



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 1/10/2013
Agenda Item: 5A 2**

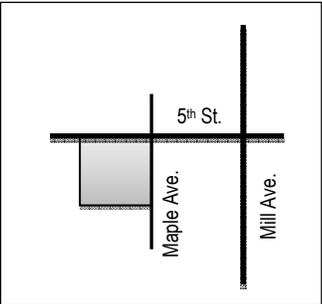
ACTION: Hold a public hearing for an appeal of the denial for a Development Plan Review consisting of a new six-story 341 unit multi-family residential development for THE HANOVER PROJECT, located at 101 West 5th Street. The appellant is Gammage & Burnham PLC.

FISCAL IMPACT: While this project does not directly impact revenue, the planned development will result in the collection of 50% of the required development fees which are deferred, pursuant to the adopted development agreement calculated according to the approved fee structure.

RECOMMENDATION: None

BACKGROUND INFORMATION: THE HANOVER PROJECT (PL120313) on November 13, 2012, the Development Review Commission denied the request, (2-5 vote, with Commissioners DiDomenico, Collett, Maza, Spears and Kent voting on the denial). The project contains 6-stories of residential apartments with 7-levels of above grade parking structure and 2-levels below. The applicant held a neighborhood meeting on October 24, 2012. The request includes the following:

DPR12168 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Centerpoint Land, LLC
Applicant	Manjula Vaz, Gammage & Burnham, PLC
Current Zoning District	CC, City Center District with a PAD Overlay
Site Area	2.76 acres (2.79 acres with abandoned ROW)
Total Building Area	574,670 sf.
Lot Coverage	83.5 % (No Standard)
Building Height	84'-8" (343 ft. per PAD)
Building Setbacks	0' north, 13'-10" west, 3'+/- south, and 0' east side
Landscape area	9% (No Standard)
Vehicle Parking	718 spaces (620 min. standard, 463 per 11 th AMD PAD)
Bicycle Parking	171 spaces (324 min. required, 68 per 11 th AMD PAD)

ATTACHMENTS: Development Project File

STAFF CONTACT: Lisa Collins, Interim Community Development Director (480-350-8989)

Department Director: Lisa Collins, Interim Community Development Director
Legal review by: Teresa Voss, Assistant City Attorney
Prepared by: Ryan Levesque, Senior Planner

COMMENTS:

This project site is located at the southwest corner of 5th Street and Maple Avenue. The current site consists of a 328 pay-for-parking lot. Immediately south of this site is the existing W6 residential apartments consisting of a 22 and 30-story tower. To the west of the site is the Courtyard by Marriott hotel. To the east, across Maple Avenue, is the Z Tejas restaurant, a parking lot and the Century Link communications building. Directly to the north, across 5th Street, is the Hayden Square Condominiums.

Existing entitlements for this property that will remain in effect are the previous entitled 11th Amended PAD for Centerpoint consisting of a maximum allowed building height of 343'-0", and prior project density of 413 dwelling units .

DEVELOPMENT REVIEW COMMISSION DECISION

On November 13, 2012, the Development Review Commission voted in opposition to this request (2-5 vote, with Commissioners Peggy Tinsley and Angie Thornton in support of the project). At the meeting, the Commission expressed their concern on the project, identifying the following reasons:

- A great project but in the wrong location (Downtown Tempe)
- Out of place, reminiscent of 1950 Chicago, New York, Philadelphia
- Under-selling the community's vision for the area.
- A square mass, does not have enough visual breaks in the elevation.

Staff feels the primary objection expressed by the Commission was the project did not have a similar density and height than what was proposed for the Centerpoint Phase III and IV development (30 stories and 413 units). As well, projects in the downtown reference the Downtown Heights Guideline Study, accepted by the City Council subcommittee in 2006. This area is identified as an "Urban Center" having a maximum potential height of 300 feet. This development is near the previous density having 341 units. The project design is in concert with the downtown and provides urban elements that make up a vibrant development with interaction at the street level. The heights in the prior approvals and guidelines are maximums only. A previous amended development agreement had identified that this site provide a minimum Floor Area Ratio (FAR) of 2.5. This project exceeds that floor ratio requirement at approximately 2.7 FAR.

PUBLIC INPUT

A neighborhood meeting is required for this type of application, since the project is within 300 feet of a residential use. The applicant held their meeting on October 24, 2012, 6 p.m. at the Courtyard Marriott next to the project site. There were four residents in attendance, all from Hayden Square Condominiums. City staff was in attendance including four members from the development team. See the attached summary of the meeting provided by the applicant. The meeting allowed for viewing of the project display boards and general comments/questions regarding the building configuration, parking access of public versus residents, impacts to existing parking, rental costs and who may live in the apartment. Meeting concluded at approximately 6:30 p.m. Staff received one call from the Hayden Square Condominiums Board President, who did attend the neighborhood meeting. His questions were more informational based about the project numbers and process.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

The site located in Downtown Tempe at the corner of 5th Street and Maple Avenue, a block from Mill Avenue. This project and its urban design with direct pedestrian access to the streets and some walk-up units with further increase the goals of and objectives for creating a synergistic downtown with additional residential population promoting a 24/7 community with necessary shopping and services. The project includes a 7,440 square foot clubhouse and leasing space oriented at 5th Street and Maple Avenue corner. In addition, the apartment units are oriented toward 5th Street, 6th Street and Maple Avenue frontages, with walk-up units at the ground level. Overall the project contains a 574,670 square foot multi-family residential development, of which residential living space is 284,267 square feet, 239,608 square feet of parking, 7,440 square feet is clubhouse/amenity and leasing space, and approximately 43,355 square feet of common space. The application consists of the construction of a 6-story (approx. 85 feet including mechanical) building that will encompass 341 residential units. (The previous Centerpoint Phase III and IV towers included 413 units).

The project also contains a nine-level parking garage with 1 ½ parking levels located below grade. The parking garage will provide a total of 718 parking spaces (447 for resident use and 271 for reserved use). The mix of residential units includes one and two-bedroom flat style apartment units accounting for a total of 427 bedrooms. In addition, the proposed building form will provide a significant urban presence along 5th and 6th Streets and Maple Avenue. The project will provide below-grade parking containing a total of 156 parking spaces, part of the dedicated parking use. The upper levels of the parking structure are set for residential parking and will be accessible from the 6th Street entrance, while general public/reserved parking is accessed off of Maple Avenue. In combination with the parking garage is an availability of 18 on-street parking spaces along 5th Street and Maple Avenue serving as general meter parking for the entire site. In addition, there is a proposed garage cross-access through the Courtyard Marriott site, subject to any final parking agreements. The parking garage will be hidden from the street frontages by the units, except for a portion along the south elevation at the 6th Street entrance.

Considering the site's location within the Downtown / Mill Avenue District and Centerpoint development, the proximity of the light rail station at 3rd Street and Mill Avenue, the transportation center and light rail station at 5th Street and College Avenue and the ASU campus, it is important that the ground level of the site is designed to energize and enhance the pedestrian environment. The project accomplishes this by providing a continuous frontage along 5th Street and Maple Avenue oriented toward the street frontages. This street level experience, combined with the building architecture, will successfully activate the street frontages, consistent with the goals of the Downtown Streetscapes Guidelines.

Project Design

The Project is a contemporary but very timeless with a classic design that will blend into the physical environment, create visual interest and provide a secure environment. The façade design includes a combination of building materials (brick, split face block, colored plaster, metal awnings, fabric awnings over metal frames, insulated "Low E" type exterior glass etc.) that will accomplish the desired contemporary look. The provision of balconies, metal railings and oversized street-level windows along the street frontages will further enhance the design. The project contains a clear base and top for the building by providing a distinct delineation between the street-level clubhouse, lobby and apartment units with the apartment units located above. The cladding of the parking garage with apartment units along Maple Avenue will help to further activate the street frontage. In addition, levels two through seven of the parking garage along the Site's west property line and almost half of the parking garage along the 6th Street frontage will be entirely cladded by apartment units. By cladding the garage along the street frontages, as well as the west property line, the garage element will be hidden and the pedestrian experience will be focused on the actual design of the building. Where the garage is not cladded by apartment units along 6th Street, it will be screened with open window paneling designed to blend in with the other building elements. Additional architectural detailing will be accomplished through the provision of varied roof lines. The use of split face block, brick and colored plaster combined with metal balcony railings and metal awnings will further articulate the building's design and texture and provide visual interest.

Landscape Design

The overall landscape coverage for the site is approximately 22 percent. The proposed landscape palette provides accents along 5th and 6th Streets and Maple Avenue street frontages. The street tree design and pattern compliment the sidewalk designs found along Mill Avenue, and consistent with the Downtown Streetscape Guidelines for these specific streets. Appropriate landscape materials are also found within the amenity courtyard.

Section 6-306 D Approval criteria for Development Plan Review:

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape; *The building has a varied articulation and depth in the building design with use of complementing materials.*
2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; *With the building located close to the street and the addition of window overhangs and street trees, this development will maximize shade and for human comfort along the walkways.*

3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; *The project consists of a masonry podium with stick-frame construction on levels 2-6. While stucco is a traditional material in this construction type, this project introduces additional materials of stone, brick veneer and metal canopies to enhance the building façade. This building material design is similar to the Orchidhouse building in downtown Tempe.*
4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; *The building has an appropriate scale.*
5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; *The building contains a well-defined base with stone material and enhanced pedestrian experience with walk-up porches and streetscape amenities.*
6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;
7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; *This site is very close to the Downtown light rail station and the downtown transit hub.*
8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; *Vehicle access and conflicts with pedestrians are minimized. The pedestrian access points into the building, primarily on 5th Street, do not contain any vehicle entrances.*
9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; *Through conditions of approval and the building design security limited points of ingress, the project will implement crime prevention design. A security plan is required for this request.*
10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; *Landscape in the downtown will provide an enhanced project.*

Conclusion

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

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility, such as modified parking ratios.
4. The proposed project meets the approval criteria for the requests described.

DPR12168

CONDITIONS OF APPROVAL:

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

1. An Amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
2. 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 height distance of nine (9) feet between the sidewalk level and any overhead removable structures and twenty-four (24) feet for permanent overhead structures,
- c. Maintaining a clear pedestrian pathway clearance of eight (8) feet in width, and
- d. Any other requirements described in the encroachment permit process.

Site Plan

3.
 - a. Provide a total minimum 14'-0" wide public sidewalk along 5th Street, including street curb, and as required by Traffic Engineering Design Criteria and Standard Details. This excludes accommodations for existing electrical switch cabinets, stairs and hand railings.
 - b. Provide an eight (8) foot clear unobstructed pathway clearance along 5th Street and Maple Avenue.
4. 6th Street (private road) shall provide for a minimum six (6) foot clear pathway without obstructions.
5. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
6. Design driveway aprons using the approved downtown design detail, which includes a brick sidewalk.
7. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
8. 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 provide an alternate design using wrought iron and plant material for screening.
9. Shade canopies for parking areas:
 - a. Provide an 8" fascia for the canopy structure.
 - b. Maximum 75% light reflectance value shall also apply to the top of the canopy.
 - c. Relate canopy in color and architectural detailing to the buildings.
 - d. Conceal lighting conduit in the folds of the canopy structure and finish conduit to match.

Floor Plans

10. A security plan is required for this development. Coordinate plans with the Tempe Police Crime Prevention team, prior to submitting construction plans.
11. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
 - b. Closed Circuit Television required near exit hallways and in exit points into parking garage. Additional locations may be required as a part of the security plan process.
12. Amenity Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by automatic sensors, key or remote control mechanism
 - b. Single user restroom door hardware:
 - 3) Provide a key bypass on the exterior side

13. Garage Security:
 - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
 - b. Provide exit stairs that are open to the exterior as indicated.
 - c. Paint interior wall and overhead surfaces in garage floor levels with a highly reflective white color, minimum LRV of 75 percent.
 - d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
14. Parking Garage:
 - a. Minimum required parking dimensions shall be clear of any obstructions.
 - b. At the ends of dead-end drive aisles at the lower garage level, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around space shall be clearly demarcated.
 - c. Provide a minimum 2'-0" of additional width, beyond the standard parking width, for parking spaces when adjacent to a continuous wall.

Building Elevations

15. All vertical elements, excluding spandrels between the windows, between the 2nd level floor and 6th level floor located south of the west garage entrance shown on the west building elevation, dated October 19, 2012, shall be full brick veneer with all brick panels to return to inside corners.
16. The owner of the property located at 602 South Ash Avenue, Tempe, shall be notified by the applicant if there are any design changes, including administrative requests, pertaining to the south and west building elevations.
17. The materials and colors are approved as presented:
 - Brick 1: Interpace Thin Brick Veneer "Redwood"
 - CMU 1: Featherlite 6"x8"x4" 706 "Hill Country White"
 - Stone 1: Cast Stone: S-15 color, LSB finish
 - Stucco 1: MB 2104-20 "Beaver Brown"
 - Stucco 2: Sherwin Williams SW7036 "Accessible Beige"
 - Stucco 3: Sherwin Williams SW7562 "Roman Column"
 - Metal 1: SW6003 "Proper Gray"
 - Door 1: BM 2104-20 "Beaver Brown"
 - Canopy 1: SW 6006 "Black Bean"

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved. Additions or minor alterations may be submitted for review during building plan check process.
18. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
19. Conceal roof drainage system within the interior of the building, not visible from the street.
20. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
21. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
22. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

23. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

24. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
25. Provide additional streetscape amenities consisting of the following, bike loop (design variable), trash bins, or benches.
26. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
27. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
28. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
29. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.
30. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Signage

31. Provide address sign(s) on the building elevation, at or below the 2nd level, facing the street to which the property is identified, located on the east and west ends of the elevation. Additional addressing may be provided, using the full street address.
 - a. Conform to the following for primary building address signs:
 - 1) Provide street number only, not the street name on primary address
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

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

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: www.tempe.gov/index.aspx?page=2147 or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Building Safety forms at this link: www.tempe.gov/index.aspx?page=1033. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **COMMUNICATIONS:**
 - Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: www.tempe.gov/index.aspx?page=949. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS:**
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
 - The Owner is required to prepare a security plan for the project with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
 - In conjunction with the security plan, Crime Free Multi-Housing status for this property may be required.
 - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide

high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

- SIDEWALKS: 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.
- ENGINEERING:
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - The site is within an Alternative Retention Criteria Area. Verify specific design considerations with the Engineering Department.
- REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. .
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas for guests nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

- **SIGNS:** Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

June 1985	The City Council selected University Plaza (now Centerpoint) from among 10 proposals for this downtown redevelopment project.
April 30, 1987	The City Council approved for DMB Associates (Centerpoint) a zoning change from I-2, General Industrial, R-4 Multi-Family Residence General District and CCD Central Commercial District to CCD Central Commercial District, and a Preliminary P.A.D. with variances and use permits for University Plaza consisting of 1,200,000 s.f. (2,188,850 s.f. including parking garages) on 24.1 net acres at 600 S. Mill Avenue, subject to conditions.
September 17, 1987	The City Council approved for DMB Associates a Final P.A.D. and Site Plan with variances for Centerpoint, Phase I, consisting of 104,441 s.f. on 11.3 net acres, subject to conditions.
December 13, 1990	The City Council approved for Centerpoint Plaza Limited Partnership a Final P.A.D. for Centerpoint Plaza, Phase II (Chase Manhattan Bank) consisting of 416,162 s.f. on 13.34 net acres subject to conditions.
January 10, 1991	The City Council approved for Centerpoint Plaza Limited Partnership an Amended Preliminary P.A.D. consisting of 1,200,000 s.f. (2,414,340 s.f. including parking garages) on 22.6 net acres total and a Final P.A.D. for Phase II (Chase Manhattan Bank) consisting of 411,800 s.f. on 9.60 net acres, subject to conditions.
June 27, 1991	The City Council approved for Centerpoint Plaza Limited Partnership an Amended Preliminary P.A.D. consisting of 1,200,000 s.f. (2,281,495 s.f. including parking garages) on 22.6 net acres total and a Final P.A.D. for Centerpoint Plaza, Phase II (Chase Manhattan Bank) consisting of 324,663 s.f. (1,063,663 s.f. including parking garages) on 6.75 net acres, with variances & use permits, subject to conditions.
May 21, 1992	The City Council approved for Centerpoint Plaza Limited Partnership an Amended Preliminary P.A.D. for Centerpoint Plaza consisting of 1,194,743 s.f. (2,374,086 s.f. including parking garages) on 22.58 net acres and a Final P.A.D. for Centerpoint Plaza Phase III (retail, theater and restaurant) consisting of 60,870 s.f. (including a use permit to allow parking to be provided based on demand) all subject to conditions.
September 24, 1992	The City Council approved for Centerpoint Plaza Limited Partnership a site plan, use permit and variance to allow a 9,158 s.f. building expansion of a previously approved 48,000 s.f. theatre/retail /restaurant bldg. - in Bldg. H, subject to conditions.
March 21, 1996	The City Council approved for Centerpoint Plaza Limited Partnership and DMB Associates, an Amended Preliminary P.A.D. consisting of 2,235,856 s.f. on 22.04 net acres and a Final P.A.D. for Phase IV- Courtyard by Marriott, including a use permit and 3 variances for a 160 -room hotel to be located at 111 West 5th Street, subject to conditions of approval.
May 9, 1996	The City Council approved for Centerpoint Plaza Limited Partnership and DMB Associates, an Amended Preliminary P.A.D. consisting of 2,217,854 s.f. (including parking garages) on 22.04 net acres, and a Final P.A.D. for Phase V- Centerpoint Retail Bldg. "D" consisting of 51,287 s.f. on 2.21 net acres located at 740 South Mill Avenue.
May 6, 1999	City Council approved the Final Plan of Development for Z Tejas Grill (formerly known as the Ellingson Warehouse) consisting of 6,639 s.f. of building area and a 920 s.f. outdoor patio area.

May 6, 1999	City Council approved for Centerpoint an 7th Amended Preliminary Planned Area Development and a Final Plan of Development for the Brown-Strong-Reeve's House, consisting of 1,825 s.f. of building area.
January 25, 2001	City Council held their second public hearing for Centerpoint Residential approving the 8th Amended Preliminary P.A.D. for a mixed-use development consisting of 793,498 s.f. of residential, flex space, office and retail on 4.79 acres, with use a permit and variances at 75 West 5th Street.
June 5, 2002	City Council approved the 9th Amended Preliminary and Final P.A.D. for Phase VIII, with a use permit for Downtown Fire Station No. 6.
June 15, 2004	Redevelopment Review Commission reviewed the 10 th Amended PAD, approved a height variance for 13 additional feet, and a parking variance to reduce parking by 219 spaces. The Commission added a condition and recommended changes to other conditions prior to approval of all conditions.
June 17, 2004	City Council approved the 10th Amended Preliminary PAD, for 725,978 square feet of mixed-use on 4.79 acres, the Final PAD for Phases 1 & 2, Lot 3 of 7a, the requested variances and recommended conditions. City Council approved the Development Agreement for 5th Street and Maple Avenue (Lot 7A), Resolution number 2004.54.
October 18, 2005	Redevelopment Review Commission approved the proposed 11th Amended Planned Area Development (PAD), including the following: 627,968 square feet of existing commercial development and 2,260,098 square feet of additional mixed-use development including office, retail, residential and parking structures, proposed in four phases (Phase 1 and 2 as one building of 997,915 square feet, Phase 3 as one building of 603,580 square feet, and Phase 4 as one building of 658,603 square feet), for a total of 2,888,066 square feet of development within 22.04 net acres at Centerpoint. The four phases of Centerpoint Residential will be located on Centerpoint Plaza Two (Lot 1) and will provide 788 residences on 4.65 net acres.
November 17, 2005	City Council held a second public hearing and approved the above requested Amended Planned Area Development (PAD).
May 17, 2006	Development Services administratively approved the 12th Amended Preliminary P.A.D. and Amended Final P.A.D. for Phase II - Parking Garage No. 2. to relocate and modify parking lot for high-profile vehicles, including reduction of PAD boundary acquired to Cosmo building (A.K.A. Mosaic)
April 23, 2007	Development Services administratively approved the 13th Amended PAD for Centerpoint – Lot 7B, for an extension of 6th Street through the Marriott property to Ash Avenue.
October 3, 2007	Centerpoint on Mill project holds official neighborhood meeting on proposed phased development.
October 23, 2007	Development Review Commission recommend approval for CENTERPOINT ON MILL (PL060549) for three (3) buildings with residential, a hotel with a health club, and commercial uses and two (2) ground level plaza buildings, ranging in height from 1, 11, 17 & 20 stories, all within 4.21 acres, located at 640 South Mill Avenue, in the City Center District.
November 8, 2007	City Council approved CENTERPOINT ON MILL (PL060549) (Centerpoint Holdings LLC, property owner; Manjula Vaz, Gammage & Burnham, applicant) for three (3) buildings with residential, a hotel with a health club, and commercial uses; and two (2) ground level plaza buildings. The mixed use buildings range in height from 11, 17 & 20 stories, all within 4.21 acres, located at 640

South Mill Avenue, in the City Center District. The request included (PAD07019) Amended Planned Area Development Overlay for Centerpoint on Mill, Lots 2, 4, 5 & 6 to modify development standards for buildings ranging height from up to 158-255 feet, consisting of 256 hotel suites, 434 dwelling units, and over 108,000 sq. ft. of commercial space.

- October 24, 2012 Applicant held a neighborhood meeting for THE HANOVER PROJECT for this request.
- November 13, 2012 Development Review Commission denied the Development Plan Review for this request, and recommended denial of the Amended Planned Area Development Overlay for the Hanover Project. (2-5 Vote; Commissioners Tinsley and Thornton in favor; and Commissioners DiDomenico, Maza, Collett, Spears and Kent in opposition of the request)
- December 13, 2012 City Council held the introduction and first public hearing for the Amended Planned Area Development Overlay for THE HANOVER PROJECT (PL120313).
- January 10, 2013 Scheduled second and final public hearing for the Amended Planned Area Development Overlay for THE HANOVER PROJECT (PL120313).

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review