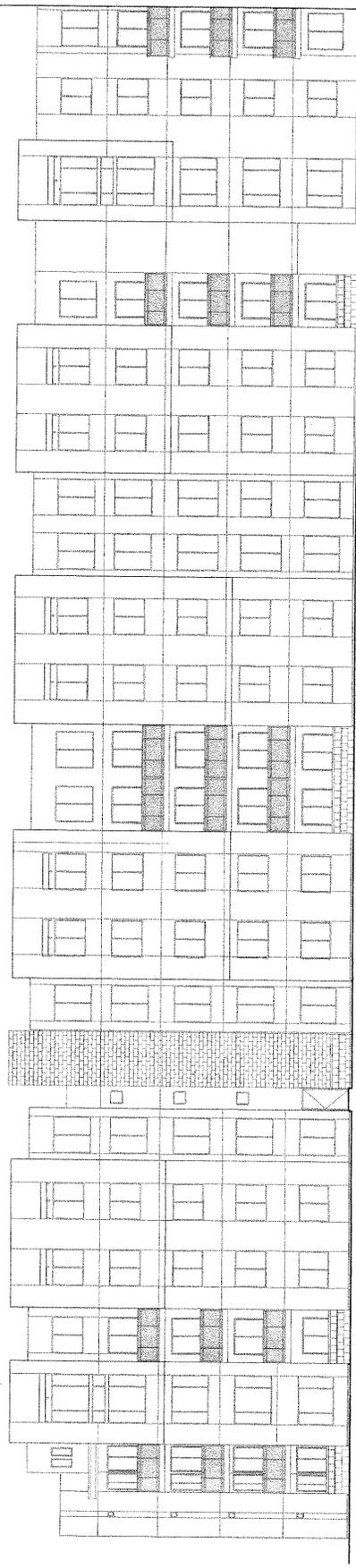
**A2.22A**

APR 10 2007



PARTIAL EAST ELEVATION

1/8"=1'-0"



PARTIAL EAST ELEVATION

1/8"=1'-0"



**Gray Development Group**  
 2535 East Camelback Road  
 Phoenix, Arizona 85016  
 Suite 1050  
 480.954.0109

**TEMPE TRANSIT SITE**  
**SOUTHEAST CORNER OF APACHE AND McCLINTOCK**  
 another residential community by Gray Development Group

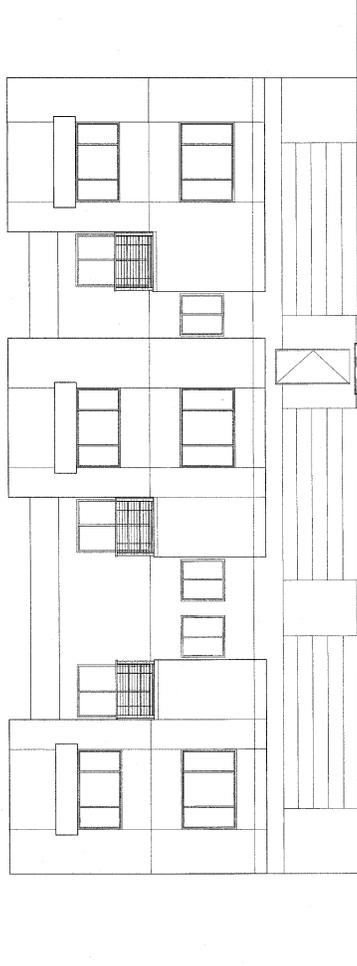
**LB Architecture Inc.**  
 4115 North 15th Avenue  
 Phoenix, Arizona 85015  
 Phone: 602-266-0492



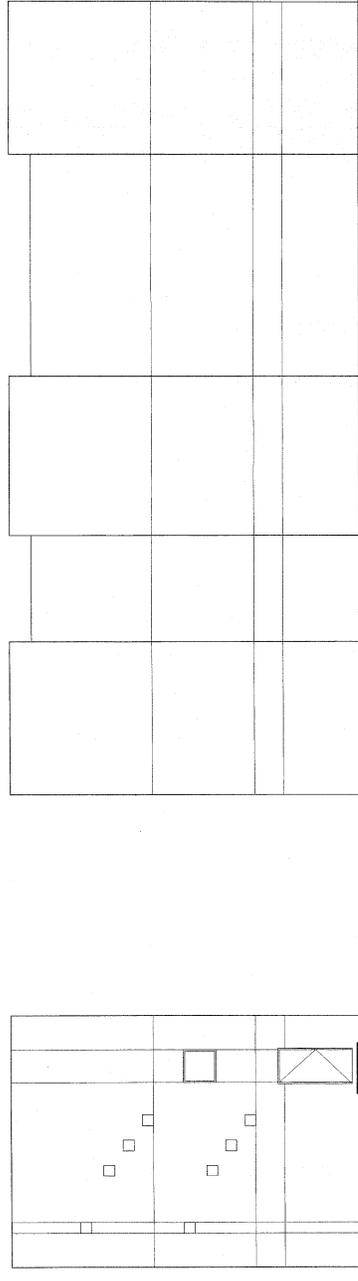
Date: 04/07/07  
 Revision:

**BUILDING PLAN**  
**EAST & WEST ELEVATIONS**

**A2.22B**



**FRONT ELEVATION**  
3/16"=1'-0"



**REAR ELEVATION**  
3/16"=1'-0"

**SIDE ELEVATIONS**  
3/16"=1'-0"



**Gray Development Group**  
2555 East Camelback Road  
Phoenix, Arizona 85016  
Suite 1050  
602.554.0109

**TEMPE TRANSIT SITE**  
**SOUTHEAST CORNER OF APACHE AND McCLINTOCK**  
another residential community by Gray Development Group

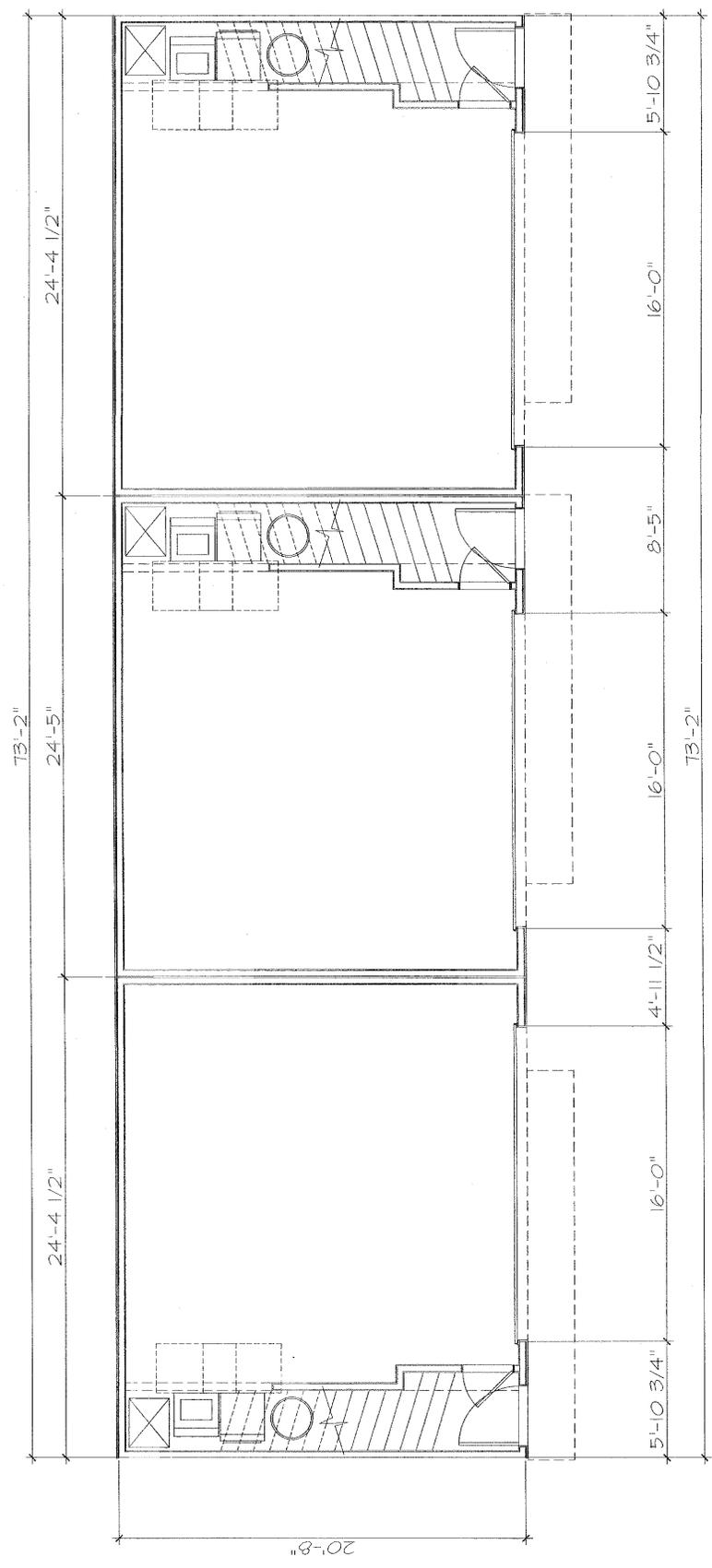
**LB Architecture Inc.**  
4115 North 15th Avenue  
Phoenix, AZ 85015  
Phone: 602-266-6482



Date: 03/01/07
Revisions:

**PRELIMINARY BUILDING ELEVATIONS**

**A2.23**



CARRIAGE BUILDING - FIRST FLOOR

3/8"=1'-0"



**Gray Development Group**  
 Suite 1050  
 2555 East Camelback Road  
 Phoenix, Arizona 85016  
 602.954.0109

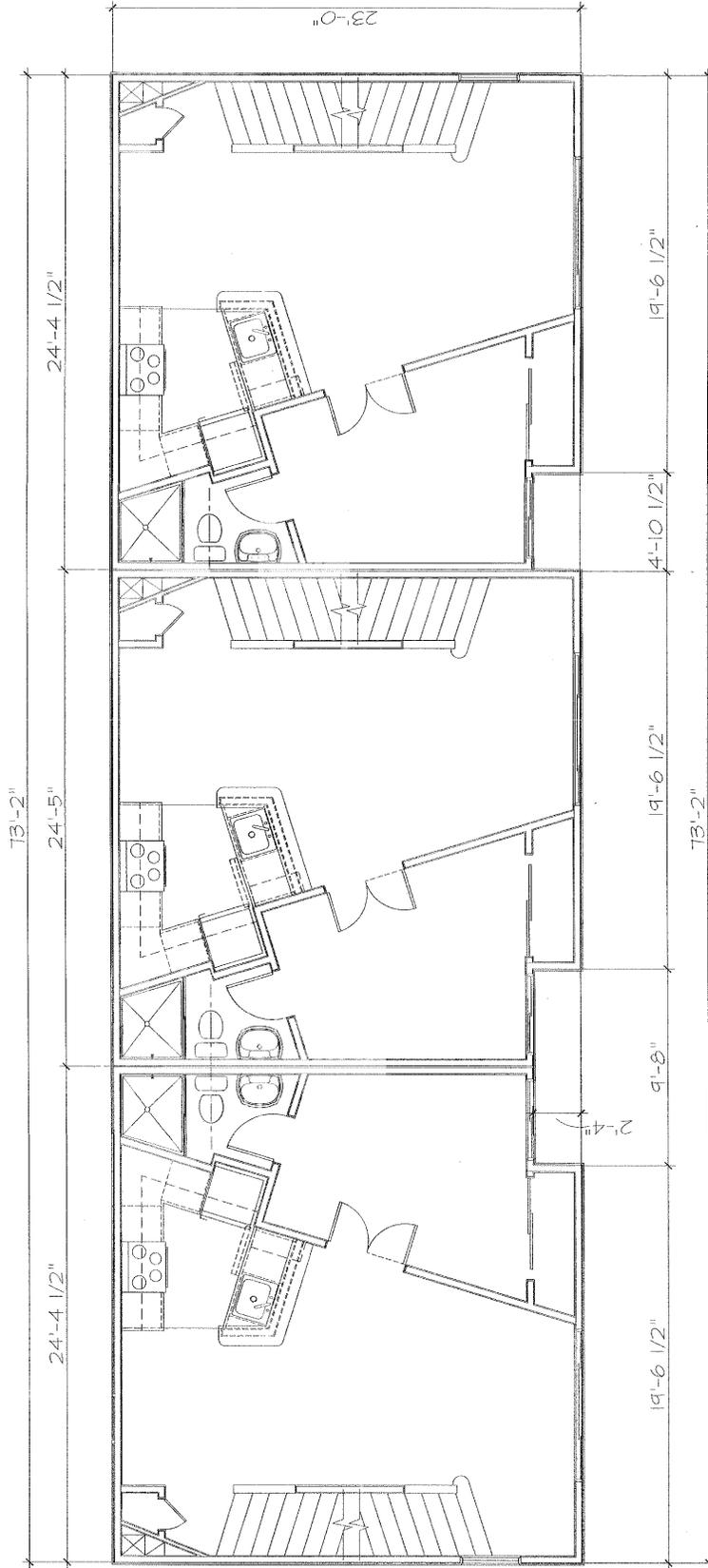
**TEMPE TRANSIT SITE**  
**SOUTHEAST CORNER OF APACHE AND MCCLINTOCK**  
 another residential community by Gray Development Group

**LB Architecture Inc.**  
 4715 North 15th Avenue  
 Phoenix, Arizona 85015  
 Phone: 602-288-6482



Date: 02.28.07  
 Architect:

**A2.17**  
**CARRIAGE BUILDINGS**  
**FIRST FLOOR PLAN**



CARRIAGE BUILDING - SECOND FLOOR

3/8" = 1'-0"



**Gray Development Group**  
 2555 East Camelback Road  
 Phoenix, Arizona 85016  
 Suite 1050  
 602-954-0109

**TEMPE TRANSIT SITE**  
**SOUTHEAST CORNER OF APACHE AND McCLINTOCK**  
 another residential community by Gray Development Group

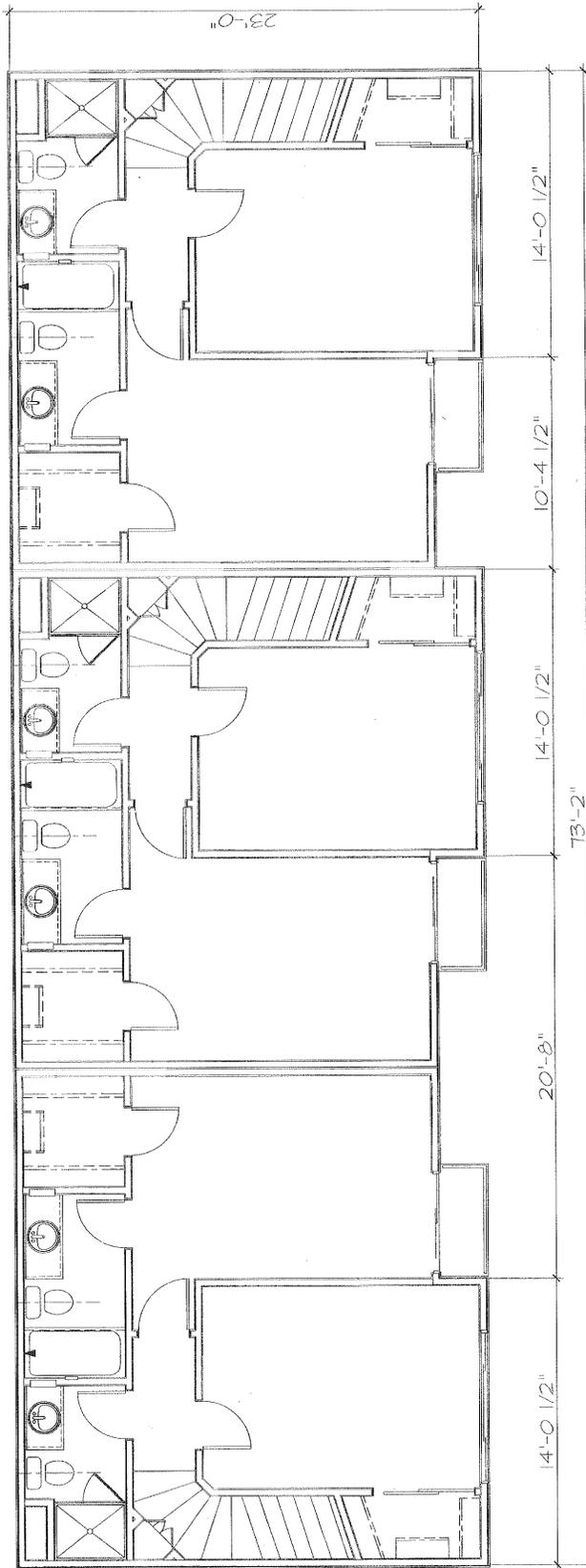
**LB Architecture Inc.**  
 4115 North 15th Avenue  
 Phoenix, Arizona 85015  
 Phone: 602-266-6492



Date: 02.28.07  
 Revision:

**CARRIAGE BUILDINGS**  
**SECOND FLOOR PLAN**

**A2.18**



CARRIAGE BUILDING - THIRD FLOOR

3/16"=1'-0"



**Gray Development Group**  
 Suite 1050  
 2555 East Camelback Road  
 Phoenix, Arizona 85016  
 602.554.0109

**TEMPE TRANSIT SITE**  
**SOUTHEAST CORNER OF APACHE AND McCLINTOCK**  
 another residential community by Gray Development Group

**LB Architecture Inc.**  
 4115 North 15th Avenue  
 Phoenix, Arizona 85015  
 Phone: 602-266-6432



Date: 02.28.07  
 Revisions:

**A2.19**  
**CARRIAGE BUILDINGS**  
**THIRD FLOOR PLAN**

MAR 8 2007

# PLANT LEGEND

## TREES

NAME	SIZE/QUANTITY
SYAGRUS ROMANZOFFIANA QUEEN PALM	18-20' /15
SYAGRUS ROMANZOFFIANA QUEEN PALM	25 GAL./6, 1" CAL
GLEDITSIA TRIACANTHOS HONEY LOCUST	36" BOX/6, 2" CAL
PROSOPIS GLANDULOSA GLANDULOSA TEXAS HONEY MESQUITE	36" BOX/23, 2" CAL
DALBERGIA SISSOO SISSOO TREE	24" BOX/31, 1" CAL
CERCIDIUM F. 'DESERT MUSEUM' DESERT MUSEUM PALO BREA	24" BOX/ 33, 1" CAL

## SHRUBS

NAME	SIZE/QUANTITY
PACHYCREUS SCHOTTII'MONT.' TOTEM POLE CACTUS	15 GAL IN POTS/13
VAUQUELINIA CALIFORNICA ARIZONA ROSEWOOD	5 GAL./24
DODONEA VISCOSA HOP BUSH	5 GAL./19
ABELIA GRANDIFLORA-PROSTRATA GLOSSY ABELIA	5 GAL./7
CALLIANDRA CALIFORNICA BAJA RED FAIRY DUSTER	5 GAL./24
RUELLIA BRITTONIANA KATY RUELLIA	5 GAL./36
TECOMA STANS AZ YELLOW BELLS	5 GAL./70
MUHLENBERGIA RIGENS DWARF MULLE	5 GAL./55
ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL./7
SALVIA GREGGII AUTUMN SAGE	5 GAL./31
RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL./21
NERIUM OLEANDER PETITE PINK OLEANDER	5 GAL./19
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GAL./38
HESPERALOE PARVIFLORA RED YUCCA	5 GAL./14
BOUGAINVILLEA SP. RED	15 GAL./19

## GROUND COVERS/VINES

NAME

LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL./123
VERBENA RIGIDA SANDPAPER VERBENA	1 GAL./12
LANTANA M PURPLE TRAILING LANTANA	1 GAL./119

## MATERIALS

2" THICK 5/8" MINUS DECOMPOSED GRANITE  
IN ALL NON-TURF AREAS "DESERT GOLD"

SURFACE SELECT BOULDERS 3-4' 4

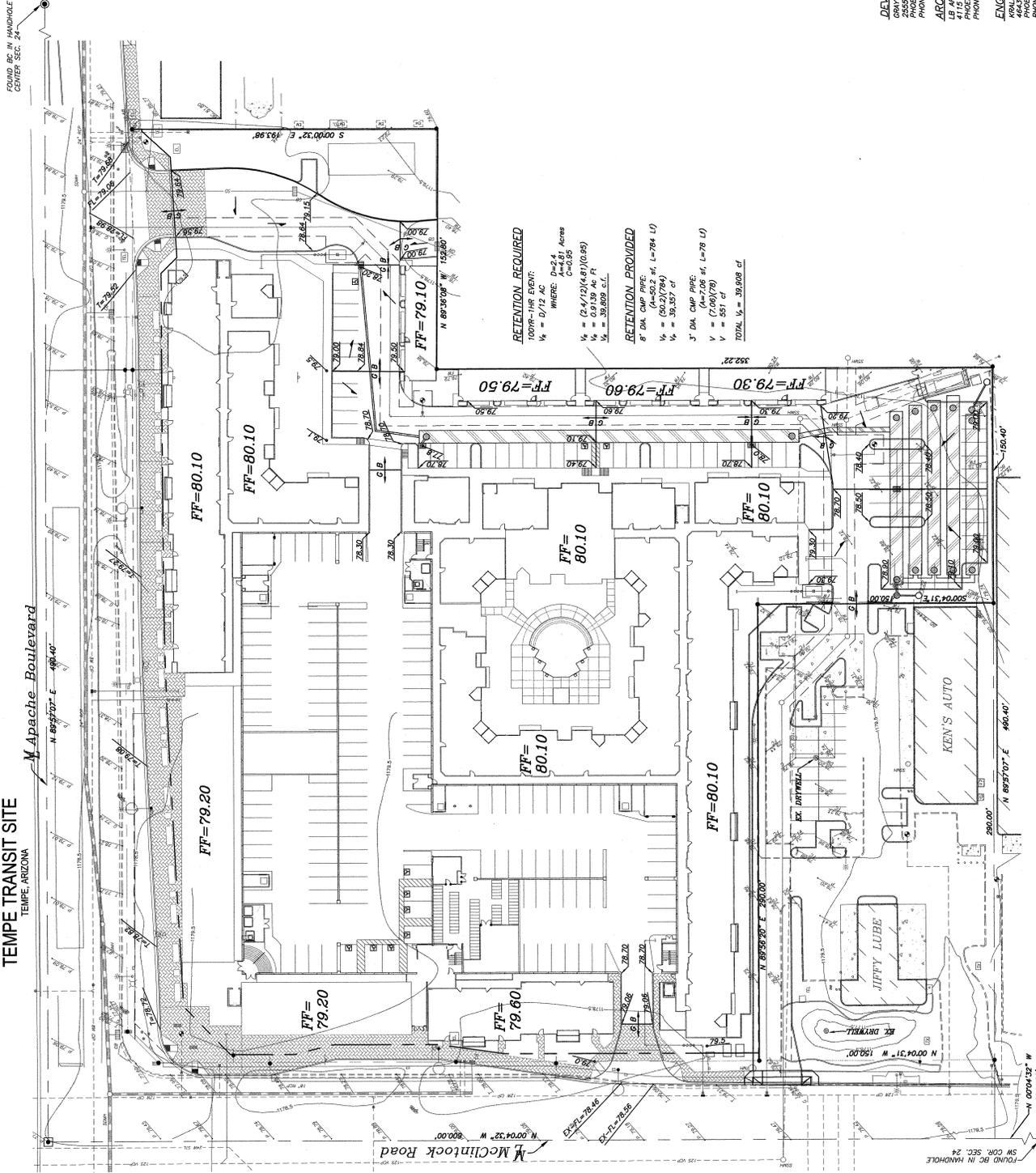


# CONCEPTUAL GRADING & DRAINAGE PLAN TEMPE TRANSIT SITE

TEMPE, ARIZONA

M Apache Boulevard

FOUND PG. IN HANDMADE  
CENTER SEC. 24



**NOTE:**  
THIS PLAN IS NOT FOR CONSTRUCTION  
PURPOSES. ALL ELEVATIONS AND DESIGN  
NOTATIONS SHALL BE CHECKED AT THE  
OF FINAL DESIGN.

- LEGEND**
- FLOW ARROW
  - GRADE BREAK
  - EXIST. GRADE
  - PROP. SPOT GRADE
  - PROP. PAVT. GRADE
  - EXIST. CONTOUR
  - UNDERGROUND RETENTION PIPE
  - EXIST. ELECTRIC DEVICES
  - EXIST. ELEC. PULL BOX
  - EXIST. TELEPHONE BOX
  - EXIST. TRAFFIC CTRL. BOX
  - EXIST. TRAFFIC POLE
  - EXIST. ST. LIGHT
  - PROP. ST. LIGHT
  - EX. GAS VALVE
  - EXIST. SIGN
  - MANHOLE
  - FIRE HYDRANT
  - WATER VALVE
  - WATER METER
  - FIRE INLETS
  - MAXWELL PLUS DRYWELL
  - CATCH BASIN
  - EXIST. MAIL BOXES
  - TAPPING SLEEVE & VALVE



**GRAPHIC SCALE**  
1" = 30'  
1" = 30'

**DEVELOPER**  
GRAY DEVELOPMENT GROUP  
2555 E. CAMELBACK RD., #1050  
PHOENIX, AZ 85016  
PHONE (602) 954-0109

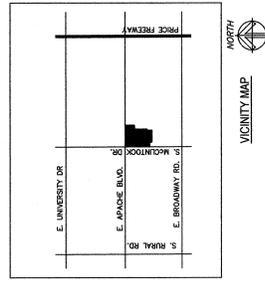
**ARCHITECT**  
KRAL CIVIL ENGINEERING, INC.  
4643 E. THOMAS RD., SUITE 11  
PHOENIX, AZ 85015  
PHONE (602) 285-9500

**ENGINEER**  
KRAL CIVIL ENGINEERING, INC.  
4643 E. THOMAS RD., SUITE 11  
PHOENIX, AZ 85015  
PHONE (602) 285-9500

CONCEPTUAL GRADING & DRAINAGE PLAN FOR:  
TEMPE TRANSIT SITE  
TEMPE, ARIZONA

Developer/Owner:  
**GRAY DEVELOPMENT GROUP**  
2555 E. CAMELBACK RD., SUITE 1050, PHOENIX, AZ 85016  
PHONE: (602) 954-0109 FAX: (602)

REVISION	DATE	BY	CHKD
1	02/20/07	JKR	JKR
2	02/20/07	JKR	JKR
3	02/20/07	JKR	JKR
4	02/20/07	JKR	JKR
5	02/20/07	JKR	JKR
6	02/20/07	JKR	JKR
7	02/20/07	JKR	JKR
8	02/20/07	JKR	JKR
9	02/20/07	JKR	JKR
10	02/20/07	JKR	JKR
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# Memorandum

Community Development Department



February 21, 2007

To: Ryan Levesque – Development Services --Planning  
From: Heidi Graham – Community Development -- Redevelopment   
Re: Gray Development Park & Ride – 1811 E. Apache Blvd. (DS 060948)

The above-referenced project was presented in a site plan overview to APAC (Apache Boulevard Project Area Committee) members on February 12, 2007 by Brian Cassidy and Derek Cayton of the Gray Development Group.

The membership motioned to accept the site plan as proposed.

cc: Derek Cayton

April 17, 2007

**Project:** Tempe Transit Site  
**Location:** Southeast corner of Apache Boulevard and McClintock Drive  
(1811 East Apache Boulevard)

**RE: Tempe Transit Neighborhood Meeting Summary**

**Organizer:** Stephen W. Anderson (Gammage & Burnham PLLC)

**Attendees:** Derek Cayton (Gray Development Group)  
Brian Cassidy (Gray Development Group)  
Larry Russell (Gray Development Group)  
Ken Olmstead (City of Tempe)

**Neighborhood**

**Attendees:** Fay Hoots (1812 East Apache Boulevard)  
Carol McDaniels (1734 East Apache Boulevard)  
Barb Panzica (1734 East Apache Boulevard)

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**Introduction**

Gray Development Group ("GDG") with the assistance of Gammage & Burnham PLLC held a neighborhood meeting at the Escalante Community Center on February 28, 2007 at 6pm for the proposed mixed-used development consisting of approximately four hundred and seven (407)-residential units and twelve thousand, five hundred (12,500) square feet of ground floor commercial/retail that surround a six-story parking garage that will include the Valley Metro Park and Ride facility at the above mentioned location.

**Topics of Discussion**

GDG led the meeting with a power point presentation introducing the company, and various photos of GDG developed multi-family communities along with a conceptual development plan that consisted of the parking structure, commercial/retail, residential, and identifying the three hundred (300) designated parking and ride stalls for the future light rail users located near the intersection of Apache Boulevard and McClintock Drive.

As the result of the close proximity to the future light rail substation, the neighbors had various questions and comments about light rail, along with inquisitive questions about the development pertaining to the unit matrix, residential and retail availability, multi-family rental rates, building elevations, and construction timeline.

One notable comment in relation to the light rail and the Tempe Transit site dealt with the proposed Apache Boulevard driveway location. The neighbors were unaware that a traffic signal would be located in the vicinity of the Apache Boulevard driveway to accommodate safe traffic movements. Therefore, the group wanted additional information about light rail construction and GDG along with the assistance of Ken Olmstead (City of Tempe) informed them of the anticipated completion date of the light rail, as well as identifying pedestrian path of travel to reach the future light rail platform. In connection with the Tempe Transit development, a site plan lay-out of the three hundred (300) designated light rail stalls was presented and the neighbors were receptive with minimal comments in regards to the pedestrian and vehicular travel path.

The residential component of the development was acknowledged graciously by the neighbors. By the end of the meeting, they were well-versed in the unit matrix, the anticipated rental rates along with various rental comparables in the general vicinity. Site photos of other Gray Development projects was presented to provide a better visual understanding of the building elevation and advised the group to stop by Grigio TTL. The neighbors expressed a supporting interest in anticipation for the opening of this development and wanted to be kept informed of its opening. GDG obliged by providing the neighbors with business cards and to anticipate marketing signage in the near future.

The neighbors had one concern and that was with the overall construction that has taken place along Apache Boulevard due to the light rail. It was stated to the group that critical dates have been established with the City and Valley Metro for the development of this parcel and it is our intent to minimize obstruction to the flow of traffic along Apache and McClintock to the best of our capabilities. In our efforts, the construction sequencing will be to construct the parking garage, then commence constructing the residential and retail frontage along Apache and McClintock to have it near completion by the opening of the light rail.

Overall, the neighbors were very supportive of the proposed development and felt the use would revitalize the Apache Boulevard and encouraged redevelopment.

Tempe Park & Ride -- SEC McClintock & Apache  
 NEIGHBORHOOD MEETING  
 February 28, 2007 6:00 PM  
 Escalante Community Center

PLEASE PRINT

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CAROL Mc DANIELS	1734 E. APACHE	480 4739334	CMCA@cox.net
Barb Panzica	" "	480- 250-8806	bpanzica@cox.net





