



ARIZONA STATE UNIVERSITY

June 20, 2016

Mayor Mark W. Mitchell
City of Tempe Councilmembers
Tempe City Hall
31 East 5th Street, 2nd Floor
Tempe, AZ 85281-3601

Re: The Standard at Tempe, PL150449

Dear Mayor Mitchell and Councilmembers:

On Thursday, June 23, 2016, the Tempe City Council will consider a request by the Tempe 7th Street LLC to approve a Planned Area Development (PAD) and a Development Plan Review for a 26-story mixed use development containing 335 dwelling units and 3,400 square feet of commercial located at 11 East 7th Street in downtown Tempe (PL150449) (“**The Standard At Tempe**”). I understand that The Standard at Tempe is a student housing development, rather than a market rate mixed use residential development.

ASU is opposed to PL150449. We do not support student housing in this location, nor do we support student housing at this intensity and scale. As I wrote in my June 15, 2016 letter to the City Council’s Student Housing Task Force, ASU believes that in terms of best practices for the quality of life for students, new student housing should not be taller than seven stories in height. The Standard at Tempe is 26 stories. Student housing should not have more than four people to a room, and if apartments, a limited number of three and four bedroom units. Not only does The Standard at Tempe have a majority of three and four-bedroom units (53 three bedroom units and 87 four bedroom units), it also has 20 five bedroom units. The unit mix at the Standard at Tempe is inconsistent with the best practices for student housing.

This proposed density of this PAD is 394 dwelling units to the acre compared to the approved PAD of 214 dwelling units to the acres. ASU does not believe that this type of intensity is good for student living and quality of life. The best practices for student quality of life require that student housing have adequate open space and congregating space to interact with each other. In addition, at ASU, our campus housing has teaching and counseling space and services that compliment and serve our students. ASU students are not just students when they are on campus. ASU has a responsibility for its students wherever they are interacting with the community. Therefore, even when the students reside off campus, ASU is involved in their well-being and the student conduct.

ASU supports the City’s vision for a vibrant downtown core. We do not believe that student housing is the best option for this location. In terms of student housing, ASU guarantees

RECEIVED
2016 JUN 21 PM 2:33
CITY OF TEMPE
CITY CLERK'S OFFICE

UNIVERSITY REAL ESTATE DEVELOPMENT

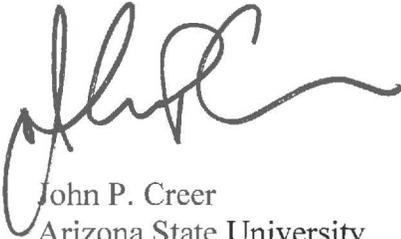
PO Box 873908, Tempe AZ 85287-3908
Phone (480) 727-7676 | Fax (480) 727-6210

Mayor Mark W. Mitchell
City of Tempe Councilmembers
June 20, 2016
Page 2

housing for all incoming freshman. In addition, ASU Housing operates 14,500 beds across four locations. We do not believe there is a need for student housing in this location. In addition, with the new student ASU student housing coming online, the City of Tempe downtown core is approaching a tipping point where supply will outpace demand.

ASU supports and shares the City of Tempe's goal to increase the number of residents living in the downtown. Both ASU and the City of Tempe benefit from additional residents who are able to support additional restaurants, work in downtown Tempe and contribute to the vibrant civic, sports and cultural amenities in downtown Tempe area. However, we do not think this application is consistent with the City's vision and this application is not consistent with the ASU best practices for student housing. ASU opposes PL150449. We urge the Mayor and the City Council to deny PL150449.

Sincerely,



John P. Creer
Arizona State University
Assistant Vice President for
University Real Estate Development

cc: Michael M. Crow, President
Morgan Olsen, Executive Vice President, Treasurer and CFO
Angela Creedon, AVP, Community and Municipal Relations
José A. Cárdenas, Senior Vice President and General Counsel