

3RD AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 1000 EAST APACHE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 201____, BE-
FORE ME, THE UNDERSIGNED, PERSONALLY APPEARED **THOMAS M. SCOTT**, 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: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

CAV-CORE-TEMPE LLC
THOMAS M. SCOTT, CHIEF EXECUTIVE OFFICER
PHONE: 312-994-1880
161 N. CLARK ST, SUITE 4900
CHICAGO, IL 60601

BY: _____ THOMAS M. SCOTT _____ DATE _____
ITS: CHIEF EXECUTIVE OFFICER

LEGAL DESCRIPTION

LOT 1 OF THE RETREAT @ 1000 APACHE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE
COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1020 OF MAPS, PAGE 35

APPROVAL

APPROVE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEM-
PE ON THIS _____ DAY OF _____, 20____.

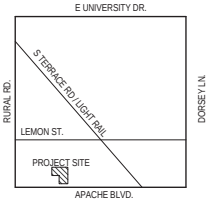
OWNER / DEVELOPER

CAV-CORE-TEMPE LLC
THOMAS M. SCOTT
CHIEF EXECUTIVE OFFICER
PHONE: 312-994-1880
161 N. CLARK ST, SUITE 4900
CHICAGO, IL 60601

PROJECT DATA

ZONING DISTRICT(S) AND OVERLAYS: TABLE 4-203B MU-4 / PAD / TOD		PAD PROVIDED
GENERAL PLAN LAND USE (2040 PLAN)	MIXED USE	
GENERAL PLAN DENSITY (2040 PLAN)	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC)	
SITE AREA	78,450 SQ. FT. / 1.80 ACRES NET	
DWELLING QUANTITY	364 DWELLING UNITS / 533 TOTAL BEDROOMS	
DENSITY	213 DU/AC	
BUILDING HEIGHT	180'-0" (110'-0" TO TOP OF ELEVATORS)	
BUILDING LOT COVERAGE	72.60%	
SITE LANDSCAPE COVERAGE	7.877 (10%) AT GRADE 3,714 SF (4.7%) AT LEVEL 0 7,817 SF (10%) AT LEVEL 10 19,408 SF (25%) TOTAL ALL LEVELS	
BUILDING SETBACKS		
FRONT (SOUTH)	12'-0"	
SIDE (EAST)	25'-0"	
SIDE (WEST)	9'-0" (NORTH PORTION); 8'-0" (SOUTH PORTION)	
SIDE (SOUTH, FACING APACHE)	1'-0"	
REAR (NORTH)	6'-0"	
VEHICLE PARKING QUANTITY	403 RESIDENTIAL + 9 RETAIL + 2 RESTAURANT = 414 TOTAL SPACES	
BICYCLE PARKING QUANTITY	406 TOTAL SPACES	
USES		
RETAIL	3,610 SF	
RESTAURANT	195 SF	
STRUCTURED PARKING	134,539 SF	
RESIDENTIAL	480,299 SF	
ROOF DECK	22,788 SF	
TOTAL	641,831 SF	

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PL150208

GENERAL NOTES

NONE

REC15060

PL150208

DS150443

Shepley Bulfinch Richardson & Abbott
Architecture / Planning / Interiors / E&I 1874
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Shepley Bulfinch

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p 602-287-0300 f 602-287-0600

Wood Patel
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Suite 100 Phoenix, AZ 85021
p 602-255-8500

Artiles10
1027 E. Washington Street,
Phoenix, AZ 85034
p 888 210 2102

NO.	DATE	DESCRIPTION
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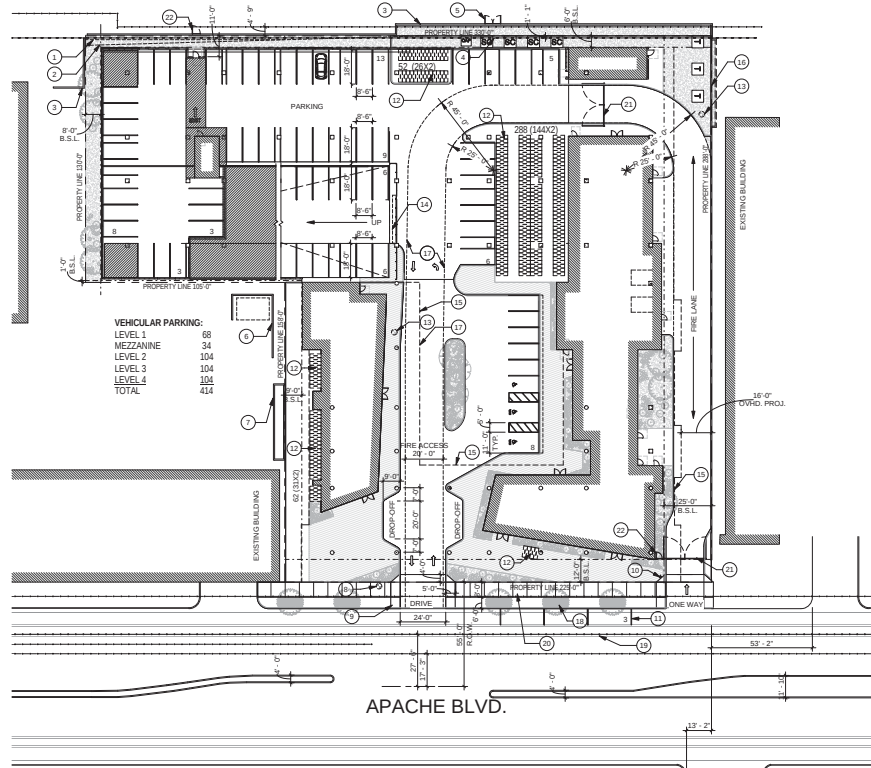
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3RD AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 1000 EAST APACHE



KEYNOTE LEGEND

- 1 ELECTRIC EASEMENT, 2'-0" FROM PROPERTY LINE
- 2 SEWER EASEMENT, DISTANCE FROM PROPERTY LINE VARIES
- 3 EXISTING CMU WALL, 6'-0" HIGH, BEIGE STUCCO FINISH
- 4 EXISTING OVERHEAD POWER, TO BE RELOCATED UNDERGROUND
- 5 NEW GATE WITH KNOX PAD LOCK
- 6 7' HIGH REFUSE ENCLOSURE ON ADJACENT SITE
- 7 6' HIGH MECHANICAL EQUIPMENT AND SCREEN WALL ON ADJACENT SITE
- 8 EXISTING FIRE HYDRANT, WILL MODIFY SO FLUSH WITH GROUND
- 9 REFERENCE TEMPE PUBLIC WORKS DETAIL T-320
- 10 DO NOT ENTER SIGN, ON SIGNPOST
- 11 PARALLEL PARKING SPACES
- 12 BIKE PARKING SPACES, NOT FENCED
- 13 NEW FIRE HYDRANT
- 14 FENCE AND GATE W/ RESTRICTED ACCESS, SIGNAGE POSTED FOR ACCESS CONTROL
- 15 BUILDING OVERHEAD PROTECTION
- 16 NEW CMU WALL, 6'-0" HIGH, "WESTERN BLOCK" 88x36, STUCCO FINISH, COLOR TATTLER/FAE DRESSA, MIN. 13'-6" CLEARANCE FOR FIRE ACCESS
- 17 IRON GRATING OVER TREE PLANTERS, TYP. ALONG APACHE, REF. SHEET L100
- 18 PEDESTRIAN SIDEWALK
- 19 SURFACE STRIPPING TO DESIGNATE BIKE LANE
- 20 PEDESTRIAN SIDEWALK
- 21 6'-0" HIGH PAINTED STEEL PIPE GATE, KNOX GATE SWITCH AND KEY PAD
- 22 PAINTED STEEL GATE, MANUALLY OPERATED, COLOR TO MATCH ADJACENT WALL/FENCE

LINETYPE LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- BUILDING OVERHEAD
- OVERHEAD POWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE

DS150443

PL150208

REC15060

THE PROPOSED SITE PLAN MODIFIES THE EXISTING ENTITLEMENTS FOR THIS SITE WITH A PROPOSED NEW PLANNED AREA DEVELOPMENT, BASED ON THE DESIGN PRESENTED WITHIN THIS PLAN DATED JULY 23, 2015.

MIL4 PAD TOO PLANNED AREA DEVELOPMENT TRANSPORTATION OVERLAY DISTRICT 1, TABLE 4-2033	ZDC STANDARD	TOD CORRIDOR	EXISTING ENTITLED PAD DATED APRIL 19, 2012	PAD PROPOSED
GENERAL PLAN LAND USE (2040 PLAN)	MIXED USE	-	-	MIXED USE
GENERAL PLAN DENSITY (2040 PLAN)	HIGH-DENSITY URBAN CORE (MORE THAN 45 DU/AC)	-	-	-
SITE AREA	78,450 SQ. FT. / 1.80 ACRES	78,450 SQ. FT. / 1.80 ACRES	78,450 SQ. FT. / 1.80 ACRES	78,450 SQ. FT. / 1.80 ACRES
DWELLING QUANTITY	364 DWELLING UNITS / 633 TOTAL BEDROOMS	364 DWELLING UNITS / 633 TOTAL BEDROOMS	526 DWELLING UNITS / 633 TOTAL BEDROOMS	364 DWELLING UNITS / 633 TOTAL BEDROOMS
DENSITY	NS	NS	181 DU/AC	213 DU/AC
BUILDING HEIGHT	NS	NS	160'-0" (170'-0" AT T.O. ELEV.)	160'-0" (170'-0" AT T.O. ELEV.)
BUILDING LOT COVERAGE	NS	NS	73% MAX	72.60%
SITE LANDSCAPE COVERAGE	NS	NS	14% AT GRADE, 16% AT ROOF	7.67% (16%) AT GRADE 7.81% (16%) AT LEVEL 10 18,406 SF (24%) TOTAL ALL LEVELS
BUILDING SETBACKS	NS, 20' FOR PARKING	20'-0" MAX	0'-0"	12'-0"
FRONT (SOUTH)	NS	20'-0" MAX	0'-0"	25'-0"
SIDE (EAST)	NS	20'-0" MAX	7'-0" (NORTH PORTION) 6'-4" (SOUTH PORTION)	6'-0" (NORTH PORTION) 9'-0" (SOUTH PORTION)
SIDE (WEST)	NS	20'-0" MAX	0'-0"	1'-0"
SIDE (SOUTH FACING APACHE)	NS	20'-0" MAX	6'-0" MIN, 22'-0" MAX	8'-0"
REAR (NORTH)	NS	20'-0" MAX	6'-0" MIN, 22'-0" MAX	8'-0"
VEHICLE PARKING QUANTITY				
RESIDENTIAL USE				
GUEST (2/UNIT)	77 (2/UNIT)	77 (2/UNIT)	-	-
STUDIO (35/UNIT)	63 (1/UNIT)	46 (75/UNIT)	-	25 (47/BED)
1 BEDROOM (72/UNIT)	165 (1/UNIT)	54 (75/UNIT)	-	34 (47/BED)
2 BEDROOM (154/UNIT)	338 (2/UNIT)	246 (75/UNIT)	-	154 (47/BED)
3 BEDROOM (225/UNIT)	N/A	N/A	-	N/A
4 BEDROOM (350/UNIT)	285 (2/UNIT)	255 (75/UNIT)	-	179 (47/BED)
TOTAL RESIDENTIAL	851 SPACES	702 SPACES	-	362 REQUIRED + 11 EXTRA = 403 PROVIDED
RETAIL USE	1 SPACE PER 300 SF X 3,610 = 12 SPACES	1 SPACE PER 300 SF X (3,610 / 75) = 8 SPACES	-	1 SPACE PER 300 SF X (3,610 / 75) = 8 SPACES
RESTAURANT USE	1 SPACE PER 75 SF X 3 SPACES	1 SPACE PER 75 SF X (195 / 75) = 2 SPACES	-	1 SPACE PER 75 SF X (195 / 75) = 2 SPACES
GRAND TOTAL VEHICLE PARKING	864 SPACES	713 SPACES	774 SPACES	414 SPACES
BIKE PARKING QUANTITY				
RESIDENTIAL USE				
GUEST (2/UNIT)	77	NO MODIFICATION TO ZDC STANDARD	-	77
STUDIO (35/UNIT)	40	NO MODIFICATION TO ZDC STANDARD	-	40
1 BEDROOM (75/UNIT)	54	NO MODIFICATION TO ZDC STANDARD	-	54
2 BEDROOM (150/UNIT)	123	NO MODIFICATION TO ZDC STANDARD	-	123
3 BEDROOM (1/UNIT)	0	NO MODIFICATION TO ZDC STANDARD	-	0
4 BEDROOM (1/UNIT)	65	NO MODIFICATION TO ZDC STANDARD	-	65
TOTAL RESIDENTIAL	369	NO MODIFICATION TO ZDC STANDARD	-	369
RETAIL (1/7,500 SF, 4 MIN.)	4	NO MODIFICATION TO ZDC STANDARD	-	4
RESTAURANT (1/500 SF)	1	NO MODIFICATION TO ZDC STANDARD	-	1
GRAND TOTAL BIKE PARKING	364 SPACES	NO MODIFICATION TO ZDC STANDARD	366 SPACES	364 REQUIRED + 14 EXTRA = 403 PROVIDED
USES				
RETAIL	3,610 SF	3,610 SF	-	3,610 SF
RESTAURANT	195 SF	195 SF	-	195 SF
STRUCTURED PARKING	134,939 SF	134,939 SF	-	134,939 SF
RESIDENTIAL	480,298 SF	480,298 SF	-	480,298 SF
ROOF DECK	22,785 SF	22,785 SF	-	22,785 SF
				641,831 SF

"REFERENCE CIVTECH PARKING ANALYSIS REPORT DATED JULY 23, 2015
NOTE: "NS" IS AN ABBREVIATION FOR "NO STANDARD"

REC15060

PL150208

DS150443

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NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

CAV-CORE-TEMPE LLC
THOMAS M. SCOTT
161 N. CLARK ST, SUITE 4900
CHICAGO, IL 60601 PHONE:
312-994-1880

1000 EAST APACHE
1000 E. Apache Boulevard, Tempe, AZ 85281

PAD SITE PLAN



EXPIRES 12/31/2017
As indicated DATE 07/23/2015

4077.000

PAD SUBMITTAL

A001

ATTACHMENT 14

AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE RETREAT @ 1000 APACHE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ACKNOWLEDGMENT

ON THIS 28th DAY OF April, 2009 BEFORE ME,
THE UNDERSIGNED, PERSONALLY APPEARED DAVID R. FREEMAN, MANAGING
MEMBER, 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: Lynn Marie Flaen-Hanna 1 December 2012
NOTARY PUBLIC MY COMMISSION EXPIRES

1000 EAST LLC, AN ARIZONA LIMITED LIABILITY COMPANY:

BY: David R. Freeman DATE: 4-28-09
DAVID R. FREEMAN

ITS: MANAGING MEMBER



LEGAL DESCRIPTION

LOT 1, THE RETREAT @ 1000 APACHE, AS RECORDED IN BOOK 1020, PAGE 35,
RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVALS

PLANNED AREA DEVELOPMENT OVERLAY APPROVED BY THE MAYOR AND CITY
COUNCIL OF THE CITY OF TEMPE ON THIS 11TH DAY OF SEPTEMBER, 2008
(ORDINANCE No. 2008.30).

MINOR MODIFICATIONS TO THE PLANNED AREA DEVELOPMENT OVERLAY
ESTABLISHED BY ORDINANCE 2008.30 HAVE BEEN APPROVED BY STAFF DESIGNEE
OF THE DEVELOPMENT SERVICES MANAGER IN ACCORDANCE WITH ZONING AND
DEVELOPMENT CODE SECTION 6-312. LETTER OF APPROVAL FOR THE AMENDED
PLANNED AREA DEVELOPMENT OVERLAY IS DATED APRIL 6, 2009.

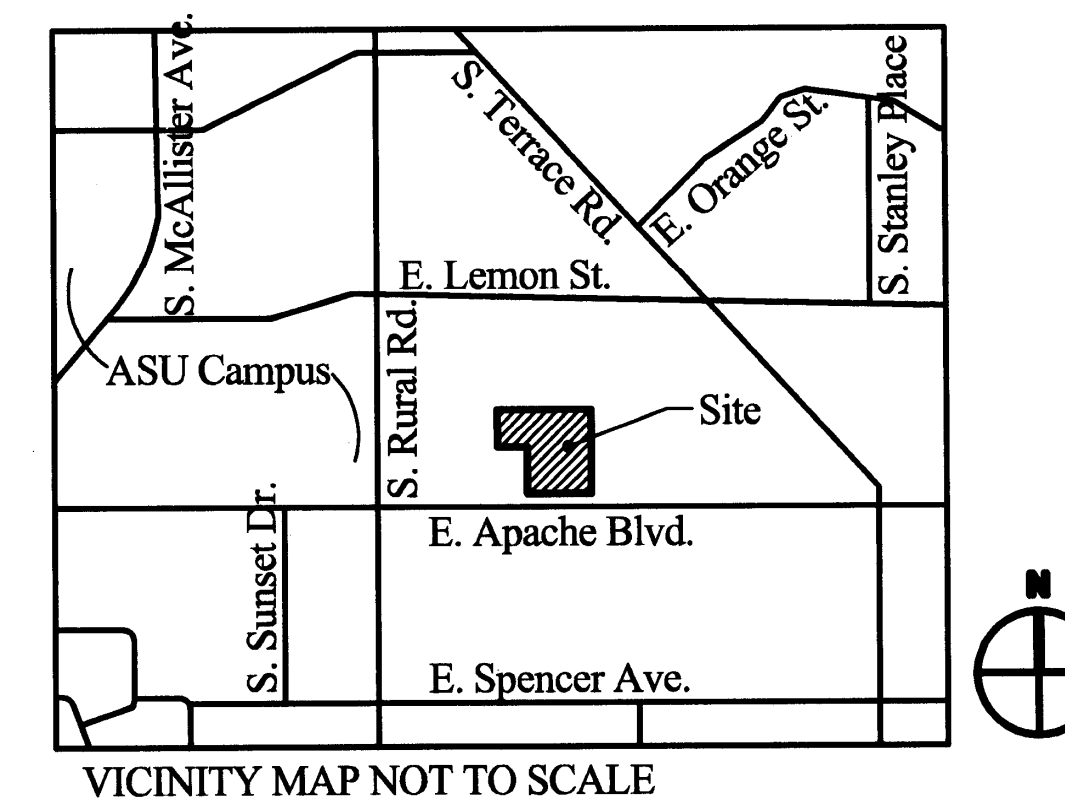
OWNER/DEVELOPER

1000 EAST LLC, AN ARIZONA LIMITED LIABILITY COMPANY
TWO NORTH CENTRAL, 18TH FLOOR
PHOENIX, ARIZONA, 85004

PROJECT DATA

GROSS / NET SITE AREA:	1.81 AC. / 1.79 AC.
GENERAL PLAN 2030 PROJECTED LAND USE & DENSITY:	MIXED USE / >25 DU/ACRE
ZONING:	MU-4 / PAD / TOD
TOTAL BUILDING AREA:	162,629 S.F.
STUDENT APARTMENTS / AMENITIES:	3,481 S.F.
COMMERCIAL RETAIL:	871 S.F.
COMMERCIAL RESTAURANT:	96,665 S.F.
PARKING GARAGE:	263,646 S.F.
TOTAL:	
DWELLING UNIT QUANTITY:	124
4 BEDROOM UNITS:	48
2 BEDROOM UNITS:	49
1 BEDROOM UNITS:	27
DENSITY:	70 DU/ACRE
BUILDING HEIGHT:	67'-0"
BUILDING STEPBACK:	NO
BUILDING FOOTPRINT (GROUND LEVEL):	49,651 S.F.
LOT COVERAGE:	64%
LANDSCAPE AREA (INCLUDES NON-VEHICULAR HARDSCAPE):	14,852 S.F.
LANDSCAPE COVERAGE (INCLUDES NON-VEHICULAR HARDSCAPE):	19%
BUILDING SETBACKS:	
FRONT (BUILDING 1 SOUTH):	0'-0"
SIDE (BUILDING 2 EAST):	7'-0"
SIDE (BUILDING 1 EAST):	7'-0"
SIDE (BUILDING 3 WEST):	7'-0"
SIDE (BUILDING 1 WEST):	6'-4"
SIDE (BUILDING 3 SOUTH):	0'-0"
REAR (BUILDING 2 NORTH):	7'-0"
REAR (BUILDING 3 NORTH):	6'-4"
PARKING PROVIDED: (FOR DETAILED PARKING CALCULATIONS SEE SHEET A0.2)	
RESIDENTIAL:	238 SPACES
VISITOR:	25 SPACES
COMMERCIAL RETAIL:	9 SPACES
COMMERCIAL RESTAURANT:	9 SPACES
TOTAL:	281 SPACES
(7 OF THE PROVIDED STALLS ARE ACCESSIBLE W/ ONE BEING VAN ACCESSIBLE)	
BICYCLE PARKING PROVIDED:	138 SPACES
(FOR DETAILED BICYCLE PARKING CALCULATIONS SEE SHEET A0.2)	
SEPARATION BETWEEN ON-SITE WALKWAY AND FIRST FLOOR BEDROOM WINDOW:	0'-0"

LOCATION MAP



CONDITIONS OF APPROVAL: PAD09003

1. THE AMENDED PLANNED AREA DEVELOPMENT OVERLAY SHALL BE PUT INTO PROPER
FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY
OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ISSUANCE OF BUILDING
PERMITS.
2. ALL PREVIOUS CONDITIONS OF APPROVAL AND STANDARDS ESTABLISHED BY THE
PLANNED AREA DEVELOPMENT OVERLAY APPROVED BY CITY COUNCIL--EXCEPT AS
SPECIFICALLY AMENDED BY THE FOLLOWING CONDITIONS--SHALL APPLY TO THIS
REQUEST.
3. MINIMUM 281 TOTAL VEHICLE PARKING SPACES SHALL BE PROVIDED IN THE AMENDED
PLANNED AREA DEVELOPMENT OVERLAY (A REDUCTION OF SIX PARKING SPACES). OF
THIS AMOUNT, MINIMUM 238 VEHICLE PARKING SPACES SHALL BE PROVIDED FOR
RESIDENTS. THE 124 DWELLING UNIT QUANTITY OF WHICH THERE ARE 48 FOUR
BEDROOM UNITS, 49 TWO BEDROOM UNITS AND 27 ONE BEDROOM UNITS SHALL
REMAIN THE SAME AS WAS APPROVED FOR THE PLANNED AREA DEVELOPMENT
OVERLAY.
4. THE MINIMUM WEST SIDE YARD SETBACK FOR BUILDING #1 IS REDUCED FROM 7'-0" TO
6'-4". THE MINIMUM 7'-0" WEST SIDE YARD SETBACK FOR BUILDING #3 (PARKING
GARAGE) REMAINS. THE MINIMUM 0'-0" SOUTH SIDE YARD SETBACK FOR BUILDING #3
REMAINS. THE MINIMUM 7'-0" EAST SIDE YARD SETBACKS FOR BUILDING #1 AND
BUILDING #2 REMAINS. THE MINIMUM 4'-0" WEST SIDE YARD SETBACK FOR BUILDING
#3 GARAGE VENTILATION RETAINING WALLS REMAINS.
5. THE MINIMUM NORTH REAR YARD SETBACK FOR BUILDING #3 (PARKING GARAGE) IS
REDUCED FROM 7'-0" TO 6'-4". THE MINIMUM 7'-0" NORTH REAR YARD SETBACK FOR
BUILDING #2 REMAINS. THE MINIMUM 4'-0" NORTH REAR YARD SETBACK FOR
BUILDING #3 GARAGE VENTILATION RETAINING WALLS REMAINS.
6. WITHIN THE SITE, THE PROVISION FOR A MINIMUM 10'-0" SEPARATION FROM FIRST
FLOOR BEDROOM WINDOWS AND THE EDGE OF ADJACENT PEDESTRIAN WALKWAYS IS
WAIVED.

DS080203

PAD09003

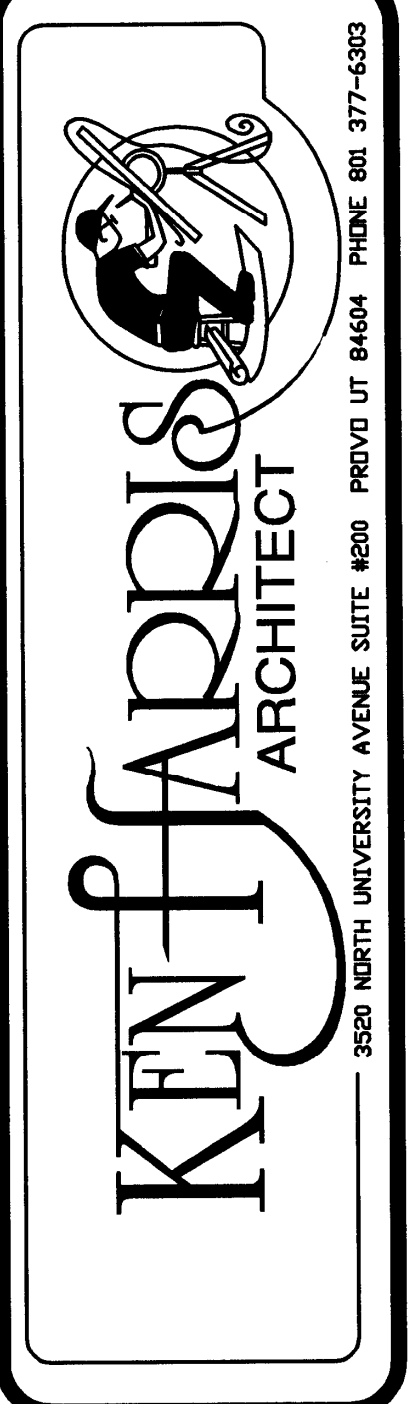
REC09007

REC09007

PAD09003

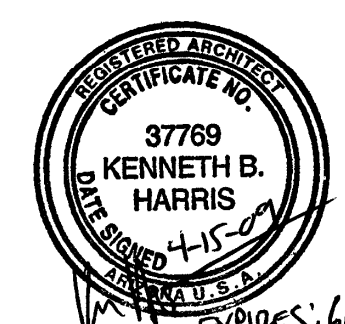
DS080203

APPLICANT:
Glenwood Intermountain Properties, Inc.
1425 North University Avenue
Provo, UT 84604
CONTACT:
David R. Freeman - (801) 342-4800
PROJECT ADDRESS:
1000 East Apache Boulevard, Tempe, AZ



THE RETREAT @
1000 APACHE
ARIZONA
TITLE SHEET - PAD SUBMITTAL

DRAWN KWH
CHECKED KBH
DATE 04/14/2009
SCALE
JOB NO.
SHEET
A0.1

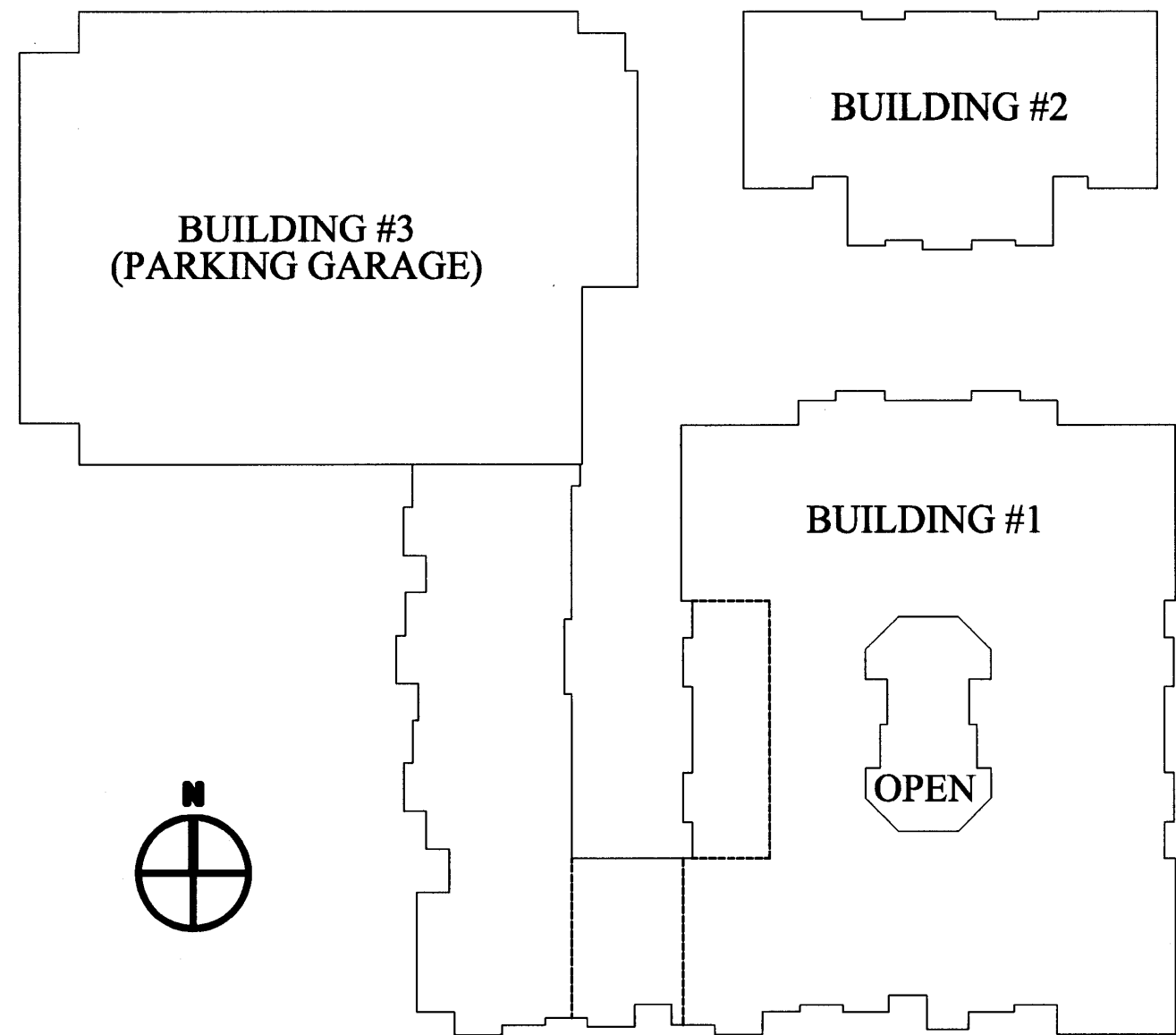


THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT

BUILDING SQUARE FOOTAGE

	TYPE OF SPACE LEVEL	COMMERCIAL	ADMIN.	AMENITY	DWELLING UNITS	INTERIOR COMMON AREA (ELEVATORS, STAIRS, CORRIDORS, LOBBIES)	EXTERIOR WALKWAYS, STAIRS, AND ELEVATORS	PARKING GARAGE AREA	TOTAL AREA
BUILDING #1	LEVEL 01	4,350	758	5,284	7,582	4,832	1,231	---	24,037
	LEVEL 02	---	---	---	20,568	4,302	1,502	---	26,372
	LEVEL 03	---	---	---	21,787	4,302	1,680	---	27,769
	LEVEL 04	---	---	---	21,787	4,302	1,680	---	27,769
	LEVEL 05	---	---	---	21,787	4,302	1,680	---	27,769
	SUB-TOTAL	4,350	758	5,284	93,511	22,040	7,773	---	133,716
BUILDING #2	LEVEL 01	---	---	---	4,526	---	2,127	---	6,653
	LEVEL 02	---	---	---	4,526	---	2,127	---	6,653
	LEVEL 03	---	---	---	4,526	---	2,127	---	6,653
	LEVEL 04	---	---	---	4,526	---	2,127	---	6,653
	LEVEL 05	---	---	---	4,526	---	2,127	---	6,653
	SUB-TOTAL	---	---	---	22,630	---	10,635	---	33,265
BUILDING #3	LEVEL 00	---	---	---	---	---	---	18,961	18,961
	LEVEL 01	---	---	---	---	---	---	18,961	18,961
	LEVEL 02	---	---	---	---	---	---	18,961	18,961
	LEVEL 03	---	---	---	---	---	---	18,961	18,961
	LEVEL 04	---	---	---	---	---	---	20,821*	20,821
	SUB-TOTAL	---	---	---	---	---	---	96,665	96,665
OVERALL TOTALS (ADD SUBTOTALS ONLY)		4,350	758	5,284	116,141	22,040	18,408	96,665	263,646

* THE ADDITIONAL 1,860 SQUARE FEET AT LEVEL 4 PARKING GARAGE IS ACTUALLY A SMALL PORTION OF THE ROOF LEVEL THAT PROVIDES ACCESS TO STAIRS (DUE TO CONTINUOUS RAMP).



DS080203

DEVELOPMENT STANDARDS - COMPARATIVE TABLE

STANDARD	CSS	MU-4 (PAD/TOD) *
RESIDENTIAL DENSITY (DU/ACRE) BUILDING HEIGHT (FT.) [EXCEPTIONS, SEE SECTION 4-205(A)] BUILDING HEIGHT MAX.	20 35'-0"	70 67'-0"
MAX. LOT COVERAGE (% OF NET SITE AREA)	50%	64%
MIN. LANDSCAPE AREA (% OF NET SITE AREA)	15%	19%
BUILDING SETBACKS (FT.) [EXCEPTIONS, SEE ZDC SECTION 4-205(B)] FRONT (BUILDING 1 SOUTH) SIDE (BUILDING 2 EAST) SIDE (BUILDING 1 EAST) SIDE (BUILDING 3 WEST) SIDE (BUILDING 1 WEST) SIDE (BUILDING 3 SOUTH) REAR (BUILDING 2 NORTH) REAR (BUILDING 3 NORTH)	 0'-0" 0'-0" 10'-0"	 0'-0" 7'-0" 7'-0" 7'-0" 6'-4" 0'-0" 7'-0" 6'-4"

NS = NO STANDARD.
NA = NOT APPLICABLE.

NOTE: FOR VEHICLE & BICYCLE PARKING, SEE "PARKING INFORMATION" THIS SHEET

* RETAIL PARKING IN THE TRANSPORTATION OVERLAY DISTRICT MAY BE WAIVED FOR 25% OF FLOOR AREA - NOT TO EXCEED 10,000 SQUARE FEET OF FLOOR AREA. PARKING FOR OUTDOOR AREA ALSO WAIVED.

PAD09003

REC09007

DEVELOPMENT INFORMATION

APPLICANT:
Glenwood Intermountain Properties, Inc.
1425 North University Avenue
Provo, UT 84604
CONTACT:
David R. Freeman - (801) 342-4800

ARCHITECT:
Ken Harris Architect
3520 N. University Ave. #200
Provo, UT 84604
CONTACT:
Ken Harris - (801) 377-6303

PROJECT ADDRESS:
1000 East Apache Boulevard, Tempe, AZ

PROJECT DESCRIPTION:
Multi-story, multi-use project with 124 residential dwelling units (student apartments) w/ amenity space, ground floor commercial, and a 4-story parking garage (5 levels total - 1 underground). First level of commercial/residential portion of project is constructed with CMU, with the upper four levels being fire-retardant wood frame. Parking structure is concrete.

LEGAL DESCRIPTION:
Lot 1, The Retreat @ 1000 Apache, as recorded in Book 1020, Page 35, Records of Maricopa County, Arizona.

CODE & ZONING INFORMATION

GENERAL PLAN 2030

PROJECTED LAND USE: Residential/Commercial - Mixed Use
PROJECTED DENSITY: High Density (>25 DU/Acre)
(Actual Proposed Density: 70 DU/Acre)
PREVIOUS ZONING: CSS (Commercial, Shopping, & Service)

ZONING: MU-4 (Mixed Use-4)
OVERLAY DISTRICT: PAD (as part of MU-4) & TOD
CONSTRUCTION TYPE (per 2003 IBC):
OPEN PARKING GARAGE (non-sprinklered): Type 2B
RES./COMM. - MIXED USE (sprinklered): Type 3A
GROSS SITE AREA (before dedication): 1.81 Acres/78,843 Sq. Ft.
NET SITE AREA (after dedication): 1.79 Acres/77,970 Sq. Ft.
BUILDING SQUARE FOOTAGE: See Square Footage Table This Sheet
BUILDING FOOTPRINT AREA (ground level): 49,651 Sq. Ft.
BUILDING HEIGHT: 67'-0"
NUMBER OF STORIES: 5
SETBACKS: See Comparative Table - this sheet
STEP-BACKS: Not Required
LANDSCAPE COVERAGE (% @ GRADE): 19 %
LOT COVERAGE: 64%

PARKING INFORMATION

REQUIRED PARKING
RESIDENTIAL PARKING: 317 Total bedrooms x 0.75 spaces/bedrm = 238 spaces
VISITOR PARKING: 0.20 Spaces/Unit x 124 DU = 25 spaces
RETAIL PARKING: 1 Space/300 SF (@ 3,481) w/ 25% Parking Reduction = 9 spaces
RESTAURANT PARKING: 1 Space/75 SF (@ 871) w/ 25% Parking Reduction = 9 spaces
(20% of commercial space to be dedicated to restaurant for parking calculation purposes)
TOTAL REQ'D PARKING: = 281 spaces
(7 stalls required to be accessible w/ one of these being van accessible)
(parking reductions as per ZDC Table 5-612A)

PROVIDED PARKING
RESIDENTIAL PARKING: = 238 spaces
VISITOR PARKING: = 25 spaces
RETAIL PARKING: = 9 spaces
RESTAURANT PARKING: = 9 spaces
TOTAL PROVIDED PARKING: = 281 spaces
(7 accessible stalls provided w/ one of these being van accessible)

BICYCLE PARKING (for bicycle commute area)
RESIDENTIAL BICYCLE PARKING REQUIRED:
4 BEDROOM 48 units x 1.0 per unit = 48 spaces
2 BEDROOM 49 units x 0.75 per unit = 37 spaces
1 BEDROOM 27 units x 0.75 per unit = 20 spaces
GUEST 124 units x 0.2 per unit = 25 spaces
RETAIL BICYCLE PARKING REQUIRED:
1 per 7500 Sq. Ft. (4 min.) = 4 spaces
RESTAURANT BICYCLE PARKING REQUIRED:
1 per 500 Sq. Ft. = 2 spaces

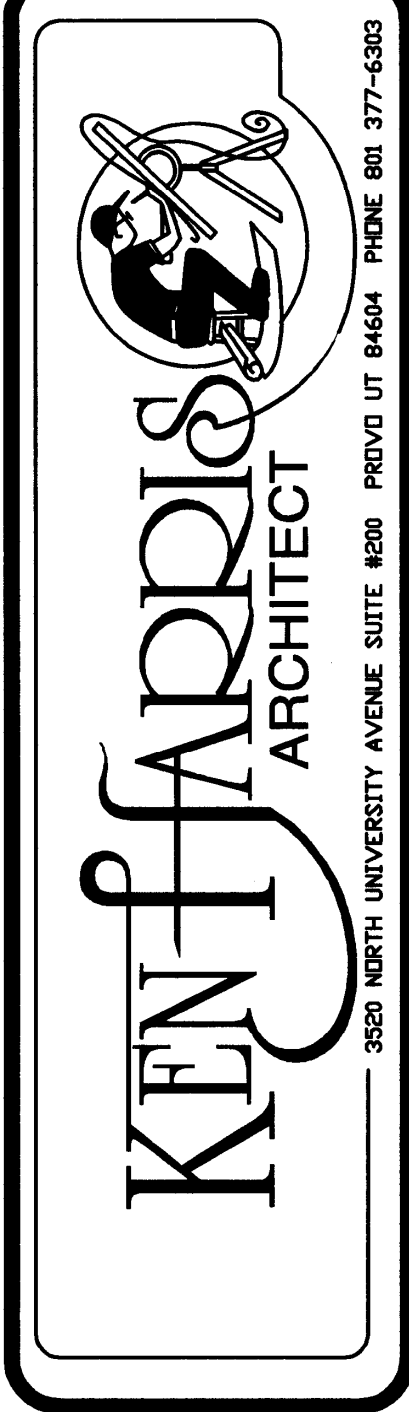
TOTAL BICYCLE PARKING REQUIRED: = 136 spaces
TOTAL BICYCLE PARKING PROVIDED: = 138 spaces



REC09007

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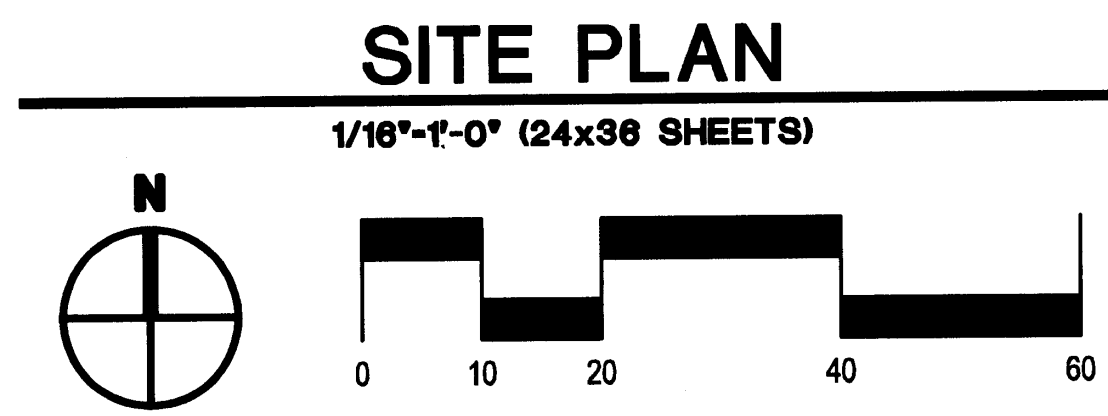
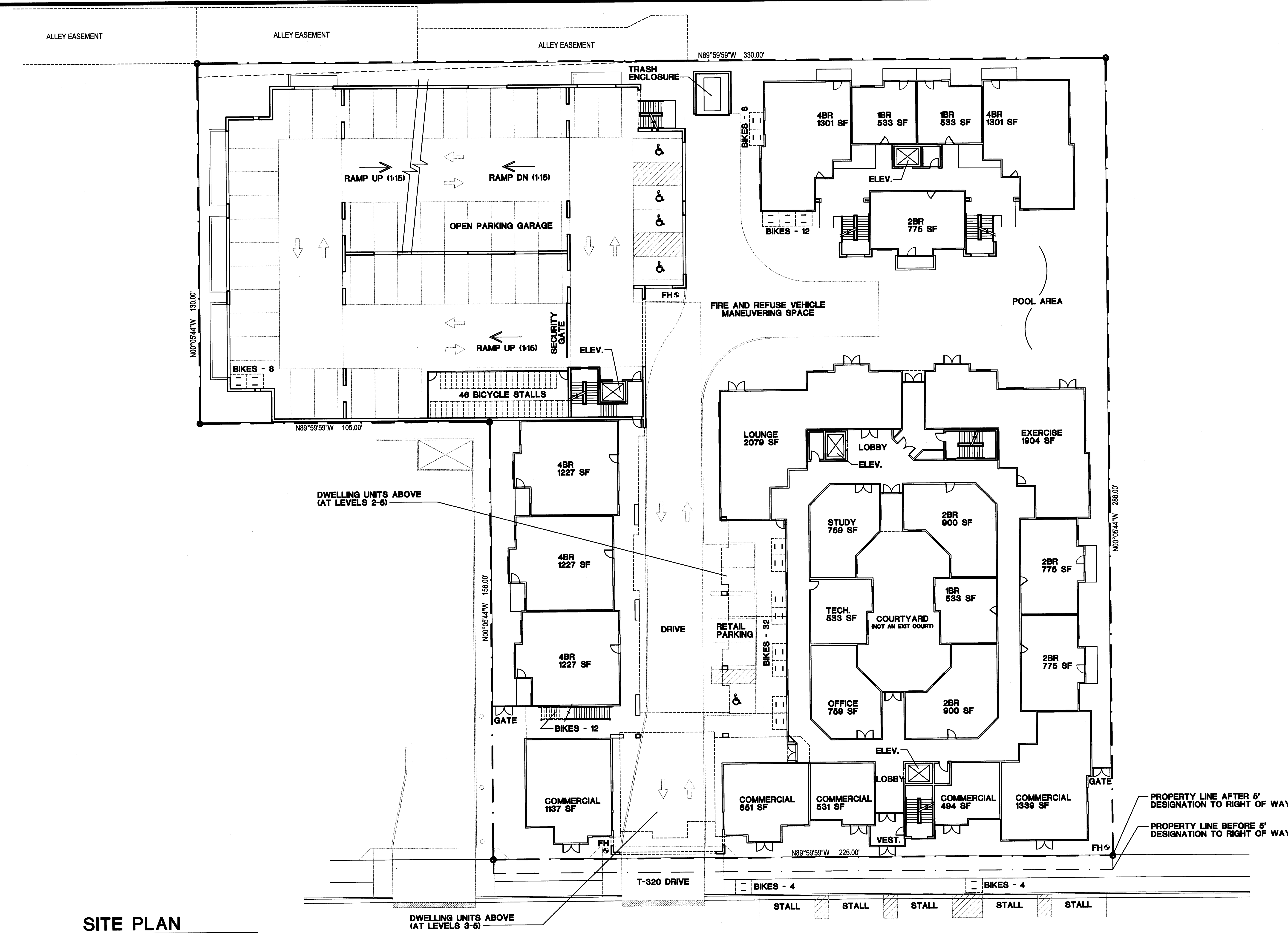


THE RETREAT @
1000 APACHE
ARIZONA
TEMPE
JOB / SITE DATA - PAD SUBMITTAL

DRAWN KWH
CHECKED KBH
DATE 04/14/2009
SCALE
JOB NO.
SHEET

A0.2

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DS080203

PAD09003

REC09007



DS080203 PAD09003 REC09007

THE RETREAT @
1000 APACHE
TEMPE ARIZONA
SITE PLAN - PAD SUBMITTAL

DRAWN	KWH
CHECKED	KBH
DATE	04/14/2009
SCALE	
JOB NO.	
SHEET	A0.3

KEN FARRIS
ARCHITECT

3520 NORTH UNIVERSITY AVENUE SUITE #200 PROVO UT 84604 PHONE 801 377-6393

APPLICANT:
Glenwood InterMountain Properties, Inc.
1425 North University Avenue
Provo, UT 84604
CONTACT:
David R. Freeman - (801) 342-4800
PROJECT ADDRESS:
1000 East Apache Boulevard, Tempe, AZ

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PLANNED AREA DEVELOPMENT OVERLAY FOR THE RETREAT @ 1000 APACHE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ACKNOWLEDGMENT

ON THIS 08th DAY OF April, 2009 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED DAVID R. FREEMAN, MANAGING MEMBER, 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.

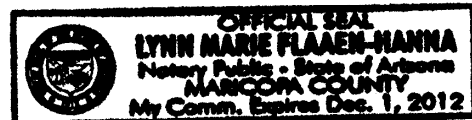
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: David R. Freeman 1 December 2012
NOTARY PUBLIC MY COMMISSION EXPIRES

1000 EAST LLC, AN ARIZONA LIMITED LIABILITY COMPANY:

BY: David R. Freeman DATE: 4-28-09
DAVID R. FREEMAN

ITS: MANAGING MEMBER



LEGAL DESCRIPTION

LOT 1, THE RETREAT @ 1000 APACHE, AS RECORDED IN BOOK 1020, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 11TH DAY OF SEPTEMBER, 2008.

GENERAL NOTE

1. PLANNED AREA DEVELOPMENT OVERLAY FOR "THE RETREAT @ 1000 APACHE" IS ESTABLISHED BY ORDINANCE No. 2008.30 OF THE CITY COUNCIL OF THE CITY OF TEMPE.

OWNER/DEVELOPER

1000 EAST LLC, AN ARIZONA LIMITED LIABILITY COMPANY
TWO NORTH CENTRAL, 18TH FLOOR
PHOENIX, ARIZONA, 85004

PROJECT DATA

GROSS SITE AREA: 1.81 ACRES / 78,843 S.F.

NET SITE AREA: 1.79 ACRES / 77,970 S.F.

GENERAL PLAN 2030 PROJECTED LAND USE & DENSITY: MIXED USE / >25 DU/ACRE

ZONING: MU-4 / PAD / TOD

TOTAL BUILDING AREA: 162,629 S.F.
STUDENT APARTMENTS / AMENITIES: 3,481 S.F.
COMMERCIAL RETAIL: 871 S.F.
COMMERCIAL RESTAURANT: 96,665 S.F.
PARKING GARAGE: 263,646 S.F.
TOTAL:

DWELLING UNIT QUANTITY: 124
4 BEDROOM UNITS: 48
2 BEDROOM UNITS: 49
1 BEDROOM UNITS: 27

DENSITY: 70 DU/ACRE

BUILDING HEIGHT: 67'-0"

BUILDING STEPBACK: NO

BUILDING FOOTPRINT (GROUND LEVEL): 49,651 S.F.

LOT COVERAGE: 64%

LANDSCAPE AREA (INCLUDES NON-VEHICULAR HARDSCAPE): 14,852 S.F.

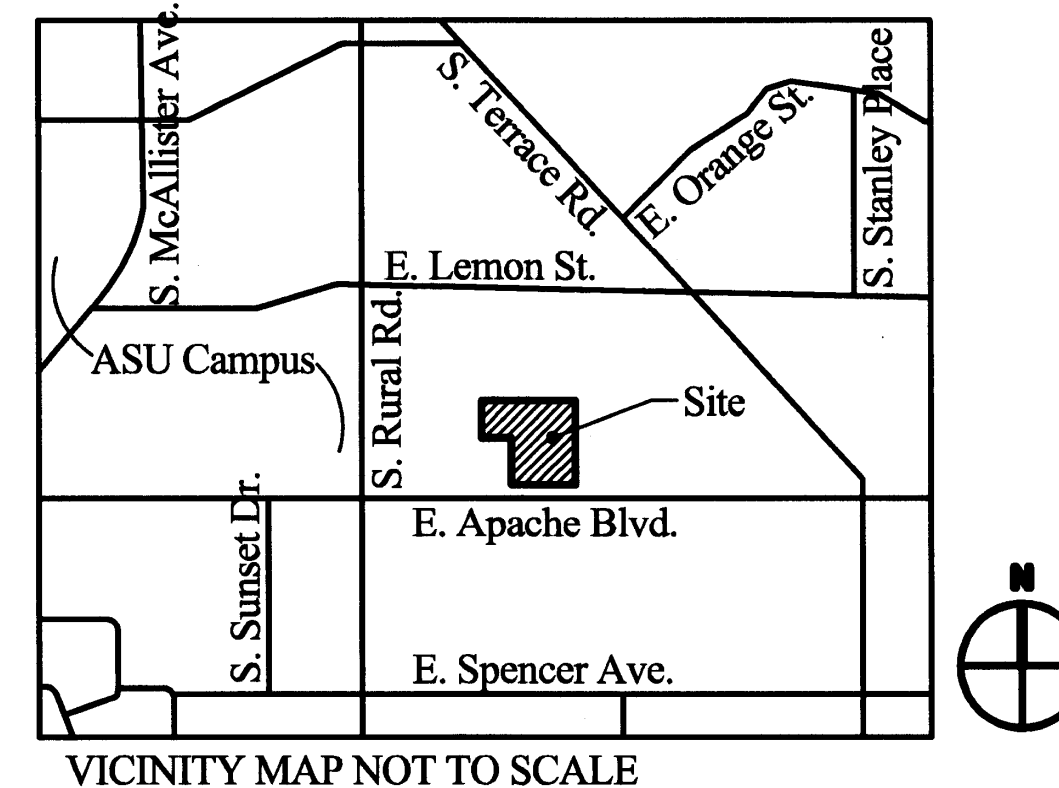
LANDSCAPE COVERAGE (INCLUDES NON-VEHICULAR HARDSCAPE): 19%

BUILDING SETBACKS:
FRONT: 0'-0"
SIDES: 0'-0"
REAR: 7'-0"

PARKING PROVIDED: (FOR DETAILED PARKING CALCULATIONS SEE SHEET A0.2)
RESIDENTIAL: 244 SPACES
VISITOR: 25 SPACES
COMMERCIAL RETAIL: 9 SPACES
COMMERCIAL RESTAURANT: 9 SPACES
TOTAL: 287 SPACES
(7 OF THE PROVIDED STALLS ARE ACCESSIBLE W/ ONE BEING VAN ACCESSIBLE)

BICYCLE PARKING PROVIDED: 138 SPACES
(FOR DETAILED BICYCLE PARKING CALCULATIONS SEE SHEET A0.2)

LOCATION MAP



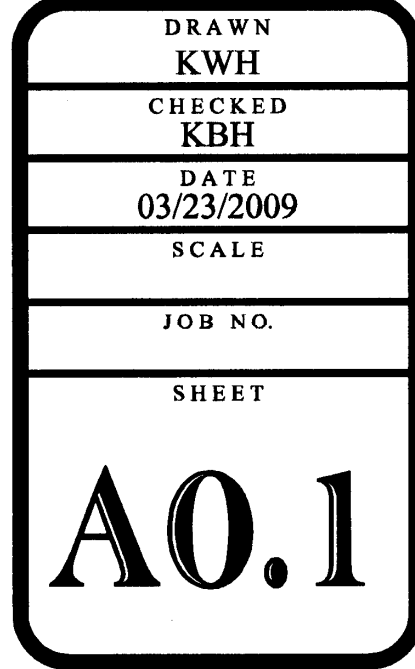
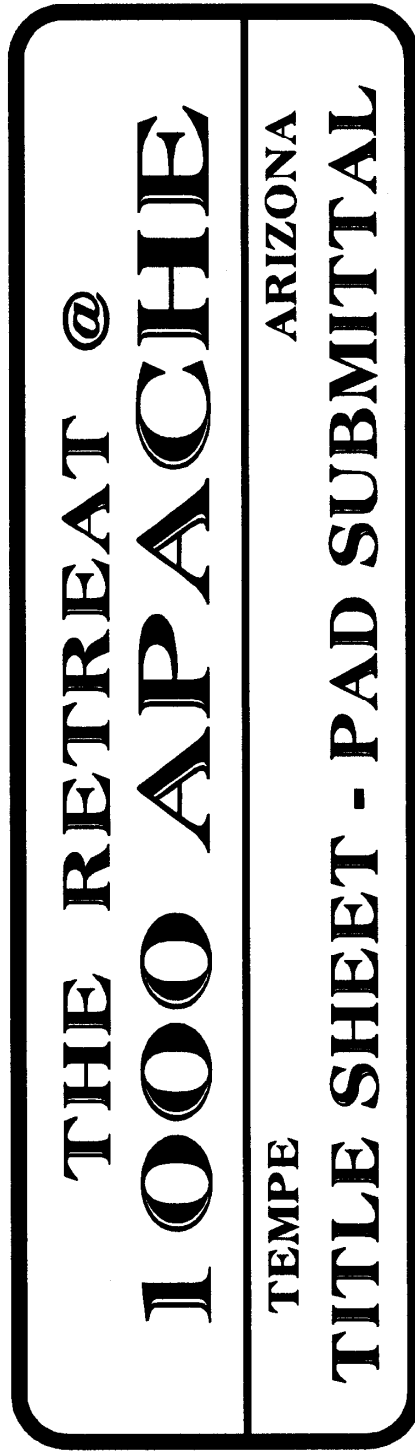
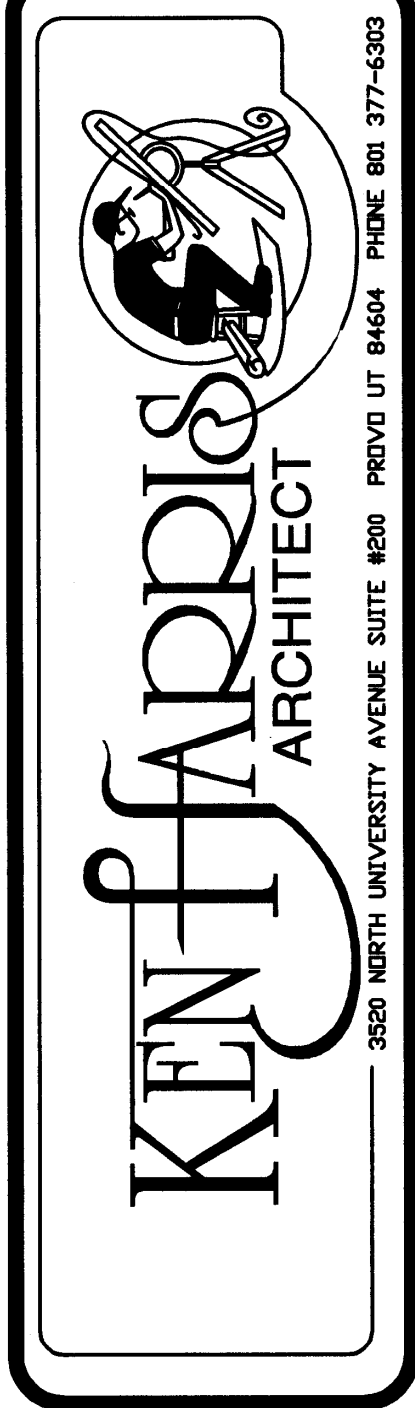
CONDITIONS OF APPROVAL: PAD08008

1. A BUILDING PERMIT SHALL BE OBTAINED ON OR BEFORE SEPTEMBER 11, 2010 OR THE PROPERTY MAY REVERT TO THE PREVIOUS ZONING DESIGNATION, SUBJECT TO A FORMAL PUBLIC HEARING.
2. THE PROPERTY OWNER(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES PURSUANT TO A.R.S. §12-1134 THAT MAY NOW OR IN THE FUTURE EXIST, RELEASING THE CITY FROM ANY POTENTIAL CLAIMS UNDER ARIZONA'S PRIVATE PROPERTY RIGHTS PROTECTION ACT, WHICH SHALL BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT NO LATER THAN OCTOBER 11, 2008, THIRTY CALENDAR DAYS AFTER THE DATE OF APPROVAL, OR THE ZONING MAP AMENDMENT (INCLUDING THE INSERTION INTO THE TRANSPORTATION OVERLAY DISTRICT AND THE PLANNED AREA DEVELOPMENT OVERLAY) SHALL BE NULL AND VOID.
3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR THE RETREAT SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
4. MAXIMUM RESIDENTIAL DENSITY SHALL NOT EXCEED SEVENTY (70) DWELLING UNITS PER ACRE.
5. MAXIMUM BUILDING HEIGHT, AS MEASURED FROM THE TOP OF CURB ADJACENT TO THE CENTER OF THE FRONT-YARD OF THE SITE, TO THE HIGHEST PORTION OF THE ROOF OR PARAPET OF THE BUILDINGS SHALL NOT EXCEED 67'-0".
6. THE INCREASED HEIGHT EXCEPTION STIPULATED IN ZDC SEC. 4-205(A) SHALL BE WAIVED FOR THE BUILDINGS.
7. THE MINIMUM FRONT YARD AND SIDE YARD SETBACKS SHALL BE 0'-0". THE MINIMUM SIDE YARD SETBACK OF 0'-0" SHALL APPLY TO THE SOUTH SIDE YARD ONLY. THE MINIMUM EAST AND WEST SIDE YARD SETBACKS SHALL BE NO LESS THAN 7'-0", EXCEPT GARAGE VENTILATION RETAINING WALLS SHALL BE NO LESS THAN 4'-0".
8. THE MINIMUM REAR SETBACK SHALL BE NO LESS THAN 7'-0", EXCEPT GARAGE VENTILATION RETAINING WALLS SHALL BE NO LESS THAN 4'-0".
9. THE MAXIMUM BUILDING LOT COVERAGE SHALL BE NO MORE THAN SIXTY-FOUR (64) PERCENT OF THE NET SITE AREA.
10. THE MINIMUM LANDSCAPE LOT COVERAGE SHALL BE NO LESS THAN NINETEEN (19) PERCENT OF THE NET SITE AREA.

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REC08027

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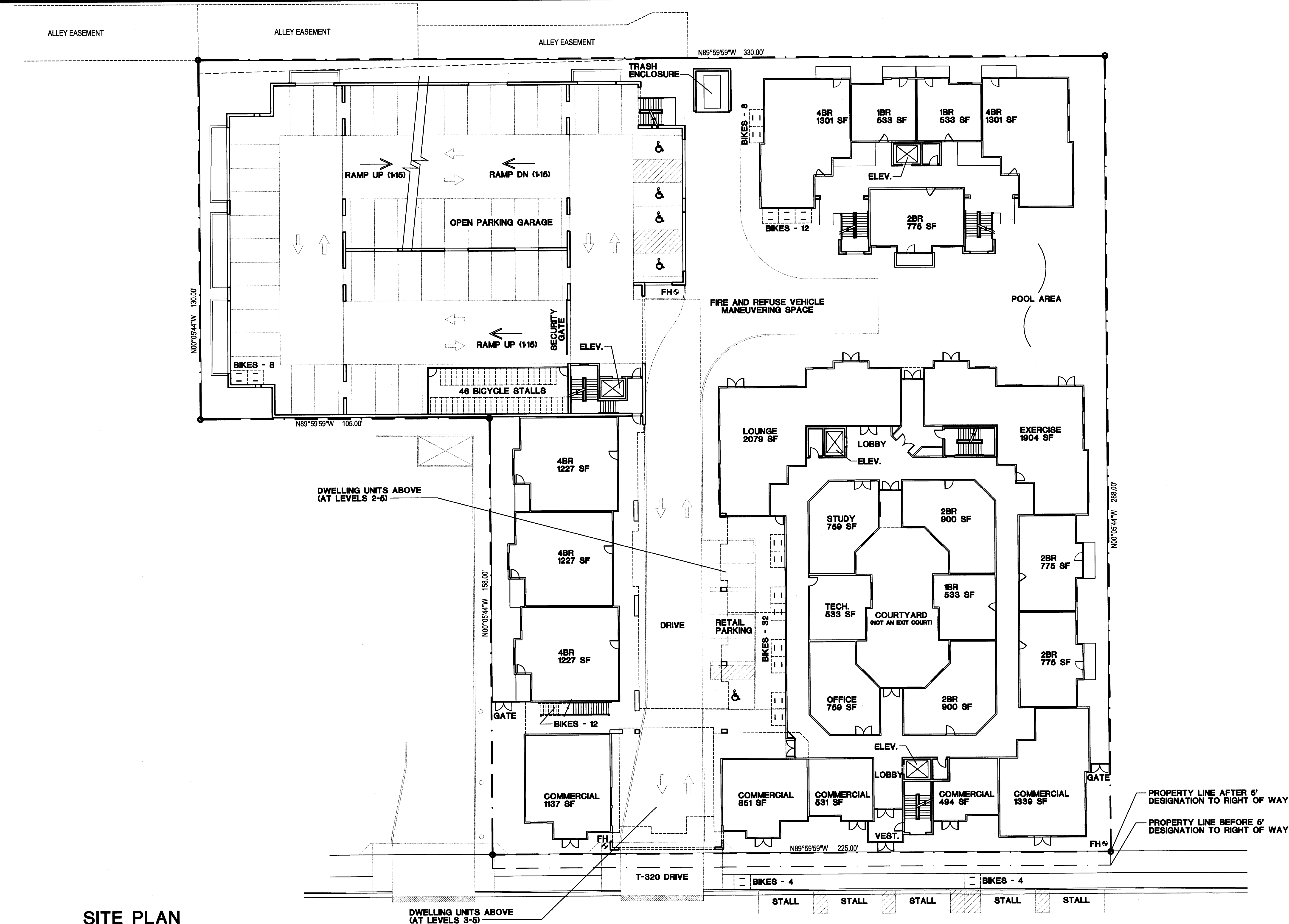
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BUILDING SQUARE FOOTAGE

BUILDING #1									
	TYPE OF SPACE LEVEL	COMMERCIAL	ADMIN.	AMENITY	DWELLING UNITS	INTERIOR COMMON AREA (ELEVATORS, STAIRS, CORRIDORS, LOBBIES)	EXTERIOR WALKWAYS, STAIRS, AND ELEVATORS	PARKING GARAGE AREA	TOTAL AREA
BUILDING #1	LEVEL 01	4,350	758	5,284	7,582	4,832	1,231	---	24,037
	LEVEL 02	---	---	---	20,568	4,302	1,502	---	26,372
	LEVEL 03	---	---	---	21,787	4,302	1,680	---	27,769
	LEVEL 04	---	---	---	21,787	4,302	1,680	---	27,769
	LEVEL 05	---	---	---	21,787	4,302	1,680	---	27,769
	SUB-TOTAL	4,350	758	5,284	93,511	22,040	7,773	---	133,716
BUILDING #2	LEVEL 01	---	---	---	4,526	---	2,127	---	6,653
	LEVEL 02	---	---	---	4,526	---	2,127	---	6,653
	LEVEL 03	---	---	---	4,526	---	2,127	---	6,653
	LEVEL 04	---	---	---	4,526	---	2,127	---	6,653
	LEVEL 05	---	---	---	4,526	---	2,127	---	6,653
	SUB-TOTAL	---	---	---	22,630	---	10,635	---	33,265
BUILDING #3	LEVEL 00							18,961	18,961
	LEVEL 01	---	---	---	---	---	---	18,961	18,961
	LEVEL 02	---	---	---	---	---	---	18,961	18,961
	LEVEL 03	---	---	---	---	---	---	18,961	18,961
	LEVEL 04	---	---	---	---	---	---	20,821*	20,821
	SUB-TOTAL	---	---	---	---	---	---	96,665	96,665

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SITE PLAN
1/16"=1'-0" (24x36 SHEETS)

DS080203

PAD08008

REC08027

REC08027

PAD08008

DS080203

THE RETREAT @
1000 APACHE
ARIZONA
TEMPE
SITE PLAN - PAD SUBMITTAL

DRAWN
KWH
CHECKED
KBH
DATE
03/23/2009
SCALE
JOB NO.
SHEET
A0.3

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