

REC 18012

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03-27-18  
DATA  
3RD PAD  
SUBMITTAL

Proj. Mgr.: J.F.  
Dwn. By: O.P.  
Rev. Date: Description:

DS 160812

PAD/DPR  
COVER SHEET

PAD A0.1

# 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:

7/11/18

DATE

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 HEREBUTO SET MY HAND AND OFFICIAL SEAL.

BY:   
NOTARY PUBLICMY COMMISSION EXPIRES  
7/11/20DANIEL P. STEVENSON  
NOTARY PUBLIC  
STATE OF RHODE ISLAND  
MY COMMISSION EXPIRES 03/2020  
ID # 5299

## 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:  
110 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. 2006-0719134, 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 44°16'32" West, a distance of 5.27 feet; THENCE South 87°52'08" West, a distance of 20.78 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 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. 2015-0727240, Maricopa County Records (M.C.R.) and the POINT OF BEGINNING; THENCE along said west line, North 00°04'44" 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 east line, along the north line of said certain parcel of land, South 89°59'20" East, a distance of 150.00 feet, to the northeast corner of said 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 220.00 feet, to the northeast corner of said 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 111.20 feet, to the northwest corner of that certain parcel of land described in Document No.

2006-0340289, M.C.R.; THENCE leaving said east line, along the north line of said certain parcel of land, South 89°59'20" East, a distance of 150.00 feet, to the northeast corner of said 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 220.00 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.

DS 160812

## OWNER/DEVELOPER

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

## PROJECT DATA

Standard	Mixed-Use
2040 GENERAL PLAN LAND: 2040 GENERAL PLAN DENSITY (Maximum Density):	Greater than 65 D.U./AC.
ZONING:	MU+ PAD TOD Corridor
SITE AREA:	±56 Gross Acres (4242,277 sf) ±56 Net Acres (421,043 sf)
DWELLING QUANTITY: Number of Units: Number of Bedrooms:	Student Apartments Work Force 94 units 60 units 67 D.U. 946 Beds 11 Beds 67 Beds
MAXIMUM BUILDING HEIGHT (CORRIDOR):	94 feet
DENSITY:	3915.56 Gross Acres = 70.32 or 71 D.U./ACRE Not Applicable since Site not located adjacent to SF District
BUILDING HEIGHT STEP BACK REQUIRED ADJACENT TO SF DISTRICT:	10 feet
BUILIDING LOT COVERAGE (% of Net Lot Area):	63% (134,521s.f./211,043 s.f.)
LANDSCAPE COVERAGE: (% of Net Lot Area)	At grade only
BUILIDING LOT COVERAGE:	Front (Terrace Road): 1 foot Street Side (Apache Blvd.): 2 feet Side (Terrace Rd.): 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. 2' seating/standing/gathering and building entry area.
VEHICULAR PARKING (per Parking Model):	
Residential (Student):	0.5 P.S. / Bedroom; 1.0 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 = 8.25 P.S.
SHARED PARKING	
Residential (Student - Guest):	0.2 Guest P.S. / Unit 0.2 x 55 = 11 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 9 = 1.8 P.S.
Retail: (8,608 SF)	1.0 spaces per 300 SF (50% Internal Capture) = 10.76 P.S. (50% Internal Capture) (50% reduction per TOD) = 25.05 (50% Internal Capture) = 16.7 P.S.
Restaurant: (Indoor - 3,340 SF)	(Customer to T.O. Space/ 2,000 SF = 0.P.S. No parking required in TOD)
Restaurant: (Outdoor - 915 SF)	-4.53 P.S.
Reduction for Commercial and Guest Parking	
Reduction by Time of Day:	
Residential:	536.25 P.S.
COMMERCIAL & GUEST (WITH INTERNAL CAPTURE):	101.13 P.S.
TOTAL Code with TOD / Shared Parking Reductions PER MODEL	637.38 or 638 P.S.
TOTAL PROVIDED	657 P.S. Provided Vehicular Parking (9 Guests/Customer under podium parking in east lot 13 Surface parking behind gates (student housing) 92 Surface parking behind gates (workforce) 64 Garage parking below ground behind gates (workforce and student) 476 Garage parking above ground behind gates (student housing.)
BICYCLE PARKING (TOD Corridor): Site is located in the Bicycle Commute Area	
Residential (Student):	0.75 bicycle 1.62 bedroom units 0.75 x 141 = 105.75 bicycle P.S. 1 bicycle 3 bedroom units 1.00 x 186 bicycles P.S.
Residential (Student - Guest):	0.2 bicycle per unit
Residential (Apartment/ Work Force Housing):	0.2 bicycle per unit 0.75 bicycle P.S./Unit 0.75 x 64 = 48 bicycle P.S. 0.2 bicycle per unit 0.2 x 64 = 12.8 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	310 Residential and 90 Publicly Accessible Residential: (Student Housing) 466,186 SF (Apartment/ Work Force Housing): 59,581 SF Retail: 3,340 SF Restaurant: 915 SF Street Side Parking: 3,340 SF Roof Deck Amenity: 2,728 SF Outdoor Roof Deck Amenity: 22,102 SF 740,783 SF (excludes Outdoor Restaurant Patio & Outdoor Roof Deck Amenity)
Total Square Feet	

## SITE VICINITY MAP



## CONDITIONS OF APPROVAL:

PAD180001 &amp; ZON18002

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.

DS 160812

PL 180025

REC 18012

