Staff Summary Report

City Council Meeting Date: 03/20/08 Agenda Item Number: 69

SUBJECT: This is the second public hearing for a General Plan Amendment, Zoning Map Amendment, and Planned Area Development Overlay for 501 WEST FIRST located at 501 West 1st Street.

DOCUMENT NAME: 20080320dsrl03 PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for 501 WEST FIRST (PL070385) (Plan C LLC, property owner; Todd Marshall, Marshall Urban Development Company, applicant) consisting of seven (7) three-story live/work units with carports and detached garages within approximately 15,312 s.f. of building, on 0.36 acres in the GID, General Industrial District. The request includes the following:

GEP08002 – (Resolution No. 2008.06) General Plan Density Map Amendment from Medium Density (up to 15 du/ac) to Medium-High Density (up to 25 du/ac).

ZON08002 – (Ordinance No. 2008.05) Zoning Map Amendment from GID, General Industrial District to MU-3, Mixed-Use, Medium-High Density District.

PAD08002 – Planned Area Development Overlay to establish development standards for a 15,312 s.f. building on 0.36 acres.

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

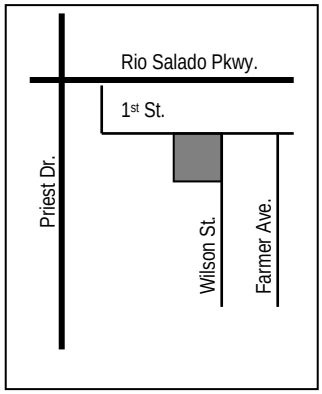
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)
Chris Anaradian, Development Services Department Manager (480-858-2204)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions (1-3).
Development Review Commission – Approval (7-0 vote)

ADDITIONAL INFO:



Site area	0.36 acres
Total Building area	15,312 s.f.
Dwelling Units	7 (Two-bedroom units)
Work Space	2,931 s.f. (approx. 420 s.f. per unit)
Density	19 du/ac (25 du/ac max. allowed)
Lot Coverage	58% (NS)
Building Height	38 ft. (50 ft. max. allowed)
Building setbacks	0‘ east, 0’ north/south, 3’ west (NS)
Landscaped area	7.1% (NS)
Vehicle Parking	16 spaces (15 min. required)
Bicycle Parking	9 spaces (7 min. required)

PAGES:
1. List of Attachments
2-4. Comments
4. Reasons for Approval
5. Conditions of Approval / History & Facts / Zoning & Development Code Reference

ATTACHMENTS:
1. Resolution No. 2008.06
2. Ordinance No. 2008.05
3-4. Waiver of Rights and Remedies form
5-6. Location Maps (zoning/density)
7-9. Photo(s)
10-14. Letter of Explanation
15-16. Neighborhood Meeting Summary
17-19. Planned Area Development Overlay: Site plan
20-21. Floor Plans
22-23. Building Elevations
24. Building Sections
25. Landscape Plan
26. Streetscape Details
27. Color Material Samples

COMMENTS:
This site is located at the southwest corner of 1st Street and Wilson Street, south of Rio Salado Parkway, in the Sunset-Riverside Neighborhood. The surrounding area includes on the north side, two residential condominiums with live/work units fronting 1st Street, with other sites consisting of existing industrial businesses. To the east is an APS sub-station with future plans of expansion. The remaining surrounding properties to the west and south are industrial uses and other multi-family units.

This request includes a General Plan Amendment, Zoning Map Amendment, and Planned Area Development Overlay for seven (7) new three-story live/work units. Each unit includes residential living space and two bedrooms at the second and third floor. The ground floor includes a single carport and walk-up opportunity for commercial space with minimal employees. The site also includes seven detached single-car garages and guest parking.

PUBLIC INPUT
On January 14, 2008 the applicant held a neighborhood meeting in compliance with the Zoning and Development Code, Section 6-402 for Neighborhood Meetings. Two members from the public attended with general support of the project, including replacing the existing use. See attachments. Staff has not received any additional public comment for this project at this time.

PROJECT ANALYSIS
GENERAL PLAN

Land Use Element:
This project meets the land use goals and element objectives for General Plan 2030. The land use projected for this site is "Mixed-Use". This category encourages creatively designed developments which create a living environment, reflective of a village concept, in which there is the opportunity to live, work and recreate in the same development or within the area. This request will provide both residential living integrated with ground floor commercial space, which may include office or service type uses.

The General Plan projected residential density for this site is "Medium Density" with up to 15 dwelling units per acre. The applicant is requesting a map amendment to "Medium to High Density" with up to 25 dwelling units per acre. The project includes seven (7) units on 0.36 acres with a density of 19.4 dwelling units per acre. This type of density creates a more compact environment with limited private outdoor space, but having access to shared or common open space and recreation (nearby Town Lake). Proximity to amenities and configuration of residences encourages community interaction. Although the projected density of the properties immediately to the east, west and south are designated with "Medium Density", the larger surrounding area's projected density designation of "Medium to High Density" is more consistent with the recent development pattern. This project is consistent with the surrounding areas and the projected residential density for the larger neighborhood.

Accessibility Element:
The project is required to meet all requirements set forth in the ADA Design Guidelines for new projects. Implementing design for accessibility includes: accessible parking spaces, minimum size public sidewalks, and direct access from the main entrance to the public sidewalk. This project will provide one ADA accessible space.

Community Design Element:
The project provides a mixed-use design, currently providing both residential and commercial uses. This project could benefit from the implementation of green building concepts, providing more energy efficient solutions and the use of advance technology in building materials.

Historic Preservation Element:
This element is not applicable to this request.

Housing Element:
The project will increase the potential for homeownership in Tempe with the opportunity of owner-occupied condominiums. The mixed-use product provides a diverse housing option that is consistent with other developments located along 1st Street.

Neighborhoods Element:
The project meets the objectives and strategies identified in this element. See meeting summary attachment.

Redevelopment Element:
This site is not within a defined redevelopment area.

Economic Development Element:
This project incorporates small business opportunities, which may serve to foster increased business investment and additional tax base. Providing residential with a commercial component space provides a dynamic opportunity for a diverse housing product and promoting local businesses.

Cost of Development Element:
The Water Utilities Department has indicated a need for increase in size connections, as a result of this development.

Environment (Air, Noise, Ambient Temperature, Energy) Element:
This site is located within the 65 decibel level reading for aircraft noise. Potential noise mitigations through alternative building materials may be improved for a better quality of life including reducing potential noise with appropriate fenestration. Additional design details should consider energy conservation through passive and sustainable principles.

Land (Remediation, Habitat, Solid Waste) Element:
There is no foreseen impact on this element. Staff encourages the applicant to recycle construction material to mitigate landfill impacts. To further implement this element, use of green building techniques, and energy efficient designs are encouraged. Additionally, the applicant may contact the Public Works Department about recycling services at this site.

Water (Water, Wastewater, Stormwater) Element:
The Engineering Department will require storm-water retention on this site for a 100 year storm event. The developer must contact the City of Tempe Engineering Department to finalize details for the retention requirements.

Transportation (Pedestrian Network, Bikeways, Transit, Travel-ways) Elements:
This project will further enhance the existing bikeways and travel-ways that exist adjacent to this site, including new 6' wide sidewalks.

Aviation Element:
The site is located near the Sky Harbor Airport flight path. The project does not require notification to the FAA.

Open Space Element:
This project has limited open space, but utilizes semi-private patio space in front of units with a combination of landscape and paving units utilizing a green screen. Units also have an expansive second floor outdoor deck open to the interior of the property.

Recreational Amenities Element:
No recreational amenities have been identified on this site. Public recreational areas within this area include the Tempe Town Lake and Beach Park, and the Hayden Butte. This site is also within walking distance of the Tempe Center of the Arts facilities through the use of a project integrated pedestrian pathway to the north.

Public Art & Cultural Amenities Element:
Public art is not required for this project. The units have the opportunity to be utilized as arts incubators for on-site residents.

Public Buildings and Services Elements:
Not applicable to this request.

Public Safety Element:

A crime prevention report has been provided to the applicant addressing security concerns and recommendations for this project. This report has been forwarded to the applicant, and in certain instances specific conditions of approval have been added to address those concerns. Tempe Fire Department will access the site via existing public streets and does not require on site circulation.

ZONING

The applicant is requesting a Zoning Map Amendment from GID, General Industrial District to MU-3, Mixed-Use Medium-High Density District. This zoning district is consistent with the General Plan Project Land Use map of "Mixed-Use". The proposed density (19 du/ac) is consistent with recent developments along 1st Street and in the surrounding areas. South of 1st Street, including the neighboring properties to this site is zoned for industrial use, with some properties with non-conforming uses (residential). This current zoning designation at this location is an anomaly to the surrounding community

PLANNED AREA DEVELOPMENT OVERLAY

As part of the Mixed-Use zoning designation, a Planned Area Development Overlay is required to establish general development standards specific to the project. The project provides a density and maximum height, consistent with the standards for the MU-3 zoning. Setback standards will be established as indicated on plans. The project is proposing to provide sixteen (16) parking spaces on site. Currently there are no designated parking provisions for live/work in the Code. Live/work provides both residential and limited commercial use within one unit. The project's proposed parking provides the minimum standard requirements for seven (7) two-bedroom units with guest parking (15 required). The assumption is that residents of the units will utilize the ground floor commercial, reducing the demand for additional parking and limit the potential of employees residing outside of the home. The project has also identified four (4) on-street parking spaces which may be used for visitors of the site. Previously approved projects along 1st Street with live/work units have proven to be successful at this location. With that success has resulted in a higher demand of on-street parking.

Conclusion

Based on the information provided by the applicant, the project will provide the City of Tempe redevelopment of an existing industrial use that is no longer compatible with the surroundings and incorporate a mixed-use project that is consistent with the General Plan, supporting the land use goals and objectives and provide long term benefits that enhance the continuance of live/work along 1st Street and support Tempe-based businesses.

REASONS FOR APPROVAL:

1. The project meets the General Plan 2030 Projected Land Use of Mixed-Use.
2. The project will eliminate an industrial use no longer compatible with the neighboring properties.
3. The project promotes the integration of residential and commercial opportunities as identified in the General Plan.
4. The proposed residential density amendment is compatible with existing and projected densities to the north and surrounding community.
5. The PAD overlay process was specifically created to allow for greater flexibility in providing mixed-use opportunities for redevelopment.
6. The proposed project meets the approval criteria for a General Plan Amendment, Zoning Amendment, and Development Plan Review.

GEP08002, ZON08002 AND PAD08002
CONDITIONS OF APPROVAL:
EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, which shall be submitted to the Development Services Department no later than thirty (30) calendar days after the date of approval, or the General Plan Amendment, Zoning Map Amendment and Planned Area Development Overlay approval shall be null and void.

2. A building permit shall be obtained and substantial construction commenced on or before March 20, 2010 or the property shall revert to the previous zoning designation, subject to a formal public hearing.

3. The Planned Area Development Overlay shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.

HISTORY & FACTS:

November 26, 1894	Area part of Original Township.
April 14, 1938	First Zoning Ordinance No.177 designated location as Residential.
August 12, 1948	Zoning Ordinance No. 193 designated location as Industrial.

NOTE: No relevant data found on existing building.

January 14, 2008	Neighborhood meeting held by the applicant for this project.
February 5, 2008	Applicant attended the Sunset-Riverside Neighborhood Meeting to present an overview of the project.
February 12, 2008	Development Review Commission approved the Development Plan Review and a recommended approval on the General Plan Amendment, Zoning Map Amendment, and Planned Area Development Overlay for 501 WEST FIRST located at 501 West 1st Street.
February 21, 2008	City Council held the introduction and first public hearing for a General Plan Amendment, Zoning Map Amendment, and Planned Area Development Overlay for 501 WEST FIRST located at 501 West 1st Street.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-303, General Plan Amendment
Section 6-304, Zoning Map Amendment
Section 6-305, Planned Area Development (PAD) Overlay districts

RESOLUTION 2008.06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE GENERAL PLAN 2030 PROJECTED RESIDENTIAL DENSITY MAP FROM MEDIUM DENSITY (UP TO 15 DWELLING UNITS PER ACRE) TO MEDIUM TO HIGH DENSITY (UP TO 25 DWELLING UNITS PER ACRE) FOR APPROXIMATELY 0.36 ACRES LOCATED AT 501 WEST 1ST STREET.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, that the General Plan 2030 Projected Residential Density Map is hereby amended for approximately 0.36 acres from Medium Density (up to 15 dwelling units/acre) to Medium to High Density (up to 25 dwelling units/acre), located at 501 West 1st Street.

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

_____
Mayor

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

ORDINANCE NO. 2008.05

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

****

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

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by removing the below described property from the GID, General Industrial District and designating it as MU-3, Mixed-Use Medium-High Density District with a Planned Area Development Overlay on 0.36 acres.

LEGAL DESCRIPTION:
THE NORTH 112.00 FEET OF THE EAST 160.00 FEET OF LOT 4, STATE PLAT NO. 12 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 69 OF MAPS, PAGE 38;

EXCEPT THE EAST 20.00 FEET THEROF AS QUIT CLAIMED TO THE CITY OF TEMPE, JANUARY 24, 1950, IN DOCKET 493, PAGE 264.

TOTAL AREA IS 0.36 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of **ZON08002 and PAD08002** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____day of _____, 2008.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

WHEN RECORDED RETURN TO:
Development Services
City of Tempe
31 E. 5th Street
Tempe, AZ. 85281

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

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

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

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

Owner has submitted Application No. **PL070385** to the City requesting that the City approve the following:

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

for development of the following real property (Property):

Parcel No. 124-32-042C

LEGAL DESCRIPTION:
THE NORTH 112.00 FEET OF THE EAST 160.00 FEET OF LOT 4, STATE PLAT NO. 12 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 69 OF MAPS, PAGE 38;

EXCEPT THE EAST 20.00 FEET THEROF AS QUIT CLAIMED TO THE CITY OF TEMPE, JANUARY 24, 1950, IN DOCKET 493, PAGE 264.
TOTAL AREA IS 0.36 GROSS ACRES.

ADDRESS: 501 West 1st Street, Tempe, AZ. 85281

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

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

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

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

Dated this _____ day of _____, 2008.

_____	_____
(Signature of Owner)	*(Printed Name)*
_____	_____
(Signature of Owner)	*(Printed Name)*

State of Arizona)
) ss
County of _____)

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

_____

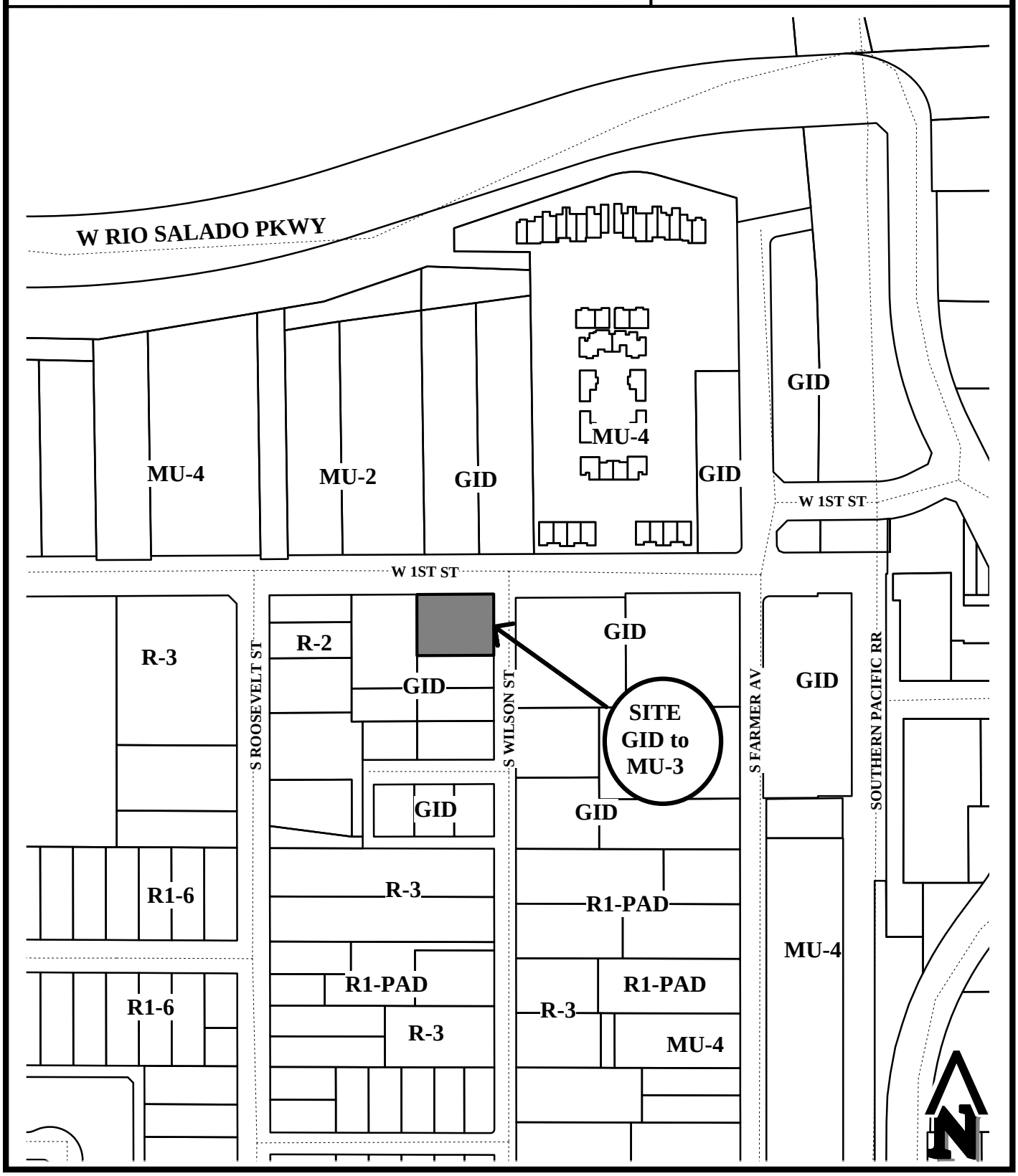
_____.

_____
(Signature of Notary)

(Notary Stamp)

Tempe

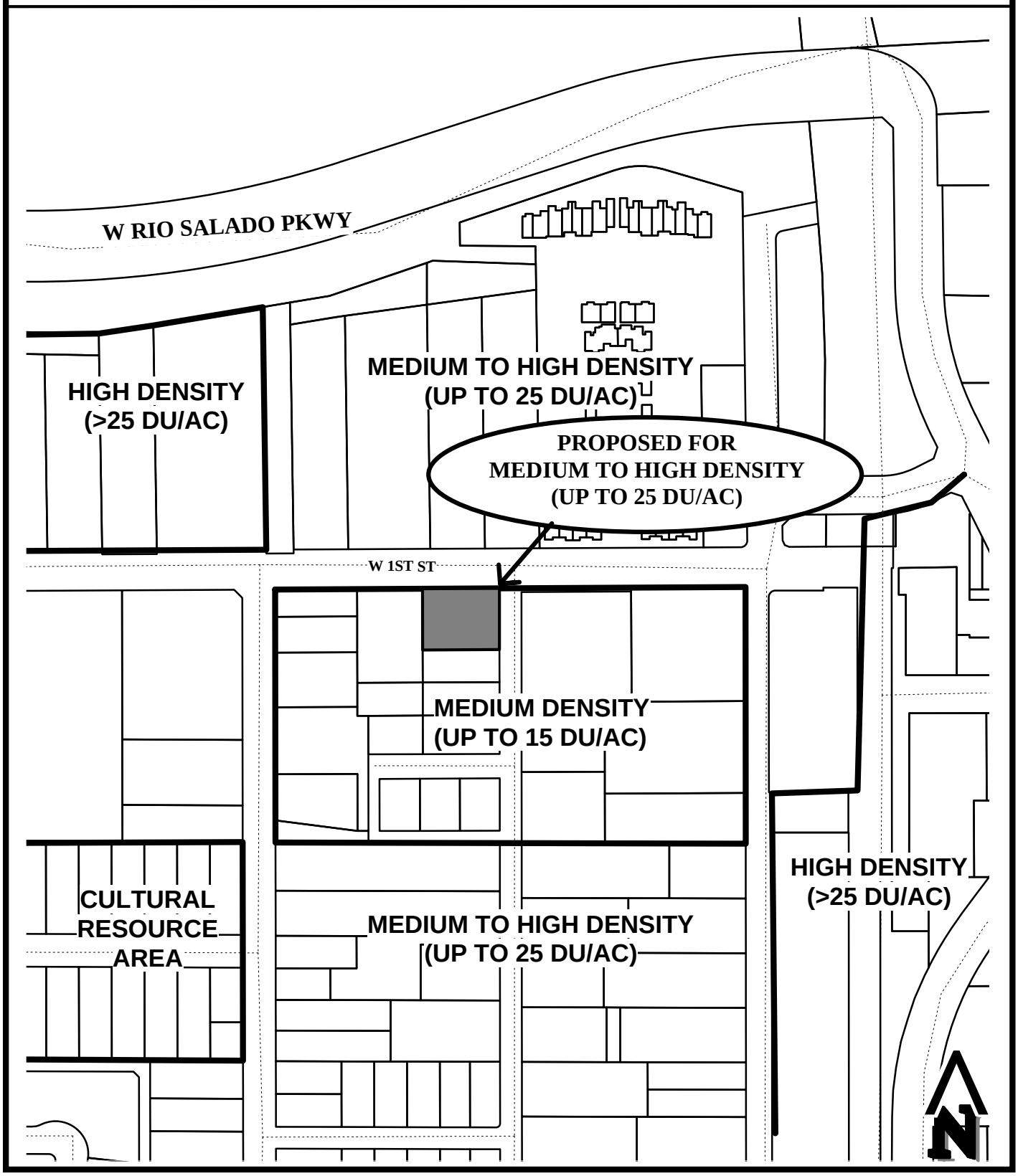
501 WEST FIRST	PL070385



Location Map

Tempe

PROJECT RESIDENTIAL DENSITY MAP



Location Map

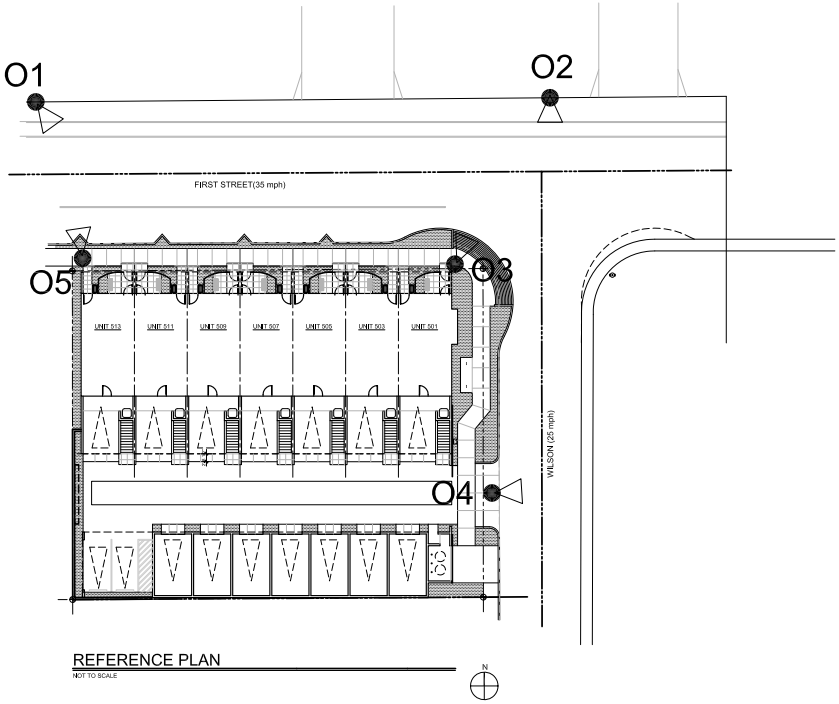
501 WEST FIRST STREET (PL070385)

ATTACHMENT 8

O1

O2

O3



O4

O5

PRELIMINARY - NOT FOR CONSTRUCTION

501 WEST FIRST

501 West First
501 West First Street
Tempe, Arizona 85281

MARSHALL COMPANY

SITE CONTEXT PHOTOS

#	Date	Description
Revisions		
JAN 10, 2008		
Date		
DH | TMV		
Designed By		
TMV | PM		
Drawn By		
TMV | PM		
Checked By		
0198		
Project Number		

A1.02

Sheet Number of

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If this drawing is less than 24" x 36", it has been reduced. Scale accordingly.

ATTACHMENT 9

Marshall Urban Development Company is pleased to present a Planned Area Development for 501 West First, a live|work development located at the southwest corner of First Street and Wilson Street in Tempe. The project's site has long been characterized by industrial uses that no longer fit with the evolving nature of the area. In recent years, the surrounding neighborhood has seen significant residential and mixed use development that has significantly enhanced the pedestrian experience and streetscape. Such developments have not only improved the immediate neighborhood but have also furthered the City's goal of creating a vibrant downtown community where people can live, work, and play. 501 West First will continue this positive trend of redevelopment with a project that complements the existing neighborhood in scale and design while providing additional opportunities for prospective residents to both live and work in the community. Additionally, the mixed use nature of the development will promote enhanced services to the area by attracting businesses such as artist studios, galleries, and professional service offices.

Site

501 West First is located on the south side of First Street and is bordered by an existing utility substation and a mix of industrial and aging rental residential property. The adjacent properties are in sharp contrast to the north side of First Street, where significant redevelopment activity has taken place including the construction of several live|work communities. 501 West First will build upon and further enhance the emerging streetscape by orienting both residential and storefront access for the project on First Street.

The 0.36 acre site will have a single residential building containing 7 live|work units for an overall planned residential density of just over 19 DU/AC. The face of the building will be 8' from the property line and 17' from the curb. However, the building setback on First Street is requested to be 0' from the property line to accommodate the projection of the balconies on the upper levels of the units. This design is intended to facilitate interaction with First Street while fostering pedestrian interest and maintaining an appropriate urban scale at the sidewalk. A setback of 14 feet from the curb (0 ft from the proposed property line) on Wilson Street will allow opportunities for landscaping at the street while promoting visual connectivity to the building's architectural detail and providing pedestrian linkage.

Project and Architecture

Each unit of the development will be 3-stories in height with approximately 1,800 square feet of interior space. The residences will feature 2 bedrooms, first floor work space, and provide both 1-car attached parking and a separate 1-car detached garage. A total of 6 guest parking spaces will be available for the project with 2 of these located on-site and 4 non-exclusive spaces located on the street. The on-site parking will be accessed through a controlled entrance on Wilson Street that will remain open during the day and will be secured during evening hours. This design was created with mixed-use in mind and is intended to maximize the balance between security and

vehicle circulation. The 16 total parking spaces provided on-site for the project exceeds the 15 spaces required.

501 West First will also embrace alternate modes of transportation by providing bicycle parking at each unit as well as 2 guest bike spaces. The project's location will provide residents with easy pedestrian access to Tempe Town Lake, Tempe Center for the Arts, and Tempe Beach Park. Additionally, there is nearby access to the local/regional bus system and the future light rail station at 3rd Street and Mill.

The project's architecture is modern in style with clean lines and colors intended to create visual interest. A variety of exterior materials including stucco, block, glass, rain screen and metal accents will be utilized to give texture and depth to the design. The bottom floor facing First Street will apply traditional storefront principles with significant glazing and entrance details to invite people in from the street and sidewalk. On the building's 2nd and 3rd floors, patios with open railing, metal accents, and glazing will be used to provide additional visual points of interest along both First and Wilson Street. Many of the building's windows will have external trellis screens to add additional architectural detail and reduce solar heat gain within the units. To enhance neighborhood safety, each of the building's window locations were carefully chosen to promote natural surveillance of the sidewalk. Additionally, semi-transparent fencing will be utilized in the front courtyards and along Wilson Street to provide visibility to and from the street while providing resident privacy.

The site's landscaping will feature tree shaded sidewalks with low water shrubs and ground cover. Greenscreen fence treatments will be used in several areas of the project to provide vertical plant elements and to minimize heat retention. Landscape buffers will be placed along First and Wilson Street to separate the sidewalk and pedestrians from the street traffic. Although the official landscaped area is calculated as 6.7% of the net site, this calculation does not include portions of landscaping that will be within the public right of way.

Request

To accomplish our vision for 501 West First, we are requesting approval of our PAD, modification of the site's current zoning designation from General Industrial District (GID) to Mixed Use 3 (MU-3), and modification of the site's General Plan Projected Density from Medium Density to Medium to High Density. The project will remain consistent with the City's long term vision of Mixed Use on the site as currently outlined in the General Plan.

Marshall Urban Development Company has a history of building responsible projects of which both homeowners and neighborhoods can be proud. If you grant our request, we look forward to being a part of the exciting transformation that is currently taking place in the neighborhood and in the larger Downtown.

Sincerely,

Todd Marshall

General Plan Assessment for 501 West First

Marshall Urban Development is requesting an amendment to the **Density Projection** of the General Plan for 501 West First. **The sole request for this modification of the General Plan is to change the Projected Residential Density from Medium Density to Medium to High Density.** Including this change, the proposed project remains in concert with the vision of the General Plan and is consistent with the City's goals and objectives of the General Plan elements as follows:

- The proposed project is Mixed-Use, which is consistent with the **Land Use Element** of the General Plan.

- The project supports the **Accessibility Element** goals and objectives of the General Plan. The development is human-scaled and provides the opportunity to integrate residents into a larger neighborhood fabric, offering accessibility to the local/regional bus system, future light rail system, Tempe Town Lake, and park system.

- The project is in alignment with the **Community Design** element of the General Plan and its goal to "develop standards that will enhance the community's quality of life for future generations." 501 West First's mixed use design and orientation on First Street will enhance pedestrian movement and create opportunities for interaction and observation of the street.

- We do not seek to modify the **Historic Preservation** goals or objectives of the General Plan. The site does not hold any historic structures.

- The project supports the General Plan **Housing Element**'s goal to "provide diverse housing opportunities for current and future residents". Currently, there are few developments in Tempe that provide opportunities for residents to both live and work in the neighborhood. 501 West First will enhance the diversity of housing options by bringing additional Live/Work residences to the area.

- The project reinforces the **Neighborhood** goals of the General Plan. The project fits well with the goal of neighborhood enhancement by removing aging industrial property and replacing it with a use that is compatible with the surrounding area and of a scale that is appropriate for the neighborhood. The Live/Work nature of the project minimizes the impact of traffic on the neighborhood and encourages the growth of neighborhood services. The proposed project will promote a safe neighborhood, pedestrian lifestyle and alternate modes of transportation.

- We share the General Plan's **Redevelopment** goal of "maximizing the efficacy of the land uses". The project will remove an aging industrial property that is no longer compatible with the surrounding neighborhood and will enhance the existing streetscape. Through its Work component, the development will encourage the growth of services in the area.

- The project supports the **Economic Development** element of the General Plan. By providing Work space in addition to its residential component, 501 West First encourages the location of small businesses in Tempe and the growth of services in the neighborhood.

- We do not intend to amend the **Conservation** goals and objectives of the General Plan.

- The General Plan goal of creating a **Pedestrian Network** that "encourage(s) pedestrian travel as an important part of the transportation system" has been embraced by the project's design. 501 West First incorporates a pedestrian friendly design at the street that integrates well with the existing pedestrian grid and encourages the pedestrian lifestyle.

- The project embraces the **Bikeways** element of the General Plan. Both private and public secure bike parking is integrated into the project's design. The project fronts onto First Street, which offers a dedicated bicycle lane to encourage bike travel and enhance bike safety.

- The project embraces the **Transit** goals of the General Plan by creating a pedestrian-friendly project within walking distance of several bus stops and the nearby light rail station.

- We do not seek to modify the **Travel Way** goals or objectives of the General Plan.

- We do not seek to modify the **Motorist** goals or objectives of the General Plan.

- The **Aviation** element and goals do not apply to the specific request.

- The proposed request does not hinder the current or proposed **Open Spaces** plan within the City of Tempe. The site's location and pedestrian oriented design will provide excellent accessibility to nearby public spaces such as Tempe Town Lake, Tempe Beach Park, and Jaycee Park.

- We do not seek to modify the **Recreational Amenities** goals or objectives of the General Plan. As described above, the project provides excellent accessibility to the community's vast recreational amenities.

- We do not seek to modify the **Public Art and Cultural Amenities** goals or objectives of the General Plan.
- We do not seek to modify the **Public Services** goals or objectives of the General Plan.
- We do not seek to modify the **Human Services** goals or objectives of the General Plan.
- We do not seek to modify the **Public Safety** goals or objectives of the General Plan.

501 West First Neighborhood Meeting

Date Held: January 14th, 2008

Location: Hatton Hall - 34 E. 7th St., Tempe

Start Time: 6:00

End Time: 7:30 (project representatives were present until all other attendees had left)

Project Representatives:

Todd Marshall

Ryan Lustig

Neighborhood attendees:

Mary Anne Esparza

Kent Oertle

Notes:

Mary Anne Esparza currently lives in the Sunset Riverside neighborhood on Roosevelt Street. She did not express any major concerns with the project design or proposed use, stating that she was glad it would remove the unsightly building that is currently on the property and create a more pedestrian friendly environment. Mary Anne did comment that that the project should provide light on First Street to promote a safe environment for pedestrians at night. She also voiced some concern that during the development process, the project would add to the noise and parking issues created by the new construction projects underway in the area.

Kent Oertle is a resident of Phoenix and owns rental property southwest of the project site. His primary reason for attending the meeting was simply to find out more about the project. After being oriented to the site and proposed development, Kent expressed that he was in favor of the project.

Sign in Sheet

501 West First Neighborhood Meeting

Name	Address	City	Zip	Phone #	e-mail
Mary Anne Espaiza	109 S. Roosevelt St	Tempe	85281		
KENT OERTLE	12045 S. BLACKFOOT DR.	PHX	85044	480-753-2295	

ATTACHMENT 16

PLANNED AREA DEVELOPMENT OVERLAY FOR 501 WEST FIRST

A PORTION OF SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY ACCEPT THE DEVELOPMENT STANDARDS SHOWN ON THIS_____DAY OF _____, 2008.

PLAN C, LLC

BY: MARSHALL URBAN DEVELOPMENT COMPANY
ITS: MANAGER

BY:_____
ITS: PRESIDENT

ACKNOWLEDGEMENT:
STATE OF ARIZONA, COUNTY OF MARICOPA THE FORGOING INSTRUCMENT WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF _____, 2008 BY AUTHORIZED REPRESENTATIVE, ON BEHALF OF PLAN C, LLC. WITNESS THEREOF I HAVE UNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC MY COMMISION EXPIRES

LEGAL DESCRIPTION

THE NORTH 112.00 FEET OF THE EAST 160.00 FEET OF LOT 4, STATE PLAT NO.12 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 69 OF MAPS, PAGE 38;

EXCEPT THE EAST 20.00 FEET THEREOF AS QUIT CLAIMED TO THE CITY OF TEMPE, JANUARY 24, 1950, IN DOCKET 493, PAGE 264.

OWNER / DEVELOPER

OWNER PLAN C, LLC
689 WEST FIRST STREET, SUITE 1B
TEMPE, ARIZONA 85281

DEVELOPER MARSHALL URBAN DEVELOPMENT COMPANY
688 WEST FIRST STREET, SUITE 1B
TEMPE, ARIZONA 85281

PROJECT NAME AND ADDRESS

501 WEST FIRST

501 WEST FIRST STREET
TEMPE, ARIZONA 85821

PROJECT DATA

SEE SHEET PAD 2

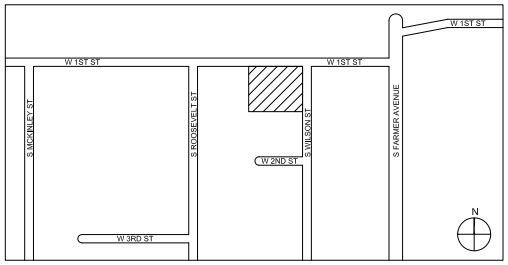
CITY APPROVAL

APPROVED BY THE CITY OF TEMPE CITY COUNCIL ON THE

_____DAY OF_____, 2008

ACCEPTED BY:_____ _____
DEVELOPMENT SERVICES DATE

LOCATION MAP (N.T.S.)



CONDITONS OF APPROVAL : PAD00000

ATTACHMENT 17

DS071146 PAD08002 REC08002

REC08002 PAD08002 DS071146

501 WEST FIRST
501 West First
501 West First Street
Tempe, Arizona 85281

MARSHALL COMPANY

COVER SHEET

PL070385

#	Date	Description
Revisions		
JAN 17, 2008		
Date		
DH | TMV		
Designed By		
TMV | PM		
Drawn By		
TMV | PM		
Checked By		
0198		
Project Number		

PAD 1

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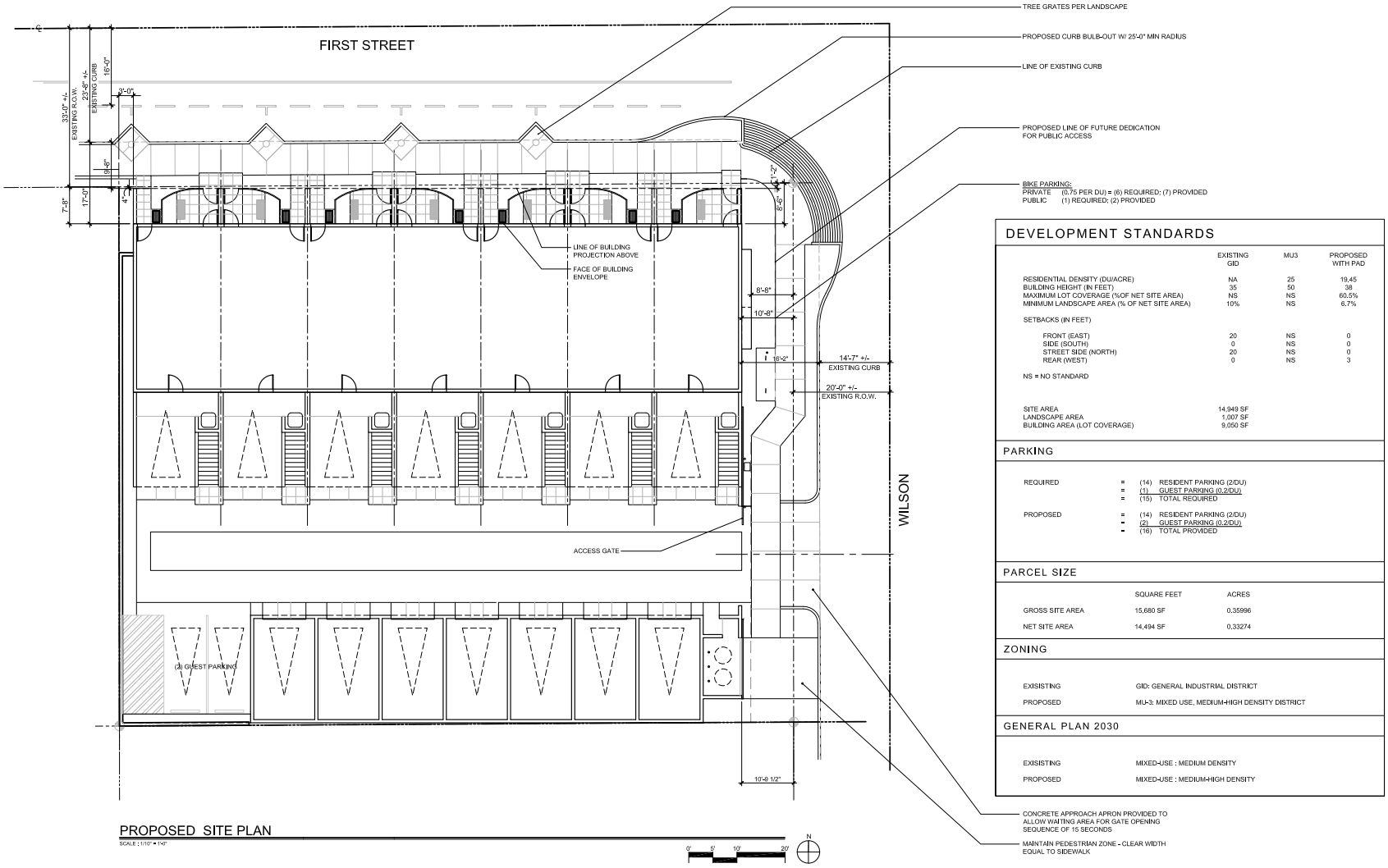
PLANNED AREA DEVELOPMENT OVERLAY FOR 501 WEST FIRST



PROPOSED SITE PLAN

SCALE : 1/10" = 1'-0"

DEVELOPMENT STANDARDS

	EXISTING GID	MU3	PROPOSED WITH PAD
RESIDENTIAL DENSITY (DU/ACRE)	NA	25	19.45
BUILDING HEIGHT (IN FEET)	35	50	38
MAXIMUM LOT COVERAGE (%OF NET SITE AREA)	NS	NS	60.5%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	10%	NS	6.7%
SETBACKS (IN FEET)			
FRONT (EAST)	20	NS	0
SIDE (SOUTH)	0	NS	0
STREET SIDE (NORTH)	20	NS	0
REAR (WEST)	0	NS	3

NS = NO STANDARD

SITE AREA	14,949 SF
LANDSCAPE AREA	1,007 SF
BUILDING AREA (LOT COVERAGE)	9,050 SF

PARKING

REQUIRED	=	(14)	RESIDENT PARKING (2/DU)
	=	(1)	GUEST PARKING (0.2/DU)
	=	(15)	TOTAL REQUIRED
PROPOSED	=	(14)	RESIDENT PARKING (2/DU)
	=	(2)	GUEST PARKING (0.2/DU)
	=	(16)	TOTAL PROVIDED

PARCEL SIZE

	SQUARE FEET	ACRES
GROSS SITE AREA	15,680 SF	0.35996
NET SITE AREA	14,494 SF	0.33274

ZONING

EXISISTING	GID: GENERAL INDUSTRIAL DISTRICT
PROPOSED	MU-3: MIXED USE, MEDIUM-HIGH DENSITY DISTRICT

GENERAL PLAN 2030

EXISISTING	MIXED-USE : MEDIUM DENSITY
PROPOSED	MIXED-USE : MEDIUM-HIGH DENSITY

501 WEST FIRST

501 West First
501 West First Street
Tempe, Arizona 85281

MARSHALL COMPANY

SITE PLAN
PL070385

#	Date	Description
Revisions		
JAN 25, 2008		
Date		
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TMV | PM		
Drawn By		
TMV | PM		
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PAD 2

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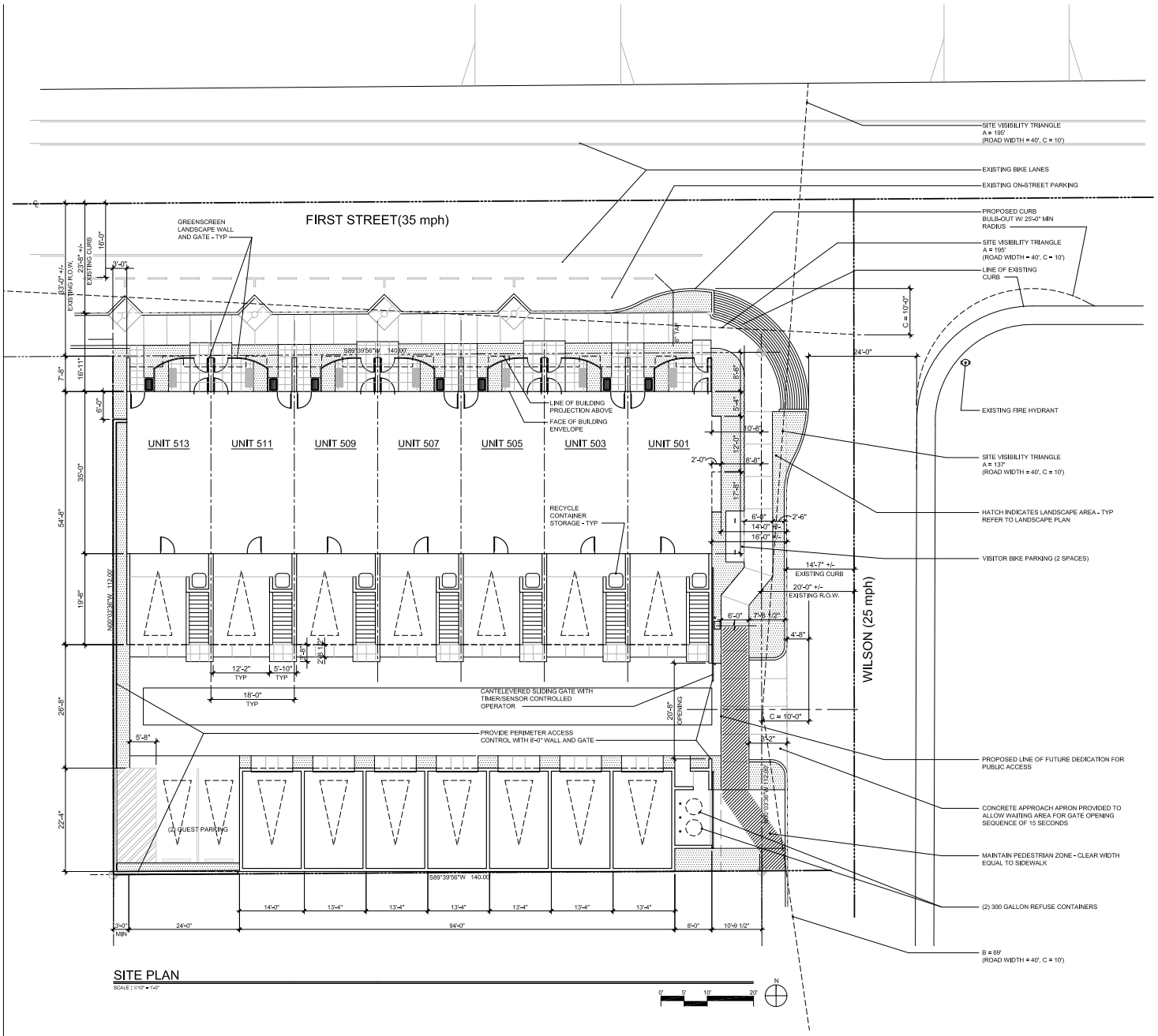
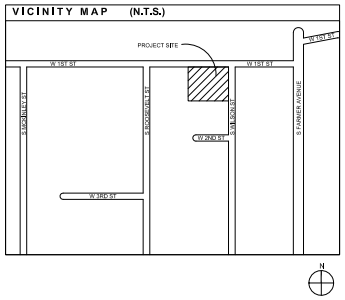
DS071146 PAD08002 REC08002

ATTACHMENT 19



VICINITY MAP (N.T.S.)



DEVELOPMENT SUMMARY

ASSESSORS PARCEL NO.	=	124-32-042C
GROSS PARCEL AREA	=	15,680 SF (0.36 ACRES)
NET PARCEL AREA	=	14,949 SF (0.33 ACRES)
2030 GENERAL PLAN		
EXISTING	=	MIXED-USE: MEDIUM DENSITY
PROPOSED	=	MIXED-USE: MEDIUM-HIGH DENSITY
ZONING		
EXISTING	=	GID (GENERAL INDUSTRIAL DISTRICT)
PROPOSED	=	MU-3 (MIXED-USE DISTRICT)
DENSITY (PER GENERAL PLAN)		
EXISTING	=	15 DU/AC
PROPOSED	=	19.4 DU/AC (25 U/AC ALLOWED PER MU-3)
USE		
EXISTING	=	INDUSTRIAL
PROPOSED	=	LIVE | WORK RESIDENTIAL
PARKING		
REQUIRED	=	(14) RESIDENT PARKING (2/DU)
	=	(1.4) GUEST PARKING (0.2/DU)
	=	(15) TOTAL REQUIRED
PROPOSED	=	(14) RESIDENT PARKING (2/DU)
	=	(2) GUEST PARKING (0.2/DU)
	=	(16) TOTAL PROVIDED
ON-STREET PARKING	=	(4) TOTAL
OCCUPANCY TYPE	=	B / R-2 / U (ALL GARAGES)
(7) LIVE | WORK TOWNHOMES	=	6,950 SF LOT COVERAGE (46.5%)
TOTAL BUILDING AREA	=	13,212 SF
BUILDING HEIGHT	=	+/- 38'-0" (50'-0" ALLOWED IN MU-3)
TOTAL # OF STORIES	=	3
(7) ENCLOSED GARAGES	=	2,100 SF LOT COVERAGE (14.0%)
TOTAL BUILDING AREA	=	2,100 SF
BUILDING HEIGHT	=	+/- 15-0" (50'-0" ALLOWED IN MU-3)
TOTAL # OF STORIES	=	1
TOTAL BUILDING AREA	=	15,312 SF
TOTAL LOT COVERAGE	=	9,050 SF (60.5%)
CONSTRUCTION TYPE	=	TYPE V-A (SPRINKLED)
PROVIDED NET LANDSCAPING (ON-SITE)	=	1,007.35 SF (6.7%)
PROVIDED GROSS LANDSCAPING (TOTAL LANDSCAPING PROVIDED INCLUDING R.O.W.)	=	1,673.64 SF (10.7%)

SETBACKS	GID	PROPOSED WITH PAD	
FRONT YARD	20'-0"	0'-0"	(WILSON ST)
SIDE	0'-0"	0'-0"	(SOUTH PROPERTY LINE)
STREET SIDE	20'-0"	0'-0"	(FIRST AVE)
REAR YARD	0'-0"	3'-0"	(WEST PROPERTY LINE)

GENERAL NOTES:
1. RETENTION TO BE PROVIDED V/A UNDERGROUND STORAGE IN DRIVE AISLE
2. GATE OPERATION TO BE CONTROLLED BY TIMER, EXIT SENSOR AND REMOTE TRANSMITTER
3. GATE TO REMAIN OPEN (SUBJECT TO MODIFICATION BY HOA) BETWEEN 7:30AM AND 5:30 PM MONDAY - FRIDAY

LEGAL DESCRIPTION

THE NORTH 112.00 FEET OF THE EAST 160.00 FEET OF LOT 4, STATE PLAT NO.12 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 69 OF MAPS, PAGE 38;

EXCEPT THE EAST 20.00 FEET THEREOF AS QUIT CLAIMED TO THE CITY OF TEMPE, JANUARY 24, 1950, IN DOCKET 493, PAGE 264.

PRELIMINARY - NOT FOR CONSTRUCTION

501 WEST FIRST

501 West First
501 West First Street
Tempe, Arizona 85281

MARSHALL COMPANY

SITE PLAN

#	Date	Description
Revisions		
JAN 25, 2008		
Date		
DH | TMV		
Designed By		
TMV | PM		
Drawn By		
TMV | PM		
Checked By		
0198		
Project Number		

A1.01

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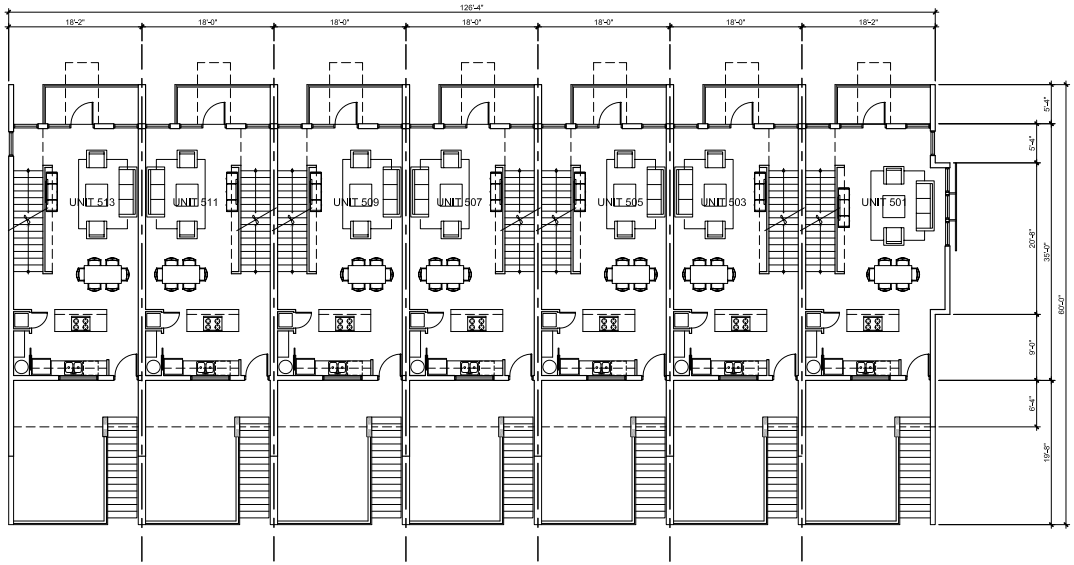
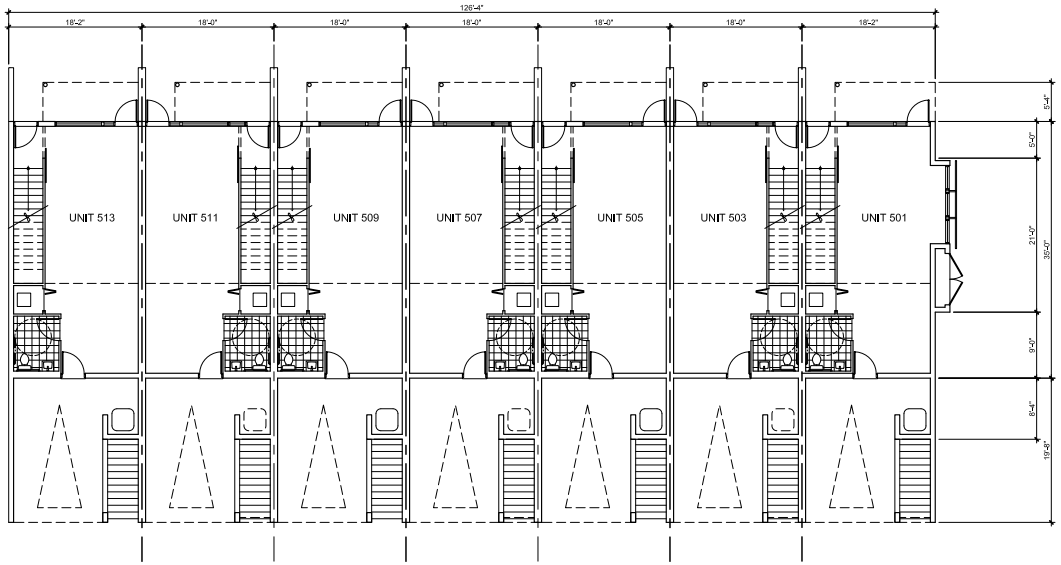
ATTACHMENT 20



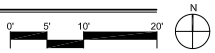
SECOND FLOOR PLAN

SCALE : 1/8" = 1'-0"



GROUND FLOOR PLAN

SCALE : 1/8" = 1'-0"



501 WEST FIRST

501 West First
501 West First Street
Tempe, Arizona 85281

MARSHALL COMPANY

GROUND + SECOND FLOOR PLANS

PRELIMINARY - NOT FOR CONSTRUCTION

#	Date	Description
Revisions		

JAN 18, 2008
Date

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Designed By

TMV | PM
Drawn By

TMV | PM
Checked By

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Project Number

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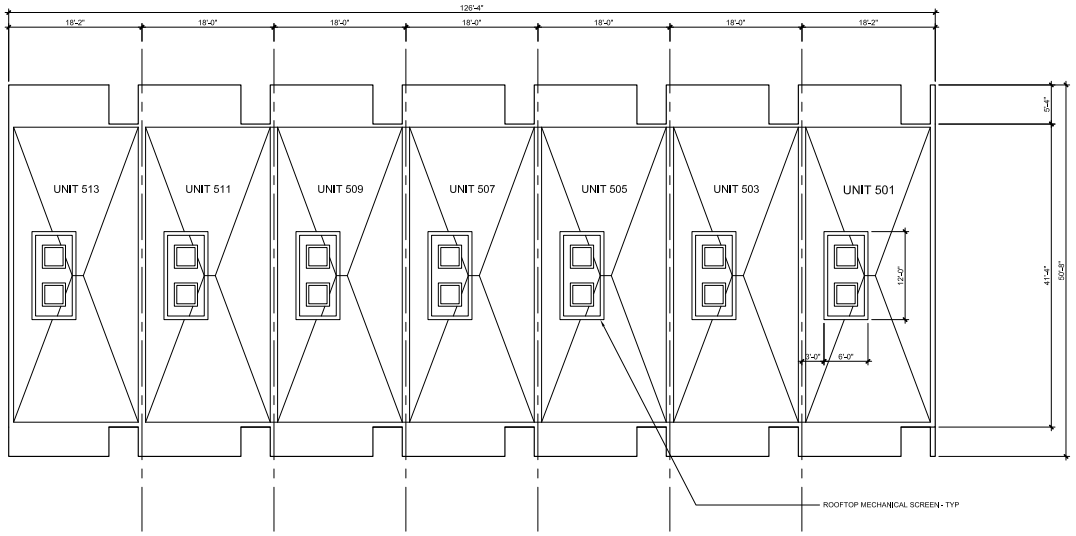
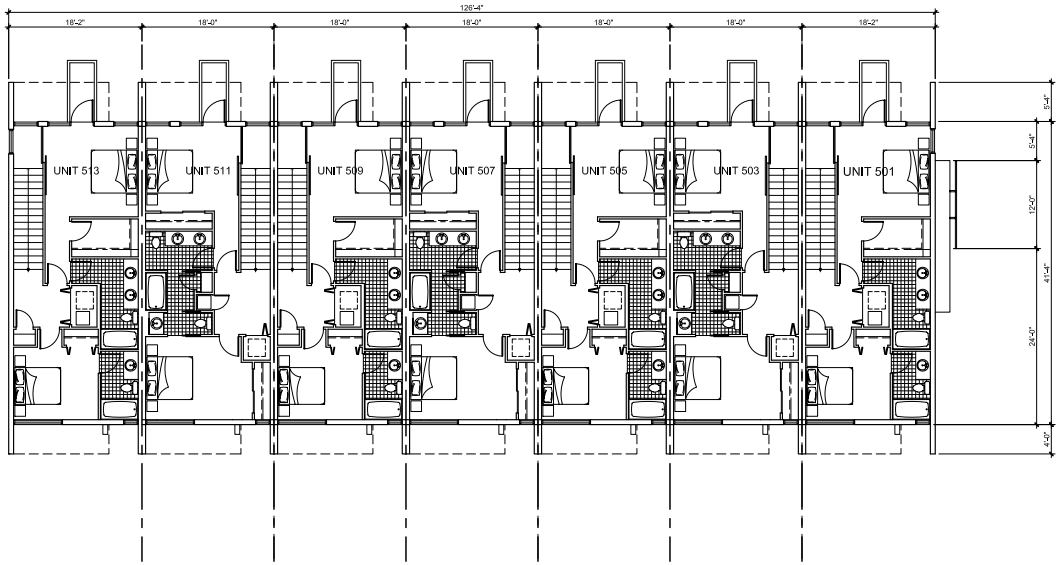
ATTACHMENT 21



ROOF PLAN

SCALE : 1/8" = 1'-0"



THIRD FLOOR PLAN

SCALE : 1/8" = 1'-0"

0' 5' 10' 20'

N

501 WEST FIRST

501 West First
501 West First Street
Tempe, Arizona 85281

MARSHALL COMPANY

THIRD FLOOR + ROOF PLANS

PRELIMINARY - NOT FOR CONSTRUCTION

#	Date	Description
Revisions		

JAN 18, 2008
Date

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Drawn By

TMV | PM
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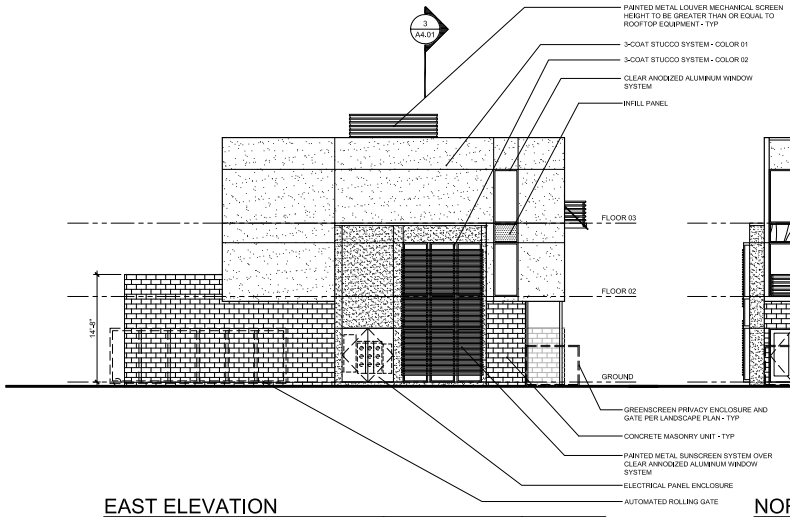
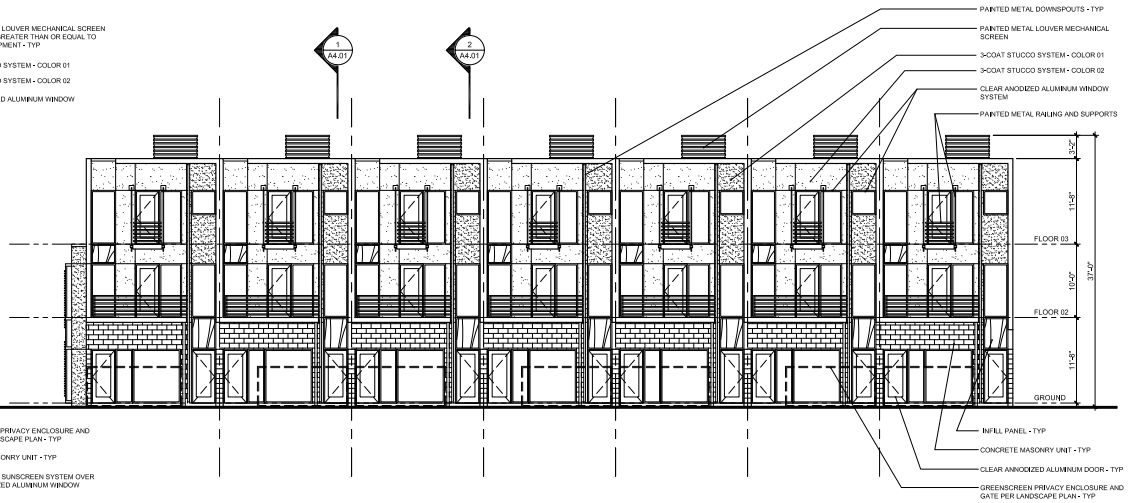


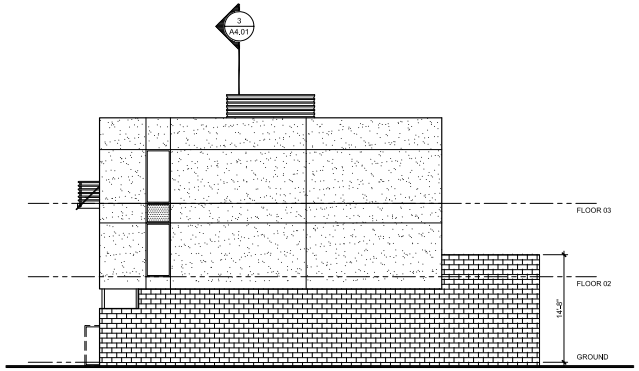
EAST ELEVATION

SCALE : 1/8" = 1'-0"



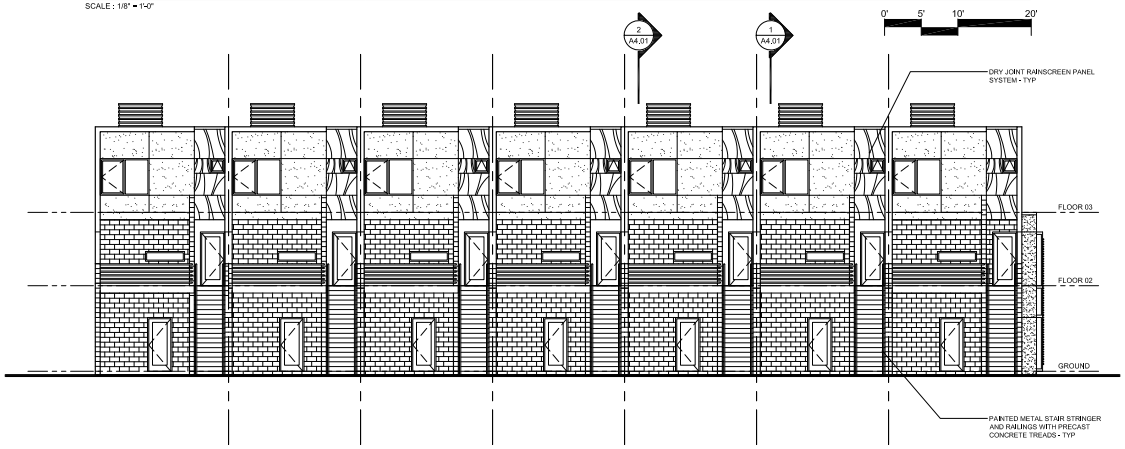
NORTH ELEVATION

SCALE : 1/8" = 1'-0"



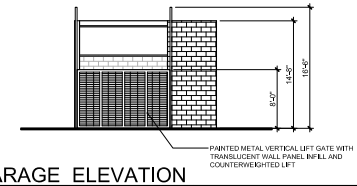
WEST ELEVATION

SCALE : 1/8" = 1'-0"



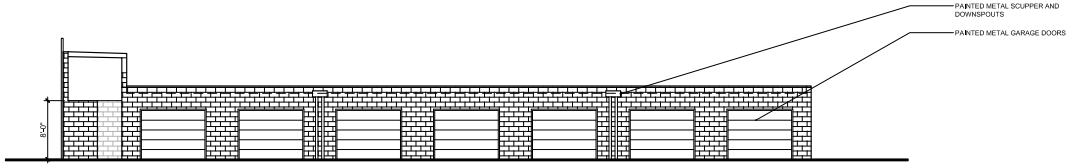
SOUTH ELEVATION

SCALE : 1/8" = 1'-0"



EAST GARAGE ELEVATION

SCALE : 1/8" = 1'-0"



NORTH GARAGE ELEVATION

SCALE : 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

501 WEST FIRST

501 West First
501 West First Street
Tempe, Arizona 85281

MARSHALL COMPANY

EXTERIOR + GARAGE ELEVATIONS

#	Date	Description
Revisions		
JAN 22, 2008		
Date		
DH | TMV		
Designed By		
TMV | PM		
Drawn By		
TMV | PM		
Checked By		
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A3.01

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ATTACHMENT 22

501 WEST FIRST

501 West First
501 West First Street
Tempe, Arizona 85281

MARSHALL COMPANY

EXTERIOR COLOR ELEVATIONS

#	Date	Description
Revisions		
JAN 22, 2008		
Date		
DH | TMV		
Designed By		
TMV | PM		
Drawn By		
TMV | PM		
Checked By		
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Project Number		

A3.02

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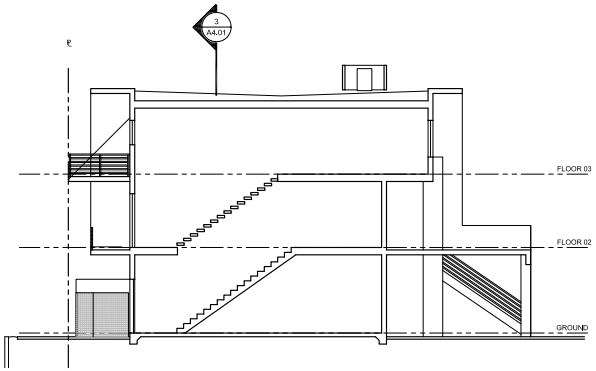
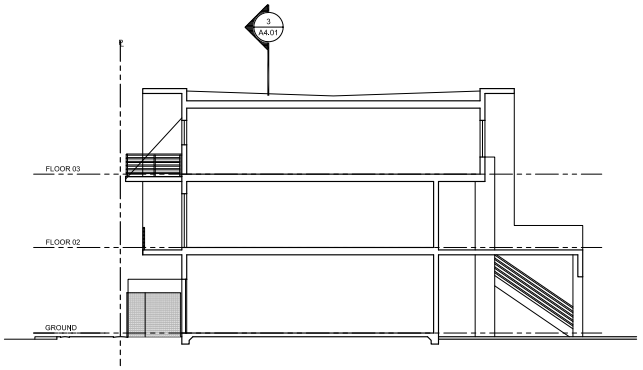
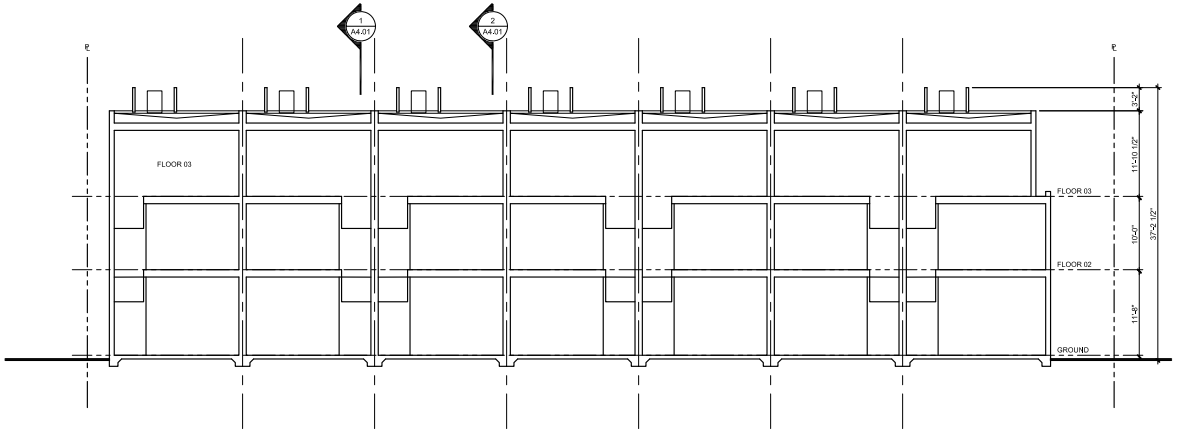


1 A4.01 BUILDING CROSS SECTION
SCALE : 1/8" = 1'-0"



2 A4.01 BUILDING CROSS SECTION
SCALE : 1/8" = 1'-0"



3 A4.01 BUILDING SECTION
SCALE : 1/8" = 1'-0"

0' 5' 10' 20'

PRELIMINARY - NOT FOR CONSTRUCTION

501 WEST FIRST

501 West First
501 West First Street
Tempe, Arizona 85281

MARSHALL COMPANY

BUILDING SECTIONS

#	Date	Description
Revisions		
JAN 18, 2008		
Date		
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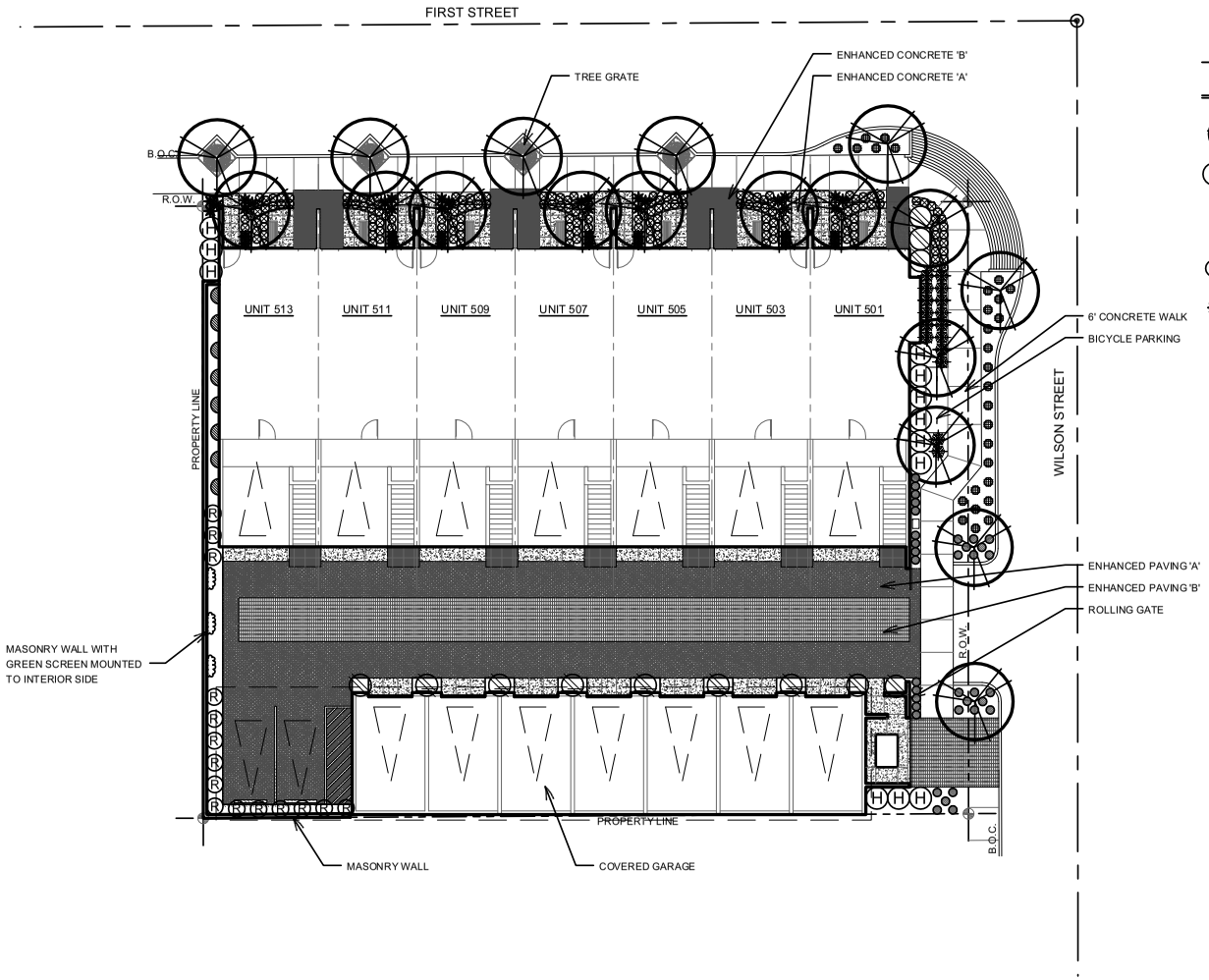

Conceptual Plant Legend

Sym.	Common Name	Botanical Name	Size	Remarks
	Trees			
	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	24" BOX MIN.	TALL UPRIGHT STANDARD
	Large Shrubs			
H	HOPSEED	DODONAEA VISCOSA	5 GAL.	FULL TO GRADE
	WEEPING CHINESE BANYAN	FICUS BENJAMINA	5 GAL.	FULL TO GRADE
	Medium/Small Shurbs			
	PROSTRATE ROSEMARY	ROSMARINUS OFFICINALIS	1 GAL.	SPACE PER PLANS
	COMPACT MYRTLE	MYRTUS COMMUNIS 'COMPACTA'	1 GAL.	24" MAX. HEIGHT
R	BLUE RUELLIA	RUELLIA PENINSULARIS	1 GAL.	24" MAX. HEIGHT
	Accents			
	PALMER AGAVE	AGAVE PAMERI	5 GAL.	SPACE PER PLANS
	RED YUCCA	HESPERALOE PARVIFLORA	1 GAL.	SPACE PER PLANS
	NEW GOLD LANTANA	LANTANA MONTEVIDENSIS	1 GAL.	24" MAX. HEIGHT
	Vines			
	BOUGENVILLEA	BOUGENVILLEA 'B. KARST'	1 GAL.	TRAIN TO GREEN SCREEN OR WALL
	CREEPING FIG	FICUS PUMILA	1 GAL.	TRAIN TO TRELLIS

NOTE:
ALL LANDSCAPE AREAS TO BE TOP DRESSED WITH 2" OF DECOMPOSED GRANITE.

ALL LANDSCAPE SHOWN ON THIS PLAN TO BE WATERED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.

PL070385

17 JANUARY 2008
NORTH
SCALE: 1"=10'

Conceptual Landscape Plan

501 West First Street

Tempe, Arizona

PL070385

MARSHALL COMPANY

ATTACHMENT 25

ENTRY SECTION A

NORTH ELEVATION - WEST FIRST AVENUE

TYPICAL ENTRY PARTIAL PLAN

501 WEST FIRST

501 West First
501 West First Street
Tempe, Arizona 85281

MARSHALL COMPANY

UNIT ENTRY COURTYARD EXHIBIT

#	Date	Description
Revisions		

JAN. 18, 2008
Date

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Designed By

TMV | PM
Drawn By

TMV | PM
Checked By

0188
Project Number

A1.04

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ATTACHMENT 26

501 WEST FIRST

MATERIAL COLOR SAMPLES

12.21.2007

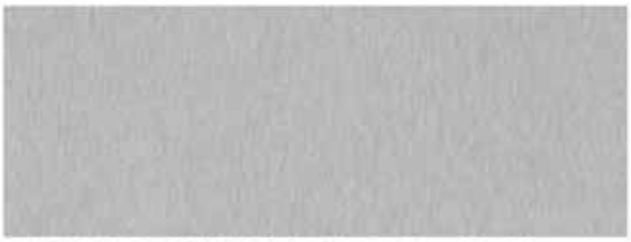
3 COAT STUCCO SYSTEM
SAND TEXTURE FINISH
COLOR 01

3 COAT STUCCO SYSTEM
SAND TEXTURE FINISH
COLOR 02

CONCRETE BLOCK
CHARCOAL

PANEL SYSTEM
TRESPA METEON
"NA-09 OXIDATION"

PAINTED METAL
RAILINGS / STAIRS
COLOR 02



CLEAR ANNODIZED ALU-
MINUM WINDOW SYSTEM

MARSHALL
URBAN DEVELOPMENT
COMPANY

501
WEST FIRST