



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 06/23/2016
Agenda Item: 6C3**

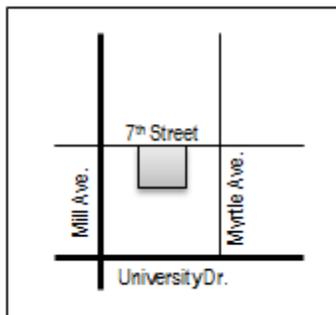
ACTION: Hold the second and final public hearing to adopt an ordinance for an Amended Planned Area Development Overlay and approve a Development Plan Review for a 26-story mixed-use development, containing 335 dwelling units and 3,460 square feet of commercial area for THE STANDARD AT TEMPE, located at 11 East 7th Street. The applicant is Charles Huellmantel, Huellmantel & Affiliates. *(Note: A legal zoning protest has been filed; therefore, a 3/4 City Council majority vote (6 of 7) is required for approval of the Amended Planned Area Development Overlay.)* (Ordinance No. O2016.37)

FISCAL IMPACT: 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: Adopt Ordinance No. O2016.37
Approval of Development Plan Review, subject to conditions
Development Review Commission – Approval (6-1 vote, Commissioner Lyon dissenting)

BACKGROUND INFORMATION: THE STANDARD AT TEMPE (PL150449) is a proposed 26-story mixed-use development; consisting of 335 dwelling unit, 3,460 square feet of ground floor commercial area and nine above grade parking levels. These residential units are planned for student housing. The project is under the maximum allowed height for the original PAD (306'-0") and is located within the area designated "Urban Center" with a 300'-0" maximum as defined in the Downtown Building Heights Concept Study. The project will provide an acceptable amount of parking for the residents, commercial area and guests. The developer has taken into consideration future opportunities for housing product conversion into market-rate of for-sale housing units. *Follow-Up from 1st Public Hearing:* At the meeting of June 9, 2016, Councilmembers requested additional conditions for the project to address continuity of landscape and street trees along 7th Street, and to require a security plan. Those conditions are reflected in the Development Plan Review conditions #2 and #30. A revised Traffic Impact Study has been submitted by the applicant and delivered to the Public Works, Transportation Division. The request includes the following:

1. Amended Planned Area Development Overlay to modify standards for number of dwelling units, building height, building setbacks, landscape, lot coverage and vehicle parking.
2. Development Plan Review including site plan, building elevations, and landscape plan.



Existing Property Owner	Tempe 7 th Street, LLC
Applicant	Charles Huellmantel, Huellmantel & Affiliates
Zoning District	CC/PAD/TOD; City Center with Planned Area Development Overlay, within the Transportation Overlay District (Corridor Area)
Gross / Net site area	0.85 acres
Density / Number of Units	394 dwelling units per acre / 335 units
Unit Types	54 studio 63 one bedroom 58 two bedroom 53 three bedroom 87 four bedroom 20 five bedroom (840 total bedrooms, including studios)
Total Building Area	582,460 square feet
Lot Coverage	90.3% (81% max per previous PAD)
Building Height	295' (306' max. for condos and 195' max. for hotel per previous PAD)

Building Setbacks	0' front, 0' west side, 5' east side, 0' rear (0', 0', 0', 0' minimum per previous PAD)
Landscape area	11.7% (42% min. for condos and 25% min. for hotel per previous PAD)
Vehicle Parking	569 provided (332 minimum required)
Bicycle Parking	362 provided (362 minimum required)

ATTACHMENTS: Ordinance, [Development Project File](#); [Arizona State University \(ASU\) Legal Protest letter](#); [ASU letter to City Council](#)

STAFF CONTACT(S): Ryan Levesque, Deputy Community Development Director, (480) 858-2393

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: Teresa Voss, Assistant City Attorney
 Prepared by: Obenia Kingsby II, Planner I

COMMENTS:

This site is approximately 0.85 acres in size and located on the south side of 7th Street between Mill Avenue and Myrtle Avenue, within the Transportation Overlay District (Corridor Area). A Development Plan Review has never been approved under the existing PAD. The site consists of (4) lots which are currently zoned CC/PAD/TOD (Corridor Area) and there are buildings on two of them. Directly adjacent to the east is (2) vacant lots and to west is (2) lots with an abandoned apartment complex; all of these properties are the remaining portions of the existing PAD. Existing buildings will be demolished for construction of this development. To the north is the Artisan Brickyard and to the south is an office building.

The existing CC PAD zoning for The Standard at Tempe (formerly 7th Mill Mixed Use Development) was approved in 2008. The development standards established allowed a building height of 306' (condos)/195' (hotel), 81 % lot coverage and 42% (condos)/25% (hotel) landscape area.

This request includes the following:

1. Amended Planned Area Development Overlay to modify standards for number of dwelling units, building height, building setbacks, landscape, lot coverage and vehicle/bicycle parking.
2. Development Plan Review including a site plan, building elevations and landscape plan; for a 26-story, 295' building, containing 335 dwelling units and 3460 square-feet of commercial area.

For further processing, the applicant will need approval for a Subdivision Plat.

PRELIMINARY SITE PLAN REVIEW

- November 12, 2015: Preliminary site plan was submitted. Only a site plan was provided, no major comments were provided based on review of submittal. Staff required that a second preliminary submittal be made that consisted at minimum of a revised site plan, building elevations and a landscape plan.
- January 20, 2016: Second preliminary site plan review was submitted. Staff reviewed a site plan, building elevations and a landscape plan. Significant comments included concerns about proposing five bedroom and six bedroom unit types, providing more architectural articulation to above grade garage levels, show all rooftop mechanical equipment and to maximize potential landscape area on site. Staff recommended that the proposed five bedroom and six bedroom unit types be eliminated.
- March 16, 2016: Formal application was submitted. Applicant eliminated the six bedroom unit type from plans and reduced the number of five bedroom unit type from 26 to 20. Majority of minor comments were addressed; staff requested for a second time that more architectural articulation was need for the above grade garage levels and that rooftop mechanical equipment be more integrated into the building design.

- April 27, 2016: Second formal submittal was provided. No significant comments were made, applicant addressed majority of minor comments. Staff requested more information about materials provided and to continue exploring ways to architecturally improve garage levels and screening of rooftop equipment.
- May 12, 2016: Third formal submittal was provided. This application was not routed through the site plan review process, only reviewed by planning. Applicant addressed staff's significant comments and majority of minor comments.

PUBLIC INPUT

- Neighborhood meeting required.
- Neighborhood meeting held: March 23, 2016 at 5:30 p.m. at Shady Park, located at 26 East University Drive.
- There were seven individuals from the public in attendance of the neighborhood meeting, there were no concerns raised regarding project. Those in attendance were in general support and just wanted to learn more information about project.
- ~~Staff received no public input prior to completion of this report.~~
- June 9, 2016: Received email providing input on project from Arizona State University.
- June 17, 2016: Received email providing input on project from Phil Yates on behalf to the Riverside Neighborhood Association.

DEVELOPMENT REVIEW COMMISSION

This request was heard at the May 24, 2016 Development Review Commission hearing. There were two people who provided public comments. One individual was in opposition of the project and the other in support. The person in opposition to the proposal stated that the building was not appropriate for this site; due to excessive density and building height. There is too much glass and building does not match the character of the area, questioned price of building and how students would be able to afford to live at this development and that leasing the units by the bedroom instead by the unit is not appropriate. An individual, who resides at the Orchidhouse, voiced with support minor concerns about the project, but believed from the presentation that the applicant and developer are proposing a good overall project. Specifically pointed out that the aesthetics are appropriate, appreciated that proposal is maximizing the height, and believes this project will invigorate the downtown area.

The Commission recommended approval of the project with the proposed conditions (6-1 vote). The Commissioners recommending approval of this project believe that this project will assist in invigorating the downtown area. Their supporting comments included; the location and materials proposed were appropriate, the building height proposed was fitting and met the desires of the City Downtown Heights Guidelines, leasing by bedroom instead of units would assist in removing problematic tenants from the building and that this project has the potential to attract other developers into the downtown. Commissioner Lyon, recommended denial of this project, voiced concerns that proposed building is lacking architectural articulation, mentioned that the building is too massive and blocky.

PROJECT ANALYSIS

PLANNED AREA DEVELOPMENT

The existing PAD for this site was approved in 2008. The applicant requests an Amended Planned Area Development consisting of 335 dwelling units and a total of 3,460 square-feet of commercial area. The table below shows a comparison of the existing approved development standards and the proposed development standards for the property.

THE STANDARD AT TEMPE – AMENDED PAD Overlay				
Standard	CC, TOD	Existing CC, PAD, TOD	Proposed CC, PAD, TOD	Change
Residential Density (du/ac)	NS	214	394	Increase

Building Height (feet) [Exceptions, see Section 4-205(A)]				
Building Height Maximum	50'	306' Condos / 195' Hotel	295'	Decrease
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	Yes	Yes	
Maximum Lot Coverage (% of net site area)	NS	81%	90.3%	Increase
Minimum Landscape Area (% of net site area)	NS	42% / 25%	11.7%	Decrease
[Exceptions, see Section 4-205(B)]				
South – (Rear)	0'	0'	0'	No Change
East – (Side)	0'	0'	5'	Increase
West – (Side)	0'	0'	0'	No Change
North – (Front)	0'	0'	0'	No Change

There is a proposed increase in density for this site per the 2008 PAD; the increase of density will conform to the General Plan 2040 projected density of more than 65 du/ac. The maximum building height is decreasing from 306' to 295', lot coverage is increasing from 81% to 90% and the east building setback is increasing from 0' to 5'.

The table below summarizes the required and proposed *vehicle* parking for the project.

Unit Type	Unit Quantity / SF	Ratio	Parking Required per ZDC (Downtown Parking Standards)	Proposed Parking per PAD (1.7 spaces per dwelling unit)
Studio	54	.5 spaces per bed	27	91.5
1 bedroom	63	.5 spaces per bed	31.5	107
2 bedroom	58	.5 spaces per bed	58	98.5
3 bedroom	53	.3 spaces per bed	47.7	90
4 bedroom	87	.3 spaces per bed	104.4	148
5 bedroom	20	.3 spaces per bed	30	34
Guest	335	.1 spaces per unit	33.5	0
Commercial	3,460 SF	First 5,000 SF is waived, 1 space/500 SF after	0	0
TOTAL			332	569

The base zoning for this site is CC, which is required to meet the minimum parking requirements of the Downtown Parking Standards. This project is proposing to exceed those requirements by 237 spaces.

Section 6-305 D. Approval criteria for P.A.D. (*in italics*):

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.* This development fulfills the goals and objectives of General Plan 2040; which projects is projected as mixed-use with a density of more than 65 dwelling units per acre. Though this project is zoned CC and a rezone to mixed-use has not been requested, the proposal still meets the intent of a mixed used development by providing commercial area.
2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed.* The proposed standards are appropriate for the location and context of the site.
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* This 26-story building is proposed in the middle of Downtown Tempe where the density and building height requested are expected and

appropriate.

DEVELOPMENT PLAN REVIEW

Site Plan

The site is located on 7th Street between Mill Avenue and Myrtle Avenue, 0.85 acres in size and square in shape. The building is proposed to cover 90.3% of the lot. There is only one driveway proposed for this site, which utilizes the public alley to access the development parking garage entries. Site may also be accessed from Myrtle Avenue through the public alleyway. There is 3,460 square-feet of allocated commercial area along northwest corner of building and all ground floor mechanical equipment is located in southeast corner of building, in the rear of property not visible from street.

Building Elevations

The building is proposed to be 295' in height. Materials primarily consist of stucco with metal panel accents. There are nine above grade levels of parking garage that will be visible from the east, west and south. To provide architectural articulation to the visible portions of garage, a random patterning of solid metal panels and perforated metal panels were proposed; this also assists in creating visual interest to the building. A condition has been added to maximize the amount of solid metal panels used for the garage random screen patterning.

Landscape Plan

The Amended PAD is 9.7% of landscape area on the ground (includes hardscape) and 2% in amenity areas, totaling 11.7% of landscape area. The majority of landscape for this project is being done in right-of-way. Street trees proposed are Desert Museum Palo Verde and Date Palm; palms are being used in excess to minimum tree requirements and as accent features. There is a large variation of groundcover plants provided as well. Upgraded paving will be provided along the 7th Street sidewalk and in the alleyways.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape; the elevations incorporate metal paneling and glazing at the first two levels which are appropriate or the location. The placement, massing and materials provide variety in the streetscape. This development will provide more verticality in the downtown area.*
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; design of building together with landscape on the ground floor combine to mitigate heat gain. This is accomplished through recessing the commercial area and by changes in horizontal plans.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; materials primarily consist of metal panels and glazing, which are desired materials for this location.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; landscape and building elements are appropriately scaled to site.*

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; development provides glazing and metal paneling at the pedestrian level, and portions of the ground floor and are recessed to enhance pedestrian experience. There are changes in horizontal change and random patterned garage screen to assist in relieving monotony.*
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; design elements at the street level create visual interest. Architectural elements, including landscape improvements in the right-of-way, shade much of the sidewalk adjacent to the site and building entrances.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; site is located within a half mile of the Tempe Transportation Center and a light rail station.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; majority of vehicular circulation would occur along the perimeter of site. There is only one driveway proposed on site, which leads to two parking garage entryways located in public alleyways.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; plans have been reviewed by the Police Department, and comments provided to applicant. The height of proposed landscaping adjacent to the public sidewalks will comply with CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; right-of-way landscaping delineates pedestrian pathways at the perimeter of the 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; sign are subject to a separate plan review.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting must comply with current code requirements to meet minimum illumination levels and be non-intrusive to adjacent properties.*

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Amended Planned Area Development Overlay and Development Plan Review. This request meets the required criteria and will conform to the conditions of approval.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The Amended Planned Area Development Overlay was specifically modified to increase number of dwelling units, decrease building height, increase east building setback, decrease landscape coverage, increase lot coverage and adjust vehicle/bicycle parking.
4. The proposed project meets the approval criteria for a Development Plan Review.

AMENDED PLANNED AREA DEVELOPMENT OVERLAY

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 within two years of the date of City Council approval 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 30 days from the date of City Council approval, or the *Amended PAD* approval shall be null and void.
3. The 1st Amended Planned Area Development Overlay for THE STANDARD AT TEMPE shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval.
4. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
5. The developer must provide a final traffic impact study prior to any submittal for a building permit.
6. The developer must receive approval of the final Traffic Impact Study from the Traffic Engineering prior to issuance of a building permit.
7. Development shall not exceed 335 dwelling units and consist of no more than (20) five bedroom units. No units with more than five bedrooms are allowed.
8. A minimum of 29 parking spaces shall be available for commercial use customers and the public; these spaces shall be provided on-site and shall not be demarcated or restricted for exclusive use. Access to these spaces may be gated to enter garage.
9. A minimum of 74 bicycle parking spaces shall be provided on-site for the use of residential guests and commercial customers.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan, building elevations and landscape plan dated May 10, 2016. Minor modifications may be review through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. A security plan is required for this project. Coordinate processing requirements with the Tempe Police Department, Crime Prevention Unit prior to receiving building permits.

Site Plan

3. Interior building walls, ceilings, and floors for the residential units shall provide a minimum sound transmission class of (55) or more. Exterior building walls for the residential units shall provide a minimum sound transmission class of (39) or more. Exterior windows for the residential units shall provide a minimum sound transmission class of (28) or more using insulated double paned windows with ¼" pane thickness or more.
4. Service locations for both refuse and recycling collection and pick-up on the property are approved as shown on the Refuse Truck Turn Plan, dated 04/13/16 (attachment 51 of Development Project File. Coordinate the storage areas for refuse and recycling containers with the overall site and landscape layout.

5. 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.
6. 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.
7. Provide upgraded paving at each driveway consisting of integral colored unit paving or desired material/detail. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
8. 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.
9. 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.
10. The above grade amenity deck adjacent to 7th Street and alleyways shall be designed with a minimum 6'-0" high wall, measured from floor grade, with the top 2'-0" designed with glazing. Landscape planters shall be located on either the exterior or interior of the wall to act as a buffer from the building edge.

Floor Plans

11. 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 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.
12. 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
13. Garage Security:
 - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
 - b. Provide exit stairs that are open to the exterior as indicated.
 - c. Paint interior walls and overhead surfaces in garage floor levels with a highly reflective white color, minimum LRV of 75 percent.
 - d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
14. Parking Garage:
 - a. Minimum required parking dimensions shall be clear of any obstructions.
 - b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.

- c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

Building Elevations

15. The materials and colors as presented May 10, 2016:
 - Primary Building (painted stucco) – Sherwin Williams – Nebulous White (SW7063)
 - Secondary Building (painted stucco) – Sherwin Williams – Shitake (SW9173)
 - Web Gray (SW7075)
 - Poolhouse (SW7603)
 - Building Accents (metal panels) – Berridge – Indigo Batik (SW7602)
 - Network Gray (SW 7073)
 - Zink Gray by Berridge
 - Building Accent (Fiber Cement Panels) – Allura Colormax – Cedar
 - Equipment Screening – Architectural Louvers – Dove Gray
 - Garage Screening – Metal Screen – G-W 150A
 - Storefront – Frame Color – Grey Aluminum
 - Unit Windows – Aluminum Frame – Dark Grey
 - Glass – VistaCool Azuria – Clear, Dual Panel, Low-E
 - Glass Railing – 2" Aluminum Top Rail – ½" Clear Tempered Glass

Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.

16. First 3' of each above grade garage levels shall be screen with a 100% opaque material.
17. Unit balconies shall have glass railings. To provide privacy to balconies, glass shall be of a deeper tone. This will also assist in visual interest of building.
18. Maximize amount of solid metal panels used for garage screening pattern and minimize the amount of perforated/metal mesh screening; must maintain building code requirements.
19. Above grade amenity decks adjacent to a public right-of-way shall provide a minimum 6'-0" barrier, measured from floor grade, with at minimum the top 2'-0" designed with glazing. Landscape planters shall be located on either the exterior or interior of the wall to act as a buffer from the building edge.
20. Televisions or electronic video screens shall not be visible from public view. Future exterior modifications may require a Development Plan Review application submittal.
21. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
22. Conceal roof drainage system within the interior of the building.
23. 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.
24. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
25. 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

26. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting.

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

Landscape

28. 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.
29. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
30. The streetscape and landscape design palette shall complement future improvements along 7th Street. Arizona Ash shall be used as the primary street tree.
31. Irrigation notes:
 - a. 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.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
 - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - e. 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 in these frontages for period of time that irrigation system is out of repair. Design irrigation so existing plants in frontages is irrigated as part of the reconfigured system at the conclusion of this construction.
32. 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.
33. 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.
34. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. 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.

Addressing

35. 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 numbers or letters 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.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- 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 April 27, 2016, formal Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **COMMUNICATIONS:**
 - Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: <http://www.tempe.gov/home/showdocument?id=30871>. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
 - For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.
- **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.

- POLICE DEPARTMENT SECURITY REQUIREMENTS:
 - Refer to Tempe City Code Section 26-70 Security Plans.
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
 - Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment. Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
 - The Owner is required to prepare a security plan for the residences, live/work and commercial components of the project with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
 - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

- TRAFFIC ENGINEERING:
 - Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
 - Incorporate brick sidewalks for all off-site pedestrian paving. Follow City of Tempe Public Works Department Detail T-353, when designing all sidewalk areas in the Right-of-Way. Alternative paver materials may be considered subject to review, and approval, by the Engineering and Planning Departments. Any alternative patterns should be used in small amounts to create accent areas at entrances, or to demarcate architectural features of the building. Do not propose a wholesale change of material. These materials shall be compatible with the Americans with Disabilities Act, ADA, and the Building Code.
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

- 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.

- CIVIL ENGINEERING:
 - An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
 - Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
 - 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.
- **SOLID WASTE SERVICES:**
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116 and/or DS-118.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- **PARKING SPACES:**
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - 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 plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.
- **DUST CONTROL:** Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

HISTORY & FACTS:

August 17, 2004	Redevelopment Review Commission approved Mill-Seven Building for design review of building elevations, site plan and landscape plan, located at 701 South Mill Avenue. APPROVAL EXPIRED.
September 30, 2004	City Council approved the request for Mill-Seven Building (SIP-2003.105) for a site plan for a new two-story retail/restaurant building consisting of 19,279 s.f. on 0.36 net including three variances and three use permits. APPROVAL EXPIRED.
December 4, 2007	Applicants for M7 Mixed-Use Development attended the Sunset-Riverside Neighborhood Meeting and presented their proposal.
December 10, 2007	Applicants for M7 Mixed-Use Development attended the Downtown Tempe Community's Hot Team meeting and presented their proposal.
January 9, 2008	Neighborhood Meeting held by the applicant for the M7 Mixed-Use Development at Hatton Hall, located at 34 E. 7 th Street starting at 6 p.m.
January 22, 2008	The FAA issued a determination of no hazard for air navigation for this project at a height of 306'-0".
March 4, 2008	Presentation scheduled with the Downtown Tempe Community organization.
March 12, 2008	Development Review Commission continued the request for a Planned Area Development Overlay for M7 MIXED-USE DEVELOPMENT, located at 701 South Mill Avenue. Follow up included further discussion on proposed parking reductions.
March 25, 2008	Development Review Commission recommended approval for a Planned Area Development Overlay for M7 MIXED-USE DEVELOPMENT, located at 701 South Mill Avenue.
April 17, 2008	City Council approved for a Planned Area Development Overlay for M7 MIXED-USE DEVELOPMENT, located at 701 South Mill Avenue.
May 21, 2015	The Standard at Tempe (formerly 7 th Mill Mixed-Use Development) was granted a one year time extension for the PAD entitlements, until May 21, 2016. As a result, on March 7, 2016, the applicant filed for an Amended PAD for a portion of the site.
May 24, 2016	Development Review Commission recommended approval of an Amended Planned Area Development Overlay and Development Plan Review for The Standard at Tempe (PL150449), for a 26-story mixed-use development, containing 335 dwelling units and 3,460 square feet of commercial area.
June 9, 2016	1 st City Council meeting scheduled (Introduction).
June 23, 2016	2 nd City Council meeting scheduled (Decision).

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development (PAD) Overlay districts
Section 6-306, Development Plan Review