



DEVELOPMENT PROJECT FILE
for
THE RESIDENCES AT UNIVERSITY CENTER

ATTACHMENTS:

- 1-2. Waiver of Rights and Remedies form
- 3. Location Map
- 4. Aerial Photo
- 5-31. General Plan Map Amendment / Letters of Explanation
- 32-34. Neighborhood Meeting and Public Outreach
- 35. Project Data
- 36. Site Plan
- 37-45. Black-line Elevations
- 46-54. Color Elevations
- 55. Building Sections
- 56. Unit Floor Plan
- 57. Landscape Plan

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

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

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by St. Paul Fire and Marine Insurance Company, a Connecticut Corporation (Owner/s).

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

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

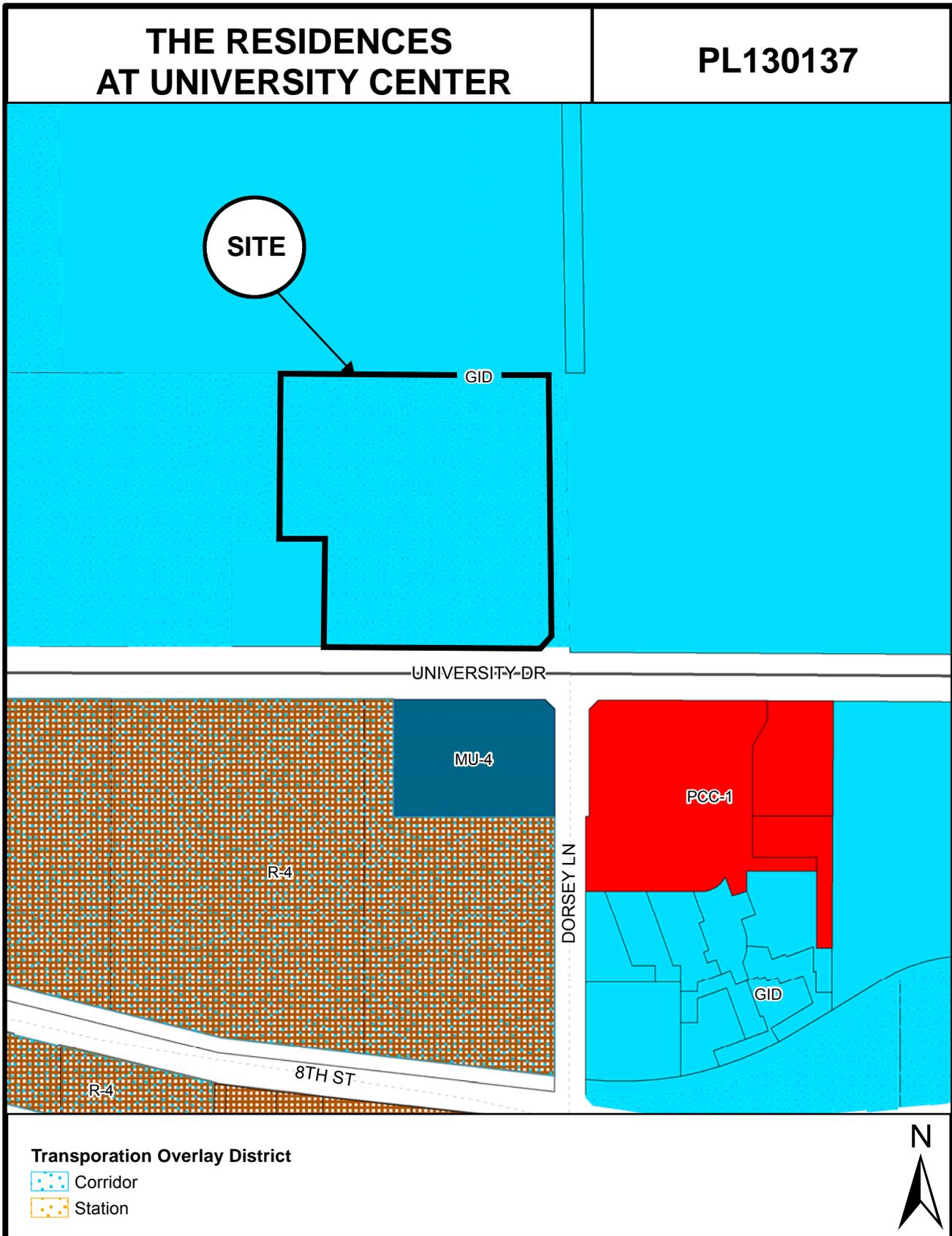
Owner has submitted Application No. **PL130137 – THE RESIDENCES AT UNIVERSITY CENTER**, to the City requesting that the City approve the following:

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

for development of the following real property (Property):

Parcel No. : 132-34-005

Address: 1260 East University Drive, Tempe, AZ 85281



Location Map



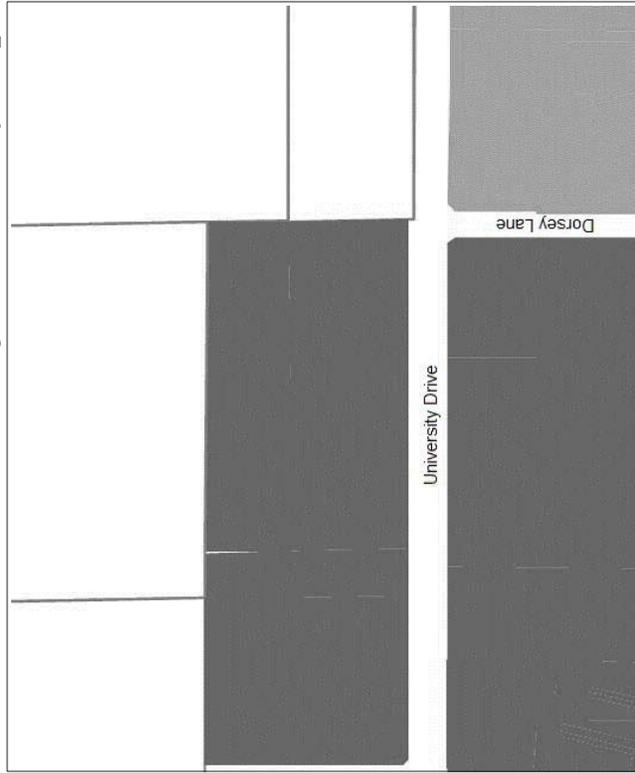
THE RESIDENCES AT UNIVERSITY CENTER (PL130137)



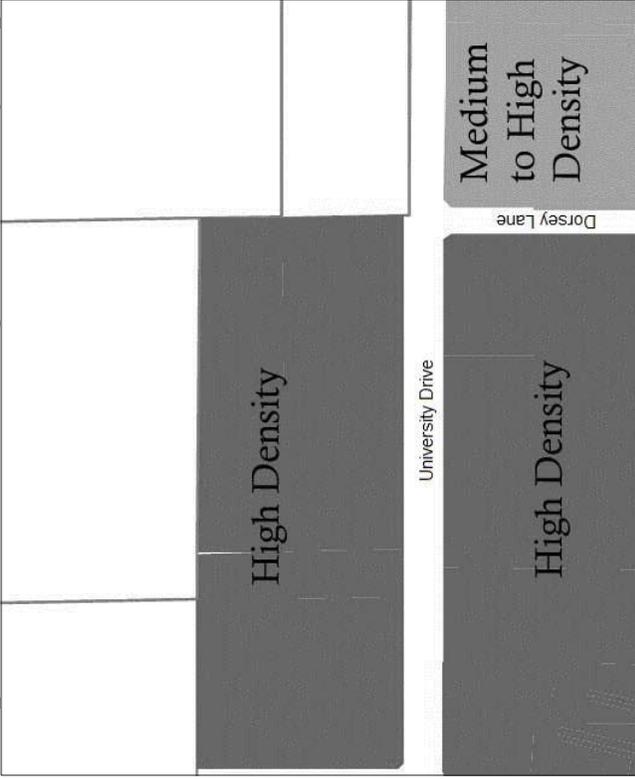
WOOD
PARTNERS

**GENERAL PLAN MAP AMENDMENT
EXHIBITS**

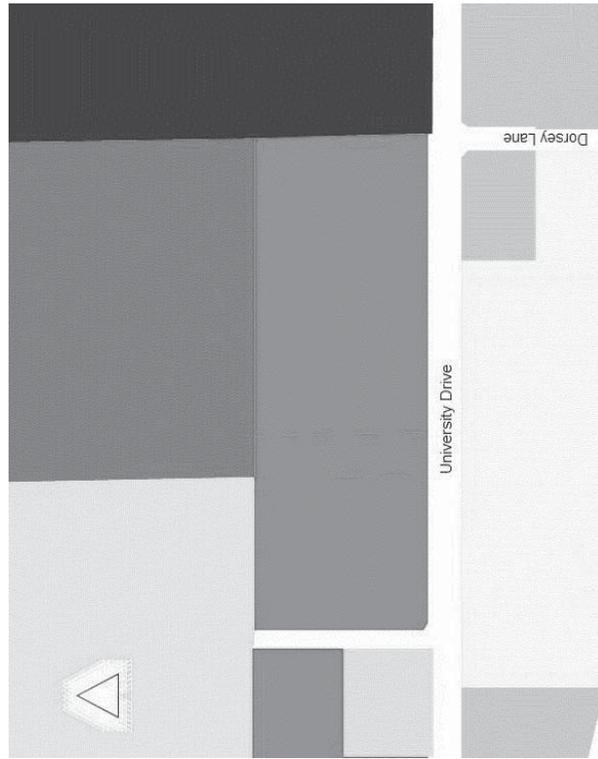
Current General Plan Projected Density Map



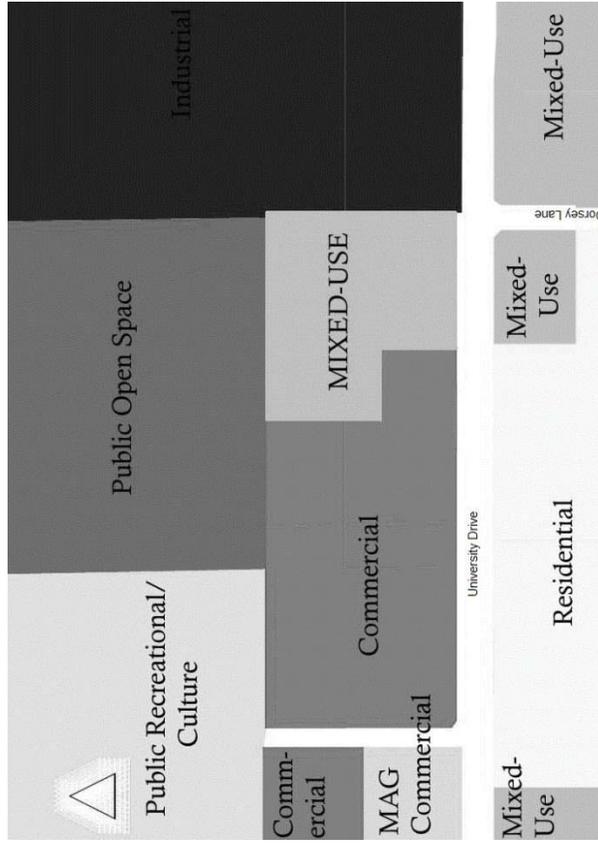
Proposed General Plan Projected Density Map



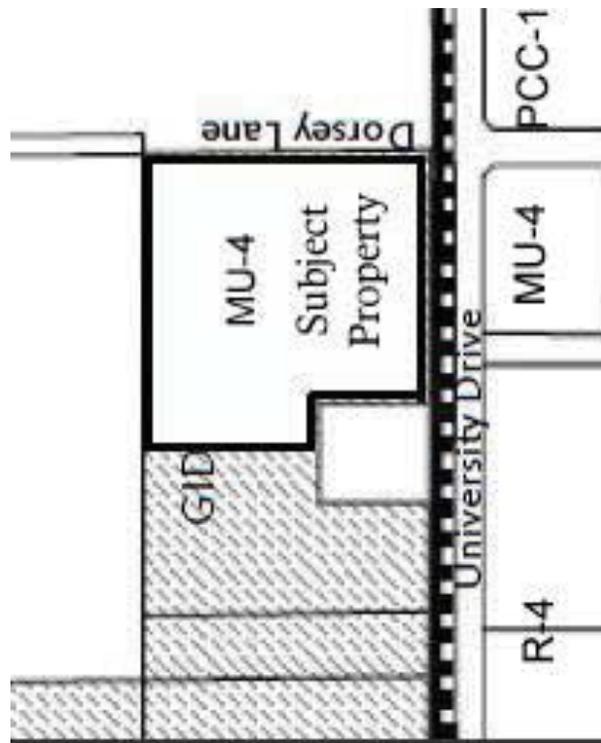
Current General Plan Projected Land Use Map



Proposed General Plan Projected Land Use Map



Zoning Map



GENERAL PLAN AMENDMENT

THE RESIDENCES AT UNIVERSITY CENTER



LETTER OF EXPLANATION

PARCEL: 132-34-005
UNIVERSITY AND DORSEY
LOCATED NORTHWEST CORNER OF UNIVERSITY DRIVE AND DORSEY LANE



HUELLMANTEL
AFFILIATES

PO Box 1833 - Tempe, Arizona 85280-1833 – 480.921.2800 - charles@huellmantel.com

SUMMARY

Wood Partners, one of America's premier luxury multi-family home builders, is proposing to rezone the vacant land area on the northwest corner of University Drive and Dorsey Lane to allow for highly-amenitized luxury multi-family housing. The subject site is outlined in blue in the image below:



The vacant land was originally designed and planned as part of an industrial park which has not been fully constructed due to a lack of demand for the product type. The parcel is surrounded by Chompies (a local deli), an industrial park used by the ASU as office space and the Tempe/APS Joint Fire Training Center (all zoned GID). There are Mixed-Use and Commercial land uses on the south side of University Drive, where much of the existing retail space is vacant. The commercial space in the mixed-use project immediately across the street has always been vacant, since construction years ago.

The 7.12 acre site is part of a larger general industrial area (GID). The parcel is located inside the Tempe Transportation Overlay District (although not in a station area) and the parcel is in the Rio Salado Overlay District. It is surrounded by Mixed Use (MU) land, GID land and Planned Commercial Center Neighborhood (PCC) land. The rezoning of this central location to Mixed-Use (MU-4) would add to the urban diversity and complete a challenged site. The concept also compliments what ASU has designed as the Stadium District. It should also be noted that the area outside of the immediate zoning contains a diverse mix of land uses that work well together.

As part of the overall University Center, the proposed project will be known as The Residences at University Center and will host an amenity-rich, urban resort-style experience that offers residents an opportunity to live near the University and Stadium District.

The proposed site plan provides for 296 luxury units in two separate buildings. It will also include significant non-residential uses that include a leasing office and full gym along with an outdoor pool. The buildings have been carefully designed to shield the parking and pool areas, not only from the street but from all sides in what will eventually be University Stadium District land. The Residences at University Center will be three and four stories tall and the buildings have been designed with an urban streetscape along University that celebrates the Transportation Overlay District's urban nature of the site.

The site is currently zoned General Industrial District (GID) with a General Plan Proposed Land Use designation of Commercial with a Proposed Density of High (greater than 25 units per acre). Our request for a residential development requires an amendment to the General Plan Land Use map (from Commercial to Mixed-Use/Residential). In an effort to accomplish our vision for this project, we seek to convert the zoning of the property from GID to MU-4 with a PAD overlay. We also request a Development Plan Review. Our proposed setbacks, vehicle and bike parking calculations will require that we go through the Planned Area Development Overlay process. The proposed tandem parking will also require a Use Permit and one is being requested. Each set of tandem parking spaces will be assigned to the same unit.

The main vision for the proposed development is to create a strong sense of place that caters to a variety of lifestyles in an urban environment.

GENERAL PLAN CONSISTENCY & CONFORMANCE

We are proposing to amend the 2030 General Plan **Land Use Element** for the property. The request for modification of the General Plan Land Use will be from “Commercial” to “Mixed-Use”. The General Plan **Projected Density** is greater than 25 units per acre, and accordingly, The Residences at University Center will have a proposed density of 41.6 units per acre.

These proposed amendment supports the Land Use Principles in General Plan 2030 by providing additional housing for the nearly 200,000 projected residents Tempe hopes to accommodate in the coming decades. An amendment to the General Plan addresses one of the General Plan's top priorities - the use of vacant land. The property in question is an underused and underdeveloped parcel that will help surrounding commercial properties thrive. Turning this property into a residential development will contribute to the "Neighborhood" element outlined in the General Plan 2030 for the City of Tempe by improving a blighted area in close proximity to several underserved neighborhoods in the north Tempe area. The proposed changes meet the following objectives of the Land Use element: Encourage reinvestment and redevelopment appropriate to a particular area, Develop and implement plans that address particular geographic area needs, Promote neighborhood preservation and enhancement, Ensure that new development will be consistent with general plan goals and Encourage transportation planning, design and development that reinforces all city-adopted plans, and preserves and enhances the character of Tempe's neighborhoods.

The proposed project meets these objectives through utilizing the following strategies mentioned in the General Plan 2030, taking into account Land Use objectives:

- *Encourage development of needed housing in close proximity to employment and service*

Wood Partners properties are known for their high end living environments and amenities. This proposed property would supply approximately 300 new living spaces for current and future Tempe residents close to both schools and businesses. This redevelopment of the University Drive will promote business growth and a more vibrant neighborhood and the new homes will provide new customers for the surrounding retail businesses.

- *Encourage reinvestment and redevelopment appropriate to a particular area*

Reinvestment of this parcel means that the land will be used successfully to provide new homes close to Arizona State University, many business parks and centers and Tempe Marketplace. The revitalization of this underdeveloped area will allow for Tempe residents to live in a safe, comfortable and convenient community within walking distance to necessary amenities and services.

- *Encourage transportation planning, design and development that reinforces all city-adopted plans, and preserves and enhances the character of Tempe's neighborhoods*

The placement of this proposed Wood Partners property will help develop the area in a resident friendly manner. “The General Plan 2030 survey identified neighborhood maintenance and improvement as the top priority (91 percent of respondents listed this as high or medium priority).” The unique site plan design allows for green space and still contributes to the street beautification. As of now, students and businessmen and women on their way to Arizona State University, light rail, Tempe Marketplace, or the office

ZONING MAP AMENDMENT

THE RESIDENCES AT UNIVERSITY CENTER



LETTER OF EXPLANATION

PARCEL: 132-34-005
UNIVERSITY AND DORSEY
LOCATED NORTHWEST CORNER OF UNIVERSITY DRIVE AND DORSEY LANE



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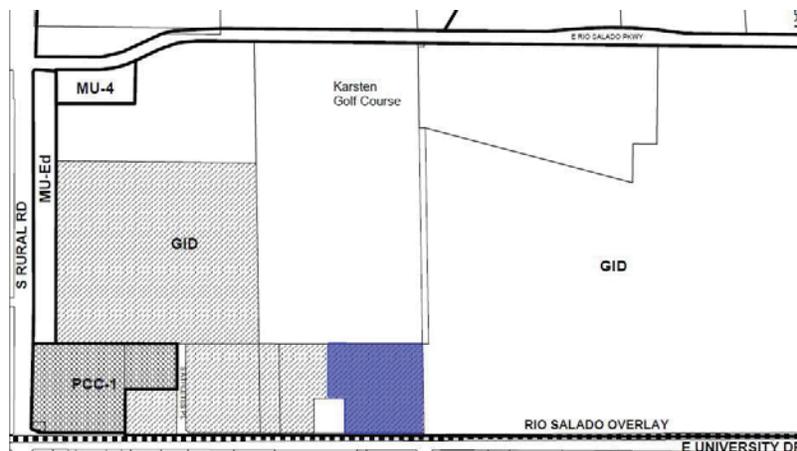
SUMMARY

Wood Partners, one of America's premier multi-family home builders, is proposing to rezone the largely vacant land area on the northwest corner of University Drive and Dorsey Lane to allow for highly-amenitized luxury multi-family housing. The subject site is outlined in blue in the image below:



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The 7.12 acre site is part of a larger general industrial area (GID). The parcel is located inside the Tempe Transportation Overlay District (although not in a station area) and the parcel is in the Rio Salado Overlay District. It is surrounded by Mixed Use (MU) land, GID land and Planned Commercial Center Neighborhood (PCC) land, as shown below:



The rezoning of this central location to Mixed-Use (MU-4) would add to the urban diversity and complete a challenged piece of land. The concept also compliments what ASU has designed as the Stadium District. It should also be noted that the area outside of the immediate zoning contains a diverse mix of land uses that work well together.

As part of the overall University Center, the proposed project will be known as The Residences at University Center and will host an amenity-rich, urban resort-style experience that offers residents an opportunity to live near the University and Stadium District.

The proposed site plan provides for 296 luxury apartment units within two separate buildings. It will also include significant non-residential uses that include a leasing office and full gym and outdoor pool. The buildings have been carefully designed to shield the parking and pool area, not only from the street, but from all sides in what will eventually be University Stadium District land. The Residences at University Center will be three and four stories tall and the buildings have been designed with an urban streetscape along University that celebrates the Transportation Overlay District's urban nature of the site.

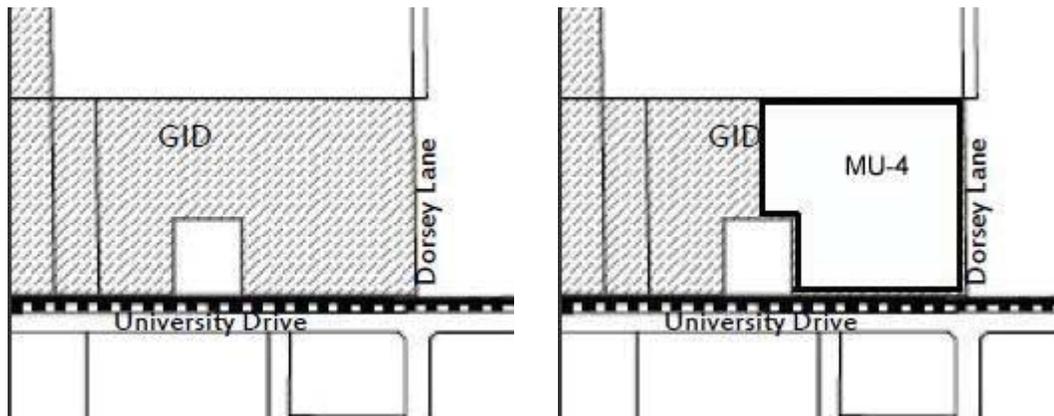
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ZONING MAP AMENDMENT

The proposed zoning map amendment would allow for the development of a luxury apartment complex containing 296 luxury apartment units. The successful rezoning of this property will enable the creation of a thriving multi-family residential community close to dozens of community and natural amenities. The proximity of Arizona State University, Mill Avenue and Tempe Marketplace make this area prime for a residential development.

Currently, the property is designated in a GID (General Industrial District) and is a vacant blight in what can be an urban edge to the university area. The proposed project requires a modification of the zoning designation from GID to MU-4:



This zoning modification would replace unused, vacant land with a new, top-rated residential community that would significantly add value to the adjacent land and create a comfortable, convenient and safe urban residence and living experience.

This proposed Wood Partners project near transportation, education and shopping districts fits into the General Plan proposed density and would take advantage of the commercial center across the street, the proximity of the light rail, university and shopping at Tempe Marketplace.

The Residences at University Center will encourage residential development of land along the Salt River and create a less dangerous, more inviting pedestrian walkway along University Drive. The proposed residential development will promote development of recreational facilities by creating a pedestrian and bike-friendly environment, allowing Tempe residents to enjoy outdoor recreation.

developments along University Drive have to pass this vacant lot, underdeveloped, and unshaded during the day. The proposed Wood Partners property would turn this strip of undeveloped land into a safe urban oasis, providing shade trees and an accessible sidewalk for residents to travel safely and in comfort.

- *Develop and implement plans that address particular geographic area needs*

The development of this particular parcel in Tempe with a high density, mixed-use project will address the geographic needs of this area. Tempe Marketplace and the struggling commercial centers across University Drive will benefit greatly from the increase in residents to the area.

- *Encourage mixed-use development that provides needed local services and housing on a neighborhood scale with an efficient use of the land*

Amending the General Plan Projected Land Use for this parcel will provide both local services and needed housing for ASU students and business men and women looking for a centrally located living situation and convenient neighborhood services.

The Residences at University Center will enhance these Land Use objectives with this amendment in mind. By amending the General Plan Projected Land Use, this proposed property will enhance the City of Tempe experience, encourage residents' public transportation use and create a vibrant neighborhood with open landscaping and appropriate land use. Amending the General Plan will also keep the land use consistent with the projected density (High) and the goals of a high density designation, to create a living environment close to employment, entertainment and education.

PLANNED AREA DEVELOPMENT OVERLAY
THE RESIDENCES AT UNIVERSITY CENTER



LETTER OF EXPLANATION

PARCEL: 132-34-005
UNIVERSITY AND DORSEY
LOCATED NORTHWEST CORNER OF UNIVERSITY DRIVE AND DORSEY LANE



HUELLMANTEL
AFFILIATES

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PROPOSED MODIFICATIONS TO DEVELOPMENT STANDARDS

The proposed development, The Residences at University Center, will be located on a unique and challenging parcel and development that will require modifications to the City of Tempe development standards. These modifications will improve the quality of the development.

- Section 5-611B of the City of Tempe Zoning Code established development standards for mixed-use districts in the Transportation Overlay District. As Wood Partners is requesting a Zoning Map Amendment to change the property designation from GID (General Industrial District) to MU-4 to allow for a proposed density of greater than 25 units per acre, MU-4 (TOD) requirements are appropriate for determining the setbacks. According to this table, the proposed project requires the following setbacks for an MU-4 (TOD) project:

Maximum setbacks – 20 feet

Wood Partners is proposing the PAD setbacks below:

Front

Building Wall - 20 feet
 Parking - 20 feet

Side

Building Wall - 5 feet

Street Side

Building Wall - 12 feet
 Parking - 5 feet

Rear

Building Wall - 10 feet

- Section 5-612J and Table 4-603.E of the City of Tempe Zoning Code address parking requirements. The Residences at University Center, located at University Drive and Dorsey Lane are located within the Transportation Overlay District corridor area. The vehicular parking ratios are located in Table 5-612A: .75 spaces per bedroom plus .2 guest vehicular parking spaces per unit (per Table 4-603E).

Table 5-612A - Transportation Overlay District Reductions to Minimum Parking		
	Developments Within <i>Station Areas</i>	Developments within <i>Corridor</i>
Retail sales and service uses; customer service offices; and entertainment uses, excluding theaters.	Parking waived for 50 percent of floor area not to exceed 30,000 square feet of floor area.	Parking waived for 25 percent of floor area not to exceed 10,000 square feet of floor area.
Theaters	Parking waived for first 150 seats.	Parking waived for first 50 seats.
<i>Restaurants, Bars and Clubs</i>	Parking waived for 50 percent of floor area not exceed 2,500 square feet of floor area.	Parking waived for 25 percent of floor area, not to exceed 1,250 square feet of floor area.
Multi-Family Use	0.75 parking spaces per bedroom (round up to whole number) plus guest parking.	0.75 parking spaces per bedroom (round up to whole number) plus guest parking.
Outdoor Dining Area	No Standard	No Standard

a. The Residences at University Center are proposing 296 dwelling units and are required to provide 381 vehicular parking spaces for residents and guests. The required parking counts for multi-family residential in the Transportation Overlay District Corridor areas are as follows: .75 residential vehicular parking spaces per bedroom and .2 guest vehicular parking spaces per unit. The Residences at University Center will have 8 studio (efficiency) units, 170 one-bedroom units, 104 two-bedroom units and 14 three-bedroom units. The required parking for studio units is 6 spaces, for one-bedroom units is 127.5 spaces, for two-bedroom units is 156 spaces and for three-bedroom units is 31.5. The total required guest parking spaces is 59.2. These add up to a total required vehicular parking count of 380.2 (381) spaces.

Wood Partners would like to provide a more reasonable amount of parking for their residents. The Residences at University Center would like to provide 438 vehicular parking spaces by creating 339 surface spaces, 45 garage spaces and 33 tandem parking spaces along with 21 street parking spaces. The overall vehicular parking ratio will be 1.03 spaces per dwelling unit (including tandem parking spaces) or .95 vehicular parking spaces (excluding tandem parking spaces).

b. The bicycle parking requirement for the property, located in the Bicycle Commute Area, are .75 spaces per unit for studios, one and two bedroom units, 1 space per unit for three bedroom and four bedroom units, and an additional .2 spaces per unit for guest bicycle parking. With 8 studio units, 170 one bedroom units, 104 two bedroom units and 14 three bedroom units, the proposed project requires a total of 225.5 bicycle parking spaces for residents and an additional 59.2 bicycle parking spaces for guests for a total of 284.7 (285) spaces.

APPROPRIATENESS AND JUSTIFICATION OF PAD OVERLAY DISTRICT

Simply put, by creating site specific standards for this site, surrounded by office uses, a restaurant, multi-family residential, a fire trainings center, and a current golf course that is expected to convert to a stadium district use, we can build a higher quality project with an urban feel appropriate for the density of the project and surrounding uses. It would be a serious challenge to create such a positive pedestrian feel, or reach the appropriate density, or screen the parking with residential use on all sides, without the flexibility of the PAD. Using the conventional development standards would create a sub-standard project and be a lost opportunity to build a great urban project. We have taken this opportunity, and the responsibility of creating the best overall design and are proud of what we have presented.

Wood Partners has learned from experience that residential development in close proximity to public transportation and universities have a lesser demand for vehicular and bicycle parking. Many residents of The Residences at University Center will be students who do not have vehicles. The urban environment of the location and the nearness of the university, Tempe Marketplace and Tempe Town Lake will allow for some deviation from parking requirements. Also, the vast majority of bicycle riders have expensive bikes which they are unwilling to lock outside because of the intense Arizona heat which deteriorates bicycles and the threat of thieves or vandals.

Wood Partners believes the proposed deviations from the zoning code will create a much more aesthetically pleasing living environment. The reductions in parking will reduce the urban heat island effect and allow for more landscaping on the parcel. In order to accommodate the density, in conformance with the General Plan 2030 approved by Tempe voters in 2003, while aiming to improve blighted areas and utilize vacant and under-developed land, it is necessary to implement a PAD Overlay District.

DEVELOPMENT PLAN REVIEW

THE RESIDENCES AT UNIVERSITY CENTER



LETTER OF EXPLANATION

PARCEL: 132-34-005
UNIVERSITY AND DORSEY
LOCATED NORTHWEST CORNER OF UNIVERSITY DRIVE AND DORSEY LANE



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PROJECT DESCRIPTION

The Residences at University Center will consist of two buildings with three and four story components, with a maximum height of 58 feet. We have worked diligently to establish a true urban, contemporary design. The heights of the buildings will create a pleasing visual experience for pedestrians and drivers along University Drive. The front entrance and leasing office, located on the east side of Dorsey Lane contains storefront windows shaded by canopies and urban vegetation. The landscaping percentage will be 24.6% of the property and include desert plants such as bougainvillea, Southern Live Oak, thornless Mesquite, palms, and Chinese Elm.

The exterior building design theme consists of a “Modern” design concept. This concept uses building massing and color to create a rhythm of deconstructed boxes. The edges of the deconstructed boxes use balconies, railings and slender columns to establish a human scale while horizontal shade structures, heavy base, and clean lines reinforce the modern design concept.

The predominant exterior wall material will be sand finish stucco with control joints for accent. Secondary wall materials will consist of two sizes of smooth face block which will be used as an “anchoring” base material for the building.

The primary roof construction for The Residences at University Center will consist of a flat roof with parapets to conceal rooftop mechanical equipment, while the hierarchy of the deconstructed boxes is emphasized by broad low slope roof. The primary exterior colors will consist of an off white color accented with warm grays to create contrast to accentuate the massing and articulation of the building forms. Metal balcony rails and shade structures will provide additional material and color accents.

The landscape design has been carefully crafted to blend pedestrian experiences with the contemporary design to create an urban setting fitting of the Transportation Overlay District.

The Residences at University Center proposed project will contain spacious studio, one, two and three bedroom units. Each living space will have a private patio or balcony, walk-in closets and washers and dryers located inside the units and the modern kitchens will feature range ovens, microwaves and dishwashers with an open concept. The master bathrooms will have Roman style tubs, linen closets and the three-bedroom master bathroom featuring double sinks.

Residential amenities will include a beautiful pool area that will create a sense of community, along with a public BBQ area and grassy lawns for recreation. The proximity of ASU Karsten Golf Course, ASU, Tempe Town Lake, retail and dining commercial centers across University Drive and Tempe Marketplace make this an ideal site.

DEVELOPMENT PLAN REVIEW CRITERIA AND JUSTIFICATION

The placement of *buildings* reinforces and provides variety in the *street* wall, maximizes natural surveillance and visibility of pedestrian areas (*building* entrances, pathways, *parking* areas, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation and mitigates heat gain and retention through:

- a. Wood Partners has integrated shade trees and natural landscaping as part of the landscape plan to promote energy conservation and comfort. This is particularly true along University Drive.
- b. The materials of the proposed mixed-use development shall be of superior quality and compatible with the surroundings. The materials will add and updated urban and modern look. Both building will use a stucco finish and masonry veneer in subtle tan and white colors.
- c. Wood Partners is proposing to build two three- and four-story buildings with natural landscape elements have proper scale with the site and surroundings. The proposed mixed-use development will be proportional in height (58 feet) to the next door University Center development.
- d. The proposed development contains visual variation and two separate buildings with height variations, which give the pedestrian human-scale views.
- e. The Wood Partners buildings have a clear base and top, as identified by ground floor elements, roof forms, and detailings, such as metal coping, parapets, patios and balconies, and variations in exterior materials used.
- f. The proposed development features ground floor windows with masonry veneer wall details and plenty of architectural detail that creates visual interest and security.
- g. The Residences at University Center will implement landscaping that creates attractive public spaces along University Drive and Dorsey Lane. The ground level will have storefront windows and modern exterior details that will give the project proportionality and scale.
- h. On-site utilities will be placed underground.
- i. Clear and well lighted walkways will connect building entrances to one another and to adjacent sidewalks.
- j. Accessibility will be provided in conformance with the Americans With Disabilities Act (ADA).
- k. The Residences at University Center will be located within the Transportation Overlay District, within walking distance to the light rail station. The exterior storefronts on the ground floor level will invite pedestrian access to the area and will take advantage of the convenient access to multi-modal transportation in the area.
- l. Wood Partners would like to implement gated access to the residential portion of the Residences at University Center. This will limit excess traffic impact in the area.
- m. Safe and orderly circulation will separate pedestrian and bicycles from vehicular traffic. Pedestrian and residential building access will be located on the exterior sides of the project, while garages and vehicular access will be located in the interior of the project. The project will be consistent with the Tempe Pedestrian and Bicycle Facility Guidelines.
- n. The Residences at University Center will have gated access to residential spaces along with a site maintenance team that will create a safe and secure environment.
- o. The landscaping proposed will naturally separate walkways and buildings from University Drive traffic.
- p. The lighting will be compatible with the surrounding uses and will not create negative effects.

USE PERMIT

THE RESIDENCES AT UNIVERSITY CENTER



LETTER OF EXPLANATION

PARCEL: 132-34-005
UNIVERSITY AND DORSEY
LOCATED NORTHWEST CORNER OF UNIVERSITY DRIVE AND DORSEY LANE



HUELLMANTEL
AFFILIATES

PO Box 1833 - Tempe, Arizona 85280-1833 – 480.921.2800 - charles@huellmantel.com

SUMMARY

Wood Partners, one of America's premier luxury multi-family home builders, is proposing to rezone the vacant land area on the northwest corner of University Drive and Dorsey Lane to allow for highly-amenitized luxury multi-family housing. The subject site is outlined in blue in the image below:



The vacant land was originally designed and planned as part of an industrial park which has not been fully constructed due to a lack of demand for the product type. The parcel is surrounded by Chompies (a local deli), an industrial park used by the ASU as office space and the Tempe/APS Joint Fire Training Center (all zoned GID). There are Mixed-Use and Commercial land uses on the south side of University Drive, where much of the existing retail space is vacant. The commercial space in the mixed-use project immediately across the street has always been vacant, since construction years ago.

The 7.12 acre site is part of a larger general industrial area (GID). The parcel is located inside the Tempe Transportation Overlay District (although not in a station area) and the parcel is in the Rio Salado Overlay District. It is surrounded by Mixed Use (MU) land, GID land and Planned Commercial Center Neighborhood (PCC) land. The rezoning of this central location to Mixed-Use (MU-4) would add to the urban diversity and complete a challenged site. The concept also compliments what ASU has designed as the Stadium District. It should also be noted that the area outside of the immediate zoning contains a diverse mix of land uses that work well together.

As part of the overall University Center, the proposed project will be known as The Residences at University Center and will host an amenity-rich, urban resort-style experience that offers residents an opportunity to live near the University and Stadium District.

The proposed site plan provides for 296 luxury units in two separate buildings. It will also include significant non-residential uses that include a leasing office and full gym along with an outdoor pool. The buildings have been carefully designed to shield the parking and pool areas, not only from the street but from all sides in what will eventually be University Stadium District land. The Residences at University Center will be three and four stories tall and the buildings have been designed with an urban streetscape along University that celebrates the Transportation Overlay District's urban nature of the site.

The site is currently zoned General Industrial District (GID) with a General Plan Proposed Land Use designation of Commercial with a Proposed Density of High (greater than 25 units per acre). Our request for a residential development requires an amendment to the General Plan Land Use map (from Commercial to Mixed-Use/Residential). In an effort to accomplish our vision for this project, we seek to convert the zoning of the property from GID to MU-4 with a PAD overlay. We also request a Development Plan Review. Our proposed setbacks, vehicle and bike parking calculations will require that we go through the Planned Area Development Overlay process. The proposed tandem parking will also require a Use Permit and one is being requested. Each set of tandem parking spaces will be assigned to the same unit.

The main vision for the proposed development is to create a strong sense of place that caters to a variety of lifestyles in an urban environment.

USE PERMIT APPROVAL CRITERIA

The Residences at University Center would like to provide parking options to residents in the form of 33 tandem parking spaces. These tandem parking spaces will be located directly outside the residential garages, allowing residents to enjoy full use of their residential space, without having to pay for extra parking options elsewhere. A Use Permit is appropriate for the tandem parking request for The Residences at University Center per City of Tempe Code Section 4-602.D.1, “Tandem parking may be allowed, subject to an approved *use permit*”. With a request of a Use Permit, the City of Tempe requires the property be subject to the following justifications:

a. Not cause any significant vehicular or pedestrian traffic in adjacent areas:

Wood Partners is proposing tandem parking on a privately owned parking lot that is not used by the public. These spaces will be for residential use only and are meant to increase the number of vehicular parking spaces on site. This will not cause an increase in traffic. Conversely, residential tandem parking will reduce unauthorized on-street parking, which can create excess traffic. Each set of tandem parking spaces will be assigned to the same unit.

b. Not cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat or glare, etc.) exceeding that of ambient conditions:

Tandem parking will not cause any nuisance with regards to odor, dust, gas, noise, vibration, smoke, heat or glare. The new construction will reduce the nuisance of dust by providing needed development for a vacant dirt lot.

c. Not contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the City:

The proposed project will improve the value of the surrounding property by adding residents in place of a dirt lot. These residents will be welcome customers to the immediately surrounding businesses.

d. Be compatible with existing surrounding structures:

The Residences at University Center’s proposed building structures will artfully surround and hide the parking areas from both pedestrian and vehicular view from University Drive. This will create a more fluid street-scape. The exterior of The Residences at University Center will be of an approved material palette that creates a compatible visual environment.

e. Not result in any disruptive behavior which may create a nuisance to the surrounding area or general public:

Creating an excess of parking for the proposed development will not create a nuisance to the surrounding area or general public. The residential tandem parking will allow for more available parking for the residents and will keep guests from parking on the surrounding streets areas. The parking will be interior.

NEIGHBORHOOD MEETING SUMMARY
THE RESIDENCES AT UNIVERSITY CENTER



LETTER OF EXPLANATION

PARCEL: 132-34-005
UNIVERSITY AND DORSEY
LOCATED NORTHWEST CORNER OF UNIVERSITY DRIVE AND DORSEY LANE



HUELLMANTEL
AFFILIATES

PO Box 1833 - Tempe, Arizona 85280-1833 – 480.921.2800 - charles@huellmantel.com

NEIGHBOR CONTACTS

On May 28, David Keeber called and requested information regarding ownership or rental status of the project. Charles Huellmantel discussed with information with Mr. Keeber and explained that the project is designed as a rental product. Mr. Keebler owns a unit across the street and seemed relieved that the product is designed to be a rental versus individually-owned.

Prior to the neighborhood meeting, Charles Huellmantel met with Charles Buss to discuss the project. Mr. Buss offered his support for the project.

On June 12, Charles Huellmantel met with Chris McKee to discuss the project. Mr. McKee offered his support for the project.

Charles Huellmantel and Phil Amorosi have been in contact to coordinate a meeting. This meeting with occur in the future pending Mr. Amorosi's availability.

NEIGHBORHOOD MEETING SUMMARY

No members of the public attended the neighborhood meeting. Representatives from Huellmantel & Affiliates began setting up for the neighborhood meeting at 5:15 p.m. at Hatton Hall. The meeting was scheduled to begin at 6:00 p.m. The meeting concluded at 6:45 p.m.

BUILDING AREA

APPROX. BLDG HT. = 58'-0"

BLDG TYPE	1ST FL.	2ND FL.	3RD FL.	4TH FL.	TOTALS
BLDG I (4 STORY)	41,770	41,770	41,770	41,770	167,080
BLDG II (3-4 STORY)	50,385	50,385	50,385	35,159	186,314
TOTAL	92,155	92,155	92,155	76,929	353,394

CONSTRUCTION TYPE

BLDG I	OCCUPANCY	CONST.	SPRINKLER
APARTMENT	R-2	TYPE VA	NFPA-13R
LEASING	A-3	TYPE VA	NFPA-13
BLDG II			
APARTMENT	R-2	TYPE VA	NFPA-13R

SITE SUMMARY

EXISTING ZONING

GENERAL INDUSTRIAL DISTRICT/TRANSPORTATION OVERLAY DISTRICT

PROPOSED ZONING

MU-4 PAD (TOD)

GENERAL PLAN 2030 PROJECTED LAND USE (COMMERCIAL)

PROPOSED LAND USE (MIXED-USE)

GENERAL PLAN 2030 PROJECTED DENSITY (HIGH)

SITE AREA

GROSS AREA: 7.119 AC (310,104 S.F.)

DENSITY: 41.57 UNITS/AC.

TOTAL UNITS: 296 UNITS

LOT COVERAGE

$\frac{310,104 \text{ S.F.}}{92,155 \text{ S.F.}} = 29.12\%$

BICYCLE REQUIRED: 285 SPACES

282 E-2BDRM x 0.75 = 212

14 3BDRM x 1 = 14

292 UNITS x 0.2 = 59

DWELLING UNITS: 296

EFFICIENCY: 8 (2.7%)

1 BDRM: 170 (57.4%)

2 BDRM: 104 (35.1%)

3 BDRM: 14 (4.8%)

BICYCLE PROVIDED:

PARKING REQUIRED: 381 SPACES

NUMBER OF ROOMS x 0.75

8 EFF. x 1 = 8 BDRM

170 1BDRM x 1 = 170 BDRM

104 2BDRM x 2 = 208 BDRM

14 3BDRM x 3 = 42 BDRM

428 BDRM x 0.75 = 321 SPACES

296 UNITS x 0.2 = 60 SPACES

PARKING PROVIDED: 438 SPACES

SURFACE PARKING = 339 SPACES

(INCLUDES 10 H.C. SPACES)

GARAGE PARKING = 45 SPACES

(INCLUDES 1 H.C. GARAGES)

TANDEM PARKING = 33 SPACES

STREET PARKING = 21 SPACES

(PARKING RATIO: 1.02 SPACE/BDRM INCLUDING TANDEM)

(PARKING RATIO: 0.95 SPACE/BDRM WITHOUT TANDEM)

ZONED
GID
APS

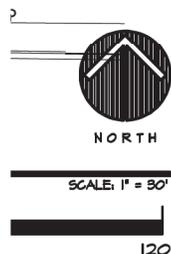
LEGAL DESCRIPTION

PARCEL NO. 1:

LOT 2, OF UNIVERSITY CENTER III, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1002 OF MAPS, PAGE 38.

COMPARISON CHART

STANDARD	MU-4	PAD
DENSITY (DU/AC.)	NS	41.57
BUILDING HEIGHT		
BUILDING HEIGHT MAXIMUM	NS	58 FT.
BUILDING HEIGHT STEP-BACK REQUIRED		
ADJACENT TO SF OR MF DISTRICT	YES	YES
[SECTION 4-404, BLDG HT. STEP-BACK]		
MAXIMUM LOT COVERAGE (% OF NET SITE AREA)	NS	30%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	NS	24.6%
SETBACKS		
[EXCEPTION, SEE SECTION 4-205(B)]		
FRONT		
BUILDING WALL	NS	20 FT.
PARKING	20 FT.	20 FT.
SIDE		
BUILDING WALL	NS	5 FT.
STREET SIDE		
BUILDING WALL	NS	12 FT.
PARKING	20 FT.	5 FT.
REAR		
BUILDING WALL	NS	10 FT.





WOOD PARTNERS
 ARCHITECTS, L.L.C.
 1260 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA

Project No. 180006
 Drawn By: JPC/CSA/CPB
 Date: 08/04/2018

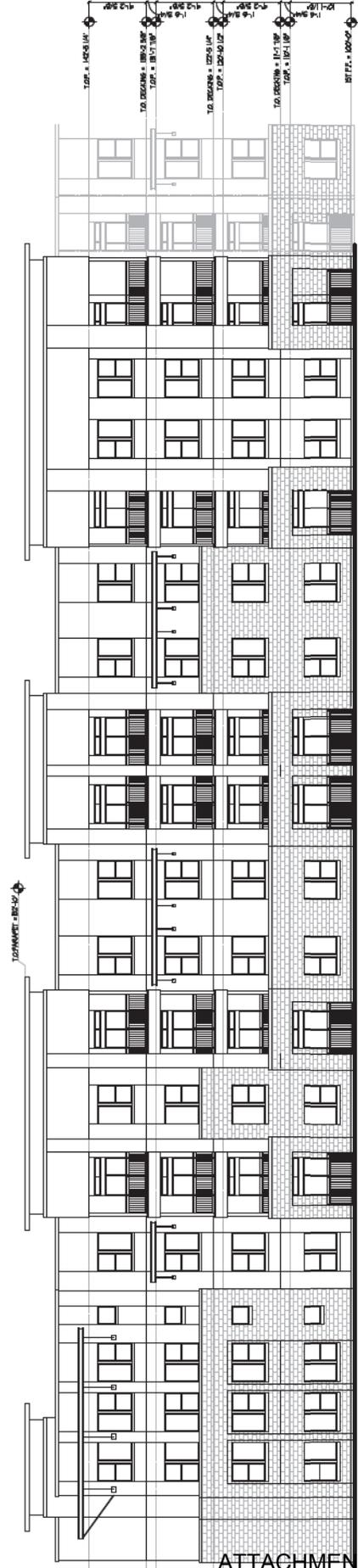


WOOD PARTNERS ARCHITECTS, L.L.C.
 1260 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA



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 1260 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA

Sheet Number: A3.0
 ELEVATIONS



02 SOUTH ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



01 SOUTH ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



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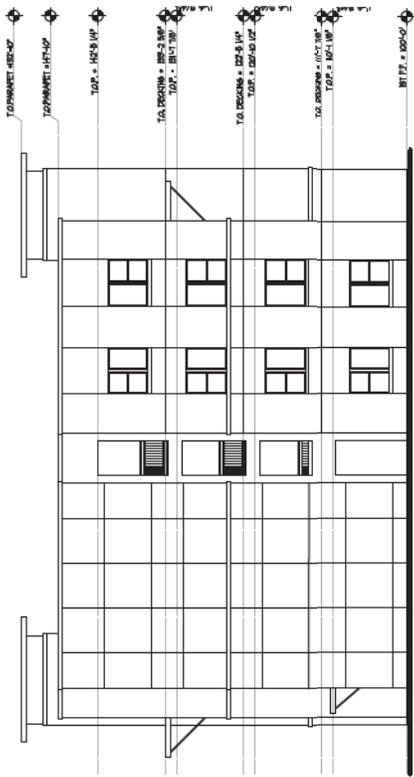


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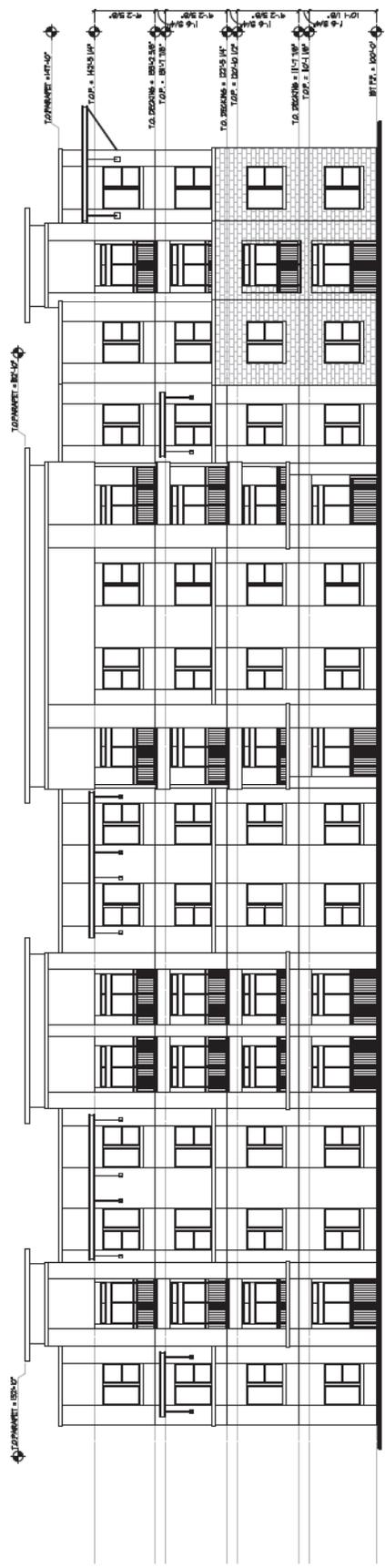


The Residence at
University Center
 1260 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA

Sheet Number: **A3.1**
ELEVATIONS



02 NORTH ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



01 WEST ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



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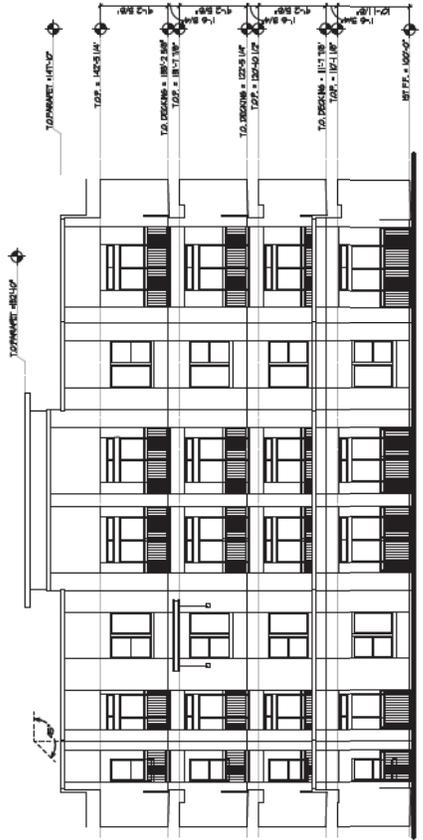


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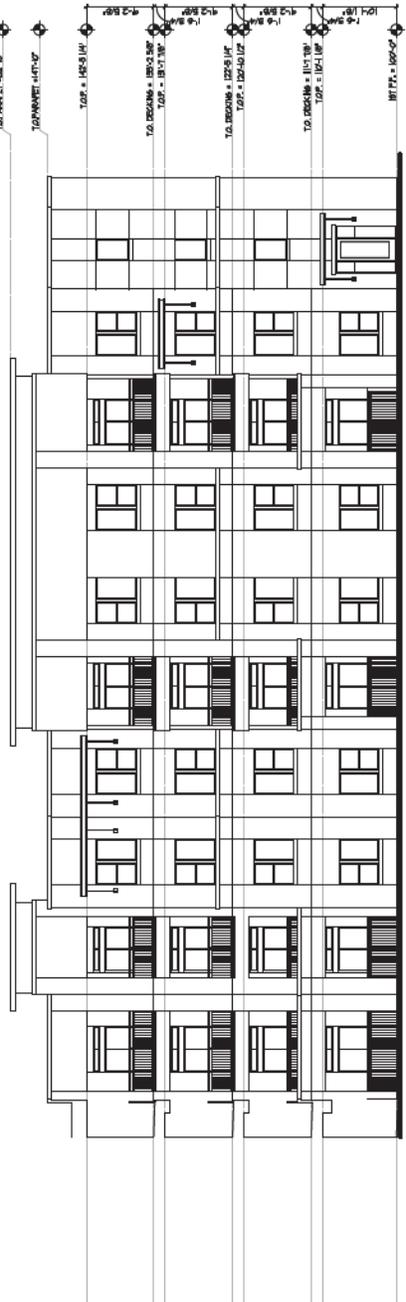


The Residence at
University Center
 1260 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA

Sheet Number: **A3.2**
ELEVATIONS



02 NORTH ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



01 COURTYARD EAST ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



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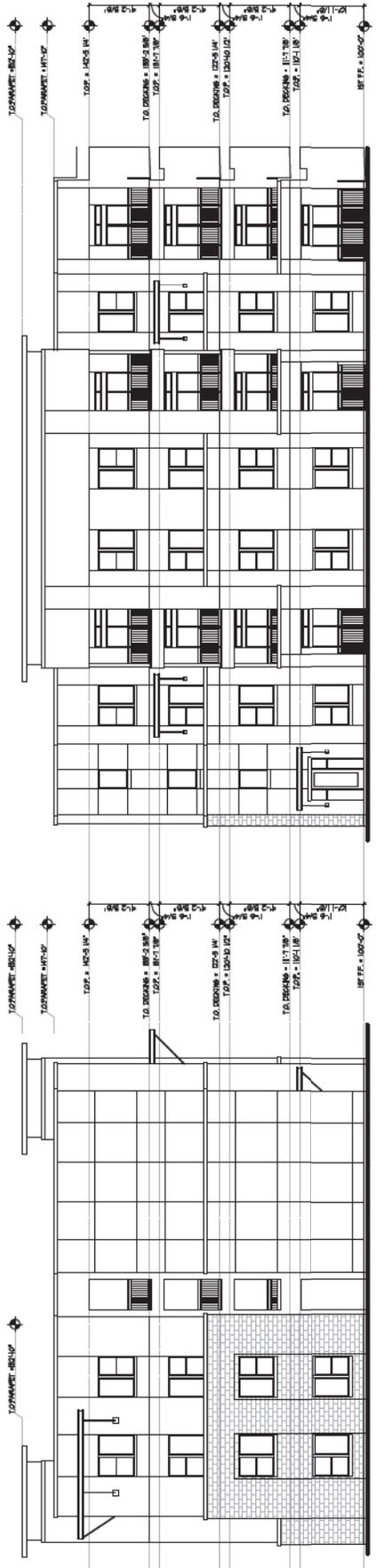


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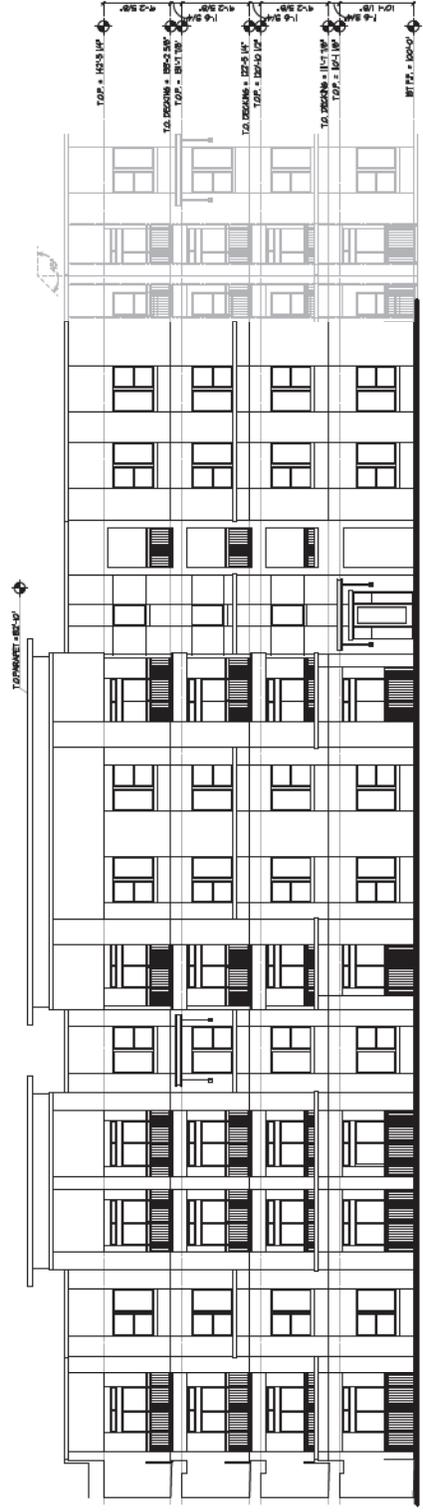


The Residence at
University Center
 1260 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA

Sheet Number: **A3.3**
 ELEVATIONS



02 COURTYARD WEST ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



01 NORTH ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



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 Drawn By: CPM
 Date: 08/06/2018



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The Residence at
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 1260 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA

Sheet Number: **A3.4**
ELEVATIONS



01 EAST ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



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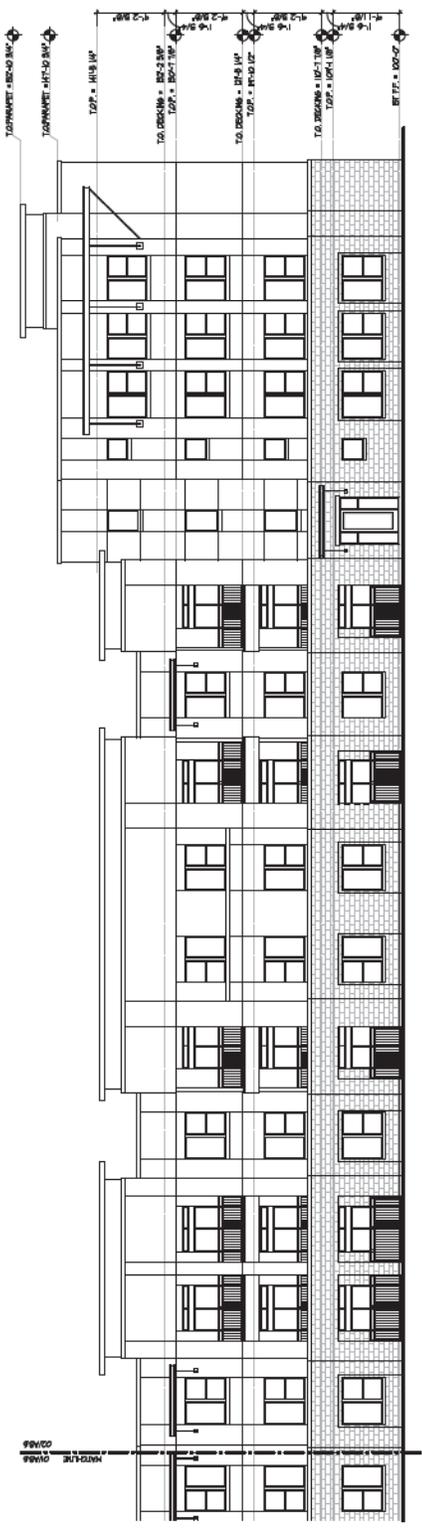


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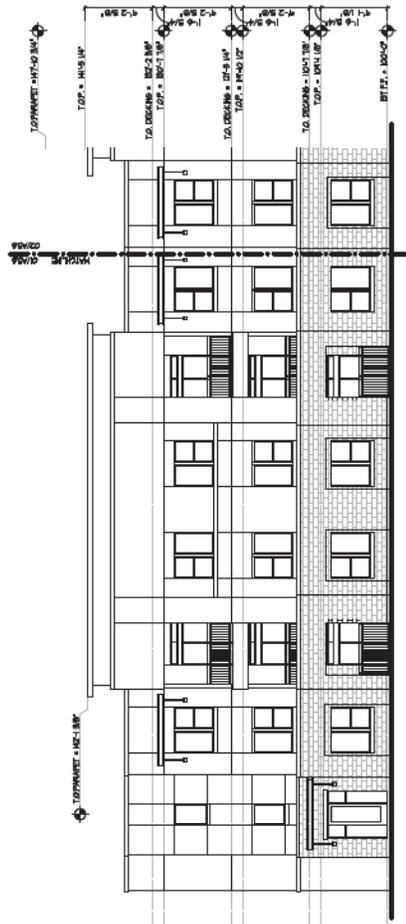


The Residence at
University Center
 1260 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA

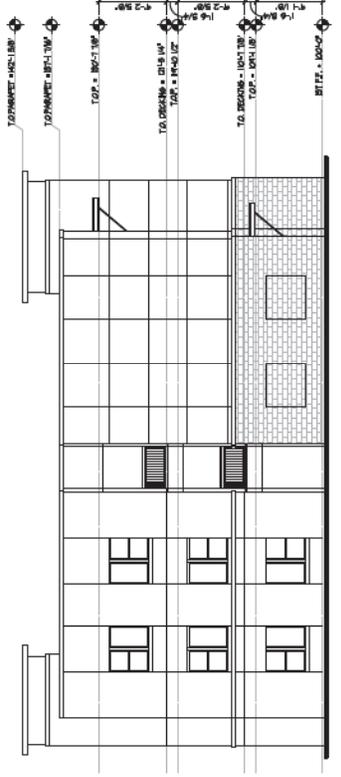
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A3.6
 ELEVATIONS



02 EAST ELEVATION
 BUILDING II
 SCALE: 1/8"=1'-0"



01 EAST ELEVATION
 BUILDING II
 SCALE: 1/8"=1'-0"



03 SOUTH ELEVATION
 BUILDING II
 SCALE: 1/8"=1'-0"



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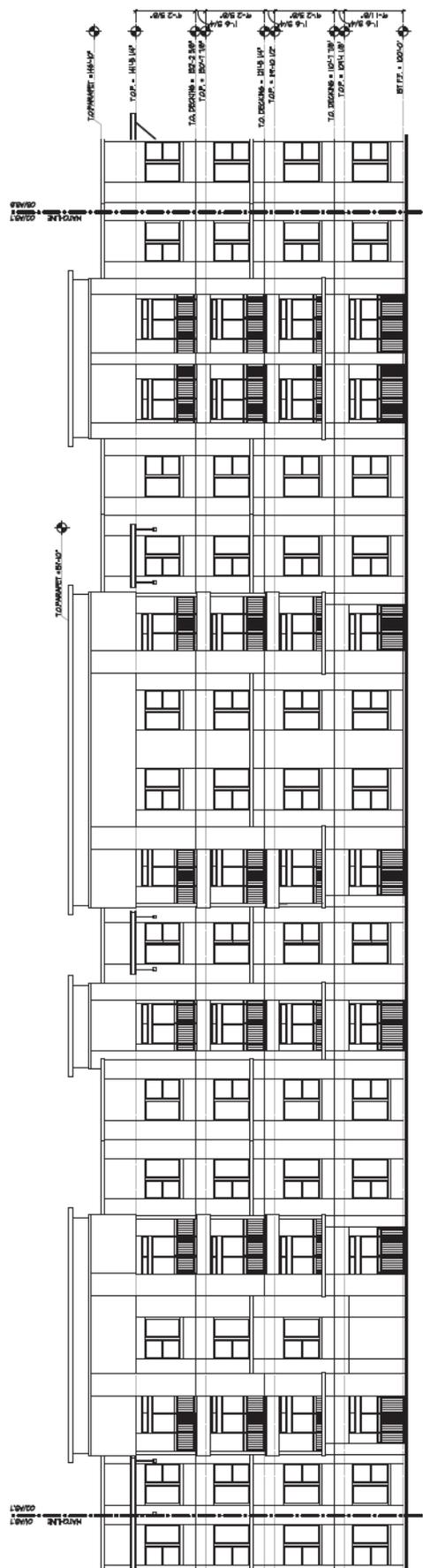


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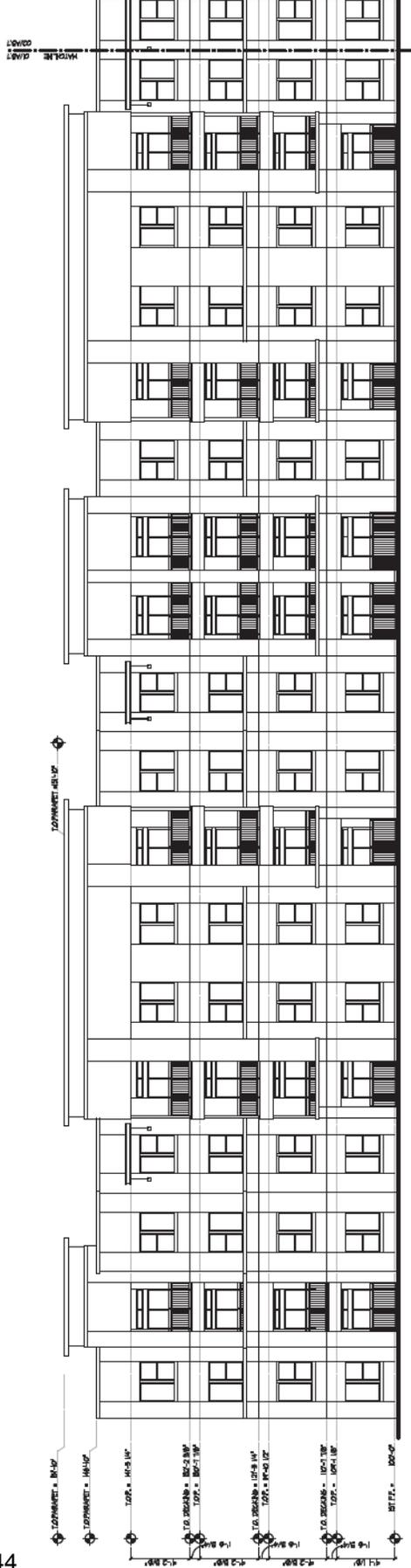


The Residence at
University Center
 1260 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA

Sheet Number:
A3.7
 ELEVATIONS



02 NORTH ELEVATION
 BUILDING II
 SCALE: 1/8"=1'-0"



01 NORTH ELEVATION
 BUILDING I
 SCALE: 1/8"=1'-0"



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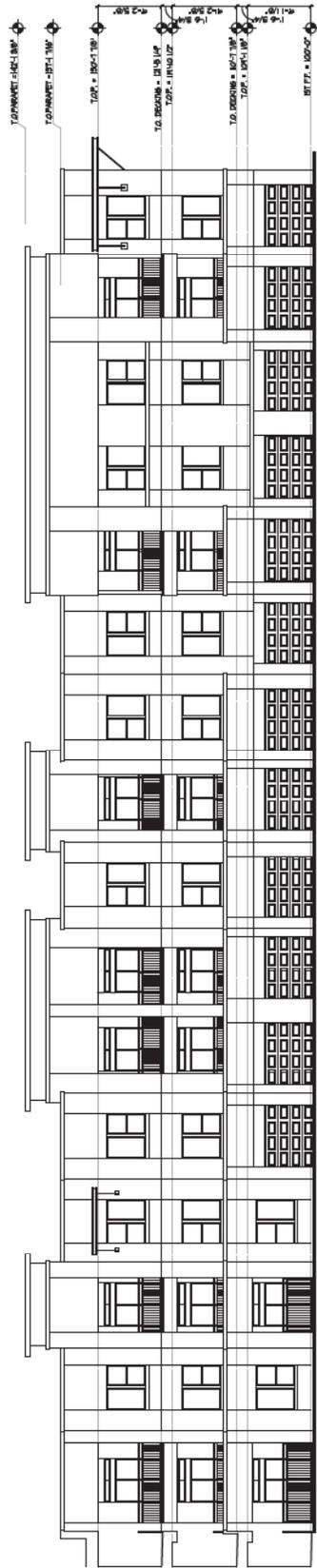


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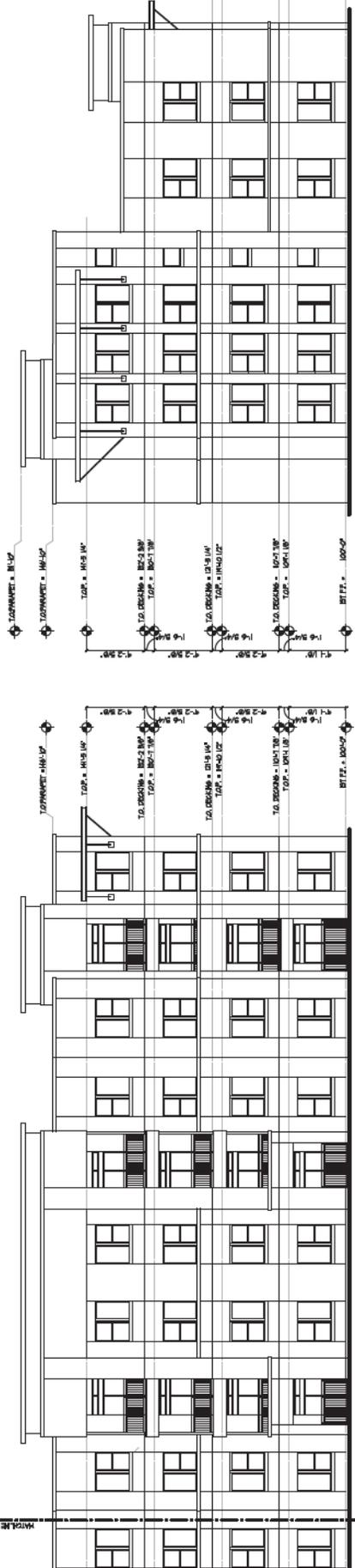


The Residence at
 University Center
 1260 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA

Sheet Number: **A3.8**
 ELEVATIONS



02 WEST ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



01 WEST ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"

03 NORTH ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



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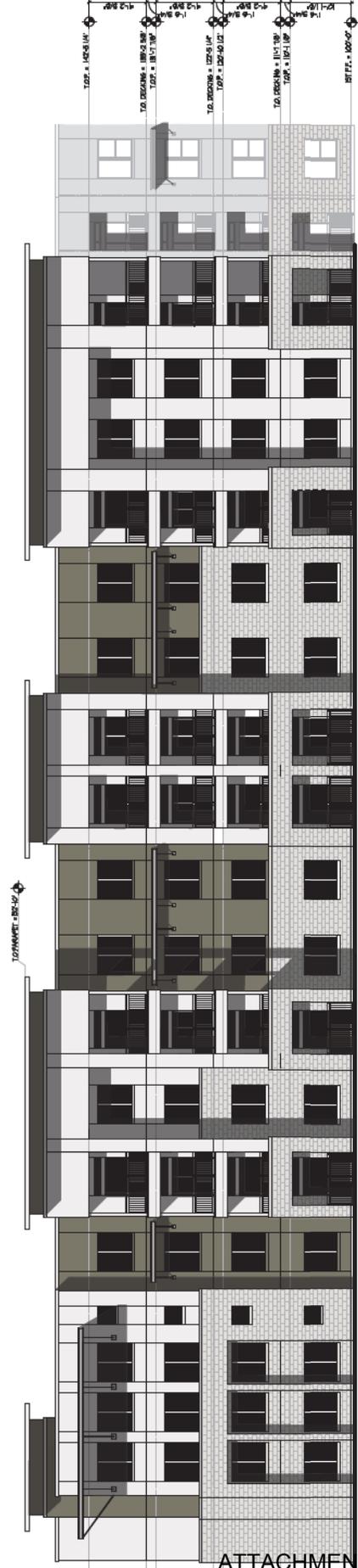


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 TEMPE, ARIZONA



The Residence at
University Center
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 TEMPE, ARIZONA

Sheet Number
A3.0
ELEVATIONS



02 SOUTH ELEVATION
 BUILDING 1
 SCALE: 1/8\"/>



01 SOUTH ELEVATION
 BUILDING 1
 SCALE: 1/8\"/>



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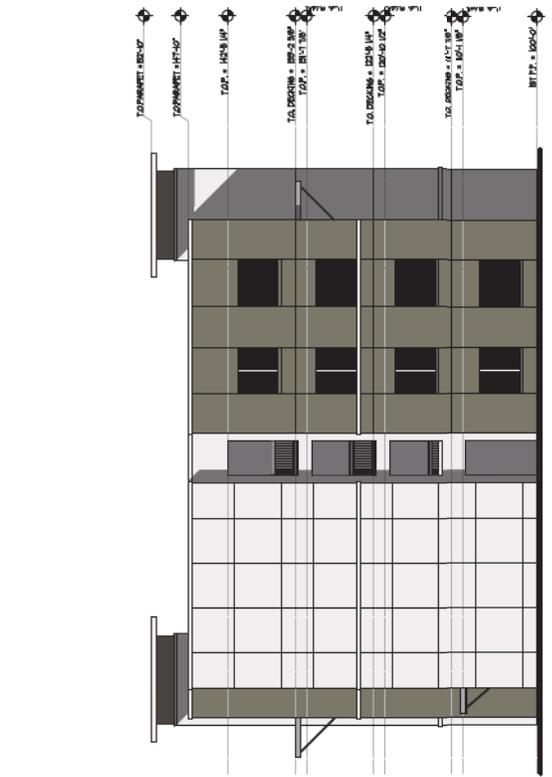


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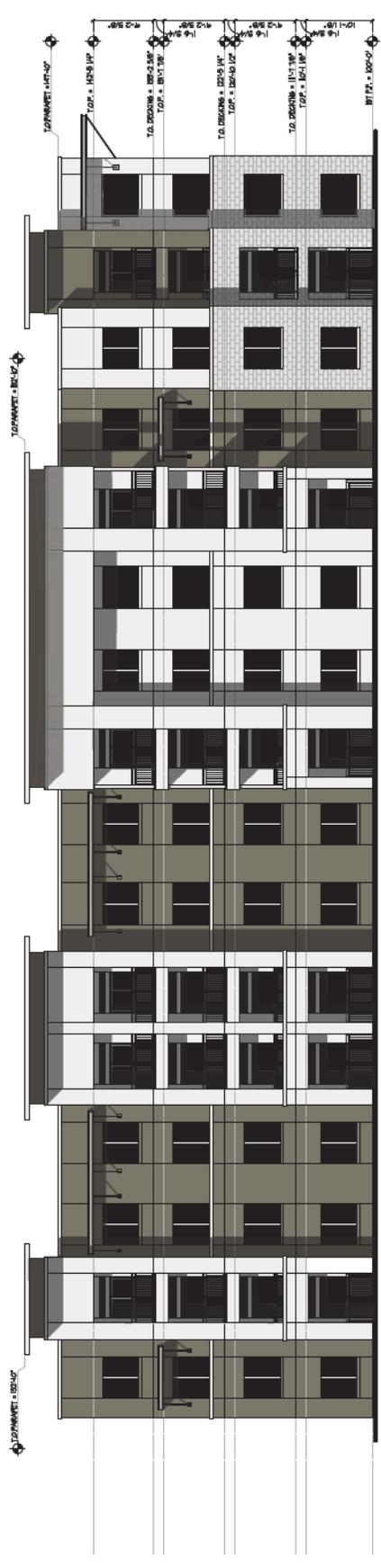


The Residence at
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 TEMPE, ARIZONA

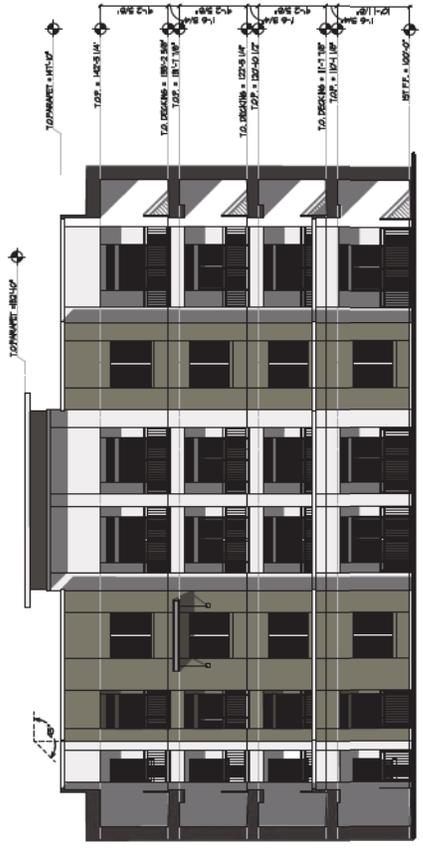
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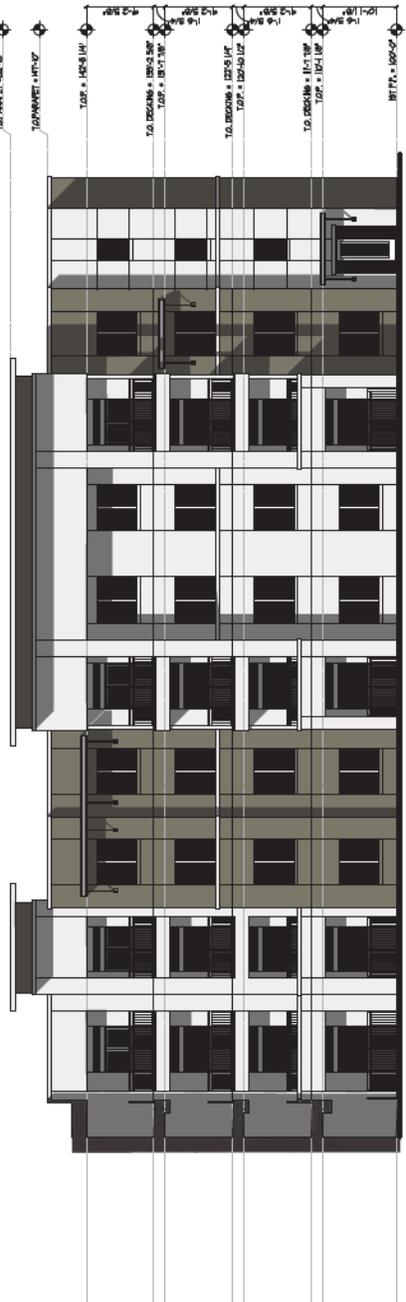
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 BUILDING 1
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01 WEST ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



02 NORTH ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



01 COURTYARD EAST ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



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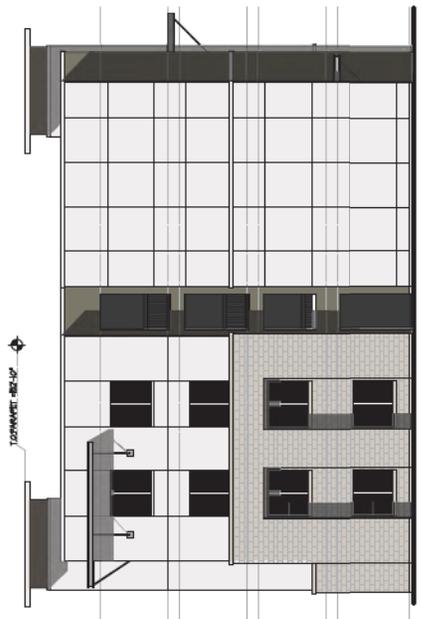


The Residence at
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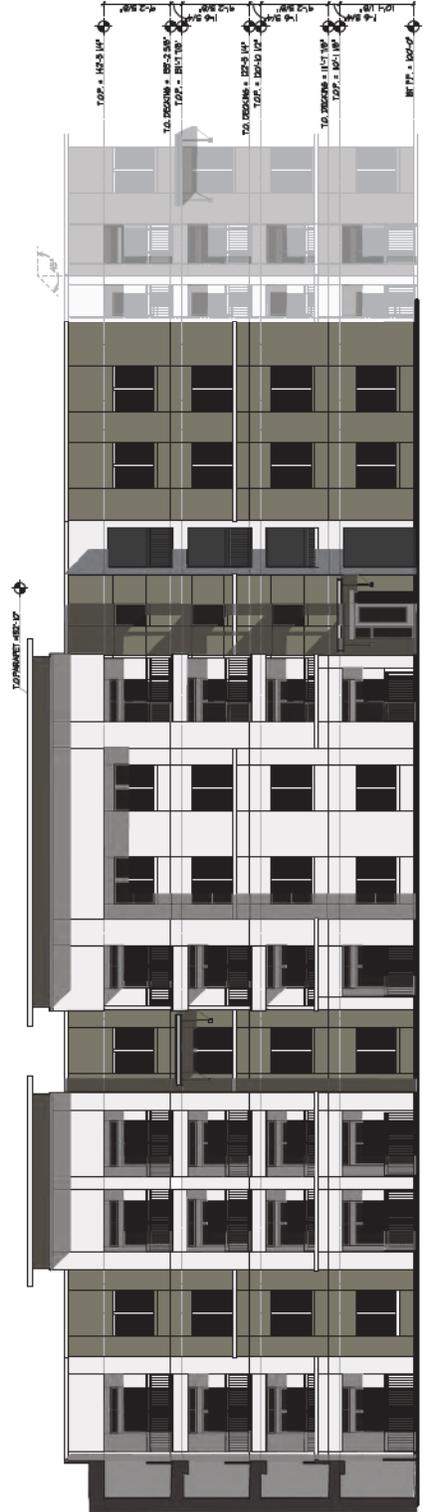
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 ELEVATIONS



02 COURTYARD WEST ELEVATION
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03 NORTH ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



01 NORTH ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



EXPRESSES: 06-06-2018
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Project No. _____
 Drawn By: _____
 Date: 06/06/2018

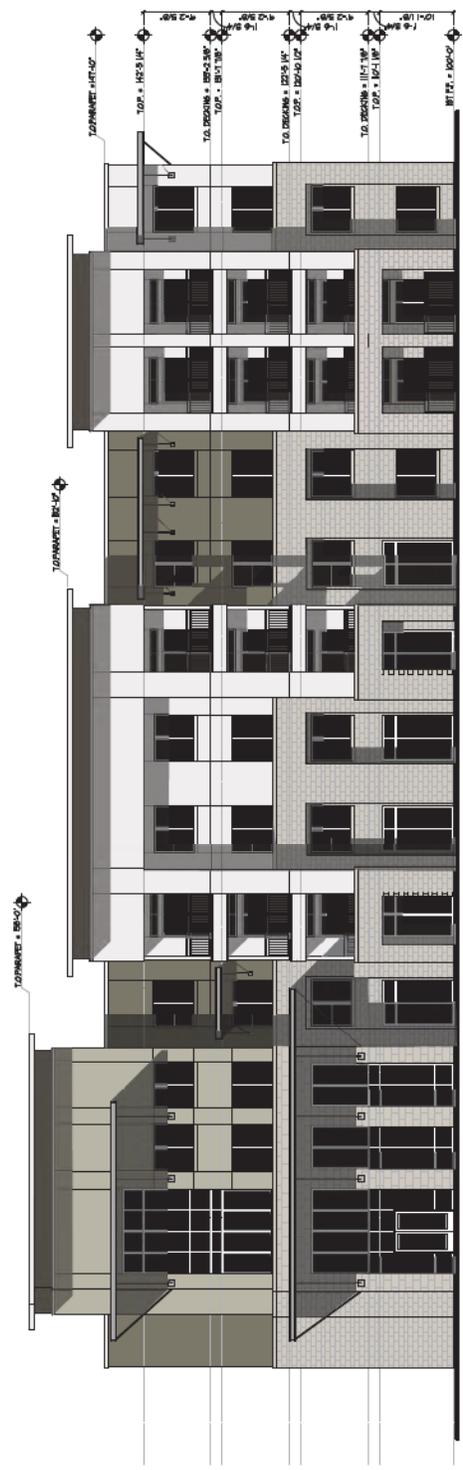


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 TEMPE, ARIZONA



The Residence at
University Center
 1260 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA

Sheet Number: _____
A3.4
 ELEVATIONS



01 EAST ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



EXPIRES: 01-01-2018
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 Project No. 18006
 Drawn By: SPK, 05/04/2018



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Sheet Number: **A3.5**
ELEVATIONS



02 SOUTH ELEVATION
 BUILDING II
 SCALE: 1/8" = 1'-0"



01 SOUTH ELEVATION
 BUILDING I
 SCALE: 1/8" = 1'-0"



EXEMPT: CC-16-0201
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Project No. 180006
 Drawn By: JPHL 08/08/2018



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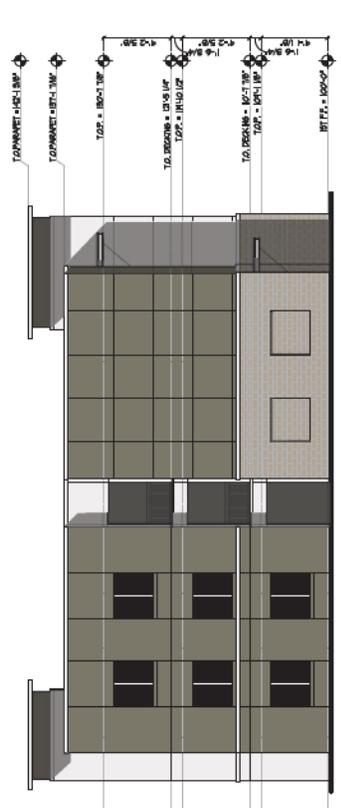
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 ELEVATIONS



02 EAST ELEVATION
 BUILDING II
 SCALE: 1/8" = 1'-0"



01 EAST ELEVATION
 BUILDING I
 SCALE: 1/8" = 1'-0"



03 SOUTH ELEVATION
 BUILDING I
 SCALE: 1/8" = 1'-0"



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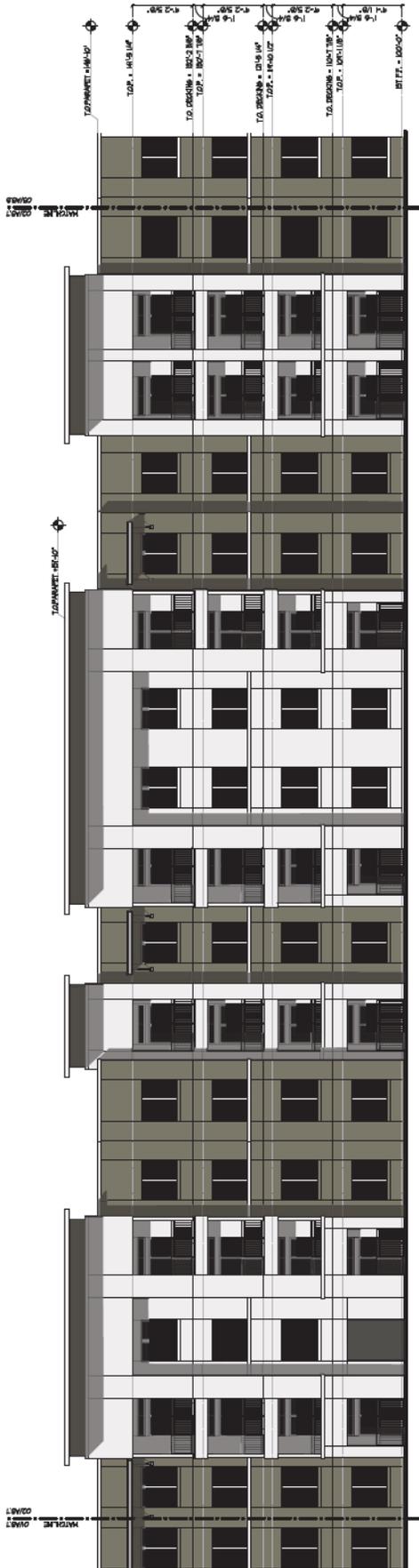
Project No. 18006
 Drawn By: JPHL 02/04/2018
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 SCOTTSDALE, AZ 85258
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Sheet Number: **A3.7**
ELEVATIONS



02 NORTH ELEVATION
 BUILDING II
 SCALE: 1/8" = 1'-0"



01 NORTH ELEVATION
 BUILDING I
 SCALE: 1/8" = 1'-0"



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Project No. 18006
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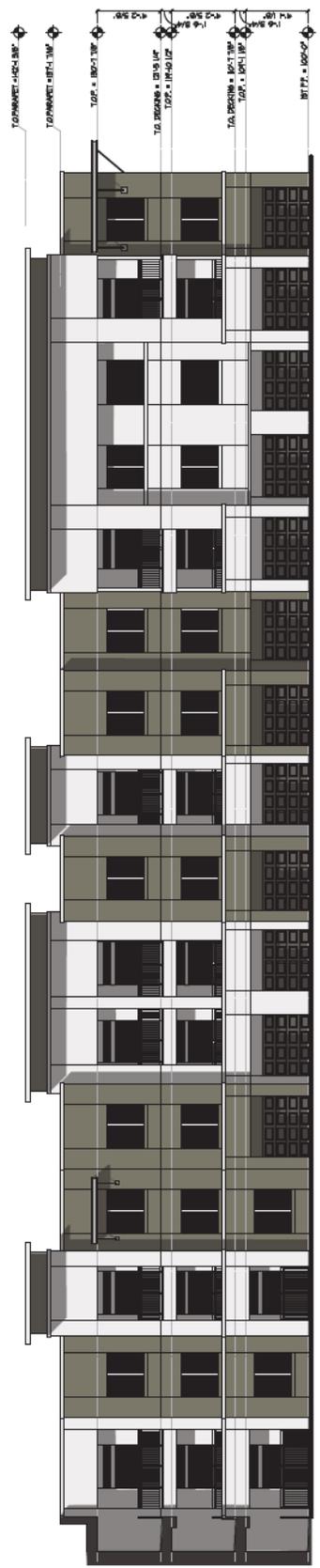


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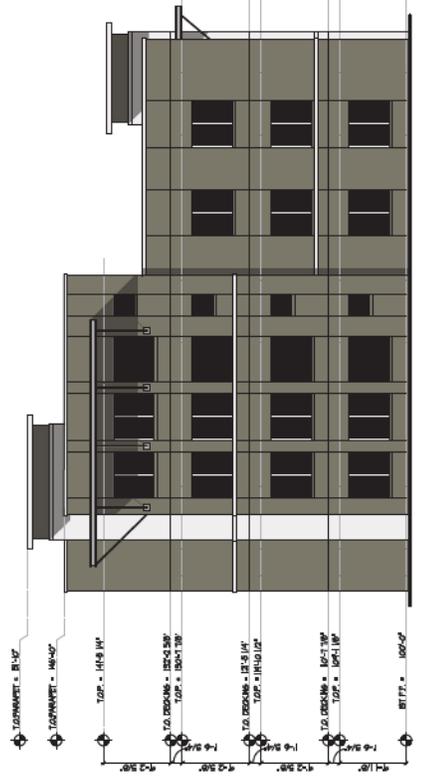


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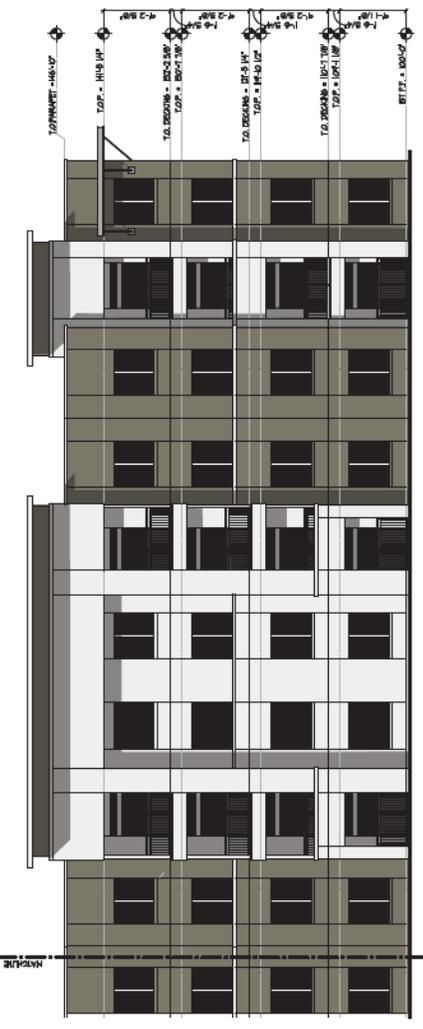
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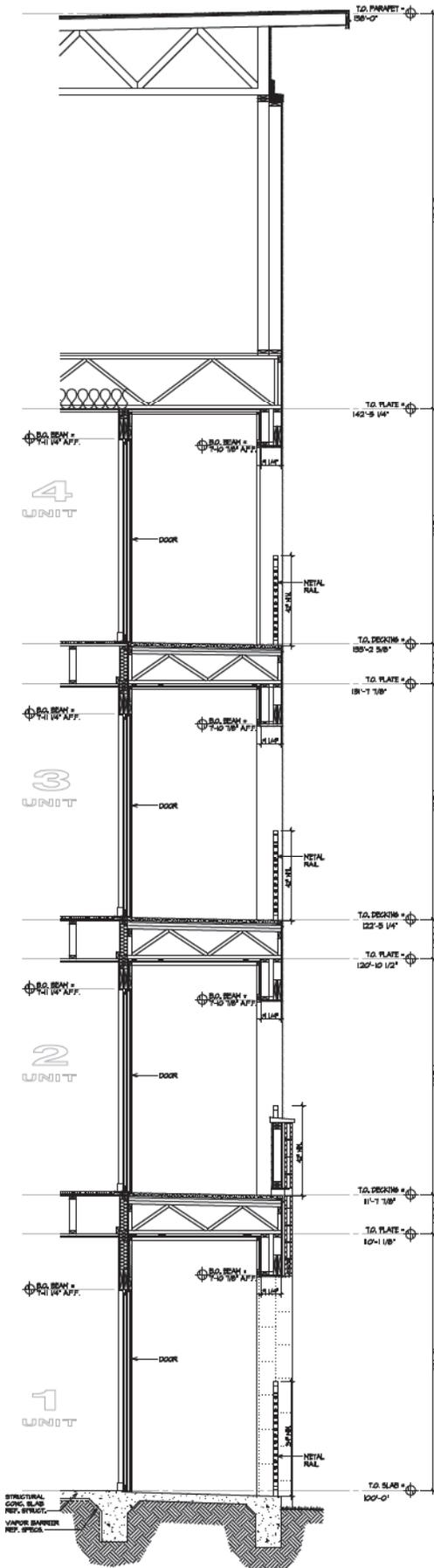
02 WEST ELEVATION
 BUILDING 1
 SCALE: 1/8"=1'-0"



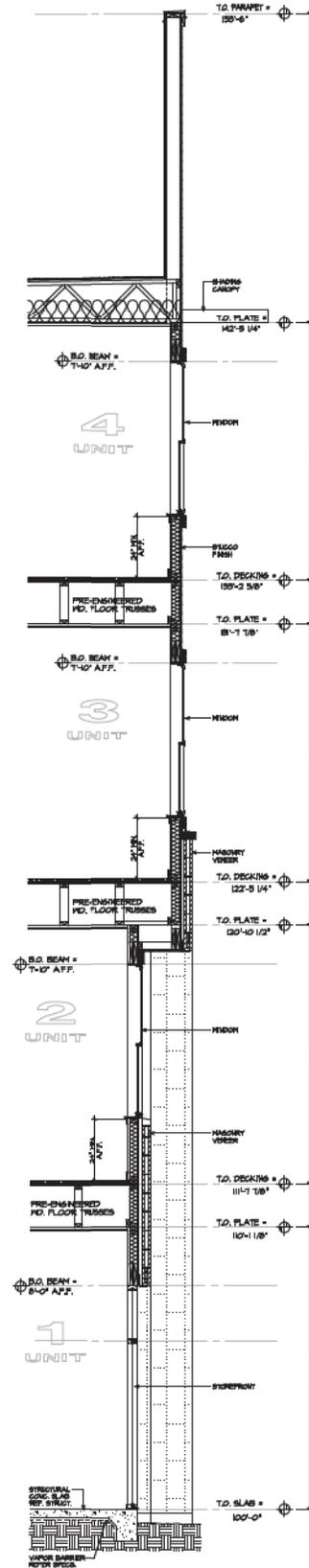
01 WEST ELEVATION
 BUILDING 2
 SCALE: 1/8"=1'-0"



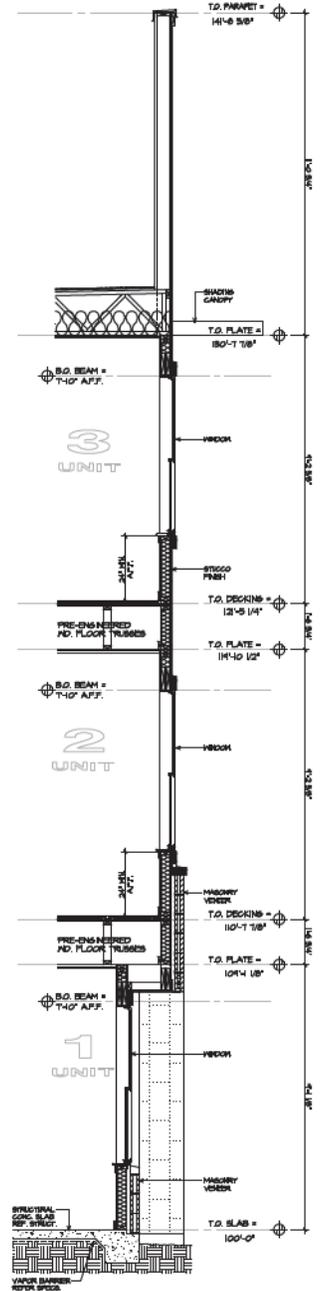
03 NORTH ELEVATION
 BUILDING 3
 SCALE: 1/8"=1'-0"



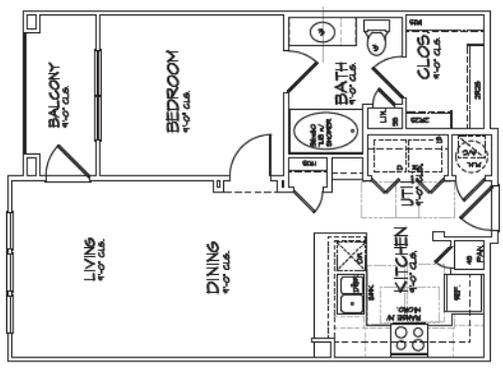
C TYPICAL SECTION AT BALCONY
SCALE: 1/2" = 1'-0"



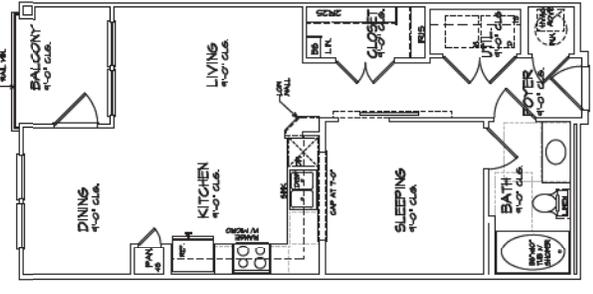
B TYPICAL SECTION AT UNIT
SCALE: 1/2" = 1'-0"



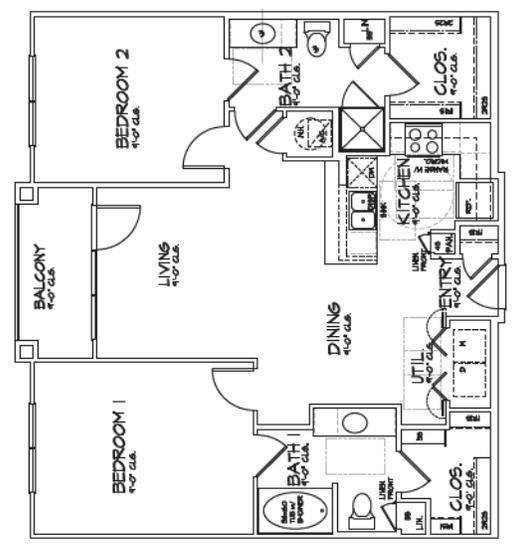
A TYPICAL SECTION AT UNIT
SCALE: 1/2" = 1'-0"



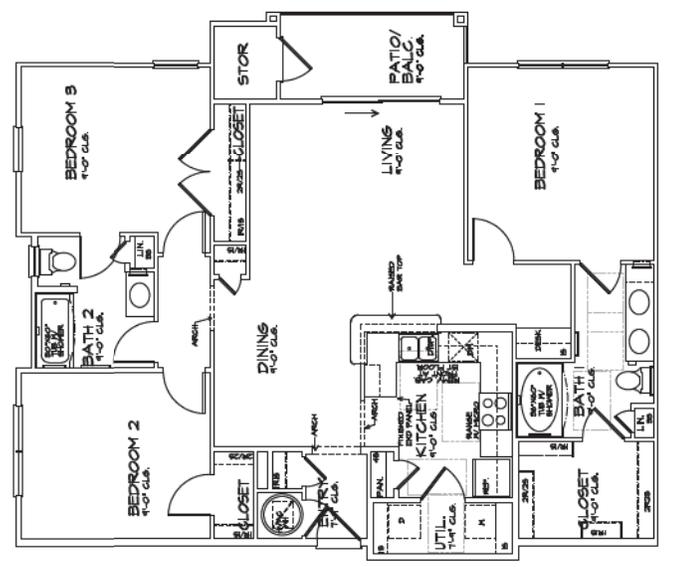
02 AI UNIT
 HWAS = 728 SF.
 BALC = 87 SF.
 SCALE: 1/4" = 1'-0"



01 EFFICIENCY UNIT
 HWAS = 682 SF.
 BALC = 36 SF.
 SCALE: 1/4" = 1'-0"



03 BI UNIT
 HWAS = 1028 SF.
 BALC = 48 SF.
 SCALE: 1/4" = 1'-0"



04 3 BEDROOM UNIT
 HWAS = 1471 SF.
 BALC = 58 SF.
 SCALE: 1/4" = 1'-0"

