



Staff Summary Report

Development Review Commission Date: 10/09/07

Agenda Item Number: __7__

SUBJECT: Hold a public hearing for a General Plan Amendment, Zoning Map Amendment and Planned Area Developments located at 280 West University Drive.

DOCUMENT NAME: DRCr_Farmer Arts District_092507

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **FARMER ARTS DISTRICT (PL070353)** (Farmer Arts, LLC, owner; Todd Marshall, applicant) for a General Plan Amendment, Zoning Map Amendment and Planned Area Developments for a mixed-use development consisting of several buildings including residential, retail and public spaces (library) on 8.81 net acres located at 280 West University Drive in the GID, General Industrial District. The request includes the following:

GEP07005 – (Resolution No. 2007.82) General Plan Projected Residential Density Map Amendment from Medium-High Density (up to 25 du/ac) to High Density (greater than 25 du/ac).

ZON07008 – (Ordinance No. 2007.68) Zoning Map Amendment from GID, General Industrial District and TOD to MU-4, Mixed-Use High Density District and TOD.

PAD07020 – Planned Area Development Overlay for Farmer Arts District, Parcel 1 to establish development standards for five (5) buildings consisting of a public library, commercial and mixed-use with live/work up to seven (7) floors, on +/-4.82 acres

PAD07024 – Planned Area Development Overlay for Farmer Arts District, Parcel 2 to establish development standards for four (4) buildings consisting of commercial and mixed-use with live/ work up to 5 floors, all in approx. of building area on +/-3.51 acres

PREPARED BY: Steve Abrahamson, Principal Planner (480-350-8359)

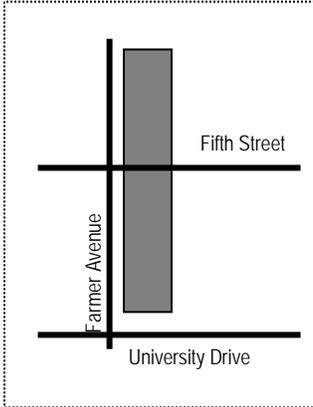
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions (1 - 31).

ADDITIONAL INFO:



| | |
|--------------------------|--|
| Parcel 1 Gross site area | 3.66 acres |
| Parcel 2 Gross site area | 5.17 acres |
| Building area | To be determined |
| Lot Coverage | 82 % |
| Building Height | 80 ft maximum |
| Building setbacks | 0' front, 20' side, 0' rear, 0' street side yard |
| Landscaped area | 7% |
| Vehicle Parking | 678 spaces |
| Bicycle Parking | To be determined |

A neighborhood meeting was held on July 23, 2007 at 6:00 p.m..

PAGES:

1. List of Attachments
- 2-3. Comments
- 4-8. Reason for Approval / Conditions of Approval
- 9-10. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

- 1-2. Ordinance No. 2007.68
- 3-4. Location Map(s)
5. Aerial Photo
6. General Plan 2030 Map of Project
- 7-11. Letter of Explanation
- 12-14. Neighborhood Meeting Summary
- 15-17. Letters of Support
- 18-21. Site plan
22. Conceptual Building Elevations
- 23-26. Conceptual Landscape Plans

COMMENTS:

The applicant is requesting an approval for a General Plan Amendment Density Map Amendment from Medium Density (up to 15 du/ac) to High Density (greater than 25 du/ac), a Zoning Map Amendment from the General Industrial District (GIS) to Mixed-Use High Density (MU-4) and Planned Area Development Overlays for a project consisting of several buildings including a public library. Buildings will vary in height up to 80' with proposed uses that include residential condominiums, apartments, commercial offices and retail space with underground parking, within approximately 8.83 acres split on two (2) parcels.

The project is on a strip of land between Farmer Avenue and the Southern Pacific Railroad right-of-way from University Drive on the south to beyond 5th Street on the north. This is a transitional area or buffer zone between the Downtown Tempe Mill Avenue District and the residential neighborhoods to the west. The site is bounded to the west by a mix of GID, General Industrial District Zoning, R-1 PAD, Multi-Family Residential Zoning, MU-4, High Density District Zoning and R-3, Multi-Family Residential District Zoning. To the south, the property abuts University Drive across from GID, General Industrial District Zoning. Finally, the eastern perimeter of the property is the Southern Pacific Railroad right-of-way. The properties on the east side of the railroad tracks contain sites for uses that include a restaurant, a seven (7) level parking garage, a three (3) story hotel and a proposed mixed-use, residential tower.

At present, the entire site is vacant, and was formerly utilized for a variety of uses including automotive sales and repair, fruit packing warehouses and retail.

For further processing of the proposed plan, the applicant will need approvals for a Development Plan Review which includes site plan, landscape design, and building elevations and potentially for a Horizontal Regime Subdivision, to create individual for-sale condominium units.

The applicant held a neighborhood meeting on July 23, 2007, with notification to nearby property owners. This proposal is consistent with the General Plan 2030 Projected Land Use; in order to implement the goals and objectives of the elements, the proposed project requires an amendment to the Density map. Staff recommends approval of the requested General Plan Density Map and Zoning Map amendments and for the requested Planned Area Development Overlays.

Public Input

The Zoning and Development Code requires projects that propose a Planned Area Development Overlay must organize a neighborhood meeting regarding a proposal in order to facilitate dialogue with the adjacent community prior to public hearings. On July 23, 2007 at 6:00 p.m. the applicant held a neighborhood meeting at Hatton Hall, 34 East 7th Street in Tempe. Property owners within a three hundred foot radius were notified, as well as neighborhood associations within six hundred feet of the subject site. Approximately 12 people attended this meeting. Most of the comments were complimentary of the project. One (1) individual expressed concerns with workforce housing and indicated opposition to any "Section 8" housing. See attached summary of meeting provided by the applicant, (attachments 7-9). Development Services staff attended the meeting and noted the following comments: Concern was voiced that this project would add additional rental units to the area and the potential impact. Also expressed was a resident's desire to see service uses such as a deli, bakery, coffee shop or unique restaurants included within the proposal.

Also noted were comments that the project would step down the massing from the downtown to the east. Further, the proposal creates a link / buffer to the downtown. The meeting ended at 7:30 p.m..

General Plan Analysis

Land Use Element:

This project complies with the land use goals and element objectives for General Plan 2030. The land use projected for this site is Mixed-Use. This category encourages creatively designed developments which create a living environment, reflective of a village concept, in which there is the opportunity to live, work and recreate in the same development or within the area. This request complies with the projected land use with the integration of residential, commercial and public spaces on one development.

The General Plan projected residential density for this site is medium to high density residential use with greater than 25 dwelling units per acre. Compact residences have limited private outdoor space, but have access to shared, or common open space for recreation. Proximity to amenities and configuration of residences encourages resident interaction. This level of intensity should promote a village environment with easy access to goods and services, business and recreation. The MU-4, Mixed-Use High Density Zoning District has no standard for maximum allowable density.

Accessibility Element:

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

Community Design Element:

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

Historic Preservation Element:

The property is not designated as historic, so there is no specific requirement for preservation, or documentation.

Housing Element:

This project will provide diverse housing opportunities for current and future Tempe residents. It will offer a significant mix of housing types. Workforce housing units are included in the plan for the project and individual building configurations will be presented during the development review process.

Neighborhoods Element:

The project is designed to “encourage a sense of community” by providing for a unique place within the downtown area that strengthens the downtown and adjacent neighborhoods. The plan meets most of the objectives and strategies identified in the Neighborhoods element.

Redevelopment Element:

This site is within the University / Hayden Butte Redevelopment Area. The redevelopment areas encourage revitalization of adjacent areas with the intent to rebuild or redevelop, and encourage reinvestment. This site has been industrial for the past fifty years. One of the objectives of the redevelopment element is to ensure the provision of adequate infrastructure. The developer must work closely with the Public Works Department to ensure that the appropriate infrastructure will be in place for this project.

Economic Development Element:

This project is located within one of the General Plan's identified employment nodes. This project incorporates commercial office and retail opportunities, which may serve to foster increased business investment and additional tax base. There has been no indication of any strategy to retain the existing businesses currently located on the property. Providing additional residents within the downtown may assist to attract basic goods and services, which have been missing for the last several years.

Environment (Air, Noise, Ambient Temperature, Energy) Element:

Providing a mixed-use project may help to reduce the number of vehicle miles traveled. Potential noise mitigations through alternative building materials may be improved for a better quality of life. Additional design details should consider energy conservation through passive and sustainable principles.

Land (Remediation, Habitat, Solid Waste) Element:

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

Water (Water, Wastewater, Stormwater) Element:

The Engineering Department will require storm-water retention on this site which is sufficient to contain a 100-year event. The developer must contact the City of Tempe Engineering Department to finalize details for the retention requirements.

Transportation (Pedestrian Network, Bikeways, Transit, Travel-ways) Elements:

This project is within the Transportation Overlay District – Corridor, and has easy transit access to multiple bus routes within Tempe and access via bus and light rail to Phoenix and neighboring communities. This proposal provides a diverse use of land through integration of residential and commercial spaces, potentially reducing the amount of vehicular trips typically generated by residential users. This property is located on the edge of the downtown (Mill Avenue District), which provides many options to services, recreation and entertainment. The applicant is required to provide a traffic study, explaining basic traffic impacts for this development. The final analysis of this traffic report has not occurred, and mitigation strategies must be determined. The developer must receive approval from the City's Traffic Engineer with regard to identification of solutions for circulation of traffic at this location.

Aviation Element:

This element is not applicable to this request.

Open Space Element:

The proposed development does not hinder the current or proposed Open Spaces plan within the City of Tempe and will add to the comprehensive inventory of Open Spaces within the City. The proposed project will provide connective open space that will benefit the surrounding community.

Recreational Amenities Element:

Public recreational areas within this area include the Tempe Town Lake and Beach Park and Hayden Butte. The project allows for future potential pedestrian and bicycling trail linkage along the railroad corridor.

Public Art & Cultural Amenities Element:

The proposed project supports the Public Art and Cultural Amenities goals and objectives of the General Plan by providing for a library at the corner of University Drive and Farmer Avenue.

Public Buildings and Services Elements:

The south end of the project along University Drive is anchored by the Farmer Arts District branch of the Tempe Public Library.

Public Safety Element:

The applicants shall work with the City of Tempe Police Department's Crime prevention unit to address any security concerns and recommendations for this project. These recommendations may become conditions of approval for the for the future Development Plan Review aspects of this project. Tempe Fire Department will access the site via existing public streets. The developers of this project must work closely with the Fire, Police and Building Safety Departments to ensure that rescue and communications infrastructure are in place.

ZONING ANALYSIS

| | CURRENT GID TOD CORRIDOR | PROPOSED MU-4 PAD |
|---------------------|-------------------------------------|------------------------------|
| Density | NS | 25+ du/ac |
| Building Height | 35 ft | 80 ft |
| Max. Lot Coverage | NS | 82% |
| Min. Landscape Area | 10% | 7% |
| Front Setback | 25 ft | 0 |
| Side Setback | 0 ft | 20 ft |
| Rear Setback | 0 ft | 0 ft |
| Street Side Setback | 25 ft | 0 ft |

South side, along University – Parcel 1
 South side, along 5th St – Parcel 2
 East side, along RR ROW
 North side, along 5th Street – Parcel 1
 North side, along prop. line – Parcel 2
 West side, along Farmer Avenue

Conclusion

The requests comply with General Plan 2030 projected land use and residential density for this site. The Planned Area Development (PAD) Overlay implements the General Plan, by providing a mixed-use development of both commercial residential living and public spaces, promoting the concept of live, work and recreate in one place. The proposed development achieves goals for in-fill development and diverse housing options to Tempe's existing housing stock.

The integration of live, work, recreation, opportunities in home ownership along with commercial services will provide an asset to the longevity and success of Tempe's surrounding neighborhood and the downtown community. Approval of this PAD request, will allow this property to be developed.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.

2. The project helps implement the goals and objectives of the General Plan elements.
3. The project will meet the development standards required under the Zoning and Development Code.
4. The project conforms to the Transportation Overlay District standards and guidelines.
5. The PAD Overlay provides the flexibility through establishment of the project specific standards.

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 BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

1. A building permit shall be obtained and substantial construction commenced on or before **November 8, 2009 or the property shall revert to a previous zoning designation—subject to a formal public hearing.**
2. Prior to the effective date of this ordinance, 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.
3. An Encroachment Permit must be obtained from the Engineering Department prior to submittal of construction documents for building permit. The limitations of this encroachment include;
 - a. a maximum projection of eight (8) feet for any upper level balconies or decorative architectural features of the building,
 - b. a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure, and
 - c. any other requirements described by the encroachment permit or the building code.
4. The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
5. The Planned Area Development for Farmer Arts District shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
6. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
7. A Condominium Plat (Horizontal Regime) is required for this development and shall be recorded prior to an occupancy permit.
8. The Subdivision Plat (Condominium Plat) for The Farmer Arts District 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 **November 9, 2008**. Failure to record the plan within one year of City Council approval shall make the plan null and void.
9. Prior to the effective date of this ordinance, 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.

10. Provide public art as part of this development in conformance with the Art in Private Development Ordinance and the Zoning and Development Code; see the Zoning and Development Code Sec. 4-407 and Appendix D. Contact the Cultural Services Administration (Adrienne Richwine or Liz Lagman 480-350-5287) if any questions regarding implementation of this requirement.
11. Provide emergency radio amplification for the office building and parking garage, as required. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Contact Telecommunications (Stuart Snow 480-350-2930) to discuss the size and materials of the buildings, to verify radio amplification requirement, and determine the extent of construction to fulfill this condition.
12. Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Review dated **August 15, 2007**. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
13. Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Pete Smith of Water Resources (480-350-2668) if there are any questions regarding the purpose or content of the water conservation reports.
14. Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
15. The developer must provide a final traffic impact study prior to any submittal for a building permit.
16. The developer must receive approval of the final Traffic Impact Study from the Traffic Engineering prior to issuance of a building permit.
17. Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
18. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
19. 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
20. Fire lanes need to be clearly defined. Ensure that there is at least a 20'-0" horizontal width, and a

14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department (Jim Walker 480-350-8341).

21. Show and provide bike parking per Tempe standard Detail T-578.
22. Locate fire hydrant within 150' of any portion of the first floor, maintain access to within 150' of any portion of the building at grade level.
23. Engineering requirement for undergrounding of overhead utilities. Underground utilities requirement excludes high-voltage transmission line unless project inserts a structure under the transmission line. Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
24. Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
25. Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
26. Refuse:
 - a. Double container enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
 - b. Location of double container enclosure in west vehicle court has changed since the March 24, 2006 Site Plan Review. Contact Sanitation staff (Ron Lopinski 480-350-8132) to verify that vehicle maneuvering and access to the enclosure is still adequate.
 - c. Develop strategy for recycling collection and pick-up from site with Ron Lopinski. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - d. 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.
27. Driveways:
 - a. Construct driveways in public right of way in conformance with Standard Detail T-320 or T-319, (30 ft. minimum, 40 ft. maximum).
 - b. Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
28. Building height: measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).

29. Incorporate brick sidewalks for all off-site pedestrian paving. Follow City of Tempe Public Works Department Detail T-353, when designing all sidewalk areas in the Right-of-Way. Alternative paver materials may be considered subject to review, and approval, by the Engineering and Planning Departments. Any alternative patterns should be used in small amounts to create accent areas at entrances, or to demarcate architectural features of the building. Do not propose a wholesale change of material. These materials shall be compatible with the Americans with Disabilities Act, ADA, and the Building Code.
30. Underground utilities requirement excludes high-voltage transmission line unless project inserts a structure under the transmission line. Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
31. Parking spaces:
 - a. Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - b. At parking areas, provide demarcated accessible aisle for disabled parking.
 - c. Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

HISTORY & FACTS:

149 South Farmer Avenue:

(Thoren's Showcase & Fixture Company)

No information on the original construction on this property.

February 19, 1968 The Board of Adjustment approved the following variances for a proposed storage building:

Reduction of the side yard setback on Farmer Avenue from 12' to 0'.

Waiver of off-street parking requirements.

515 South Farmer Avenue:
(Tempeco Groves – Sunkist)

No information on the original construction on this property.

June 25, 1963 Building Permit issued for an office addition.

April 18, 1966 The Board of Adjustment granted permission to erect a warehouse addition with setback variances (from 12' to 0')..

September 13, 1967 The Board of Adjustment granted a variance to reduce the side yard setback from 12' to 4' for a warehouse building addition.

December 13, 1972 The Board of Adjustment approved a use permit to allow a mobile home to be utilized as a caretaker's residence.

May 22, 1985 The Board of Adjustment approved a use permit to allow Cinnabar to operate a private trade school in the I-2, General Industrial District.

711 South Farmer Avenue:

No information on the original construction on this property.

March 13, 1971 The Design Review Board approved a landscape plan for Fab-Con.

December 30, 1983 The Board of Adjustment approved a use permit for Sunshine Auto Rental and Sales (including vehicle sales and repair).

350 West University Drive:
(Grover's / Tempe Bicycle Shop)

August 24, 1978 The Board of Adjustment approved requests for the following:

Use permit to operate a retail materials center.

Variance to reduce the required street sideyard setback from 15' to 5' for a proposed storage building.

Variance to reduce the required street sideyard setback for an existing storage building from 15' to 5'.

Variance to waive the required scree wall for the loading dock at the 5th street end of the site.

October 5, 1978 The Design Review Board approved a building, landscaping and site improvements.

October 28, 1982 The Board of Adjustment approved requests for the following:

A use permit to allow a retail supplies store in an industrial district.

A variance to allow advertising copy on a freestanding sign.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-302, General Plan Amendment

Section 6-304, Zoning Map Amendment

Section 6-305, Planned Area Development (PAD) Overlay districts

ORDINANCE NO. 2007.68

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

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

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by removing the below described properties from the GID, General Industrial and Transportation Overlay (Corridor) Districts and designating it as MU-4, Mixed-Use High Density District and TOD (Corridor) on 8.83 acres.

LEGAL DESCRIPTION

Exhibit "A"
Legal Description Parcel 1

That portion of the Southeast quarter of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Southeast corner of said Section 16;

thence North 00° 17' 11" West (recorded = North 00° 16' 40" West), along the East line of the Southeast quarter of said Section 16, also being the centerline of the Union Pacific Railroad Main Track, a distance of 33.00 feet to the Point of Beginning, said point being on the Northerly right-of-way of University Drive, as shown on the subdivision plat of State Plat No. 12 Amended, recorded in Book 69 of Maps, Page 38, Maricopa County Records;

thence South 89° 57' 13" West (recorded = South 90° 00' 00" West), along said Northerly right-of-way line, 199.97 feet to the Easterly right-of-way line of Farmer Avenue;

thence North 00° 17' 01" West (recorded = North 00° 16' 40" West), along said Easterly right-of-way line, 1271.84 feet to the centerline of 5th Street as recorded in Docket 7324, Page 437, Maricopa County Records;

thence North 89° 04' 18" East, along the said centerline, 199.93 feet to the East line of the Southeast quarter of said Section 16;

thence South 00° 17' 11" East, along said East line and the centerline of said Union Pacific Railroad Main Track, 1274.91 feet to the Point of Beginning;

EXCEPT the East 35.00 feet thereof.

A

Exhibit "A"
Legal Description Parcel 2

That portion of the Southeast quarter of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Southeast corner of said Section 16;

thence North 000 17' 11" West (recorded = North 000 16' 40" West), along the East line of the Southeast quarter of said Section 16, also being the centerline of the Union Pacific Railroad Main Track, a distance of 1307.91 feet to the centerline of 5th Street, as recorded in Docket 7324, Page 437, Maricopa County Records, and the Point of Beginning;

thence South 890 04' 18" West, along said centerline 199.93 feet to the Easterly right-of-way of Farmers Avenue, as shown on the subdivision plat of State Plat No. 12 Amended, recorded in Book 69 of Maps, Page 38, Maricopa County Records;

thence North 000 16' 23" West (recorded = North 000 16' 40" West), along said East right-of-way line, 927.18 feet to the South line of Patent No. 6898;

thence North 890 27' 33" East, along the South line of said Patent No. 6898, a distance of 199.70 feet to the East line of the Southeast quarter of said Section 16;

thence South 000 17' 11" East (recorded = South 000 16' 40" East), along said East line and the centerline of the Union Pacific Railroad Main Track, 925.82 feet to the Point of Beginning;

EXCEPT the East 35.00 feet thereof.

TOTAL AREA IS 8.83 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of Case #ZON-2007.68 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 _____, 2006.

Mayor

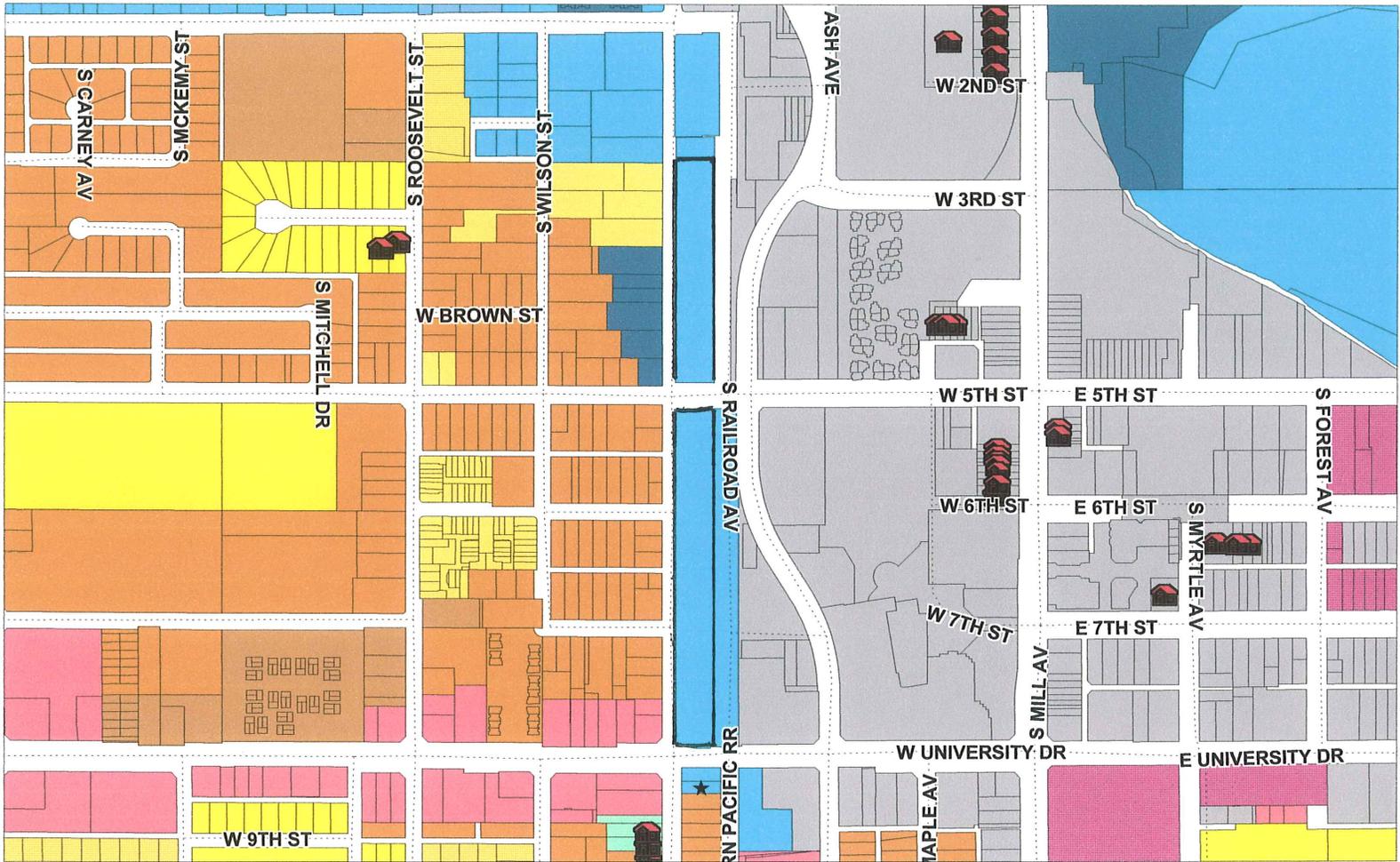
ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

A



300' property ownership map



Farmer Arts District

Where the heart of the neighborhood meets the heart of the city



FARMER ARTS DISTRICT (PL070353)



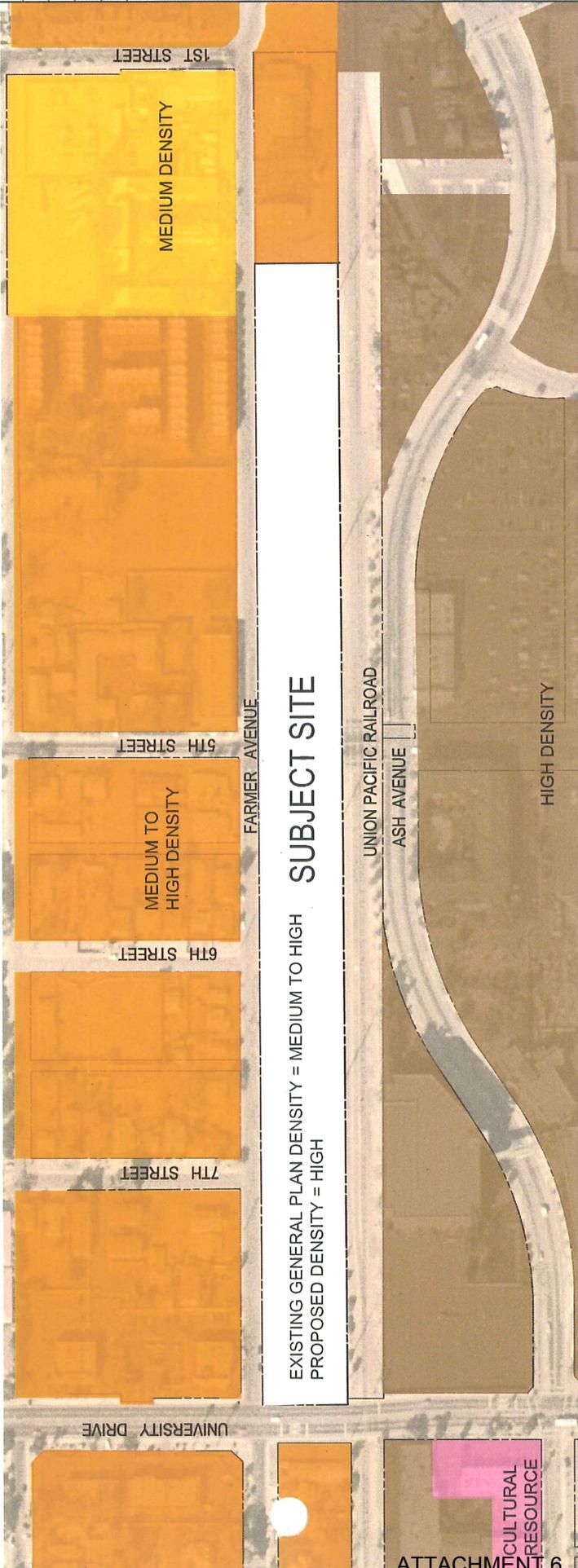
17265 OF Bowen Ferry Rd.
 Suite 100
 Parkville, MO 64151
 FAX: (816) 265-0800
 Internet: WWW.OTAK.COM

Project No. 144457

Sheet No. GP-1

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GENERAL PLAN 2030

-  HIGH DENSITY (>25 DU/ACRE)
-  MEDIUM TO HIGH DENSITY (UP TO 25 DU/ACRE)
-  MEDIUM DENSITY (UP TO 15 DU/ACRE)
-  CULTURAL RESOURCE



Farmer Arts District

Where the heart of the neighborhood meets the heart of the city

Farmer Arts, LLC is proud to present our proposal for Farmer Arts District, an exciting mixed-use redevelopment along the east side of Farmer Avenue and north of University Drive. This site is largely vacant and has long interrupted the transition from downtown to the west, isolating the adjacent neighborhoods. The team has designed a comfortable pedestrian-oriented development that harmonizes with the surrounding area and creates a sense of place; a place “Where the heart of the neighborhood meets the heart of the City.”

The team’s design process for the site began with a careful examination of land uses. The result of this intensive study is a development that will offer:

- A public Library and urban plaza at University and Farmer Avenue.
- A linear parkway that will provide local residents an attractive and useful north/south access which may ultimately connect to Town Lake.
- A trail-head located at the urban plaza located at University Drive that creates a gathering space and marks an important entrance to the liner park.
- A linear parkway that will provide local residents with an attractive and useful north /south connection.
- An east / west pedestrian grid linking the neighborhoods with the street, the park and the downtown.

The careful planning with which the project began has carried throughout the planning process and has resulted in an exciting blend of uses. The design of Farmer Arts District emphasizes the pedestrian experience but acknowledges the need to circulate and park vehicles. At considerable expense, the site plan includes a significant amount of underground parking intended to maintain the neighborhood character and allow pedestrians, not vehicles to control the District.

Farmer Arts District provides a dynamic set of uses that combine to create a new neighborhood that will sync with the existing neighborhoods and the downtown. This linkage will not only serve to create a stronger downtown area, but will create a stronger, more cohesive community.

AUG 7 8 2007

Farmer Arts District will include the following uses:

- Workforce housing so that those who serve our community can also afford to live here.
- Market Rate housing to further the opportunity of residents to live in the highly desirable, amenity filled downtown.
- Office space and live|work space is provided as a vital component of the mix ensuring that those who live in the community also have the opportunity to work in the community and providing a new dimension to the City of Tempe slogan – “It’s a great place to live work and play”.
- Neighborhood appropriate retail. An important objective of this integrated mixed-use design is to bring the retail, office, and residential uses to the street. Such spaces are vital to a successful mixed use development as they bring important services to the neighborhood, activate the street and provide pedestrians with a sense of place.

To accomplish the vision of Farmer Arts District, we are requesting that the City of Tempe modify the General Plan and zoning for the site. Although Farmer Arts District’s design is consistent with the General Plan’s vision of Mixed-Use on the site, we request that the City amend the Projected Density of the General plan from Medium - High Density to High Density. Additionally, we request that the City amend the current General Industrial District (GID) zoning on the site to MU-4. Finally, we request that the City approve a pair of Planned Area of Developments for the site.

If the City grants our request to amend the Projected Density in the General Plan, our request to rezone the industrial land, and our PAD’s, we will return in the coming months with a number of Development Plans for individual buildings within Farmer Arts District. We believe that you will find that we have applied the same level of care in establishing each of the individual development plans as we have in the overall planning of the Farmer Arts District project.

We hope that you will share our vision for creating a special development that will strengthen the bond between the neighborhoods and Tempe’s downtown, creating a place where “the heart of the neighborhood meets the heart of the City.”

General Plan Assessment for 280 West University Drive

Farmer Arts, LLC, is requesting an amendment to the **Density Projection** of the General Plan for 280 West University Drive. **The sole request for modification of the General Plan is to change the Projected Residential Density from Medium to High Density to a Projected Residential Density of High Density.** Including this change, the proposed project remains in concert with the vision of the General Plan and is “consistent” with the City’s goals and objectives of the General Plan elements as follows:

- The proposed project is Mixed-Use, which is consistent with the General Plan.
- We do not seek to modify the **Accessibility Element** goals or objectives of the General Plan.
- The project is in alignment with the **Community Design** element of the General Plan and its goal to “develop standards that will enhance the community’s quality of life for future generations.” We feel that Farmer Arts District strongly supports this goal by creating a development with a true sense of place guided by a pedestrian driven design along Farmer Avenue and a linear parkway along the eastern border of the site.
- We do not seek to modify the **Historic Preservation** goals or objectives of the General Plan. The site does not hold any historic structures.
- In support of the General Plan **Housing Element’s** goal to “provide diverse housing opportunities for current and future residents “ Farmer Arts District will offer a significant mix of diverse housing types. Workforce Housing units are included in the plan for the project and individual building configurations will be presented during the development review process.
- We feel that this project reinforces the **Neighborhood** goals of the General Plan. Farmer Arts District is designed to “encourage a sense of community” by providing for a unique place within the downtown area that strengthens the downtown and adjacent neighborhoods. The phrase guiding our development philosophy is “Where the heart of the neighborhood meets the heart of the City”.
- We share the General Plan’s **Redevelopment** goal of “maximizing the efficacy of the land uses”. The site falls within the University/Hayden Butte Redevelopment area (listed as E in the legend in the General Plan). With the Farmer Arts District project, we are proud to provide a true urban, mixed-use, neighborhood-friendly, pedestrian-oriented, development.

AUG 28 2023

- We do not intend to amend the **Conservation** goals and objectives of the General Plan.
- The project is in strong alignment with the General Plan's **Transportation** goal of developing a "multi-modal transportation system integrated with sound land use planning." The site is designed to accommodate pedestrians traveling to and from the Valley Metro Light Rail station a few blocks away.
- The General Plan goal of creating a **Pedestrian Network** that "encourage(s) pedestrian travel as an important part of the transportation system" has been embraced by the project's design that incorporates a pedestrian friendly street on one side and a linear park on the other – all within walking distance of the Valley Metro Light Rail station.
- The project embraces the **Transit** goals of the General Plan by creating an exciting, pedestrian-friendly project within walking distance of the Valley Metro Light Rail station.
- We do not seek to modify the **Travel Way** goals or objectives of the General Plan. See above for ways the pedestrian-oriented Farmer Arts District supports the goals and objectives of the General Plan.
- We do not seek to modify the **Motorist** goals or objectives of the General Plan.
- The **Aviation** element and goals do not apply to the specific request.
- The proposed request does not hinder the current or proposed **Open Spaces** plan within the City of Tempe and will add to the comprehensive inventory of Open Spaces within the City. The proposed project will provide connective open space that will have a profound effect on the surrounding community.
- We do not seek to modify the **Recreational Amenities** goals or objectives of the General Plan. The overall project, as described above, benefits the community socially, recreationally and economically.
- The proposed project supports the **Public Art and Cultural Amenities** goals or objectives of the General Plan by providing for a library at the corner of University Drive and Farmer Avenue.
- The proposed project is in alignment with the **Public Services** goals or objectives of the General Plan. Farmer Arts District supports this objective by bringing a library to the downtown and area neighborhoods.

AUG 8 2007

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

AUG 8 2007

July 24, 2007

Ryan Levesque
31 East Fifth Street
Tempe, AZ 85281

Dear Ryan:

Thanks for your attendance at last night's neighborhood meeting for Farmer Arts District. For your records, below is a summary of the event. Also, you will find included a list of the attendees. Please let me know if you have any further questions.

Date Held: July 23, 2007

Location: Hatton Hall, 34 East 7th Street, Tempe, AZ 85281

Start Time: 6:00

Approximate End Time : 7:30 (Project representatives were present until all neighborhood attendees had left)

Total Public Attendees: 12

City Representatives in attendance: Ryan Levesque, Decima Sever

Project Representatives in attendance: Todd Marshall, Charles Huellmantel, Ryan Lustig

Regards,

Ryan Lustig

Enclosures: (1)

Public Attendees

Darin Price

Chan Sahota

Jerry Shambaugh

Pat Logue

Johnathan Thoms

Bill Butler

Karyn Gitlis

Dave Swanson

Bob Canetto

Mary Anne Green

Linda Knutson

Sally Wittlinger

Attendee Notes from Farmer Arts District Neighborhood Meeting (7/23/07)

| Name | Information | Primary Comments | Phone # |
|------------------|--|---|------------|
| Darin Price | Riverside Sunset Neighborhood Association | Likes the streetscape and is strongly supportive of the proposed pedestrian access (east/west) through the site. | [REDACTED] |
| Chan Sahota | Developer of Roosevelt Court and Hermosa Place Condos. Representative for Hermosa Place Condo Association. | Supports re-development of area. Provided positive comments on overall project layout. | [REDACTED] |
| Jerry Shambaugh | Owns a Townhome in Millstone | Likes the proposed pedestrian nature of Farmer Avenue. Wants to see significant increase in the number of residential units in the area. | [REDACTED] |
| Pat Logue | Developer of Farmer Avenue Lofts | Provided positive feedback on streetscape, park, live/work, and timing of project. | [REDACTED] |
| Johnathan Thums | | Loves the mix of retail and residential. Provided strong words of support. | [REDACTED] |
| Bill Butler | Riverside Sunset Neighborhood Association | Appreciates project updates from UDP staff. Likes the scale of the project and east/west pedestrian access. | [REDACTED] |
| Maryn Gitlis | Maple Ash Neighborhood Association | Liked library, park, and streetscape. | [REDACTED] |
| Dave Swanson | | Likes the project. Streetscape with plenty of trees is main focus. | [REDACTED] |
| Bob Canetto | Former Firefighter (Station #3) for 20+ years. Recently purchased a Millstone Townhome | Encouraged by re-development of Farmer Ave. Likes pedestrian focus. Supports additional residential. | [REDACTED] |
| Mary Anne Green | Owns rental units in the area | Disclosed that she and her husband Todd Green own many rental units in the greater neighborhood. Expressed concern over the development of other rental properties in the area that may compete with her properties. Is opposed to "Section 8" housing and believes that workforce housing is "section 8" housing. Indicated that she likes the streetscape and park setting. | [REDACTED] |
| Linda Knutson | Mitchell Park East Neighborhood Association | Likes project and mixed use concept. Is impressed by the pedestrian focus and park setting. | [REDACTED] |
| Sally Wittlinger | Lives in Mitchell Park | Likes the idea of retail on the ground floor with services in the Farmer Arts project. | [REDACTED] |

Abrahamson, Steve

From: Ryan Lustig [ryan.lustig@udpartners.com]
Sent: Wednesday, October 03, 2007 5:43 PM
To: Abrahamson, Steve
Subject: Farmer Arts District Letter of Support

Steve,

Below is an e-mail I received from Darin Price, Co-President of the Riverside/Sunset Neighborhood Association, regarding his support for Farmer Arts District. We would appreciate it if you could add this to the staff report for the project.

Thanks,

Ryan

Ryan Lustig 480.370.9515
UrbanDevelopmentPartners
ryan.lustig@udpartners.com

----- Forwarded message -----

From: Darin Price <deprice@usa.net>
Date: Oct 3, 2007 4:36 PM
Subject: Re: Farmer Arts
To: Ryan Lustig <lustig.ryan@gmail.com>

Ryan,

It was nice to meet you at the Neighborhood Association meeting last night, and I just wanted to reiterate my interest in the Farmer Arts District project. After meeting with you and seeing the development plans for the area, I am impressed with the concept and direction that you are taking with this project.

I feel that the Farmer Arts District is a very positive, forward-thinking project that will benefit the neighborhood. Unlike many recent announced development projects, all of which seem to always have the words "luxury," "condominiums," and "high-rise" in their descriptions, this is human-scaled, multi-use, more organic development that fits in very well into the area and is a very good transition from the Riverside Sunset neighborhood to the downtown area.

I am particularly impressed with your effort to include both owner-occupied residences and multi-family rentals in the project. Given the current demographics of the neighborhood, this is a much more natural extension of the existing character of the neighborhood rather than an artificial imposition of

10/04/2007

new buildings. Along with the proposed smaller-scale neighborhood retail and commercial areas of the development, and the public spaces of the library, I think that that type of residential plan will make the Farmer Arts District very attractive to new residents as well as make it an asset to the neighborhood.

There is much talk in Tempe about making the downtown area, and by extension, the eastern boundaries of the Riverside Sunset neighborhood a place where people can live, work, and play. However, most of the focus seems to be upon making Tempe a place where people with lots and lots of disposable income can live, work, and play. I have chosen to stay in this area because it is a place where *I* can live, work, and play - and "disposable" is not a word that can describe my income.

I'm looking forward to seeing the Farmer Arts District development move forward.

Thanks,
Darin Price
Co-president, Riverside Sunset Neighborhood Association

10/04/2007

October 2, 2007

Mr. Steve Abrahamson
31 East Fifth Street
Tempe, AZ 85281

RE: Farmer Arts District

Mr. Abrahamson,

I write in support of the Farmer Arts District development proposed for the vacant piece of land between Farmer Avenue and Ash Avenue. As you may know, my partners and I own the property across the street from Farmer Arts District at 5th Street and Farmer Avenue.

The Farmer Arts District development team provided a preview of their development proposal and the proposed Planned Area Development plan. The mixed-use plan capitalizes on pedestrian connections, neighborhood retail, boutique offices and a mixture of housing options. This collection of uses and the layout will continue to promote the vitality of downtown, strengthen the pedestrian quality of Farmer Avenue and further enhance the already compelling reasons for residents to live in the downtown community. I support the application before the City.

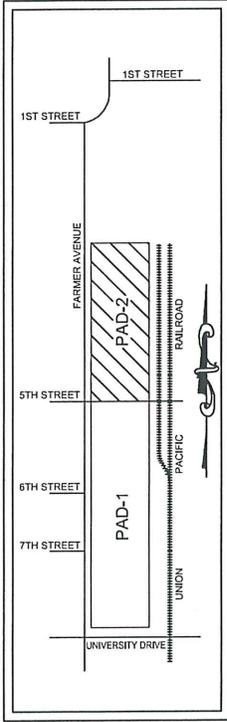
Sincerely,



John F. Kane, AIA LEED AP

PLANNED AREA DEVELOPMENT OVERLAY FARMER ARTS DISTRICT - PARCEL 2

A Portion of Southeast quarter of Section 16, Township 1 North, Range 4 East
of the Gila and Salt River Base and Meridian, Maricopa County Arizona



LOCATION MAP
N.T.S.

SHEET INDEX

| | | |
|----|--------|-------------|
| 1. | PAD2.0 | COVER SHEET |
| 2. | PAD2.1 | SITE PLAN |

LEGAL DESCRIPTION PARCEL 2

That portion of the Southeast quarter of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
 Commencing at the Southeast corner of said Section 16;
 thence North 00° 17' 11" West (record at North 00° 16' 40" West), along the East line of the Southeast quarter of said Section 16, also being the centerline of the Union Pacific Railroad Main Track, a distance of 1387.91 feet to the centerline of 5th Street, as recorded in Docket 7324, Page 437;
 thence South 85° 04' 18" West, along said centerline 199.92 feet to the Eastern right-of-way of Farmer Avenue, as shown on the subdivision plat of State Plat No. 12 Amended, recorded in Book 89 of Maricopa County Records; thence South 85° 04' 18" West, along said centerline 199.92 feet to the Southeast corner of said Section 16;
 thence North 00° 17' 11" West (record at North 00° 16' 40" West), along said East right-of-way line, 827.18 feet to the South line of Patent No. 6898 recorded in Document 82-203726, Maricopa County Records;
 thence North 00° 17' 11" West, along the South line of said Patent No. 6898, a distance of 199.70 feet to the East line of the Southeast quarter of said Section 16;
 thence South 00° 17' 11" East (record at South 00° 16' 40" East), along said East line and the centerline of the Union Pacific Railroad Main Track, 625.82 feet to the Point of Beginning;
 EXCEPT the East 35.00 feet thereof.

BENCHMARK

Top of brass cap in handhole at the intersection of University Drive and Hardy Drive.
 City of Tempe datum
 Elevation = 1146.69 feet

SITE BENCHMARK

TBM #1 - Top of brass cap in handhole at the intersection of University Drive and Farmer Avenue.
 City of Tempe datum
 Elevation = 1155.99 feet
 TBM #2 - Top of brass cap in handhole at the intersection of 5th Street (West) and Farmer Avenue.
 City of Tempe datum
 Elevation = 1152.28 feet
 TBM #3 - Top of brass cap flush with pavement at the intersection of 1st Street (West) and Farmer Avenue.
 City of Tempe datum
 Elevation = 1157.51 feet

BASIS OF BEARING

The East line of the Southeast quarter of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, as monumented.
 Said Bearing = North 00° 17' 11" West (recorded = North 00° 16' 40" West)

DEVELOPER

Farmer Arts, LLC
 PO Box 1833
 Tempe, Arizona 85280
 (480) 204-0104

APPLICANT

Farmer Arts, LLC
 PO Box 1833
 Tempe, Arizona 85280
 (480) 204-0104

ENGINEER

OTAK, Inc.
 Matt Chamberlain
 17355 SW Boonies Ferry Rd.
 Lake Oswego, Oregon 97035
 (503) 655-3818

ARCHITECT

OTAK, Inc.
 Matt Chamberlain
 17355 SW Boonies Ferry Rd.
 Lake Oswego, Oregon 97035
 (503) 655-3818

PLANNER

OTAK, Inc.
 Matt Chamberlain
 17355 SW Boonies Ferry Rd.
 Lake Oswego, Oregon 97035
 (503) 655-3818

LANDSCAPE ARCHITECT

Vollmer & Associates
 Contact: Jim Smith
 428 North 44th Street Suite 350
 Phoenix, AZ 85008
 (602) 328-7111

CONDITIONS OF APPROVAL: PAD 07024

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Farmer Arts District

COVER SHEET - PARCEL 2

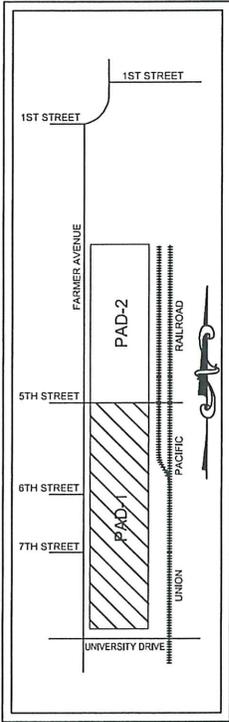
OTAK
 17355 SW Boonies Ferry Rd.
 Lake Oswego, OR 97035-2077
 Phone: (503) 655-3818
 Fax: (503) 655-3818
 Internet: www.otak.com

144457
 Project No. PAD2.0
 Sheet No. COVER SHEET

| NO. | DATE | BY | Checked & Approved | REVISIONS |
|-----|------|----|--------------------|-----------|
| | | | | |
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PLANNED AREA DEVELOPMENT OVERLAY FARMER ARTS DISTRICT - PARCEL 1

A Portion of Southeast quarter of Section 16, Township 1 North, Range 4 East
of the Gila and Salt River Base and Meridian, Maricopa County Arizona



LOCATION MAP
N.T.S.

- SHEET INDEX**
- PAD1.0 COVER SHEET
 - PAD1.1 SITE PLAN

Write the heart of the neighborhood meets the heart of the city
Farmer Arts District

COVER SHEET - PARCEL 1

OTAK, INC.
17355 SW Bismarck Ferry Rd.
Lake Oswego, Oregon 97035
Phone: (503) 635-3618
Fax: (503) 635-3618
Internet: www.otak.com

Project No. 14457
Sheet No. PAD1.0
Cover Sheet 0001-C

ACKNOWLEDGMENT

State of Arizona
County of Maricopa
On this _____ day of _____, 2007, before me, the undersigned, personally appeared _____ (name here), who acknowledged himself to be the owner of (parcels here), an Arizona corporation, and that being authorized to do so, executed the foregoing instrument in the capacity therein stated and for the purpose therein contained.
In witness whereof, hereunto set my hand and official seal.

Notary Public

My commission expires _____

LEGAL DESCRIPTION PARCEL 1

The portion of the Southeast quarter of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
Commencing at the Southeast corner of said Section 16;
thence North 00° 17' 11" West (record = North 00° 16' 40" West), along the East line of the Southeast quarter of said Section 16, also being the centerline of the Union Pacific Railroad Main Line, to the intersection of the East line of said Section 16 and the East line of the Northeast quarter of said Section 16, as shown on the subdivision of State Plat No. 12, Amendment, recorded in Book 69 of Maps, Page 38, Maricopa County Records;
thence South 89° 27' 13" West (record = South 90° 00' 00" West), along said Northerly right-of-way line, 1271.84 feet to the centerline of 5th Street as recorded in Docket 7324, Page 437, Maricopa County Records;
thence North 00° 17' 01" West (record = North 00° 15' 40" West), along said Easterly right-of-way line, 1271.84 feet to the centerline of 5th Street as recorded in Docket 7324, Page 437, Maricopa County Records;
thence South 00° 17' 11" East, along said East line and the centerline of said Union Pacific Railroad Main Track, 1274.51 feet to the Point of Beginning;
EXCEPT the East 35.00 feet thereof.

BENCHMARK

Top of brass cap in handhole at the intersection of University Drive and Hasty Drive,
City of Tempe datum
Elevation = 1149.69 feet

SITE BENCHMARK

BM #1 - Top of brass cap in handhole at the intersection of University Drive and Farmer Avenue, City of Tempe datum
Elevation = 1156.28 feet
BM #2 - Top of brass cap in handhole at the intersection of 5th Street (West) and Farmer Avenue, City of Tempe datum
Elevation = 1156.28 feet
BM #3 - Top of brass cap flush with pavement at the intersection of 1st Street (West) and Farmer Avenue, City of Tempe datum
Elevation = 1157.51 feet

BASIS OF BEARING

The East line of the Southeast quarter of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, as monumented.
Said Bearing = North 00° 17' 11" West (record = North 00° 16' 40" West)

DEVELOPER

Farmer Arts, LLC
PO Box 1833
Tempe, Arizona 85280
(480) 204-0104

APPLICANT

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PLANNER

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(503) 635-3618

LANDSCAPE ARCHITECT

Vollmer & Associates
Contact: Jim Smith
428 North 44th Street, Suite 350
Phoenix, AZ 85008
(602) 358-7171

CONDITIONS OF APPROVAL: PAD 07020

DS 071056 PAD 07020 REC 70053

Farmer Arts District

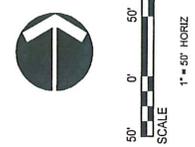
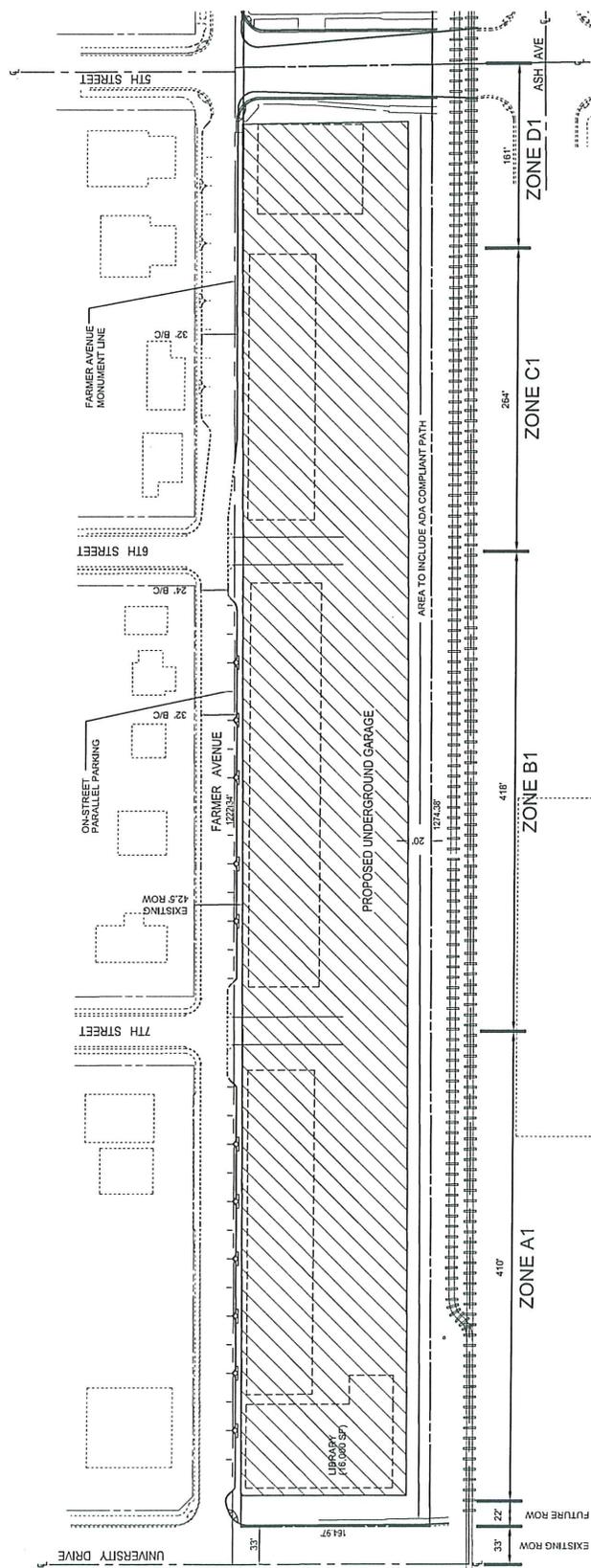
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SITE PLAN - SOUTH PARCEL 1



14457
Project No.
PAD1.1
Sheet No.
City of Oakland
Contract 2021-02

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| | | | |
| | | | |
| | | | |



Zoning
Existing: GID, General Industrial District
Proposed: MU-4, Mixed-Use - High Density District

General Plan 2030
Existing: Mixed-Use, Medium to High Density
Proposed: Mixed-Use, High Density

Vehicle Parking: Parcel 1

| | |
|------------------------------------|------|
| Parking Provided - Residential | 259 |
| Parking Provided - Visitors | 45 |
| Parking Provided - Non-Residential | 173 |
| Parking Provided - sub Total | 477 |
| Parking Location - On-Street | (27) |
| Parking provided for Parcel 1 | 450 |

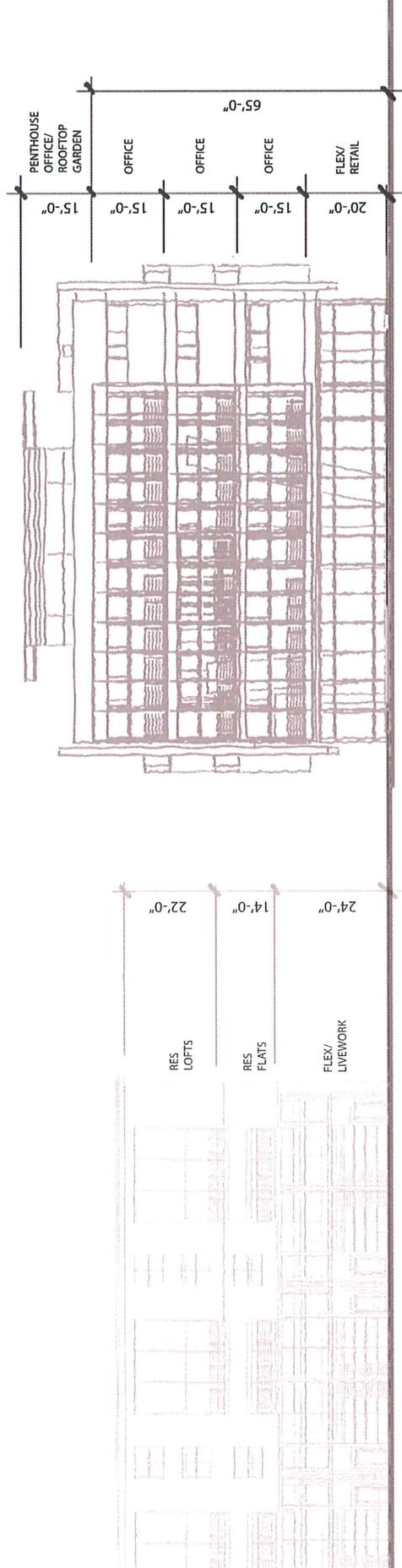
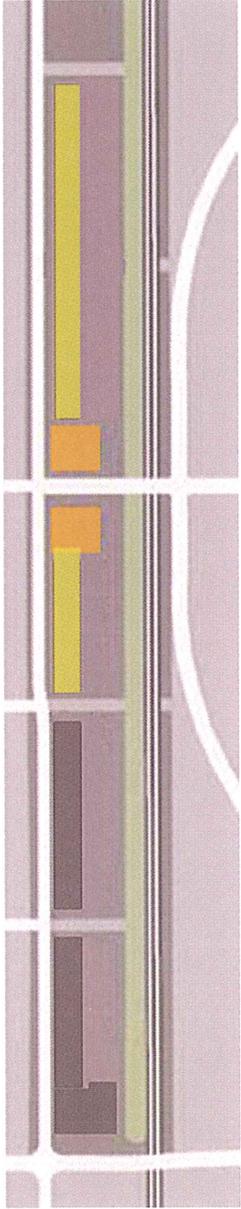
Parcel Size

| | | |
|------------------|---------|-------|
| Gross site area: | 225,147 | acres |
| Net site area: | 206,989 | 4.82 |

| PARCEL 1 DEVELOPMENT STANDARDS | EXISTING | MU4 | PROPOSED WITH PAD |
|---|----------|-----|-------------------|
| BUILDING HEIGHT (FOOT) | 32 | NS | 50.0 |
| BUILDING ZONE A1 | NS | NS | 52 |
| BUILDING ZONE B1 | NS | NS | 50 |
| BUILDING ZONE C1 | NS | NS | 60 |
| BUILDING ZONE D1 | NS | NS | 65/75 |
| MAXIMUM LOT COVERAGE (% OF NET SITE AREA) | NS | NS | 82% |
| MINIMUM LANDSCAPE AREA (% OF NET SITE AREA) | NS | NS | 7% |
| FRONT (SOUTH) | 0 | NS | 0 |
| SIDE (EAST) | 0 | NS | 20 |
| STREET SIDE (WEST) | 0 | NS | 0 |
| REAR (NORTH) | 0 | NS | 0 |

NS = NO STANDARD

DS 071056 PAD 07020 REC 70053



Building Height : Zone D1/A2

Zone C1/B2

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
| | | | |
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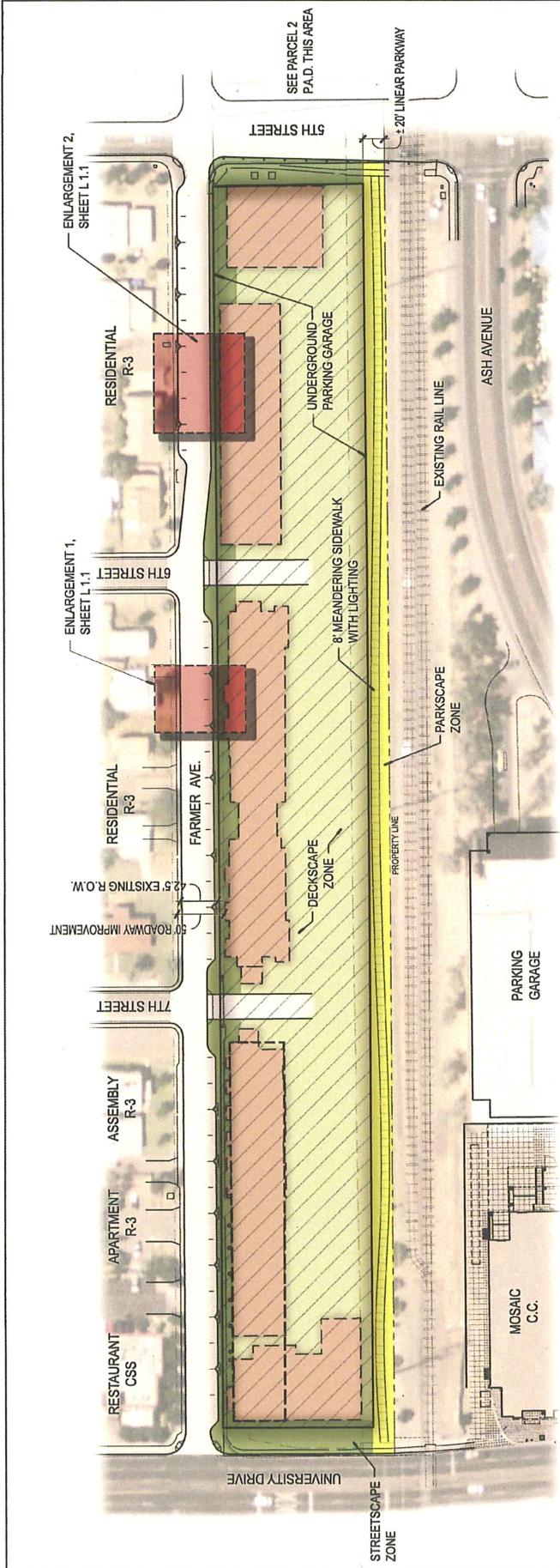
Farmer Arts District

Where the heart of the neighborhood meets the heart of the city

PARCEL 1 CONCEPTUAL LANDSCAPE PLAN



L 1.0
25 JULY 2007



LANDSCAPE NARRATIVE

The landscape theme for Farmer Arts District is composed of three distinct zones, Linear Park, Perimeter Street frontages and interior. The use of Oak trees and other regionally appropriate plants create a unified design that is perceived by every user appropriate to which zone they are in.

PARKSCAPE ZONE
This zone is the most visible and the one that sets the tone for the entire district. It is the most important zone in terms of creating a sense of place and identity. The dominant plant species found in this zone, in addition to its riparian theme, the landscape will be used to buffer and delineate the park from the adjacent urban areas, thus creating a sense of safety and separation.

STREETSCAPE ZONE
This zone is the most visible and the one that sets the tone for the entire district. It is the most important zone in terms of creating a sense of place and identity. The dominant plant species found in this zone, in addition to its riparian theme, the landscape will be used to buffer and delineate the park from the adjacent urban areas, thus creating a sense of safety and separation.

DECKSCAPE ZONE
This zone is the most visible and the one that sets the tone for the entire district. It is the most important zone in terms of creating a sense of place and identity. The dominant plant species found in this zone, in addition to its riparian theme, the landscape will be used to buffer and delineate the park from the adjacent urban areas, thus creating a sense of safety and separation.

PRELIMINARY PLANT LIST

| COMMON NAME | BOTANICAL NAME | SIZE | STREET-SCAPE | PARK-SCAPE | DECK-SCAPE |
|------------------|-----------------------------------|---------|--------------|------------|------------|
| WILLOW OAK | ALBUCA GULCHIA | 24' BOX | x | x | x |
| CHETNA | ARTALIA TASHOMENSIS | 24' BOX | x | x | x |
| ASCO | FRAXINUS | 24' BOX | x | x | x |
| ACACIA | ACACIA GULCHIA | 24' BOX | x | x | x |
| SEEDLESS OLIVE | OLEA EUROPAEA 'SWAN HILL' | 24' BOX | x | x | x |
| 'DESERT MUSEUM' | FRAXINUS 'DESERT MUSEUM' | 24' BOX | x | x | x |
| PHOENIX MESQUITE | PROSPER DILLENIS PHOENIX | 24' BOX | x | x | x |
| BRADFORD PEAR | PIRUS CALLERYANA | 24' BOX | x | x | x |
| BLACK OAK | QUERCUS ELI | 24' BOX | x | x | x |
| EXCELSIOR | QUERCUS ELI | 24' BOX | x | x | x |
| NATAL PALM | CARESSA MACROCARPA TUTTLE | 1 GAL | x | x | x |
| HOPBUSH | DOODONAEA VISCOSA | 1 GAL | x | x | x |
| VALENTINE BUSH | EREMOPHILA MACULATA 'VALENTINE' | 1 GAL | x | x | x |
| COLUMBARI FOLIUS | FRAXINUS | 1 GAL | x | x | x |
| GANT HESPERALOE | HESPERALOE FIMBERA | 1 GAL | x | x | x |
| YUCCA | YUCCA | 1 GAL | x | x | x |
| SAGE SPECIES | LEUCOPHYLLUM SPECIES | 5 GAL | x | x | x |
| DEERGRASS | MALENERGIA SPECIES | 5 GAL | x | x | x |
| COMPACT WATTLE | MYRTUS COMMUNIS 'COMPACTA' | 5 GAL | x | x | x |
| PETITE PINK | NERIUM OLEANDER 'PETITE PINK' | 5 GAL | x | x | x |
| PROFIT DATE PALM | PHOENIX ROSEBERRY | 5 GAL | x | x | x |
| ROSEMARY | R. OFFICINENSIS 'HUNGARIAN CURET' | 1 GAL | x | x | x |
| DESERT PINE | QUERCUS LAEVOLEVIS | 1 GAL | x | x | x |
| BIRD OF HELENA | RELLIA SPECIES | 1 GAL | x | x | x |

* ADDITIONAL PLANT MATERIAL SPECIES WILL BE LOCATED IN NOTES BUT MAY NOT BE FOUND ON THIS LIST.
 ** THE SPECIES FOR PATS WILL BE REVIEWED AT PLAN SUBMITTAL.
 *** LISTED ON THE CITY AND 303 LISTS

AUG 8 2007

| NO. | DATE | BY | PROJECT | REVISIONS |
|-----|------|----|---------|-----------|
| | | | | |
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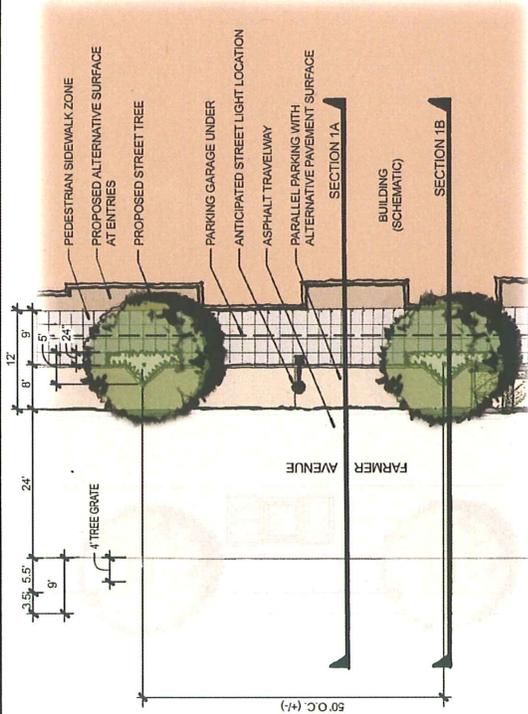
Farmer Arts District

Where the heart of the neighborhood meets the heart of the city

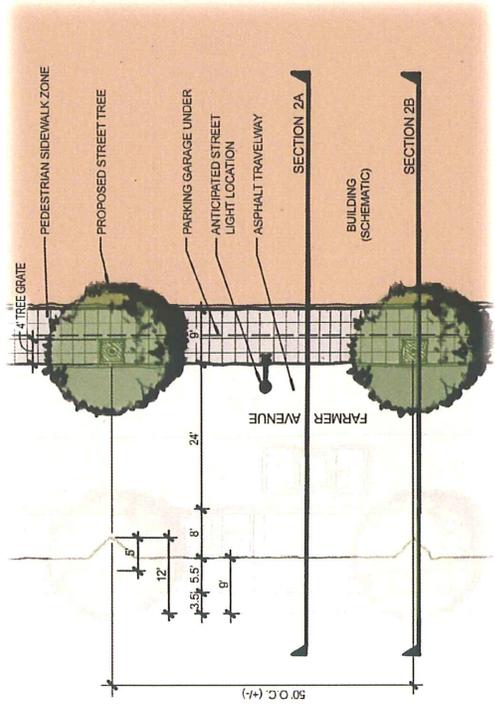
PARCEL 1 ENLARGEMENTS AND SECTIONS

Address: 1733 SW Belmont Street
 Phone: 503.233.3338
 Fax: 503.233.3339

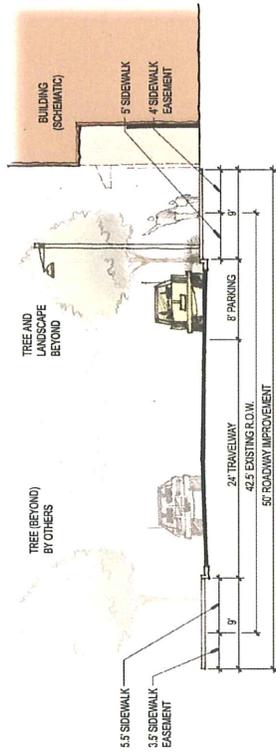
L1.1
25 JULY 2007



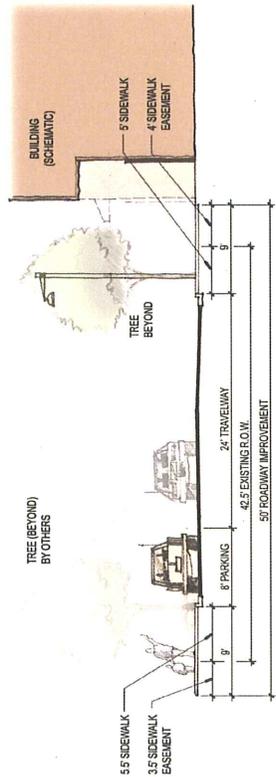
ENLARGEMENT 1 - PLAN
1" = 10'-0"



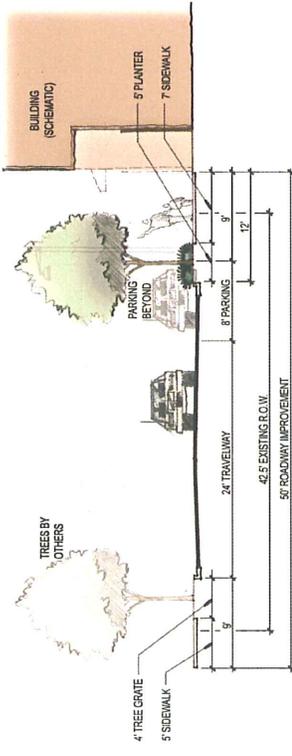
ENLARGEMENT 2 - PLAN
1" = 10'-0"



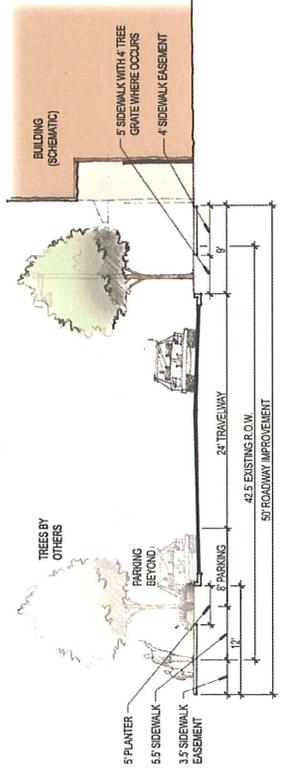
1A - SECTION @ PARALLEL PARKING (RIGHT)



2A - SECTION @ PARALLEL PARKING (LEFT)



1B - SECTION @ LANDSCAPE



2B - SECTION @ LANDSCAPE

AUG - 8 2007

