

PLANNED AREA DEVELOPMENT OVERLAY FOR PARC BROADWAY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER AUTHORIZATION

EVERGREEN-144th & Washington, L.L.C.:
an Arizona limited liability company
By: EVERGREEN DEVELOPMENT COMPANY-2012, L.L.C.,
an Arizona limited liability company
ITS: Manager
By: EVERGREEN DEVCO, INC.,
a California corporation, Manager
BY: Matt Evans 12/2/19
SIGNATURE DATE

ITS: MATT EVANS / REGIONAL PRESIDENT

ACKNOWLEDGEMENT

ON THIS 2nd DAY OF December, 2020 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARS Matt Evans, WHO ACKNOWLEDGED HIM/HERSELF 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 HERETO SET MY HAND AND OFFICIAL SEAL

BY: Peggy Doane June 6, 2022
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

TRACT A, OF BELL BUTTES INDUSTRIAL DISTRICT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 90 OF MAPS, PAGE 17;

EXCEPT THAT PORTION OF SAID TRACT "A" CONVEYED TO CITY OF TEMPE IN QUIT-CLAIM DEED RECORDED FEBRUARY 06, 1986 AS 86-059262 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BELL BUTTES INDUSTRIAL DISTRICT;

THENCE SOUTH 00 DEGREES 22 MINUTES 45 SECONDS EAST A DISTANCE OF 74.78 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 15 SECONDS WEST A DISTANCE OF 33.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 45 DEGREES 11 MINUTES 22 SECONDS WEST A DISTANCE OF 28.38 FEET;

THENCE WEST A DISTANCE OF 605.05 FEET;

THENCE NORTH 00 DEGREES 23 MINUTES 34 SECONDS WEST A DISTANCE OF 15.00 FEET;

THENCE EAST A DISTANCE OF 605.05 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.13 FEET AND A RADIAL POINT WHICH BEARS SOUTH;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 37 MINUTES 13 SECONDS A DISTANCE OF 31.49 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 45 SECONDS EAST A DISTANCE OF 15.00 FEET TO THE TRUE POINT OF BEGINNING; AND EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ANY OIL AND MINERALS AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 1785, PAGE 185, RECORDS OF MARICOPA COUNTY, ARIZONA.

* THE PROPERTY DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-751454-PHX1 DATED NOVEMBER 16, 2015.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 7 DAY OF November, 2019

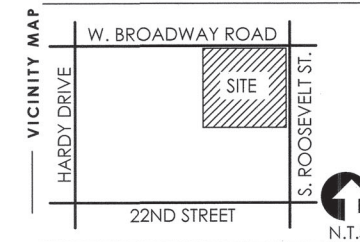
OWNER / DEVELOPER:

EVERGREEN DEVCO, INC.
MATT EVANS / REGIONAL PRESIDENT
2390 E. CAMELBACK RD., SUITE 410
PHOENIX, AZ 85016

PROJECT DATA

ZONING DISTRICT AND OVERLAY TABLE 4-203(B)	PAD PROVIDED
GENERAL PLAN LAND USE:	Mixed-Use Industrial
GENERAL PLAN DENSITY:	High Density Limited (up to 45 du/ac)
SITE AREA (Net):	378,753 sf (8.69 acres)
DWELLING QUANTITY:	324 units (503 Bedrooms)
Studio	20 units
1 Bedroom	143 units
2 Bedroom	143 units
3 Bedroom	18 units
DENSITY:	37.28 du/ac
BUILDING HEIGHT: (MAXIMUM)	55'-0" (Grade to Top of Top)
BUILDING STEPBACK:	No
BUILDING LOT COVERAGE: (MAXIMUM)	26% (95,949 S.F.)
LANDSCAPE COVERAGE:	31% (119,963 S.F.)
*BUILDING / PARKING SETBACKS: (MINIMUM)	
Street Side (Broadway Road)	
Building	8'-0"
Parking	20'-0"
Front (Roosevelt Street)	
Building	22'-0"
Parking	20'-0"
Rear (West)	
Building (Residential)	86'-0"
Side (south)	
Building (Residential)	79'-0"
VEHICLE PARKING QUANTITY:	
Residential:	
Studio	(20 du) X (1.00 space/unit) = 20.0 P.S.
1 Bedroom	(143 du) X (1.22 space/unit) = 174.0 P.S.
2 Bedroom	(143 du) X (1.57 space/unit) = 224.0 P.S.
3 Bedroom	(18 du) X (2.33 space/unit) = 42.0 P.S.
Guest	(324 du) X (0.20 space /unit) = 65.0 P.S.
Commercial:	
Maker Space / Com (1,866 sf)	1 SPACE PER 300 S.F. = 7 P.S.
TOTAL VEHICULAR PARKING ON SITE=	532 P.S.
(Parking total includes 11 ADA parking spaces)	
BICYCLE PARKING QUANTITY:	
Residential:	
Studio	(20 du) X (0.75 space/unit) = 15.0 P.S.
1 Bedroom	(143 du) X (0.75 space/unit) = 107.25 P.S.
2 Bedroom	(143 du) X (0.75 space/unit) = 107.25 P.S.
3 Bedroom	(18 du) X (1.00 space/unit) = 18.0 P.S.
Guest	(324 du) X (0.2 space /unit) = 64.8 P.S.
Commercial:	
Maker Space / Com (1,866 sf)	1 space per 7,500 s.f. or min. of 4 p.s. = 4 P.S.
TOTAL BICYCLE PARKING ON SITE =	316 SPACES
USES:	
Residential	376,445 sf
Commercial / Maker Space	1,866 sf
Maintenance	420 sf
Total	378,731 sf
*Maintenance Building	
Street Side (Broadway Road)	526'-0"
Front (Roosevelt Street)	598'-0"
Rear (West)	0'-0"
Side (south)	0'-0"

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD19005

ZONING AMENDMENT AND PLANNED AREA DEVELOPMENT CONDITIONS OF APPROVAL:

(Non-standard conditions are identified in bold)
EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

- 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.
- 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 General Plan Map Amendments, Zoning Map Amendment and Planned Area of Development Overlay approvals shall be null and void.
- The Planned Area Development Overlay for Parc Broadway 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.
- Project shall not exceed an allowable density of forty-five (45) dwelling units per acre.
- Developer shall provide 1,866 square-feet of rent-free Tempe Maker District (commercial) space located at the northwest corner of the project for local artists or other commercial products made in Tempe to display/vend/sell.
- Developer/property owner must coordinate, provide and maintain an entry gateway element; generally, at the southwest corner of Broadway Road and Roosevelt Street for the Tempe Maker District, subject to final approval by Economic Development Department.

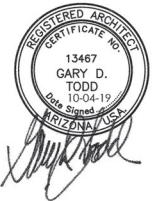
PROJECT NO. 16-2017-01
PARC BROADWAY

TEMPE, AZ



EVERGREEN DEVCO, INC.
2390 E. Camelback Rd., #410
Phoenix, AZ 85016
(602) 808-8600 p
- f

REC19073



CONTACT



TODD & ASSOCIATES, INC.
Critical Thinking • Creative Design

Architecture Planning
Landscape Architecture

4019 North 44th Street
Phoenix, AZ 85018
602-952-8280p 602-952-8995f
www.toddassoc.com

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PAD19005

DATE

08-05-19

Proj Mgr.
Dwn By:

Rev. Date: Description:

- 1 06-10-19 City Comments
- 2 08-05-19 City Comments
- 3 09-11-19 City Comments

DS190205

PAD COVER SHEET

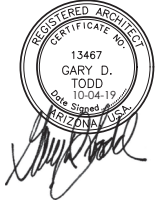
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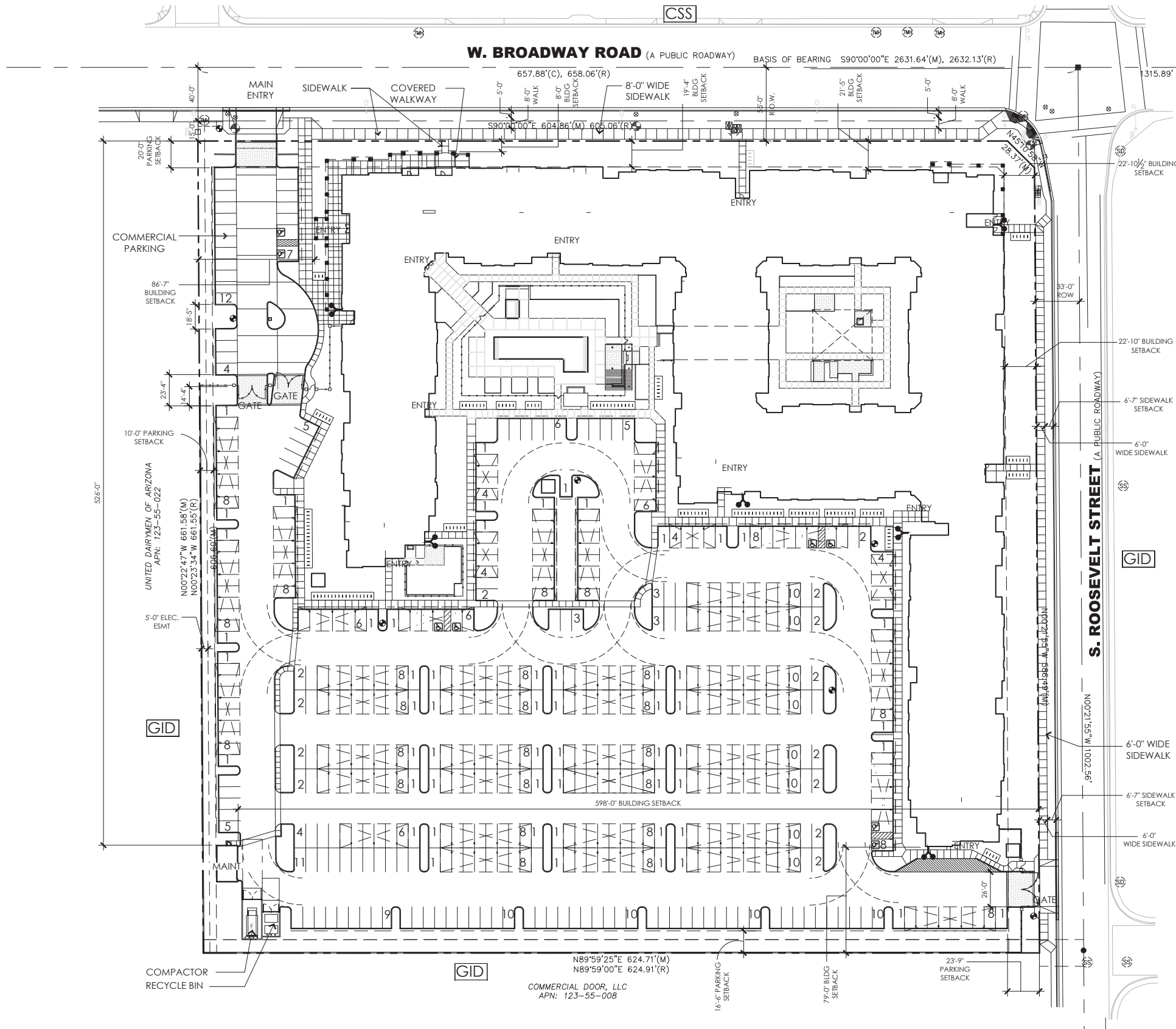
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DATE
08-05-19

Proj Mgr.		
Dwn By:		
Rev. Date:	Description:	
1	06-10-19	City Comments
2	08-05-19	City Comments
3	09-11-19	City Comments

THE PROPOSED SITE PLAN MODIFIES THE EXISTING ENTITLEMENTS FOR THIS SITE WITH THE PLANNED AREA DEVELOPMENT, BASED ON THE DESIGN PRESENTED WITHIN THIS PLAN DATED November 7, 2019.

ZONING DISTRICT AND OVERLAY TABLE	GID STANDARDS EXISTING	MU-4 (PAD) PROPOSED
4-208(B)	Mixed-Use Industrial	Mixed-Use Industrial
GENERAL PLAN LAND USE:	High Density Limited (up to 45 du/ac)	High Density Limited (up to 45 du/ac)
GENERAL PLAN DENSITY:		
SITE AREA (NET):	378,753 sf (8.69 acres)	378,753 sf (8.69 acres)
DWELLING QUANTITY:		324 units
Studio	---	20 units
1 Bedroom	---	143 units
2 Bedroom	---	143 units
3 Bedroom	---	18 units
DENSITY:		37.28 du/ac
BUILDING HEIGHT: (MAXIMUM)	35 feet	54'-0" (Grade of Top of Top)
BUILDING STEPBACK:	Yes	No
BUILDING LOT COVERAGE: (MAXIMUM)		
Building Coverage	NS	26% (95,949 S.F.)
LANDSCAPE COVERAGE:	10%	31% (119,963 S.F.)
*BUILDING / PARKING SETBACKS: (MINIMUM)		
Street Side (Broadway Road)		
Building	25 feet	8'-0"
Parking	20 feet	20'-0"
Front (Roosevelt Street)		
Building	25 feet	22'-0"
Parking	20 feet	23'-9"
Rear (West)		
Building (Residential)	0 feet	86'-0"
Parking		9'-0"
Side (South)		
Building (Residential)	0 feet	79'-0"
Parking		15'-0"
VEHICLE PARKING QUANTITY:		
Residential:		
Studio	(20 du X 1.00 space/unit) = 20 P.S.	(20 du) X (1.00 space/unit) = 20.0 P.S.
1 Bedroom	(143 du X 1.50 space/unit) = 214.5 P.S.	(143 du) X (1.22 space/unit) = 174.0 P.S.
2 Bedroom	(143 du X 2.00 space/unit) = 286 P.S.	(143 du) X (1.57 space/unit) = 224.0 P.S.
3 Bedroom	(18 du X 2.50 space/unit) = 45.0 P.S.	(18 du) X (2.33 space/unit) = 42.0 P.S.
Guest	(324 du X 0.20 space /unit) = 64.8 P.S.	(324 du) X (0.20 space /unit) = 65.0 P.S.
Commercial:		
Maker Space / Com	(1,866 sf X 1 space per 300 sf) = 6.2 P.S.	7 P.S.
TOTAL VEHICULAR PARKING REQUIRED	636.5 P.S.	532 P.S.
TOTAL VEHICULAR PARKING ON SITE		
(Parking total includes 11 ADA parking spaces)		
BICYCLE PARKING QUANTITY:		
Residential:		
Studio	(20 du) X (0.75 space/unit) = 15 P.S.	15 P.S.
1 Bedroom	(143 du) X (0.75 space/unit) = 107.25 P.S.	107.25 P.S.
2 Bedroom	(143 du) X (0.75 space/unit) = 107.25 P.S.	107.25 P.S.
3 Bedroom	(18 du) X (1.0 space/unit) = 18 P.S.	18 P.S.
Guest	(324 du) X (0.2 space /unit) = 64.8 P.S.	64.5 P.S.
Commercial:		
Maker Space / Com (1,866 sf)	(1 space per 7,500 sf or minimum of 4 spaces) = 4 P.S.	4 P.S.
TOTAL BICYCLE PARKING REQUIRED	316 P.S.	316 P.S.
TOTAL BICYCLE PARKING ON SITE		
USES:		
Residential (Gross Building Square Footage)	---	376,445 sf
Commercial / Maker Space	---	1,866 sf
Maintenance	---	420 sf
Total	---	378,731 sf
*Maintenance Building		
Street Side (Broadway Road)	25 feet	526'-0"
Front (Roosevelt Street)	25 feet	598'-0"
Rear (West)	0 feet	0'-0"
Side (south)	0 feet	0'-0"



SITE PLAN

SCALE: 1"=40'-0"



DS190205

PAD19005

REC19073

PAD SITE PLAN