

PLANNED AREA DEVELOPMENT OVERLAY FOR MIXED-USE DEVELOPMENT at APACHE AND TERRACE

A PORTION OF THE SOUTH 350.00 FEET OF THE FOLLOWING: PART OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER AUTHORIZATION

GD APACHE LLC

BY: [Signature] DATE: 7/17/18
SIGNATURE

ITS REPRESENTATIVE

ACKNOWLEDGEMENT

ON THIS 12th DAY OF July, 2018 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Torben Arend, OWNER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: [Signature] DATE: 7/17/18
NOTARY PUBLIC MY COMMISSION EXPIRES

DANIEL P. STEVENSON
NOTARY PUBLIC
STATE OF ARIZONA
MY COMMISSION EXPIRES 03/31/2020
ID #: 52988

LEGAL DESCRIPTION

The land referred to herein is situated within the northwest quarter of Section 23, Township 1 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows: 1120 East Apache Boulevard.

COMMENCING at the west quarter corner of said Section 23, a 3-inch City of Tempe brass cap in handhole, from which the northwest corner of said section, a 3-inch City of Tempe brass cap in handhole, bears North 00° 05'00" West (basis of bearing), a distance of 2531.99 feet; THENCE along the east-west mid-section line of said section, South 89°59'20" East, a distance of 1458.93 feet; THENCE leaving said east-west mid-section line, North 00°00'40" East a distance of 56.00 feet, to the west line of that certain parcel of land described in Document No. 2005-071934, Maricopa County Records (M.C.R.) and the POINT OF BEGINNING; THENCE along said west line, North 00°03'50" West, a distance of 293.35 feet; THENCE leaving said west line, South 40°16'36" East, a distance of 124.63 feet; THENCE South 43°16'43" East, a distance of 212.85 feet; THENCE South 00°00'28" West, a distance of 33.29 feet; THENCE South 64°16'32" West, a distance of 5.27 feet; THENCE South 87°52'08" West, a distance of 207.78 feet; THENCE along a line parallel to and 56-feet north of said east-west mid-section line, North 89°59'20" West, a distance of 13.78 feet, to the POINT OF BEGINNING.

Containing 36,538 square feet or 0.8388 acres, more or less.
Subject to existing rights-of-way and easements.

1100 East Apache Boulevard.

COMMENCING at the west quarter corner of said Section 23, a 3-inch City of Tempe brass cap in handhole, from which the northwest corner of said section, a 3-inch City of Tempe brass cap in handhole, bears North 00° 05'00" West (basis of bearing), a distance of 2531.99 feet; THENCE along the east-west mid-section line of said section, South 89°59'20" East, a distance of 1558.91 feet; THENCE leaving said east-west mid-section line, North 00°00'40" East a distance of 56.00 feet, to the west line of that certain parcel of land described in Document No. 2015-0727240, Maricopa County Records (M.C.R.) and the POINT OF BEGINNING; THENCE along said west line, North 00°03'50" West, a distance of 369.00 feet, to the northwest corner of said certain parcel of land; THENCE leaving said west line, along the north line of said certain parcel of land, South 89°59'20" East, a distance of 130.12 feet, to the west line of that certain parcel of land described in Document No. 2006-0340290, M.C.R.; THENCE leaving said north line, along said west line, North 00°03'50" West, a distance of 18.00 feet, to the northwest corner of said certain parcel of land; THENCE leaving said west line, along the north line of said certain parcel of land, South 89°59'20" East, a distance of 111.20 feet, to the northwest corner of that certain parcel of land; THENCE leaving said north line, along the east line of said certain parcel of land, South 00°03'50" East, a distance of 275.80 feet; THENCE leaving said east line, along a line parallel to and 56-feet north of said east-west mid-section line, North 89°59'20" West, a distance of 500.02 feet, to the POINT OF BEGINNING.

Containing 174,505 square feet or 4.0061 acres, more or less.
Subject to existing rights-of-way and easements.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 17 DAY OF MAY, 2018.

OWNER/DEVELOPER

GD APACHE LLC
TORBEN AREND
7 Jackson Walkway
Providence, RI 02903
401-456-5526

PROJECT DATA

Standard	Provided
2040 GENERAL PLAN LAND: 2040 GENERAL PLAN DENSITY (Maximum Density):	Mixed-Use Greater than 65 D.U./AC.
ZONING:	MU-4 PAD TOD Corridor
SITE AREA:	45.56 Gross Acres (242,277 sf) 34.84 Net Acres (211,043 sf)
DWELLING QUANTITY:	Student Apartments Work Force Number of units: 327 D.U. 11 Beds 55 D.U. 67 Beds Number of Bedrooms: 946 Beds
MAXIMUM BUILDING HEIGHT (CORRIDOR):	94 feet
DENSITY:	391/5.56 Gross Acres = 70.32 or 71 DU/ ACRE
BUILDING HEIGHT STEP-BACK REQUIRED ADJACENT TO SF DISTRICT:	Not Applicable since Site not located adjacent to SF District
BUILDING LOT COVERAGE (% of Net Lot Area):	63% (134,521 s.f. / 211,043 s.f.)
SITE LANDSCAPE COVERAGE (% of Net Lot Area):	40,556 s.f. / 211,043 s.f. = 19% At grade only.
BUILDING SETBACK:	1 feet
Front (Terrace Road):	1 feet
Street Side (Apache Blvd.):	2 feet
Side (north property line):	10 feet
Rear: (west property line)	10 feet
Parking & Maneuvering:	N/A
PEDESTRIAN DESIGN STANDARDS	Yes Min. 6' furnishing & landscape; Min. 8' clear pedestrian thru zone; Min. 5' seating/standing/gathering and building entry area.
VEHICULAR PARKING (per Parking Model):	
Residential (Student):	0.5 P.S. / Bedroom; 0.5 x 946 = 473 P.S.
Residential (Work Force Housing):	1 P.S./Unit; 1 x 55 = 55 P.S.
Residential (Apartment):	75 P.S./Bedroom; 75 x 11 = 825 P.S.
SHARED PARKING	
Residential (Student - Guest):	0.2 Guest P.S. / Unit 0.2 x 327 = 65.4 P.S.
Residential (Work Force Housing - Guest):	0.2 Guest P.S. / Unit 0.2 x 55 = 11 P.S.
Residential (Apartment - Guest):	0.2 Guest P.S. / Unit 0.2 x 5 = 1 P.S.
Retail: (8,608 SF)	1.0 space per 300 SF (25% reduction per TOD) (50% Internal Capture) = 19.76 P.S.
Restaurant: (Indoor - 3,340 SF)	(Indoor) 1.0 Space/ 75 SF (25% reduction per TOD) = 25.05 (50% Internal Capture) = 16.7 P.S.
Restaurant: (Outdoor - 915 SF)	(Outdoor) 1.0 Space/ 2,000 SF = 0P.S. No parking required in TOD
Reduction for Commercial and Guest Parking Shared by Time of Day:	-4.55 P.S.
RESIDENTIAL, COMMERCIAL & GUEST (WITH INTERNAL CAPTURE):	536.25 P.S.
TOTAL Code with TOD + Shared Parking Reductions PER MODEL	191.13 P.S.
TOTAL PROVIDED	637.38 or 638 P.S.
BICYCLE PARKING (TOD Corridor): Site is located in the Bicycle Commute Area.	
Residential (Student):	0.75 bicycle/1.54 bedroom units 0.75 x 141 = 105.75 bicycle P.S. 1 bicycle/3.64 bedroom units 1 x 185 = 185 bicycle P.S.
Residential (Student - Guest):	0.2 bicycle per unit 0.2 x 327 = 65.4 bicycle P.S.
Residential (Apartment/ Work Force Housing):	0.75 bicycle P.S. / Unit 0.75 x 54 = 40.5 bicycle P.S. 0.2 Guest bicycle P.S. / Unit 0.2 x 5 = 1 P.S.
Retail: (8,608 SF)	1.0 bicycle/ 7,500 SF = 4 "Per Bicycle Commute Area"; 8,608 SF
Restaurant (Indoor - 3,340 SF)	1.0 bicycle/ 500 SF; 3,340/ 500 = 6.68
Restaurant (Outdoor - 915 SF)	1.0 bicycle/ 2,000 SF; 915/ 2000 = .46
Total Required Bicycle Parking	430 Total Required Bicycle P.S.
Total Provided Bicycle Parking:	430 Total Provided Bicycle P.S.
Uses	340 Secure and 80-Publicly Accessible Residential: (Student Housing): 466, 186 SF (Apartment/ Work Force Housing): 59, 581 SF Retail: 8,608 SF Restaurant: 3,340 SF Restaurant Patio: 915 SF Structured Parking: 200,340 SF Roof Deck Amenity: 2,726 Outdoor Roof Deck Amenity: 22,102 SF Amenity?
Total Square Feet	740,763 SF (excludes Outdoor Restaurant Patio & Outdoor Roof Deck Amenity?)

SITE VICINITY MAP



CONDITIONS OF APPROVAL:

PAD180001 & ZON180012

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 Zoning Map Amendment and PAD approval shall be null and void.

3. The Planned Area Development Overlay for MIXED-USE DEVELOPMENT AT APACHE AND TERRACE 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 and prior to issuance of building permits.

GENERAL NOTES

NONE.

REC 18012

PL 180025

DS 160812

NO. 16-2026-03

MIXED-USE DEVELOPMENT at APACHE AND TERRACE

1100 E. Apache Blvd.
Tempe, AZ 85281

Gilbane

100 Penn Square East Suite 1040
Philadelphia, PA. 19107
(267) 256-4516P



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03-27-18

3RD PAD
SUBMITTAL

Proj Mgr: JF
Dwn By: Op

Rev. Date: Description:



PAD/PDR
COVER SHEET

PAD A0.1

DS 160812

PL 180025

REC 18012

