DEVELOPMENT PROJECT FILE
for
VILLAS AT SOUTHBANK
(PL120046)

ATTACHMENTS:

1. Time Extension Request Letter
2-15. Development Plan Review File from 05/13/2014
16. Administrative Time Extension Approval from 07/02/2013

Staff Report from 06/14/12 City Council Final Entitlement Hearing and Attachments (in original order and pagination).

1-55. Original Development Project File from June 14, 2012

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May 12, 2016

Mr. Ryan Levesque
Deputy Community Development Director Planning
City of Tempe
31 E. 5th Street
Tempe, AZ 85281

Re: The Property Commonly Known as Villas at Southbank
1122 E. Vista Del Lago Drive, Tempe, Arizona (the "Property")

Dear Mr. Levesque:

From 2004 to 2014, the City considered and approved a number of entitlements for a new high-rise senior housing development to be known as Villas at Southbank. Virtually all of the approvals necessary to build this project were obtained during those years. Unfortunately, due to market forces affecting both the national and local economies during that timeframe, actual development did not proceed as planned. Since those initial approvals, time extensions have been granted to retain the validity of the zoning and design entitlements to May 13th of this year. Brydant Development Services ("Brydant") is now in negotiations to purchase this project from Rio Salado Development Partners ("RSDP"). Brydant is excited about this innovative senior independent living/active adult project, but believes refinements are necessary to better fit the evolving market for active adult housing and they therefore seek a one-year time extension to explore those design refinements, new features and scope of uses.

All of the reasons the City originally approved this new high-rise, high-density development remain in place. Baby Boomers continue to age and need a variety of housing to meet their needs. This is an excellent location near Downtown, Tempe Marketplace, ASU and all of the Tempe Lake amenities. This is a location where active adults want to live and they will provide a stabilizing demand to support existing retail, entertainment, sporting and restaurant venues nearby.

As noted, Brydant is negotiating to purchase the Property from the current owner, RSDP. They are in the midst of analyzing the existing plans and entitlements, as well as working through design alternatives to enhance the overall project. Brydant has also initiated market studies of the current plans and, possibly, modifications. Should such refinements/modifications be necessary, which might significantly deviate from the approved designs, Brydant understands that an amendment of the current approvals by the City Council will be required.

We would therefore request a 12-month administrative extension of the existing project entitlements to allow Brydant to complete its planning and design work to better stage this project for actual devilment.

Very truly yours,

Stephen C. Earl

ATTACHMENT 1

Tempe

CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION

Meeting Date: 05/13/2014
Agenda Item: 3

ACTION: Request for a time extension for a Use Permit for tandem parking and a Development Plan Review consisting of a new 17-story senior housing facility for (VILLAS AT SOUTH BANK), located at 1122 East Vista Del Lago Drive. The applicant is Rio Salado Development Partners, LLC.

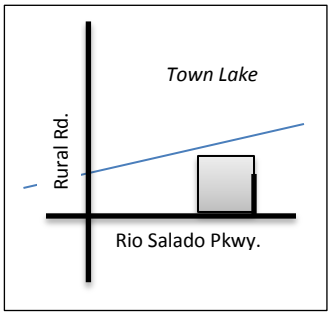
FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: VILLAS AT SOUTH BANK (PL120046), received approval by City Council for a Planned Area Development Overlay on June 14, 2012, for 262 units within a 17-story senior living facility (including assisted living and memory care components) and a 2-story commercial building, totaling 367,896 sf. in building area on 2.23 net acres, located at 1122 East Vista Del Lago Drive in the MU-4 (PAD), Mixed-Use High Density District with a Planned Area Development Overlay and the Rio Salado Overlay District.

The applicant is seeking a two-year time extension for the use permit and development review, approved by the Development Review Commission, set to expire on May 8, 2014. The request includes the following:

ZUP14048 (Previous ZUP12025) Use Permit to allow tandem parking.
DPR14083 (Previous DPR12032) Development Plan Review including site plan, building elevations, and landscape plan



Gross/Net site area	2.226 acres
Total Building area	367,896 sf.
Total Dwelling Units	262 units (118 du/ac)
Lot Coverage	43% (No Standard set)
Building Height	211'-0" ft (No Standard set)
Building Setbacks	9' front, 25' south street side, 1' west side, 15'-8" north side, 20' east side (No Standard set)
Landscape area	16% (No Standard set)
Vehicle Parking	187 spaces (458 minimum required)
Bicycle Parking	53 spaces (182 minimum required)
Gross/Net site area	2.226 acres
Total Building area	367,896 sf.

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Ryan Levesque, Senior Planner (480) 858-2393

Department Director: Dave Nakagawara, Community Development Director
Legal review by: N/A
Prepared by: Ryan Levesque, Senior Planner

COMMENTS:

This site is located just east of Rural Road at the northeast corner of Rio Salado Parkway and Vista Del Lago Drive. The property is directly adjacent to the Tempe Town Lake to the north and neighbored by the ASU Karsten Golf Course to the south. All other surrounding properties are currently vacant.

In 2007, the "Pier 202" (now named South Bank) project proposed a master plan development consisting of nine (9) new buildings ranging from 187 to 310 feet in height for commercial space, a 285 room hotel and 1,484 residential units, all on 27 acres. The developer processed a Planned Area Development Overlay that established development standards for five (5) of the nine (9) total lots. Lot 3, consisting of this request, was excluded from the original phase of development.

The Villas at South Bank consists of the following:

1. Use Permit to allow tandem parking
2. Development Plan Review which includes: a 17-story senior living facility (with independent care, assisted living and memory care components), two levels of underground parking and a 2-story commercial building, all totaling 367,896 sf. in building area.

PUBLIC INPUT

A neighborhood meeting is not required for this request. The site is more than 300 feet from the nearest residential use.
Staff received an inquiry from the Phoenix Aviation Department regarding review of the 17-story project related to Phoenix Sky Harbor's engine out procedures. Phoenix staff has reported no apparent impact to aviation aircraft at this time. This project will be required to file for Federal Aviation Administration's Hazard Determination for tall buildings. Other inquiries at this time have only been for commercial interests.

PROJECT ANALYSIS

PLANNED AREA DEVELOPMENT

Along with a designation of mixed-use zoning, an Amended Planned Area Development Overlay (PAD) established the desired standards within the MU-4 district. Below is a list of district standards and the other South Bank lots approved development standards for this PAD.

South Bank – Planned Area Development Overlay

Standards Lot:	Proposed 3	1	9	6	5	4	Total
Lot Acreage	**2.23**	3.10	3.60	3.34	2.78	1.20	16.43
Residential Density (# of dwelling units)	**262**	105	384	302	-	79	1,129
Building Height [Exceptions, see Section 4-205(A)] Building Height Maximum	**211 ft.**	187 ft.	310 ft.	292 ft.	252 ft.	234 ft.	
Maximum Lot Coverage (% of net site area)	**43%**	72%	69%	70%	61%	43%	
Minimum Landscape Area (% of net site area)	**16%**	28%	31%	29%	39%	55%	
Setbacks (feet) [Exceptions, see Section 4-205(B)] Front Parking Street Side (South) Parking	**9 ft.** **20 ft.** **25 ft.** **20 ft.**	31 ft.	50 ft.	22 ft.	20 ft.	23 ft.	

South Bank – Planned Area Development Overlay								
Standards	**Lot:**	**Proposed 3**	**1**	**9**	**6**	**5**	**4**	**Total**
Side (west)		**1 ft.**	15 ft.	26 ft.	5 ft.	30 ft.	44 ft.	
Side (east)		**9 ft.**	31 ft.	16 ft.	90 ft.	18 ft.	23 ft.	
Side (north)		**16 ft.**	31 ft.	23 ft.	31 ft.	34 ft.	22 ft.	
Vehicle Parking Required: Parking per Analysis: Provided:		 458 **120** **(187)**	 1,000 1,082	 915 891	 647 652	 806 433	 138 146	 4,064 3,391
Bicycle Parking Required: Parking per Analysis: Provided:		 182 **35** **(53)**	-	-	-	-	-	

The PAD for Lot 3 – The Villas, requests a maximum density of 118 dwelling units per acre, or a total of 262 units for a senior housing facility. This density is consistent with the overall PAD and projected density for this development area. The units provided are broken down into the following categories:

Elder Care (Memory Care): 24 units (beds)
Elder Care (Assisted Living): 65 units (1 bed units)
Multi-Family (Independent Living):

Studio	25 units
1 Bedroom	75 units
2 Bedroom	69 units
Guest Unit (1 bedroom)	4 units

The Villas requests a maximum building height of 211 ft. This height will accommodate the 17-story senior housing facility as well as unique architectural features on the building. The actual proposed height of the building roof at this time is approximately 189 feet above level 1 finished floor. The difference in the maximum building height accommodates the Zoning and Development Code's height measurement requirement from grade at the midpoint top of sidewalk elevation, additional height for architectural features, and any additional appurtenances that may be required at construction. The proposed height is consistent with the previously approved range of building heights approved for the overall PAD (ranging from 187 ft. – 310 ft.)

The proposed building setbacks are primarily dictated by the existing easements for public utilities, sidewalk easements for public access, and a proposed fire access lane along the eastern property line.

City of Tempe Required Parking Standards

USE	Vehicle Parking Minimums	Vehicle Ratios	Total	Minimum Parking Spaces Required	Bike Ratios	Minimum Bike Spaces Required
Nursing Home/Elder Care (Memory Care)	0.5	Per Beds	24	12.00	0.05	1.20
Nursing Home/Elder Care (Assisted Living)	0.5	Per Beds	65	32.50	0.05	3.25
Studio Bedroom (Independent Living)	1	Per Unit	25	25.00	0.75	18.75
Residential Multi-Family 1 Bedroom (Independent Living)	1.5	Per Unit	75	112.50	0.75	56.25
Residential Multi-Family 2 Bedrooms (Independent Living)	2	Per Unit	69	138.00	0.75	51.75
Guest units (1 bedroom)	1.5	per Unit	4	6.00	0.75	3.00
Guest Parking (All General Multi-Family units)	0.2	Per Unit	173	34.60	0.20	34.60
Financial Institution	1	300	1,400	4.67	1500	0.93
Indoor Retail (dry cleaners)	1	300	700	2.33	7500	0.09
Service (Spa)	1	300	3,000	10.00	7500	0.40
Indoor Restaurant (includes main restaurant and bagel shop)	1	75	5,180	69.07	500	10.36
Outside Restaurant (includes outside portion of main restaurant)*	1	150	2,000	11.33	2000	1.00
*no parking first 300 square feet			**Total**	**458**		**182**

Proposed Parking Standards for Villas at Southbank

USE	Vehicle Parking Minimums	Vehicle Ratios	Total	Minimum Parking Spaces Required	Bike Ratios	Minimum Bike Spaces Required
Nursing Home/Elder Care (Memory Care)	0.17	Per Beds	24	4.08	0.05	1.20
Nursing Home/Elder Care (Assisted Living)	0.17	Per Beds	65	11.05	0.05	3.25
Studio Bedroom (Independent Living)	0.24	Per Unit	25	6.00	0.05	1.25
Residential Multi-Family 1 Bedroom (Independent Living)	0.24	Per Unit	75	18.00	0.05	3.75
Residential Multi-Family 2 Bedrooms (Independent Living)	0.24	Per Unit	69	16.56	0.05	3.45
Guest units (1 bedroom)	0.24	per Unit	4	0.96	0.05	0.20
Guest Parking (All General Multi-Family units)	0	Per Unit	173	0.00	0.00	0.00
Financial Institution	1	700	1,400	2.00	1500	0.93
Indoor Retail (dry cleaners)	1	700	700	1.00	7500	0.09
Service (Spa)	1	500	3,000	6.00	7500	0.40
Indoor Restaurant (includes main restaurant and bagel shop)	1	137	6,150	44.89	500	12.30
Indoor Restaurant (includes donut/bagel shop)	1	137	1,030	7.52	500	2.06
Outside Restaurant (includes outside portion of main restaurant)*	1	NS	2,000	0.00	0	0.00
*no parking first 300 square feet			**Total**	**118**		**29**

The above parking charts provide a breakdown of the minimum required vehicle and bicycle parking requirements within the Zoning and Development and the proposed parking standards based on the professional parking analysis provided by the applicant. The proposed study recommends the minimum vehicle parking from 458 to 103 spaces (187 spaces provided) and the minimum bicycle parking from 182 to 25 spaces (53 spaces provided). This analysis took into consideration that the base ratios for parking requirements determine a set minimum amount of parking for an individual land use for a maximum peak expected demand. The Traffic Engineer utilized nationally accepted guidelines from the Institute of Transportation Engineers (ITE), *Parking Generation 4th Edition, 2010* and the American Planning Association (APA) *Parking Standards, 2002*. Then a shared parking ratio reduction was applied and analyzed the peak demand for each use. The results of the study determined that a surplus of parking would be provided with 187 vehicle parking spaces.

USE PERMIT

The proposed development requests approval of a use permit to allow tandem parking as part of the required parking for the development. The project proposes 75 tandem parking spaces located on second below grade level. The tandem parking, including other standard parking spaces located on the second floor, are intended to be managed by a valet system (126 total parking spaces on B2), with drop-off available in the first level parking garage. This area is proposed to be gated for access control and is primarily intended for residents and their guests. The tandem parking design can function properly as long as there is a 24-hour management service to assist in accessing resident vehicles or for other visitors.

Section 6-308 E Approval criteria for Use Permit:

1. The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code. *Providing a condition of approval that 24-hour valet access to the tandem parking spaces.*
2. Any significant increase in vehicular or pedestrian traffic. *The traffic generated by the use and tandem parking will actually result in a decrease in the overall expected traffic. The total available parking is reduced and a majority of the parking spaces are valet managed resulting in reduced trips when vehicles are not heavily used..*
3. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions. *The use will not generate a nuisance.*
4. Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan. *The request does not conflict with the goals and objectives of the city's adopted plans or the General Plan.*
5. Compatibility with existing surrounding structures and uses. *The use of tandem parking is compatible with a commercially operated parking system. Other developments with South Bank also have received approval for tandem parking use.*
6. Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public. *There is no apparent nuisance to the surrounding area or public.*

DEVELOPMENT PLAN REVIEW

The Villas at South Bank provides a unique mixed-use development consisting senior housing residential with essential commercial and restaurant services for the residents. The first proposed development plan of the nine lots at South Bank (formerly Pier 202), The Villas brings to life the master plan vision of a high rise project with unique forms of architecture capture scenic views and access along the Tempe Town Lake.

Site Plan

The Villas is accessed by a subterranean garage access with two levels of underground parking. The project also incorporates a drop-off turn around designed to address the unique shuttle and shipping services. The lower level garage elevation is designated as a valet-managed parking area within a secured parking location. Along with the primary use of senior housing and its on-site amenities, the project also provides space proposed for a bank, dry cleaners and within a separate two-story building, a publicly accessible restaurant and spa facility.

Building Elevations

The elevations provide a variety of natural feel of color stone, aggregates and a modern blend of metal building panels. The

Landscape Plan

The proposed landscape plans, consistent with the original streetscape plan, will have a dedicated landscape strip with street trees along the curb edge, and within the drop-off area, along the inside edge providing a separation. The landscape palette as proposed is compatible with the Sonoran desert environment and provides a good mix of lower-water use plants that accentuate the hardscape elements of the plaza and private courtyards. Along the south side of the building is a proposed dog run area, which will have synthetic turf. This material is acceptable at this location as it is not a main feature visible from the street and is intended for private use for the residents. Staff recommends approval of the landscape and hardscape plans, subject to the conditions of approval.

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 project has a well-articulated building street frontage with define elements for the ground floor business and resident access.*

2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; *The building is designed with solar heat gain in mind. The building materials are modified from the south than from the north, providing reduced glazing and greater shade elements.*

3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; *The materials are of a superior quality. The details of the building depict an artfully designed project that utilizes contrasting material elements and colors.*

4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; *This is the first development request in the location south of the Town Lake. The original master plan for this area had taken in to consideration the proposed scale and surroundings for this development.*

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 design provides a pedestrian level street presence, articulations throughout the building and unique roof top elements.*

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; *Both the high-rise and two-story buildings provide a different design vantage at each elevation that defines the context and special treatment of scale and rhythm for the building.*

7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; *The site is accessible to both vehicles, is walkable and accessible to the Tempe Town Lake and its multi-modal path, and is just east of a transit shelter stop.*

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; *The applicant has worked with staff to enhance the public sidewalk located within a sidewalk easement to further define the pathway from the vehicular designated zones. Staff conditions address this criterion.*

9. Plans appropriately integrate *Crime Prevention Through Environmental Design* principles such as territoriality, natural surveillance, access control, activity support, and *maintenance*; *The development will comply with crime prevention design principles*

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; *Landscape provides accents throughout the project site.*

11. Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the *building* or site on which they are located; *To be processed separately as part of a sign package criteria.*

12. Lighting is compatible with the proposed *building(s)* and adjoining *buildings* and uses, and does not create negative effects. *Lighting will be in conformance with the City's requirements. No negative effects.*

Conclusion
Based on the information provided and the above analysis, staff recommends approval of the time extension for a Use Permit for tandem parking, and Development Plan Review. The tandem parking, through a valet managed system, will accommodate resident and visitor parking access. The design of the building provides a diverse continuity through shared building materials for the commercial and high rise tower and unique architectural elements. This request meets the required criteria, subject to conformance with the proposed conditions.

ZUP14048
CONDITIONS OF APPROVAL:
EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The use permit is valid until May 13, 2016. Use Permit approval shall be void if an application for a building permit has not been submitted by the time stipulated by the Development Review Commission, unless otherwise modified prior to the decision becoming null and void.

2. The use permit is a valid for the plans as shown. Any modification or intensification of tandem parking will require a new use permit application.

3. The development shall maintain access to all vehicle tandem parking spaces through a 24-hour management service of the facility.

DPR14083
CONDITIONS OF APPROVAL:

4. The development plan review is valid until May 13, 2016. Development plan approval shall be void if an application for a building permit has not been submitted by the time stipulated by the Development Review Commission, unless otherwise modified prior to the decision becoming null and void.

5. Prior to building permits, obtained from the Engineering Division, Land Services Section, the following abandonment and dedication of easements. The limitations of the easements shall include;
   a. Abandonment of a portion of the waterline easement stub-outs for fire hydrants along the north property line. Modified easement shall maintain a minimum 3'-0" clear radius from the hydrant projections.
   b. Abandonment of existing well maintenance easement and relocation/dedication of an easement for well monitoring equipment.
   c. Dedication of an additional 6'-0" sidewalk easement for the construction of additional on-street parking spaces within the existing easement.
   d. Dedication of a cross access easement for a fire lane and shared driveway minimum 10'-0" along the eastern property line. Lot 4 shall provide dedication of a similar easement.

6. Provide a 5'-6" wide public sidewalk along roadways consistent with the improvement district plans for the Pier, or as required by Traffic Engineering Design Criteria and Standard Details. Standard concrete detail shall be maintained throughout sidewalk easement area.

7. On-street parking spaces shall be designed providing a maximum 45 degree angle at either ends of the loading area, which provide a gradual transition for the pedestrian walkway and convenient access for motorists.

8. The parking garage ingress/egress drive shall maintain a maximum 4% slope with a minimum length of 12'-0" beyond the dedicated sidewalk easement.

9. The development shall provide improvements for matching paving materials over the fire lane easement located on Lot 4.

10. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.

11. 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.

12. Provide upgraded paving at driveway drop-off loop along Vista Del Lago Drive, consisting of unique paving material delineation from plaza hardscape. Extend this paving beyond the concrete driveway apron and sidewalk.

13. 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.

14. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

15. Exit Security:
    a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
    b. In instances where an elevator or stair exit in the garage is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.

16. Public 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

17. 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. Providing a viewing window from both elevator lobby walls and vision panel in the doorways located in the garage level.

18. Parking Garage:
    a. Minimum required parking dimensions shall be clear of any obstructions.
    b. At the ends of dead-end drive aisles, provide a minimum 3'-0" vehicular maneuvering area for exiting.
    c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall (excludes columns).

Building Elevations

19. The materials and colors are approved as presented:
    Integral Color Concrete -
    Precast Concrete Panel – Color A
    Precast Concrete Panel – Color B

Concrete Masonry – Blend
Large Aggregate Concrete
Metal Panel / Mullion: Color A – "Silversmith"; Color B – "Weathered Zinc"; Color C – "Faux Rust"; Color D – "Dark Bronze"; Color E – "Titanium Grey"
Fabric Canopy "Cornsilk"
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 by planning staff. Additions or modifications may be submitted for review during building plan check process.

20. Provide secure roof access from the interior of the building. Do not expose roof access to public view.

21. Conceal roof drainage system within the interior of the building.

22. 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.

23. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

24. 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

25. This project shall follow requirements of the Zoning and Development Code, Part 4, Chapter 8, Lighting, unless otherwise conditioned.

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

Landscape

27. 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.

28. Irrigation notes:
    a. Provide a 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.
    f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair.

29. 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.

30. 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.

31. 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.

32. 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

33. Provide address sign(s) on the building elevation facing the street to which the property is identified.
    a. Conform to the following for building address signs:
        1) Provide street number only, not the street name
        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.
    c. Provide one address sign on the roof of the building. Orient sign to be read from the south.
        1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
        2) Provide high contrast sign, either black characters on a light surface or white characters on a black field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not compromised.
        3) Do not illuminate roof address.

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 Department 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 an 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.

- BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
  - Submit to the Federal Aviation Administration (FAA) a notice of proposed construction or alteration (Form 7460-1), for tall buildings located in the flight path, so that the FAA can conduct an Obstruction Evaluation / Airport Airspace Analysis (OE/AAA).

- 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.

- PUBLIC ART: (If 50,000 sf. or more commercial area) Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services, Cultural Services Division regarding implementation of this requirement prior to receiving building permits.

- WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

- 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
- Provide a security vision panel at elevator rooms, 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: 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.

- FIRE:
  - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
  - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

- 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:
  - For commercial building; construct walls, pad and bollards in conformance with standard detail DS-116 or DS-118.
  - 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. Coordinate storage area for recycling containers with overall site and landscape layout.
  - Refuse must remain in an enclosed area screened from street view. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

- DRIVEWAYS:
  - Construct driveways in public right of way in conformance with Standard Tempe Detail T-320.
  - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Traffic Engineering if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
  - Resolve "Tract A" access drive with the Public Works, Traffic Engineer. It has been determined that a 45'-0" radius cul-de-sac is required. Verify access use and compliance with Traffic, including location of vehicle gates.

- 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 nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

- 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.

- LANDSCAPE:
  - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to "applications to move a native plant" to "notice of intent to clear land".

- 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:

September 10, 1998	City Council approved the request for CIUDAD DEL LAGO-RIO EAST for a Final Planned Area Development consisting of the Peabody Hotel, located at 1200 East Rio Salado Parkway.
May 17, 2007	City Council approved the request of an Amended Planned Area Development Overlay for PIER 202 (PL060548) consisting of nine (9) new buildings up to 310 feet in height for commercial, 285 room hotel and 1,484 residential units on +/-27.4 acres, located at 1200 East Rio Salado Parkway, in the MU-4, Mixed-Use High Density District.
August 14, 2007	Development Review Commission approved a Preliminary Subdivision Plat and a Development Plan Review consisting of a landscape plan for street frontage, requested by PIER 202 located at 1200 East Rio Salado Parkway.
April 24, 2012	At the Development Review Commission study session, the applicant for the Villas at South Bank provided an overview presentation of the project.
May 8, 2012	Development Review Commission approved the request for a Use Permit and Development Plan Review, and recommended approval for an Amended Planned Area Development Overlay for VILLAS AT SOUTH BANK (PL120046) (City of Tempe, property owner; MDT Development Partners LLC, applicant) consisting of 262 units within a 17-story senior living facility (including assisted living and memory care components) and a 2-story commercial building, totaling 367,896 sf. in building area on 2.23 net acres, located at 1122 East Vista Del Lago Drive in the MU-4 (PAD), Mixed-Use High Density District with a Planned Area Development Overlay and the Rio Salado Overlay District. The request includes the following: PAD12002 (Ordinance No. 2012.23) – An Amended Planned Area Development Overlay to establish development standards of 118 dwelling units per acre; a maximum building height of 211'-0"; reduce the required vehicle parking from 458 to 187 spaces, and reduce the required bicycle parking from 182 to 53 spaces. ZUP12025 – Use Permit to allow tandem parking. DPR12032 – Development Plan Review including site plan, building elevations and landscape

	plan.
May 31, 2012	City Council introduced and held the first public hearing for an Amended Planned Area Development Overlay for VILLAS AT SOUTH BANK (PL120046), located at 1122 East Vista Del Lago Drive.
June 14, 2012	City Council, at the second and final public hearing, approved the request for an Amended Planned Area Development Overlay for VILLAS AT SOUTH BANK (PL120046), located at 1122 East Vista Del Lago Drive.
May 8, 2013	Community Development staff received a time extension application for the use permit for tandem parking and development plan review, for this request. On July 7, 2013, staff administratively approved a one-year extension from the date of the original decision.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review
Section 6-308, Use Permit
Section 6-311, Shared Parking

City of Tempe
P. O. Box 5002
31 East Fifth Street
Tempe, AZ 85280
www.tempe.gov

Tempe

Community Development Dept.
Planning Division
(480) 350-8331

July 2, 2013

James Mitchell
MDT Holdings
41601 N. Pinion Hills
Anthem, AZ 85056
jim@jmitchelladvisors.com

RE: VILLAS AT SOUTH BANK
Time Extension Approval
1122 East Vista Del Lago Drive
PL120046 / DS120144 / DSM13010

Dear Mr. Mitchell:

The Community Development Department staff has administratively approved your request for VILLAS AT SOUTH BANK, located at 1122 East Vista Del Lago Drive, consisting of a time extension for the development plan review and use permit approval for tandem parking.

On May 8, 2012, the Development Review Commission approved the request the Development Plan Review (DPR12032) and a Use Permit to allow tandem parking (ZUP12025) for a new 262 unit, 17-story senior living facility (including assisted living and memory care components) and a 2-story commercial building, totaling 367,896 sf. of building area on 2.23 acres.

The Development Plan Review approval and its conditions are still valid and based upon compliance with the drawings submitted as part of the approved plans. This Development Plan Review approval extension is valid for one year, May 8, 2014, one year from the date of the original expiration. Your construction plans must still be submitted and approved by the Building Safety Division and Public Works Department before the necessary building permit(s) may be issued. The approvals shall become void unless a complete submittal for a building permit is made on or before the expiration of this time extension. Otherwise, the period of approval is extended upon the time review limitation set forth for an active building permit application.

Sincerely,

Ryan Levesque
Senior Planner

RL/ln
Copy: file

Staff Summary Report

Council Meeting Date: 06/14/2012 **Agenda Item Number: 5D2**

SUBJECT: Second and final public hearing to adopt an ordinance for an Amended Planned Area Development Overlay for VILLAS AT SOUTHBANK, located at 1122 East Vista Del Lago Drive.

DOCUMENT NAME: 20120614cdrl02 PLANNED DEVELOPMENT (0406) ORDINANCE NO. 2012.23

COMMENTS: Request for VILLAS AT SOUTH BANK (PL120046) (SOUTHBANK ASU LLC, property owner; MDT Development Partners LLC, applicant) consisting of 262 units within a 17-story senior living facility (including assisted living and memory care components) and a 2-story commercial building, totaling 367,896 sf. of building area on 2.23 net acres, located at 1122 East Vista Del Lago Drive in the MU-4 (PAD), Mixed-Use High Density District with a Planned Area Development Overlay and within the Rio Salado Overlay District. The request includes the following:

PAD12002 (Ordinance No. 2012.23) – An Amended Planned Area Development Overlay to establish development standards of 118 dwelling units per acre; a maximum building height of 211'-0"; reduce the required vehicle parking from 458 to 187 spaces, and reduce the required bicycle parking from 182 to 53 spaces.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

REVIEWED BY: Lisa Collins, Interim Community Development Director (480-350-8989)

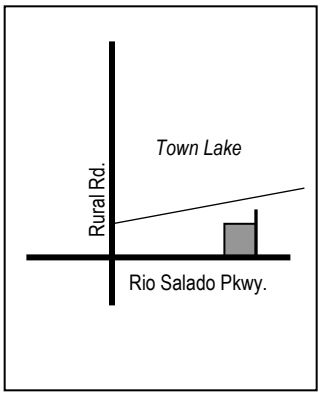
LEGAL REVIEW BY: Teresa Voss, Assistant City Attorney (480-350-8814)

DEPARTMENT REVIEW BY: Lisa Collins, Interim Community Development Director (480-350-8989)

FISCAL NOTE: While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Staff – Approval, subject to conditions
Development Review Commission – Approval (7-0 vote)

ADDITIONAL INFO:



Gross/Net site area	2.226 acres
Total Building area	367,896 sf.
Total Dwelling Units	262 units (118 du/ac)
Lot Coverage	43% (No Standard set)
Building Height	211'-0" ft (No Standard set)
Building Setbacks	9' front, 25' south street side, 1' west side, 15'-8" north side, 20' east side (No Standard set)
Landscape area	16% (No Standard set)
Vehicle Parking	187 spaces (458 minimum required)
Bicycle Parking	53 spaces (182 minimum required)

A neighborhood meeting is not required with this application.

PAGES:

1. List of Attachments
2-5. Comments
5. Conclusion / Conditions of Approval
6. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Ordinance No. 2012.23
2-3. Waiver of Rights and Remedies form
4. Location Map
5. Aerial Photo
6-8. Letter of Explanation/Justification
9-22. Parking Analysis
23-25. Building/Site Perspectives
26-27. Planned Area Development Overlay
28. Site Plan
29-35. Floor Plans
36-43. Building Elevations
44. Material/Color Sample Board
45. Building Sections
46-48. Hardscape Plan and materials
49-53. Landscape Plan and materials
54. Preliminary Grading & Drainage Plan
55. Solar Study

COMMENTS:
This site is located just east of Rural Road at the northeast corner of Rio Salado Parkway and Vista Del Lago Drive. The property is directly adjacent to the Tempe Town Lake to the north and neighbored by the ASU Karsten Golf Course to the south. All other surrounding properties are currently vacant.

In 2007, the "Pier 202" (now named South Bank) project proposed a master plan development consisting of nine (9) new buildings ranging from 187 to 310 feet in height for commercial space, a 285 room hotel and 1,484 residential units, all on 27 acres. The developer processed a Planned Area Development Overlay that established development standards for five (5) of the nine (9) total lots. Lot 3, consisting of this request, was excluded from the initial phase of development.

The Villas at South Bank consists of the following:

1. Amended Planned Area Development Overlay
2. Use Permit to allow tandem parking
3. Development Plan Review which includes: a 17-story senior living facility (with independent care, assisted living and memory care components), two levels of underground parking and a 2-story commercial building, all totaling 367,896 sf. in building area.

PUBLIC INPUT
A neighborhood meeting is not required for this request. The site is more than 300 feet from the nearest residential use.
Staff received an inquiry from the Phoenix Aviation Department regarding review of the 17-story project related to Phoenix Sky Harbor's engine out procedures. Phoenix staff has reported no apparent impact to aviation aircraft at this time. This project will be required to file for Federal Aviation Administration's Hazard Determination for tall buildings. Staff has also received commentary and feedback from the City of Tempe Disabilities Commission member, Ed Mitchell, regarding the project's accessibility to units, throughout the project and management of the facility. Mr. Mitchell spoke in favor of the project and the developer's response to his inquiries at the Development Review Commission hearing.

PROJECT ANALYSIS
The Villas at South Bank provides a unique mixed-use development consisting senior housing residential with essential commercial and restaurant services for the residents. The high-rise project, first of its kind in Arizona, will provide senior housing with memory care units (1st floor level), assisted living units (floors 2-5), and the majority with independent living units (floors 6-17). The first proposed development plan of the nine lots at South Bank (formerly Pier 202), Villas brings to life the master plan vision of a high rise project with unique forms of architecture, capturing scenic views and access along the Tempe Town Lake.

Site Plan
The Villas is accessible by a subterranean garage with two levels of underground parking. The project also incorporates a drop-off turn around designed to address the unique shuttle and shipping services. The lower level garage elevation is designated as a valet-managed parking area within a secured parking location. Along with the primary use of senior housing and its on-site amenities, the project also provides space proposed for a bank, dry cleaners and within a separate two-story building, an open-to-the-public restaurant and spa facility.

Building Elevations
The elevations provide a variety of natural feel of color stone and aggregates at the pedestrian level, and a modern blend of metal building materials in the vertical structure.

Landscape Plan
The proposed landscape plans, consistent with the original streetscape plan, will have a dedicated landscape strip with street trees along the curb edge, and within the drop-off area, along the inside edge providing a separation. The landscape palette as proposed is compatible with the Sonoran desert environment and provides a good mix of lower-water use plants that accentuate the hardscape elements of the plaza and private courtyards. Along the south side of the building is a proposed dog run area, which will have synthetic turf. This material is acceptable at this location as it is not a main feature visible from the street and is intended for private use for the residents.

PLANNED AREA DEVELOPMENT

Along with a designation of mixed-use zoning, applicants are required to process a Planned Area Development Overlay (PAD) to establish the desired standards not currently defined within the MU-4 district. Below is a list of district standards proposed and the other South Bank lots approved development standards for this PAD.

South Bank – Planned Area Development Overlay							
Standards Lot:	**Proposed 3**	**1**	**9**	**6**	**5**	**4**	**Total**
Lot Acreage	**2.23**	3.10	3.60	3.34	2.78	1.20	16.43
Residential Density (# of dwelling units)	**262**	105	384	302	-	79	1,129
Building Height [Exceptions, see Section 4-205(A)] Building Height Maximum	**211 ft.**	187 ft.	310 ft.	292 ft.	252 ft.	234 ft.	
Maximum Lot Coverage (% of net site area)	**43%**	72%	69%	70%	61%	43%	
Minimum Landscape Area (% of net site area)	**16%**	28%	31%	29%	39%	55%	
Setbacks (feet) [Exceptions, see Section 4-205(B)] Front Parking	**9 ft.** **20 ft.**						
Street Side (South) Parking	**25 ft.** **20 ft.**	31 ft.	50 ft.	22 ft.	20 ft.	23 ft.	
Side (west)	**1 ft.**	15 ft.	26 ft.	5 ft.	30 ft.	44 ft.	
Side (east)	**9 ft.**	31 ft.	16 ft.	90 ft.	18 ft.	23 ft.	
Side (north)	**16 ft.**	31 ft.	23 ft.	31 ft.	34 ft.	22 ft.	
Vehicle Parking Required: Parking per Analysis: Provided:	458 **120** **(187)**	1,000 1,082	915 891	647 652	806 433	138 146	4,064 3,391
Bicycle Parking Required: Parking per Analysis: Provided:	182 **35** **(53)**	-	-	-	-	-	

The proposed PAD for Lot 3 – The Villas, requests a maximum density of 118 dwelling units per acre, or a total of 262 units for a senior housing facility. This density is consistent with the overall PAD and projected density for this development area. The units provided are broken down into the following categories:

Elder Care (Memory Care): 24 units (beds)
Elder Care (Assisted Living): 65 units (1 bed units)
Multi-Family (Independent Living):
- Studio 25 units
- 1 Bedroom 75 units
- 2 Bedroom 69 units
- Guest Unit (1 bedroom) 4 units

The Villas requests a maximum building height of 211 ft. This height will accommodate the 17-story senior housing facility as well as unique architectural features on the building. The actual proposed height of the building roof at this time is approximately 189 feet above level 1 finished floor. The difference in the maximum building height accommodates the Zoning and Development Code's height measurement requirement from grade at the midpoint top of sidewalk elevation, additional height for architectural features, and any additional appurtenances that may be required at construction. The proposed height is consistent with the previously

approved range of building heights approved for the overall PAD (ranging from 187 ft. – 310 ft.)

The proposed building setbacks are primarily dictated by the existing easements for public utilities, sidewalk easements for public access, and a proposed fire access lane along the eastern property line.

City of Tempe Required Parking Standards

USE	Vehicle Parking Minimums	Vehicle Ratios	Total	Minimum Parking Spaces Required	Bike Ratios	Minimum Bike Spaces Required
Nursing Home/Elder Care (Memory Care)	0.5	Per Beds	24	12.00	0.05	1.20
Nursing Home/Elder Care (Assisted Living)	0.5	Per Beds	65	32.50	0.05	3.25
Studio Bedroom (Independent Living)	1	Per Unit	25	25.00	0.75	18.75
Residential Multi-Family 1 Bedroom (Independent Living)	1.5	Per Unit	75	112.50	0.75	56.25
Residential Multi-Family 2 Bedrooms (Independent Living)	2	Per Unit	69	138.00	0.75	51.75
Guest units (1 bedroom)	1.5	per Unit	4	6.00	0.75	3.00
Guest Parking (All General Multi-Family units)	0.2	Per Unit	173	34.60	0.20	34.60
Financial Institution	1	300	1,400	4.67	1500	0.93
Indoor Retail (dry cleaners)	1	300	700	2.33	7500	0.09
Service (Spa)	1	300	3,000	10.00	7500	0.40
Indoor Restaurant (includes main restaurant and bagel shop)	1	75	5,180	69.07	500	10.36
Outside Restaurant (includes outside portion of main restaurant)*	1	150	2,000	11.33	2000	1.00
*no parking first 300 square feet			**Total**	**458**		**182**

Proposed Parking Standards for Villas at Southbank

USE	Vehicle Parking Minimums	Vehicle Ratios	Total	Minimum Parking Spaces Required	Bike Ratios	Minimum Bike Spaces Required
Nursing Home/Elder Care (Memory Care)	0.17	Per Beds	24	4.08	0.05	1.20
Nursing Home/Elder Care (Assisted Living)	0.17	Per Beds	65	11.05	0.05	3.25
Studio Bedroom (Independent Living)	0.24	Per Unit	25	6.00	0.05	1.25
Residential Multi-Family 1 Bedroom (Independent Living)	0.24	Per Unit	75	18.00	0.05	3.75
Residential Multi-Family 2 Bedrooms (Independent Living)	0.24	Per Unit	69	16.56	0.05	3.45
Guest units (1 bedroom)	0.24	per Unit	4	0.96	0.05	0.20
Guest Parking (All General Multi-Family units)	0	Per Unit	173	0.00	0.00	0.00
Financial Institution	1	700	1,400	2.00	1500	0.93
Indoor Retail (dry cleaners)	1	700	700	1.00	7500	0.09
Service (Spa)	1	500	3,000	6.00	7500	0.40
Indoor Restaurant (includes main restaurant and bagel shop)	1	137	6,150	44.89	500	12.30
Indoor Restaurant (includes donut/bagel shop)	1	137	1,030	7.52	500	2.06
Outside Restaurant (includes outside portion of main restaurant)*	1	NS	2,000	0.00	0	0.00
*no parking first 300 square feet			**Total**	**118**		**29**

The above parking charts provide a breakdown of the minimum required vehicle and bicycle parking requirements within the Zoning and Development Code and the proposed parking standards based on the professional parking analysis provided by the applicant. The proposed study recommends the minimum vehicle parking from 458 to 118 spaces (187 spaces provided) and the minimum bicycle parking from 182 to 29 spaces (53 dedicated spaces provided). This analysis took into consideration that the base ratios for parking requirements determine a set minimum amount of parking for an individual land use for a maximum peak expected demand. The Traffic Engineer utilized nationally accepted guidelines from the Institute of Transportation Engineers (ITE), *Parking Generation 4th Edition, 2010* and the American Planning Association (APA) *Parking Standards, 2002*. Then a shared parking ratio reduction was applied and analyzed the peak demand for each use. The results of the study determined that a surplus of parking would be provided with 187 vehicle parking spaces.

The project proposes 75 tandem parking spaces located on second below grade level. The tandem parking, including other standard parking spaces located on the second floor, are intended to be managed by a valet system (126 total parking spaces on B2), with drop-off available in the first level parking garage. This area is proposed to be gated for access control and is primarily intended for residents and their guests. The tandem parking design can function properly as long as there is a 24-hour management service to

assist in accessing resident vehicles or for other visitors.
The project has also incorporated general storage space for tenants of the building. This area has been determined to also accommodate the storage of bicycles, if necessary. Therefore, additional area will be available for required bicycle parking; staff recommends a condition of approval for a minimum of 125 spaces.

Section 6-305 D. Approval criteria for P.A.D.:

1. The proposed land uses are permitted in Part 3.
2. The development standards listed above, as established as part of the PAD Overlay District, as well as the standards allowed by use permit in Part 4 will be conformed to for development of this site.
3. The proposed PAD is in conformance with provisions in Part 5, Overlay Districts. The site is located with the Rio Salado Overlay and will conform to the levee setback requirements.
4. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Code.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Planned Area Development Overlay, Use Permit for tandem parking, and Development Plan Review. The PAD was specifically design to allow greater flexibility for increased building heights, density and modified parking standards. The tandem parking, through a valet managed system, will accommodate resident and visitor parking access. The design of the building provides a diverse continuity through shared building materials for the commercial and high rise tower and unique architectural elements. This request meets the required criteria, subject to conformance with the proposed conditions.

PAD12002

CONDITIONS OF APPROVAL:

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

General

1. A building permit application shall be made on or before June 14, 2014, or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.

2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than July 13, 2012, or the Planned Area Development Overlay approval shall be null and void.

3. The Planned Area Development Overlay shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.

4. The maximum building height shall include all mechanical, screening devices and other structures on the building.

5. Prior to receiving a full building permit, submit to the Federal Aviation Administration (FAA) a notice of proposed construction or alteration (Form 7460-1) and the determination letter to the Community Development Department.

6. The development shall provide a minimum of 125 bicycle parking spaces, including a minimum 30 spaces at grade level for public use, and the remaining within a designated storage space and/or lockers.

HISTORY & FACTS:

September 10, 1998	City Council approved the request for CIUDAD DEL LAGO-RIO EAST for a Final Planned Area Development consisting of the Peabody Hotel, located at 1200 East Rio Salado Parkway.
May 17, 2007	City Council approved the request of an Amended Planned Area Development Overlay for PIER 202 (PL060548) consisting of nine (9) new buildings up to 310 feet in height for commercial, 285 room hotel and 1,484 residential units on +/-27.4 acres, located at 1200 East Rio Salado Parkway, in the MU-4, Mixed-Use High Density District.
August 14, 2007	Development Review Commission approved a Preliminary Subdivision Plat and a Development Plan Review consisting of a landscape plan for street frontage, requested by PIER 202 located at 1200 East Rio Salado Parkway.
April 24, 2012	At the Development Review Commission study session, the applicant for the Villas at South Bank provided an overview presentation of the project.
May 8, 2012	Development Review Commission approved a Use Permit to allow tandem parking and a Development Plan Review, and recommended approval of an Amended Planned Area Development Overlay for VILLAS AT SOUTH BANK (PL120046) consisting of 262 units within a 17-story senior living facility and a 2-story commercial building, totaling 367,896 sf. in building area on 2.23 net acres, located at 1122 East Vista Del Lago Drive. (7-0 vote)
May 31, 2012	Scheduled introduction and first public hearing with City Council for this request.
June 14, 2012	Scheduled second and final public hearing with City Council for this request.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 5-104, Rio Salado Overlay District – Additional Information and Regulations
Section 6-305, Planned Area Development (PAD) Overlay districts

ORDINANCE NO. 2012.23

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

****

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

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by amending the Planned Area Development Overlay to the existing MU-4 (PAD), Mixed-Use High Density District on 2.226 acres.

LEGAL DESCRIPTION
LOT 3 OF "PIER 202 – AMENDED" ACCORDING TO BOOK 949 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA.

TOTAL AREA IS 96,956 SQ. FT.

Section 2. Further, those conditions of approval imposed by the City Council as part of Case # PL120046/PAD12002 are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2012.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

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 SOUTHBANK ASU, LLC, a Delaware limited liability company (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. **PL120046** to the City requesting that the City approve the following:

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

for development of the following real property (Property):

Parcel No. : 132-32-017
Addresses: 1122 East Vista Del Lago Drive, Tempe, Arizona.

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist as a result of the City's approval of the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this _____ day of _____, 2012.

OWNER: **SOUTHBANK ASU, LLC**

By Its Duly
Authorized Signatory: _____
(Printed Name)

_____
(Signed Name)

Its: _____
(Title)

State of _____)
) ss.
County of _____)

This instrument was acknowledged before me this _____ day of _____, 20_____ by _____.

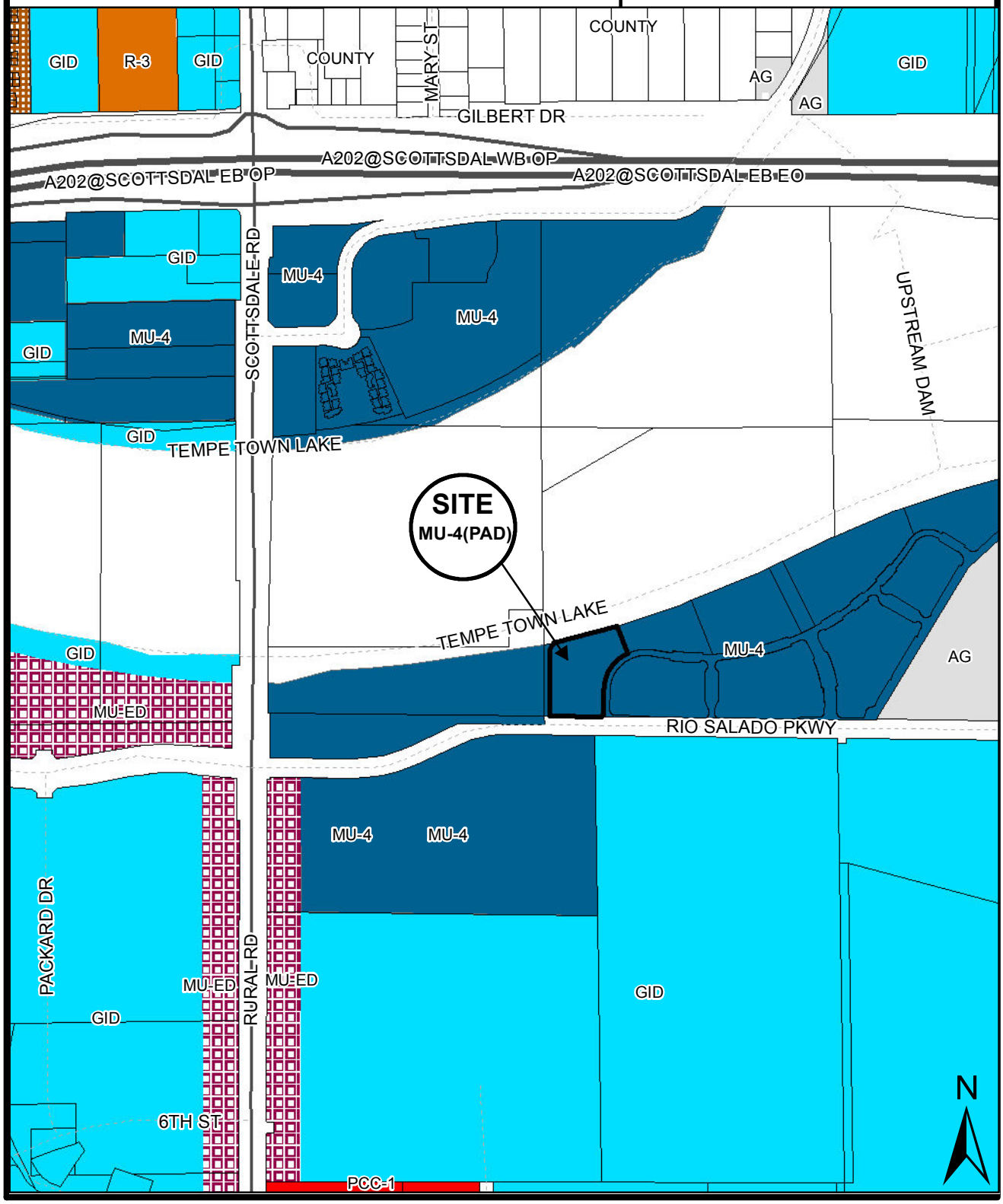
Notary Public
My Commission Expires:

_____
(Signature of Notary)

Tempe

VILLAS AT SOUTH BANK

PL120046



Location Map

VILLAS AT SOUTH BANK (PL120046)

4 May 2012

City of Tempe

Application Request **PAD Overlay**

The Villas at South Bank **Letter of Explanation**

A. The Villas at South Bank is requesting an Amended Planned Area Development Overlay to establish development standards of 118 dwelling units per acre: a maximum building height of 211'-0"; reduce the required vehicle parking from 458 to 187 spaces and reduce the required bicycle parking from 182 to 53 spaces.

The Villas at South Bank is a proposed mixed-use senior housing development with a mix of land uses including residential, retail and restaurant. The project requires sufficient height and density to support the project program and to support the retail amenities provided. The project height and density is consistent with the current zoning, projected land use and density in the Tempe General Plan 2030. The site is currently zoned MU-4 (PAD). This zoning district allows for unlimited housing density in a mixed use setting, while the projected land use and density of the 2030 General Plan is for a live/work mixed-use project of high density (greater than 25 dwelling units/acre). The project site lies within the Town Lake Growth Area as identified in the 2030 General Plan. This growth area encourages vertical mixed-use development to maximize land use.

Given the projects senior demographic and mixed-use program it is expected that much of the traffic to and from this 'non-typical' project site will remain internal. A project site shared parking (interaction) reduction rate was applied to the vehicle parking requirements to account for the interaction between the various businesses (customers of the development visiting more than one business on a trip to the site). With a mix of land uses including residential, retail and restaurant, it is expected that much of the traffic to and from the project site will remain internal. Due to the nature of the project site and its expected land uses, a 60% shared (interaction) parking reduction rate was used, which decreased the vehicle parking space requirements to 112 (60%) parking spaces.

The proposed land uses for the Villas at Southbank also have distinct peak demand times (bank during the day and restaurants typically during the evening). This allows mixed-use developments to share parking spaces. A peak parking demand analysis (per City of Tempe guidelines) was performed for the project site, with the resulting parking space requirements being further reduced to 93 spaces on the weekday and 92 parking spaces on the weekends using the 60% shared parking (interaction) reduction.

With more than 50% of the retail, banking, and eating traffic anticipated to be generated by the Villas at Southbank residents, the 187 proposed parking spaces are calculated to be adequate for the project site. Moreover, the project will be providing car and local shuttle services for residents which are expected to further decrease parking needs for the project site by limiting the need for personal vehicles.

By providing valet parking service, it is expected that the project site can optimize on-site parking by placing vehicles on their proper floor, with the option of additional tandem parking, in turn supplying additional parking spaces to further reduce parking needs.

Based on City of Tempe and APA bicycle parking requirements, the Villas at Southbank project will need 189 bicycle parking spaces. The Villas at Southbank is proposing to construct fifty-four (54). Once again, due the 'senior adult' nature of the project, it is not expected that the project site would have a large demand for bicycle use. Moreover, if the independent living and guest suites are treated similar to the assisted living land use portion of the project site, only thirty (30) bicycle spaces are required for the project site.

B. This Planned Area Development Overlay will accommodate an innovative mixed-use development that is able to function as an individual community. The Villas at South-Bank is a uniquely programmed Senior Living Experience consisting of 258 luxury living units and 4 guest suites based upon a Signature "On Campus Senior Living Environment" model. The team has a strong, strategic partnership with Arizona State University and the project's focus is on reconnecting alumni, faculty, employees and friends of the University back to the campus at a retirement age.

This program provides the residents of the Villas at South-Bank opportunities and full access to: continued lifelong learning, the arts and culture, mentoring opportunities, sporting events and perhaps most valuable, the opportunity to engage in a true multi-generational society that fosters independence, good health, youthful thinking, and vibrancy, all within a luxury living environment that provides the very best in terms of housing, care and security for its residents. The Villas at South-Bank truly defines the next generation in senior living and will stand as an example for future projects throughout North America.

The residents will enjoy a number of lifestyle options ranging from independent Care (IC) to Assisted Living (ALF), and secured Memory Care (ALZ). All resident regardless of which option best fits their needs will have full access to all amenities.

Coupled with this truly unique program is a host of supportive retail venues designed to enhance the lifestyle of our residents and the neighboring community and campus; banking facilities, 24 hour resident valet parking, Day Spa and Salon with a full array of services, Coffee and Bakery retail, Dry Cleaner, 5-star lakefront dining, and a fitness facility that is dedicated to senior living.

Through the PAD overlay, the living experience at the Villas at South Bank and its activated public experience will encourage and promote an interactive relationship with the future development and the project's greater surroundings.

C. This PAD Overlay is necessary as it will help to fulfill a number of the performance objectives and strategies of the Tempe General Plan 2030, such as:

- Encourage mixed-use development that provides needed local services and housing on a neighborhood scale with an efficient use of the land
- Provide opportunities for people with different abilities to meet, live, learn, work and play together
- Encourage mixed-use development that provides local services and a residential component appropriate to the neighborhood
- Create recognizable and usable places by enhancing enclosure, connections, permeability and transparency
- Encourage and enhance pedestrian movement
- Respond to climactic factors and human comfort
- Provide opportunities for interaction and observation
- Encourage mixed-use designs
- Promote high quality architecture and landscape design in private and public spaces
- Encourage open space and preserve critical views, access corridors, and waterfront orientation

- Promote public accessibility and discourage intimidating or exclusive environments
- Encourage vertical mixed-use development to maximize land use

March 5, 2012

City of Tempe

Application Request **Use Permit**

The Villas at South Bank **Letter of Explanation**

The Villas at South Bank will be utilizing tandem parking for the residents. A 24 hour valet service will be provided for the resident parking. Residents will have direct access from their units to the valet service via the resident elevators that would take them to B1 level where the valet is to be located. Resident vehicles are to be valeted to and from the drop off located at the B1 level in the subterranean parking garage. Resident vehicles will be parked by valet staff in a gated location at the B2 subterranean parking level.

The location of the valet service at the B1 level prevents any impact of the valet service and tandem parking operation on the functioning of the building, the vehicular and pedestrian circulation on Vista del Lago, and on the future surrounding development. Given the valet location in the garage level, no additional nuisance will be caused from this activity that would exceed ambient conditions. Given that its location and operation is completely internalized within the project, this use will not contribute to the deterioration of the neighborhood, or result in any disruptive behavior that would create a nuisance to the surrounding area or general public.

Please see attached parking analysis which provides additional information regarding the parking requirements.

MDT Development Partners LLC 41601 North Pinion Hills Court, Anthem, Arizona 85086

SOUTHWEST TRAFFIC ENGINEERING, LLC

PARKING ANALYSIS

VILLAS AT SOUTHBANK

2 MARCH 2012
REVISED 3 APRIL 2012
REVISED 6 APRIL 2012

Registered Professional Engineer (Civil)
CERTIFICATE NO.
32339
ANDREW R.
SMIGIELSKI
Date Signed 6 Apr 12
ARIZONA, U.S.A.

Expires 3-31-13

PREPARED FOR
MDT DEVELOPMENT PARTNERS, LLC
41601 NORTH PINION HILLS COURT
ANTHEM, ARIZONA 85086

PREPARED BY
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3838 NORTH CENTRAL AVENUE, SUITE 1810
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ATTACHMENT 9

PARKING ANALYSIS
VILLAS AT SOUTHBANK
RIO SALADO PARKWAY/VISTA DEL LAGO DRIVE

Executive Summary

The Villas at Southbank is a proposed mixed-use senior housing development in Tempe, Arizona. With a mix of land uses including residential, retail and restaurant, it is expected that much of the traffic to and from the project site will remain internal.

The project site is also a 'non-typical' development that does not fall readily into typical Tempe zoning requirements such as parking. In order to determine the vehicle and bicycle parking need for the project site, City of Tempe, ITE (Institute of Transportation Engineers), and American Planning Association (APA) parking requirements were utilized to establish land uses and parking ratios that were appropriate for the Villas at Southbank project site.

Using these parking ratios, a parking need was established. Next, a shared parking (interaction) reduction rate was applied, along with a peak parking demand analysis, to account for the interaction between the various land uses/businesses (customers of the development visiting more than one business on a trip to the site). An example of shared parking would be picking up dry cleaning before going to the bank. Various land uses also have distinct peak parking demand times (banks during the day and restaurants typically during the evening). This allows mixed-use developments to share parking spaces.

Due to the nature of and expected uses of the project site, a 60% shared (interaction) parking reduction rate was used. Taking into account the peak parking demand for the project site, 93 vehicle parking spaces on the weekdays, and 92 vehicle parking spaces on the weekends, were calculated for the project site. With more than 50% of the retail, banking, and eating traffic anticipated to be generated by the Villas at Southbank residents, the 187 proposed vehicle parking spaces are calculated to be adequate for the project site. Moreover, the project will be providing car and local shuttle services for residents which are expected to further decrease parking needs for the project site by limiting the need for personal vehicles.

Based on City of Tempe and APA bicycle parking requirements, the Villas at Southbank project will need 189 bicycle parking spaces. The Villas at Southbank is proposing to construct fifty-four (54). Once again, due to the 'senior adult' nature of the project, it is not expected that the project site would have a large demand for bicycle use. Moreover, if the independent living and guest suites are treated similar to the assisted living land use portion of the project site, only thirty (30) bicycle spaces are required for the project site.

By providing valet service it is expected that the project site can optimize on-site parking by placing vehicles on their proper floor, with the option of additional tandem parking, in turn supplying additional parking spaces to further reduce parking needs.

PARKING ANALYSIS
VILLAS AT SOUTHBANK
RIO SALADO PARKWAY/VISTA DEL LAGO DRIVE

Project Description

The Villas at Southbank is a proposed mixed-use senior living development in Tempe, Arizona that has proposed providing 187 vehicle parking spaces and fifty-four (54) bicycle parking spaces. The project is located on the northwest corner of the Rio Salado Parkway/Vista Del Lago Drive, as shown in **Figure 1**. With a mix of land uses including residential, retail and restaurant, it is expected that much of the traffic to and from this 'non-typical' project site will remain internal.

The purpose of this study is to evaluate the parking requirements for the Villas at Southbank development and if necessary, provide recommendations to mitigate any parking deficiencies.

The author of this report is a registered professional engineer (civil) in the State of Arizona having specific expertise and experience in the preparation of traffic analyses.

Study Methodology

In order to analyze and evaluate the parking requirements for the proposed Villas at Southbank, the following tasks were undertaken:

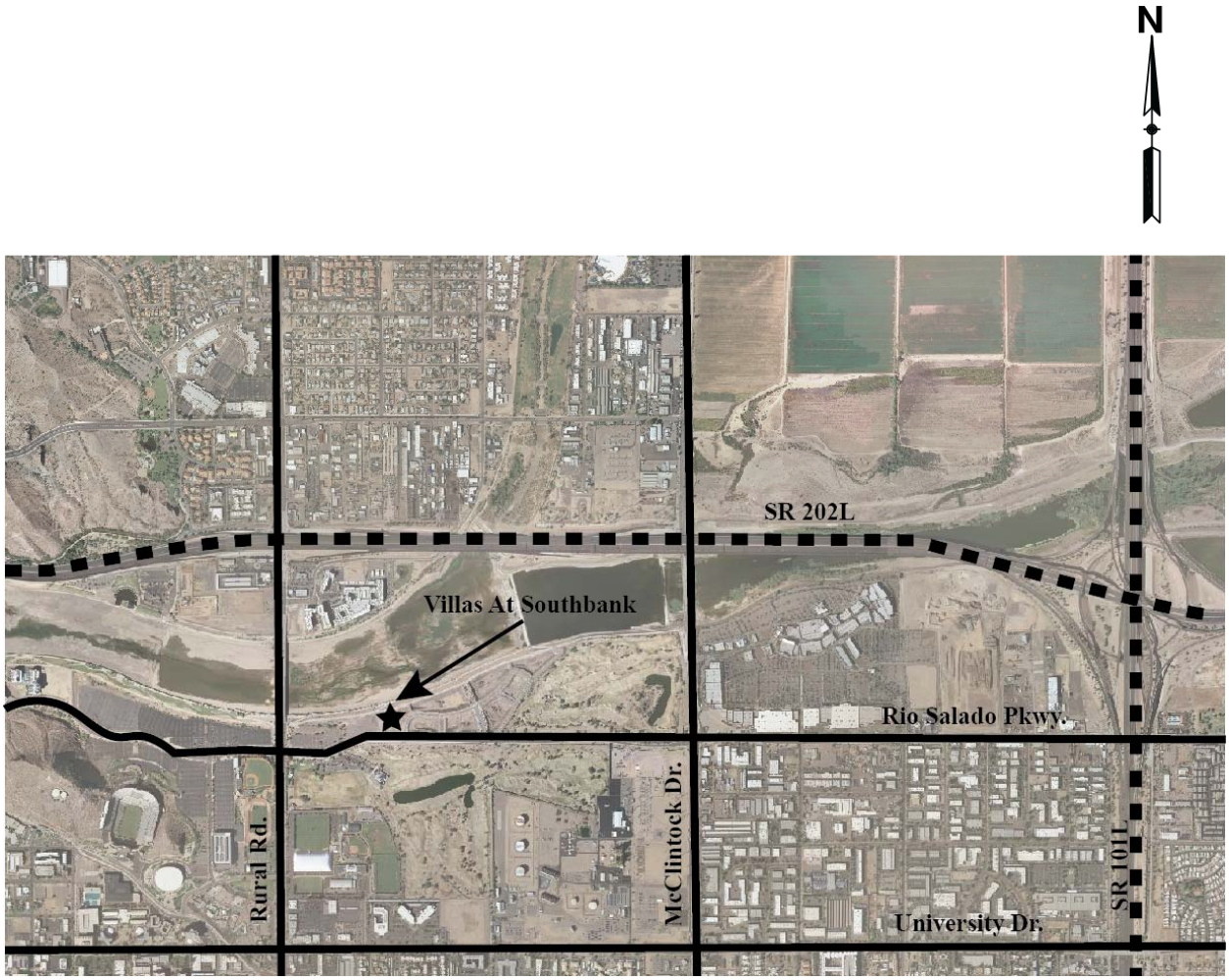
- A review of the site plan was performed to determine the various types of proposed land uses.
- A review of City of Tempe, ITE, and APA parking requirements was performed to determine the parking ratios for each proposed land use. The required parking space total per the City's requirements was determined for each use in each parking zone.
- A shared parking (interaction) evaluation was completed for the project site.
- Peak parking demand analyses were performed for the site using the identified land uses and the peak parking demand percentages for each individual land use.

Proposed Development

The Villas at Southbank is proposed as a new multi-use project that focuses on various stages senior adult living and includes retail space which will serve mostly residents of the development. Once fully completed, the proposed Villas at Southbank project will house the following land uses;

• Continuing Care Retirement Community	262 units (331 beds)
o Memory Care – 24 beds	
o Assisted Living – 65 beds	
o Independent Living – 238 beds	
o Guest Suites – 4 beds	
• Walk In Bank	1,400 square feet (sf)
• Specialty Retail	700 sf
• Spa	3,000 sf
• Quality Restaurant	6,150 sf
• Walk In Bread/Donut/Bagel Shop (Café)	1,030 sf

Figure 1 – Vicinity Map



Parking Management

Parking for the Villas at Southbank project will be provided by a two story parking underground garage and will house 187 parking spaces. The first floor of the garage, B1, will provide 62 parking spots and will be used only for visitors to the retail and residential portions of the project. The second floor of the garage, B2, will provide 125 tandem parking spaces which will strictly serve residents only. All parking for the project site will be managed by a 24-hour valet service. The valet service is expected to optimize on-site parking by placing vehicles on their proper floor, with the option of additional tandem parking, in turn supplying additional parking spaces to further reduce parking needs.

The valet station will be located on parking level B1. Visitors and residents will be able to drop off their vehicles at the valet station at which point the valet will park the vehicle on the appropriate floor. Residents will have the option of calling down to the valet station from their residence before walking down so that their vehicle will be waiting for them by the time they arrive at the valet station. In addition, visitors will have self-park opportunities on B1.

Parking Requirements

Due to the wide variety of developments that can occur in a community, along with specific characters of communities, city land use designations for parking requirements often try to cast a wide net to include as many situations as possible. While the designations cover typical land uses, they frequently do not take into hand non-typical land uses. In turn forcing such non-typical developments into categories that on the surface appear similar, but in actuality operate quite different.

When such land uses occur, it is customary to review land uses in nationally accepted guidelines such as the Institute of Transportation Engineers (ITE) publication *Parking Generation, 4th Edition*, 2010 or the American Planning Association's (APA) publication *Parking Standards*, 2002. Land uses can also be reviewed in adjacent communities. These accepted sources of information can however lead to some confusion based on nomenclature. Terminology can even be different with a city's own guidelines such as land uses identified for parking requirements and land uses identified for peak parking requirements.

This report focuses on City of Tempe guidelines. However, in a few cases, due to applicability, ITE and APA guidelines are also included. As such, the terminology for the project land uses is slightly different between the guidelines. These differences are as follows:

Project Land Use – Continuing Care Community

Tempe – Nursing Home/Elder Care, Elderly Apartments
ITE – Assisted Living, Senior Adult Housing
APA – not used

Project Land Use – Bank

Tempe – Financial Institution
ITE – not used
APA – not used

Project Land Use – Specialty Retail
Tempe – Indoor Retail
ITE – Dry Cleaners
APA – not used

Project Land Use – Spa
Tempe – Health Club/Spa
ITE – not used
APA – Personal Services Establishment

Project Land Use – Quality Restaurant
Tempe – Indoor Restaurant, Restaurant General
ITE – Quality Restaurant
APA – not used

Project Land Use – Walk In Bread/Donut/Bagel Shop (Café)
Tempe – Indoor Restaurant, Restaurant General
ITE – Bread/Donut/Bagel Shop without Drive-Thru Window
APA – not used

The City of Tempe provides vehicle and bicycle parking ratios for various land uses in their Zoning and Development Code. Per Section 4-603 Parking Ratios, the parking ratios shown in **Table 1** are applicable to the Villas at Southbank development.

Table 1 – City of Tempe Parking Ratios

Land Use	Required Parking	Required Bicycle Parking
Nursing Home/Elder Care	.5 parking spaces per bed	.05 parking spaces per bed
Residential Multi-Family Studio	1 Parking spaces per unit	0.75 Parking spaces per unit
Residential Multi-Family 1 Bedroom	1.5 Parking spaces per unit	0.75 Parking spaces per unit
Residential Multi-Family 2 Bedroom	2 Parking spaces per unit	0.75 Parking spaces per unit
Residential Multi-Family Guest Suite	1.5 Parking spaces per unit	.75 Parking spaces per unit
Residential Multi-Family Guest	0.2 Parking spaces per unit	.2 Parking spaces per unit
Financial Institution	1 Parking space per 300 square feet	1 Parking space per 1,500 square feet
Indoor Retail	1 Parking space per 300 square feet	1 Parking space per 7,500 square feet, 4 Minimum
Spa (Retail/Service)	1 Parking space per 300 square feet	1 Parking space per 7,500 square feet, 4 Minimum
Indoor Restaurant	1 parking space per 75 square feet	1 parking space per 500 square feet
Outdoor Restaurant *	1 parking space per 150 square feet	1 parking space per 2,000 square feet

*no parking first 300 square feet

Applying the Tempe parking ratios in **Table 1** to the land use values summarized above results in the parking space requirements for the project site as shown in **Table 2**. These values specify 458 vehicle parking spaces and 189 bicycle spaces are required for the project site.

Table 2 – City of Tempe Parking Requirements

USE	Vehicle Parking Ratios	Unit (Vehicle)	Total Size	Minimum Vechicle Parking Spaces Needed	Bicycle Parking Ratios	Unit (Bicycle)	Minimum Bicycle Spaces Needed
Nursing Home/Elder Care (Memory Care)	0.5	Per Bed	24	12.00	0.05	Per Bed	1.20
Nursing Home/Elder Care (Assisted Living)	0.5	Per Bed	65	32.50	0.05	Per Bed	3.25
Residential Multi-Family Studio (Independent Living)	1	Per Unit	25	25.00	0.75	Per Unit	18.75
Residential Multi-Family 1 Bedroom (Independent Living)	1.5	Per Unit	75	112.50	0.75	Per Unit	56.25
Residential Multi-Family 2 Bedrooms (Independent Living)	2	Per Unit	69	138.00	0.75	Per Unit	51.75
Residential Multi-Family Guest Suite (1 bedroom)	1.5	Per Unit	4	6.00	0.75	Per Unit	3.00
Residential Multi-Family Guest (All Suites)	0.2	Per Unit	173	34.60	0.20	Per Unit	34.60
Financial Institution	1	Per 300 sf	1,400	4.67	1	Per 1,500 sf	0.93
Indoor Retail (dry cleaners)	1	Per 300 sf	700	2.33	1	Per 7,500 sf (4 min)	4.00
Spa	1	Per 300 sf	3,000	10.00	1	Per 7,500 sf (4 min)	4.00
Indoor Restaurant (includes main restaurant and bagel shop)	1	Per 75 sf	5,180	69.07	1	Per 500 sf	10.36
Outdoor Restaurant (includes outside portion of main restaurant)*	1	Per 150 sf	2,000	11.33	1	Per 2,000 sf	1.00
			Total	**458**		**Total**	**189**

*no parking first 300 square feet

sf - sqaure feet

However, several of the above land uses do not apply to the Villas at Southbank project. Per City of Tempe direction, the independent senior living and guest suites were broken out to follow the multi-family land use designations. Multi-family developments are expected to demand more parking than a senior housing project. Moreover, the indoor retail and restaurant land uses cover a large spectrum. Upon review of ITE and APA standards the requirements shown in **Table 3** are more relevant to the Villas at Southbank project site.

Table 3 – Parking Ratios Used for Villas at Southbank

Land Use	Required Vehicle Parking	Required Bicycle Parking*
Assisted Living (Memory Care and Assisted Living)**	.41 per bed	0.05 parking spaces per bed
Senior Adult Housing (Independent Living and Guest Suites)**	.59 Parking spaces per unit	0.75 Parking spaces per unit
Financial Institution*	1 Parking space per 300 sf	1 Parking space per 1,500 sf
Dry Cleaners**	1.4 Parking space per 1,000 sf	1 Parking space per 7,500 sf, 4 min (indoor retail)
Spa (Personal Services Establishment***)	1 Parking space per 200 sf	0.3 parking space per 1,000 sf***
Quality Restaurant**	16.41 per 1,000 sf	1 parking space per 500 sf. Outdoor portion - 1 parking space per 2,000 sf
Bread/Donut/Bagel Shop without Drive-Thru Window (Café)**	9.78 per 1,000 sf	1 parking space per 500 sf

* Rates based on Tempe Parking Standards

** Rates based on ITE Parking Standards

*** Rates based on American Planning AssociationParking Standards

sf - square feet

Applying the parking requirements in **Table 3** to the land use values summarized above results in the parking space requirements for the project site as shown in **Table 4**. These values specify 270 vehicle parking spaces and 151 bicycle spaces are required for the project site.

Table 4 – Parking Requirements for Villas at Southbank

USE	Vehicle Parking Ratios	Unit (Vehicle)	Total Size	Minimum Parking Spaces Needed	Bicycle Parking Ratios	Unit (Bicycle)	Minimum Bike Parking Spaces Needed
Assisted Living (Memory Care and Assisted Living)	0.41	Per Bed	89	36.49	0.05	Per Bed	4.45
Senior Adult Housing (Independent Living and Guest Suites)	0.59	Per Unit	173	102.07	0.75	Per Unit	129.75
Financial Institution	1	Per 300 sf	1,400	4.67	1	Per 1,500 sf	0.93
Dry Cleaners	1.4	Per 1,000 sf	700	0.98	1	Per 7,500 sf (4 min)	4
Spa (Personal Services Establishment)	1	Per 200 sf	3,000	15.00	0.30	Per 1,000 sf	0.90
Quality Restaurant*	16.41	Per 1,000 sf	6,150	100.92	1	Per 500 sf	9.30
Bread/Donut/Bagel Shop without Drive-Thru Window (Café)	9.78	Per 1,000 sf	1,030	10.07	1	Per 500 sf	2.06
			Total	**270**			**151**

*Bike - Outdoor portion - 1 parking space per 2,000 sf (amount - 2000 sf

sf - square feet

Shared Parking Evaluation

While the number of required vehicle parking spaces shown in **Table 3** (270) is greater than the number of parking spaces that have been proposed for the project site (187), this number is the combined total of the parking space requirements for each individual land use. The Villas at Southbank is a mixed-use senior housing development with retail, banking, and eating destinations. These ancillary services to the senior housing element of the project site are expected to be used mostly by residents; however, they will be open to the public.

Several municipal agencies in the State of Arizona, including the Cities of Tempe and Tucson, allow a reduction in the total number of required parking spaces for a mixed use development due to shared parking (interaction). Shared parking (interaction) is the concept of different businesses using the same parking space because the vehicle driver visits multiple stores after parking their vehicle. For the purposes of this parking analysis, and per City of Tempe direction, a 20%, 40%, and 60% shared parking (interaction) reduction was applied to the project site. The results of the shared parking reduction are presented in **Table 4**.

Table 5 – Shared Parking (Interaction) Reduction

USE	Minimum Parking Spaces Needed	Reduced Parking (20% Shared)	Reduced Parking (40% Shared)	Reduced Parking (60% Shared)
Assisted Living (Memory Care and Assisted Living)	37	30	23	15
Senior Adult Housing (Independent Living and Guest Suites)	103	83	62	42
Financial Institution	5	4	3	2
Dry Cleaners	1	1	1	1
Spa (Personal Services Establishment)	15	12	9	6
Quality Restaurant	101	81	61	41
Bread/Donut/Bagel Shop without Drive-Thru Window (Café)	11	9	7	5
Total	**273**	**220**	**166**	**112**

As shown in **Table 5**, the number of required parking spaces considering a 20% shared parking (interaction) reduction is 220; a 40% shared parking (interaction) reduction is 166, and a 60% shared parking (interaction) reduction equals 112 parking spaces. It is expected that more than 50% of the retail, banking, and eating traffic will be generated by residents.

Peak Parking Evaluation

Taking the parking analysis one step further, the City of Tempe suggests that a peak parking demand analysis be performed on mixed-use developments. The proposed land uses for the Villas at Southbank have distinct high parking demand times, for example a bank typically experiences its peak parking demand during the morning, while a restaurant will experience its peak parking demand in the evening.

The City of Tempe, Arizona provides peak parking demands for several land uses, including those proposed for the Villas at Southbank, in their Shared Parking Model of the their Zoning and Development Code. These peak parking demands are based on nationally agreed upon data within the Urban Land Institute guidelines. The peak parking demand percentages were applied to the reduced parking space requirements for the project site provided in **Table 5** and are summarized in **Table 6**.

As shown in **Table 6**, the required parking spaces based on the peak parking demand, in addition to taking into account shared parking (interaction) is 186 parking spaces on a weekday and 183 parking spaces on the weekend using a 20% shared parking (interaction) reduction. This is two (2) and seven (7) parking spaces, respectively, less than proposed for the site.

Table 6 – Peak Parking Demand

USE	20% Shared Parking (Interaction) Reduction		40% Shared Parking (Interaction) Reduction		60% Shared Parking (Interaction) Reduction	
	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday
Villas At Southbank Nursing Home Eldery Apartments Bank Retail (inlcudes spa) Restaurant	186	183	139	137	93	90
Total	**186**	**183**	**139**	**137**	**93**	**90**

Regardless, the project site characteristics are anticipated to follow a larger shared parking (interaction) reduction than 20%. Using a value of 40% to reduce parking requirements for shared parking yields a requirement of 139 (weekday) and 137 (weekend) parking space requirement, forty-eight (48) parking spaces less than the 187 spaces to be provided.

Using a value of 60% (in line with expected operations of the project site) to reduce parking requirements for shared parking yields a requirement of 93 (weekday) and 92 (weekend) parking space requirement, ninety-four (94) parking spaces less than the 187 spaces to be provided.

Conclusion

The Villas at Southbank is a proposed mixed-use senior housing development in Tempe, Arizona. With a mix of land uses including both residential, retail and restaurant, it is expected that much of the traffic to and from this 'non-typical' project site will remain internal.

A project site shared parking (interaction) reduction rate was applied to the vehicle parking requirements to account for the interaction between the various businesses (customers of the development visiting more than one business on a trip to the site). An example would be picking up dry cleaning before going to the bank. With a mix of land uses including residential, retail and restaurant, it is expected that much of the traffic to and from the project site will remain internal. Due to this nature of project site and its expected land uses, a 60% shared (interaction) parking reduction rate was used, which decreased the vehicle parking space requirements to 112 (60%) parking spaces.

The proposed land uses for the Villas at Southbank also have distinct peak parking demand times (banks during the day and restaurants typically during the evening). This allows mixed-use developments to share parking spaces. A peak parking demand analysis (per City of Tempe guidelines) was performed for the project site, with the resulting parking space requirements being further reduced to 93 spaces on the weekdays and 92 parking spaces on the weekends using the 60% shared parking (interaction) reduction.

With more than 50% of the retail, banking, and eating traffic anticipated to be generated by the Villas at Southbank residents, the 187 proposed parking spaces are calculated to be adequate for the project site. Moreover, the project will be providing car and local shuttle services for residents which are expected to further decrease parking needs for the project site by limiting the need for personal vehicles.

By providing valet service it is expected that the project site can optimize on-site parking by placing vehicles on their proper floor, with the option of additional tandem parking, in turn supplying additional parking spaces to further reduce parking needs.

Based on City of Tempe and APA bicycle parking requirements, the Villas at Southbank project will need 189 bicycle parking spaces. The Villas at Southbank is proposing to construct fifty-four (54). Once again, due to the 'senior adult' nature of the project, it is not expected that the project site would have a large demand for bicycle use. Moreover, if the independent living and guest suites are treated similar to the assisted living land use portion of the project site, only thirty (30) bicycle spaces are required for the project site.

Using the information established within the report in regards to parking ratios (**Table 3**), a shared parking (interaction) reduction of 60% (**Table 5**), and peak parking demand for each land use, recommended parking ratios for the project site are shown in **Table 7**. The proposed ratio for multi-family (senior adult housing) includes both 1 and 2 bedroom units, guest units, along with guest parking. The proposed ratio for quality restaurant includes parking for the outdoor portion of the facility.

When used, these ratios indicate a need for 118 vehicle parking spaces as shown in **Table 8**. Approximately thirty (30) of these spaces will be reserved for onsite staff. This difference is due to the assumption that the 93 parking space total shown in **Table 6** does not assume that the peak parking utilization for each land use occurs during the same hour of the day, as shown in the peak parking demand calculations in the appendix. In contrast, the 118 total assumes that the peak utilization for each would occur all during the same hour, an assumption that is not expected to occur.

Table 7 – Calculated Parking Ratios for Villas at Southbank

Land Use	Proposed Parking	Proposed Bicycle Parking
Elder Care (Memory Care and Assisted Living)	0.17 Parking Spaces per bed	0.05 Parking Spaces per bed
Multi-Family (Senior Adult Housing - Independent Living and Guest Suites)	0.24 Parking Spaces per unit	0.05 Parking Spaces per unit
Financial Institution	1 Parking Space per 700 square feet	1 Parking Space per 1,500 square feet*
Dry Cleaners	1 Parking Space per 700 square feet	1 Parking space per 7,500 square feet, 4 min
Spa (Personal Services Establishment)	1 Parking Space per 500 square feet	1 Parking Space per 3,333 square feet***
Quality Restaurant	1 Parking Space per 136.61 square feet	1 Parking Space per 500 square feet
Bread/Donut/Bagel Shop without Drive-Thru Window (Café)	1 Parking Space per 136.61 square feet	1 Parking Space per 500 square feet

* Rates based on Tempe Parking Standards

**Rates based on ITE Parking Standards

*** Rates based on American Planning AssociationParking Standards

Table 8 – Calculated Parking Ratios and Parking Spaces for Villas at Southbank

USE	Vehicle Parking Ratios	Unit (Vehicle)	Total Size	Minimum Parking Spaces Needed	Bicycle Parking Ratios	Unit (Bicycle)	Minimum Bike Parking Spaces Needed
Elder (Memory Care and Assisted Living)	0.17	Per Bed	89	15.13	0.05	Per Bed	4.45
Multi-Family (Senior Adult Housing - Independent Living and Guest Suites - includes 1 and 2 bedroom units, guest units, and guest parking)	0.24	Per Unit	173	41.52	0.05	Per Unit	8.65
Guest Parking (See Multi-Family)							
Financial Institution	1	Per 700 sf	1,400	2.00	1	Per 1,500 sf	0.93
Dry Cleaners	1	Per 700 sf	700	1.00	1	Per 7,500 sf (4 min)	4
Spa (Personal Services Establishment)	1	Per 500 sf	3,000	6.00	1.00	Per 3,333 sf	0.90
Quality Restaurant* (includes indoor portion of facility)	1	Per 137 sf	6,150	44.89	1	Per 500 sf	9.30
Outside Restaurant (See Quality Restaurant)							
Bread/Donut/Bagel Shop without Drive-Thru Window (Café)	1	Per 137 sf	1,030	7.52	1	Per 500 sf	2.06
			Total	**118**			**30**

*Bike - Outdoor portion - 1 parking space per 2,000 sf (amount - 2000 sf)

sf - square feet

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VILLAS AT SOUTHBANK
PARKNG ANALYSIS

ZONE 1

Time	Retail	Bank	Restaurant	Nursing Home	Spa	Eldery Apts	Retail	Bank	Restaurant	Nursing Home	Spa	Eldery Apts	Combined
	Peak Parking Demands (Weekday)						1	5	112	37	15	103	273
7:00	8%	20%	2%	20%	8%	100%	0	1	2	6	1	82	92
8:00	18%	63%	5%	60%	18%	90%	0	3	4	18	2	74	101
9:00	42%	93%	10%	100%	42%	85%	0	4	9	30	5	70	118
10:00	68%	100%	20%	100%	68%	80%	1	4	18	30	8	66	126
11:00	87%	100%	30%	100%	87%	70%	1	4	27	30	10	58	129
12:00	97%	90%	50%	100%	97%	70%	1	4	45	30	12	58	148
1:00	100%	90%	70%	100%	100%	70%	1	4	63	30	12	58	166
2:00	97%	97%	60%	100%	97%	70%	1	4	54	30	12	58	157
3:00	95%	93%	60%	100%	95%	70%	1	4	54	30	11	58	157
4:00	87%	77%	50%	100%	87%	75%	1	3	45	30	10	62	150
5:00	79%	47%	70%	100%	79%	85%	1	2	63	30	9	70	174
6:00	82%	23%	90%	50%	82%	90%	1	1	81	15	10	74	181
7:00	89%	7%	100%	20%	89%	95%	1	0	90	6	11	78	185
8:00	87%	7%	100%	20%	87%	95%	1	0	90	6	10	78	185
9:00	61%	3%	100%	20%	61%	100%	0	0	90	6	7	82	186
10:00	32%	3%	90%	20%	32%	100%	0	0	81	6	4	82	173
11:00	13%	0%	70%	20%	13%	100%	0	0	63	6	2	82	153
12:00	0%	0%	50%	20%	0%	100%	0	0	45	6	0	82	133
								Peak Marking Demand					**186**

ZONE 1

Time	Retail	Bank	Restaurant	Nursing Home	Spa	Eldery Apts	Retail	Bank	Restaurant	Nursing Home	Spa	Eldery Apts	Combined
	Peak Parking Demands (Saturday)						1	5	112	37	15	103	273
7:00	3%	7%	2%	20%	3%	100%	0	0	2	6	0	82	91
8:00	10%	20%	3%	25%	10%	90%	0	1	3	7	1	74	86
9:00	30%	25%	6%	50%	30%	85%	0	1	5	15	4	70	95
10:00	45%	25%	8%	50%	45%	80%	0	1	7	15	5	66	95
11:00	73%	35%	10%	50%	73%	70%	1	1	9	15	9	58	92
12:00	85%	35%	30%	50%	85%	70%	1	1	27	15	10	58	112
1:00	95%	30%	45%	50%	95%	70%	1	1	40	15	11	58	126
2:00	100%	20%	45%	50%	100%	70%	1	1	40	15	12	58	126
3:00	100%	15%	45%	50%	100%	70%	1	1	40	15	12	58	126
4:00	90%	15%	45%	50%	90%	75%	1	1	40	15	11	62	129
5:00	75%	5%	60%	50%	75%	85%	1	0	54	15	9	70	148
6:00	65%	2%	90%	30%	65%	90%	1	0	81	9	8	74	172
7:00	60%	2%	95%	20%	60%	95%	0	0	85	6	7	78	177
8:00	55%	0%	100%	20%	55%	95%	0	0	90	6	7	78	181
9:00	40%	0%	100%	20%	40%	100%	0	0	90	6	5	82	183
10:00	38%	0%	95%	20%	38%	100%	0	0	85	6	5	82	178
11:00	13%	0%	85%	20%	13%	100%	0	0	76	6	2	82	166
12:00	0%	0%	70%	20%	0%	100%	0	0	63	6	0	82	151
								Peak Marking Demand					**183**

NOTES:
The peak parking demand is per the City of Tempe (which is based on the Urban Land Institue guidelines).
A 20% reduction in the parking demand was taken to account for parking interaction (multiple store visits on one vehicle trip to the site, which requires only one parking space).

ATTACHMENT 20

VILLAS AT SOUTHBANK
PARKNG ANALYSIS

			Peak Parking Demands (Weekday)				ZONE 1						
							Retail	Bank	Restaurant	Nursing Home	Spa	Eldery Apts	Combined
Time	**Retail**	**Bank**	**Restaurant**	**Nursing Home**	**Spa**	**Eldery Apts**	**1**	**5**	**112**	**37**	**15**	**103**	**273**
7:00	8%	20%	2%	20%	8%	100%	0	1	1	4	1	62	69
8:00	18%	63%	5%	60%	18%	90%	0	2	3	13	2	56	76
9:00	42%	93%	10%	100%	42%	85%	0	3	7	22	4	53	88
10:00	68%	100%	20%	100%	68%	80%	0	3	13	22	6	49	95
11:00	87%	100%	30%	100%	87%	70%	1	3	20	22	8	43	97
12:00	97%	90%	50%	100%	97%	70%	1	3	34	22	9	43	111
1:00	100%	90%	70%	100%	100%	70%	1	3	47	22	9	43	125
2:00	97%	97%	60%	100%	97%	70%	1	3	40	22	9	43	118
3:00	95%	93%	60%	100%	95%	70%	1	3	40	22	9	43	118
4:00	87%	77%	50%	100%	87%	75%	1	2	34	22	8	46	113
5:00	79%	47%	70%	100%	79%	85%	0	1	47	22	7	53	131
6:00	82%	23%	90%	50%	82%	90%	0	1	60	11	7	56	136
7:00	89%	7%	100%	20%	89%	95%	1	0	67	4	8	59	139
8:00	87%	7%	100%	20%	87%	95%	1	0	67	4	8	59	139
9:00	61%	3%	100%	20%	61%	100%	0	0	67	4	5	62	139
10:00	32%	3%	90%	20%	32%	100%	0	0	60	4	3	62	130
11:00	13%	0%	70%	20%	13%	100%	0	0	47	4	1	62	115
12:00	0%	0%	50%	20%	0%	100%	0	0	34	4	0	62	100
								Peak Marking Demand					**139**

			Peak Parking Demands (Saturday)				ZONE 1						
							Retail	Bank	Restaurant	Nursing Home	Spa	Eldery Apts	Combined
Time	**Retail**	**Bank**	**Restaurant**	**Nursing Home**	**Spa**	**Eldery Apts**	**1**	**5**	**112**	**37**	**15**	**103**	**273**
7:00	3%	7%	2%	20%	3%	100%	0	0	1	4	0	62	68
8:00	10%	20%	3%	25%	10%	90%	0	1	2	6	1	56	65
9:00	30%	25%	6%	50%	30%	85%	0	1	4	11	3	53	71
10:00	45%	25%	8%	50%	45%	80%	0	1	5	11	4	49	71
11:00	73%	35%	10%	50%	73%	70%	0	1	7	11	7	43	69
12:00	85%	35%	30%	50%	85%	70%	1	1	20	11	8	43	84
1:00	95%	30%	45%	50%	95%	70%	1	1	30	11	9	43	95
2:00	100%	20%	45%	50%	100%	70%	1	1	30	11	9	43	95
3:00	100%	15%	45%	50%	100%	70%	1	0	30	11	9	43	95
4:00	90%	15%	45%	50%	90%	75%	1	0	30	11	8	46	97
5:00	75%	5%	60%	50%	75%	85%	0	0	40	11	7	53	111
6:00	65%	2%	90%	30%	65%	90%	0	0	60	7	6	56	129
7:00	60%	2%	95%	20%	60%	95%	0	0	64	4	5	59	133
8:00	55%	0%	100%	20%	55%	95%	0	0	67	4	5	59	136
9:00	40%	0%	100%	20%	40%	100%	0	0	67	4	4	62	137
10:00	38%	0%	95%	20%	38%	100%	0	0	64	4	3	62	134
11:00	13%	0%	85%	20%	13%	100%	0	0	57	4	1	62	125
12:00	0%	0%	70%	20%	0%	100%	0	0	47	4	0	62	113
								Peak Marking Demand					**137**

NOTES:
The peak parking demand is per the City of Tempe (which is based on the Urban Land Institue guidelines).
A 40% reduction in the parking demand was taken to account for parking interaction (multiple store visits on one vehicle trip to the site, which requires only one parking space).

ATTACHMENT 21

VILLAS AT SOUTHBANK
PARKNG ANALYSIS

ZONE 1

Time	Retail	Bank	Restaurant	Nursing Home	Spa	Eldery Apts	Retail	Bank	Restaurant	Nursing Home	Spa	Eldery Apts	Combined
	Peak Parking Demands (Weekday)						1	5	112	37	15	103	273
7:00	8%	20%	2%	20%	8%	100%	0	0	1	3	0	41	46
8:00	18%	63%	5%	60%	18%	90%	0	1	2	9	1	37	51
9:00	42%	93%	10%	100%	42%	85%	0	2	4	15	3	35	59
10:00	68%	100%	20%	100%	68%	80%	0	2	9	15	4	33	63
11:00	87%	100%	30%	100%	87%	70%	0	2	13	15	5	29	65
12:00	97%	90%	50%	100%	97%	70%	0	2	22	15	6	29	74
1:00	100%	90%	70%	100%	100%	70%	0	2	31	15	6	29	83
2:00	97%	97%	60%	100%	97%	70%	0	2	27	15	6	29	79
3:00	95%	93%	60%	100%	95%	70%	0	2	27	15	6	29	78
4:00	87%	77%	50%	100%	87%	75%	0	2	22	15	5	31	75
5:00	79%	47%	70%	100%	79%	85%	0	1	31	15	5	35	87
6:00	82%	23%	90%	50%	82%	90%	0	0	40	7	5	37	91
7:00	89%	7%	100%	20%	89%	95%	0	0	45	3	5	39	93
8:00	87%	7%	100%	20%	87%	95%	0	0	45	3	5	39	93
9:00	61%	3%	100%	20%	61%	100%	0	0	45	3	4	41	93
10:00	32%	3%	90%	20%	32%	100%	0	0	40	3	2	41	87
11:00	13%	0%	70%	20%	13%	100%	0	0	31	3	1	41	76
12:00	0%	0%	50%	20%	0%	100%	0	0	22	3	0	41	67
								Peak Marking Demand					**93**

ZONE 1

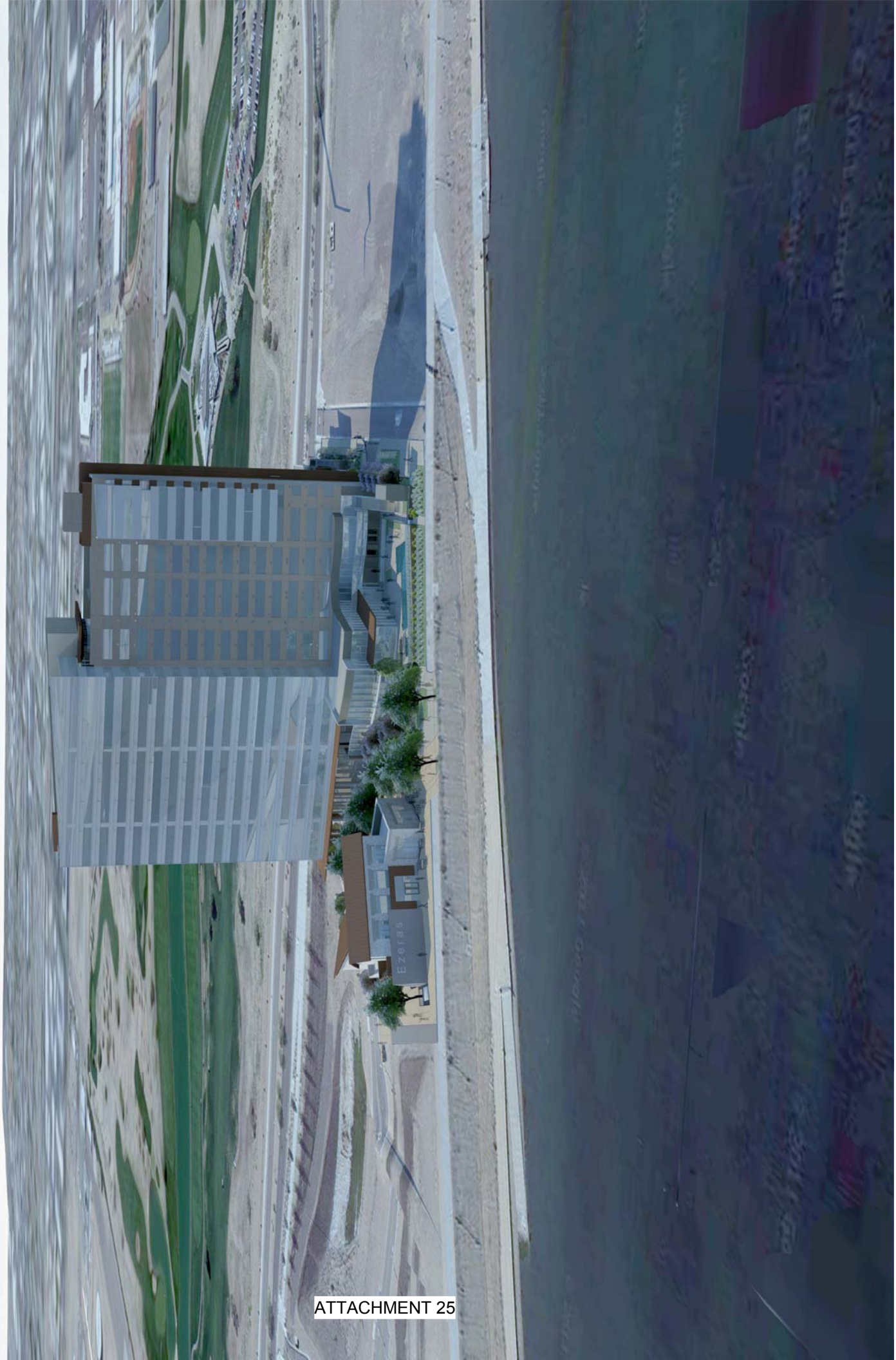
Time	Retail	Bank	Restaurant	Nursing Home	Spa	Eldery Apts	Retail	Bank	Restaurant	Nursing Home	Spa	Eldery Apts	Combined
	Peak Parking Demands (Saturday)						1	5	112	37	15	103	273
7:00	3%	7%	2%	20%	3%	100%	0	0	1	3	0	41	45
8:00	10%	20%	3%	25%	10%	90%	0	0	1	4	1	37	43
9:00	30%	25%	6%	50%	30%	85%	0	1	3	7	2	35	48
10:00	45%	25%	8%	50%	45%	80%	0	1	4	7	3	33	47
11:00	73%	35%	10%	50%	73%	70%	0	1	4	7	4	29	46
12:00	85%	35%	30%	50%	85%	70%	0	1	13	7	5	29	56
1:00	95%	30%	45%	50%	95%	70%	0	1	20	7	6	29	63
2:00	100%	20%	45%	50%	100%	70%	0	0	20	7	6	29	63
3:00	100%	15%	45%	50%	100%	70%	0	0	20	7	6	29	63
4:00	90%	15%	45%	50%	90%	75%	0	0	20	7	5	31	65
5:00	75%	5%	60%	50%	75%	85%	0	0	27	7	5	35	74
6:00	65%	2%	90%	30%	65%	90%	0	0	40	4	4	37	86
7:00	60%	2%	95%	20%	60%	95%	0	0	43	3	4	39	89
8:00	55%	0%	100%	20%	55%	95%	0	0	45	3	3	39	90
9:00	40%	0%	100%	20%	40%	100%	0	0	45	3	2	41	92
10:00	38%	0%	95%	20%	38%	100%	0	0	43	3	2	41	89
11:00	13%	0%	85%	20%	13%	100%	0	0	38	3	1	41	83
12:00	0%	0%	70%	20%	0%	100%	0	0	31	3	0	41	76
								Peak Marking Demand					**92**

NOTES:
The peak parking demand is per the City of Tempe (which is based on the Urban Land Institue guidelines).
A 60% reduction in the parking demand was taken to account for parking interaction (multiple store visits on one vehicle trip to the site, which requires only one parking space).

ATTACHMENT 22

ATTACHMENT 23

ATTACHMENT 24



ATTACHMENT 25

AMENDED PLANNED AREA DEVELOPMENT OVERLAY
FOR
VILLAS AT SOUTHBANK

PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
1122 EAST VISTA DEL LAGO
TEMPE, AZ

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS, THE _____ DAY OF _____, 2012, BEFORE ME, _____, WHO ACKNOWLEDGED HISSELF/HERSELF TO BE THE AUTHORIZED AGENT OF: MDT DEVELOPMENT PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY CORPORATION, AND ACKNOWLEDGED THE HE/SHE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

BY: _____

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

PIER 202 – AMENDED AS DESCRIBED IN BOOK 949 AT PAGE 48, MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA

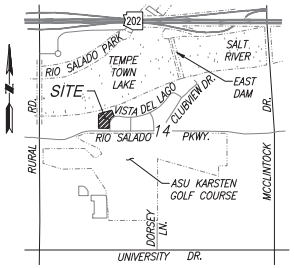
OWNER

MDT DEVELOPMENT PARTNERS, LLC
41601 NORTH PINION HILLS COURT
ANTHEM, AZ 85086
CONTACT: JIM MITCHELL

LOT #	PHASE ONE 1	9	6	5	4	SUBTOTAL	PARKING RATIOS
SITE AREA (AC)	3.10	3.60	3.34	2.78	1.20	14.02	
INFRASTRUCTURE (AC)							
BUILDING COVERAGE (AC)	2.22	2.48	2.34	1.70	0..52	9.26	
LANDSCAPE COVERAGE (%)	28.40	31	29	39	55		
BUILDING HEIGHT	186'-6"	309'-6"	291'-6"	251'-8"	233'-6"		
WEST SETBACK	15'-4"	26'-6"	5'-0"	30'-11"	44'-9"		
EAST SETBACK	31'-0"	16'-0"	90'-0"	18'-10"	23'-10"		
NORTH SETBACK	31'-0"	23'-0"	31'-5"	34'-3"	22'-0"		
SOUTH SETBACK	31'-0"	50'-0"	22'-6"	20'-6"	23'-3"		
BUILDING AREA (KSF)	419.50	630.80	572.90	327.50	137.50	2,088.20	
RESIDENTIAL (UNITS)	105	384	302	–	79	870	
PARKING REQ'D – TEMPE	184	672	529	–	138	1,523	CITY 1.75/UNITS
PARKING REQ'D – WPC	194	710	559	–	146	1,610	WPC 1.85/UNITS
OFFICE (KSF)	230	–	–	–	–	230	
PARKING REQ'D – TEMPE	766	–	–	–	–	766	CITY 3.33/KSF
PARKING REQ'D – WPC	771	–	–	–	–	771	WPC 3.35/KSF
RETAIL (KSF)	17	13	15	7	–	52	
PARKING REQ'D – TEMPE	57	43	50	25	–	175	CITY 3.33/KSF
PARKING REQ'D – WPC	52	40	46	23	–	160	WPC 3.06/KSF
HOTEL GUEST (ROOMS)	–	–	–	285	–	285	
PARKING REQ'D – TEMPE	–	–	–	285	–	285	CITY 1.00/ROOM
PARKING REQ'D – WPC	–	–	–	141	–	141	WPC 0.50/ROOM
HOTEL MTG ROOMS (KSF)	–	–	–	20	–	20	
PARKING REQ'D – TEMPE	–	–	–	156	–	156	CITY 8.00/KSF
PARKING REQ'D – WPC	–	–	–	86	–	86	WPC 4.39/KSF
RESTAURANT/LOUNGE (KSF)	7	15	5	17	–	44	
PARKING REQ'D – TEMPE	93	200	68	220	–	581	CITY 13.33/KSF
PARKING REQ'D – WPC	65	140	47	154	–	407	WPC 9.36/KSF
HOTEL/SPA FITNESS CTR. (KSF)	–	–	–	15	–	15	
PARKING REQ'D – TEMPE	–	–	–	120	–	120	CITY 8.00/KSF
PARKING REQ'D – WPC	–	–	–	29	–	29	WPC 1.96/KSF
PARKING REQ'D – TEMPE	1,100	915	647	806	138	3,606	
PARKING REQ'D – WPC	1,082	891	652	433	146	3,204	
GARAGE PKG. PROVIDED	1,124	1,077	680	565	146	3,592	
TANDEM STALLS	108	84	100	78	20	390	
COMPACT STALLS		72				72	
SURPLUS/(DEFICIT) – TEMPE	24	162	33	(241)	8	(14)	
SURPLUS/(DEFICIT) – WPC	42	186	28	132	(0)	388	
ABOVE GRADE	2	2	2				
BELOW GRADE	3	3	2	3	2		

LOT #	PHASE ONE 3	VEHICLE PARKING	BICYCLE PARKING	VEHICLE PARKING RATIOS	BICYCLE PARKING RATIOS
SITE AREA (AC)	2.23				
INFRASTRUCTURE (AC)					
BUILDING COVERAGE (AC)	0.95				
LANDSCAPE COVERAGE (%)	16				
BUILDING HEIGHT	211'-0"				
WEST SETBACK	1'-0"				
EAST SETBACK	9'-0"				
NORTH SETBACK	16'-0"				
SOUTH SETBACK	25'-0"				
BUILDING AREA (KSF)	367.90				
ASSISTED LIVING – MEMORY CARE AND ASSISTED LIVING (BEDS)		89	89		
PARKING REQ'D		15	4	0.17/BED	0.05/BED
SENIOR ADULT HOUSING – INDEPENDENT LIVING & GUEST SUITES (UNITS)		177	177		
PARKING REQ'D		43	9	0.24/UNIT	0.05/UNIT
FINANCIAL INSTITUTION (SQUARE FEET)		1,400	1,400		
PARKING REQ'D		2	1	1/700 SF	1/1,500 SF*
DRY CLEANERS (SQUARE FEET)		700	700		
PARKING REQ'D		1	4	1/700 SF	1/7,500 SF 4 MIN (INDOOR RET.)**
SPA – PERSONAL SERVICES ESTABLISHMENT (SQUARE FEET)		3,000	3,000		
PARKING REQ'D		6	4	0.4/200 SF	1/7,500 SF*** 4 MIN
QUALITY RESTAURANT (SQUARE FEET)		6,150	6,150		
PARKING REQ'D		45	12	7.32/1,000 SF	1/500 SF
BREAD/DONUT/BAGEL SHOP W/O DRIVE-THRU WINDOW – CAFE (SQUARE FEET)		1,030	1,030		
PARKING REQ'D		8	1	7.32/1,000 SF	1/2,000 SF
PARKING REQ'D		120	35		
PARKING REQ'D GIVEN PEAK HOURS NOT HAPPENING AT THE SAME TIME.		93			
GARAGE PKG./BICYCLE PKG. PROVIDED		187	54		
TANDEM STALLS		75			
COMPACT STALLS					
SURPLUS/(DEFICIT)		94	19		
ABOVE GRADE			54		
BELOW GRADE		187			

*RATES BASED ON TEMPE PARKING STANDARDS
**RATES BASED ON ITE PARKING STANDARDS
***RATES BASED ON AMERICAN PLANNING ASSOCIATION PARKING STANDARDS



VICINITY MAP:
SCALE: NTS

CONDITIONS OF APPROVAL: PAD 07003

1. THE PLANNED AREA DEVELOPMENT OVERLAY FOR PIER 202 SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICE DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
2. THE PAD OF PIER 202 SHALL ADHERE TO SETBACK REQUIREMENTS FOR FLOOD CONTROL INCLUDING THE TOWN LAKE RE-CIRCULATION WELL EASEMENTS, PURSUANT TO SECTION 5-104 OF THE ZONING AND DEVELOPMENT CODE.
3. A SUBDIVISION PLAT/CONDOMINIUM PLAT IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS. THE SUBDIVISION PLAT SHALL REQUIRE THE ESTABLISHMENT OF A 25' EASEMENT FOR NUISANCE WATER PIPELINE THROUGH THE EAST END OF THE SITE.
4. A PARKING AFFIDAVIT SHALL BE FILED WITH THE DEVELOPMENT SERVICES DEPARTMENT FOR THE USE OF SHARED PARKING SUPPORTED BY THE PARKING ANALYSIS. ANY CHANGE OR INTENSIFICATION OF PROPOSED USES REQUIRING ADDITIONAL PARKING GREATER THAN PROPOSED, A REVISED PARKING MODEL SHALL BE SUBMITTED.
5. BUILDINGS PROPOSED FOR RESIDENTIAL USE SHALL DESIGNATE TANDEM PARKING SPACES FOR THE RESIDENTIAL TENANTS. DISTRIBUTION OF PARKING ALLOCATION SHALL BE IDENTIFIED WITHIN THE CONDOMINIUM CC&R'S.

APPROVAL

BY:_____
DEVELOPMENT SERVICES

DATE_____

DRAFT

HUBBARD ENGINEERING
1640 S. Stapley Dr.
Suite 127
Mesa, AZ 85204
Ph: 480.892.3313
www.hubbardengineering.com

PAD COVER SHEET
VILLAS AT SOUTHBANK
THIS IS A PORTION OF THE NORTHWEST QUARTER OF SECTION 14 TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, CITY OF TEMPE, ARIZONA

811 Call before you dig. 1.800.STAKE.IT 602.263.1100

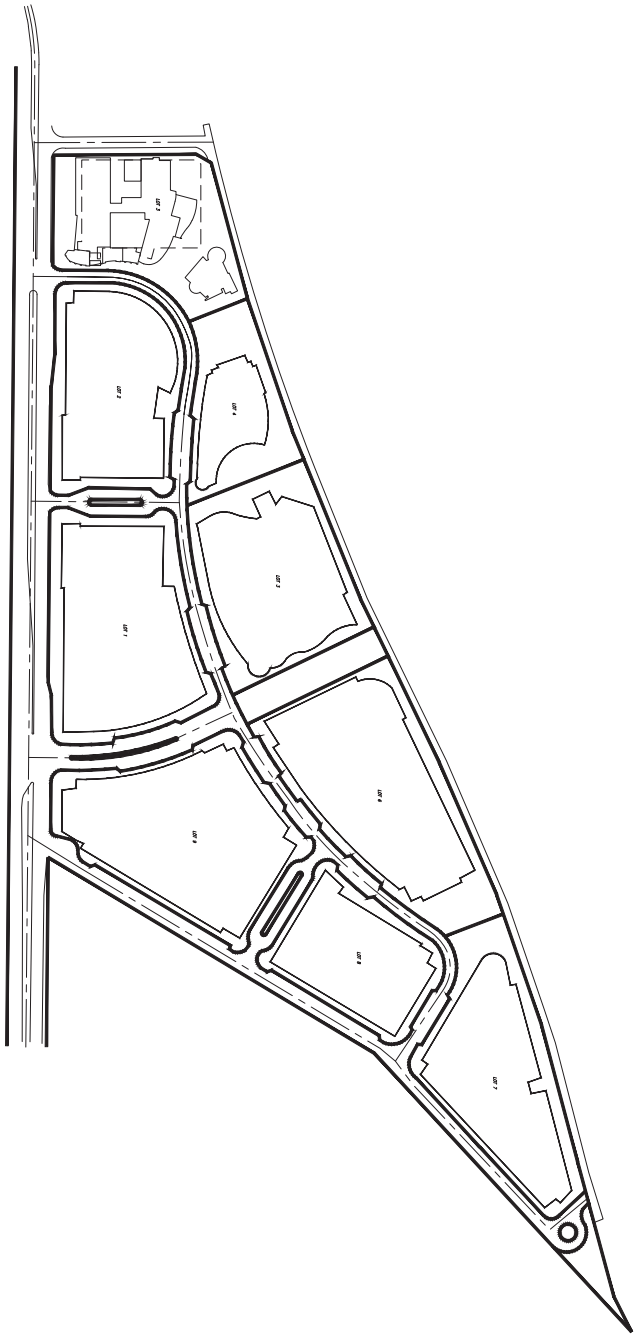
Project No. 12103	Date 4/4/12
Project Mgr B. KITCHEN	Project Eng. G. MILLETT P.E.

SHT: 1 OF 2
DS# EN# 1122 EAST VISTA DEL LAGO

ATTACHMENT 26

P:\12103\Dwg\PLAN SETS\PAD\PAD COS1.dwg Apr 10, 2012 - 5:03pm hubbard23

\\Server\projects\12103\Dwg\PLAN SETS\PAD\PAD CS02.dwg Apr 04, 2012 - 9:50am Hubbard23



Project No.	Date
12103	4/4/12
Project Mgr	Project Eng.
B. KITCHEN	G. MILLETT P.E.

SHT. 2 OF 2

Call before you dig.
1.800.STAKE IT
602.263.1100
Drawing signed per AZBTR

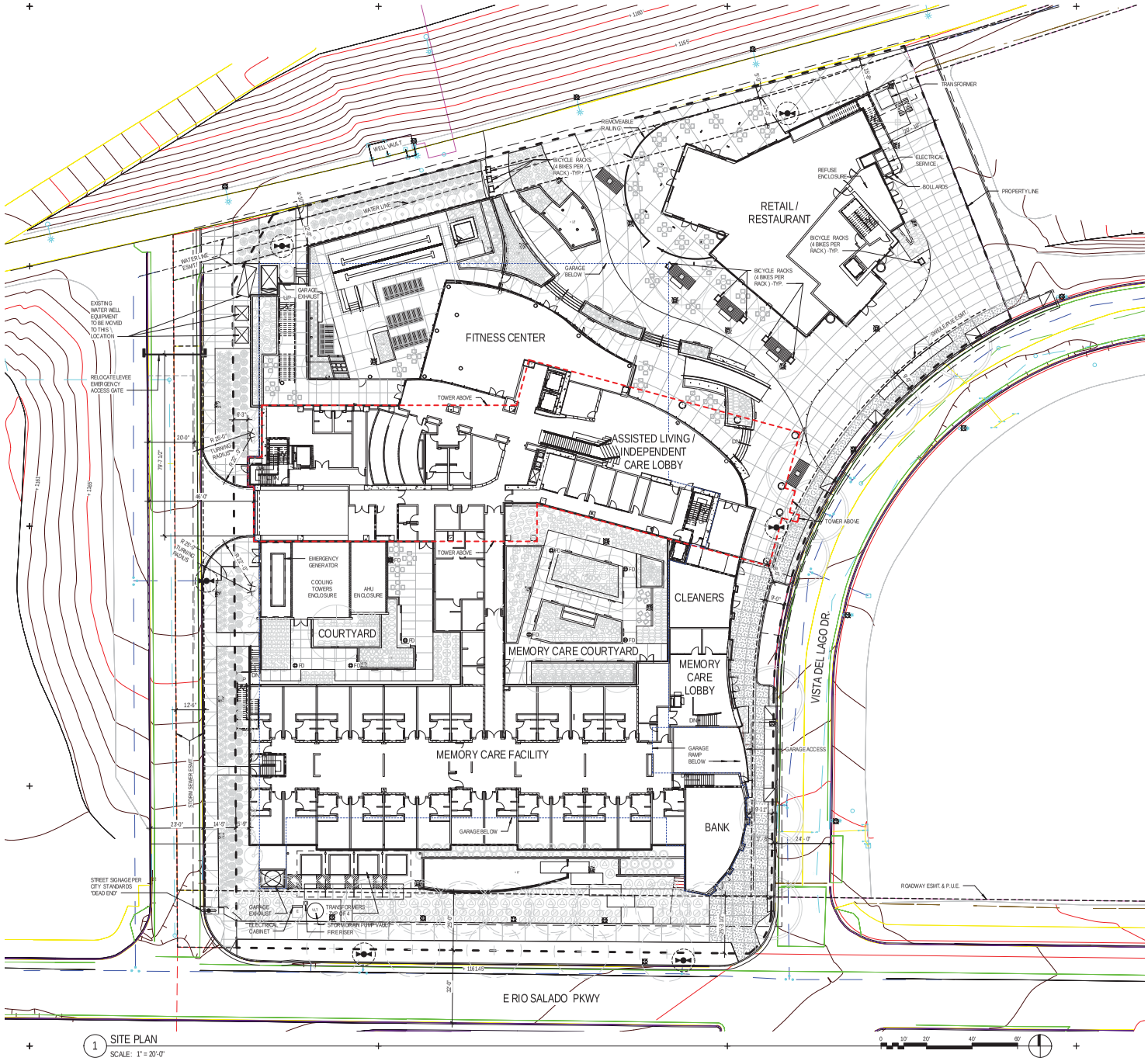
PAD EXHIBIT

VILLAS AT SOUTHBANK

THIS IS A PORTION OF THE NORTHWEST QUARTER OF SECTION 14
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, CITY OF TEMPE, ARIZONA

HUBBARD ENGINEERING
www.hubbardengineering.com
1840 S. Stapley Dr.
Suite 137
Mesa, AZ 85204
Ph: 480.892.3313

DS# EN# 1122 EAST VISTA DEL LAGO



1 SITE PLAN
SCALE: 1" = 20'-0"

THE VILLAS AT SOUTH BANK @ ASU PROJECT DATA

A. SUBMITTED BY: MDT DEVELOPMENT PARTNERS, LLC
41601 NORTH PINION HILLS COURT
ANTHEM, AZ 85086
TEL: 623.537.7993
FAX: 866.547.4363
CONTACT: JIM MITCHELL, PRESIDENT

B. PROJECT NAME: THE VILLAS AT SOUTH BANK

C. SITE ADDRESS: 1122 EAST VISTA DEL LAGO DR.
TEMPE, ARIZONA 85281

D. SCOPE OF WORK:

A 2 STORY RETAIL BLDG. AND A MAIN BLDG. CONSISTING OF ONE STORY MEMORY CARE FACILITY CONNECTED TO A 15 LEVEL APARTMENT TOWER OVER TWO STORIES OF AMENITY AND SUPPORT SERVICES, OVER 2 STORIES OF SUBTERRANEAN PARKING.

E. USE PERMITS: 1. TANDEM PARKING

F. LOCATION MAP: REFER TO VICINITY MAP BELOW

G. BAR SCALE & NORTH ARROW: REFER TO SITE PLAN

H. LEGAL DESCRIPTION:

LOT #3, PIER 202 - AMENDED ACCORDING TO BOOK 949 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA.

I. PROPERTY LINES, EASEMENTS AND SET BACKS, FULLY DIMENSION: REFER TO SITE PLAN

J. PARCEL SIZE: 96,956 SQ. FT. (2.226 ACRES)
PARCEL APN: 132-32-017

K. GENERAL PLAN 2030 PROJECTED LAND USE & PROJECTED DENSITY:
LIVEWORK MIXED-USE
HIGH DENSITY (> than 25 dc/ac)

L. ZONING: MU-4 (PAD) - RIO SALADO OVERLAY DISTRICT

M. BUILDING AREA: 367,896 GSF. (INCLUDES SUBTERRANEAN PARKING)
PERCENTAGE OF LOT COVERAGE: 42.7%
HEIGHT OF BUILDING: 211'-0" (TO TOP OF MECH. SCREEN WALL)
NUMBER OF STORIES: 17 ABOVE GRADE
+ 2 SUBTERRANEAN

N. TYPE OF CONSTRUCTION: 1A - MAIN BUILDING
5B - 2 STORY RETAIL BUILDING

O. AUTOMATIC EXTINGUISHING SYSTEM PER CITY OF TEMPE IBC:
TO BE PROVIDED AT BOTH BUILDINGS

P. RESIDENTIAL DENSITY:

MEMORY CARE	24
ASSISTED LIVING	65
GUEST UNITS	04
STUDIOS	25
1 BR	75
2 BR 1BA	59
2 BR 2BA	10
TOTAL # OF UNITS	262

DENSITY (du/ac) 262/2.226 = 117.7

Q. PARKING FOR MOTOR VEHICLES AND BICYCLES:
MOTOR VEHICLES PROVIDED 187 (SUBTERRANEAN PARKING)
BICYCLES PROVIDED 36 AT GRADE & 17 AT PARKING GARAGE
- REFER TO LEVEL B2 FOR REQUIRED PARKING ANALYSIS
- REFER TO LEVEL B1 FOR PROVIDED PARKING SUMMARY

R. LANDSCAPE AREA ON SITE:

OVERALL SITE AREA 96,956 Sq. Ft.

SITE LANDSCAPE AREA 16,716 Sq. Ft. (Percentage of Overall Site – 17.2%) (Does not include interior Courtyards)

SITE HARDSCAPE AREA 38,610 Sq. Ft. (Percentage of Overall Site – 39.8%) (Does not include interior Courtyards)

INTERIOR COUTYARD HARDSCAPE 3,439 Sq. Ft.
INTERIOR COUTYARD LANDSCAPE 4,290 Sq. Ft.

S. FIRE HYDRANT: REFER TO SITE PLAN

T. REFUSE ENCLOSURES: REFER TO SITE PLAN

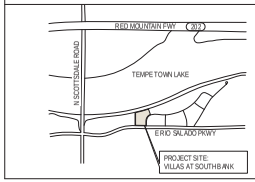
U. STREET DIMENSIONS: REFER TO SITE PLAN

V. STORM DRAINS, SEWER LINES, WATER LINES, FIRE DEPT. CONNECTION, AND HYDRANTS: REFER TO CIVIL PLAN

W. PROPOSED RETENTION AREA FOR 100 YEAR, ONE HOUR STORM: REFER TO CIVIL ENGINEER'S LETTER

X. BIKE RACKS NEAR MAIN BUILDING ENTRANCE: REFER TO SITE PLAN

VICINITY MAP



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phone 619.239.2353 | fax 619.239.6227

THE VILLAS AT SOUTHBANK

1122 EAST VISTA DEL LAGO, TEMPE, ARIZONA 85281

04-23-2012 REVISED PLANNING SUBMITTAL
04-03-2012 REVISED PLANNING SUBMITTAL
03-05-2012 PLANNING SUBMITTAL
02-13-2012 PRELIMINARY SITE REVIEW

ISSUES:

PRELIMINARY NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
CERTIFICATE NO. 36917
MICHAEL J. CARRIER
ARIZONA U.S.A.

PROJECT NO: 5162.00

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CHECKED BY: Checker

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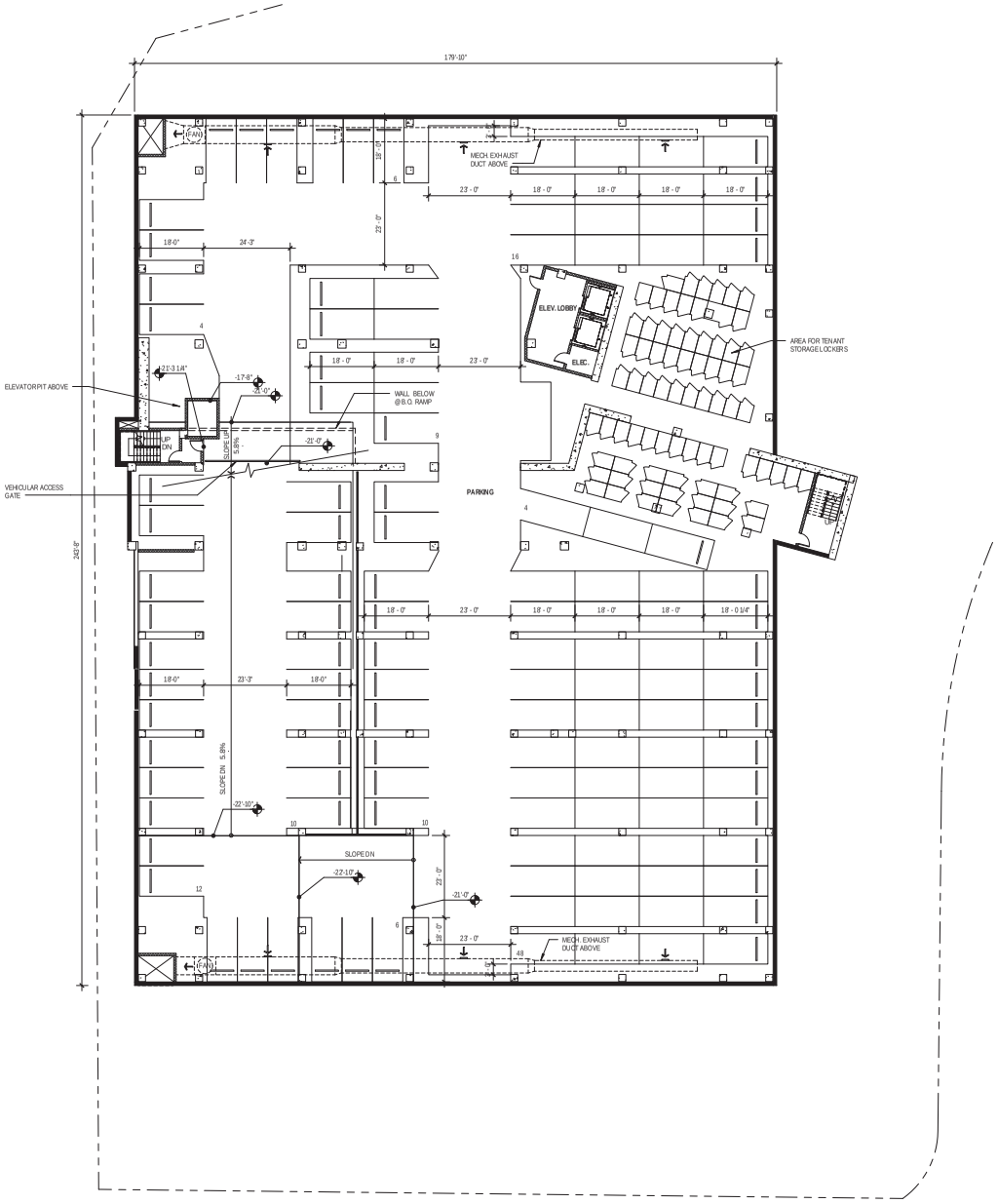
ATTACHMENT 29



1 B2 LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

REQUIRED PARKING

Table 2 – Parking Requirements Used for Villas at Southbank

Land Use	Required Parking	Required Bicycle Parking*
Assisted Living (Memory Care and Assisted Living)**	.41 parking spaces per bed	0.05 parking spaces per bed
Senior Adult Housing (Independent Living and Guest Suites)**	.59 Parking spaces per unit	0.05 Parking spaces per unit
Financial Institution*	1 Parking space per 300 square feet	1 Parking space per 3000 square feet
Dry Cleaners**	1.4 Parking space per 1,000 square feet	1 Parking space per 10,000 square feet, 2 Minimum (indoor retail)
Spa (Personal Services Establishment***)	1 parking space per 200 square feet	0.3 parking space per 1,000 square feet***
Quality Restaurant**	16.41 per 1,000 square feet	1 parking space per 1,000 square feet
Bread/Donut/Bagel Shop without Drive-Thru Window (Café)**	9.78 per 1,000 square feet	1 parking space per 1,000 square feet

* Rates based on Tempe Parking Standards
** Rates based on ITE Parking Standards
*** Rates based on American Planning Association Parking Standards

Table 3 – Parking Requirements per each Land Use

USE	Total Size	Minimum Parking Spaces Needed	Minimum Bike Parking Spaces Needed
Assisted Living (Memory Care and Assisted Living)	89	37	5
Senior Adult Housing (Independent Living and Guest Suites)	173	103	9
Financial Institution	1,400	5	1
Dry Cleaners	700	1	2
Spa (Personal Services Establishment)	3,000	15	1
Quality Restaurant	6,150	101	7
Bread/Donut/Bagel Shop without Drive-Thru Window (Café)	1,030	11	2
	Total	**273**	**27**

Table 4 – Shared Parking (Interaction) Reduction

USE	Minimum Parking Spaces Needed	Reduced Parking (20% Shared)	Reduced Parking (40% Shared)	Reduced Parking (60% Shared)
Assisted Living (Memory Care and Assisted Living)	37	30	23	15
Senior Adult Housing (Independent Living and Guest Suites)	103	83	62	42
Financial Institution	5	4	3	2
Dry Cleaners	1	1	1	1
Spa (Personal Services Establishment)	15	12	9	6
Quality Restaurant	101	81	61	41
Bread/Donut/Bagel Shop without Drive-Thru Window (Café)	11	9	7	5
Total	**273**	**220**	**166**	**112**

Table 5 – Peak Parking Demand

USE	60% Shared Parking (Interaction) Reduction	
	Weekday	Saturday
Villas At Southbank Nursing Home Eldery Apartments Bank Retail Health Club/Spa Restaurant	92	90
Total	**92**	**90**

Table 6 – Calculated Parking Ratios for Villas at Southbank

Land Use	Proposed Parking	Proposed Bicycle Parking
Assisted Living (Memory Care and Assisted Living)	.17 parking spaces per bed	0.02 parking spaces per bed
Senior Adult Housing (Independent Living and Guest Suites)	.24 Parking spaces per unit	0.02 Parking spaces per unit
Financial Institution	1 Parking space per 700 square feet	1 Parking space per 3,000 square feet*
Dry Cleaners	1 Parking space per 700 square feet	1 Parking space per 10,000 square feet, 2 Minimum (indoor retail)**
Spa (Personal Services Establishment)	1 parking space per 500 square feet	0.3 parking space per 1,000 square feet***
Quality Restaurant	7.32 per 1,000 square feet	0.49 parking space per 1,000 square feet
Bread/Donut/Bagel Shop without Drive-Thru Window (Café)	7.32 per 1,000 square feet	0.97 parking space per 1,000 square feet

* Rates based on Tempe Parking Standards
**Rates based on ITE Parking Standards
*** Rates based on American Planning Association Parking Standards

TABLES REFERENCED FROM:
"PARKING ANALYSIS, VILLAS AT SOUTHBANK, REVISED 3 APRIL 2012"
PREPARED BY SOUTHWEST TRAFFIC ENGINEERING, LLC

SCALE: 1/16" = 1'-0"
0 16 32 48 64

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THE VILLAS AT SOUTHBANK

1122 EAST VISTA DEL LAGO, TEMPE, ARIZONA 85281

04-03-2012 REVISED PLANNING SUBMITTAL
03-05-2012 PLANNING SUBMITTAL
02-13-2012 PRELIMINARY SITE REVIEW

ISSUES:

PRELIMINARY NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
CERTIFICATE NO. 36917
MICHAEL J. CARRIER
ARIZONA, U.S.A.

PROJECT NO: 5162.00

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B2 LEVEL FLOOR PLAN

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SA2.B2

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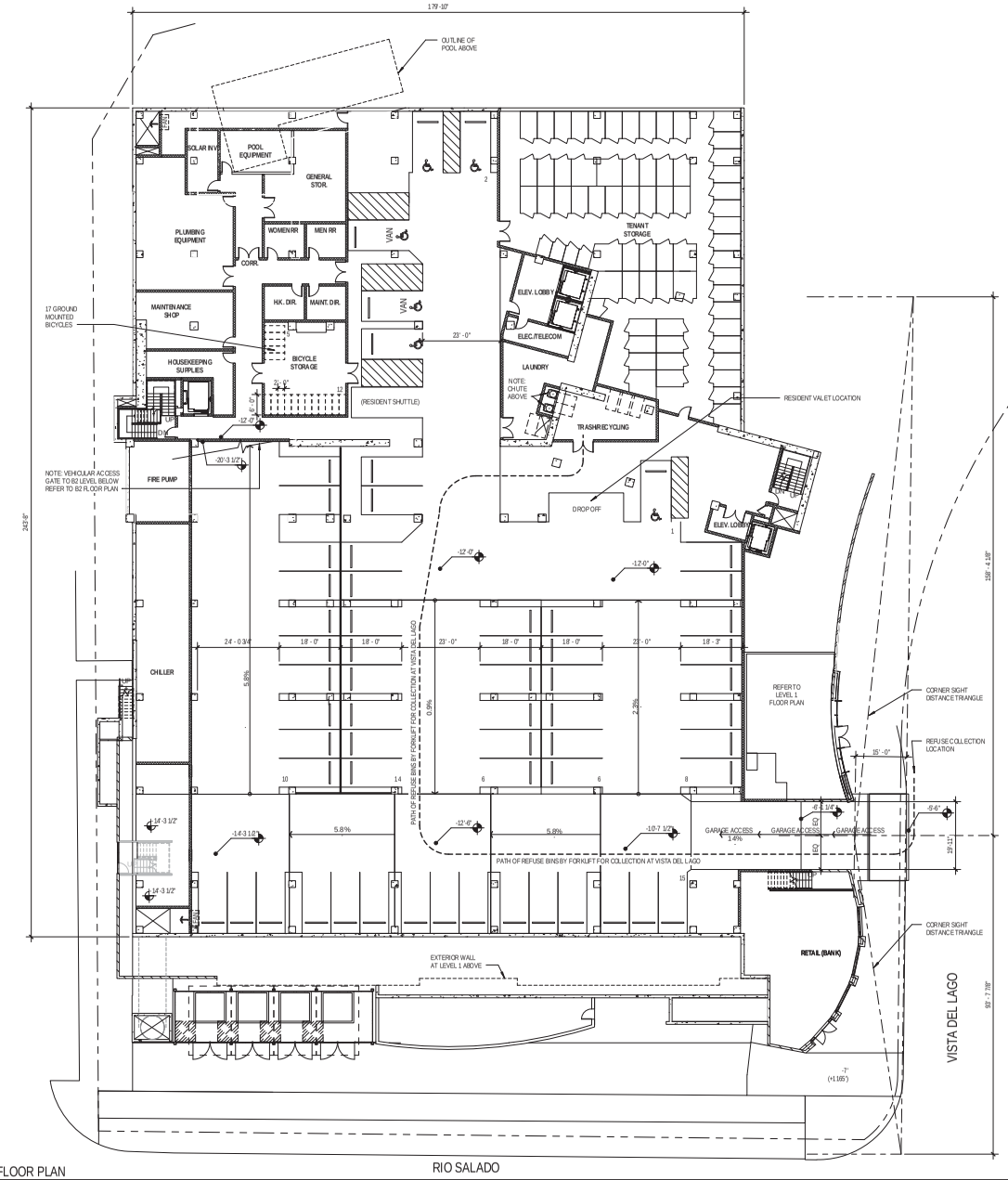

1 B1 LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

REFUSE COLLECTION APPROACH:

The Villas at South-Bank is a uniquely programmed Senior Living Experience consisting of 262 luxury living units based upon a Signature "On Campus Senior Living Environment" model. The residents will enjoy a number of lifestyle options ranging from independent Care (IC) to Assisted Living (ALF), and secured Memory Care (ALZ). All resident regardless of which option best fits their needs will have full access to all amenities. Coupled with this truly unique program is a host of supportive retail venues designed to enhance the lifestyle of our residents and the neighboring community and campus; banking facilities, 24 hour resident valet parking, Day Spa and Salon with a full array of services, Coffee and Bakery retail, Dry Cleaner, 5-star lakefront dining, and a fitness facility that is dedicated to senior living.

While this project is primarily residential, it does contain several commercial uses and is operated more as a commercial facility rather than purely residential. As such the refuse recycle / collection plan is based on using a commercial refuse collection company that serves the area such as Waste Management or other to assist with the disposal. Due to the unique Mixed-use environment and site limitations, the garbage / refuse collection will require an alternative approach as subsequently outlined.

The ASU Villas at South Bank residential refuse will be handled via the trash room and chute that is centrally located in the tower structure. The trash chute is vertically connected at all floors and terminates in the trash / recycling room at the B-1 level and noted on the plan as room B104. All other areas of the building with the exception of the ancillary Retail / Restaurant building will also utilize the trash chute and the B-1 level trash / recycling room. The refuse would then be collected, sorted to separate recycling materials from other waste, compacted and placed into larger transportable trash bins for collection within the B-1 level trash / recycling room. While it would be optimum to have access to the loading /service dock from the trash / recycle room, the slope of the site and the building layout does not allow this to be achievable. As such, the waste bins for collection would be handled by the building operator via forklift and brought to the parking garage entry for collection by the collection service provider. The timing of the waste bin collection would be closely coordinated with the refuse collection company for removal from the site. It is envisioned that the timing of this would be early morning and that the frequency would need to be monitored and adjusted as the building population increases or changes over time. Please reference the attached plan for further information on layout and location.

PARKING SUMMARY (PROVIDED)

VEHICULAR

LEVEL	HC VAN	HC	STANDARD	TANDEM	TOTAL
STREET	0	0	0	0	0
B1	2	4	56	0	62
B2 (VALET)	0	0	50	75	125
TOTAL	2	4	106	75	187

BICYCLE

LEVEL	TOTAL
STREET	36
B1	17
B2	0
TOTAL	53

SCALE: 1/16" = 1'-0"
0 16 32 48 64

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THE VILLAS AT SOUTHBANK

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02-13-2012 PRELIMINARY SITE REVIEW

ISSUES:

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REGISTERED ARCHITECT
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MICHAEL
ARIZONA U.S.A.

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B1 LEVEL FLOOR PLAN

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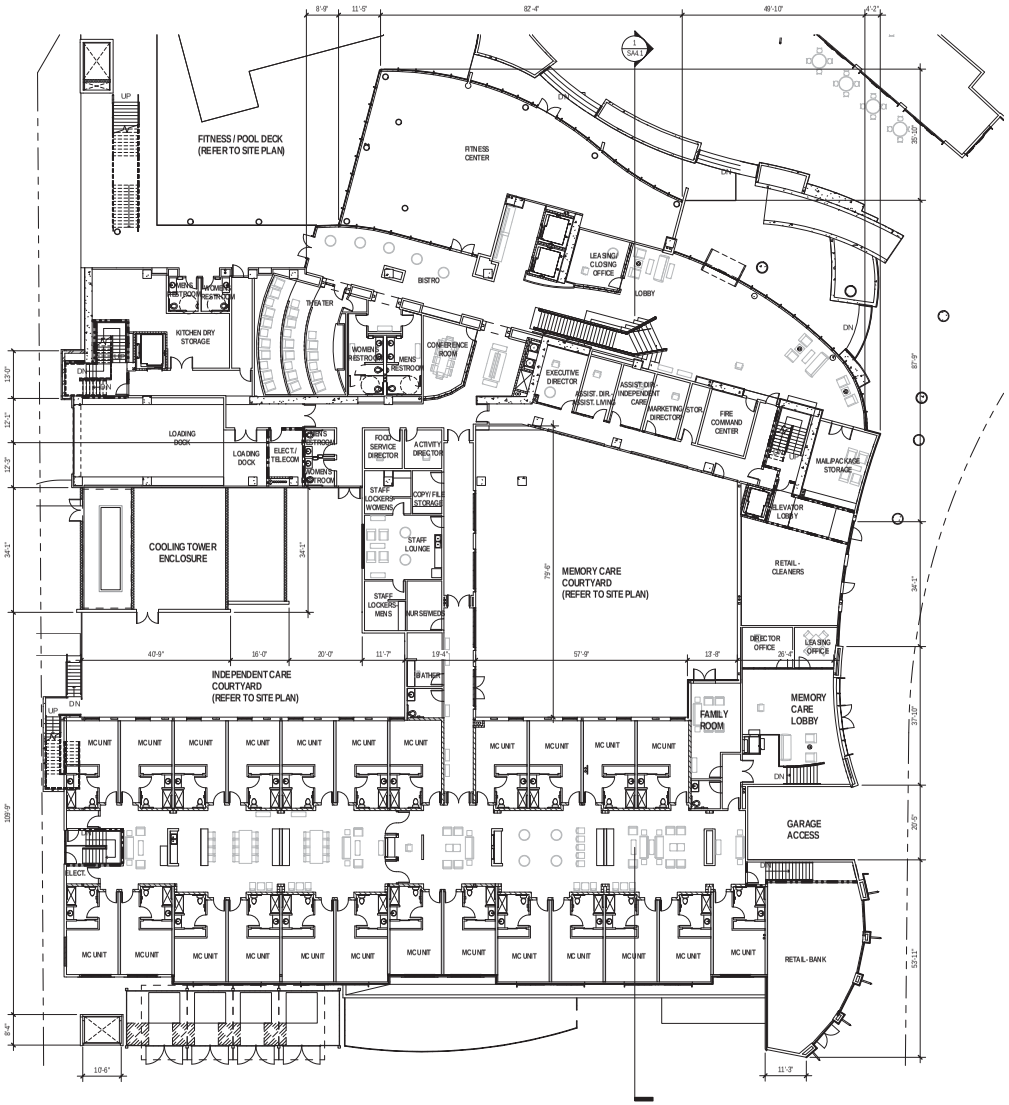

1 LEVEL ONE FLOOR PLAN
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
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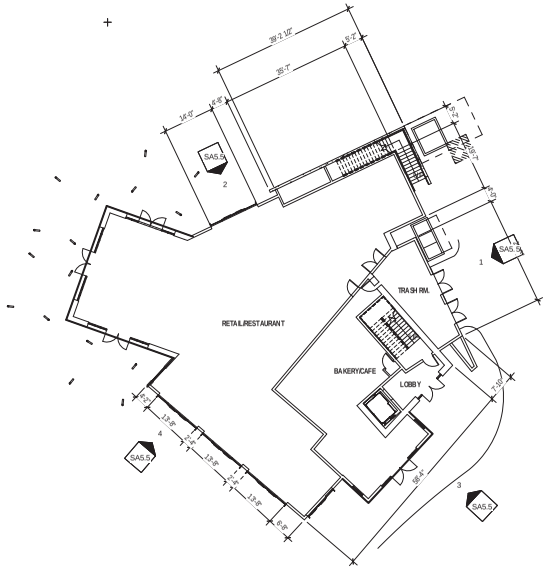

2 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
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FIRST FLOOR PLAN

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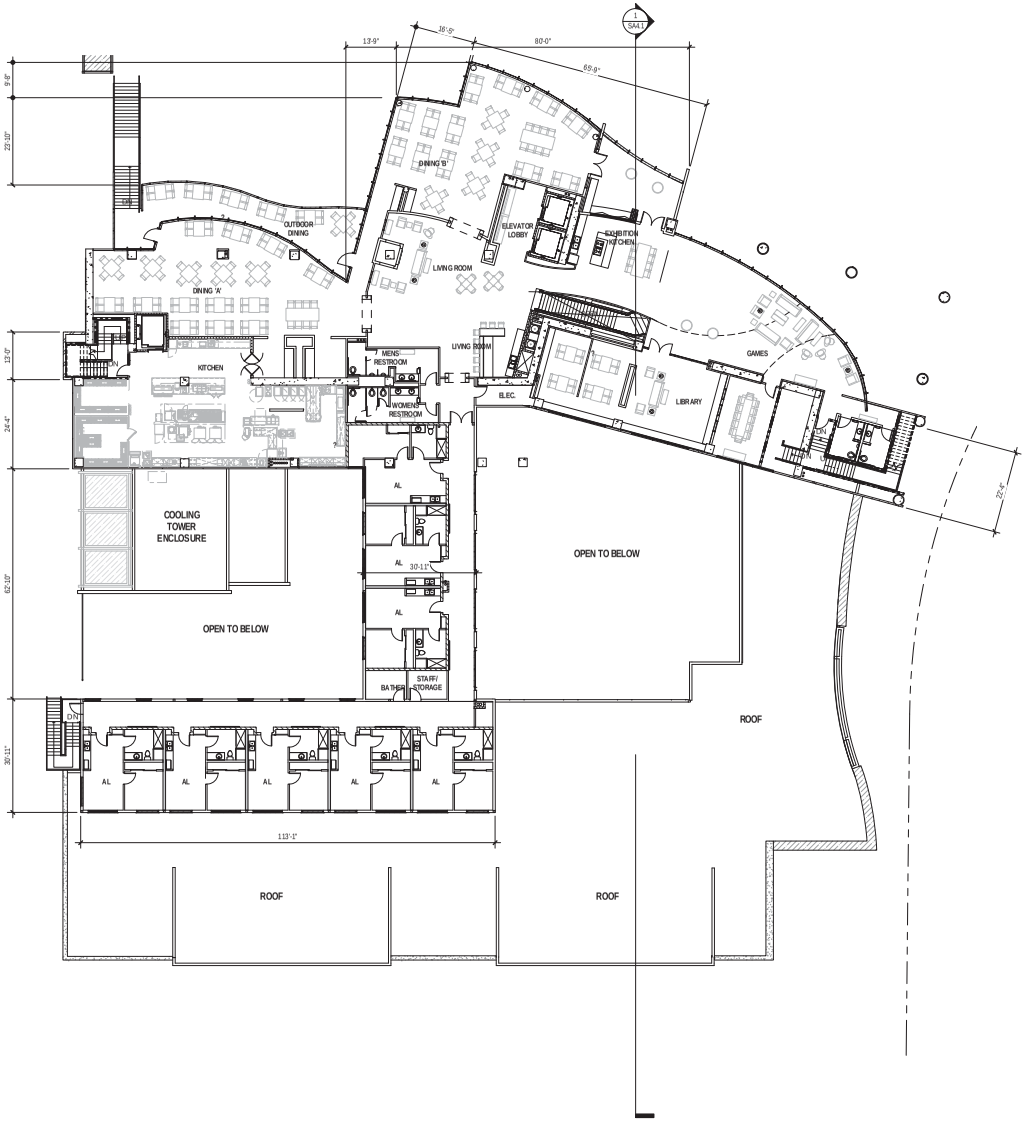
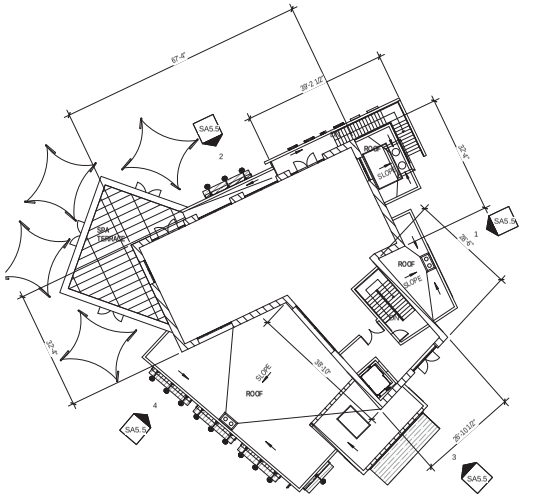


1 LEVEL TWO FLOOR PLAN
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0 16 32 48 64



2 RETAIL BUILDING SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0 16 32 48 64

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THE VILLAS AT SOUTHBANK

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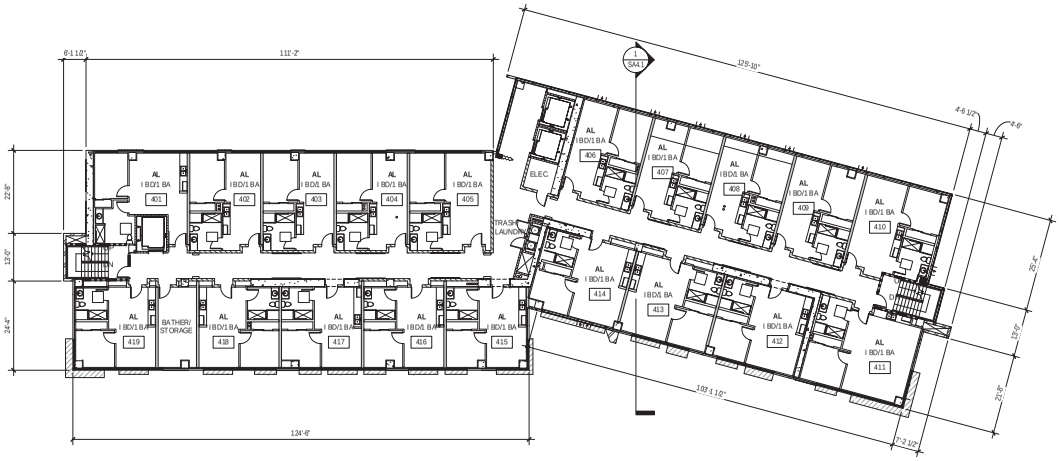
TITLE:

SECOND FLOOR PLAN

DRAWING NO:

SA2.2



2 LEVEL FOUR FLOOR PLAN (LEVEL 5 SIM.)
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
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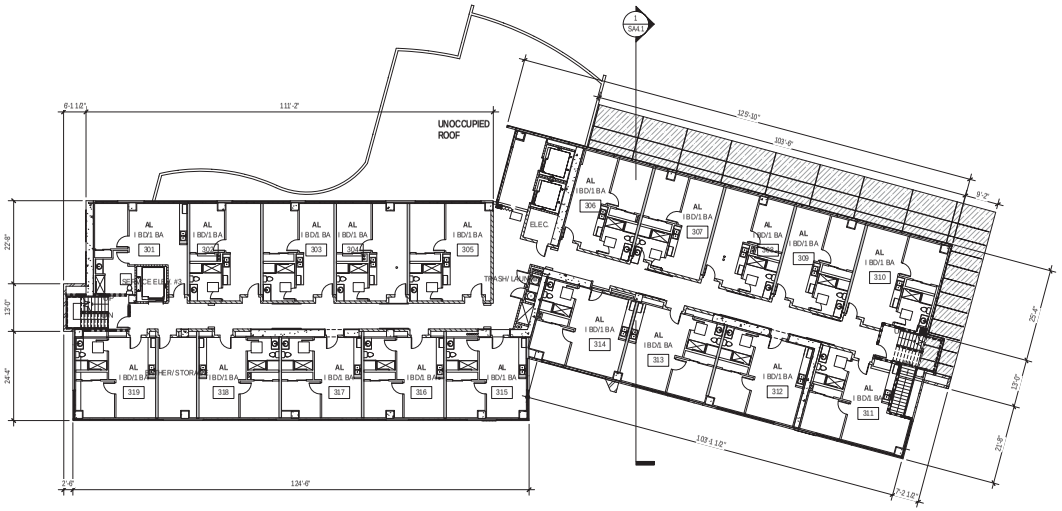

1 LEVEL THREE FLOOR PLAN
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0 16 32 48 64

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TITLE:

THIRD - FIFTH FLOOR PLANS

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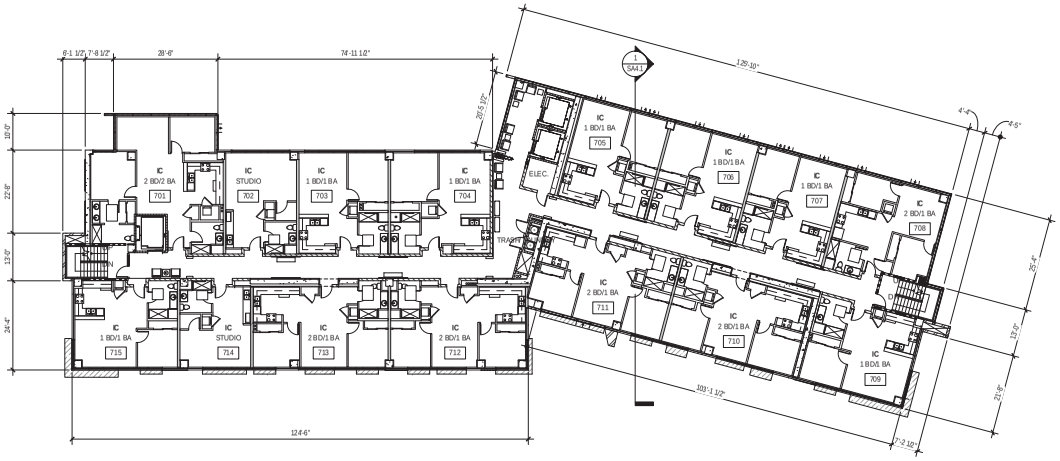
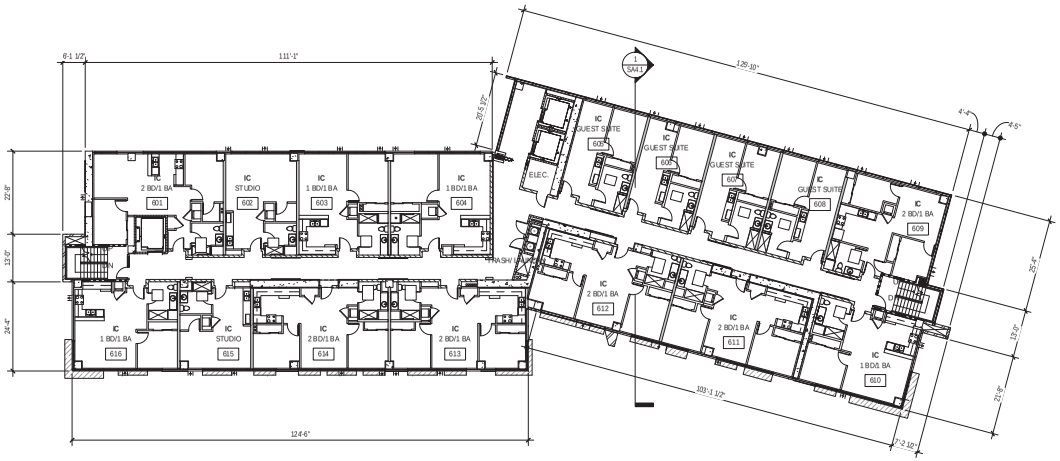


2 LEVEL SEVEN FLOOR PLAN (LEVEL EIGHT THRU SIXNTEEN SIM.)

SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

0 16 32 48 64



1 LEVEL SIX FLOOR PLAN

SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

0 16 32 48 64

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TITLE:

SIXTH - SIXTEENTH FLOOR PLANS

DRAWING NO:

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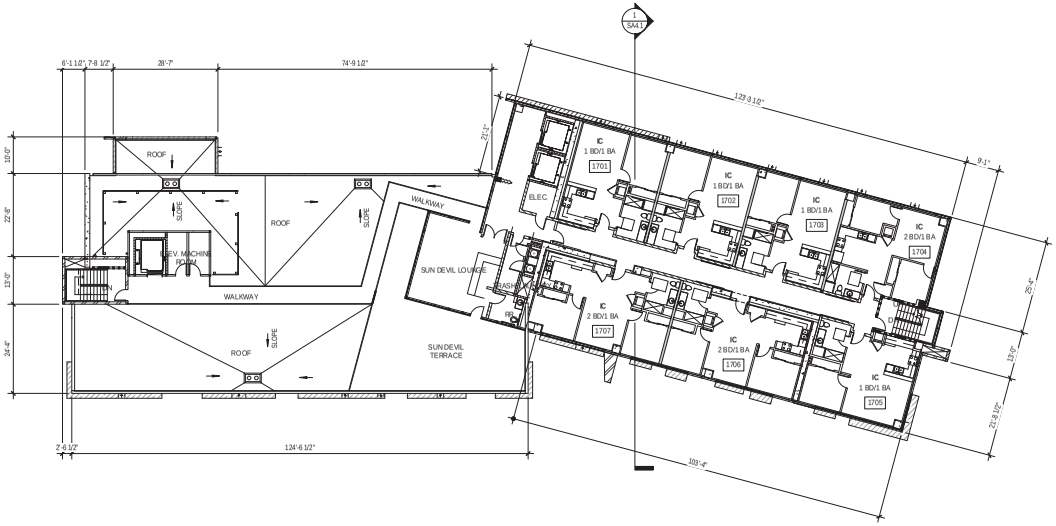
ATTACHMENT 35



1 LEVEL 17 FLOOR PLAN
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0 16 32 48 64

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SEVENTEENTH FLOOR PLAN

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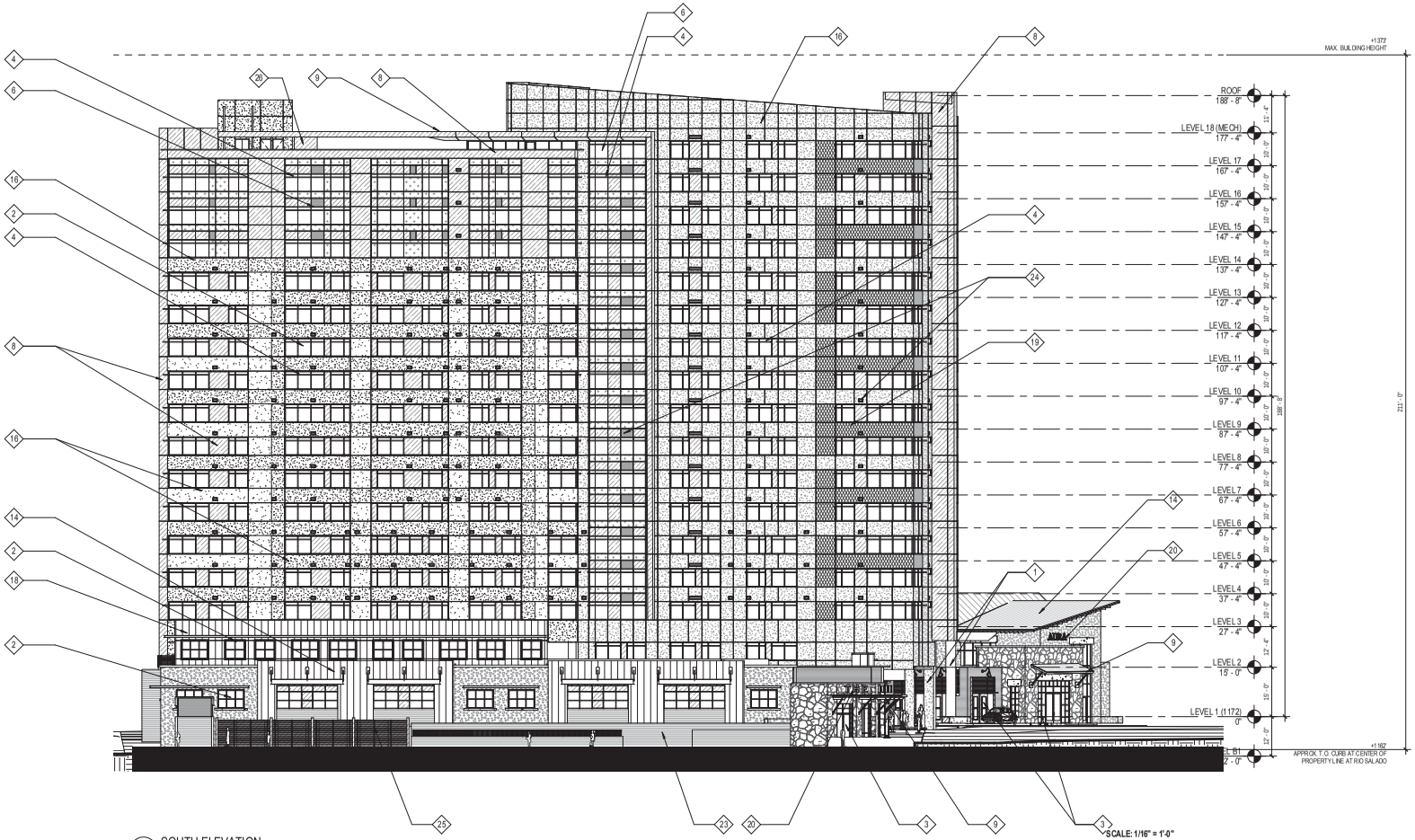
ATTACHMENT 36



1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

ELEVATION / SECTION GENERAL NOTES

REFERENCE POINTS:
VERTICAL DIMENSIONS ARE TO TOP OF JOINTS AND REVEALS, U.O.N.

METAL FINISHES:
ALL EXTERIOR STEEL AND MISCELLANEOUS METALS SHALL BE HOT DIP GALVANIZED AND PAINTED, U.O.N.

INSULATION:
PROVIDE THE FOLLOWING R-VALUES AT EXTERIOR WALLS AND ROOF CONSTRUCTION SURROUNDING CONDITIONED SPACES IN THE BUILDING ENVELOPE U.O.N., ROOFS: R-30, WALLS: R-19, FLOOR OVERHANGS: R-19.

WEATHER-TIGHTNESS:
ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING ENVELOPE THAT ARE OBSERVABLE SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, OR OTHERWISE SEALED.

PREMISES IDENTIFICATION:
ADDRESS NUMERALS SHALL BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. 12" HIGH NUMERALS WITH 1 1/2" WIDE STROKE WIDTH U.N.O.

KEY NOTES

1	CAST IN PLACE CONCRETE COLUMN	10	GLASS GUARDRAIL SYSTEM	19	PRECAST PANEL W/ FORMLINER FINISH
2	PREFINISHED ALUMINUM WINDOW	11	OVERHEAD COILING DOOR (MOTORIZED)	20	SIGNAGE (N.I.C.)
3	ALUMINUM STOREFRONT SYSTEM AT RETAIL	12	PRECAST CONCRETE PARAPET CAP	21	FABRIC CANOPY WITH PREFINISHED METAL SUPPORTS
4	INTEGRATED ALUMINUM LOUVERS / SUNSHADES	13	NOT USED	22	CMU SCREEN WALL
5	PREFINISHED ALUMINUM STOREFRONT DOOR	14	STANDING SEAM METAL ROOF	23	C.I.P. CONCRETE WALL
6	CURTAINWALL WINDOW SYSTEM	15	NOT USED	24	LOUVER
7	HORIZONTAL ALUMINUM FIN / SUNSHADE	16	PRECAST CONCRETE PANEL WITH INTEGRAL COLOR CONCRETE	25	TRANSFORMER SCREEN
8	ALUMINUM PANEL	17	EXPOSED SHEAR WALL W/ ARCHITECTURAL FINISH	26	MECHANICAL EQUIPMENT SCREEN
9	PREFINISHED METAL CANOPY	18	PREFINISHED METAL PANEL W/ PROFILE	27	METAL SCREEN

EXTERIOR MATERIAL AND GLASS LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PRECAST PANEL WITH SMOOTH FINISH		PRECAST PANEL WITH EXPOSED AGGREGATE	GL-1	INSULATED GLASS W/ LOW E COATING
	PRECAST PANEL WITH FORMLINER FINISH			GL-2	SAME AS TYPE 1 W/ SPANDREL
	C.I.P. CONCRETE WITH ARCHITECTURAL FINISH		C.I.P. CONCRETE WITH FORMLINER FINISH	GL-3	INSULATED GLASS W/ LOW E COATING
	PREFINISHED METAL PANEL				
	LARGE AGGREGATE CONCRETE		FIELD STONE		
	PREFINISHED METAL PANEL WITH VERTICAL PROFILE				
	PREFINISHED METAL PANEL WITH HORIZONTAL PROFILE				
	PREFINISHED FLAT SEAM METAL PANEL WITH HORIZ. SEAMS		PREFINISHED FLAT SEAM METAL PANEL WITH VERT. SEAMS		

NOTE: REFER TO SHEETS SA5.1 - SA5.5 FOR MATERIAL COLOR/FINISH CLARIFICATION

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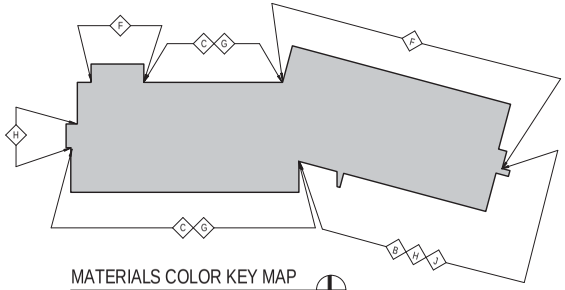
ATTACHMENT 37

1 RENDERED NORTH ELEVATION
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0 16 32 48 64



MATERIALS COLOR KEY MAP

KEY NOTES - MATERIALS

A	INTEGRAL COLOR CONCRETE	H	METAL PANEL / MULLION COLOR C (FAUX RUSTED)
B	PRECAST CONCRETE PANEL - COLOR A	J	METAL PANEL / MULLION COLOR D (BRONZE)
C	PRECAST CONCRETE PANEL - COLOR B	K	FIELD STONE
D	CONCRETE MASONRY - BLEND	L	FABRIC CANOPY
E	LARGE AGGREGATE CONCRETE	M	GLASS TYPE A - VUE 1-50
F	METAL PANEL / MULLION COLOR A (SILVERSMITH)	N	GLASS TYPE B - VUE 1-50 SPANDREL
G	METAL PANEL / MULLION COLOR B (GREY VELVET)	O	GLASS TYPE C - VUE 1-40
		P	TITANIUM

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THE VILLAS AT SOUTHBANK

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REGISTERED ARCHITECT
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MICHAEL
ARIZONA U.S.A.

PROJECT NO: 5162.00

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COLOR NORTH ELEVATION

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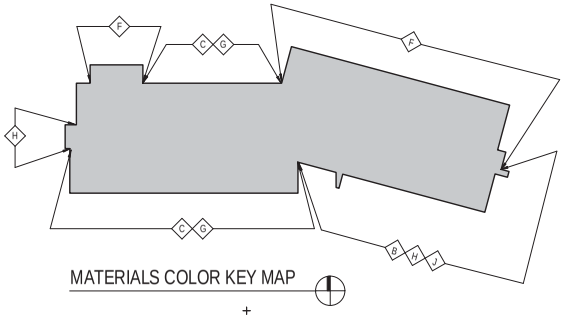
ATTACHMENT 38

1 RENDERED SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0 16 32 48 64



MATERIALS COLOR KEY MAP

KEY NOTES - MATERIALS

A	INTEGRAL COLOR CONCRETE	H	METAL PANEL / MULLION COLOR C (FAUX RUSTED)
B	PRECAST CONCRETE PANEL - COLOR A	J	METAL PANEL / MULLION COLOR D (BRONZE)
C	PRECAST CONCRETE PANEL - COLOR B	K	FIELD STONE
D	CONCRETE MASONRY - BLEND	L	FABRIC CANOPY
E	LARGE AGGREGATE CONCRETE	M	GLASS TYPE A - VUE 1-50
F	METAL PANEL / MULLION COLOR A (SILVERSMITH)	N	GLASS TYPE B - VUE 1-50 SPANDREL
G	METAL PANEL / MULLION COLOR B (GREY VELVET)	O	GLASS TYPE C - VUE 1-40
		P	TITANIUM

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COLOR SOUTH ELEVATION

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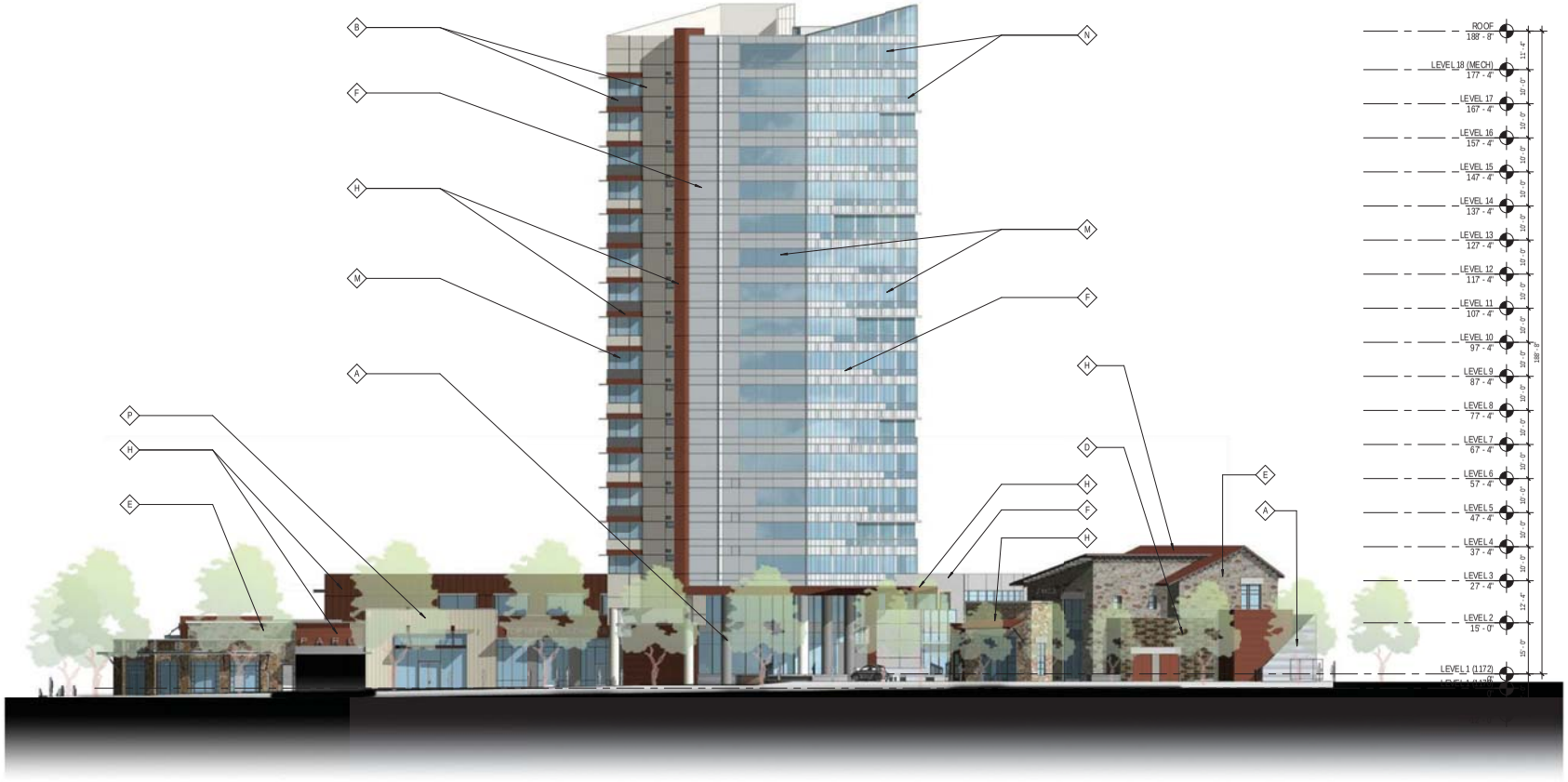
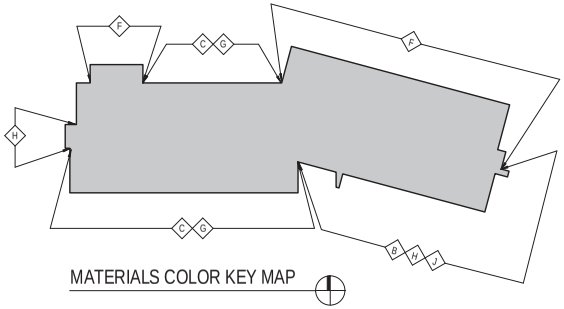


1 RENDERED EAST ELEVATION
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0 16 32 48 64



MATERIALS COLOR KEY MAP

KEY NOTES - MATERIALS

A	INTEGRAL COLOR CONCRETE	H	METAL PANEL / MULLION COLOR C (FAUX RUSTED)
B	PRECAST CONCRETE PANEL - COLOR A	J	METAL PANEL / MULLION COLOR D (BRONZE)
C	PRECAST CONCRETE PANEL - COLOR B	K	FIELD STONE
D	CONCRETE MASONRY - BLEND	L	FABRIC CANOPY
E	LARGE AGGREGATE CONCRETE	M	GLASS TYPE A - VUE 1-50
F	METAL PANEL / MULLION COLOR A (SILVERSMITH)	N	GLASS TYPE B - VUE 1-50 SPANDREL
G	METAL PANEL / MULLION COLOR B (GREY VELVET)	O	GLASS TYPE C - VUE 1-40
		P	TITANIUM

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COLOR EAST ELEVATION

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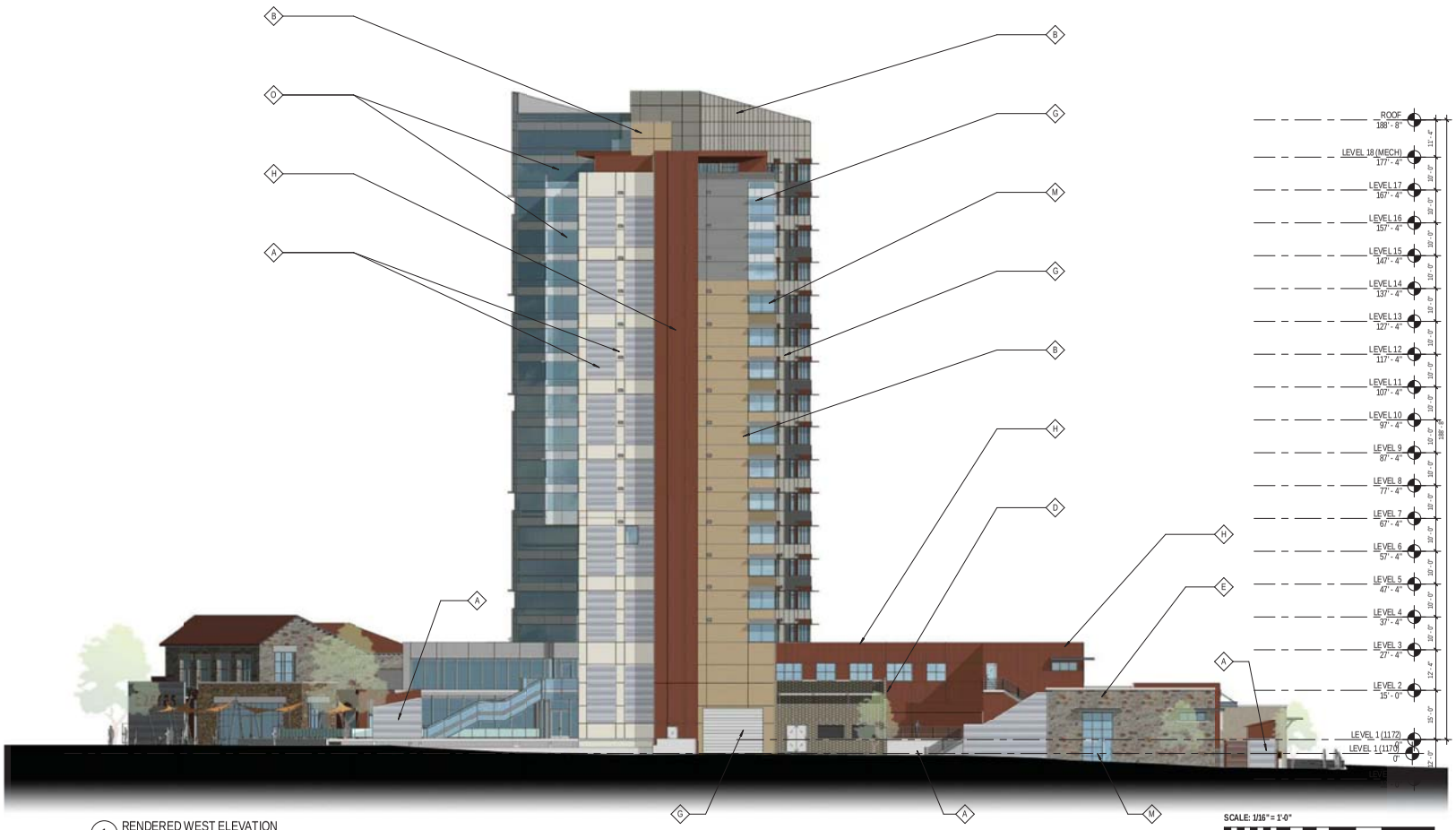
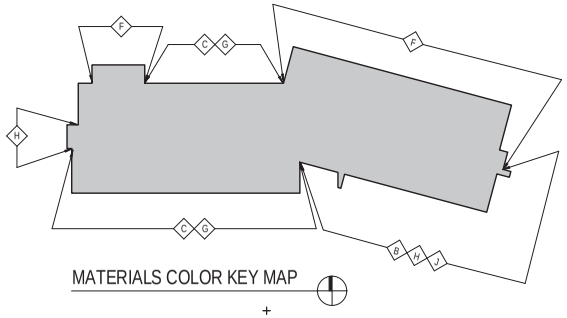
ATTACHMENT 40



1 RENDERED WEST ELEVATION
SCALE: 1/16" = 1'-0"



MATERIALS COLOR KEY MAP

KEY NOTES - MATERIALS

A	INTEGRAL COLOR CONCRETE	H	METAL PANEL / MULLION COLOR C (FAUX RUSTED)
B	PRECAST CONCRETE PANEL - COLOR A	J	METAL PANEL / MULLION COLOR D (BRONZE)
C	PRECAST CONCRETE PANEL - COLOR B	K	FIELD STONE
D	CONCRETE MASONRY - BLEND	L	FABRIC CANOPY
E	LARGE AGGREGATE CONCRETE	M	GLASS TYPE A - VUE 1-50
F	METAL PANEL / MULLION COLOR A (SILVERSMITH)	N	GLASS TYPE B - VUE 1-50 SPANDREL
G	METAL PANEL / MULLION COLOR B (GREY VELVET)	O	GLASS TYPE C - VUE 1-40
		P	TITANIUM

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1301 third avenue san diego ca 92101
phone 619.239.2353 | fax 619.239.6227

THE VILLAS AT SOUTHBANK

1122 EAST VISTA DEL LAGO, TEMPE, ARIZONA 85281

04-03-2012 REVISED PLANNING SUBMITTAL
03-05-2012 PLANNING SUBMITTAL
02-13-2012 PRELIMINARY SITE REVIEW

ISSUES:

PRELIMINARY NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
CERTIFICATE NO. 36917
MICHAEL
ARIZONA U.S.A.

PROJECT NO: 5162.00

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TITLE:

COLOR WEST ELEVATION

DRAWING NO:

SA5.4

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ATTACHMENT 41

1 RENDERED NORTH EAST ELEVATION AT RETAIL BUILDING
SCALE: 3/32" = 1'-0"

SCALE: 1/16" = 1'-0"
0 8 16 24 32

2 RENDERED NORTH WEST ELEVATION AT RETAIL BUILDING
SCALE: 3/32" = 1'-0"

SCALE: 1/16" = 1'-0"
0 8 16 24 32

3 RENDERED SOUTH EAST ELEVATION AT RETAIL BUILDING
SCALE: 3/32" = 1'-0"

SCALE: 1/16" = 1'-0"
0 8 16 24 32

4 RENDERED SOUTH WEST ELEVATION AT RETAIL BUILDING
SCALE: 3/32" = 1'-0"

SCALE: 1/16" = 1'-0"
0 8 16 24 32

5 RENDERED SOUTH ELEVATION AT RIO SALADO
SCALE: 3/32" = 1'-0"

SCALE: 1/16" = 1'-0"
0 8 16 24 32

KEY NOTES - MATERIALS

A	INTEGRAL COLOR CONCRETE	H	METAL PANEL / MULLION COLOR C (FAUX RUSTED)
B	PRECAST CONCRETE PANEL - COLOR A	J	METAL PANEL / MULLION COLOR D (BRONZE)
C	PRECAST CONCRETE PANEL - COLOR B	K	FIELD STONE
D	CONCRETE MASONRY - BLEND	L	FABRIC CANOPY
E	LARGE AGGREGATE CONCRETE	M	GLASS TYPE A - VUE 1-50
F	METAL PANEL / MULLION COLOR A (SILVERSMITH)	N	GLASS TYPE B - VUE 1-50 SPANDREL
G	METAL PANEL / MULLION COLOR B (GREY VELVET)	O	GLASS TYPE C - VUE 1-40
		P	TITANIUM

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THE VILLAS AT SOUTHBANK

1122 EAST VISTA DEL LAGO, TEMPE, ARIZONA 85281

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ISSUES:

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REGISTERED ARCHITECT
CERTIFICATE NO.
MICHAEL
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TITLE:

COLOR ENLARGED ELEVATIONS

DRAWING NO:

SA5.5

1 PERSPECTIVE FROM SOUTH EAST (RIO SALADO)

SCALE:

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THE VILLAS AT SOUTHBANK

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REGISTERED ARCHITECT
CERTIFICATE NO. 36917
MICHAEL
ARIZONA U.S.A.

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5162.00

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PERSPECTIVE

DRAWING NO:

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ATTACHMENT 42

1 PERSPECTIVE FROM NORTH WEST (LAKE/LEVEE)

SCALE:

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THE VILLAS AT SOUTHBANK

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36917
MICHAEL
CARRIER
ARIZONA U.S.A.

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TITLE:

PERSPECTIVE

DRAWING NO:

SA6.2

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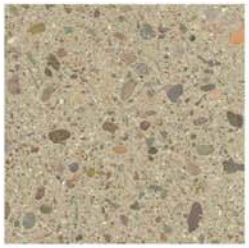
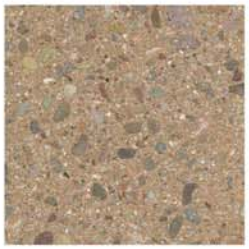
A INTEGRAL COLOR CONCRETE



B PRECAST CONCRETE PANEL - COLOR A



C PRECAST CONCRETE PANEL - COLOR B

D CONCRETE MASONRY - BLEND

E LARGE AGGREGATE CONCRETE

F METAL PANEL / MULLION COLOR A (SILVERSMITH)

G METAL PANEL / MULLION COLOR B (WEATHERED ZINC)

H METAL PANEL / MULLION COLOR C (FAUX RUST)

J METAL PANEL / MULLION COLOR D (DARK BRONZE)

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architecture + environments + brand strategy + graphics

K FABRIC CANOPY (CORNSILK)

L FABRIC CANOPY (CORNSILK)

P METAL PANEL / MULLION COLOR D (TITANIUM GREY)

M GLASS TYPE A: VUE 1-50

N GLASS TYPE B: VUE 1-50 SPANDREL

O GLASS TYPE C: VUE 1-40

THE VILLAS AT SOUTHBANK

1122 EAST VISTA DEL LAGO, TEMPE, ARIZONA 85281

ISSUES:

03-05-2012 PLANNING SUBMITTAL

04-03-2012 REVISED PLANNING

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TITLE:

MATERIALS

DRAWING NO:

SA7.0

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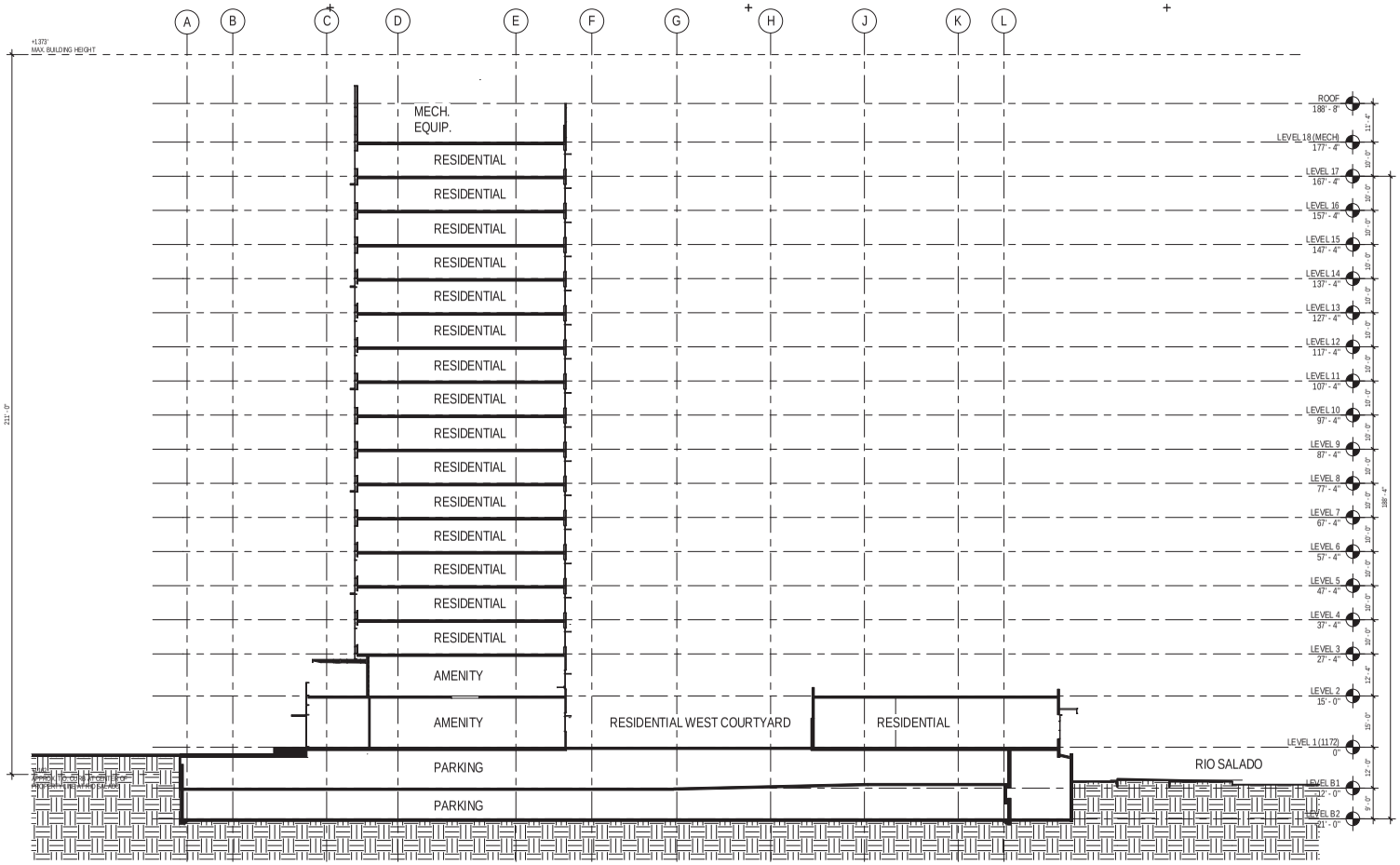
ATTACHMENT 45



1 BUILDING SECTION - NORTH SOUTH
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0 16 32 48 64

ELEVATION / SECTION GENERAL NOTES

REFERENCE POINTS:
VERTICAL DIMENSIONS ARE TO TOP OF JOINTS AND REVEALS, U.O.N.

METAL FINISHES:
ALL EXTERIOR STEEL AND MISCELLANEOUS METALS SHALL BE HOT DIP GALVANIZED AND PAINTED, U.O.N.

INSULATION:
PROVIDE THE FOLLOWING R-VALUES AT EXTERIOR WALLS AND ROOF CONSTRUCTION SURROUNDING CONDITIONED SPACES IN THE BUILDING ENVELOPE U.O.N., ROOFS: R-30, WALLS: R-19, FLOOR OVERHANGS: R-19.

WEATHER-TIGHTNESS:
ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING ENVELOPE THAT ARE OBSERVABLE SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, OR OTHERWISE SEALED.

PREMISES IDENTIFICATION:
ADDRESS NUMERALS SHALL BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. 12" HIGH NUMERALS WITH 1 1/2" WIDE STROKE WIDTH U.N.O.

KEY NOTES

1	CAST IN PLACE CONCRETE COLUMN	10	GLASS GUARDRAIL SYSTEM	19	PRECAST PANEL W/ FORMLINER FINISH
2	PREFINISHED ALUMINUM WINDOW	11	OVERHEAD COILING DOOR (MOTORIZED)	20	SIGNAGE (N.I.C.)
3	ALUMINUM STOREFRONT SYSTEM AT RETAIL	12	PRECAST CONCRETE PARAPET CAP	21	FABRIC CANOPY WITH PREFINISHED METAL SUPPORTS
4	INTEGRATED ALUMINUM LOUVERS / SUNSHADES	13	NOT USED	22	CMU SCREEN WALL
5	PREFINISHED ALUMINUM STOREFRONT DOOR	14	STANDING SEAM METAL ROOF	23	C.I.P. CONCRETE WALL
6	CURTAINWALL WINDOW SYSTEM	15	NOT USED	24	LOUVER
7	HORIZONTAL ALUMINUM FIN / SUNSHADE	16	PRECAST CONCRETE PANEL WITH INTEGRAL COLOR CONCRETE	25	TRANSFORMER SCREEN
8	ALUMINUM PANEL	17	EXPOSED SHEAR WALL W/ ARCHITECTURAL FINISH	26	MECHANICAL EQUIPMENT SCREEN
9	PREFINISHED METAL CANOPY	18	PREFINISHED METAL PANEL W/ PROFILE	27	METAL SCREEN

EXTERIOR MATERIAL AND GLASS LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PRECAST PANEL WITH SMOOTH FINISH		PRECAST PANEL WITH EXPOSED AGGREGATE	GL-1	INSULATED GLASS W/ LOW E COATING
	PRECAST PANEL WITH FORMLINER FINISH			GL-2	SAME AS TYPE 1 W/ SPANDREL
	C.I.P. CONCRETE WITH ARCHITECTURAL FINISH		C.I.P. CONCRETE WITH FORMLINER FINISH	GL-3	INSULATED GLASS W/ LOW E COATING
	PREFINISHED METAL PANEL				
	LARGE AGGREGATE CONCRETE		FIELD STONE		
	PREFINISHED METAL PANEL WITH VERTICAL PROFILE				
	PREFINISHED METAL PANEL WITH HORIZONTAL PROFILE				
	PREFINISHED FLAT SEAM METAL PANEL WITH HORIZ. SEAMS		PREFINISHED FLAT SEAM METAL PANEL WITH VERT. SEAMS		

NOTE: REFER TO SHEETS SA5.1 - SA5.5 FOR MATERIAL COLOR/FINISH CLARIFICATION

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THE VILLAS AT SOUTHBANK

1122 EAST VISTA DEL LAGO, TEMPE, ARIZONA 85281

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03-05-2012 PLANNING SUBMITTAL
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TITLE: BUILDING SECTION

DRAWING NO: SA4.1

Actacrete Finish Concrete

Exposed Aggregate Finish Concrete

Adobe Outback

Paving Colors

Tree Grate

Glass Pool Fence

Board Formed Concrete

Water Feature Character

Concrete Urn

Bench

Bicycle Rack

Bollard

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THE VILLAS AT SOUTH BANK

TEMPE, ARIZONA

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TITLE:

HARDSCAPE CHARACTER

DRAWING NO:

L0.2

ATTACHMENT 46

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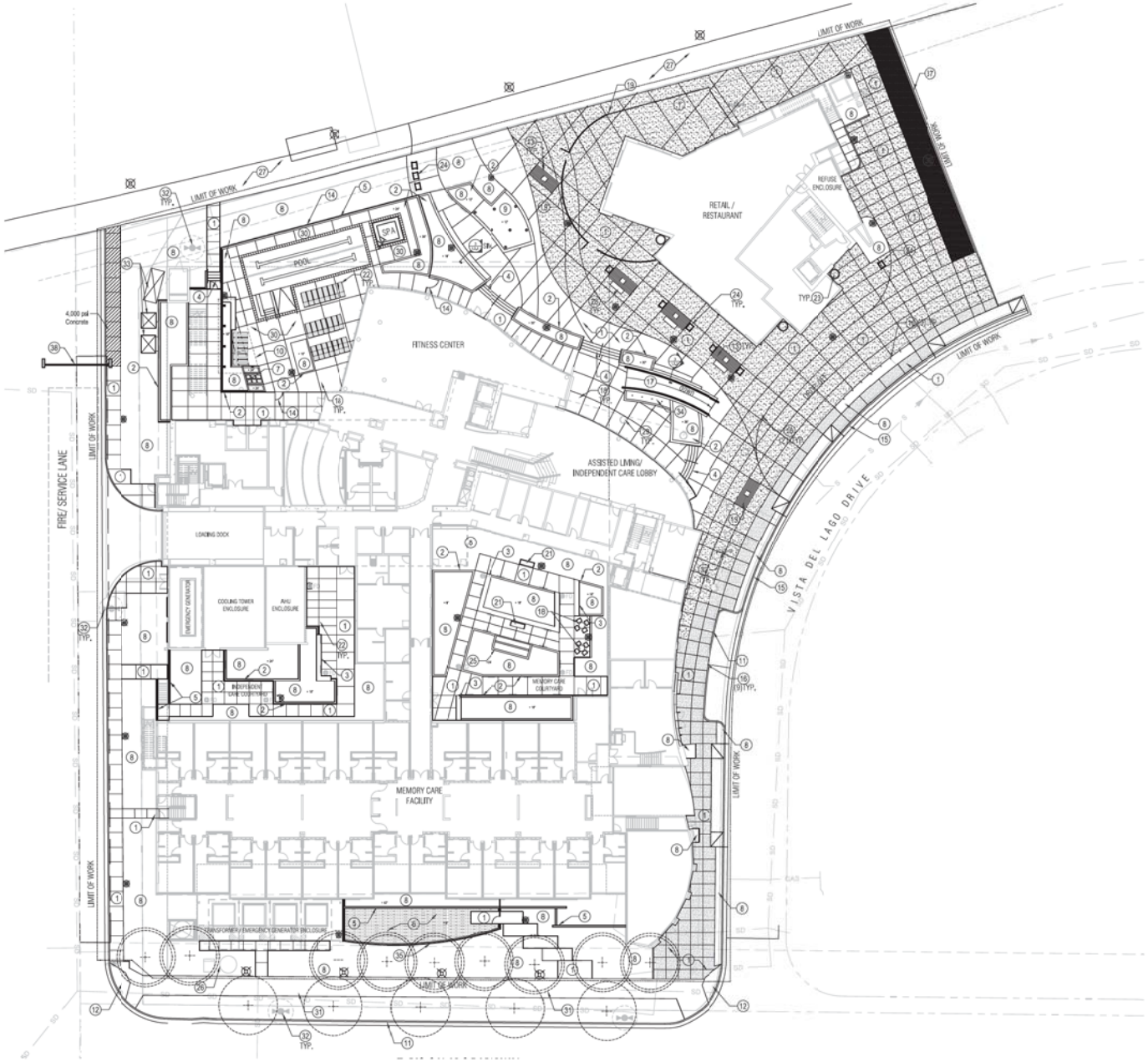

HARDSCAPE KEYNOTES:

#	DESCRIPTION, DETAIL/SHT. #
1	C.I.P. CONCRETE SEE LEGEND BELOW FOR FINISH, DETAIL 1-2/L2.0
2	C.I.P. CONCRETE RAISED PLANTER, DETAIL 6/L2.0
3	C.I.P. CONCRETE SEATWALL, DETAILS 3&4/L2.1
4	C.I.P. CONCRETE STAIRS, DETAILS 7/L2.0 1/L2.1
5	C.I.P. CONCRETE RETAINING WALLS, DETAILS 5/L2.0
6	SYNTHETIC TURF / DOG RUN
7	OUTDOOR SHOWER
8	PLANTING AREA
9	CONCRETE STAGE, DETAIL 8/L2.1
10	SHADE STRUCTURE
11	CURB PER CIVIL
12	EXISTING ADA RAMP
13	TREE GRATE, DETAIL 9/L2.1
14	POOL FENCE AND GATES
15	6" RAISED CURB
16	BOLLARD
17	PEDESTRIAN RAMP
18	TABLE AND CHAIRS
19	OUTDOOR DINING FENCE
20	EXISTING UTILITIES TO BE RELOCATED
21	COURTYARD GARDEN BENCH
22	POOL FURNITURE
23	LANDSCAPE URN
24	BIKE RACK - (4) BIKE CAPACITY
25	COURTYARD WATER FEATURE, DETAIL 5/L2.1
26	EXISTING UTILITY/UNDERGROUND STORM DRAIN
27	EXISTING TEMPE TOWN LAKE PEDESTRIAN WALKWAY
28	PLAZA BENCH
29	BUILDING COLUMN
30	POOL DECK PAVING, DETAILS 3&4/L2.0
31	EXISTING SIDEWALK, PROTECT
32	FIRE HYDRANT LOCATION
33	RELOCATED UTILITY BOXES
34	PLAZA WATER FEATURE, DETAIL 7/L2.1
35	DOG RUN FENCE, DETAIL 6/L2.1
36	STABILIZED DECOMPOSED GRANITE
37	CIP CONCRETE HEADER CURB
38	LEVEE EMERGENCY ACCESS GATE

PAVING FINISH LEGEND

- EXPOSED AGGREGATE FINISH
- ACTACRETE FINISH
- BROOM FINISH (Natural Gray Color, ½" Tooled Joints)

PLANTING LEGEND

- ARTIFICIAL TURF
- EXISTING TREE

Site Lighting Legend

Symbol	Type	Manufacturer
■	Pedestrian Light & Pole	Larget - AAL
—	Wall Light	BEGA
○	Flush In Grade Light (round)	BEGA
⊠	Existing Pedestrian Light	-
⊠	Existing Bollard Light	-

NORTH

SCALE: 1" = 20'-0"

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THE VILLAS AT SOUTH BANK

TEMPE, ARIZONA

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SITE HARDSCAPE PLAN

DRAWING NO:

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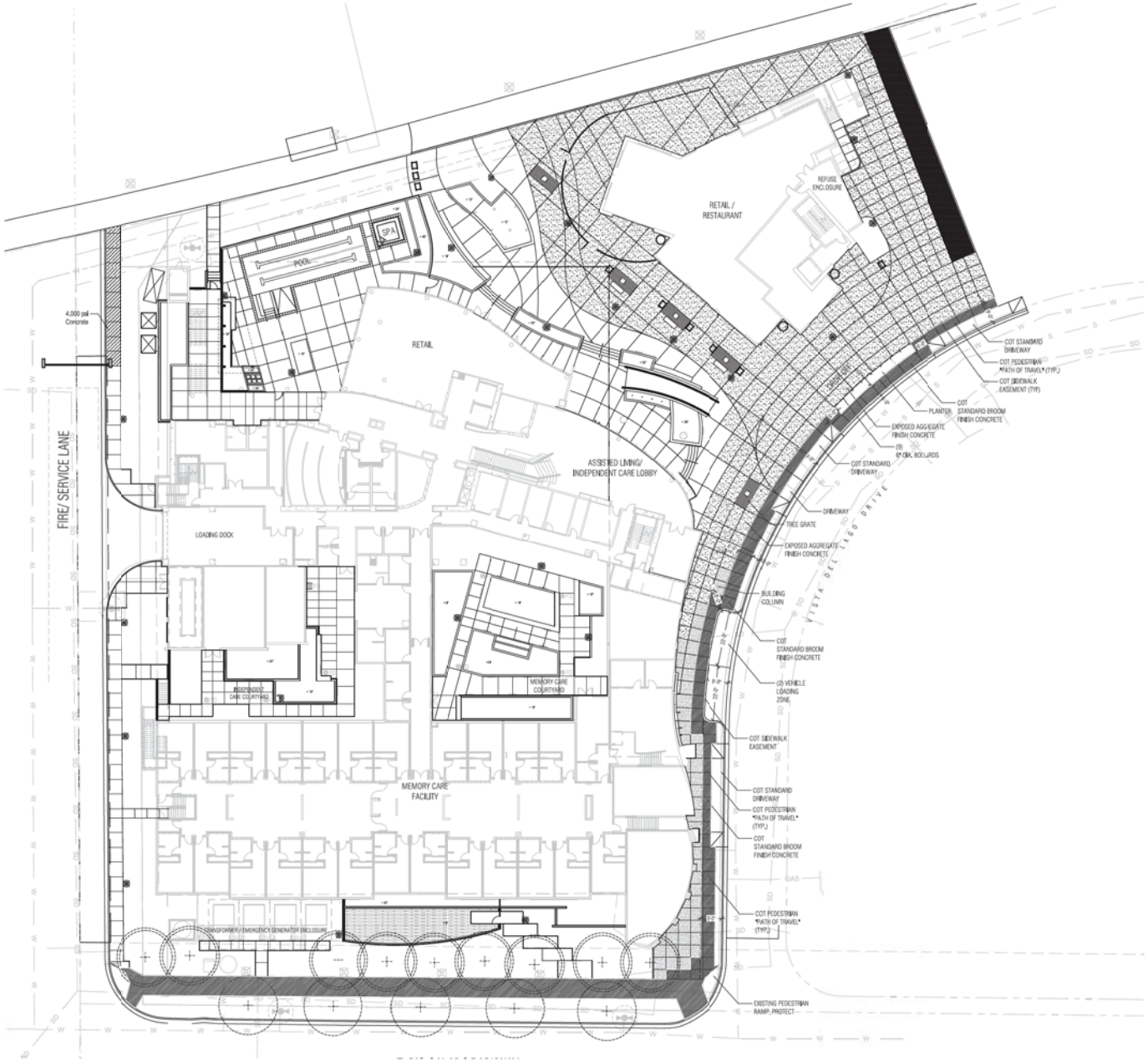

PAVING FINISH LEGEND

- EXPOSED AGGREGATE FINISH
- ACTACRETE FINISH
- BROOM FINISH (Natural Gray Color, ½" Tooled Joints)

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THE VILLAS AT SOUTH BANK

TEMPE, ARIZONA

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SIDEWALK EXHIBIT

DRAWING NO:

L1.1

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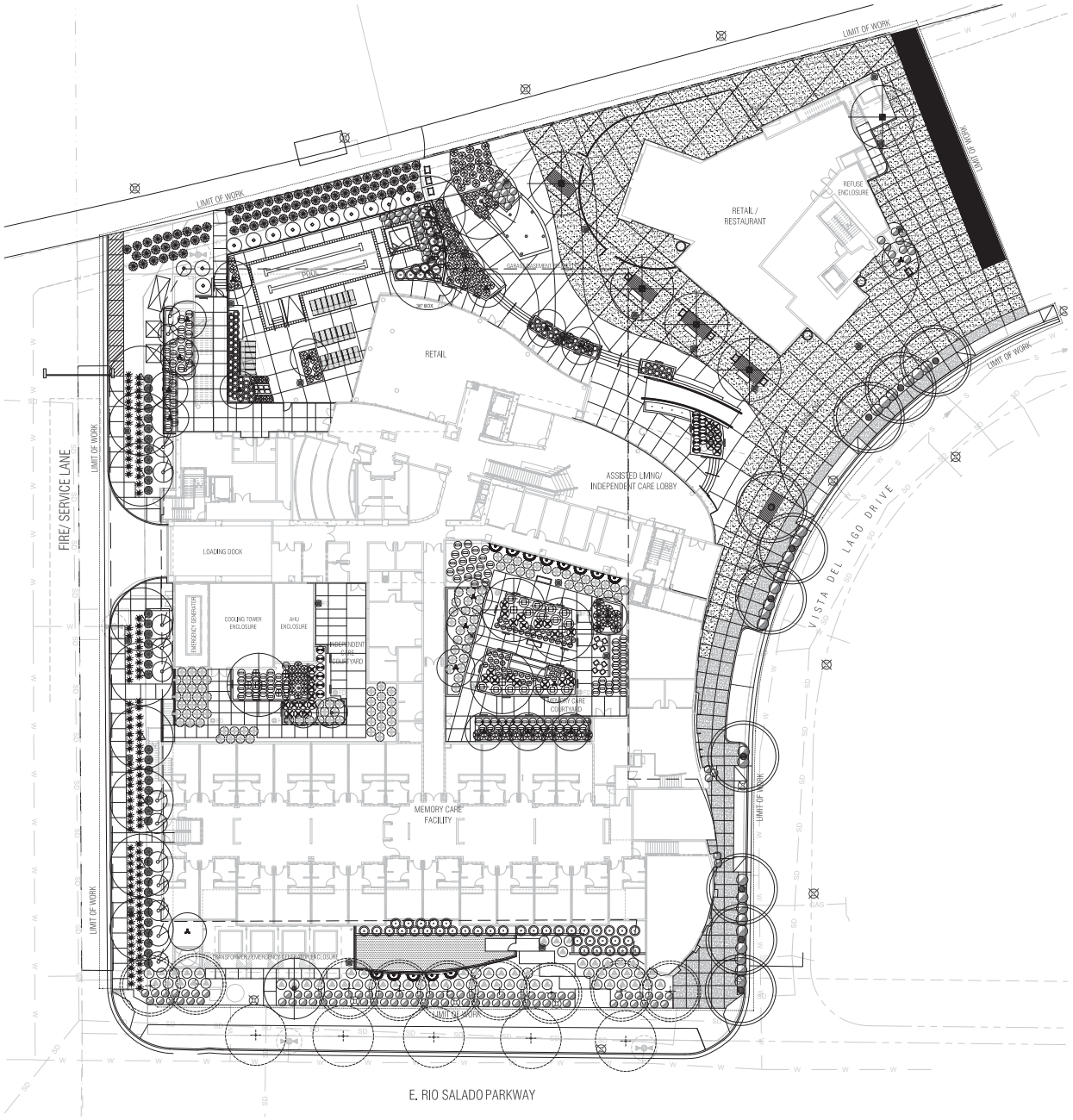

PLANT LEGEND

TREES			
BOTANICAL NAME	**COMMON NAME**	**SIZE**	**REMARKS**
Bauhinia lunaroides	Anacacho Orchid	24" Box	Multi-Trunk
Dalbergia sissoo	Sissoo Tree	36" Box	Standard
Fraxinus velutina 'Fan-tex'	Fan tex ash	36"	Standard
Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	36" Box	Multi-Trunk
Olneya tesota	Ironwood Tree	48" & 36"	Multi-Trunk
Prosopis Hybrid 'Phoenix'	Thornless Hybrid Mesquite	36" Box	Multi-Trunk
Populus fremontii	Cottonwood Tree	36" Box	Standard
Sophora secundiflora	Texas Mountain Laurel	24" Box	Multi-Trunk
SHRUBS			
Jasminium sambac	Arabian jasmine	5 Gallon	
Lavandula angustifolia	Lavender Sp.	5 Gallon	
Ruellia pennisularis	Desert Ruellia	5 Gallon	
Tecoma x 'Solar Flare'	Solar Flare Tecoma	5 Gallon	
Tecoma stans 'Gold Star'	Yellow Bells	5 Gallon	
ACCENTS/GRASSES			
Aloe barbadensis	Yellow Blooming Aloe	5 Gallon	
Aloe ferox	Red Aloe	5 Gallon	
Bouteloua gracilis	Blue grama	1 Gallon	
Bulbine frutescens	Shrubby Bulbine	5 Gallon	
Euphorbia antisyphilitica	Candelilla	5 Gallon	
Euphorbia biglandulosa	Gopher Plant	5 Gallon	
Manfreda var. macho mocha	Manfreda	5 Gallon	
Pedilanthus macrocarpus	Slipper Plant	5 Gallon	
Yucca pallida	Pale Leaf Yucca	5 Gallon	
Yucca recurvifolia	Soft Tipped Yucca	5 Gallon	
VINES			
Parthenocissus quinquefolia	Virginia Creeper	5 Gallon	
GROUNCOVERS / PERENNIALS			
Lantana sp. 'New Gold'	New Gold Lantana	1 Gallon	
Setcreasea pallida	Purple Heart	1 Gallon	
Wedelia trilobata	Yellow Dot	1 Gallon	
Zephyranthes candida	White Rain Lilly	1 Gallon	

EXISTING TREE LEGEND

Existing Cottonwood Tree (Protect in Place)

Existing Live Oak Tree (Protect in Place)

NORTH

SCALE: 1" = 20'-0"

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THE VILLAS AT SOUTH BANK

TEMPE, ARIZONA

04-23-2012 REVISED PLANNING SUBMITTAL
04-03-2012 REVISED PLANNING SUBMITTAL
03-05-2012 PLANNING SUBMITTAL
02-13-2012 PRELIMINARY SITE REVIEW

ISSUES:

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DRAWN BY: CHECKED BY:

PLOT DATE:

TITLE:

LANDSCAPE PLANTING PLAN

DRAWING NO:

L2.0

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Acacia willardiana
Palo Blanco

Bauhinia lunarioides
anacache orchid

Caesalphia cacalaco
Cascalote

Cercidium floridum
Blue Palo Verde

Chilopsis linearis
Desert Willow

Chilopsis tashiensensis
Chitalpa

Condalia bonplandi
Texas Olive

Fraxinus velutina
Ash Tree

Cercidium praecox
Palo Brea

Olea europaea
Swan Hill Olive

Olneya tesota
Ironwood

Populus fremontii
Cottonwood

Prosopis hybrid 'Phoenix'
Phoenix Mesquite

Quercus virginiana
Live Oak

Sophora secundiflora
Texas Mt. Laurel

Dalbergia sissoo
Sissoo tree

TREES

ATTACHMENT 50

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THE VILLAS AT SOUTH BANK

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02-13-2012 PRELIMINARY SITE REVIEW
ISSUES

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PLOT DATE:

TITLE:

LANDSCAPE CHARACTER

DRAWING NO:

L2.1

Bouteloua gracilis
Blue grama

Bulbine frutescens
Bulbine

Caesalpinia mexicana
Mexican bird of paradise

Calliandra californica
Baja fairy duster

Calliandra eriophylla
Fairy duster

Callistemon citrinus 'little John'
Dwarf bottle brush

Dodonaea viscosa
Hopbush

Encelia laricifolia
Turpentine bush

Euphorbia rigida
Gopher plant

Jasminum sambac
Sambac jasmine

Justicia californica
Chuparosa

Justicia spicigera
Mexican honey suckle

Larrea tridentata
Creosote

Leucophyllum frutescens 'compacta'
Sage

Portulacaria afra
Elephants food

Rosmarinus officinalis
Rosemary

Ruellia brittoniana
Ruellia

Ruellia peninsularis
Desert ruellia

Russelia equisetiformis
Coral fountain

Simmondsia chinensis
Jojoba

Tecoma spp.
Yellow bells

Viguiera deltoidea
Goldeneye

SHRUBS

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THE VILLAS AT SOUTH BANK

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02-13-2012 PRELIMINARY SITE REVIEW

ISSUES

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TITLE:

LANDSCAPE CHARACTER

DRAWING NO:

L2.2

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ATTACHMENT 52

Caesalpinia gilliesii
Yellow bird of paradise

Campsis radicans
Trumpet vine

Salvia capitata
Salvia

Ipomoea batatas
Potato vine

Lantana montevidensis
Purple lantana

Lantana 'New Gold'
Lantana

Lavandula angustifolia
Lavender

Pachysandra 'Hacienda'
Hacienda creeper

Penstemon eatonii
Firecracker penstemon

Penstemon parryi
Parryis penstemon

Rosa Banksia
Lady banks rose

Salvia coccinea
Tropical salvia

Salvia greggii
Scarlet sage

Salvia leucantha
Salvia

Setcreasea pallida
Purple heart plant

Verbena gooddingii
Verbena

Verbena pulchella
Moss verbena

Zephyranthes candida
Rain lily

GROUNDCOVERS & VINES

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THE VILLAS AT SOUTH BANK

TEMPE, ARIZONA

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TITLE:

LANDSCAPE CHARACTER

DRAWING NO:

L2.3

Agave Americana
Agave

Aloe barbadensis
Yellow blooming aloe

Aloe 'blue elf'
Blue elf aloe

Asclepias subulata
Desert milkweed

Cereus peruvianus
Night blooming cereus

Yucca recurvifolia
Soft tipped yucca

Dasylirion acrotriche
Green Desert Spoon

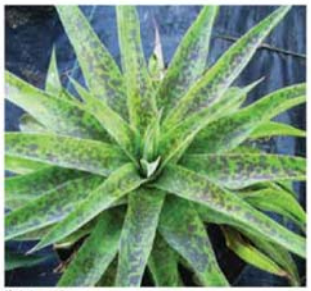
Dasylirion longissimum
Toothless sotol

Dietes vegata
Fortnight lily

Euphorbia antisyphilitica
Candelilla

Hesperaloe parviflora
Red yucca

Yucca baccata
Banana Yucca



Manihoda macrorhiza
Texas tuberose

Nolina microcarpa
Bear grass

Opuntia ficus indica
Indian fig

Pedilanthus macrocarpus
Slipper plant

Stenocereus thurberi
Organ pipe cactus

Yucca pallida
Pale leaf yucca

ACCENTS

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THE VILLAS AT SOUTH BANK

TEMPE, ARIZONA

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LANDSCAPE CHARACTER

DRAWING NO:

L2.4

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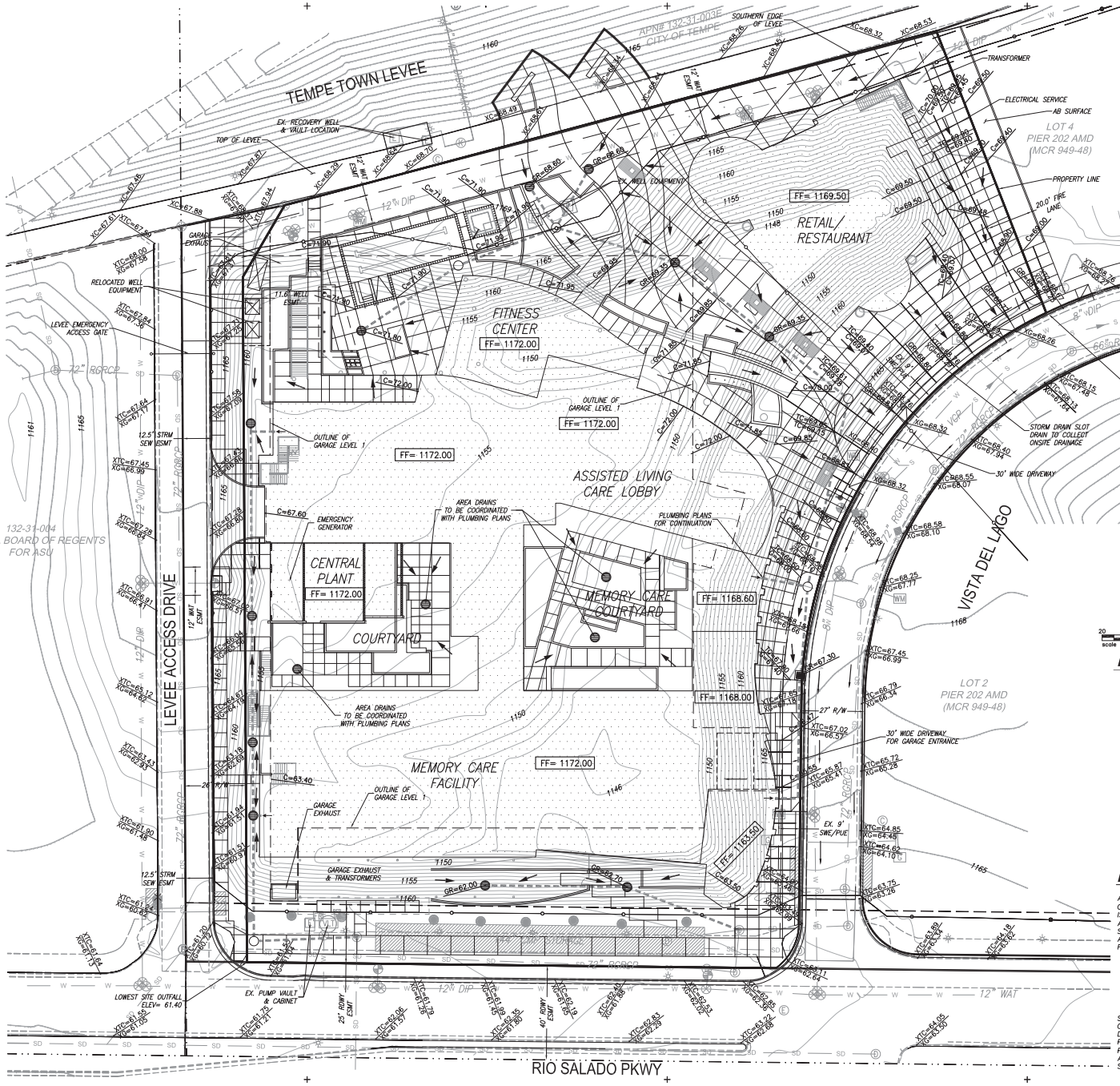
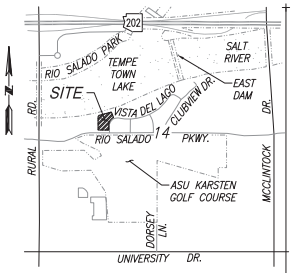
ATTACHMENT 53

ATTACHMENT 54





VICINITY MAP:
SCALE: NTS

LEGEND

- GRADE BREAK
- PROPOSED DRAINAGE ARROW
- C=68.58 — PROPOSED CONCRETE GRADE
- TC=68.58 / G=68.10 — PROPOSED TOP CURB & GUTTER GRADES
- XTC=68.58 / XG=68.10 — EXISTING TOP CURB & GUTTER GRADES
- STORM DRAIN PIPE
- AREA DRAIN
- CATCH BASIN
- STORM DRAIN MANHOLE

DRAINAGE REQUIREMENT

ACCORDING TO THE ENGINEERING DESIGN CRITERIA MANUAL FOR THE CITY OF TEMPE (APRIL 2010) WITHIN FIGURE #4: ARCA MAP, THE SITE IS IDENTIFIED TO FALL WITHIN THE ALTERNATIVE RETENTION CRITERIA AREA (ARCA) AND IS REQUIRED TO RETAIN THE 2-YEAR, 1-HOUR STORM EVENT. THIS SITE ENCOMPASSES A GROSS AREA OF 96,956 SF AND THE CALCULATION FOR THE DRAINAGE REQUIREMENT IS AS FOLLOWS,

REQUIRED VOLUME

V = REQUIRED RETENTION VOLUME, C.F.
P = RAINFALL DEPTH 0.9 IN.
A = TOTAL AREA, 96,956 S.F.
C = RETENTION COEFFICIENT, 0.95
V = (0.9 IN. / 12) * 0.95 * 96.956 S.F. = 6,908 C.F.

SPECIFIC TO THE LOCATION OF THIS SITE IS AN EXISTING STORM DRAIN COLLECTION SYSTEM THAT PROVIDES A STUB OFF E. VISTA DEL LAGO DRIVE. THE STORM DRAIN COLLECTION SYSTEM WAS CONSTRUCTED AS PART OF THE THE PIER AT TOWN LAKE INFRASTRUCTURE IMPROVEMENTS, PROJECT C.O.T. C.I.P. #5103011. THE SYSTEM IS DESIGNED TO ACCOMMODATE THE DRAINAGE REQUIREMENT FROM "THE VILLAS AT SOUTHBANK" SITE.

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THE VILLAS AT SOUTH BANK

1122 East VIsta del Lago
TEMPE, ARIZONA

04-03-2012 PRELIMINARY GRADING & DRAINAGE PLAN
ISSUES:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO: 5162.00
FILE NAME:
DRAWN BY: GM
CHECKED BY: GM
PLOT DATE:
TITLE: SHEET 1 OF 1
DRAWING NO:

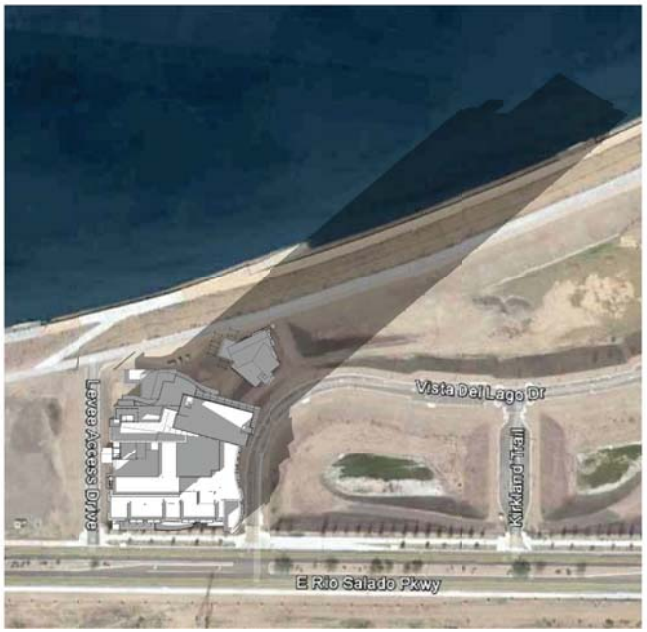
1 SHADOW STUDY - JUNE 21, 8:00 AM
SCALE: 1" = 100'-0"

2 SHADOW STUDY - JUNE 21, 12:00 PM
SCALE: 1" = 100'-0"

3 SHADOW STUDY - JUNE 21, 5:00 PM
SCALE: 1" = 100'-0"

4 SHADOW STUDY - DECEMBER 21, 9:00 AM
SCALE: 1" = 100'-0"

5 SHADOW STUDY - DECEMBER 21, 12:00PM
SCALE: 1" = 100'-0"



6 SHADOW STUDY - DECEMBER 21, 4:00 PM
SCALE: 1" = 100'-0"

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THE VILLAS AT SOUTHBANK

1122 EAST VISTA DEL LAGO, TEMPE, ARIZONA 85281

04-23-2012 REVISED PLANNING SUBMITTAL
04-03-2012 REVISED PLANNING SUBMITTAL
03-05-2012 PLANNING SUBMITTAL
02-13-2012 PRELIMINARY SITE REVIEW

ISSUES:

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REGISTERED ARCHITECT
CERTIFICATE NO. 36917
MICHAEL D. WEBB
ARIZONA U.S.A.

PROJECT NO: 5162.00

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CHECKED BY: Checker

PLOT DATE: 4/23/2012 2:47:02 PM

TITLE:

SHADOW STUDY

DRAWING NO:

SA1.2

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