CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION

Meeting Date: 08/09/2016  
Agenda Item: 4

ACTION: Request for a Development Plan Review for modifications to building elevations for 15 single family attached townhomes for THE BLOCK ON ROOSEVELT, located at 233 South Roosevelt Street. The applicant is Intent Development Advisors.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: THE BLOCK ON ROOSEVELT (PL160246) is a multi-family residential through lot within the Riverside Neighborhood Association. This request was approved by the Development Review Commission on May 26, 2015 (PL140336) with minor modifications to the elevations, no changes to the site plan or landscape plan except as conditioned. Due to the proposed modifications to the design, staff is bringing the requested elevation changes to the Commission for review. The request includes the following:

1. Development Plan Review including elevation modifications

   Owner: Roy Bade, The Roosevelt I, LLC
   Applicant: Scott Garvin, Intent Development Advisors
   Current Zoning District: R-3 Multi-Family
   Gross/Net site area: .777 acres (33,857 s.f.)
   Density: 18 du/ac (20 du/ac allowed)
   Number of Units/Bedrooms: 14 units / 28 bedrooms
   Minimum lot area per unit: 2,257 s.f. w/ ZOA inclusion of common area and driveway (2,180 s.f. min.)
   Total Building area: 13,017 s.f. (ground floor foot print) 23,996 s.f. (total)
   Lot Coverage: 38% (50% max. allowed)
   Building Height: 33 ft (30 ft max. allowed, 33 ft with Use Permit Standard)
   Development Setbacks: 20 ft front (west and east), 10 ft side (north and south)
   Individual Lot Setbacks: 0 ft front (north), 0 ft side (east and west), 10 ft rear (south)
   Landscape area: 28% (25% minimum required)
   Parking: 35 provided (31 required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Jeff Tamulevich, Interim Community Development Director
Legal review by: N/A
Prepared by: Diana Kaminski, Senior Planner
Reviewed by: Suparna Dasgupta, Principal Planner
COMMENTS:
This site is located south of Rio Salado Parkway, north of University Drive, east of Priest Drive and west of Mill Avenue. There is an historic single family neighborhood to the west across Roosevelt, multi-family developments to the north, south and east of the site. It is a transitional infill lot challenged by its narrow 82 foot width north to south, and long 410 foot depth as a through lot between Roosevelt and Wilson streets. The lot is just west of downtown Tempe and is located within the Riverside Neighborhood Association and Roosevelt Subdivision. According to historic aerials, a single family residence has occupied the property since at least 1949. The area was annexed into Tempe in 1948 and designated Residential-B (earliest multi-family classification). In 1957 this zoning classification was changed to Residential-Three (R-3) Multi-Family.

The Block on Roosevelt consists of 14 attached residential townhome units, in conformance with the General Plan and Zoning Code. Prior to making the submittal, the applicant received a Zoning Administrator’s Opinion that the 2,180 s.f. minimum lot area per dwelling unit required in the R-3 zoning could be determined by common area tracts and evenly distributed to meet the minimum lot area for the development of single family fee-simple townhome developments in multi-family zoning districts. The original request included a Use Permit Standard to allow an increase in building height from 30 feet to 33 feet and a Development Plan Review for a site plan, landscape plan and building elevations for a two-story building with 14 attached townhomes on .777 acres. The project was originally heard and continued by the Development Review Commission on April 28, 2015. The project was then modified to address comments made by the public and the Commission at the first hearing: the building was divided into two smaller buildings by removing one unit, guest parking was increased, end units were enhanced to address the street frontages, and modifications were made to the materials. The modified project was approved by the Development Review Commission on May 26, 2015 with a condition to remove the parking space between the units and replace it with turf. Since last year, the property ownership has changed, with a different development focus. The site plan and landscape plan have not changed, the interior floorplans remain similar to the original; the applicant is requesting building elevation modifications to provide a more contemporary product with a sustainable design elements.

PUBLIC INPUT
A neighborhood meeting was not required for this request.

PRELIMINARY SITE PLAN REVIEW
The project was not routed for site plan review, as the proposed changes did not affect other workgroups: there are no changes to the site plan or landscape plan. Staff did review the elevations and materials and provided the following input to the applicant:

- The proposed changes removed the trex wood balconies, the recessed external stairwells, the metal shade canopies, and added more architectural variation with recessed planes, deeper balconies, and projected wrap elements. Staff expressed initial concern over the reduction in material variation.

- The renderings were positively received, and substantially the same in terms of color from the original submittal, however the material board did not match the rendering. Revise color board to match renderings presented using the original (or similar) Sherwin Williams- Bitter Chocolate, Chinchilla and Flexible Grey, along with another grey tone that meets the LRV of no greater than 75 (possibly SW6001 Grayish).

- The Trendstone “Black Mountain” color does not appear as dark as what is shown in the rendering provide a masonry color to match the dark color in the rendering (which staff preferred better than the light grey).

- With regard to the east/west elevations, staff wanted the front patios to be substantially protected with a useable porch area, with a depth of overhang of 5-6’, it appeared to only be 30”, but were not dimensioned.

- Staff had questions about a few of the materials and requested that all material surfaces be identified and keyed to the material/color legend. Elevations were revised to illustrate all materials.

- With regard to the south elevations, these were substantially improved from the original, however staff requested shade over all doors, this means the projection from the upper pop-out needs to be deep enough to provide shelter, and those that do not have architectural pop-outs should have a canopy covering the back patio.

- With regard to the north elevations, the revised plans showed metal garage doors, staff preferred the garage doors keep the original frosted glass panels. The change in materials to an all metal door looked more industrial or commercial, and less residential. The concern was to retain some reference to the character of the neighborhood with “mullions” even if it is on a larger garage door scale.

- The new owner had safety concerns with the recessed front door entry and exterior stairways and proposed
internal stairwells, however, the building façade flattened out and lost some of the change in building depth that broke the building into smaller massing and gave more individual definition to the units. Staff requested that the renderings and elevations to clearly demonstrate the variations in building façade changes in depth and projection.

- The HVAC screening at the top seemed incongruous to the remainder of the façade, these elements needed to be integrated, as they were previously, to become a defining vertical element of the front door area, all the same color and material.

PROJECT MODIFICATIONS

The applicant provided the following response to the issues

- The previous design had more detail, but the detail was applied to cover up a lack of architectural character of the building. The new design focuses on the forms of the building without the need for so many “add-ons”.
- The applicant changed the material board to match the renderings.
- The material was verified and board updated with the correct sample.
- The elevations were updated to clarify the recesses and projections, and the architectural wrap over the street facing units was expanded to 54” to allow greater front patio depth.
- Shade canopies were added over the exposed doors and architectural projections were extended to 36”.
- The garage doors were changed back to match the original proposed design with frosted glass panels.
- Further refinement of the drawings was made to show changes in façade depth.
- Screening details were revised to integrate with the entryways, similar to the original design but with one unified color on all units to draw less attention to the rooftop screening.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Attachments from the original entitlement are included in the report for comparison. This request does not include modifications to the site plan or landscape plan.

Site Plan

The site plan was previously approved and is not changing as part of this request. Modifications at the prior Commission hearing reduced the number of units from 15 to 14 to break the building into 2 structures, and at the final hearing direction to remove the parking space between the buildings. There is no action to be taken on the site plan, the following information is provided for reference:

The 82’ wide by 410’ deep lot provides for a long and narrow configuration of two townhome buildings each consisting of seven units. The garage doors are blocked in groups of two with the unit doors accessed between the garage doors on the north side of the buildings. The south side has rear yard doors accessing a common landscape area. Two parking spaces are located within garages for the 2 bedroom units, and six guest spaces are provided for the 14 residential units. There is potentially room for 2 vehicles to park on Roosevelt and Wilson Streets, along the street front. Parking along Wilson is already used by other residences within the area. The guest spaces are perpendicular to the garages, requiring careful maneuvering within the 26’ wide drive aisle from the garage. The sidewalk is included within this 26 foot drive/fire lane, providing pedestrian access by a change in material, not in elevation. The sidewalk leads from both streets of the through lot to the stairwells of each unit. A gated yard is accessed from the east and west ends of the building, and doors within the rear (south) of each unit. The gates between units are required for building safety egress, and will have panic hardware for exiting purposes. The refuse and recycle containers are to be stored within the individual garages, and will be conditioned to be placed on designated spaces addressed for each unit and identified with a material change in the hardscape to maintain operational spacing for refuse collection.

Building Elevations

The long building façade on the north and south sides is broken up into two end units with doors facing the respective streets of the through lot, and groupings of 2 units with the main entrances between the garages. The second floor has balconies from the main living room that projects 2’ out over the garage and sidewalk, creating a shaded front porch area over the garage door. The HVAC units are grouped and screened in architectural segments at a higher elevation than the main
building, which required the previously approved Use Permit Standard for three additional feet of height. This provides visual relief along the building length by breaking up the roofline. The windows on the north side of the units are larger, and provide visual surveillance of the drive, walkway, landscape area, and the upper floor would have views to the north. The south side windows are smaller, taking heat gain and energy efficiency into consideration, with protective shade canopies over the first floor back doors into the private yards. The color scheme is relatively mono-chromatic. The proposed materials include four colors of painted stucco, metal window trim and integral colored grey ground-faced concrete masonry veneer. Lighting on the buildings is providing illumination of the garage doors and driveway, as well as the required exit path from the yards. A condition is included to assure individual units maintain dusk to dawn photo-cell technology for exterior lights, not switched controls that would impact site security. The changes to the building design include removal of the Trex wood product on the balconies and street front side walls, replacing the wood on the balconies with metal railings. The window design changed to be larger and more contemporary. The fenestration allows more natural light into the units, reducing the need for artificial lighting during the day. Larger windows are shaded by deep architectural wraps that provide 18-42” of shade over the façade. Shade is provided over the south side patio doors either from an above projection or a cantilevered canopy. The lines of the design are clean and contemporary, with the use of masonry at the end units providing a change in material and texture at the pedestrian level.

Landscape Plan
The landscape plan was previously approved and is not changing as part of this request. The following information is provided for reference. The street trees on both Roosevelt and Wilson streets are Sissoo trees, providing year-round shade; the trees and street front turf create a cool lush entryway to the site and street front. The north perimeter has three species of trees: Little Leaf Ash, Chinese Pistache and Acacia Willardiana. Arizona Yellow Bells, bougainvillea and Orange Trumpet Creeper provide a low-water use oasis of year-round color. The south perimeter private yards are proposed to be decomposed granite, with either a Chaste Tree or Chinese Pistache. Plants were selected for screening, texture, color, durability and maintenance requirements to provide year round color and texture. If the rear yards are modified by the individual home owners, to have turf, artificial turf, pavers or wood deck, they must maintain the existing slope of the yard to meet grading and drainage requirements for the site; conditions have been included to assure future modifications protect the approved drainage.

Section 6-306 D Approval criteria for Development Plan Review (in italics)

1. **Placement, form, and articulation of buildings and structures provide variety in the streetscape;** the building is one long mass running from east to west, with the narrow ends facing Roosevelt and Wilson streets. The building has windows, balconies and other architectural details to address the street front, and in width, appears in scale to a single residence facing a street.

2. **Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;** windows provide natural light inside the units and break up the massing of the building. The orientation is dictated by the lot configuration, and is enhanced by the landscape treatment to shade the end units and south side of the length of the building to reduce heat impacts.

3. **Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;** the primary material is stucco, masonry veneer and metal for window mullions. Garage doors are proposed to be frosted glass panes in metal mullions, providing a contemporary look that compliments the historic character of steel casement windows found within older residences in the area.

4. **Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;** the single family residential districts allow up to 30 feet in building height, the proposed building design is 33 feet in height, with the HVAC mechanical unit screening at a slightly higher profile. The height is appropriate to developments east of the site. The width of the building elevation along the street frontage and reverse frontage is appropriate to the scale of a single residential unit to the west of the site. Landscape is limited along the frontage by the narrow lot width, but does provide landscape along the north and south sides, and an inviting drive connection between the two streets, breaking up the block and providing a more accessible community.
5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; the design is repetitive in elevation creating a sense of movement, with defined levels created by the use of doors, balconies and windows, and changes in material.

6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; the contemporary design is similar to other residences and offices built along Wilson, First and Fifth streets. The lighter colors are a departure from the earth tones and brighter hues present in residential developments, the colors tie into the commercial developments within the area, such as The Yard, Architekton and Jones Studio (entitled not built).

7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the site is not gated, it provides mid-block access through the site to access the Orbit on Fifth Street, light rail further east on Third Street and Mill Avenue, and connections to Tempe Town Lake, ASU and Downtown Tempe for pedestrians and bicyclists.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the garages all exit into the only drive, a common tract which serves for pedestrian access as well as fire and refuse access; guest spaces are parallel to the north property wall, requiring residents in garages to back out perpendicular to these vehicles, not an ideal circulation pattern. As a multi-family zoned property, the parking requirements for multi-family residences and guests are applied.

9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the landscape design is open to provide visual surveillance of the common areas, the units have windows on all sides to provide views to the street and parking area, lighting will comply with requirements for night security of the area.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; the landscape provides shade along both street fronts, along the drive on the north side, and along the south elevation of the residences. As the site matures, the combination of plants will create an inviting street front environment.

11. Lighting is compatible with the proposed building and adjoining buildings and uses, and does not create negative effects. Lighted entryways and garages will provide soft ambient light to the north side, additional lights on the street frontages will illuminate the public street front. As a multi-family zoned property, the code requirements for lighting are applied.

Conclusion
Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:
1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.

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

General
1. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.

Site Plan
2. The site plan is approved as submitted (April 14, 2015) and amended at the May 26, 2015 hearing to remove one parking space between the buildings and add turf in this area. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

3. Refuse and recycling containers shall be stored within the garages. On collection day, refuse containers must be placed on designated spaces identified by address and by change of surface material to assure adequate operational spacing for refuse collection.

4. Bicycle parking for residents shall be located within the garage; guest bike parking shall be accessible on site within the common area.

5. Garages shall be a minimum of 22’ deep, to allow an 18’ parking space, with walkway access to door and stair into unit, and a minimum of 20’ wide to accommodate two 8’6” wide parking spaces, and 18” adjacent to garage walls for opening vehicle doors to exit/enter the vehicles.

6. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.

7. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.

8. Provide upgraded paving at each driveway consisting of unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.

9. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.

10. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3” or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

11. Private yards on the south perimeter of the property must maintain the approved grading and drainage site elevations and not modify the grade by subsequent changes to yard material (changes from decomposed gravel to alternate yard materials is allowed, changes to grade is not).

**Floor Plans**
12. Units are two bedroom, and may not be converted to three bedroom due to parking limitations available on site.

**Building Elevations**
13. The materials and colors are approved as presented (July 14, 2016):
   - Roof – flat painted white, with parapet screening of HVAC
   - Primary Building – Painted Stucco Color #1 Sherwin Williams 6001 Grayish (cool light grey)
   - Primary Building – Painted Stucco Color #2 Sherwin Williams 6010 Flexible Grey (taupe-mauve)
   - Accent Building – Painted Stucco Color #3 Sherwin Williams 6011 Chinchilla (medium taupe)
   - Accent Building – Painted Stucco Color #4 Sherwin Williams 6013 Bitter Chocolate (dark brown)
   - Masonry veneer and site walls - Oldcastle Trendstone Black Mountain, ground faced finish (medium cool grey w/exposed red and black cinder stones)
   - Windows - Anodized aluminum frame with clear glazing
   - Shade Canopies and Balcony railings – clear coated smooth metal finish (not galvanized or patinaed)
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. Additions or modifications may be submitted for review during building plan check process.

14. Provide secure roof access from the interior of the building. Do not expose roof access to public view.

15. Conceal roof drainage system within the interior of the building.

16. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

17. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

**Lighting**

18. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.

19. Illuminate building entrances from dusk to dawn with a photocell controller, no timer or switch controller.

**Landscape**

20. The plant palette is approved as proposed and specified on the landscape plan. An alternate tree species shall be provided for the south perimeter private yards, to provide a non-toxic patio tree variety as an option to residents. Any additions or modifications may be submitted for review during building plan check process.

21. Irrigation notes:
   a. Provide dedicated landscape water meter.
   b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". Provide details of water distribution system.
   c. Locate valve controller in a vandal resistant housing.
   d. Hardwire power source to controller (a receptacle connection is not allowed).
   e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.

22. Include requirement 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.

23. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

24. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

**Signage**

25. Provide address numerals 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 number only, not the street name
      2) Compose of 8" high, individual mount, metal characters.
      3) Dedicated light source for address.
      4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
5) Do not affix number or letter to elevation that might be mistaken for the address.

b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

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

- The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping on site. A private easement will be required for private irrigation utilities to cross property lines in backyards. The CC&R's shall also provide protection of the approved grading and drainage plan with cross-drainage maintained within private yards. Cross access for building safety exiting will require private yards to maintain clear paths of travel and not block gates. The CC&R's shall require exterior lights to be maintained as approved through the plan check process with photo-cell technology for dusk to dawn illumination of entrances and driveway. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted (April 28, 2016) or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

- Specific requirements of the Zoning and Development Code (ZDC) 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, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.

- SITE PLAN REVIEW: Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. 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 Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

- STANDARD DETAILS:

- BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

- HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

- SECURITY REQUIREMENTS:
  - Design building entrances 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. Maintain distances of 20'-0" or
greater between a pedestrian path of travel and any hidden area to 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.
- Provide method of override access for Police Department (punch pad or similar) to controlled access areas or gated common areas.
- **FIRE:** Clearly define the fire lanes. 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 structures. Layout and details of fire lanes are subject to Fire Department approval.

**ENGINEERING:**

- Grading and Drainage Plans require dual-chamber retention wells (per prior Site Plan Review comments) not single-chamber as shown on plans.
- Cross-access, cross-drainage, private utility and maintenance easements are required for this project.
- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

**REFUSE:**

- Refuse and Recycle containers must be kept in the garage on all non-collection days.
- Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.

**DRIVEWAYS:**

- Construct driveways in public right of way in conformance with Standard Detail T-320.
- 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 Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. 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:**

- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2’-0” by 6’-0” individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

**LIGHTING:**

- Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
• LANDSCAPE:
  • Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and “protected” trees and other plants on site. Move, preserve in place, or demolish native or “protected” trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm). Follow the link to “applications to move a native plant” to “notice of intent to clear land”.

HISTORY & FACTS:

1948  Property is annexed into the City of Tempe and zoned Residential B, an existing single family house is located on the property.

1957  New Zoning Ordinance changes zoning district from Residential B to R-3 Multi-Family Residential.

April 28, 2015  Development Review Commission heard and continued a request for a Development Plan Review and Use Permit Standard for 15 attached townhomes in the R-2 Zoning District. The case was continued until May 26, 2015 to address issues of public and Commission concern.

May 26, 2015  Development Review Commission heard and approved a request for a Development Plan Review and Use Permit Standard for 14 attached townhomes in the R-2 Zoning District; one unit was removed and additional parking provided based on the prior hearing discussion.

No other history available regarding this property.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-306, Development Plan Review
DEVELOPMENT PROJECT FILE
for
BLOCK ON ROOSEVELT

ATTACHMENTS:

1. Location Map
2. Aerial
3-4. Letter of Explanation
5. Approved Site Plan A0.02 with the parking space between buildings removed.
6. Approved Landscape Plan L2.01 prior to the condition to remove the parking space (modification will be made based on the site plan).
7-8. Approved Floor Plan A2.01 & A2.02 Units 1-14
9. Approved Building Sections
10-11. Approved Elevations (color) Units 1-14
12. Proposed NEW Elevations (blackline)
13. Proposed NEW Elevations (color)
14-15. Approved Building Perspective Renderings
16-17. Proposed NEW Perspective Renderings
Aerial Map
June 2, 2016

City of Tempe
Planning Department
Attn: Diana Kaminski
31 East 5th Street
Tempe, AZ 85280

RE: Letter of Explanation for Minor Building Exterior Modifications for
The Block on Roosevelt; Townhome Project at 233 South Roosevelt Street

Ms. Kaminski:

As you know the project is under new ownership and has proposed a few exterior building modifications, which we feel greatly improve the project.

The project now reflects a finer form in keeping with the ownership brand, but also bringing this product to the level we and your team always sought.

In addition to some aesthetic modifications the ownership group is pursuing a net zero energy performance with the building by employing the following building construction methods

1. Use of spray foam integrated insulation in all walls, roofs and ceilings.
2. High efficiency appliances.
3. Low E Double Pane glazing.
4. LED lighting systems.
5. Solar arrays on the roof.
6. Hybrid water heater systems which not only lower electric consumption but cool the garage.
7. Smart home HVAC adaptive control systems.

We would herewith like to outline the changes we are proposing.

First and most important it is imperative we stress that we are not proposing any changes to the DR approved site plan, landscape plan, or building footprint all modifications are limited to the façade form. The changes are as follows.

1. Development of a more dynamic, unique and varied exterior, which we feel helps establish the presence of each units as distinct dwelling unit.
2. The removal of all of the rusted metal accents, which we feel was going to be a visual nuisance as the building aged and the metal stained the façade in areas where it contacted the building.
3. The color palette remains almost identical with the following color choices
   a. Sherwin Williams 6001 Grayish
   b. Sherwin Williams 6010 Flexible Gray
c. Sherwin Williams 6011 Chinchilla
  d. Sherwin Williams 6013 Bitter Chocolate
4. Upgraded CMU Veneer at the ends of the buildings as well as other areas on the building
   which previously did not exist
   a. Old Castle, Trendstone color Black Mountain.

We are excited to submit these changes for your review and hope these improvements will be
deemed appropriate for administrative approval, in order to help us bring this great project to
fruition.

Sincerely,
Scott Garvin
Owner
INTENT Development Advisors LLC

Robert Lepore
Architect of Record
INTENT Development Advisors LLC
### PROJECT DATA

<table>
<thead>
<tr>
<th>REQUIRED</th>
<th>PROPOSED</th>
<th>NOTES / CONDITIONS</th>
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<td>UNIT SIZE/UNIT</td>
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<td>25'-0&quot; FRONT, 15'-0&quot; REAR, 15'-0&quot; SIDE</td>
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### GENERAL NOTES
1. ALL NEW UTILITIES WILL BE PLACED UNDERGROUND. PLEASE SEE DRAWINGS FOR DETAILS.
2. ALL DRAINAGE TO BE SUBMITTED TO ADEPERMIT.
3. ALL RECLAMATION CONTAINERS WILL BE STORED INSIDE UNIT.
4. ALL SITE LIGHTING LOCATIONS INDICATED HEREIN ARE PRELIMINARY ONLY.
5. ALL SITE UTILITIES AND DRAINAGE SYSTEMS FOR THIS SITE WILL BE CHECKED TO THE CITY OF TEMPE FINAL SITE PLAN WITH ADDITIONAL NOTICES TO BE SUBMITTED TO CITY.
6. ALL ITEMS SHOWN IN DRAINAGE LINES AND WATER LINES, ETC., INCLUDING CONNECTIONS TO SEWERS MUST BE APPROVED BY CITY OF TEMPE.
7. ALL NEW UTILITY LINES ON THE SITE SHALL BE SUBJECT TO THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY. SEE DLK, DRAINS/FOR DETAILS.

### VICINITY MAP

![Vicinity Map](image)

### ATTACHMENT 5

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5.00
X1.00
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### DESIGN REVIEW APPROVED SITE PLAN

Scale: 1" = 10' 0"
**LANDSCAPE PLAN NOTES:**

1. BACKYARDS TO HAVE 3.GARDEN GATES TO PROVIDE CROSS ACCESS. ALL GATES WILL BE EQUIPPED WITH PALO COLOMBIANA HARDWARE TO MEET REGULATIONS.
2. 80 PLANTS ABOVE 6" WILL BE PLANTED WITHIN THE "CLEAN VISION TRIMLINE" AT EACH VEHICLE ENTRANCE.
3. ALL DRIVEWAYS TO CONFORM TO CITY OF TEMPE T-280 DRIVEWAY DETAIL.
4. THERE WILL BE A 1" GROOVE IN THE DRAINS TO MEET CITY OF TEMPE'S REQUIREMENTS.
5. AUTOMATIC SPRINKLER SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH 20% CONSIDERATION TO ALL PLANTS.
6. ALL PLANT MATERIAL TO CONFORM TO ARIZONA NAERGARYMON ASSOCIATION STANDARDS.
7. ALL VINES OR PLANTS PLANTED WITHIN 12' OF A BUILDING TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
8. TRASH AND WASTE RECEPTACLE COLLECTION AREAS TO BE PAVED WITH A TREATMENT ADDRESS ON PAYING STONE TO ENSURE ACCESS TO FILLMENT AND SPACING.

**LANDSCAPE CALCULATIONS**

TOTAL GROSS SITE = 35,937 SF

REQUIRED LANDSCAPE AREA = 25% OR 0.25 x 35,937 = 8,984.25 SF

LANDSCAPE AREA PROVIDED = 6,404.36 SF / OR 20%

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EXTERIOR PERSPECTIVE LOOKING AT NORTH FAÇADE