

Staff Summary Report



Development Review Commission Date: 09/25/07

Agenda Item Number: 3

SUBJECT: Hold a public hearing for a Zoning Map Amendment and a Development Plan Review for **CAMPUS TOWERS** located at 1215 East Orange Street.

DOCUMENT NAME: DRCr_Campus-Towers_092507

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **CAMPUS TOWERS (PL060700)** (Linda Gerchick, Campus Towers L.L.C., property owner; Paul Gilbert, Beus Gilbert P.L.L.C., Zoning applicant; Nathan LeBlang, Orcutt Winslow, Development Plan applicant) consists of three story condominiums, 138 dwelling units, +/- 202,128 s.f. construction area, on two parcels comprising +/- 5.581 acres. The request includes the following:

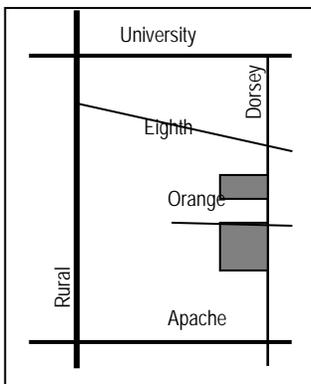
ZON07005 – (Ordinance No. 2007.52) Zoning Map Amendment from R-3, Multi-Family Residential Limited and T.O.D. Transportation Overlay District (corridor) to R-4, Multi-Family Residential General and T.O.D. Transportation Overlay District (corridor) for +/- 5.581 acres.

DPR07114 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Kevin O’Melia, Senior Planner (480-350-8432)
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)
LEGAL REVIEW BY: N/A
FISCAL NOTE: N/A

RECOMMENDATION: **Staff – Continuance. If approved, approval subject to conditions 1 - 37. Apache Boulevard Project Area Committee – Approval withheld -- see APAC meeting notes under Public Input.**

ADDITIONAL INFO:



Site area	2.06 ac Parc'l A, 3.55 ac Parc'l B (5.581 acres total)
Overall building area	73,944 Parc'l A, 128,184 Parc'l B (202,128 s.f. total)
Building footprint area	32,072 Parc'l A, 55,791 Parc'l B (87,863 s.f. total)
Lot Coverage	35 % (60 % maximum allowed)
Lot area per D.U.	1,795 Parc'l A, 1,758 Parc'l B (min. 1,740 s.f. req'd.)
Density (D.U. per acre)	24.27 Parc'l A, 24.79 Parc'l B (max. 25 D.U./acre)
Building Height	35 ft (40 ft maximum allowed)
Number of stories	Three
Parc'l A bld'g setbacks	20' front-east-Dorsey, 10' streetside-south-Orange, 10' side-north, 10' rear-west (minimum 20' front , 10' streetside, 10' side, 10' rear)
Parc'l B bld'g setbacks	20' front-south-Mariana cul-de-sac, 20' reverse front-north-Orange, 20' streetside-east-Dorsey (by condition of approval), 10' side-south & west (min. 20' front, 20' reverse front, 10' streetside, 10' side)
Landscaped area	47 % Parc'l A, 34 % Parc'l B (25 % min. required)
Vehicle park'g provided	120 Parc'l A (117 req'd.), 208 Parc'l B (201 req'd.)
Bike park'g provided	70 Parc'l A (60 req'd.), 128 Parc'l B (106 req'd.)

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COMMENTS:

Project Overview

The applicants originally had requested an approval for a Zoning Map Amendment and a Development Plan for Campus Towers. Since the continuance at the August 14, 2007 Hearing, the architect has not been authorized to proceed with redesign to address the objections of the Development Review Commission. Accordingly, the architect has formally requested a continuance for the project and is not requesting a date certain for a future Hearing.

Campus Towers is a 138 residential condominium proposal located on two parcels that together are approximately 5.581 acres. A Zoning Map Amendment is proposed from R-3 to R-4 to increase the allowable height and residential density beyond what is allowed in the existing district. There is no accompanying request to modify development standards through a Planned Area Development Overlay. A preliminary proposal for a Use Permit request for tandem parking spaces was deleted. Tandem parking was eliminated from the design as the project progressed.

The two bedroom and four bedroom dwellings of the project are designed principally for the student market. Disabled accessible units are provided. In all there are five unit types: of the four bedroom, two level A units, there are fifty-two; of the two bedroom B units, there are fifty-two; of the one bedroom, disabled accessible C units, there are seven; of the four bedroom, two level D units, there are seven; and of the two bedroom E units, there are twenty. The overall resident count (based on one student-resident per bedroom) is 387.

The project site is in an older area of Tempe. Dorsey Lane is to the east, Lemon is to the south, and Orange bisects the project into Parcel A (north) and Parcel B (south). Eighth Street, originally the Bankhead Highway, once the primary road linkage between Tempe and Mesa, is one block to the north of Parcel A. The buried Kirkland McKenney pipeline, at the northern edge of the project, is a modern vestige of an agricultural era. A century ago the open irrigation canal served farmland in the area. In the far distant past the original transit of the canal was dug by the Hohokam. Campus Towers will largely displace three multi-family subdivisions, Malaran Park I and Mariana Park I and II. The twenty-five lots of these subdivisions that Campus Towers will displace were developed in the early 1960's with four-plex apartment dwelling units.

Immediately east of the development, along the eastern edge of Dorsey Lane, are three single family subdivisions, including Carlson Park, Carlson Park 2 and Tomlinson Estates. These single family residential subdivisions are included in a Cultural Resource Area. The adjacency of this neighborhood to Campus Towers, with Dorsey Lane as a separation, has fueled discussion in the neighborhood meetings and is the source of several conditions of approval.

Development Plan

Approval criteria for Development Plan are listed in the Zoning and Development Code, Section 6-306 (D).

The site layout includes the removal of the northernmost part of Mariana Street and the creation of a cul-de-sac for Mariana at the southern edge of the project. The cul-de-sac is approximately one long block north of Lemon. In the proposal, Mariana no longer intersects Orange Street. Orange, while still a public street, is augmented with parallel parking on north and south sides. The parking serves Campus Towers as well as the public and also will help to calm traffic on Orange. The northern, western and part of the southern edges of the proposal are existing alleys. The northern alley covers a section of the Kirkland McKenney pipeline. The pipeline access will be preserved. The alleys, by condition of approval, will be repaved and are employed as access ways for residential parking and are part of the emergency and refuse pick-up lane network for the project. The Fire Department and Solid Waste Division / Public Works Department will access the site via existing public streets.

The project is row housing. Each building is three stories high. Vertical access via stairways is exterior; there are no horizontal passages between units except at grade and at stair landings. Each unit has front

and rear windows; there are no double loaded buildings with central, interior circulation. Parking is on surface or is tucked in single or double garages on the first level of the units. There is no sub-grade common parking garage. Open space between the buildings is taken up with drive aisles, surface parking and landscape. Each Parcel has a common swimming pool and gathering space. The northern Parcel A also has a large, triangular shape, landscaped "green."

The architecture is uncompromisingly modern. The buildings are frame construction with exposed concrete masonry unit shear walls and exposed, pre-cast concrete floor and roof planks. The roofs, which serve as mechanical equipment decks, are concealed behind parapets. The roofs are off-limits to public and residents. The exposed CMU surfaces are sandblasted. The building fronts are alternately glazed and sheathed with accent panels of fiber cement board; the glazed window walls are shaded with projecting balconies and roof overhangs. The horizontality of the buildings is accentuated with exposed structural steel at floor and roof line and by metal pipe railing at the balconies. By contrast, the building colors are muted, ranging from several tan colors (exterior plaster) to light gray (CMU) to dark brown (metal trim and garage doors). The fiber cement board accent panels are Okker, Jade and Sand integral colors. The insulated, low-e glazing system is reflective bronze with clear anodized aluminum frames. The entrance doors at the stair wells are solid core wood.

Pedestrian Orientation & Vehicular Traffic

The proposal is in the Transportation Overlay District corridor. The increased lot coverage and height development standards and decreased setback standards for the T.O.D. station area do not apply to Campus Towers. The proposal does take advantage of the parking ratio reduction for Multi-Family Use within the corridor. 328 vehicle parking spaces are provided for the combined development. 191 of the parking spaces are enclosed in garages. 137 spaces, including 28 guest parking spaces, are in the open.

The proposal is in line with the requirements for pedestrian oriented design. The proposal is required by condition of approval to increase the amount of trees along its street frontages. This condition will fulfill the requirement for mature tree canopy with a minimum of thirty-three percent full shade on public sidewalks but will also serve to screen the elevations from adjacent properties, notably the Cultural Resource Area neighborhood to the east. An increase in building setback along Dorsey Lane, discussed below, also facilitates the placement and growth of canopy trees.

The applicant has provided a Trip Generation Comparison Letter, explaining basic traffic impact for Campus Towers. The Transportation Division's Traffic Engineer has reviewed this letter and is in agreement that the increase in traffic for the area does not place a significant burden on the surrounding roadway network. The Traffic Engineer's memo is included in the attachments to the report. To help allay neighborhood concerns regarding negative traffic impact on the immediate area, the developer is required by condition of approval to provide a Traffic Mitigation Plan for Dorsey Lane and adequately fund traffic calming features that arise from the Traffic Mitigation Plan. The developer is required to receive approval from the Traffic Engineer with regard to identification of solutions for circulation of traffic at this location.

General Plan 2030

Campus Towers meets the residential land use and fits well under the residential density (greater than 25 dwelling units per acre) identified in the General Plan 2030. The proposal is immediately west of a Cultural Resource Area, as identified on the Tempe General Plan 2030 Projected Residential Density Map. Since it is desirable to maintain the character of this single family neighborhood, the applicant, in addition to reducing the project density, has agreed to provide an increased setback for Parcel B on Dorsey over what is required by the zoning district (either R-3 or R-4). Parcel B has a street side yard on Dorsey. The Parcel B setback is increased (by condition of approval) on Dorsey to 20 ft. for building wall (from 10 ft). The design will observe (by condition of approval) a 15 ft. open structure setback on Dorsey for Parcel B. Effectively, Parcel B will have three front yards, one at the Mariana cul-de-sac, one at Orange (the reverse front yard, and one (by condition of approval) at Dorsey.

Zoning Map Amendment

As stated in the Zoning and Development Code Section 6-304 (A) “Purpose. The regulations and boundaries of zoning districts...may be amended whenever deemed necessary to best serve the public interest, and the health, comfort, convenience, safety and general welfare of the city.”

Campus Towers is located in an R-3 District. Originally the applicants proposed a zoning amendment to an R-5 District but due to a gradual decrease the residential density, fueled in part by neighborhood input and in part by building code / construction cost considerations, the project has been trimmed in height and density and is now proposed to fit in a proposed R-4 District. There is no accompanying request to modify development standards through a Planned Area Development Overlay. Following is a comparison of development standards for the existing and proposed Districts:

Standard	R-3 TOD	R-4 TOD
	existing	proposed
Maximum Residential Density (DU/acre)	20	25
Minimum Lot Area per Dwelling Unit	2,180 sf	1,740 sf
Overall Maximum Building Height	30 ft	40 ft
45 Degree Step Back Required above 30 ft Adjacent to Single Family or Multi Family District	no	yes
Maximum Lot Coverage (building footprint area / net site area)	50%	60%
Minimum Landscape Area (landscape and pedestrian paving area / net site area)	25%	25%
Setbacks (overall project)		
Front / Reverse Front		
Building	20 ft	20 ft
Open Structure - balcony	15 ft	15 ft
Parking	20 ft	20 ft
Side		
Building Wall	10 ft	10 ft
Open Structure (balcony)	5 ft	5 ft
Common Wall (not applicable to Campus Towers)	0 ft	0 ft
Street Side		
Building Wall & Open Structure - balcony	10 ft	10 ft
Building Wall (for Campus Towers Parcel B by condition of approval)	-	20 ft
Open Structure – balcony for Campus Towers Parcel B by condition of approval)	-	15 ft
Parking	20 ft	20 ft
Rear		
Building Wall & Open Structure	15 ft.	10 ft

Public Safety

The design will meet building safety requirements, including those for life safety in the event of fire or other catastrophe, in conformance with the 2003 International Building Code with Tempe Amendments.

Due to neighbor concerns about the potential increase in criminal activity in the area resulting from the addition of this housing development, a Security Plan is required by condition of approval to be enacted in accordance with the Police Department. Additionally, conditions of approval have been added throughout the report to remove places of concealment from the design and enhance natural visual surveillance.

Public Input

The Development Team presented Campus Towers to the Apache Boulevard Project Area Committee, in accordance with the requirement for projects within the Apache Boulevard Redevelopment Area. The Development Team also held two neighborhood meetings for Campus Towers as part of the processing for a zoning map amendment request. The Planning Division staff notes for all three meetings are included below. The notes, when compared with the subsequent design, indicate in several instances the modification of the design to favor the neighborhood input.

05-14-07 APAC MEETING

- ` Campus Towers was one of several projects presented.
- ` Introduction of the proposal to the committee members by Neal Pascoe (Beus Gilbert)
- ` Presentation of design proposal by Nathan LeBlang (Orcutt Winslow).
- ` Linda Gerchick (owner partner) also present at meeting. During meeting, Linda fielded questions on unit cost and management structure.
- ` Nathan explained the site concept: two parcels divided by Orange St. Mariana St. removed to southern edge of south parcel. Perimeter alleys widened and improved & used for vehicular circulation.
- ` Nathan described a modernistic design concept with emphasis on energy efficiency, heavy landscape and simple, durable, low maintenance materials. All buildings are three-story in height, approximately 34' including mechanical screen.
- ` Committee member who lives in Single Family Residential, Cultural Resource Area neighborhood to east of proposal (east of Dorsey) very critical of proposal, particularly three-story housing that faces his neighborhood. Committee member suggested two-story housing facing Dorsey. Committee member told that two story is not an option due to density consideration. Committee member was also critical due to potential for increased area traffic. Committee member says city should consider closure of Orange Street to impede traffic into Cultural Resource Area neighborhood. This comment provoked a counter criticism from another committee member regarding traffic impedence in the area.
- ` Overall, the mood of the committee was guarded, there was no outpouring of support for the proposal.
- ` Tom Ankeny (C.O.T. water utilities) addressed the architect and developer. Tom wants design team to respond to written water utilities comments delivered during Site Plan Review including storm water traverse through site, water and sewer capacity in area and impact of street abandonment on wet utilities.

06-13-07 1st NEIGHBORHOOD MEETING

- ` The design/development team including Linda Gerchick & her business partners held a meeting at the Escalante Center (River Dr., south of University Dr.). The meeting began shortly after 6:00pm at lasted approximately an hour. The presenters were architect Nathan LeBlang (Orcutt Winslow) & zoning attorney Paul Gilbert (Beus Gilbert).
- ` Attendees were numerous. Staff estimated 12 neighbors at the start of the meeting but this number enlarged as the meeting progressed. Numerous staff in attendance as well. City employees included Mayor Hugh Hallman & Kevin O'Melia

PRESENTATION: GENERAL

- ` Campus Towers is a housing development for students consisting of "for sale" condominiums.
- ` There are proposed 139 dwelling units on a 5.61 acre site.
- ` The development area is currently zoned R-3 & is in the Transportation Overlay District corridor.
- ` The proposed density is 24.5 du/acre, which is consistent with the General Plan 2030, but requires a zoning map amendment from R-3 in order to attain the density. The target zone is R-5.
- ` Each of the proposed buildings is three stories & approximately 35 ft. in height to top of parapet.

SITE PLAN

- ` The redevelopment area is reconfigured into two parcels; the north parcel to the north of Orange and west of Dorsey extends north and west to the existing alleys, the larger south parcel to the south of Orange and west of Dorsey extends west and south to existing alleys.
- ` Orange will continue as a public street & cuts the development into two parcels.
- ` The north parcel has 50 units and the south parcel has 89 units.

- ` Mariana will be shortened with a turnaround added to the truncated end adjacent to the south parcel.
- ` Units are laid out in rows with the pedestrian entrances and balconies facing Dorsey & Orange or facing each other across pedestrian courtyards. Auto entrances are accessed from double loaded drive aisles or from the alleys.
- ` Units typically have garages. There also is surface parking for guests and the remainder of the resident parking requirement. There are a total of 332 auto parking spaces.
- ` Bike parking for residents is typically ganged into groups of six at the ground floor entrances. There also is bike parking located for guests in the common areas.

ARCHITECTURE

- ` The buildings are spare, linear and contemporary in design, with exposed concrete unit masonry bearing walls, exposed concrete floors, overhangs, aluminum storefront fenestration and metal pipe railing at balconies.
- ` The unit configuration is typically a two level, four bedroom type on the first and second floor with a separate two bedroom type on the third floor. Garages and common entrances are also on the first floor. An alternate unit configuration is a disabled accessible unit on the first floor with separate two bedroom units on the second and third floors. All buildings are three stories. Typically units have balconies.

NEIGHBOR QUESTIONS

- 1) If R-5 District allows 50 ft, what will keep you from coming back with an alternate, 50 ft high scheme after the zoning map amendment is approved?
- 2) Why not consider a zoning map amendment from R-3 to R-4 (with a 40 ft maximum height) instead of R-3 to R-5?
- 3) Why not keep the proposed number of dwelling units but reconfigure development to have two story buildings on Dorsey & four story buildings farther west?
- 4) Is developer aware there is a Salt River Project Easement (for a buried irrigation pipeline) in the alley at the northern edge of the development?
- 5) How will this development impact local traffic?
- 6) Will this development require major changes to existing sewer & water infrastructure (and ruin local traffic patterns due to street tear up)?
- 7) How will this development impact public parking on streets in neighborhood?
- 8) If this is student housing, what prevents overpopulation of development? For example: a four bedroom unit that has eight student residents?
- 9) Will condominium CCR's be structured to protect common space & building structures?
- 10) What about displaced tenants that need affordable housing?

ANSWERS BY DEVELOPMENT TEAM

- 1) The zoning map amendment will be attached to the proposed development. If approved, it is true that a 50 ft height would be allowed. However, for a taller development, the design/development team would need to process a new development plan through the Development Review Commission.
- 2) The R-4 zone may be considered. Post-meeting review by Planning staff of the submitted site plan yields the following: if the applicant's project data is accurate, Planning Staff notes the north parcel conforms to the Development Standards of an R-4 District while the south parcel fails (just barely) by falling short on minimum lot area per dwelling and excessive maximum density. If one unit is removed from the south parcel and one unit is added to the north parcel, both parcels would then be suitable for an R-4 District. The total unit count would still be 139, the density for each parcel would be under the 25 du/acre allowed by R-4, & the 139 units would each have slightly more than the 1,740 sf. minimum site area allowed by R-4. The proposed 35 ft building height would fit in the 40 ft maximum height allowed and the 35% lot coverage would fit in the 60% lot coverage allowed by R-4. The landscape coverage, building and parking setbacks are the same for R-4 & R-5 zones. The architect has been contacted and will double check the project data against the requirements of the two zoning districts, but it appears that the development, with this slight modification, will fit in an R-4 District.

- 3) Staggering the building height from two to four stories, with the two story units adjacent to Dorsey, may be considered. The pitfalls include the following. An increase in stories from three to four will require elevators and increased provision for exiting. Heavier density on the west of the parcels may result in remote parking assignments for some residents.
- 4) The Development Team is aware of the pipeline and easement. The perimeter alleys will remain in the possession of the City of Tempe. Adjacent paved drive aisle next to the easement on the site will facilitate maintenance access to the pipeline, if/when this is needed.
- 5) A traffic consultant was not present to answer this question. There is no intention to signalize any intersections in the area due to this development. The Development Team includes a traffic consultant (Kimley Horne). A traffic analysis has been prepared. In a future neighborhood meeting, or at the first Public Hearing, the finding can be presented by the analyst. In post-meeting discussion with the architect, Planning staff requests two copies of the traffic analysis. The analysis will then be forwarded to the Transportation Division Traffic Engineer.
- 6) The Development team indicates they have met with Public Works Division Water Utilities Department & the 139 units will not trigger an upsize of public sewer or water lines in neighboring streets.
- 7) The development is designed to park itself. The T.O.D. Corridor allows a reduced parking count, however, this is offset by the anticipated presence of light rail. It is understood that many students will bicycle to the main ASU campus or may use light rail in lieu of cars. The team suggested that the neighborhood adopt a street park by decal system similar to that employed in neighborhoods close to the main ASU campus.
- 8) The Condominium Association will have the management company enforce the quantity of people in each unit.
- 9) CCR's will be established to govern maintenance of buildings & grounds, among other items.
- 10) Mayor Hallman addressed the issue of affordable housing by tying it to the inflation of housing cost in general in the part of Tempe near ASU. As ASU has grown, student housing has not kept pace. As a result, many students live in neighborhoods. Residential property investors are attracted to purchase single family residences in Tempe neighborhoods & turn them into student rentals. This action is raising residential property value, reducing percentage of owner occupied homes, and edging out affordable housing. Projects such as Campus Towers will help to counteract this trend.

06-13-07 Meeting concluded at 7:05 pm.

08-02-07 2nd NEIGHBORHOOD MEETING`

Meeting held at Escalante Center. Meeting began at 6:07pm

Attendees: 13 citizens including Charles Buss & Louise Baker; Development Team including Warren Taryle, Linda Gerchick & Wendy Remington--representative for Ron Schwartz (Warren, Linda & Ron are the three developers), Tom (Linda's husband), Paul Gilbert & Neal Pascoe (Beus Gilbert--zoning attorneys--applicant), Nathan LeBlang (Orcutt Winslow—architect--applicant), Adrienne Ameel (Kimley Horn--traffic consultant); city staff: Kevin O'Melia (C.O.T. Plann'g).

Paul opened meeting. Since the citizens present were also at the 1st neighborhood meeting, Paul elected to focus on three questions that came up during the first neighborhood meeting instead of retracing the general presentation. Paul outlined the questions:

- 1) What about increased traffic impact on neighborhood?
- 2) Why request an R-5 zone map amendment? If R-5 is granted, what will prevent developer from going even more dense & higher than what is presented?
- 3) Why not reduce height of housing from three to two stories on Dorsey?

ZONE MAP AMENDMENT:

Developer has modified zoning map amendment request from R-5 to R-4. The Campus Towers architectural proposal fits more precisely into an R-4 request. One dwelling unit was deleted from the south parcel to meet the R-4 requirement. There are now 138 total units.

BUILDINGS ON DORSEY

- ` To the east of Dorsey is a Cultural Resource Area neighborhood containing one story residences. Modify the west side of Dorsey to lessen the impact on this neighborhood.
- ` Architect has pursued removing third story units on Dorsey and adding units in four and/or five story buildings in interior of development. Architect has also pursued simply removing the third story units on Dorsey and reducing the project density. In each case the cost vs. return was not acceptable to the developer.
- ` Citizen noted the Dorsey (street side-yard) building setback on parcel south of Orange is 10' while the (front-yard) building setback on parcel north of Orange is 20'. It would help the neighborhood east of Dorsey if both parcels had a setback of 20'.
- ` In post-meeting discussion, the architect & Planning Division staff reviewed site plan and determined the south parcel layout can be modified to create a 20' building setback on Dorsey. This setback would be measured from the dedicated right of way line, which is 3' west of the current property line. The increased setback will push the 34' high building facade approximately 6' farther west of where it is now and will allow more room for a landscape buffer.

TRAFFIC

- ` Developer's traffic consultant discussed Trip Generation Comparison Letter for student housing. This was not a complete traffic impact analysis but was based on a 2005 ASU survey where students filled out how many times per week they use their cars.
 - ` 138 student dwelling units with 389 students will replace 25 duplexes (same as 50 single family residences) on this property (post-meeting staff note: there are 25 four-plex units on this property).
 - ` Citizen suggested traffic calming on Dorsey to help mitigate traffic impact of Campus Towers on the surrounding area. In particular, look at slowdown devices at Dorsey - Don Carlos and Dorsey - Orange intersections. Developer is willing to look at a cost share with the city to accomplish the traffic calming on Dorsey. Development team will contact Public Works / Traffic Division regarding this matter.
 - ` Citizen also discussed tag parking in CRA neighborhood, following Maple--Ash example. To do tag parking, a demonstrated problem has to exist & at least 3/4 of the neighbors have to agree to the idea.
- ` 08-02-07 Meeting concluded at 7:00pm.

Conclusion

This residential site redevelopment is an overall improvement for the city as it helps to offset the shortage of student housing in North Tempe. The Development Team has weighed neighbor concerns with the economic requirements of the project and have made significant modifications to the design in order to accommodate the neighborhood. Although relatively tall in comparison with the single family residences to the east, the three story buildings of Campus Towers can themselves be effectively screened with canopy trees, so at maturity the trees will prevent visual surveillance from third floor balconies on the Dorsey frontage to the back yards of single family residences on the east of Dorsey. The Parcel B setback increase on Dorsey helps to facilitate the landscape buffer. The anticipated increase in traffic can be managed through calming features on Dorsey and potentially can be offset by the convenient availability of the Light Rail System.

The project fits within the General Plan Projected Land Use and Projected Residential Density for this site. If approved, the project will meet the development standards required under the Zoning and Development Code.

REASON FOR CONTINUANCE:

1. The applicant for the Development Plan has requested a continuance based on the owner's desire not to proceed with the project at this time. The letter requesting the continuance is included in the attachments.

IF CAMPUS TOWERS IS APPROVED, THE FOLLOWING CONDITIONS OF APPROVAL APPLY:

CONDITIONS OF APPROVAL:

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 THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLETED ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

ZON 07005 Conditions of Approval

1. Maintain 20'-0" building setback and 15'-0" open structure (balcony) setback for the street side yard for Parcel "B" facing Dorsey Lane. This is an increase from the 10'-0" building setback and 5'-0" balcony setback required for R-4 District street side yards by the Zoning and Development Code.
 2. The Owner is required to prepare a security plan for this commercial development with the Police Department. Contact the Crime Prevention Unit of the Police Department (480-858-6330 or derek_pittam@tempe.gov). In particular, address site security for students on site and for surrounding neighbors, including measures to reduce noise and prevent criminal behavior on site and in the surrounding neighborhood. 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 twelve weeks prior to receipt of certificate of occupancy. A Certificate of Occupancy will not be issued prior to the enactment of the security plan.
 3. Traffic Mitigation (fulfill these conditions prior to the issuance of a building permit):
 - a. The Traffic Consultant shall prepare a Traffic Study of Existing Conditions for the neighborhood surrounding the proposed development. The scope of the area includes Malaran Park I and Mariana Park I and II subdivisions (the site of Campus Towers). This data will be used as comparison to Campus Towers after it is constructed.
 - b. The Traffic Consultant shall prepare a Traffic Mitigation Plan for Dorsey Lane adjacent to Campus Towers
 - c. The Owner shall adequately fund the installation of the Traffic Mitigation Plan's features.
 4. Prior to the effective date of Ordinance No. 2007.52, 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, or the zoning approval shall be null and void.
 5. A building permit shall be obtained and substantial construction commenced on or before two years from City Council approval of the zoning map amendment for the Campus Towers site area. If this condition is not fulfilled the Campus Towers site area, as defined in Ordinance No. 2007.52, shall revert to the zoning designation held previous to the City Council approval.
 6. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
 7. Separately process the Subdivision Plat for Campus Towers for approval through City Council. The Subdivision Plat, including dedication and abandonment required to adjust property lines and including removal of a portion of Mariana Street and the creation of a cul-de-sac on Mariana, shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before one year from City Council approval. Failure to record the plan within one year of City Council approval shall make the City Council approval of the Subdivision Plat null and void.
 8. A Condominium Plat (Horizontal Regime) is required for this development and shall be recorded prior to issuance of a Certificate of Occupancy.
-

9. The Owner shall provide a continuing care condition, covenant and restriction for all of the project's common facilities, including, but not limited to, landscaping, irrigation, storm water retention, security lighting and building exteriors. The Owner will have the management company enforce the quantity of people in each unit, where each bedroom contains no more than one resident. The CC&R's shall be placed in a form satisfactory to the Development Services Manager and City Attorney.

DPR 07114 Conditions of Approval

General

10. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **September 25, 2008** or the Development Plan approval will expire.
- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated **August 04, 2006, December 13, 2006, February 14, 2007, March 28, 2007, April 18, 2007** and **June 20, 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 Development Plan approval prior to issuance of building permit.
 - 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 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 Community Development Office (chris_messer@tempe.gov) if questions regarding the process described in this condition.
 - Security Requirements:
 - Design dwelling unit entrances, open bike parking and vehicle parking areas to maximize visual surveillance of vicinity. Limit height of walls, shrub and plant groundcovers, provide trees that are easily pruned for under-story canopies, and design columns or corners to discourage opportunity for ambush. Maintain distance of at least 20'-0" between a pedestrian path of travel and any hidden area to allow for increased reaction time in case of an unwanted solicitation or other emergency.
 - 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.
 - By zoning map amendment condition of approval, the Owner is required to prepare a security plan for this residential condominium development with the Police Department.
 - In conjunction with the security plan, Crime Free Multi-Housing status for this property may be required.
 - 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, the applicant shall be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
 - Standard Details:
 - Tempe Standard "T" details may be accessed through 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/bsafety (go to Applications and Forms, then go to Civil Engineering and Right of Way to find refuse details) or obtain copies of details at Development Services.

Site Plan

11. Match freestanding site walls to the exposed building CMU walls with sandblast finish.
 12. Re-pave the full width of the alleys where adjacent to the project to Engineering Division / Public Works Standard.
 13. In order to maximize landscape planting area and facilitate tree growth along the frontages, do not exceed 6'-0" sidewalk width as defined by Engineering Division / Public Works standard along roadways. An exception to this condition to widen the sidewalk is allowed at circulation nodes, such as the Dorsey bus stop or at pedestrian entrances to the development. This condition meets the intent of ZDC Fig. 5-612 (F) as applied to this development—an 8'-0" wide sidewalk is not required at all frontages within the Transportation Overlay District corridor.
 14. Provide service equipment yard walls at pools that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate incidental equipment, such as irrigation controllers, inside these service yards where possible.
 15. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function, such as at a refuse enclosure, Planning Division recommends gates of steel mesh construction that allows visual surveillance through gate when up close. Where a gate has a screen function and is required by design considerations to be completely opaque, provide 6" square vision portals for visual surveillance. Provide gates of height that match that of the adjacent walls or fence. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
 16. Provide upgraded paving at each driveway apron consisting of clay or concrete unit paving. Extend unit paving in each driveway from the back of the accessible public sidewalk concrete bypass to 20'-0" on site and from curb to curb at the drive edges.
 17. Provide upgraded cast in place design scored concrete paving at Mariana cul-de-sac in conformance with Engineering Division / Public Works standard.
 18. 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.
 19. Finish utility equipment boxes for both parcels in a uniform neutral color (subject to utility provider approval) that compliments the coloring of the buildings. Do not paint over instructional or warning decals on the boxes.
 - 100 year storm water retention is required on-site for each parcel. Do not drain runoff into adjacent streets. Re-configure sub-surface retention structures so they are not under parking landscape islands and interfere with required tree planting locations. Planning Division staff recommends use of grassy retention basins as filters for storm water, potentially allowing use of single chamber drywells. Determine requirements for the design of the parcels with the Public Works Department, Engineering Division (ken_halloran@tempe.gov).
 - 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 any overhead structure. Fire lane layout is subject to approval by Fire Department (jim_walker@tempe.gov).
 - Provide public street lights in conformance with Engineering design criteria. Contact Engineering Division
-

(alan_rady@tempe.gov) if questions.

- Research ownership of alley on north edge of Parcel A and pursue abandonment if possible so a “no-man’s land” is not created at this location. Maintain access requirement for Kirkland McKenney pipeline.
- Maintain 20’-0” wide alleys adjacent to project. Where vehicle parking accesses site from an alley, ensure there is at least a 23’-0” back-up and maneuver space behind the parking space. This back-up and maneuver space may include the width of the alley.
- Underground existing overhead utilities, including utilities on near side of streets and alleys adjacent to the two parcels. Underground utilities requirement excludes high-voltage transmission line unless project inserts a structure under a transmission line. Coordinate site layout with utility providers to provide adequate access easement(s).
- Coordinate re-location of existing buried utilities with abandonment of public right of way. Continue to meet with Water Utilities Division / Public Works Department (tom_ankeney@tempe.gov) to help coordinate reconfiguration of public wet utilities in the area.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Refuse:
 - Construct walls, pad and bollards in conformance with Standard Detail DS-116.
 - 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 Transportation Division Traffic Engineer (shelly_seyler@tempe.gov)
 - Indicate clear vision triangles at driveways on the site and landscape plans. Identify speed limits for adjacent streets (Dorsey, Orange and Mariana) 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 Division (john_brusky@tempe.gov) 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.
 - Provide parallel parking spaces that are minimum 8’-6” wide by 22’-0” long. Reduce quantity of parallel parking spaces to accommodate this width and modify parking calculation accordingly.
 - Do not locate on-street parking spaces closer than 30’-0” to an intersection or stop sign. Provide angled curb layout as indicated at on-street parking spaces to facilitate cleaning by street sweepers.
 - Disperse bike parking areas in courtyards and near dwelling entrances, as indicated. 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

20. Unit garages:

- a. Widen garage door for Dwelling Unit C, typical, to include width of side aisle as well as car space for disabled parking.
 - b. In all unit garages, paint interior wall and overhead surfaces with a highly reflective white color using paint with a minimum light reflectance value of 75 percent.
- Provide a security vision panel at unglazed doors, including at service doors and dwelling entrances (except to rarely accessed equipment rooms). Provide vision panel of high strength plastic or laminated glass, 3" wide, from 43" to 66" above threshold (allow vertical slot window for viewing from a standing or sitting position). Where a vision panel is not desired, equip door with two 360 degree viewers (one for standing, one for sitting) and mount viewers in accordance with A.D.A. provisions.

Building Elevations

21. The main colors and materials described in the presentation exhibits have a light reflectance value of 75% or less and are acceptable. Submit any additions or modifications for review during building plan check process. Approved colors shall be field verified by the Inspection staff during building construction.
 22. Provide roof access for mechanical equipment or roof service from the interior of each building. Secure roof access and make clear that public access is not allowed. Do not expose roof access to public view.
 23. 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.
 24. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Do not make these elements afterthoughts that mar the design.
 25. Locate the electrical service entrance sections inside each building where occurs, inside a tightly fitting alcove so a place of concealment is not created, or inside a secure yard concealed from public view.
 26. Exposed conduit and piping on the exterior surfaces of the building, including walls or soffits, is not allowed on the buildings. A creative conduit surface design, if proposed to compliment the architecture, requires separate processing by the Development Review Commission and/or Planning Division staff.
- Measure height of buildings for each parcel from top of near curb adjacent to center of front yard. For Parcel A, the center of the near curb on Dorsey is the control point. For Parcel B, the center of the near curb (the northernmost part) on the Mariana cul de sac is the control point for the five southern buildings. For the two northern buildings of Parcel B, the center of the near curb on Orange (adjacent to the reverse front yard) is the control point.

Lighting

27. Illuminate the following with 5.0 foot-candles of light continuously from dusk to dawn to assist with visual surveillance at these locations.
 - a. Site directory signs.
 - b. Dwelling unit entrances.
 - c. Underside of open stair landings.
- Conform to the illumination requirements of ZDC Sec. 4-801 through 4-805 and follow the guidelines listed under Appendix E "Photometric Plan" of the Zoning and Development Code.

- Gates at refuse enclosures are not recommended in order to maximize visual surveillance. If they are provided, illuminate gate to 5.0 foot-candles continuously from dusk to dawn.

Landscape

28. Provide additional canopy trees throughout development. Refer to Site Plan Review mark-up, dated 6/20/07, for graphic description of this requirement. In particular, provide required parking landscape island canopy trees in all locations, provide canopy trees along west of Dorsey and on both sides of Orange, and provide a canopy tree row on the north side of the Parcel A triangular green.
 29. Provide an evergreen, leafy canopy tree of minimum 30" box installation size at the frontages that fits the character of the neighborhood and is able to meet or exceed the 35'-0" building height at tree maturity. *Dalbergia sissio* may be considered. Other trees may also be considered, subject to approval of Planning Division staff during building plan check process.
 30. Provide a tree canopy shade study demonstrating 33 percent full shade of sidewalks at the summer solstice at 3:00 pm in conformance with ZDC Sec. 5-612 (R).
 31. Provide trees of minimum 24" box installation size in lieu of 15 gallon size indicated in the plant legend.
 32. The following tree substitutions are required: *Parkinsonia* 'Desert Museum' for *Parkinsonia floridum*; and *Phoenix dactylifera* (minimum 20' brown trunk, diamond cut) for *Chamaerops humilis*. Consider salvage of existing *Phoenix dactylifera* in project area prior to site demolition and reuse of these trees in Campus Towers.
 33. Irrigation notes:
 - a. Segregate the irrigation systems so Parcel A and Parcel B are independent of each other.
 - b. A dedicated landscape water meter for each parcel is recommended (not required) to measure landscape water and avoid a sewer charge on water used for landscape.
 - c. Enclose each backflow prevention device in a lockable, pre-manufactured cage.
 - d. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene), as follows: Schedule 40 PVC mainline, Class 200 PVC feeder line for sizes greater than ½" and Class 315 PVC line for ½" feeders. Provide details of water distribution system.
 - e. Provide spray and rotor heads with a self sealing option so lower heads on a station do not leak water when valve station is off.
 - f. Coordinate lawn locations with water retention design to avoid two chamber drywells where the lawn can be used as a filter for a single chamber drywell system, if possible.
 - g. Locate valve controllers for each parcel in a secure service area or in a vandal resistant housing.
 - h. Hardwire power source to each controller (a receptacle connection is not allowed).
 - i. Controller valve wire conduit and power conduit may be exposed if the controller is in a secure service yard. Otherwise, conceal the conduits same as for light fixtures, etc.
 34. 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.
 35. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite application of 2" uniform thickness. Do not provide application where individual rocks are of greater than 2" or less than 12" size unless each rock is secured in a concrete substrate. Provide pre-emergence weed control application. Do not underlay rock or decomposed granite with plastic.
- If native and/or "protected" plants are present, 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. 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.
- Coordinate landscape plan with existing and proposed buried structures, including the existing Kirkland McKenney irrigation pipeline at the northern edge of the development. Contact Salt River Project regarding plant restrictions near the pipeline.

Signage

36. Provide two directory maps, one on each parcel. Display a directory map near each parcel entrance which depicts building, dwelling units, parking, driveways and adjacent streets as follows:
- a. Utilize contrasting colors and images in sign so it is easy to read.
 - b. Orient sign with respect to the viewer. Include a color dot or arrow with the words, "YOU ARE HERE" or similar affixed to appropriate location on sign.
 - c. Illuminate sign from dusk to dawn with a white light source. A glazed, internally illuminated sign is acceptable.
 - d. Detail a weather resistant, vandal resistant sign.
37. Display address signs as follows. Where monument signs are proposed, provide one 0'-12" high address sign consisting of the street address number on each side of the masonry base of the monument sign. On the buildings, provide at least one 0'-12" high address letter sign on each of the four elevations. Where the elevation is longer than 200'-0" provide two letters on opposite ends of that elevation. Additionally, provide two address number signs on each building. Where a building abuts two streets, do not face the address number sign on the elevation on which the building is not addressed. Locate signs at uniform height. Conform to the following for address signs described in this condition:
- a. Direct- or halo- illuminate the address signs.
 - b. For address numbers, provide street number only, not the street name.
 - c. Compose of individual mount, metal reverse pan channel characters.
 - d. Adjust locations so sign is unobstructed by trees, vines, etc.
 - e. No other number or letter shall be affixed to the building that might be mistaken for the number or letter assigned to the building.
- 1215 E. Orange Street is a processing address. Site addresses are assigned by Engineering Division / Public Works Department. Dwelling unit numbers are assigned by Building Safety Division / Development Services Department.
 - For address signs on buildings and monument signs, follow illumination and background contrast requirements of ZDC Sec. 4-903 (A).
 - Identification signs are processed under separate permit and are not part of the Development Plan. Obtain sign permit for any building mount or monument identification signs. Obtain sign permit for directory maps. Obtain sign permit for halo illuminated address signs. Way finding signs (if proposed) may not require a sign permit, depending on size. Way finding signs are subject to review by Planning Division staff during plan check process and Planning Inspection staff prior to issuance of Certificate of Occupancy. Follow ZDC Part 4 Chapter 9 with the design of the signs.

HISTORY & FACTS:

Subdivisions

October 4, 1960 Plat of Malaran Park I approved by the Mayor of the Tempe of City, Arizona.

Note: this plat includes 8 lots (numbered 1 through 8) which become part of Campus Towers. All lots face Dorsey and are west of Dorsey. Three lots are immediately north of Orange and five are immediately south of Orange.

- March 23, 1961 Plat of Mariana Park I approved by the City Council of the City of Tempe, Arizona. Note: this plat includes 6 lots (numbered 1 through 6) which become part of Campus Towers. All lots are north of Orange and are arranged around the Mariana cul-de-sac.
- April 27, 1961 Plat of Mariana Park II approved by the City Council of the City of Tempe, Arizona. Note: this plat includes 14 lots (numbered 7 through 20). All lots face Mariana and are south of Orange and north of Lemon. Lots 7 through 13 are east of Mariana and lots 14 through 20 are west of Mariana. These lots are incorporated into the Campus Towers proposal except the southernmost lots of Mariana Park II, numbered 13, 14, and 15, are not included. Lots 14 and 15 were incorporated into the Sun Ridge Condominiums on September 28, 1981.

Residential Buildings

Campus Towers proposes to replace twenty-five properties. Each property contains four dwelling units. The October 19, 1960, May 25, 1961 and November 10, 1961 entries are typical examples of the twenty-five properties, one from each of the three subdivisions (Malaran Park I, Mariana Park I and Mariana Park II).

- October 13, 1960 City Council changed zoning from R-1 (single family) to R-3 (multi-family) (source, property record cards for 902 S. Dorsey, 908 S. Mariana and 1002 S. Mariana).
- October 19, 1960 Permit issued (#8425) for lot 8 of Malaran Park I at 902 S. Dorsey. The project is described on the property record card as "two duplexes."
- May 25, 1961 Permit issued (#9148) for lot 1 of Mariana Park I at 908 S. Mariana. The project is described on the property record card as a "4-plex" (906, 906A, 908 & 908A S. Mariana).
- November 10, 1961 Permit issued (#9954) for lot 20 of Mariana Park II at 1002 S. Mariana. The project is described on the property record card as "apt. 1, 2, 3, 4."

Campus Towers

- May 14, 2007 Campus Towers' Development Team presented the design concept to the Apache Boulevard Project Area Committee at APAC's regularly scheduled May meeting.
- June 13, 2007 Campus Towers' Development Team held their 1st Neighborhood Meeting.
- August 2, 2007 Campus Towers' Development Team held their 2nd Neighborhood Meeting.
- August 14, 2007 Development Review Commission continued the request for a Zoning Map Amendment (from R-3 T.O.D. corridor to R-4 T.O.D. corridor) and a Development Plan for Campus Towers at 1215 E. Orange Street.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-304, Zoning Map Amendment
Section 6-306, Development Plan Review

ORDINANCE NO. 2007.52

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 R-3, Multi-Family Residential Limited District and Transportation Overlay District (corridor) and designating it as R-4, Multi-Family Residential General District and Transportation Overlay District (corridor) on +/- 5.581 acres.

LEGAL DESCRIPTION

**DESCRIPTION
PARCEL "A"**

A portion of Mariana Park I, an addition to the City of Tempe, as recorded in Book 94 of Maps, Page 4, Maricopa County Records and being a portion of Malaran Park I, an addition to the City of Tempe, as recorded in Book 91 of Maps, Page 38, Maricopa County Records and also being a portion of the Northwest quarter of Section 23, Township 1 North, Range 4 East, Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

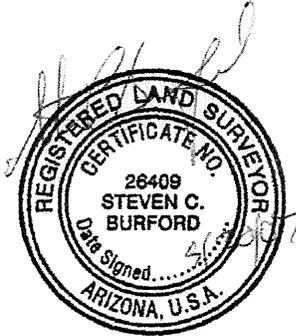
BEGINNING at the Southwest corner of Lot 1 of said Mariana Park I;
THENCE North 00 degrees 00 minutes 00 seconds East, along the West line of Lot 1 and the West line of Lots 2 and 3 of said Mariana Park I, a distance of 166.87 feet;
THENCE North 38 degrees 18 minutes 38 seconds East, along the Northwest line of said Lot 3, a distance of 15.69 feet;
THENCE North 76 degrees 37 minutes 15 seconds East, along the North line of said Lot 3 and the North line of Lot 4 of said Mariana Park I, a distance of 189.57 feet;
THENCE North 88 degrees 35 minutes 50 seconds East, continuing along the North line of said Lot 4, a distance of 81.60 feet;
THENCE North 62 degrees 32 minutes 47 seconds East, 22.77 feet;
THENCE North 88 degrees 29 minutes 17 seconds East, 9.78 feet;
THENCE North 88 degrees 29 minutes 26 seconds East, along the North line of Lot 8 of said Malaran Park I, a distance of 107.03 feet;
THENCE South 00 degrees 03 minutes 30 seconds East, along the West line of the East 3.00 feet of said Lot 8 and the East 3.00 feet of Lots 7 and 6 of said Malaran Park I, a distance of 218.42 feet to the beginning of a curve with a radius of 20.00 feet to the right;
THENCE southwesterly, along the arc of said curve, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 31.42 feet;
THENCE South 89 degrees 56 minutes 30 seconds West, along the North line of Orange Street and the South line of said Lot 6, a distance of 87.00 feet;
THENCE North 89 degrees 46 minutes 28 seconds West, 20.00 feet;
THENCE South 89 degrees 58 minutes 00 seconds West, continuing along the North line of said Orange Street and along the South line of Lot 6 of said Mariana Park I, and along the South line of said Lot 1, a distance of 285.96 feet to the POINT OF BEGINNING, as shown on Exhibit "A" attached herewith as page 2 of 2. Subject parcel comprising 2.050 acres, more or less, and subject to all easements of record.



**DESCRIPTION
PARCEL "B"**

A portion of Malaran Park I, an addition to the City of Tempe, as recorded in Book 91 of Maps, Page 38, Maricopa County Records and being a portion of Mariana Park II, an addition to the City of Tempe as recorded in Book 95 of Maps, Page 30, Maricopa County Records and also being a portion of the Northwest quarter of Section 23, Township 1 North, Range 4 East, Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 20 of said Mariana Park II;
THENCE North 89 degrees 58 minutes 00 seconds East, along the South line of Orange Street as shown on said Mariana Park II, a distance of 286.01 feet;
THENCE South 89 degrees 46 minutes 28 seconds East, 20.00 feet;
THENCE North 89 degrees 56 minutes 30 seconds East, continuing along the south line of said Orange Street, a distance of 87.00 feet to the beginning of a curve with a radius of 20.00 feet to the right;
THENCE southerly, along the arc of said curve, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 31.42 feet;
THENCE South 00 degrees 03 minutes 30 seconds East, along the West line of the East 3.00 feet of Lots 5, 4, 3, 2, and 1 of said Malaran Park I, a distance of 369.94 feet to the beginning of a non-tangent curve, the center of which bears North 35 degrees 30 minutes 31 seconds West, 10.00 feet;
THENCE westerly, along the arc of said curve, through a central angle of 35 degrees 28 minutes 31 seconds for an arc distance of 6.19 feet;
THENCE South 89 degrees 58 minutes 00 seconds West, 54.53 feet to the beginning of a non-tangent curve, the center of which bears North 83 degrees 54 minutes 38 seconds West, 4.00 feet;
THENCE southwesterly, along the arc of said curve, through a central angle of 83 degrees 52 minutes 38 seconds for an arc distance of 5.86 feet;
THENCE South 89 degrees 58 minutes 00 seconds West, 150.29 feet;
THENCE North 56 degrees 48 minutes 56 seconds West, 4.92 feet to the beginning of a non-tangent curve, the center of which bears North 56 degrees 48 minutes 56 seconds West, 55.00 feet;



THENCE northeasterly to southwesterly, along the arc of said curve to the left, through a central angle of 211 degrees 54 minutes 34 seconds for an arc distance of 203.42 feet;
THENCE South 01 degree 16 minutes 30 seconds West, 24.63 feet;
THENCE North 88 degrees 43 minutes 30 seconds West, along the South line of Lot 16 of said Mariana Park II, a distance of 93.15 feet;
THENCE North 00 degrees 00 minutes 00 seconds East, along the West line of said Lot 16 and the West line of Lots 17, 18, 19 and 20 of said Mariana Park II, a distance of 383.83 feet to the POINT OF BEGINNING, as shown on Exhibit "A" attached herewith as page 3 of 3. Subject parcel comprising 3.531 acres, more or less, and subject to all easements of record.

Section 2. Further, those conditions of approval imposed by the City Council as part of case **ZON07005 – Campus Towers** 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

WHEN RECORDED RETURN TO:

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

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

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

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

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

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

for development of the following real property (Property):

Parcel No. _____ - _____ - _____

(Legal Description and Address)

By signing below, Owner 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 _____, 2007.

(Signature of Owner) (Printed Name)

(Signature of Owner) (Printed Name)

State of Arizona)
) ss
County of _____)

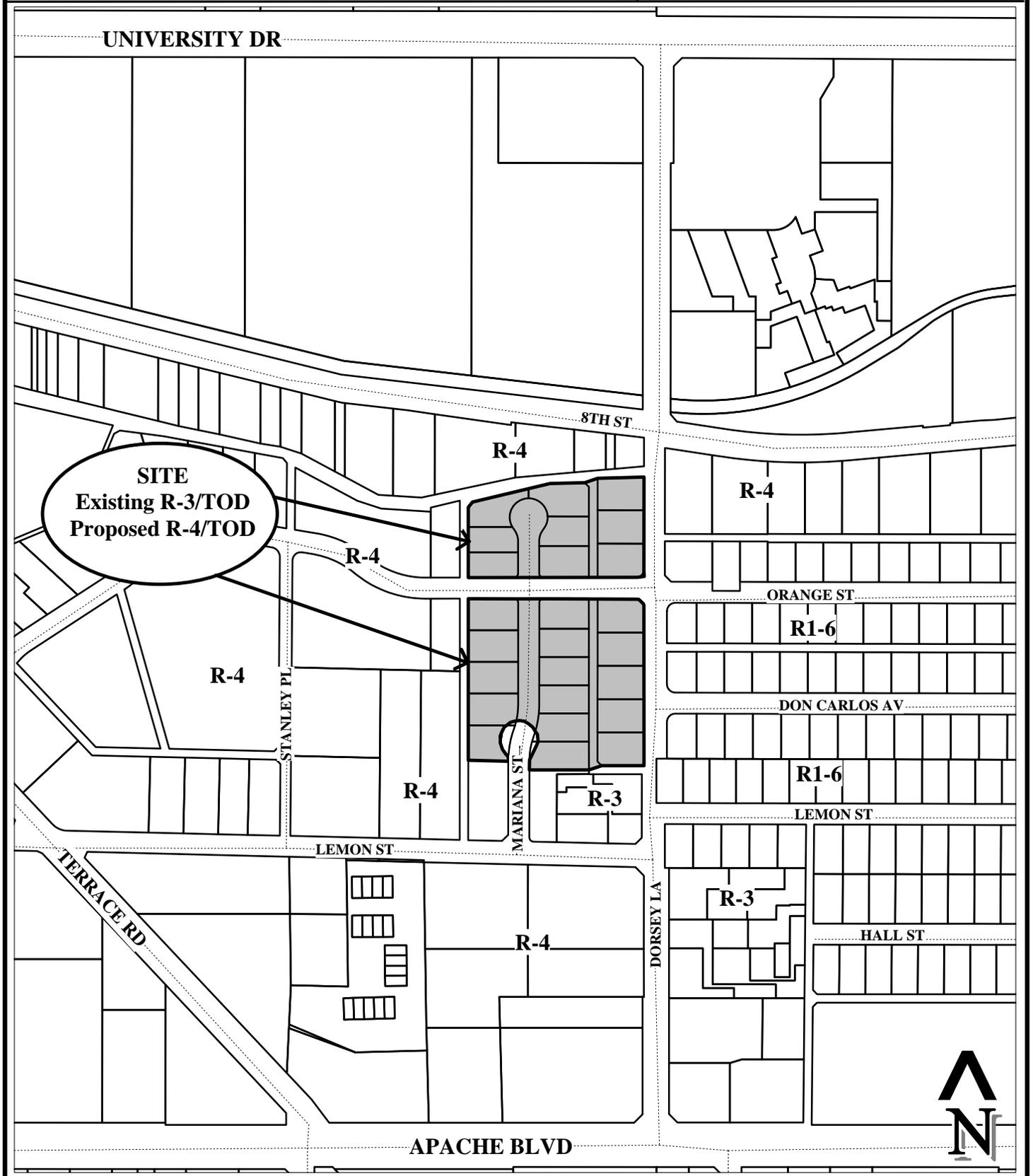
SUBSCRIBED AND SWORN to before me this _____ day of _____, 2007, by

(Signature of Notary)

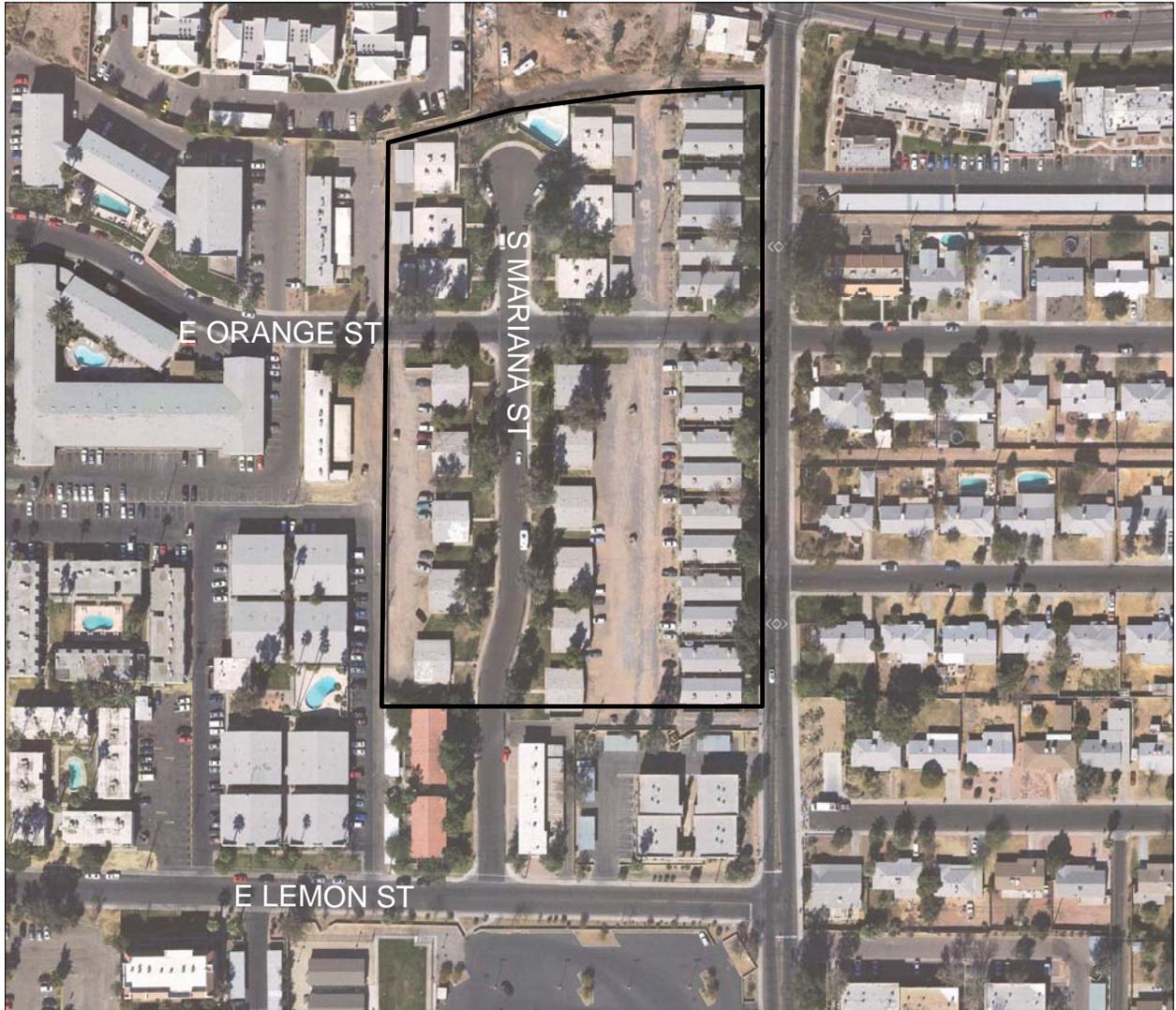
(Notary Stamp)

CAMPUS TOWERS

PL060700



Location Map



CAMPUS TOWERS (PL060700)

**APPLICANT'S LETTER OF EXPLANATION
CAMPUS TOWERS
1215 E. ORANGE STREET**

This application requests rezoning from R-3 to R-4 of an approximate 5.68-acre parcel located north of Lemon Street on the west side of Dorsey Lane. The site is several lots within a developed subdivision that have been assembled by Campus Towers LLC. The requested rezoning will allow for a student housing project, a use needed to accommodate the anticipated growth of Arizona State University.

General Plan Land Use and Density

The subject site is designated by the Tempe General Plan 2030 for residential use at high density, which is defined as 25 or more dwelling units per acre. The proposed development is residential at a density of 25 dwelling units per acre, and the proposed zoning category of R-4 is the zoning category that best matches the General Plan Projected Land Use and Projected Density Maps. Accordingly, the proposal is consistent with the General Plan.

Accessibility

The project will be made accessible through compliance with all relevant codes. In addition, 7 units will be designed for use by handicapped persons. All other units will be designed for ready conversion with bathrooms and kitchens essentially constructed to accessible standards, in the event that it becomes desirable to increase the number of accessible units.

Redevelopment

The site is located in the Apache Boulevard Redevelopment Area and the project was presented to A. P. A. C. Redevelopment is encouraged, as is private investment, within the Redevelopment Area. With this project existing older townhouse development will be replaced with a condominium project oriented to student housing, a use that is needed and appropriate for the area. The Apache Boulevard Redevelopment Area also is central to the Growth Area Element and will be further discussed below.

Growth Areas

Growth Areas, including Apache Boulevard, are designated in the General Plan 2030 for special development focus. Growth areas are planned for multi-modal transportation and infrastructure expansion and improvements, designed for a planned concentration of development, designed to promote and integrate a

variety or mix of land uses, and are formally identified by redevelopment, overlay, or other district designation. The subject site is within the transportation Overlay District as described below.

Transportation Overlay

The site is located within the Transportation Overlay District. However, as a residential use, the development standards of the underlying zoning district are not modified, and the site is not in the proximity of a light rail Station.

Site Plan

A Conceptual Site Plan has been submitted with this application. The site plan depicts 138 dwelling units on 5.679 acres. The units will be condominiums owned individually but included in a management program that will ensure proper maintenance of all the units through an Association. The units are designed to be student housing, a commodity in need to additional supply near Arizona State University.

The submitted plan depicts Mariana Street terminating in a cul-de-sac at the southerly end of the site, with private accessways parallel to north-south buildings. The building orientation is typically east-west along Orange Street in the northerly part of the project. The site would be divided into 2 parcels by virtue of Orange Street bisecting the site, and each parcel will have separate swimming pools with other amenities.

Vehicle parking is provided with a combination of garage spaces and surface parking, a total of 328 spaces. The total provided is 7 more than the total number of spaces that are required.

A substantial amount of bicycle parking (1 bicycle space per bedroom) is also being provided in recognition of the fact that this will be student housing and in proximity to the light rail that is anticipated in the near future.

Vehicle Circulation

The site is currently bisected by Mariana Street in the north-south direction and Orange Street east-west. Dorsey Lane is a through street that extends the entire length of the easterly perimeter and connects from Apache Boulevard to University Drive. There are existing alleys along the north, west, and south sides of the property that will remain and, where necessary, be widened.

The submitted site plan reflects the abandonment of Mariana Street within the project, where a new cul-de-sac will be dedicated and improved. (That abandonment is the subject of a different application and is in process). The benefit to the planning of an integrated project is substantial, since a public street through the center of the site would effectively create 2 separate developments. The primary access to the project will be Mariana Street, and private drives will connect north from the new cul-de-sac. Dorsey Lane will remain as a secondary access for the project, and Orange Street will continue as an east-west option.

Conclusion

The submitted application is consistent with the General Plan 2030 from a land use and density standpoint, and is also consistent with other elements of the General Plan. As such, the proposal is in conformance with General Plan 2030.

Memorandum

Public Works Department



Date: July 12, 2007
To: Kevin O'Melia, Sr Planner, Development Services
From: Shelly Seyler, ^{SI} Traffic Engineer, Transportation Division
Subject: Campus Towers Development: Dorsey Lane and Lemon Street

I have reviewed the Trip Generation Comparison Letter prepared for the Campus Towers Development Project and agree with its findings. The project will consist of a total of 66 buildings with 138 total dwelling units. Approximately 389 students will reside in the residential development. The analysis provided included a comparison of the existing development located on the property today with the new proposed student residential housing. Currently, 25 duplex homes exist on the property generating approximately 550 trips per day (44 during the AM peak hour and 57 during the PM Peak hour).

Because the ITE Trip Generation Manual does not contain specific trip rates for student housing development, trip rates were calculated from available data provided by Arizona State University. Based on this information, the proposed use is expected to generate approximately 805 daily trips (64 during the AM peak hour and 64 during the PM peak hour). The new development will result in approximately 255 additional total daily trips on the adjacent roadway network, with 20 additional trips during the AM peak hour and 7 additional trips during the PM Peak hour. Because the site would increase traffic by 20 or fewer peak hour trips, the site will not significantly impact the surrounding roadway network.

Please contact me at (480) 350-8854 if you have any questions regarding the analysis.

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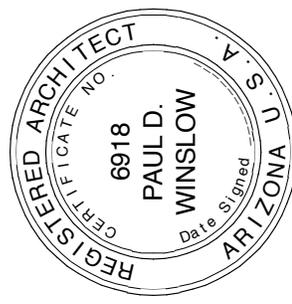
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CAMPUS TOWERS

1215 East Orange Street
 TEMPE, ARIZONA 85281

TEMPE PROJECT NO
 SPR06177

SECTION 23N
 ZONING:
 R3 TOD CORRIDOR



PROJECT NUMBER
 2006_099

DATE OF ISSUE
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REVISION DATE

PROJECT PHASE
 DEVELOPMENT PLAN REVIEW

SHEET CONTENTS
 project information

A-002
 SHEET NO.

Total Number of Refuse Enclosures: 6
 Underground retention; see civil plan

Storm Water Management:
 1 bicycle rack provided at exterior patio per bed.
 VISITORS BICYCLES: Parcel A: 11 required
 VISITORS BICYCLES: Parcel B: 19 required

38 Provided
 48 Required

Coverage:	Allowed:	R-4, 60% Maximum
Parcel A	North Parcel A: 89,752 sf / 43,560 sf per acre = 2.06 Acres 60% Maximum Allowed: 53,851 S.F. Proposed Lot Coverage 35% 32,072 S.F.	
Parcel B	South Parcel B: 154,684 sf / 43,560 sf per acre = 3.55 Acres 60% Maximum Allowed: 92,810 S.F. Proposed Lot Coverage 35% 55,791 S.F.	

Gross Construction Area:

Parcel A:	20@ 4 Bedroom Unit A @ 1876 sf = 37,520 S.F. 20@ 2 Bedroom Unit B @ 1216 sf = 24,320 S.F. 2@ 1 Bedroom Unit C @ 1098 sf = 2,196 S.F. 2 @ 4 Bedroom Unit D @ 1894 sf = 3,788 S.F. 6@ 2 Bedroom Unit E @ 1020 sf = 6,120 S.F.
TOTAL:	73,944 SF
Parcel B:	32@ 4 Bedroom Unit A @ 1876 sf = 60,032 S.F. 32@ 2 Bedroom Unit B @ 1216 sf = 38,912 S.F. 5@ 1 Bedroom Unit C @ 1098 sf = 5,490 S.F. 6@ 4 Bedroom Unit D @ 1894 sf = 11,364 S.F. 14@ 2 Bedroom Unit E @ 1020 sf = 14,280 S.F.
TOTAL:	130,078 SF
TOTAL BOTH PARCELS:	389 BEDS

Includes Garages:

Parcel A:	20@ 4 Bedroom Unit A @ 1876 sf = 37,520 S.F. 20@ 2 Bedroom Unit B @ 1216 sf = 24,320 S.F. 2@ 1 Bedroom Unit C @ 1098 sf = 2,196 S.F. 2 @ 4 Bedroom Unit D @ 1894 sf = 3,788 S.F. 6@ 2 Bedroom Unit E @ 1020 sf = 6,120 S.F.
TOTAL:	73,944 SF
Parcel B:	32@ 4 Bedroom Unit A @ 1876 sf = 60,032 S.F. 32@ 2 Bedroom Unit B @ 1216 sf = 38,912 S.F. 5@ 1 Bedroom Unit C @ 1098 sf = 5,490 S.F. 6@ 4 Bedroom Unit D @ 1894 sf = 11,364 S.F. 14@ 2 Bedroom Unit E @ 1020 sf = 14,280 S.F.
TOTAL:	130,078 SF
TOTAL BOTH PARCELS:	389 BEDS

Building Height: Allowable: R-4, 40 Feet
 Proposed: 3-STORIES @ 10' = 30'-0" TO TOP OF ROOF
 + 5' HIGH PARAPET = 35'-0"

Parking Required:

Resident Parking: (.75/Bed)	Guest Parking: (.2/Unit)	Accessible Parking: (1/Unit)	Bicycles: (1/Unit)	Guest Bicycles: (.2/Unit)
Parcel A: 75(207)=186	Parcel B: 2(89)=18	Parcel A: 117	Parcel A: 110	Parcel A: 23(50)=115
TOTAL:	204	117	110	233

Parking Provided:

Garage Parking:	Perimeter Parking:	Accessible Parking (Included)	Bicycle Parking 1 per student	Guest Bicycle Parking: (2/Unit):
Parcel A: 70	Parcel B: 121	Parcel A: 123	Parcel A: 8	Parcel A: 20
53	90	8	14	40
TOTAL:	211	131	22	60

Building setbacks: R-5

Parcel A	Parcel B
Front: At DORSEY street: 20'	Front: At Mariana Street around cul-de-sac: 20'
Rear: At alley on WEST Boundary: 10'	Reverse-Front: At Orange Street on north side of Parcel B on both side of cul-de-sac: 10'
Side: At alley on North Boundary: 10'	Side: West Boundary and along the south of Parcel B on both side of cul-de-sac: 10'
Street Side: East ORANGE Street on south: 10'	Street Side: At DORSEY Lane on east: 10'

PROJECT INFORMATION
Project Name: Campus Towers
 1215 E. Orange Street

Submitted by: Linda Gerchik, Campus Towers LLC,
 7110 E. McDonald Street Suite A1, Scottsdale AZ 85253
 480-248-1264

Site Location: Intersection of Orange and Mariana streets;
 northwest corner of S. Dorsey Lane and Lemon Street.

GP2030: RES > 25 DU / ACRE

CODES: 2003 International Building Code with amendments
 2003 International Mechanical Code with amendments
 1996 National Electric Code with amendments
 Arizona State Plumbing Code
 2003 International Fire Code
 1999 NFPA 13

Proposed Use: Student Housing complex with at-grade parking.

Occupancy: Per IRC 310.1-R2 Residential

Zoning: Existing Residential R-3; Applying for zoning change to R-4
 Site is in Transportation Overlay District - Corridor.
 Stepback in building height required above 30' on north and west sides per Zoning Sec 4.404.

Legal Description: To be created from abandoning existing property lines.
 Two new parcels will be established from the existing premises. The portion of Mariana Street south of Orange, which is within the project site will be acquired by the Owner.
 North Parcel A including cul de sac to be acquired and dedication of 33'-wide ROW along Dorsey.
 2.06 acres/ 50 DU @ 1,795 sf lot size per dwelling unit
 South Parcel B including Mariana Street to be acquired and dedication of new cul de sac to City of Tempe.
 154,684 sf / 43,560 sf per acre = 3.55 Acres
 3.55 acres/ 80 DU @ 1,795 sf lot size per dwelling unit

Zoning: Existing R-3, Proposed R-4

Site Area: North Parcel A: 89,752 sf / 43,560 sf per acre = 2.06 Acres
 South Parcel B: 154,684 sf / 43,560 sf per acre = 3.55 Acres

Total	Gross	Net	TYPE V A.F.E.S. (Fully Sprinklered)
244,436 S.F. (5.61 Acres)	244,436 S.F. (5.61 Acres)	244,436 S.F. (5.61 Acres)	

**TYPE V
A.F.E.S. (Fully Sprinklered)**

CALCULATIONS:	NORTH PARCELA	SOUTH PARCEL B
Total Number of Dwelling Units (DU's):	50	89
Total Number of Students:	142	247
Total Number of Exterior Parking Spaces:	53	90
Total Number of Garage Parking Spaces:	70	121
Total Number of Handicapped Spaces:	8	14
Density (DU/Acre):	123	211

Density (DU/Acre):

Existing Parcel A	R-4: 25/Acre DU/Acre 2.06 ACRES X 25 DU/ACRE = 51.5 DUS ALLOWED DU'S Proposed: 50 PROPOSED No. of students housed 142 Min. Lot Area per Unit Allowed: 1740 sf Lot Area per Unit Provided: 89,752/50 = 1795 sf
Parcel B	DU/Acre 3.55 ACRES X 25 DU/ACRE = 88.75 DUS ALLOWED DU'S Proposed: 86 DU'S PROPOSED No. of students housed 247 Min. Lot Area per Unit Allowed: 1740 sf Lot Area per Unit Provided: 154,684/88 = 1759 sf
Total	Total Acres: 5.61 acres Total DU'S Proposed 138 Total Students 389

Landscape Area: Includes walkways, hardscape and landscape areas:
 25% Minimum Required for R-5

Parcel A	Parcel B
Net SF 89,752 S.F. 22,438 S.F. 25% Minimum Required: Proposed Walkways 22,907 sf Proposed Planted Areas 19,466 sf Total Landscape Area 42,373 sf = 47%	Net SF 154,684 S.F. 38,671 S.F. 25% Minimum Required: Proposed Walkways 31,050 sf Proposed Planted Areas 21,856 sf Total Landscape Area 52,906 sf = 34%

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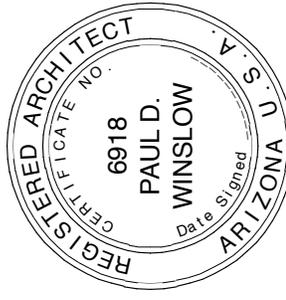
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CAMPUS TOWERS

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TEMPE PROJECT NO
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SECTION 23N
 ZONING:
 R3 TOD CORRIDOR



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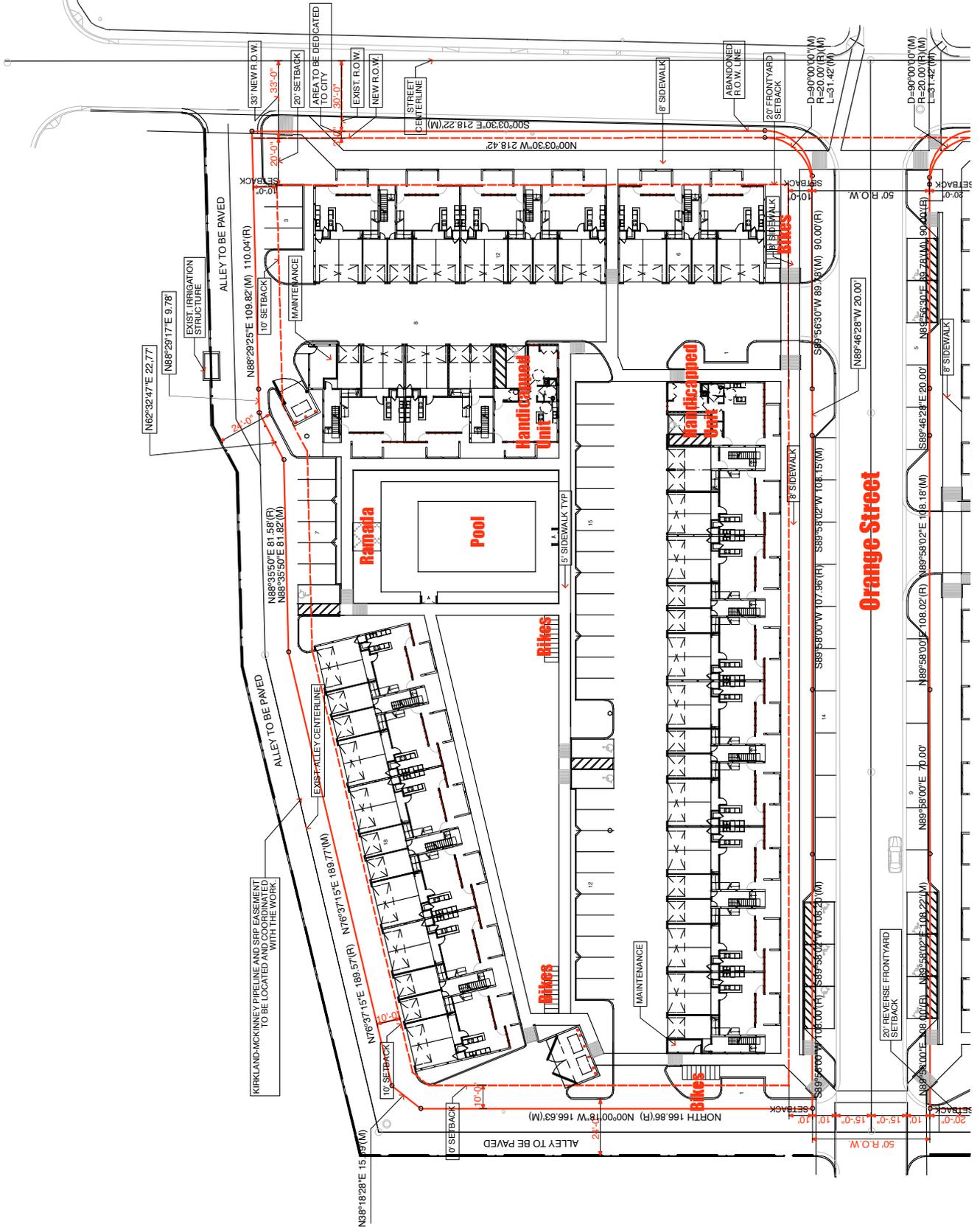
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PROJECT PHASE
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SHEET CONTENTS
 parcel A

S-1001
 SHEET NO.



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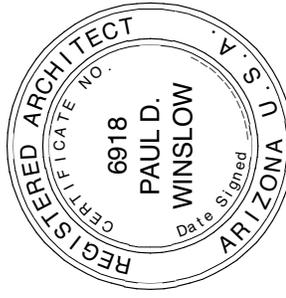
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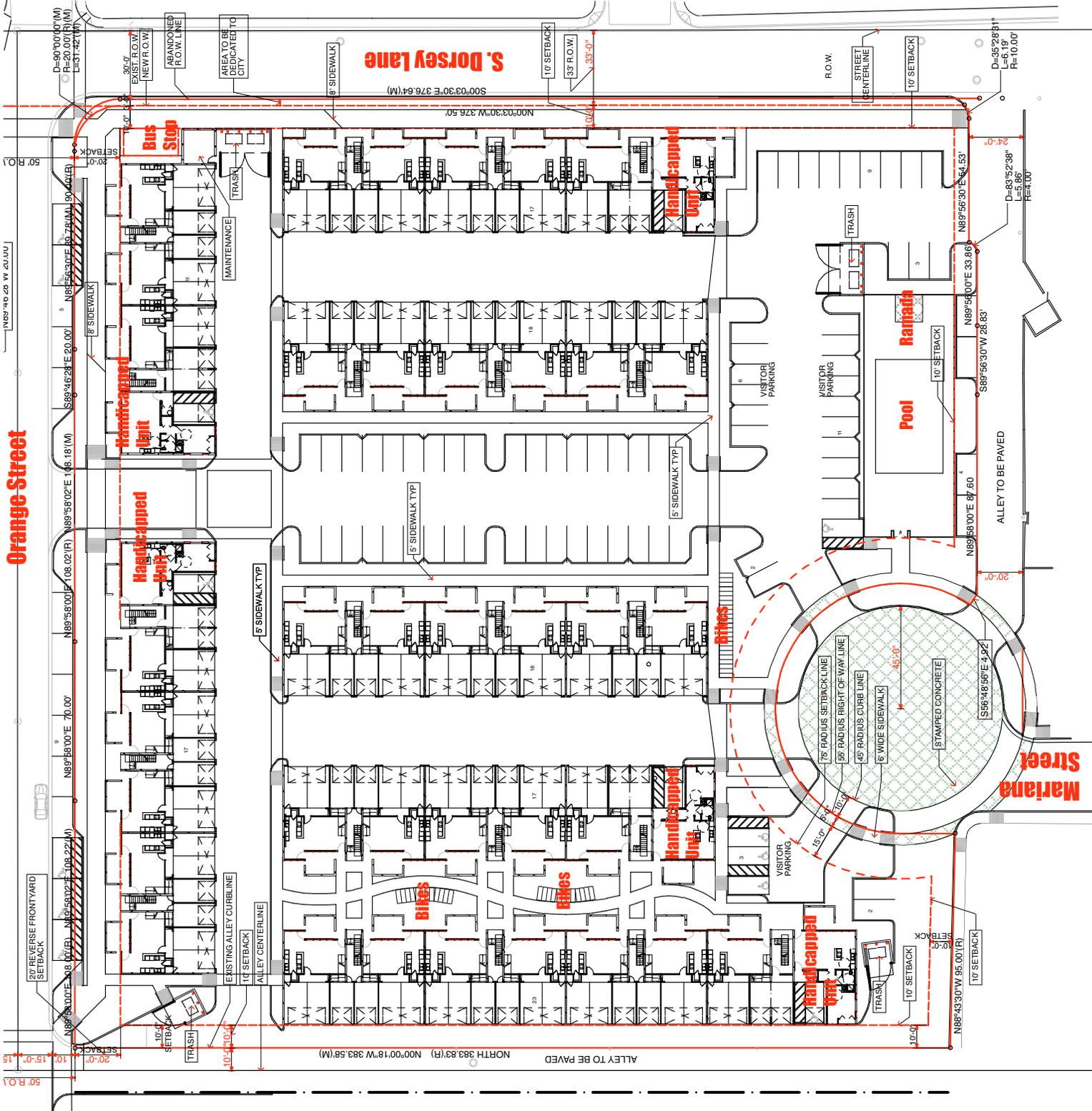
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SHEET CONTENTS
 parcel B

S-1002
 SHEET NO.



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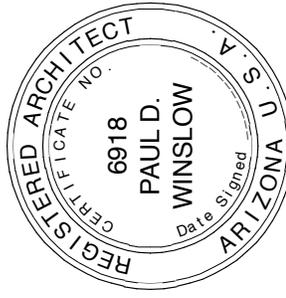
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 DEVELOPMENT PLAN REVIEW

SHEET CONTENTS
 front elevation

S-1003
 SHEET NO.

EXTERIOR ELEVATION KEYNOTES:

1. WESTERN ONE COAT FINISH LIXTURE DE6384 LRV 10.
2. WESTERN ONE COAT FINISH LIXTURE DE6384 LRV 52.
3. WESTERN EDWARDS SAHARA DEC747 LRV 52.
4. WESTERN EDWARDS HICKORY DEC759 LRV 35.
5. WESTERN ONE COAT FINISH BEIGE DEC769 LRV 27.
6. CONCRETE BLOCK TREMAYTH MESASTONE PEBBLE BEACH WITH LIGHT SHOT SANDBLAST FINISH.
7. CEMENT BOARD CEMBOUNT; COLOR: SAND.
8. CEMENT BOARD CEMBOUNT; COLOR: OAKER.
9. STEEL BEAM; COLUMN.
10. STEEL PLATE.
11. 1/4" VERTICAL DUNN EDWARDS IRON FIXTURE DE6384 LRV 10.
12. CLEAR ANODIZED ALUMINUM FRAME WITH CLEAR 1" INSULATION GLASS LOW E TYP.
13. GARAGED DOOR; DUNN EDWARDS IRON FIXTURE DE6384 LRV 10.
14. STEEL STAIRS; DUNN EDWARDS IRON FIXTURE DE6384 LRV 10.
- 15.



TYPICAL FRONT ELEVATION

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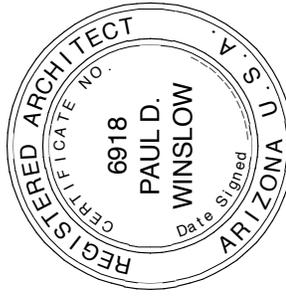
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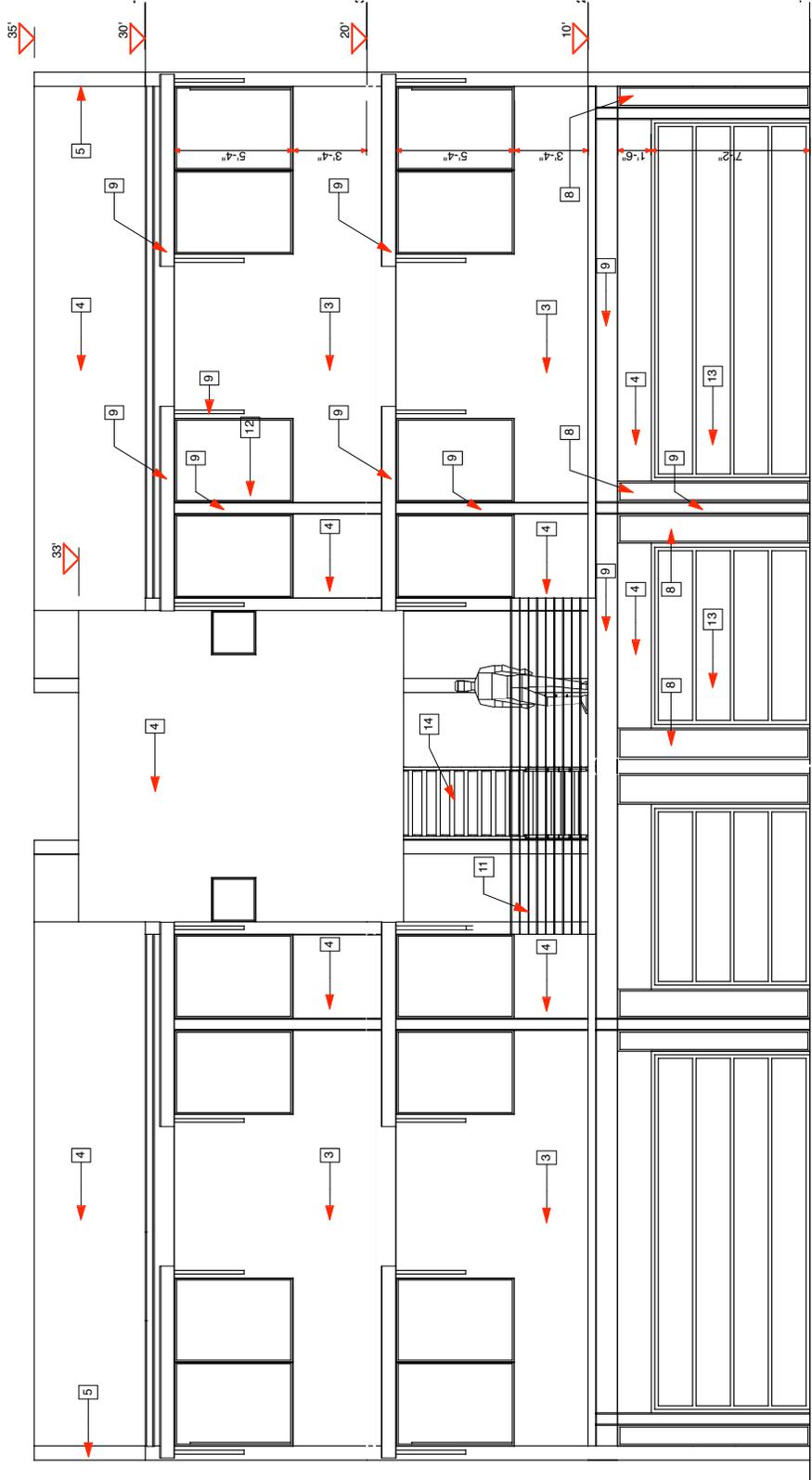
PROJECT PHASE
 DEVELOPMENT PLAN REVIEW

SHEET CONTENTS
 rear elevation

S-1004
 SHEET NO.

EXTERIOR ELEVATION KEYNOTES:

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2. WESTERN ONE COAT FINISH LUXTURE DE6384 LRV 52.
3. WESTERN EDWARDS SAHARA DEC747 LRV 52.
4. WESTERN EDWARDS HICKORY DEC759 LRV 35.
5. WESTERN ONE COAT FINISH BEIGE DEC769 LRV 27.
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12. CLEAR ANODIZED ALUMINUM FRAME WITH CLEAR 1" INSULATION GLASS LOW E TYP.
13. GARAGED DOOR; DUNN EDWARDS IRON FIXTURE DE6384 LRV 10.
14. STEEL STAIRS; DUNN EDWARDS IRON FIXTURE DE6384 LRV 10.



REAR ELEVATION

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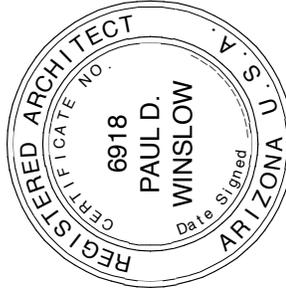
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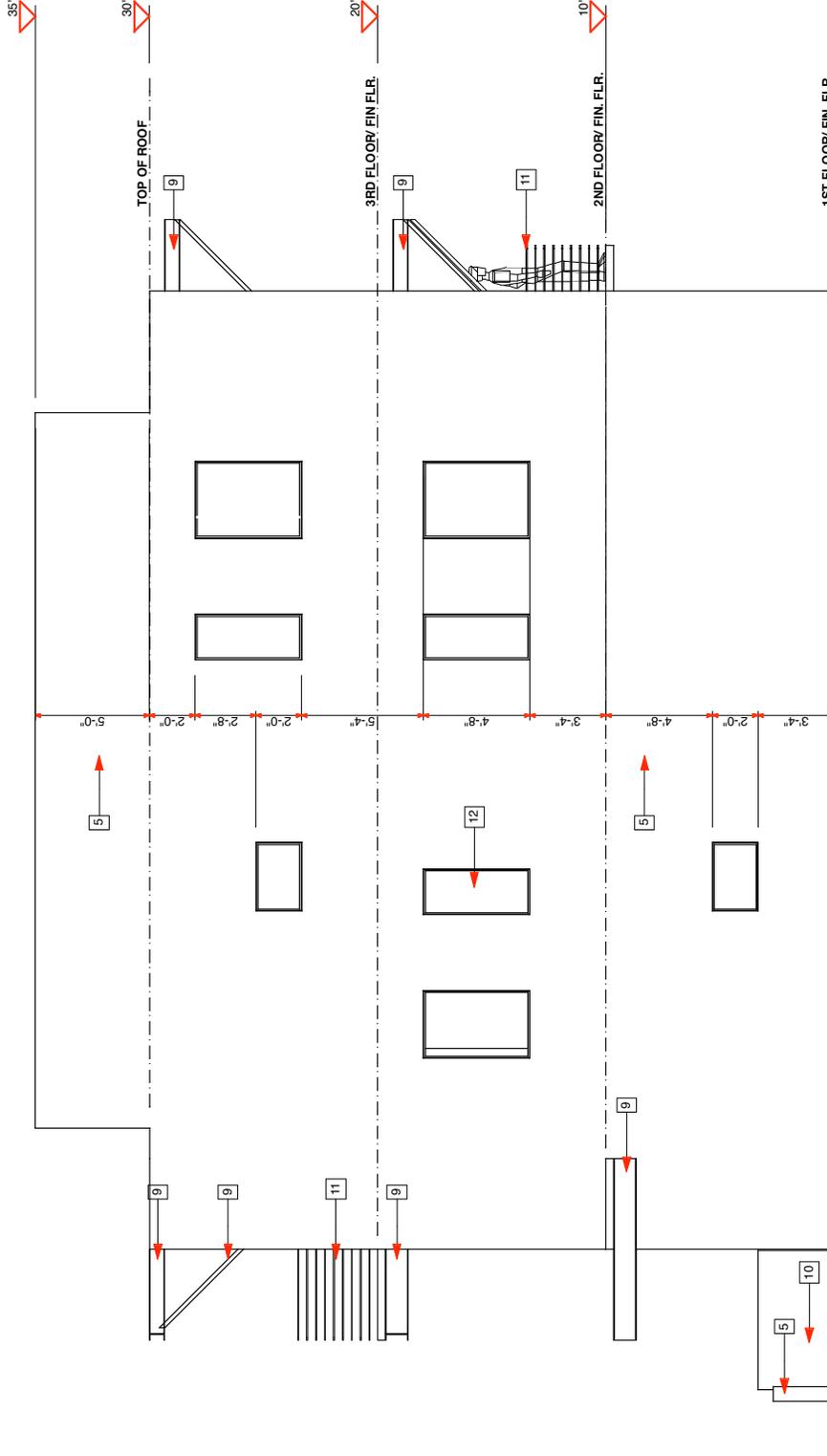
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SHEET CONTENTS
 side elevation

S-1004A
 SHEET NO.



SIDE ELEVATION



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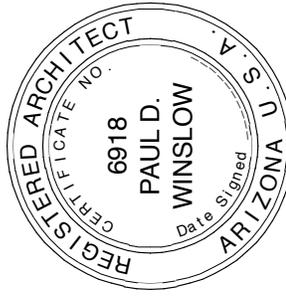
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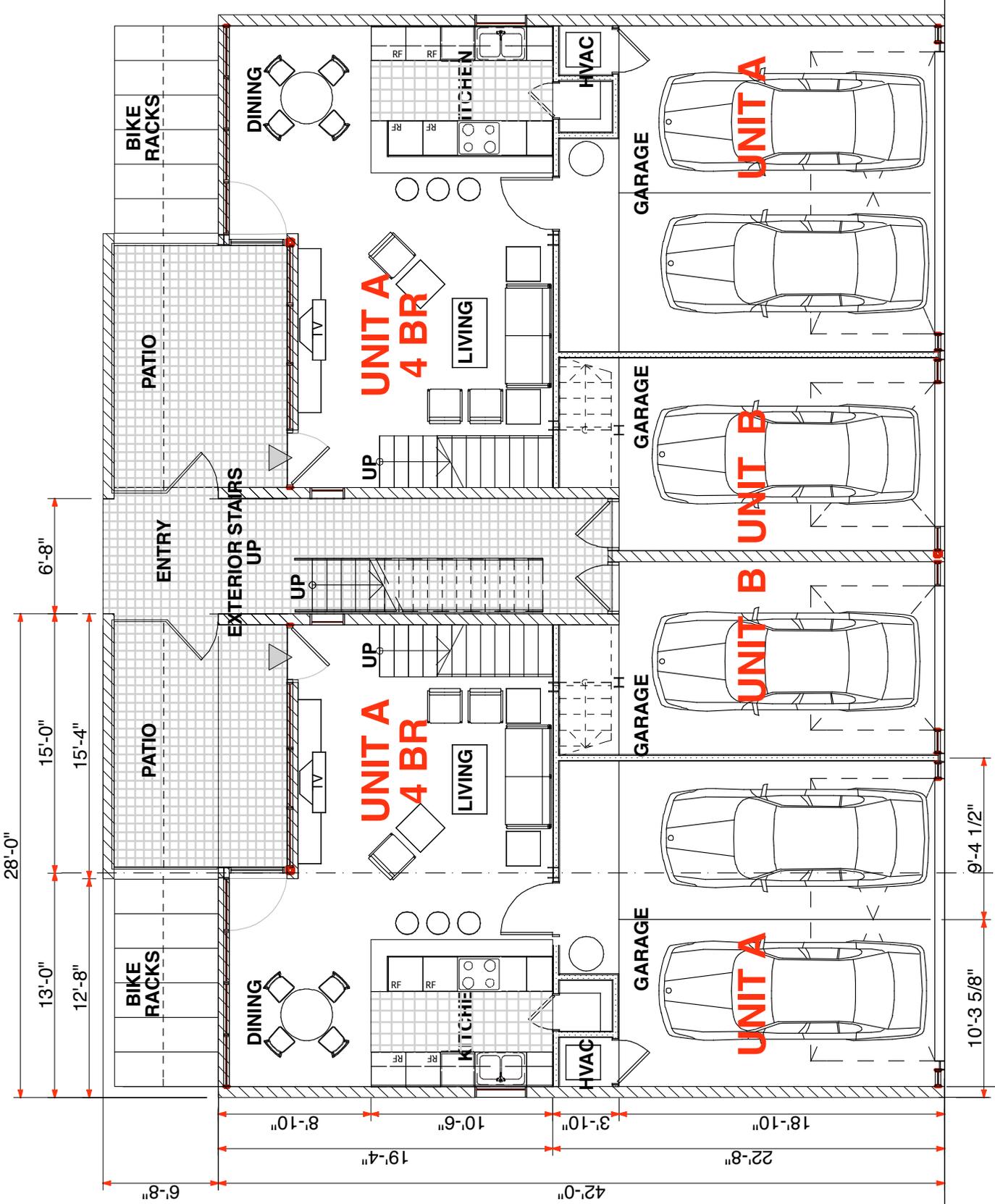
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SHEET CONTENTS
 1st floor plan

S-1008
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1ST FLOOR PLAN

1/8" = 1'-0"

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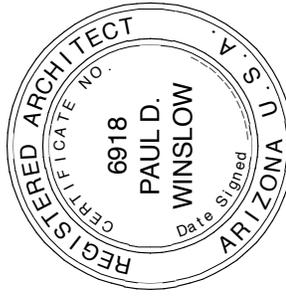
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PROJECT PHASE
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SHEET CONTENTS
 2nd floor plan

S-1009
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2ND FLOOR PLAN

1/8" = 1'-0"

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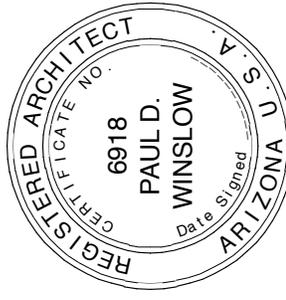
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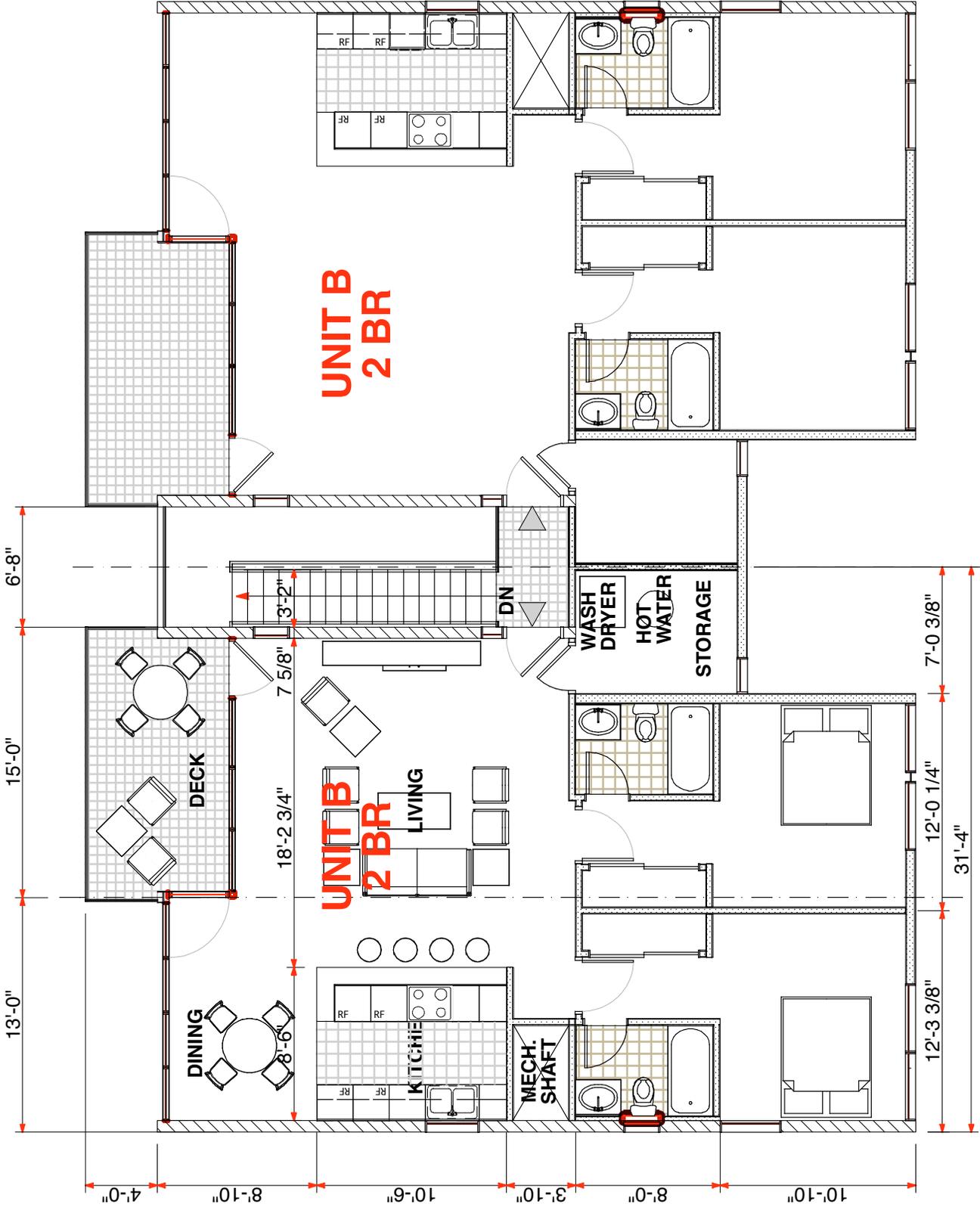
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PROJECT PHASE
 DEVELOPMENT PLAN REVIEW

SHEET CONTENTS
 3rd floor plan

S-1010
 SHEET NO.



3RD FLOOR PLAN

1/8" = 1'-0"



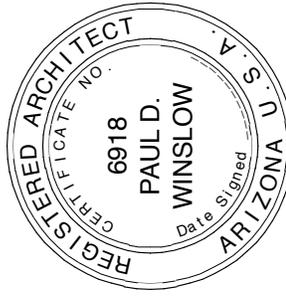
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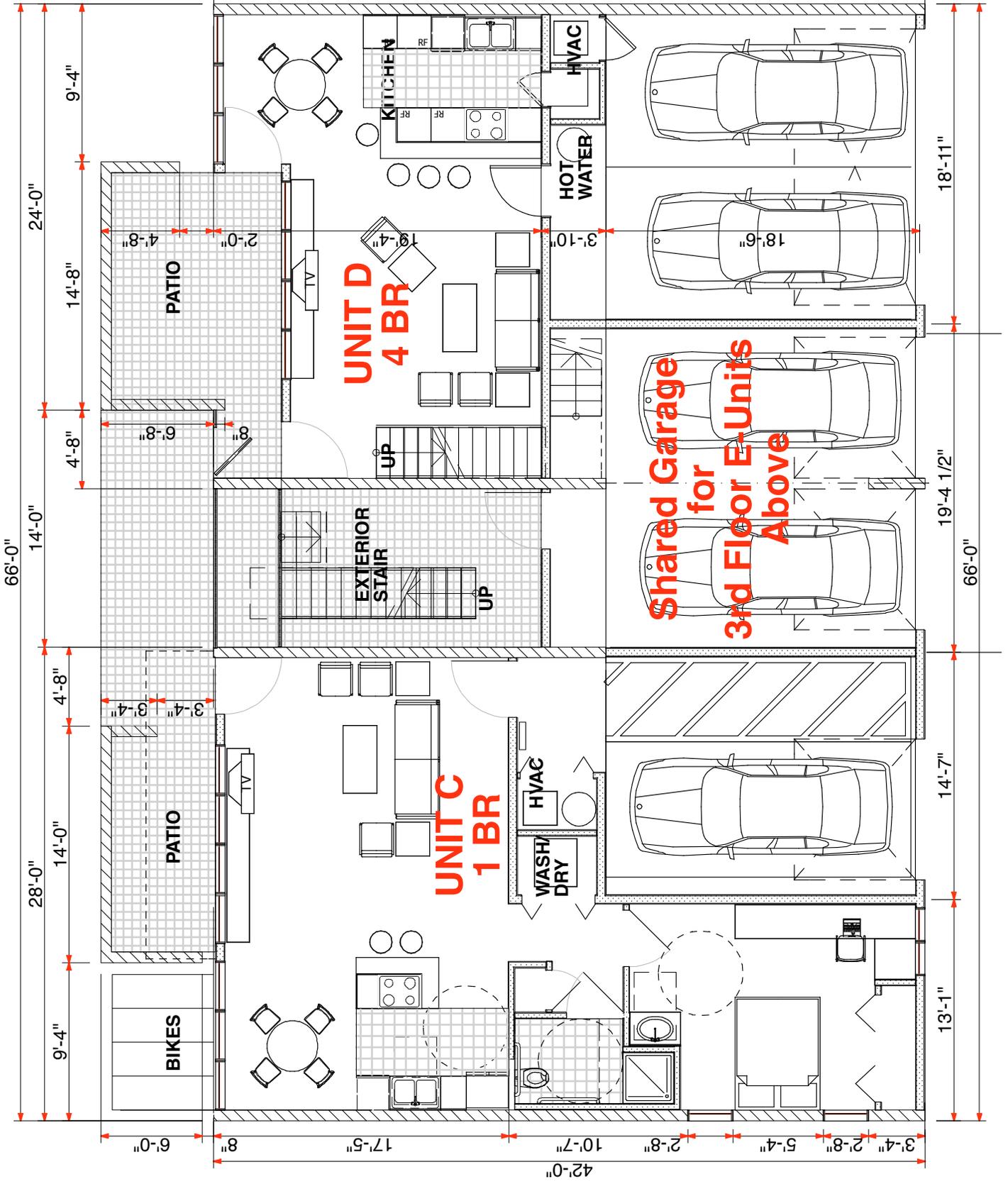
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PROJECT PHASE
 DEVELOPMENT PLAN REVIEW

SHEET CONTENTS
 C/D unit plan

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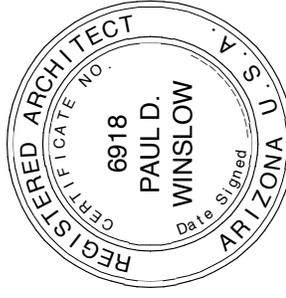
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CAMPUS TOWERS

1215 East Orange Street
 TEMPE, ARIZONA 85281

TEMPE PROJECT NO
 SPR06177

SECTION 23N
 ZONING:
 R3 TOD CORRIDOR



PROJECT NUMBER
 2006_099

DATE OF ISSUE
 06.05.2007

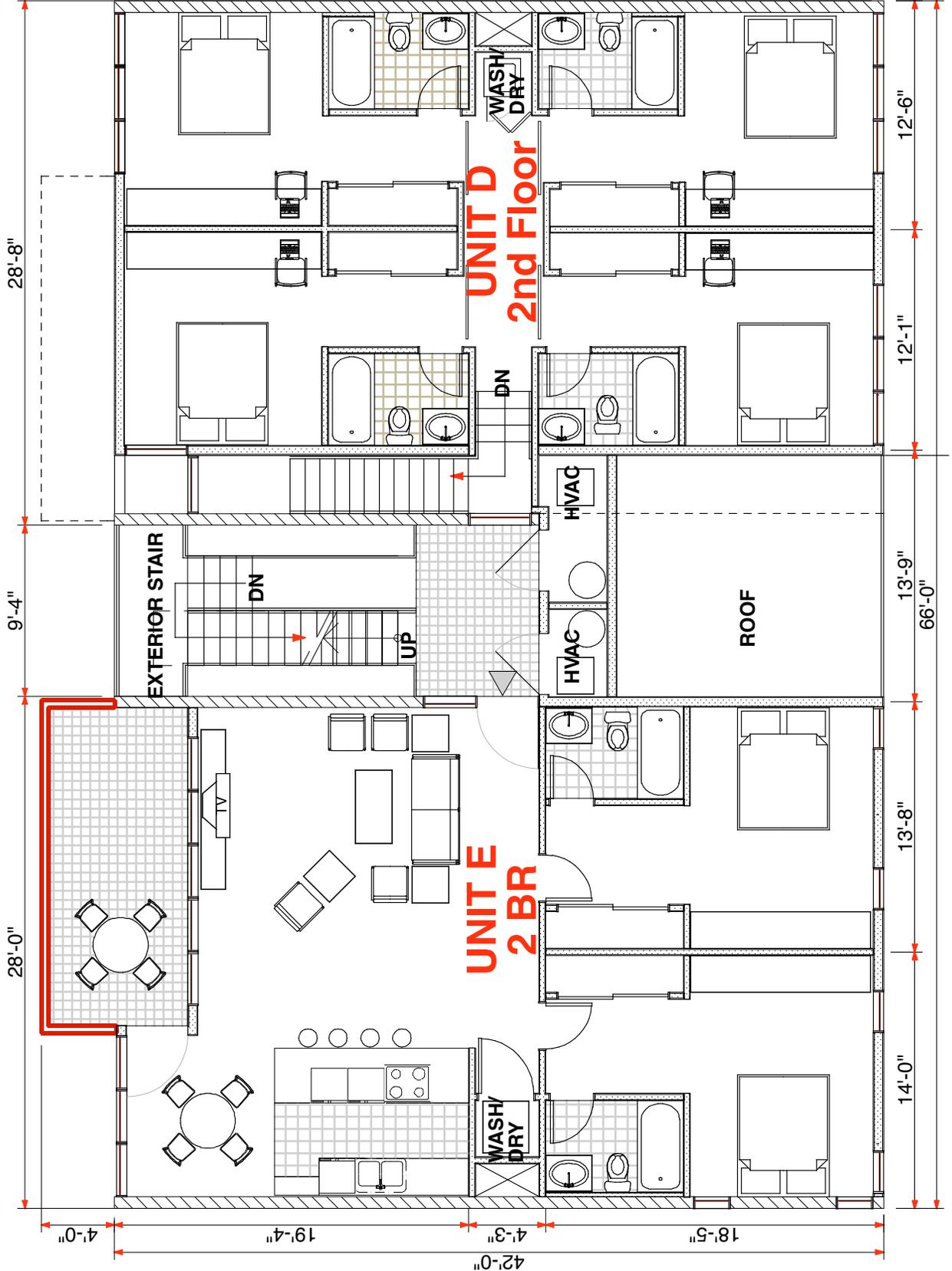
REVISION NO.

REVISION DATE

PROJECT PHASE
 DEVELOPMENT PLAN REVIEW

SHEET CONTENTS
 D/E unit plan

S-1012
 SHEET NO.



orcutt | winslow
 ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

3003 n. central ave
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 85012

602.257.1764 t
 602.257.9029 f

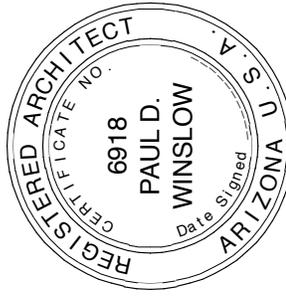
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CAMPUS TOWERS

1215 East Orange Street
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TEMPE PROJECT NO
 SPR06177

SECTION 23N
 ZONING:
 R3 TOD CORRIDOR



PROJECT NUMBER
 2006_099

DATE OF ISSUE
 06.05.2007

REVISION NO.

REVISION DATE

PROJECT PHASE
 DEVELOPMENT PLAN REVIEW

SHEET CONTENTS
 E/E unit plan

S-1013
 SHEET NO.



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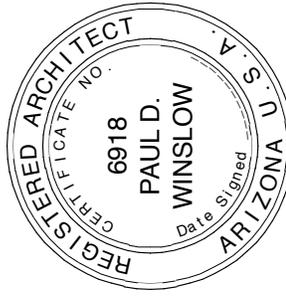
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CAMPUS TOWERS

1215 East Orange Street
 TEMPE, ARIZONA 85281

TEMPE PROJECT NO
 SPR06177

SECTION 23N
 ZONING:
 R3 TOD CORRIDOR



PROJECT NUMBER
 2006_099

DATE OF ISSUE
 06.05.2007

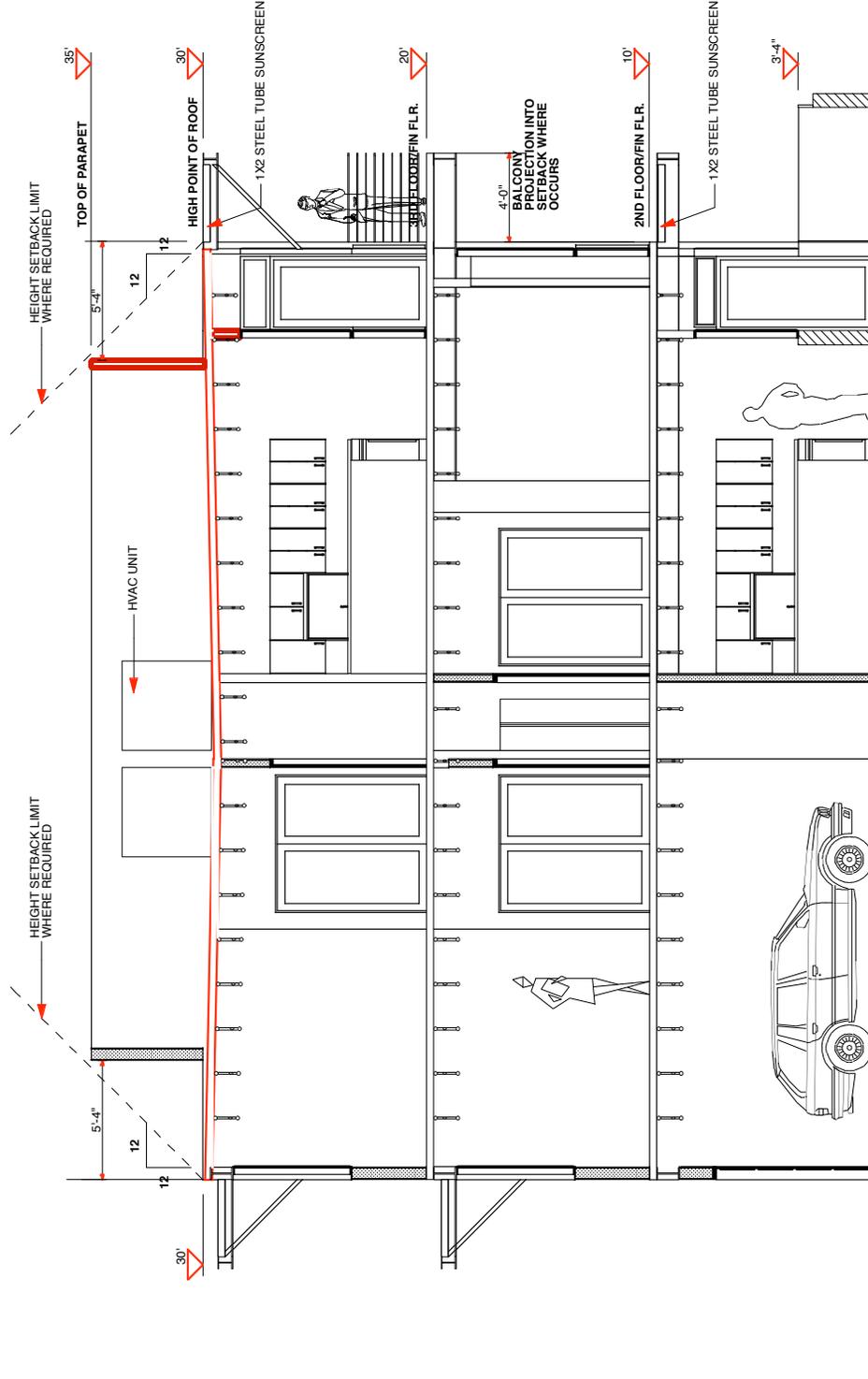
REVISION NO.

REVISION DATE

PROJECT PHASE
 DEVELOPMENT PLAN REVIEW

SHEET CONTENTS
 section

S-1014
 SHEET NO.



TRANSVERSE SECTION

1/8" = 1'-0"

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602.257.9029 f

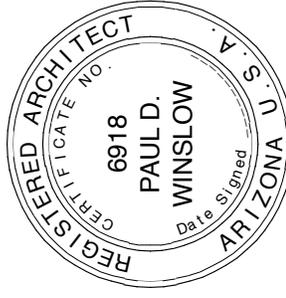
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CAMPUS TOWERS

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TEMPE PROJECT NO
SPR06177

SECTION 23N
ZONING:
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PROJECT NUMBER
2006_099

DATE OF ISSUE
06.05.2007

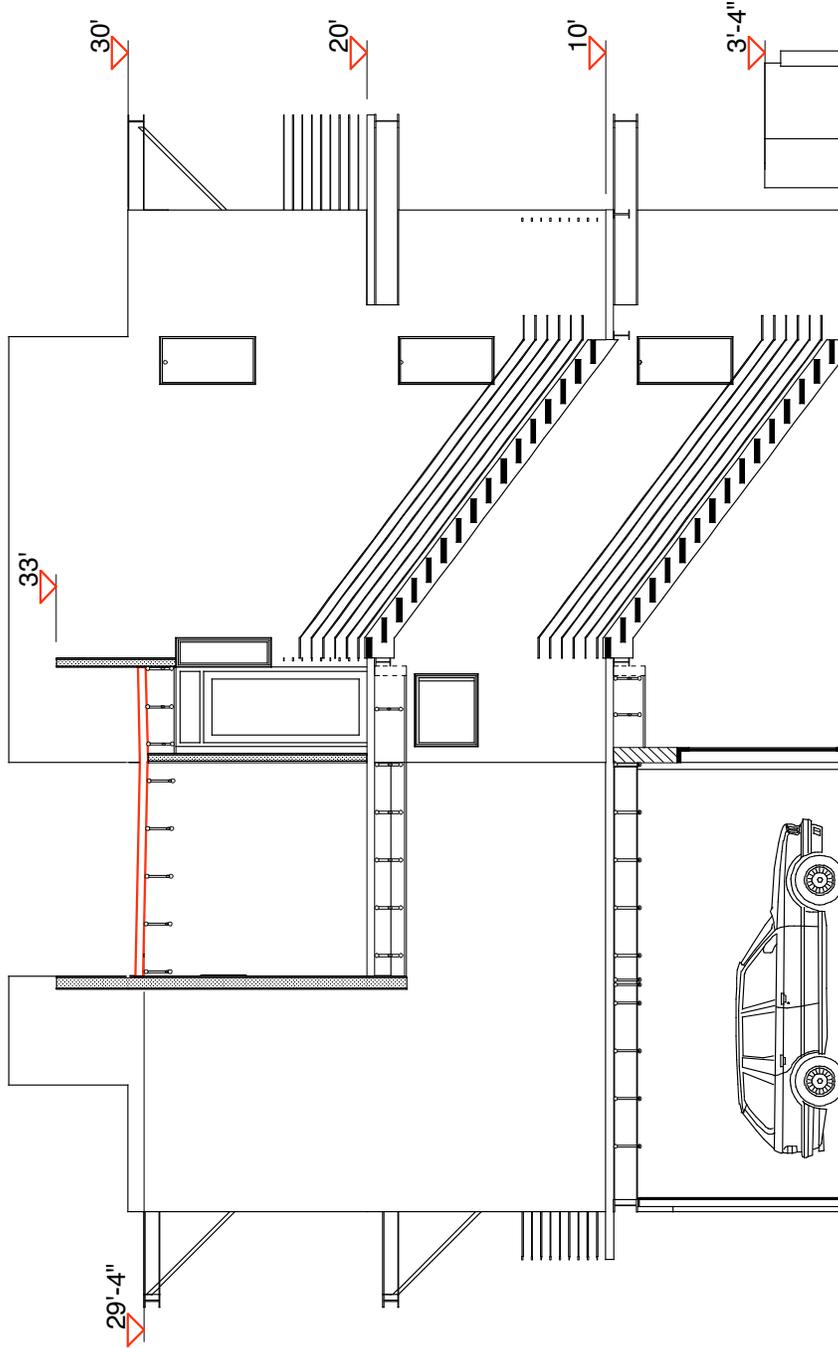
REVISION NO.

REVISION DATE

PROJECT PHASE
DEVELOPMENT PLAN REVIEW

SHEET CONTENTS
stair section

S-1015
SHEET NO.



Section at Exterior Stair

1/8" = 1'-0"

PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	SIZE	REMARKS
--------	-------------------------------	------	------	---------

TREES (NOTE: ALL TREES SHALL BE STANDARDS UNLESS OTHERWISE NOTED)

	BRACHYCHITON POPULNEUS BOTTLE TREE	6	15 GAL.	
	CHAMAEROPS HUMILIS MEDITERANEAN FAN PALM	6	24" BOX	MULTI.
	EUCALYPTUS PAPUANA GHOST GUM	38	15 GAL.	
	PARKINSONIA (CERCIDIUM) FLORIDUM BLUE PALO VERDE	13	15 GAL.	
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	19	15 GAL.	MULTI.

SHRUBS AND ACCENTS

	BULBINE FRUTESCENS BULBINE	22	5 GAL.	
	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	24	5 GAL.	
	DASYLIRION ACROTRICHE GREEN DESERT SPOON	3	5 GAL.	
	DODONAEA VISCOSA HOPSEED BUSH	16	5 GAL.	
	EUPHORBIA RIGIDA GOPHER PLANT	26	5 GAL.	
	HESPERALOE PARVIFLORA RED YUCCA	94	5 GAL.	
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUAN RAIN SAGE	74	5 GAL.	
	MYRTUS COMMUNIS 'COMPACTA' COMPACT MYRTLE	392	5 GAL.	
	PEDILANTHUS MACROCARPUS SLIPPER PLANT	20	5 GAL.	
	SIMMONDSIA CHINENSIS 'COMPACTA' DWARF JOJOBA	60	5 GAL.	

GROUND COVER

	OENOTHERA STUBBEI CHIHUAHUAN PRIMROSE	1 GAL. @ 3' O.C.
--	--	------------------

	SALVIA GREGGI AUTUMN SAGE	5 GAL. @ 3' O.C.
--	------------------------------	------------------

TURF

	SEED CYNODON DACTYLON COMMON BERMUDA GRASS
--	--

INORGANIC GROUND COVER

NOT SHOWN	A MIN. 2" DEPTH LAYER OF DECOMPOSED GRANITE/DECORATIVE ROCK SHALL BE PLACED IN ALL PLANTING AREAS. SIZE AND COLOR SHALL BE 5/8" MINUS 'APACHE BROWN' AVAILABLE THROUGH KALAMAZOO MATERIALS: 520-575-9601, OR AS APPROVED BY OWNER.
-----------	--

Landscape Plan

JUN 11 2007

TEMPE
PROJECT NO
SPR06177

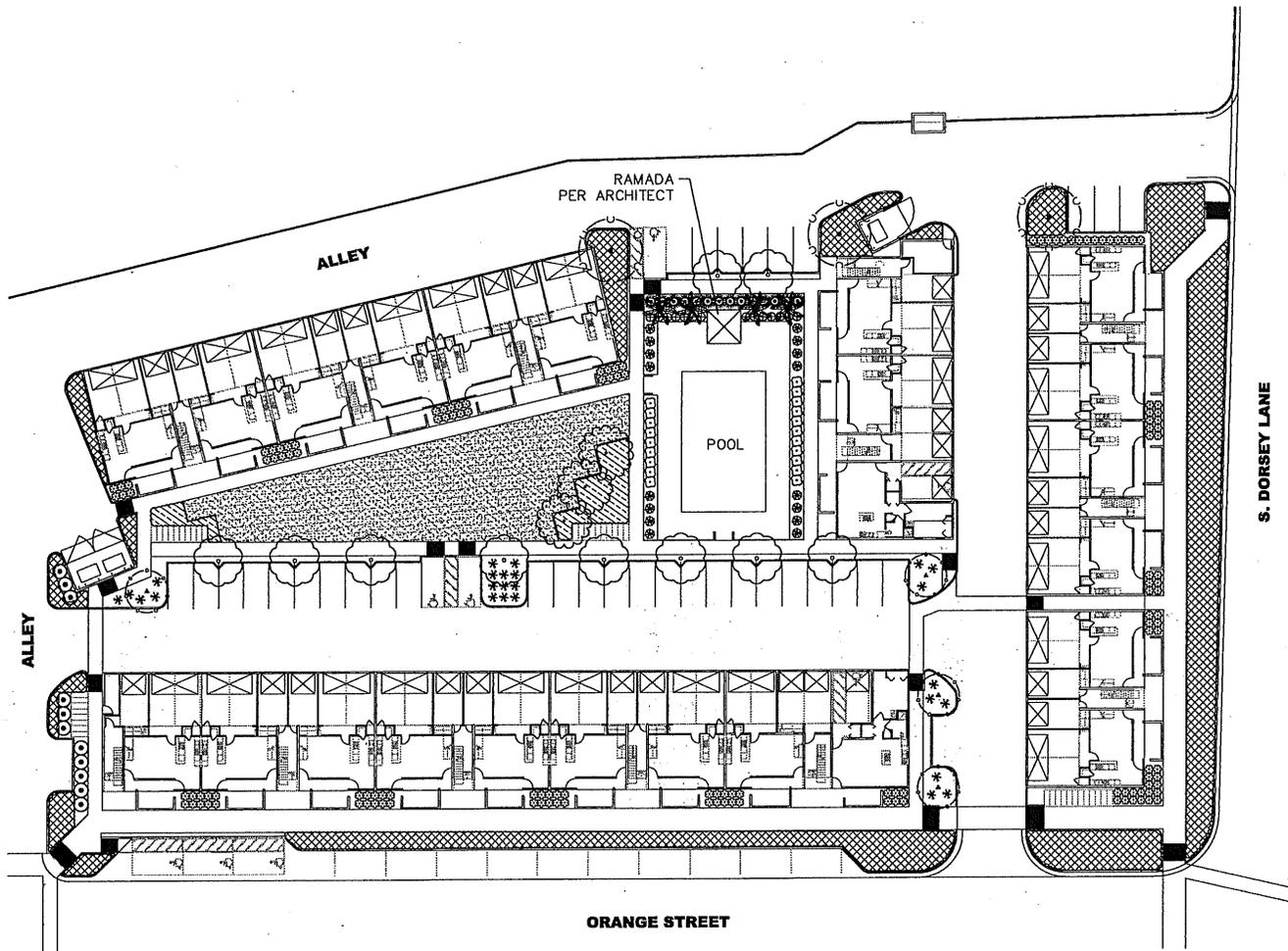
landscape architect

Rick Engineering
1745 E. River Rd. Ste. 101
Tucson AZ 85718
520-795-1000 t
520-322-6956 f

CAMPUS TOWERS

1215 East Orange Street
TEMPE, ARIZONA 85281

ATTACHMENT 27



PARCEL 'A'

Landscape Plan

CAMPUS TOWERS
 1215 East Orange Street
 TEMPE, ARIZONA 85281

JUN 11 2007

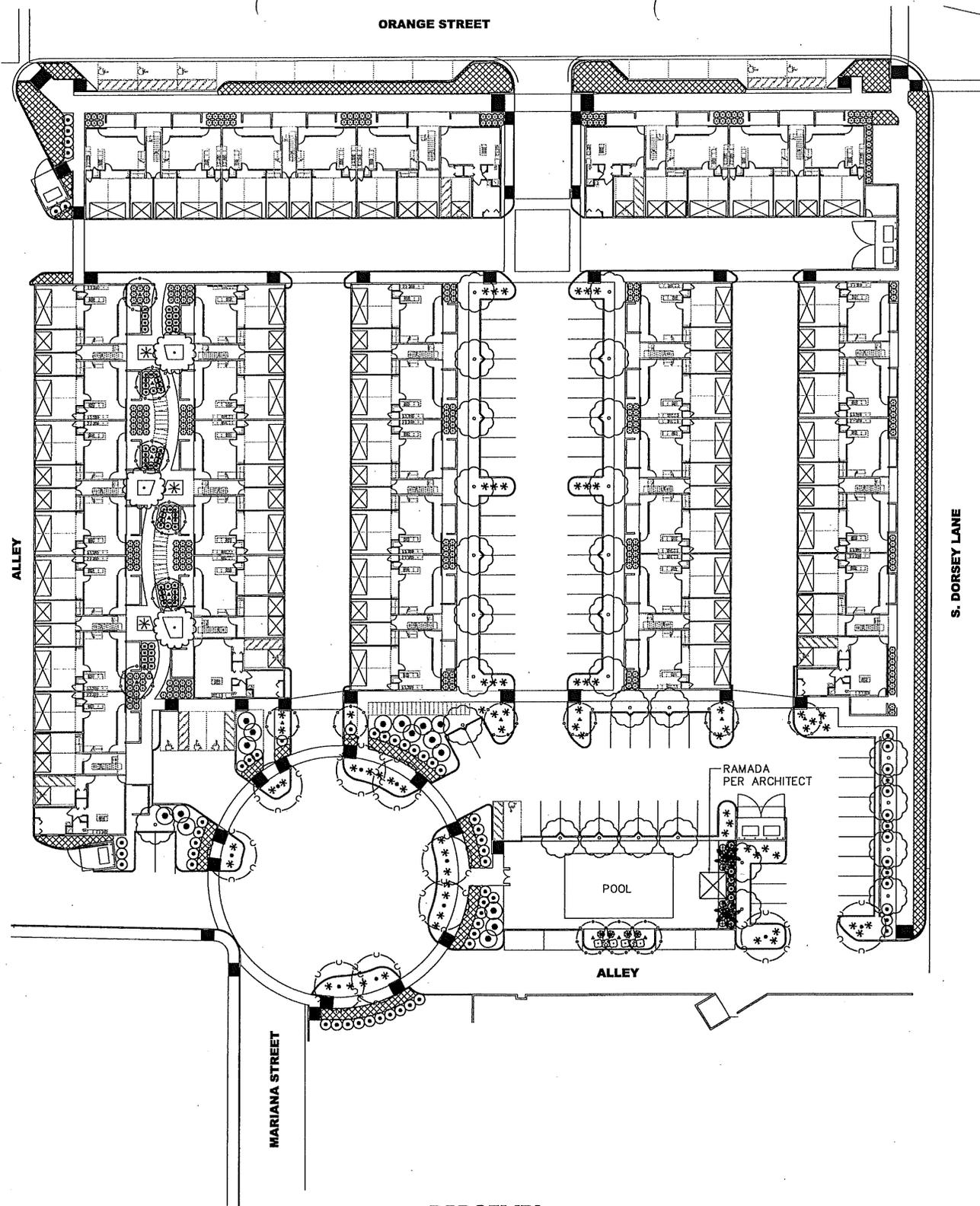
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 PROJECT NO
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landscape architect

Rick Engineering
 1745 E. River Rd. Ste. 101
 Tucson AZ 85718
 520-795-1000 t
 520-322-6956 f

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ATTACHMENT 28



PARCEL 'B'

Landscape Plan

CAMPUS TOWERS

1215 East Orange Street
 TEMPE, ARIZONA 85281

ATTACHMENT 29

JUN 11 2007

TEMPE
 PROJECT NO
 SPR06177

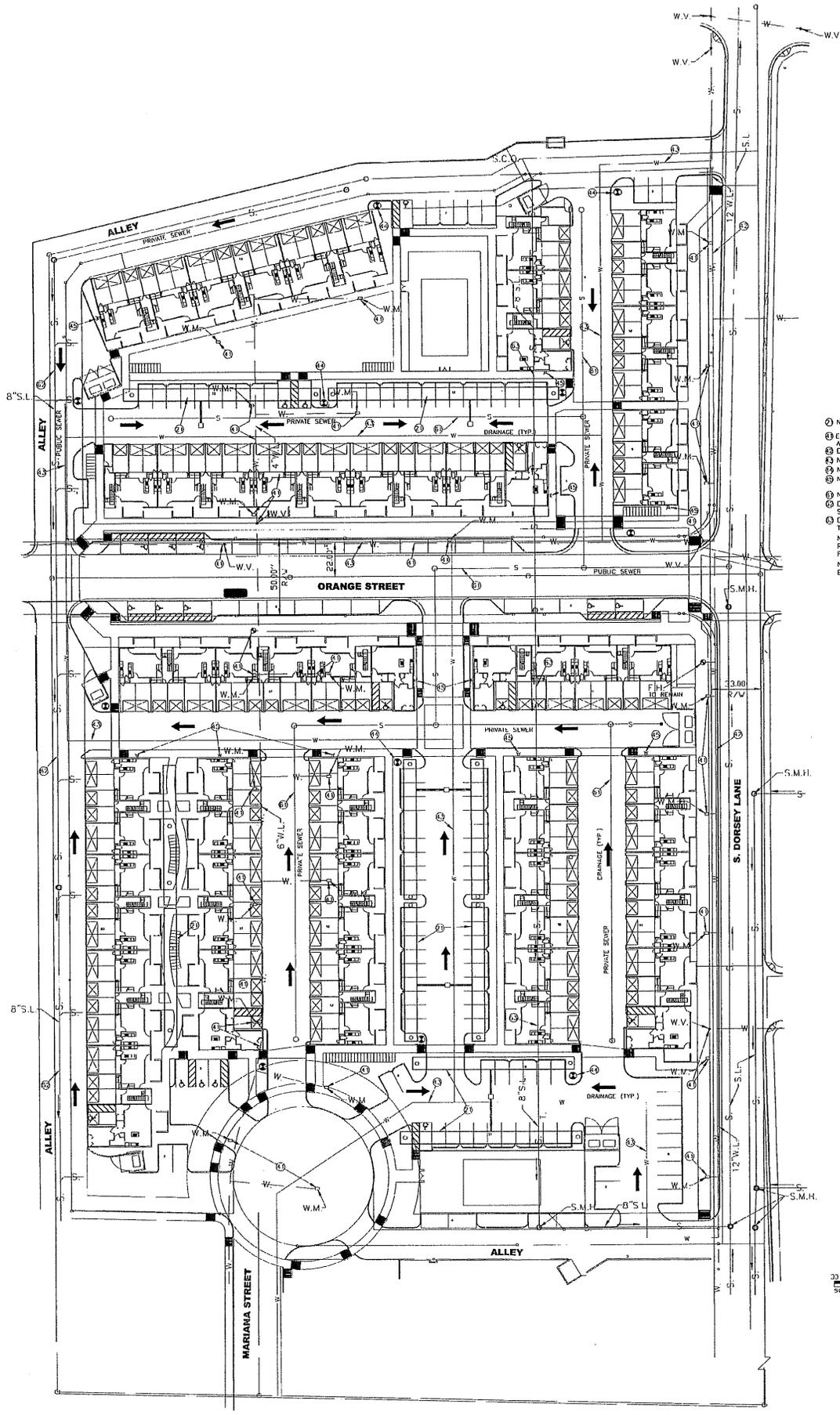
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landscape architect

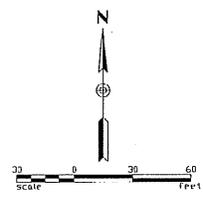
Rick Engineering
 1745 E. River Rd. Ste. 101
 Tucson AZ 85718
 520-795-1000 t
 520-322-6956 f

\\17698\1\campus\project\17698-01.dwg Plot Date: Jun 11 2007

JUN - 6 2007



- ① NEW 96" C.M.P. BELOW GROUND RETENTION
 - ② EXISTING WATER LINE, VALVES, METERS AND FIRE HYDRANTS TO BE REMOVED.
 - ③ EXISTING WATER LINE TO REMAIN
 - ④ NEW 8" PUBLIC WATER LINE
 - ⑤ NEW 8" FIRE HYDRANT (TYPICAL)
 - ⑥ NEW F.D.C. AT END FACE OF EACH BUILDING (TYPICAL)
 - ⑦ NEW 8" SEWER PVC (SDR 35)
 - ⑧ EXISTING SEWER LINE TO REMAIN. SEWER SERVICES TO BE REMOVED.
 - ⑨ EXISTING SEWER LINE AND SERVICES TO BE REMOVED
- NOTE: EXISTING OVERHEAD POWER LINE TO BE REMOVED. ALL PROPOSED ELECTRIC LINES TO BE PLACED UNDERGROUND.
- NOTE: EXISTING GAS LINES AND GAS METERS TO BE REMOVED.



C-101

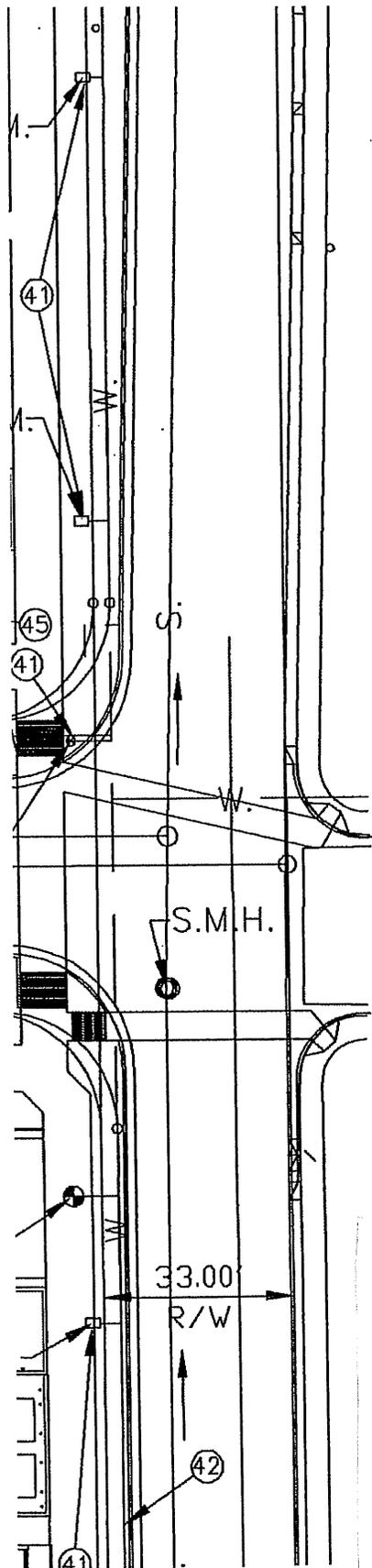
PREPARED BY: **ARIZONA ENGINEERING & PLANNING**
 PROJECT NO: **06-052000**
 DATE: **2/10/06**
 DRAWING NO: **06-052000**
 SHEET NO: **06-052000**
 SHEET TITLE: **SEWER & WATER MAINS**



LINDA GERCHICK
CAMPUS TOWERS
1215 East Orange Street
TEMPE, ARIZONA 85281

TEMPE PROJECT NO: **SPR08177**
 SECTION 23N
 ZONING: **R3 TOD CORRIDOR**

ARIZONA ENGINEERING & PLANNING
 3003 N. Central Ave.
 Phoenix, Arizona 85012
 602.287.1794
 602.287.8025
 www.aemp.com



- ② NEW 96" C.M.P. BELOW GROUND RETENTION
- ④1 EXISTING WATER LINE, VALVES, METERS AND FIRE HYDRANTS TO BE REMOVED.
- ④2 EXISTING WATER LINE TO REMAIN.
- ④3 NEW 8" PUBLIC WATER LINE
- ④4 NEW 8" FIRE HYDRANT (TYPICAL)
- ④5 NEW F.D.C. AT END FACE OF EACH BUILDING (TYPICAL)
- ⑥1 NEW 8" SEWER PVC (SDR 35)
- ⑥2 EXISTING SEWER LINE TO REMAIN. SEWER SERVICES TO BE REMOVED.
- ⑥3 EXISTING SEWER LINE AND SERVICES TO BE REMOVED.

NOTE: EXISTING OVERHEAD POWER LINE TO BE REMOVED. ALL PROPOSED ELECTRIC LINES TO BE PLACED UNDERGROUND.

NOTE: EXISTING GAS LINES AND GAS METERS TO BE REMOVED.

BY THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT

consulting engineers

**Rick Engineering
Civil Engineers
6150 N. 16th Street
Phoenix AZ 85016-1705
602-957-3350 t
602-28502396 f**



From: Desrtflwrs32@aol.com
Sent: Sunday, July 22, 2007 7:33 PM
To: O'Melia, Kevin

Dear Development Review Commissioners,

I have been a resident of the University Heights area for over 50 years. My neighbors and I are extremely concerned regarding the redevelopment of this area. The property between Orange and Lemon along Dorsey Lane, owned by Campus Towers, LLC, should not be changed from the current zoning of R-3 to anything higher. To go higher will be disasterous for this area, and without recourse. We are already overwhelmed with the congestion in this entire area without adding to it. There are existing issues of safety and welfare and these should not be compounded by further increasing the density.

As it is now, we have the highest population density in the entire state of Arizona, according to the Census Bureau. The condominiums on the corner of University and Dorsey Lane are not, as yet, occupied. When they are occupied we will experience greater issues than we already have. Increased crime and other problems follow increased density along with the devaluation of property.

ASU is in the process of building thousands of living units to accommodate more students ... 1,800 living units, according to the ASU Housing Department, with another 1,860 living units available after that along with the Barrett Honors College currently being prepared for construction at Apache and Rural. There are two other sections of Apache that are being developed for condos by private developers. Going beyond that, as Campus Towers, LLC, wants to do by increasing the zoning, creating greater density, will be way beyond reason. It isn't acceptable, and will have a negative impact on our existing safety and welfare problems.

Increasing the density that we already have will not be conducive to better living conditions, or a better neighborhood. There will be more crime, congested traffic/speeders, more trash, wild parties with noise, firing of guns, trespassing on/into our properties, property damage, graffiti, and we will lose any privacy that we have left. During grade school season children have been narrowly missed ... the bus drivers are constantly laying on their horns. Don't turn us into a complete ghetto.

I strongly urge you to reject the rezoning of this property. To approve this will only compound the safety, welfare and congestion problems we are already experiencing.

If you wish to discuss this further I will be available.

Most Sincerely,
Mrs. Louise Baker
480-829-8593

JUL 23 2007

BEUS GILBERT
PLLC

ATTORNEYS AT LAW

4800 NORTH SCOTTSDALE ROAD
SUITE 6000
SCOTTSDALE, ARIZONA 85251-7616
(480) 429-3000
FAX (480) 429-3100

WRITER'S DIRECT LINE
(480) 429-3060

39050-001

7 August 2007

Re: Rezoning and Site Plan Approval for Campus Towers

Dear Neighbor or Homeowner's Association Representative:

I am writing to make you aware of changes to the above-referenced case that have been made since the August 2, 2007 neighborhood meeting.

The significant change is that the applicant has determined that it is possible to increase the building setback along the entire length of Dorsey Lane to 20 feet. As you may recall, during the neighborhood meeting a suggestion was made that both the northerly and southerly parcels maintain the 20 foot setback. After the meeting and upon further review the applicant has determined that a 20 foot setback is possible. As a result, when this case goes to the Development Review Commission on August 14th, the City of Tempe staff will propose a 20 foot setback along the length of Dorsey Lane and the applicant will agree with that stipulation.

Another topic of discussion was traffic calming, particularly at the intersections of Dorsey Lane with Orange and Don Carlos streets. The applicant's Traffic Engineer, Kimley Horne & Associates has been directed to begin a study of possible traffic calming measures at those intersections and expects to have some preliminary results prior to the end of August. However, these are public streets and any traffic calming must be reviewed and approved by the City of Tempe. At this point we cannot be certain of any particular outcome or the extent of neighborhood support for traffic calming.

These two issues were outstanding at the time of the August 2nd meeting and we trust that the setback issue has now been satisfactorily resolved. The traffic calming issue will take some time to conclude, although the applicant intends to continue to work with the neighbors to come to a resolution. Please contact the undersigned if you are interested in participating in a dialogue concerning traffic calming; we intend to continue meeting with those neighbors who are interested and will include in the meetings anyone who contacts me. I would also be happy to respond to any additional questions or comments you may have.

RECEIVED
07 AUG 10 AM 9:07
TEMPE-DEVELOPMENT
SERVICES DEPARTMENT

7 August 2007
Page 2

Very truly yours,

BEUS GILBERT PLLC



Neal T. Pascoe, AICP
Planning Consultant

NTP:ich

cc: Paul E. Gilbert, Esq.
Nathan LaBlang (via facsimile)
Linda Gerchick (via facsimile)

September 12, 2007

Kevin O'Melia
City of Tempe Development Services
31 East 5th Street
Tempe, Arizona 85281

Re: Campus Towers Design Development
Orcutt | Winslow Project No. 2006_099-01

Subj: Request for Continuance at September 25 DRC Meeting

Dear Kevin:

Linda Gerchik has directed our office not to proceed further with redesigning the project at this time. Therefore I am requesting a continuance at the forthcoming DRC Meeting on September 25. I plan to attend the meeting and will be happy to personally inform the Commission of the client's decision.

Kevin, thank you so much for all of your help on this project and I look forward to working with you in the future.

Sincerely,

Nathan S. Leblang, AIA

NL/ck

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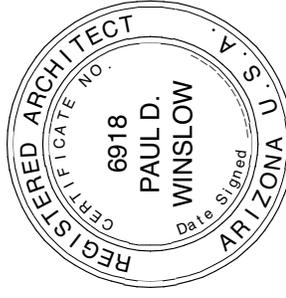
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CAMPUS TOWERS

1215 East Orange Street
 TEMPE, ARIZONA 85281

TEMPE PROJECT NO
 SPR06177

SECTION 23N
 ZONING:
 R3 TOD CORRIDOR



PROJECT NUMBER
 2006_099

DATE OF ISSUE
 06.05.2007

REVISION NO.

REVISION DATE

PROJECT PHASE
 DEVELOPMENT PLAN REVIEW

SHEET CONTENTS
 color front rendering

S-1007
 SHEET NO.

**EXTERIOR ELEVATION
 KEYNOTES:**

1. WESTERN ONE COAT FINISH LRV 10.
2. WESTERN ONE COAT FINISH LRV 52.
3. WESTERN ONE COAT FINISH LRV 35.
4. WESTERN ONE COAT FINISH BEIGE DEC759 LRV 27.
5. CONCRETE BLOCK TREMAYTH MESSASTONE PEBBLE BEACH WITH LIGHT SHOT SANDBLAST FINISH.
6. CEMENT BOARD CEMBONIT; COLOR: SAND.
7. CEMENT BOARD CEMBONIT; COLOR: OAKER.
8. CEMENT BOARD CEMBONIT; COLOR: JADE.
9. STEEL BEAM/ COLUMN.
10. STEEL PLATE.
11. 1/4" VERTICAL DUNN EDWARDS IRON FIXTURE DE6384 LRV 10.
12. CLEAR ANODIZED ALUMINUM FRAME WITH CLEAR 1" INSULATION GLASS LOW E TYP.
13. GARAGED DOOR; DUNN EDWARDS IRON FIXTURE DE6384 LRV 10.
14. STEEL STAIRS; DUNN EDWARDS IRON FIXTURE DE6384 LRV 10.
- 15.



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 1215 East Orange Street
 TEMPE, ARIZONA 85281

TEMPER PROJECT NO
 SPR08177
 SECTION 22N
 R3 TOD CORRIDOR

**EXTERIOR ELEVATION
 GENERAL NOTES:**

- A ALL EXPOSED STEEL SHALL BE CONCRETE AS
- B REINFORCING AT BUILDING AND STRUCTURES SHALL
- C FINISH ALL EXPOSED METAL SURFACES NOT SPECIFIED OR
- D THROUGH MASONRY LEVEL BLOCKS AT FRAMES OF ALL
- E SEALS AND SCHEDULE FOR DOOR AND WINDOW
- F ALL EXPOSED FINISHING SHALL BE FACTORY FINISHED
- G BRICK PLASTER ON EXTERIOR WALLS SHALL BE
- H APPLIED TO EXTERIOR STAIRWAYS SEE ELEVATIONS
- I ALUMINUM WINDOW FRAMES AND DOORS SHALL BE
- J EXTERIOR PAINT COLOR SHALL BE BY DUANE EDWARDS
- K FIELD FINISHED WITH TWO COAT SEMI-GLOSS
- L CONCRETE FINISH SHALL BE SLIP SURFACE STEEL
- M EXTERIOR GLAZING SHALL BE 1" INSULATED CLEAR
- N LOWE

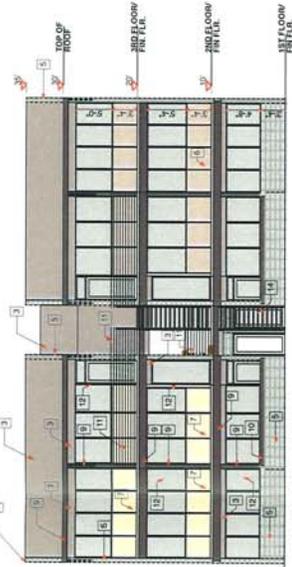


TYPICAL STREET ELEVATION



**EXTERIOR ELEVATION
 KEYNOTES:**

- 1 DUANE EDWARDS BRICK FINISH, SEE DETAIL LWF 19
- 2 DUANE EDWARDS BRICK FINISH, SEE DETAIL LWF 19
- 3 DUANE EDWARDS BRICK FINISH, SEE DETAIL LWF 19
- 4 DUANE EDWARDS BRICK FINISH, SEE DETAIL LWF 19
- 5 DUANE EDWARDS BRICK FINISH, SEE DETAIL LWF 19
- 6 DUANE EDWARDS BRICK FINISH, SEE DETAIL LWF 19
- 7 DUANE EDWARDS BRICK FINISH, SEE DETAIL LWF 19
- 8 DUANE EDWARDS BRICK FINISH, SEE DETAIL LWF 19
- 9 DUANE EDWARDS BRICK FINISH, SEE DETAIL LWF 19
- 10 DUANE EDWARDS BRICK FINISH, SEE DETAIL LWF 19
- 11 DUANE EDWARDS BRICK FINISH, SEE DETAIL LWF 19
- 12 DUANE EDWARDS BRICK FINISH, SEE DETAIL LWF 19
- 13 DUANE EDWARDS BRICK FINISH, SEE DETAIL LWF 19
- 14 DUANE EDWARDS BRICK FINISH, SEE DETAIL LWF 19
- 15 DUANE EDWARDS BRICK FINISH, SEE DETAIL LWF 19



TYPICAL FRONT ELEVATION



TYPICAL GARAGE ELEVATION



REAR ELEVATION



2006_099

06.05.2007

DEVELOPMENT PLAN REVIEW
 JUN - 6 2007

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