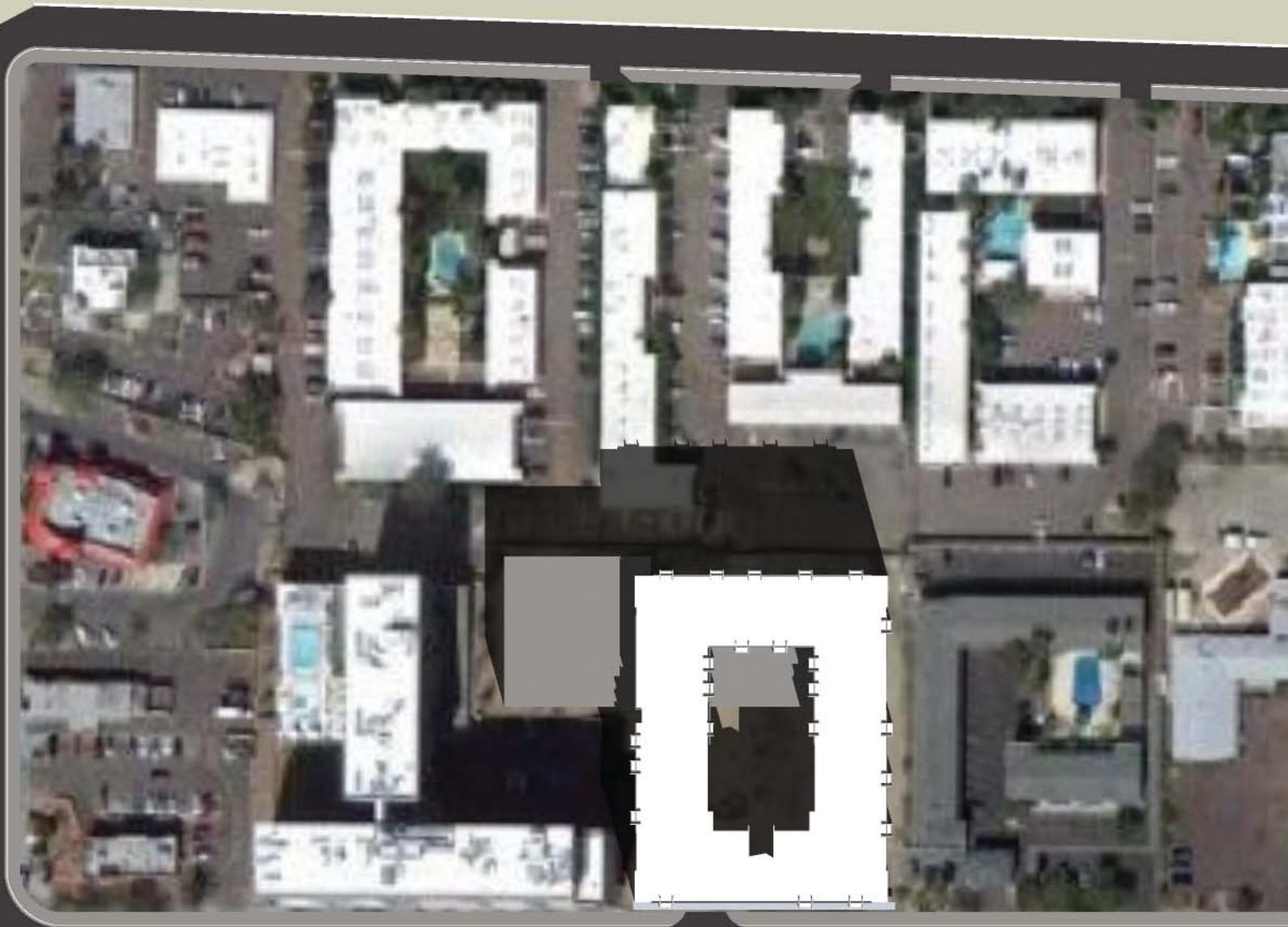


# 1000 APACHE BOULEVARD TEMPE ARIZONA



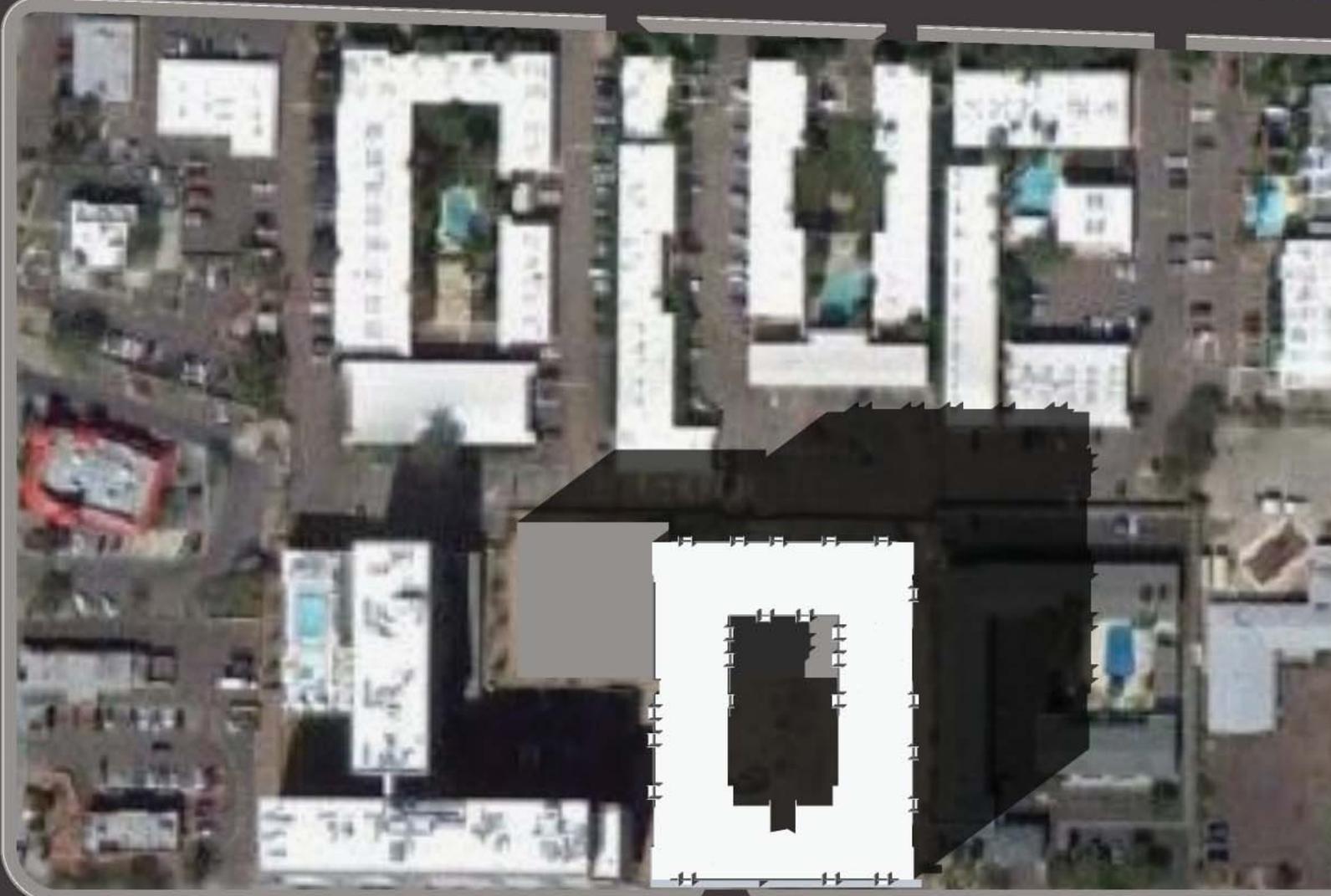
BUILDING SHADE STUDY @  
VERNAL EQUINOX - MARCH 20TH - 9:00AM



# 1000 APACHE BOULEVARD TEMPE ARIZONA



BUILDING SHADE STUDY @  
VERNAL EQUINOX - MARCH 20TH - 12:00PM



# 1000 APACHE BOULEVARD TEMPE ARIZONA



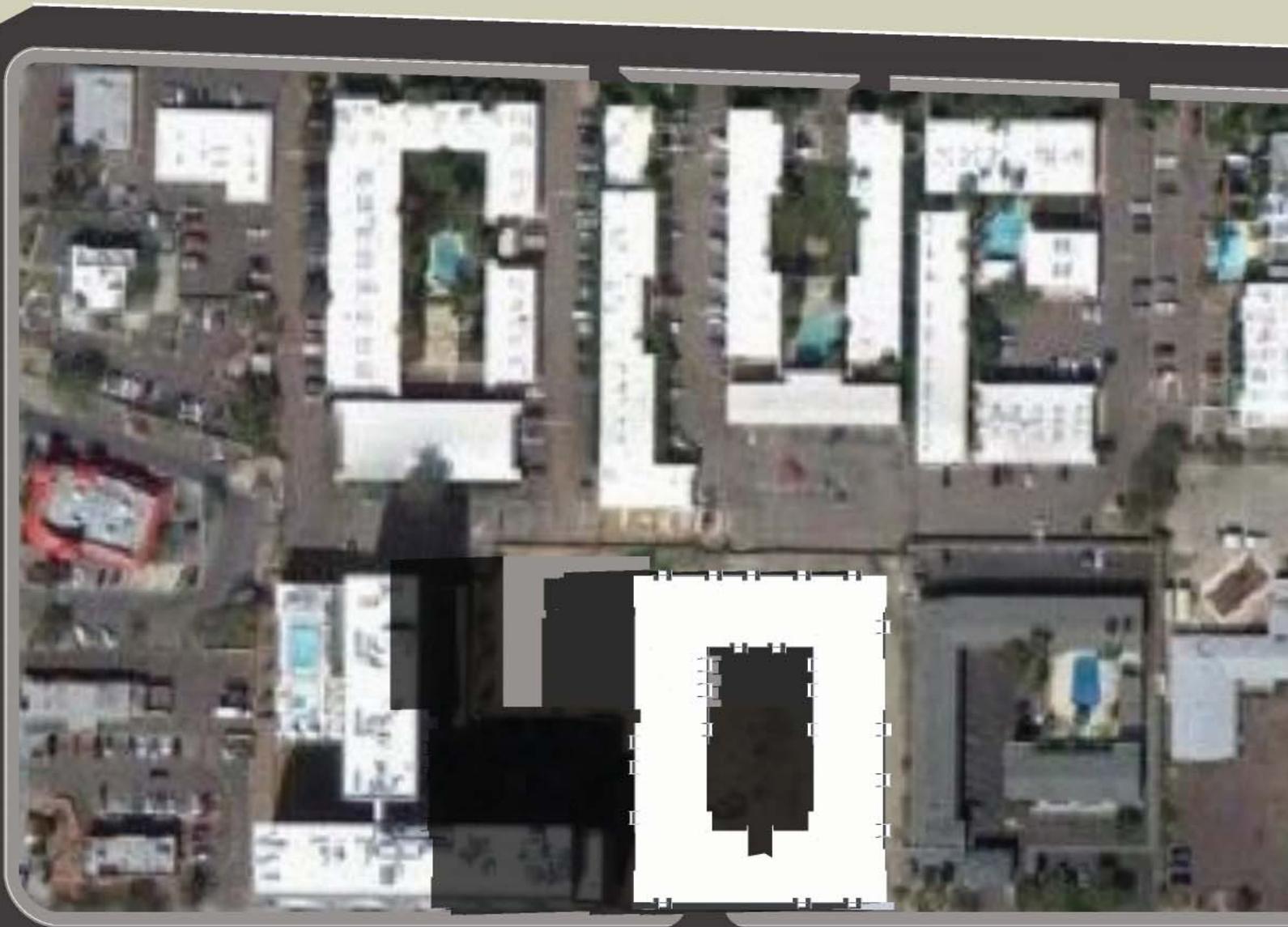
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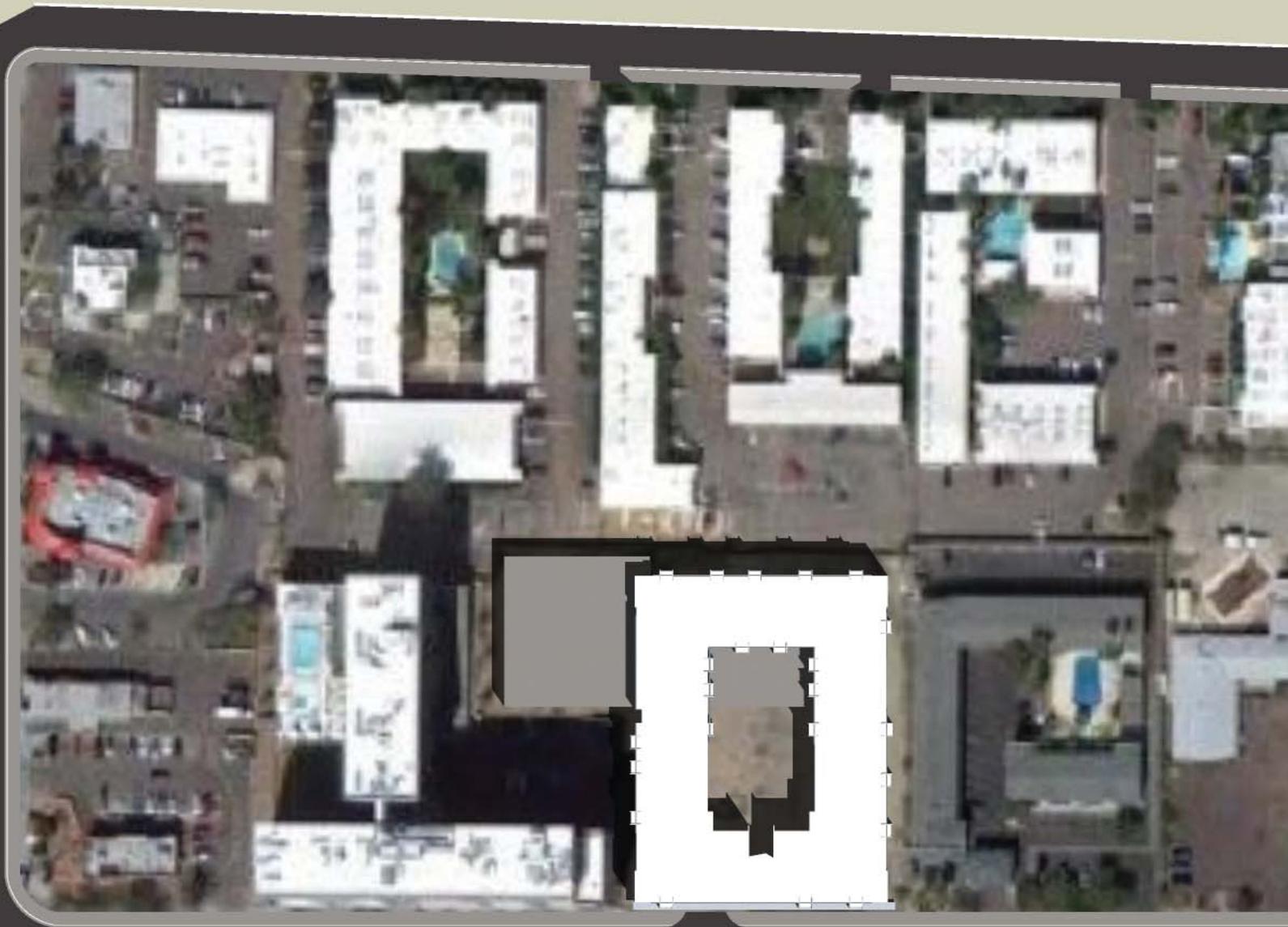
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VERNAL EQUINOX - MARCH 20TH - 5:00PM



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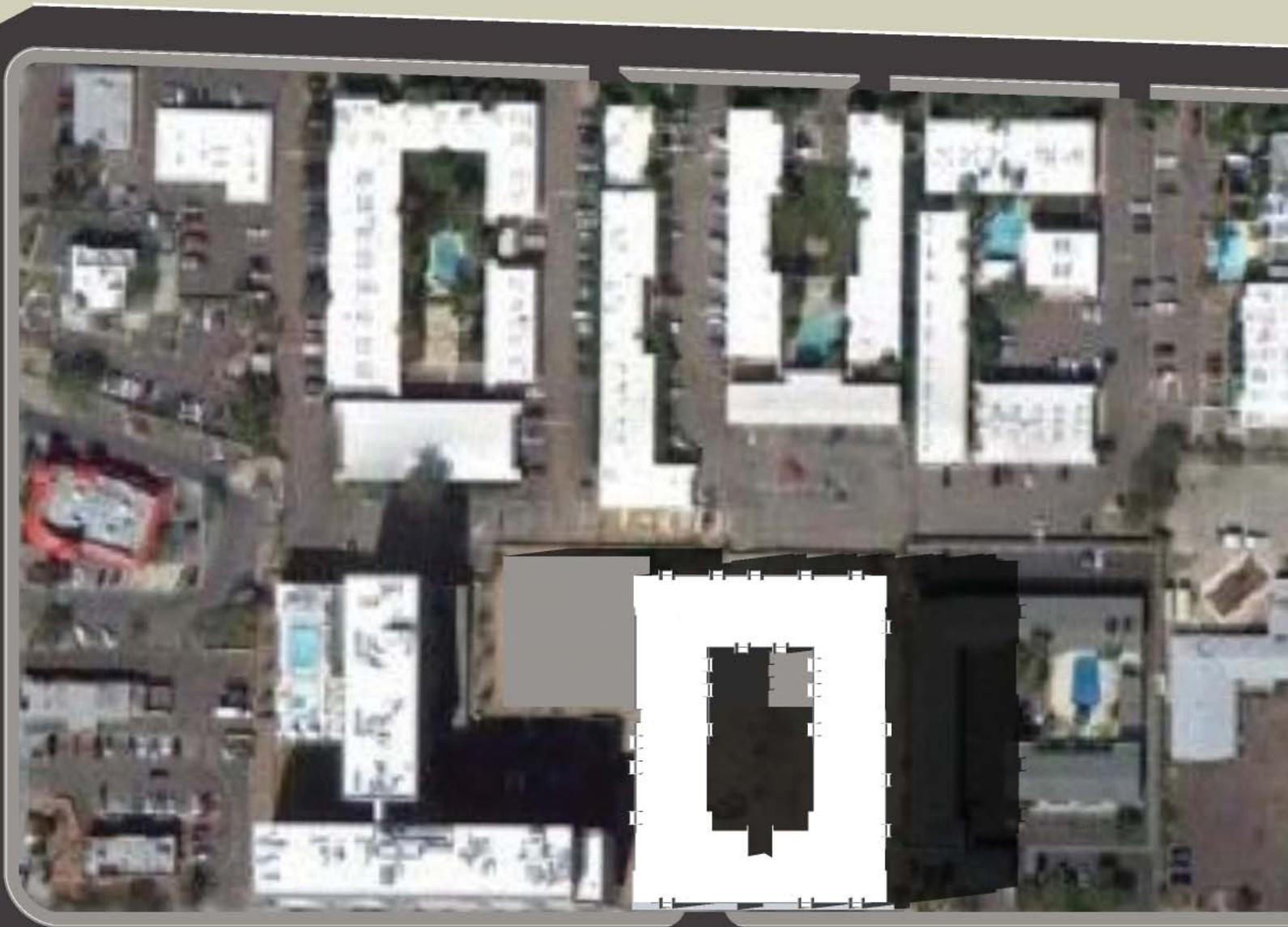
BUILDING SHADE STUDY @  
SUMMER SOLSTICE - JUNE 20TH - 9:00AM



# 1000 APACHE BOULEVARD TEMPE ARIZONA



BUILDING SHADE STUDY @  
SUMMER SOLSTICE - JUNE 20TH - 12:00PM



# 1000 APACHE BOULEVARD TEMPE ARIZONA



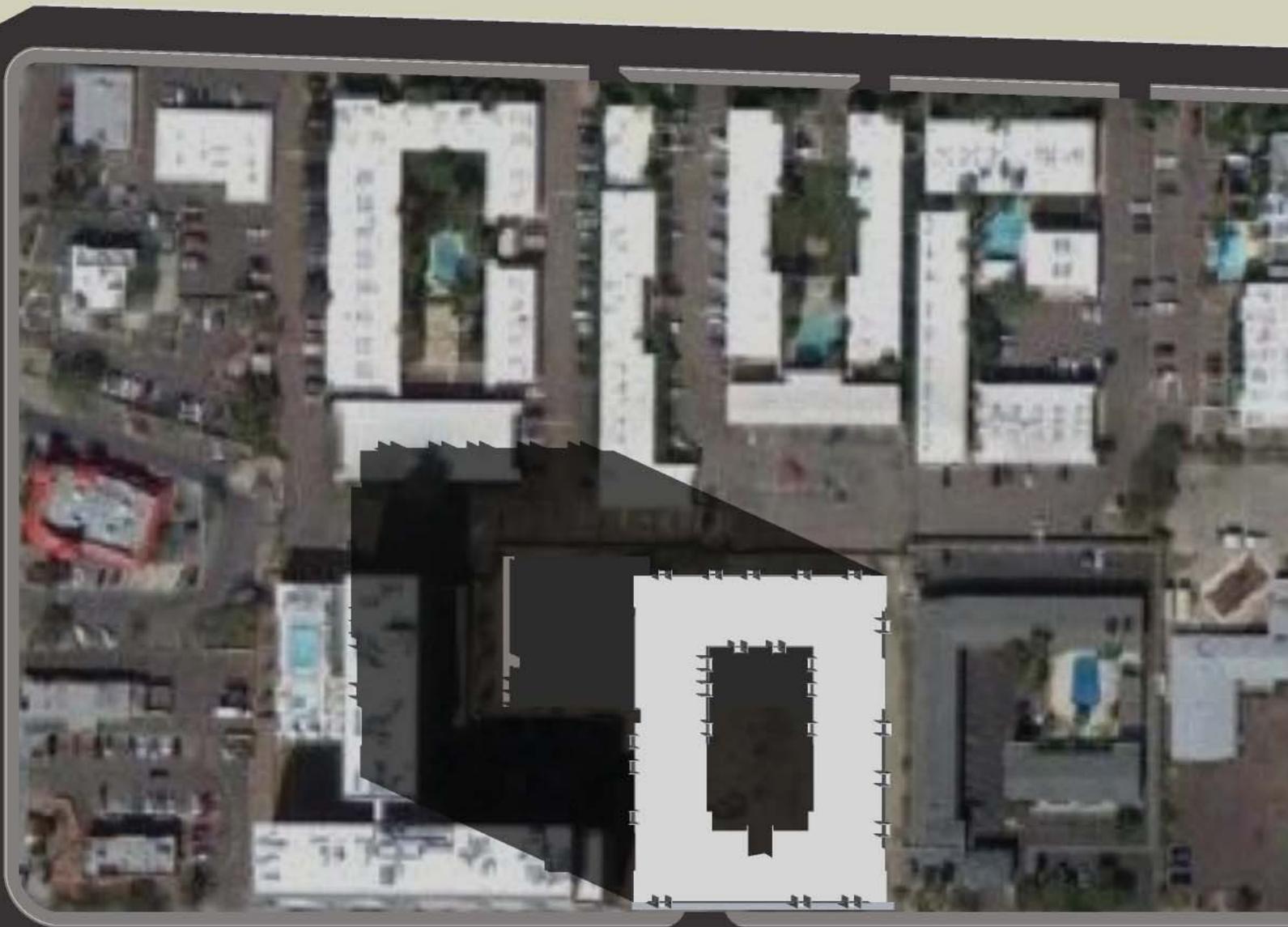
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SUMMER SOLSTICE - JUNE 20TH - 3:00PM



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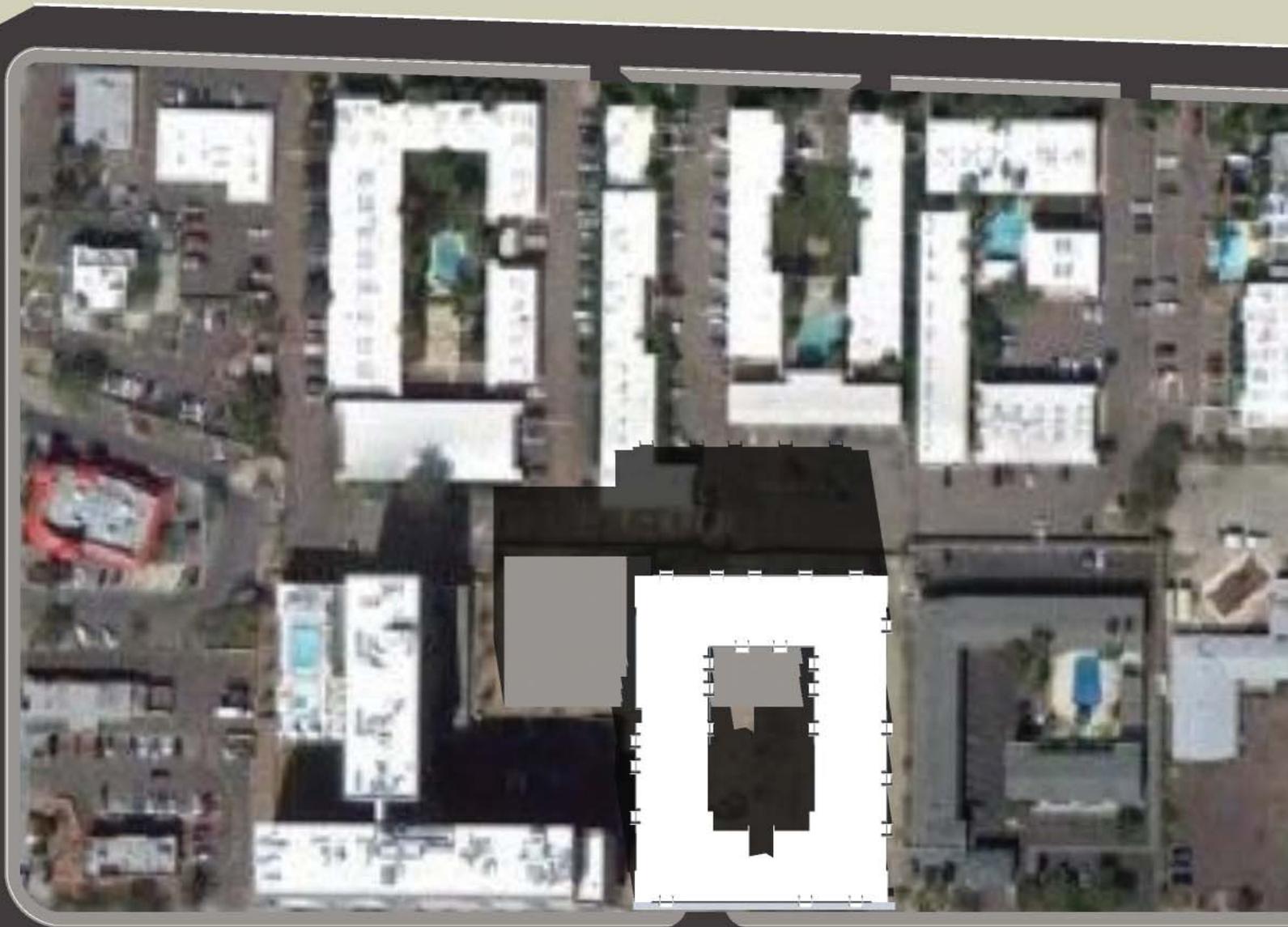
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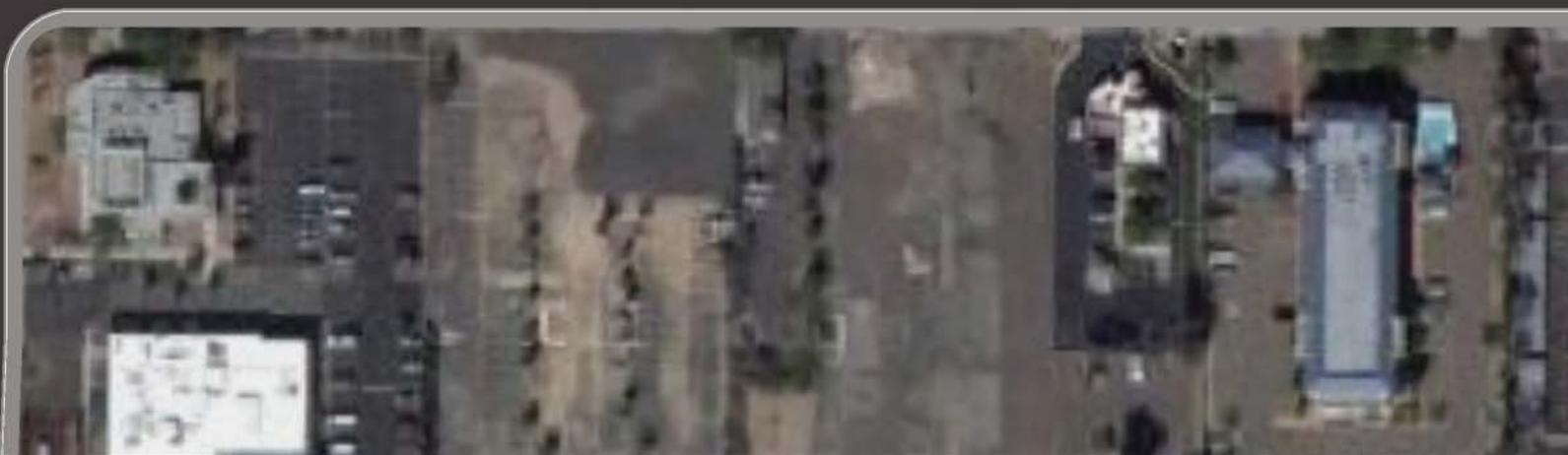
BUILDING SHADE STUDY @  
AUTUMN EQUINOX - SEPTEMBER 22ND - 9:00AM



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BUILDING SHADE STUDY @  
AUTUMN EQUINOX - SEPTEMBER 22ND - 12:00PM

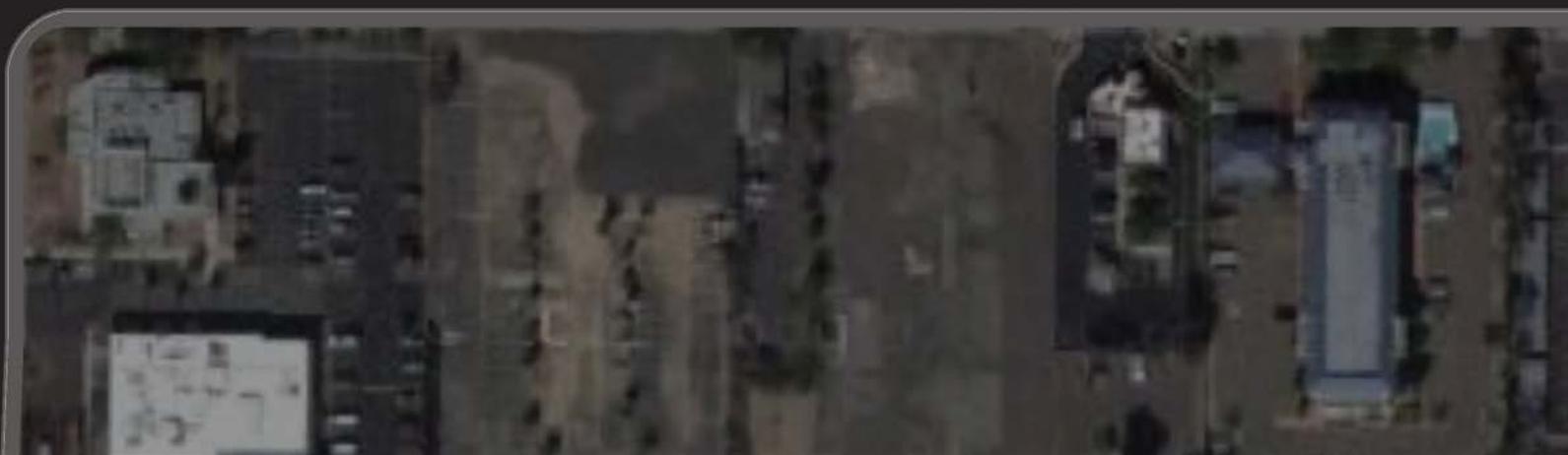


# 1000 APACHE BOULEVARD TEMPE ARIZONA



BUILDING SHADE STUDY @  
AUTUMN EQUINOX - SEPTEMBER 22ND - 3:00PM

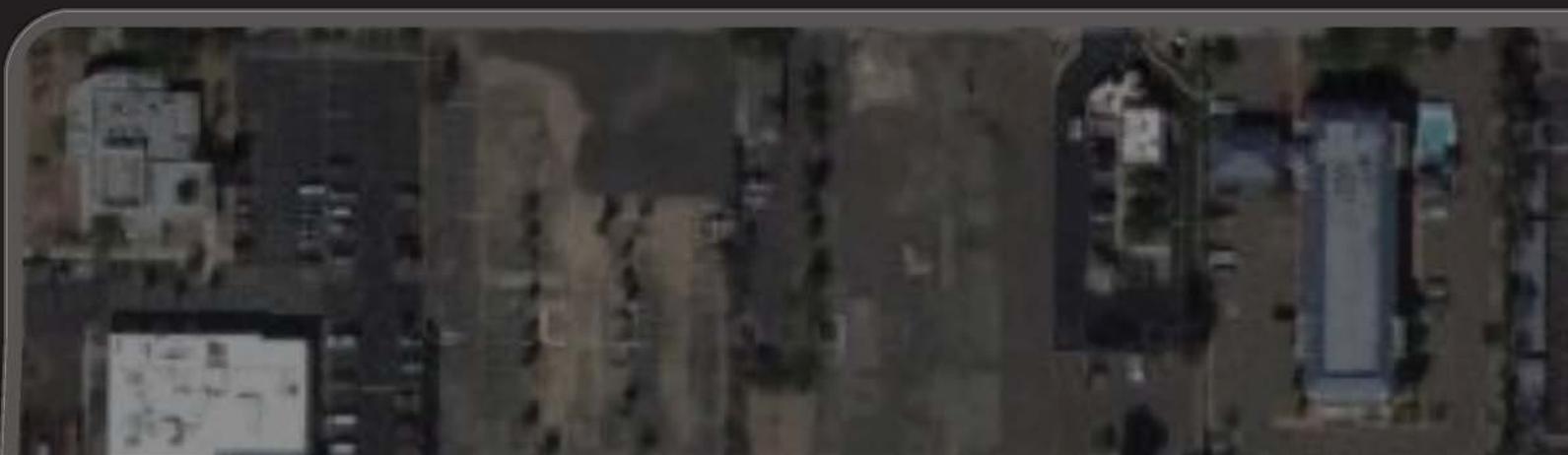




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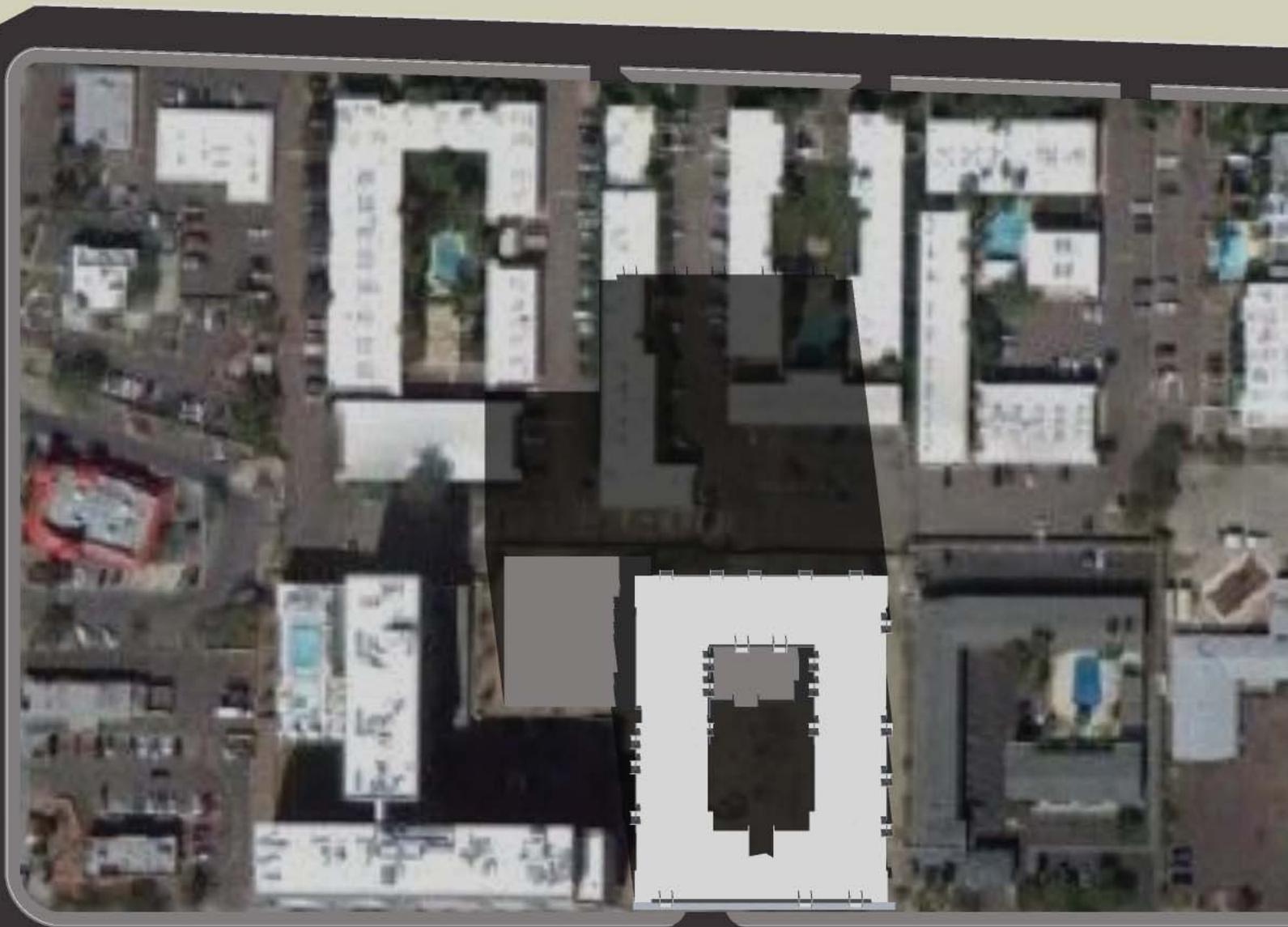
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AUTUMN EQUINOX - SEPTEMBER 22ND - 5:00PM



# 1000 APACHE BOULEVARD TEMPE ARIZONA



BUILDING SHADE STUDY @  
WINTER SOLSTICE - DECEMBER 21ST - 9:00AM



# 1000 APACHE BOULEVARD TEMPE ARIZONA



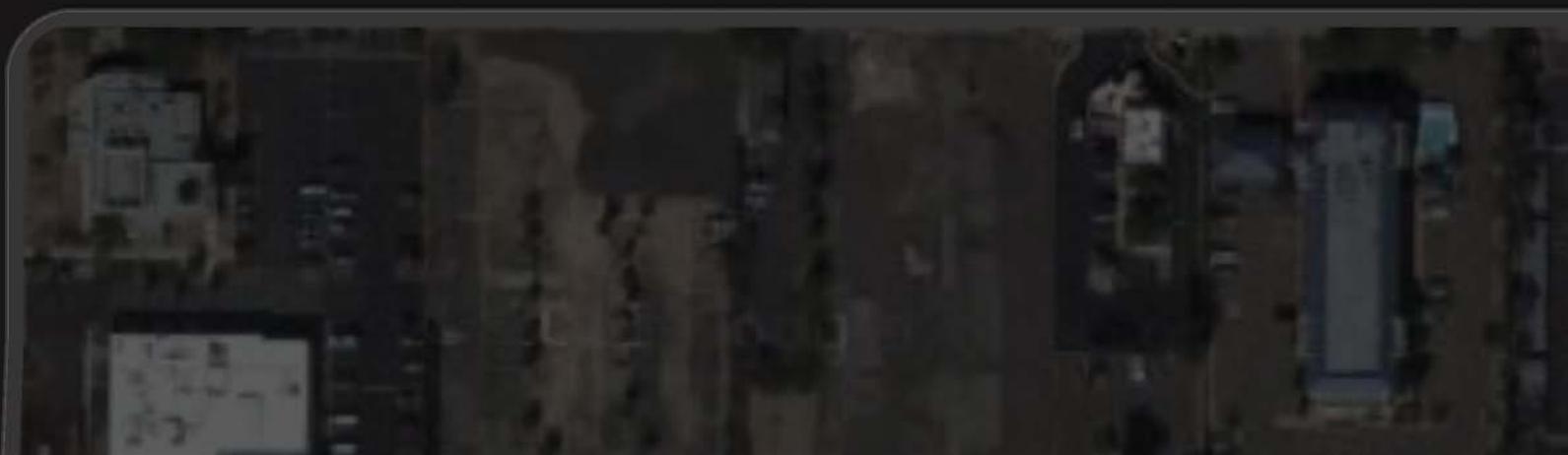
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WINTER SOLSTICE - DECEMBER 21ST - 12:00PM



# 1000 APACHE BOULEVARD TEMPE ARIZONA



BUILDING SHADE STUDY @  
WINTER SOLSTICE - DECEMBER 21ST - 3:00PM



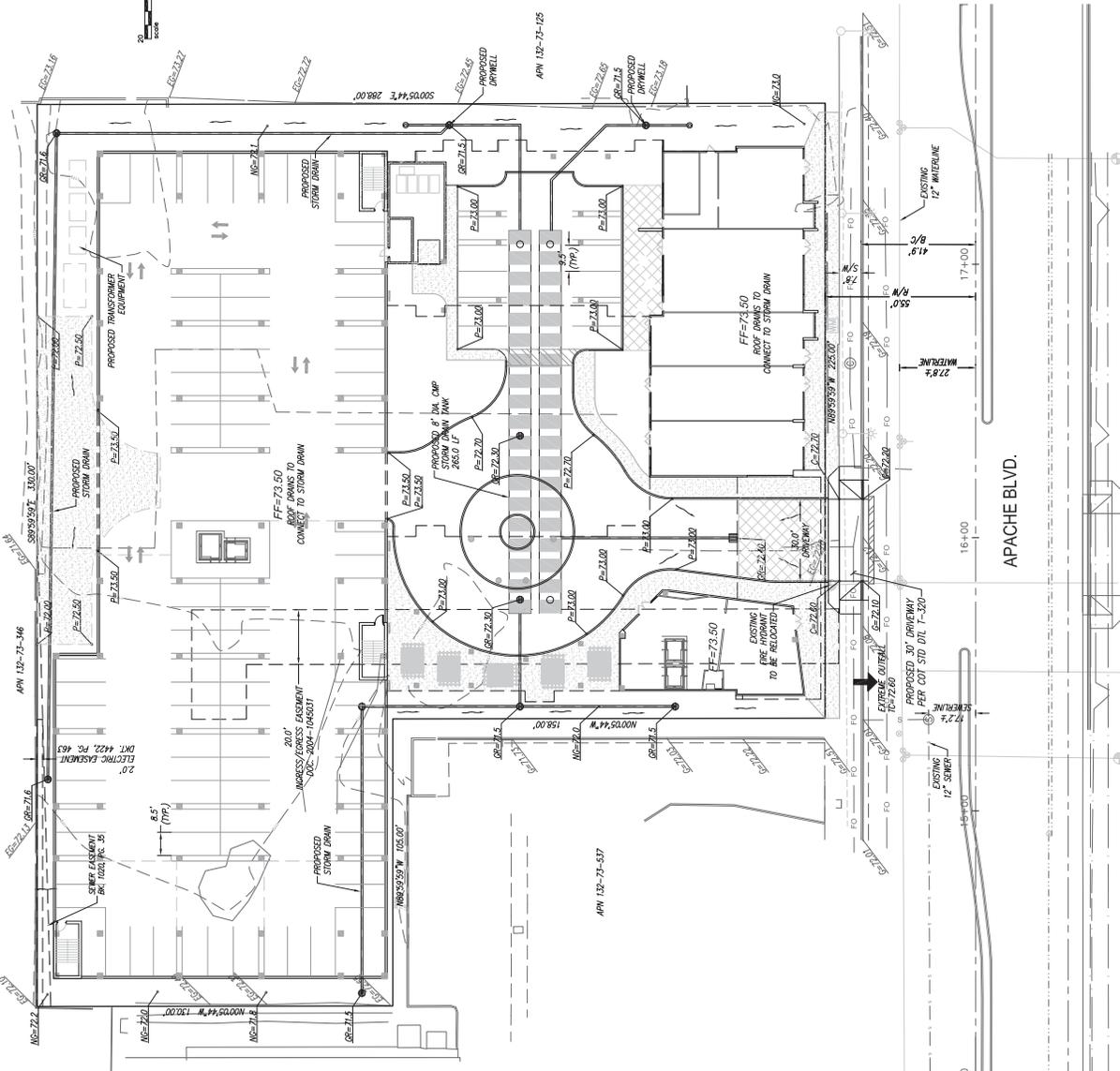
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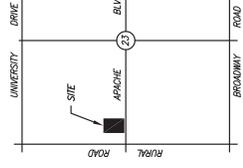
BUILDING SHADE STUDY @  
WINTER SOLSTICE - DECEMBER 21ST - 5:00PM

# PRELIMINARY GRADING AND DRAINAGE PLAN THE GROVES

A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



- LEGEND:**
- ⊕ EXISTING VALVE
  - ⊖ SEWER MANHOLE
  - ⊕ WATER SERVICE METER
  - ⊕ FIRE HYDRANT
  - - - 75' EXISTING CONTOURS
  - OFFSITE DRAINAGE FLOW ARROW
  - ONSITE DRAINAGE FLOW ARROW
  - GRADE BREAK
  - D.E. DRAINAGE EASEMENT
  - W.E. WATER LINE EASEMENT
  - O.H.E. OVERHEAD ELECTRIC
  - B.S.L. BUILDING SETBACK LINE
  - S.D. STORM DRAIN
  - S. SEWER LINE
  - W. WATER LINE
  - I.R.R. IRRIGATION LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R/W. RIGHT-OF-WAY
  - XX.XX EXISTING SPOT ELEVATIONS
  - XX.XX PROPOSED SPOT ELEVATIONS
  - ⊕ GAS VALVE
  - ⊕ STREET LIGHT POLE
  - ⊕ ELECTRICAL CABINET/TRANSFORMER
  - ⊕ ELECTRICAL MANHOLE
  - ⊕ BLUE STAKE ELECTRIC
  - ⊕ BLUE STAKE GAS
  - ⊕ FIBER OPTIC CABINET



**VICINITY MAP**  
SW SECTION 23 T.1N, R.4E,  
G.6.E.R. & M. MARICOPA  
COUNTY, ARIZONA

**CIVIL ENGINEER**  
HUBBARD ENGINEERING  
1840 S. SHAWAN DR.  
MESA, AZ 85204  
PHONE: (480) 892-3313  
CONTACT: SHAWN HANBHAHAN

**SURVEY**  
HUBBARD ENGINEERING  
1840 S. SHAWAN DR. SUITE #137  
MESA, AZ 85204  
PHONE: (480) 892-3313  
CONTACT: ADRIAN BURROUGHS

**SITE DATA**  
SUBJECT PARCEL CONTAINS 76,450 SQ.FT.  
7,801 ACRES NET

**LEGAL DESCRIPTION**  
LOT 1. OF THE RETRAIT @ 1000 APACHE,  
ACCORDING TO THE PLAT OF RECORD IN THE  
OFFICE OF THE COUNTY RECORDER OF  
MARICOPA COUNTY, ARIZONA, AS RECORDED IN  
BOOK 1003 OF MAPS, PAGE 35.

**ZONING**  
ZONED: M-1.6. REQUIRES PAD OVERLAY WITH  
INITIAL ZONING.

**FLOOD ZONE**  
ACCORDING TO THE FLOOD INSURANCE RATE  
MAPS, THIS PROPERTY IS LOCATED IN FLOOD  
ZONE "X".

**OWNER**  
CAMPUS GREAT COMMUNITIES  
1400 S. SHAWAN DR. SUITE #114  
CHARLOTTE, NC 28211  
PHONE: (704) 496-2500  
CONTACT: CHRISTOPHER RUSS

**ARCHITECT**  
GARY B. COURSEY & ASSOCIATES,  
2949 PACES FERRY RD. SUITE 220  
ATLANTA, GEORGIA 30339  
PHONE: (770) 432-2777  
CONTACT: GARY B. COURSEY

**BENCHMARK**  
CITY OF TEMPE POINT NO. 156  
FOUND BRASS CAP IN HANDHOLE AT THE  
WEST QUARTER CORNER OF SECTION 23,  
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE  
GILA AND SALT RIVER BASE AND MERIDIAN  
ELEVATION = 171.92 (CITY OF TEMPE DATUM)

**BASIS OF BEARING**  
THE WEST LINE OF THE NORTHWEST QUARTER  
OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4  
EAST OF THE GILA AND SALT RIVER BASE  
AND MERIDIAN.  
SND LINE BEARS N070°54'47" W.

**DRAINAGE CALCULATIONS**  
RAINFALL DATA BASED ON NOAA-14 - STATION:  
TEMPE, AZ  
ALL DATA IS BASED ON 20HR STORM EVENT  
100-YR - 2-HR (PRECIPITATION=2.20 IN.)  
REQUIRED RETENTION  
V = REQUIRED RETENTION VOLUME, C.F.  
P = RAINFALL DEPTH 2.2 IN.  
A = TOTAL AREA, 76,248 S.F.  
C = RETENTION COEFFICIENT, 0.95  
V = (2.20 IN. / 12) \* 0.95 \* 76,248 S.F.  
= 13,290 C.F.

**PROVIDED RETENTION**  
265 LF \* 8" CMP = 13,322 C.F.  
- 2 DRYWELLS REQUIRED (0.1 CFS MAX)

**HUBBARD ENGINEERING**  
1840 S. SHAWAN DR.  
MESA, AZ 85204  
PHONE: (480) 892-3313  
WWW.HUBBARDENGINEERING.COM

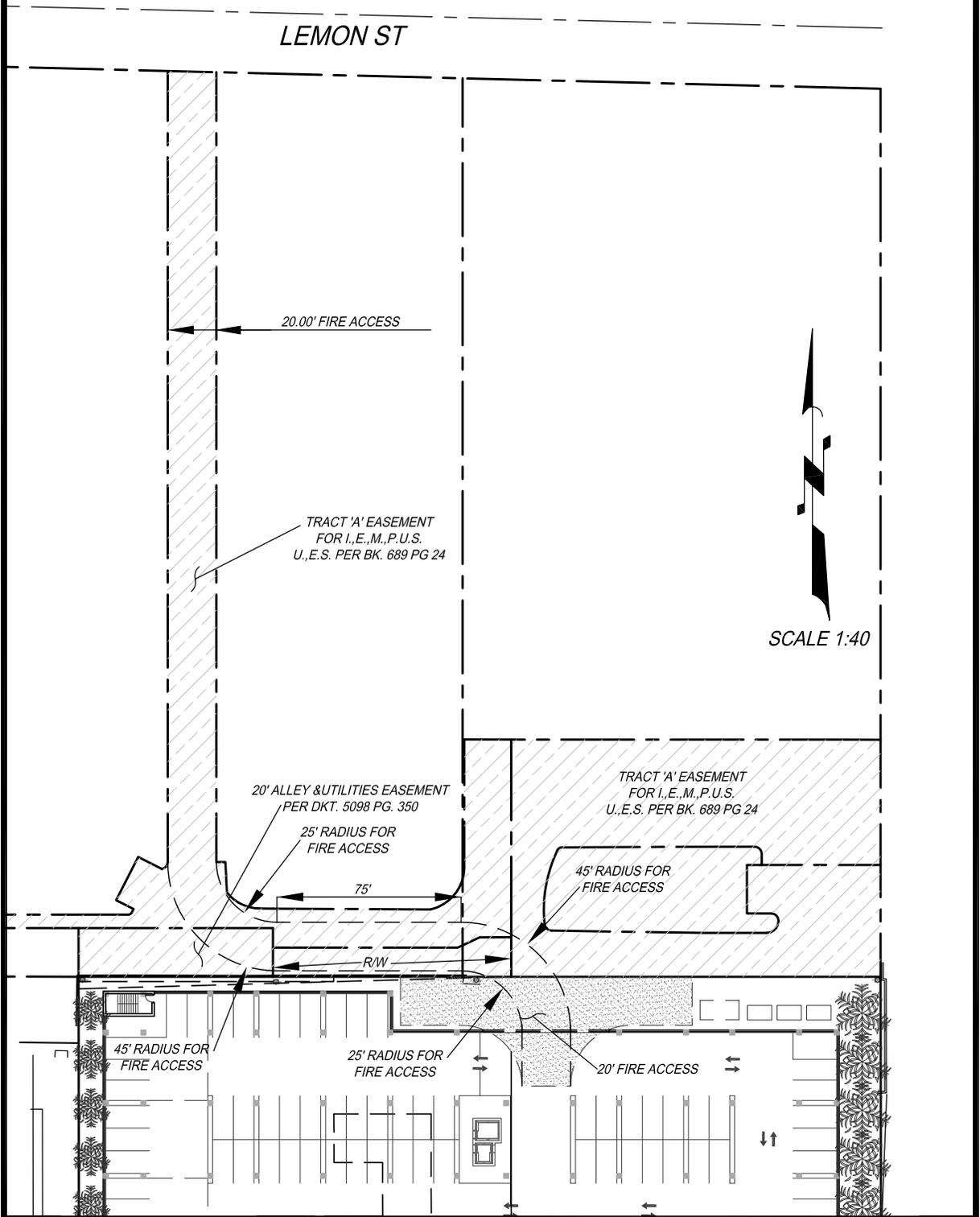
**THE GROVES**  
PRELIM GRADING & DRAINAGE  
A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

Project No.	12181
Project Mgr.	S. HANBHAHAN
Project Eng.	M. WOLF
Date	08/20/22

**Call before you dig.**  
800-4-A-DIG  
AZ 800-423-3100

SHEET 01 OF 01  
**PRELIM01**

# THE GROVE FIRE ACCESS EXHIBIT



Proj. No. <b>12181</b>	Date <b>10/30/12</b>		<b>HUBBARD</b> ENGINEERING www.hubbardengineering.com	1840 S. Stapley Dr. Suite 137 Mesa, AZ 85204 Ph: 480.892.3313
Sht: 1 of 1				
Proj. Mangr. <b>SDH</b>	Proj. Eng. <b>SDH</b>			

P:\12181\Dwg\Exhibit\fireaccess.dwg Nov 02, 2012 - 2:52pm Hubbard41



VIEW TO NORTH EAST CORNER OF SITE



VIEW TO NORTH



VIEW TO SOUTH - EAST APACHE BOULEVARD

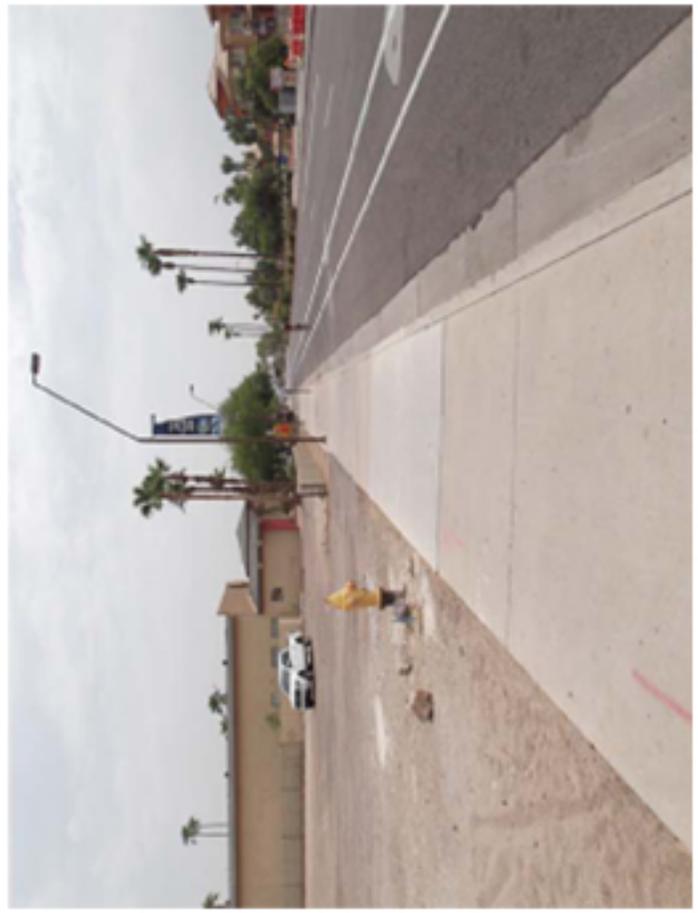


VIEW TO WEST

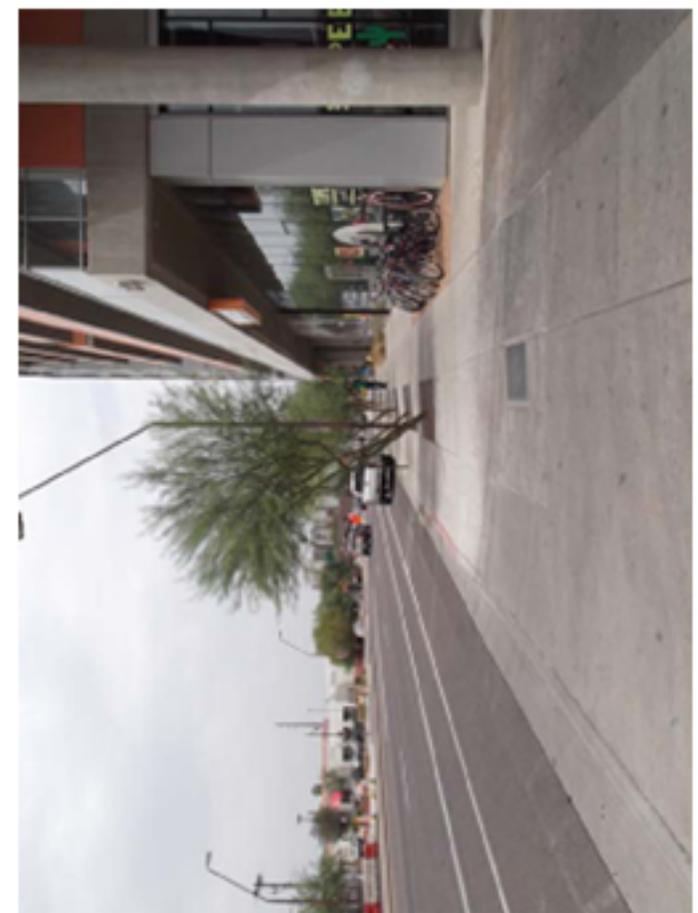


VIEW TO EAST





APACHE VIEW - EAST



APACHE VIEW - WEST



VIEW NORTH FROM EAST APACHE BOULEVARD

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**MINUTES OF THE  
DEVELOPMENT REVIEW COMMISSION  
NOVEMBER 13, 2012**

**Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> Street, Tempe, AZ 85281  
6:00 PM**

Commission Present:

Mike DiDomenico, Chair  
Ron Collett  
Peggy Tinsley  
Paul Kent  
Angie Thornton  
Linda Spears  
Dave Maza

Commission Absent:

Dennis Webb  
Jim Delton  
Dan Killoren

City Staff Present:

Lisa Collins, Interim Community Development Director  
Ryan Levesque, Senior Planner  
Kevin O'Melia, Senior Planner  
Diana Kaminski, Senior Planner  
Lisa Novia, Administrative Asst. II

Chair DiDomenico called the meeting to order at 6:05, which included the introduction of the Commission and City staff

3. Request for an Amended Planned Area Development Overlay and Development Plan Review consisting of a proposed mixed-use development including 327 dwelling units all within a (14) fourteen-story building for **THE GROVE AT 1000 EAST APACHE (PL120130)**, located at 1000 East Apache Boulevard. The applicant is Snell & Wilmer, LLP.

STAFF REPORT: [DRC\\_TheGroveat1000Apache\\_111312](#)

This case was presented by Kevin O'Melia and represented by Nick Wood of Snell & Wilmer, applicant. After a brief presentation, Mr. O'Melia indicated that the applicant was in agreement with the Conditions of Approval, with a modification to the first sentence of Condition No. 22, to read as follows: "Provide masonry screen walls or steel security fence at east, north and west property lines at a minimum of 8' in height." The remainder of the condition is unchanged.

Mr. Alex Eyseen from Campus Crest presented the project to the Commission, which also included history about Campus Crest and their past developments. He also indicated that not only will they be building the project, they will also manage the building once construction is complete.

Gary Coursey, Coursey Associates, addressed the Commission in regards to the architectural aspects of the project.

Angela Eldreth from Coursey Associates also spoke in regards to both the inside and outside architectural design components of the project.

Chair DiDomenico opened the hearing to public input, seeing no one interested in speaking on this case, closed the public portion of the meeting.

Commissioner Collett questioned the traffic study and the problems this development could create on an already very busy intersection at Rural and Apache.

Dawn Cartier of CivTech addressed the Commission in regards to the traffic study. Ms. Cartier first addressed the left turn lane into the site. They felt that it is adequate for two reasons; 1) this case traffic study was based on apartment use, as there is no designated use for student housing and statistics show that student housing generates less trips than apartments, due to students walking and biking to campus, which is the primary focus of their day-to-day travel; 2) an equation is used assuming that everyone is stopping at a stop sign prior to making the left turn, which at this location is mid-block and there is no stop sign, so there is the possibility of free flowing traffic and not everyone is required to stop prior to the left turn. She also indicated that approximately 30 U-turns are made at that location currently. If in the there is an issue, that area could be signed for no U-turns.

Ms. Cartier also indicated that they reviewed the intersection of Rural and Apache and the west bound left turn is an issue at this time, but that this development will not be adding any cars to that movement.

Commissioner Collett stated that he didn't feel they could make that statement as there is a grocery store and laundromat that students may travel south on Rural to visit.

Ms. Cartier agreed but clarified that the study evaluates peak rush hour traffic and that is typically when the intersection will experience the largest amount of congestion.

Commissioner Maza questioned Ms. Cartier as to the medians along Apache and whether there will be an issue with The Grove and The District.

Ms. Cartier indicated that these driveways have been designed to align perfectly to provide adequate turning capability and line of sight for both developments.

Commissioner Maza asked if all traffic, pedestrian and otherwise, will enter and exit from this main driveway on Apache.

Mr. Coursey indicated that yes, all traffic will enter and exit at that location as it helps with security.

Commissioner Spears is concerned with the number of student housing developments and how it will affect the City's neighborhoods and the future of Apache Boulevard.

Chair DiDomenico questioned whether or not the intensification of The District had been accounted for in this study.

Ms. Cartier indicated that yes, CivTech had also done the traffic study for The District as well.

Commissioner Thornton is concerned about the Rural and Apache intersection traffic and is in agreement with Commissioner Spears as well. She is concerned how the future student housing developments will affect overall traffic in this area.

Commissioner Kent questioned the location of their recent development that was completed in Flagstaff.

Mr. Eyssen indicated that it was off campus on Butler behind the shopping center, the old sawmill tract.

Chair DiDomenico questioned if the previously entitled project (The Retreat) was student housing or for purchase.

Mr. Eyssen indicated that it had also been planned for student housing. He also indicated that these projects fit well with the general plan and although this is concentrating much of this activity to this location, this is where it should be, away from the neighborhoods and single family homes.

Chair DiDomenico stated that his main concern is not traffic but the pedestrian and bike interactions with the street. He also asked the applicant why they are requesting an amended PAD and why this design is better than what was original proposed for this site.

Nick Wood returned to address the Commission with final comments. He also indicated that the design has gone from three buildings to one building and the applicant is trying to create a community and an environment conducive to successful student life.

Mr. Eyssen of Campus Crest indicated that financing was not available the first time around to have designed this project. He stated that he feels this is a superior design which will be an enhancement to Apache Boulevard and the developer has a proven track record of building and managing successful projects.

Commissioner Maza asked if staff tracks the parking availability at student housing developments, such as The Vue next door, which have already been built to see if the parking standards approved are working as anticipated.

Mr. O'Melia indicated that it is his understanding that The Vue is not maxed out in parking.

Commissioner Kent stated that he is not a fan of the design and increase in density and cannot support the case.

Commissioner Tinsley stated that she feels this is a well designed project overall and is in support of the case.

On a motion by Commissioner Tinsley and seconded by Commissioner Maza, the Commission with a vote of 4-3 (Commissioners Spears, Kent and Thornton opposed) recommended approval of the amended Planned Area Development Overlay and approved the Development Plan Review as recommended in the staff report.