



# **CITY OF TEMPE TRANSPORTATION OVERLAY DISTRICT Adopted November 17, 2005**



# TRANSPORTATION OVERLAY DISTRICT

## Boundaries:

A property is in the District if any portion of the parcel or development is:

- Adjacent to a public right-of-way located within 1,950 linear feet from the center of a light rail station platform, measured along the center of the public right-of-way; or
- Along a corridor ranging in width up to 800 feet, centered on the light rail line.

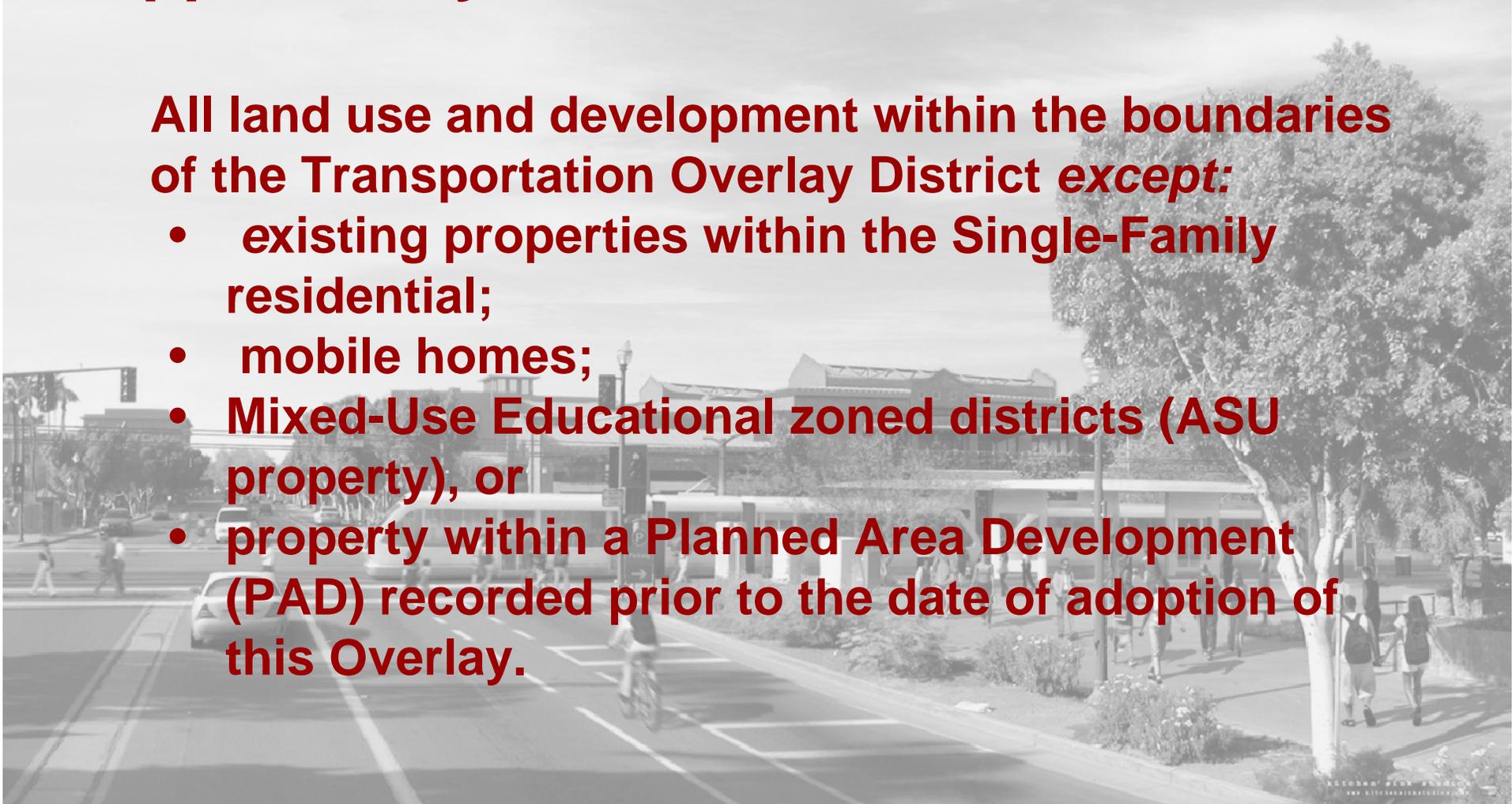
Properties are within a *Station Area* if any portion of the parcel or development is adjacent to a public right-of-way located within 400 linear feet of a light rail station platform, measured along the center of any public right-of-way and including only properties adjacent to the public right-of-way.

# TRANSPORTATION OVERLAY DISTRICT

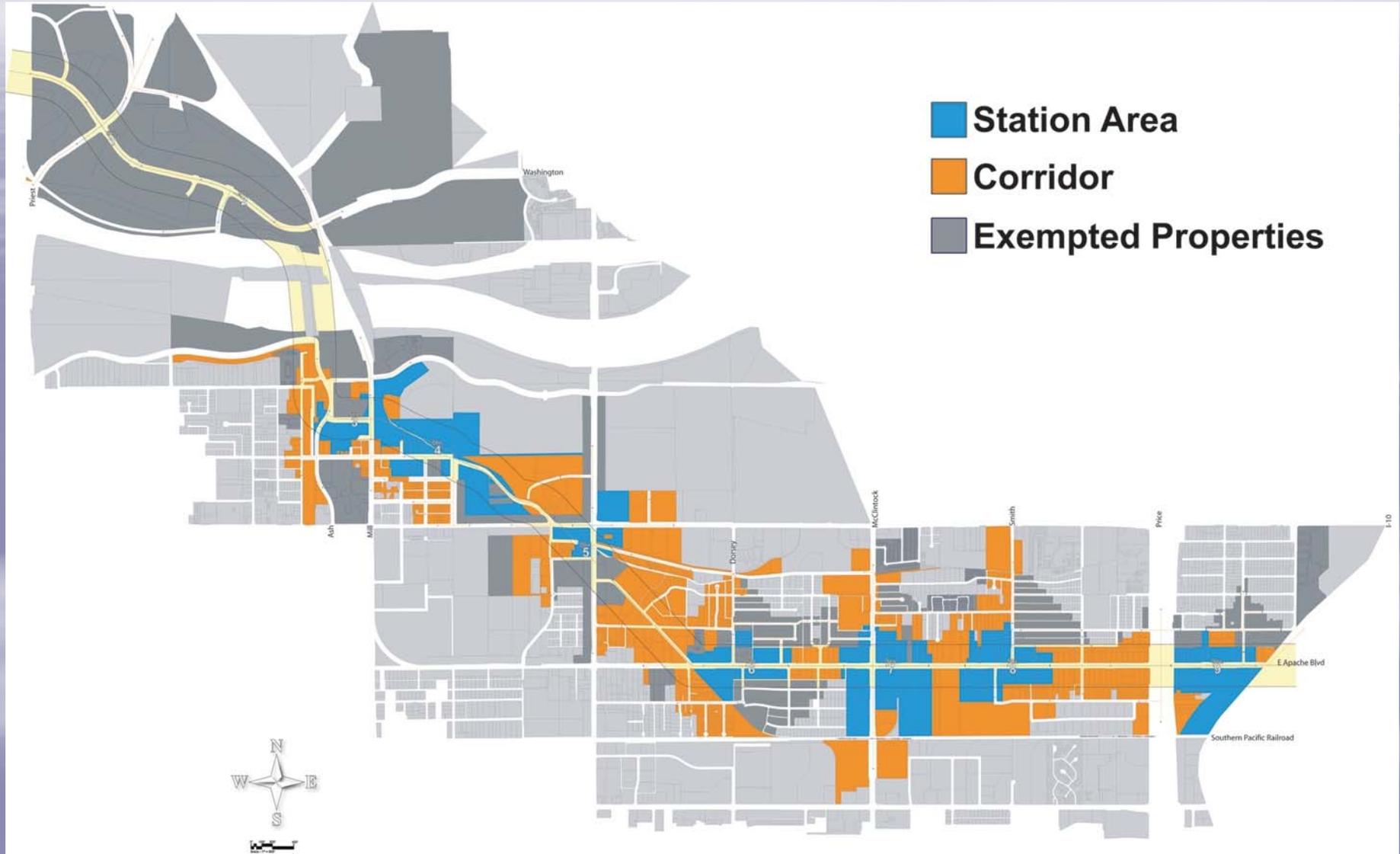
## Applicability:

All land use and development within the boundaries of the Transportation Overlay District *except:*

- existing properties within the Single-Family residential;
- mobile homes;
- Mixed-Use Educational zoned districts (ASU property), or
- property within a Planned Area Development (PAD) recorded prior to the date of adoption of this Overlay.



# TOD BOUNDARY

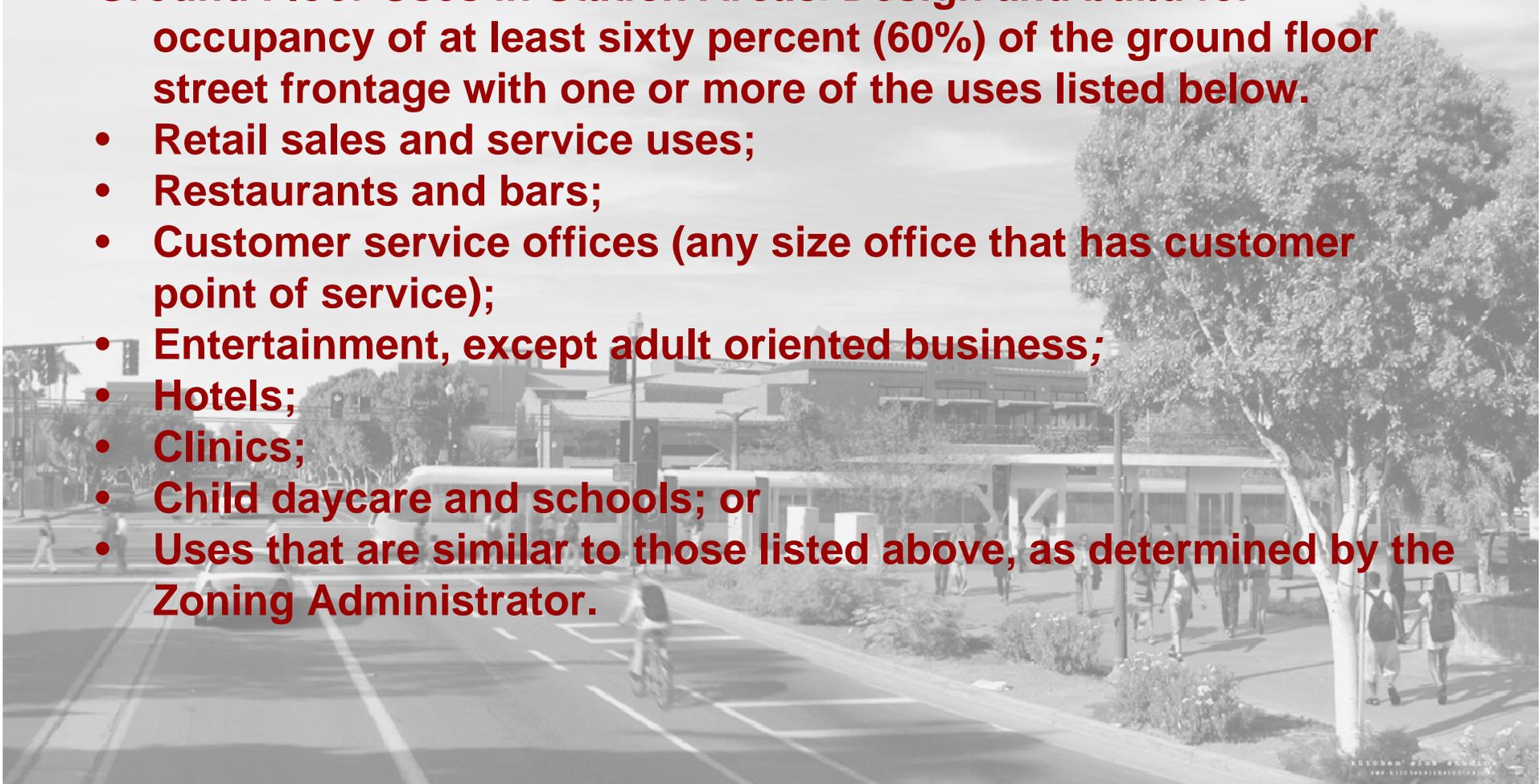


# TRANSPORTATION OVERLAY DISTRICT

## Commercial & Mixed-Use Ground Floor Uses:

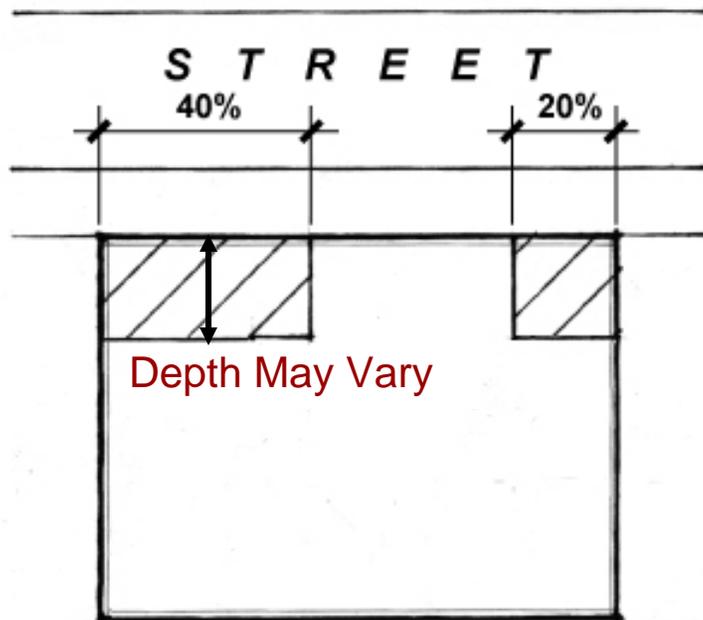
Ground Floor Uses in *Station Areas*. Design and build for occupancy of at least sixty percent (60%) of the ground floor street frontage with one or more of the uses listed below.

- Retail sales and service uses;
- Restaurants and bars;
- Customer service offices (any size office that has customer point of service);
- Entertainment, except adult oriented business;
- Hotels;
- Clinics;
- Child daycare and schools; or
- Uses that are similar to those listed above, as determined by the Zoning Administrator.

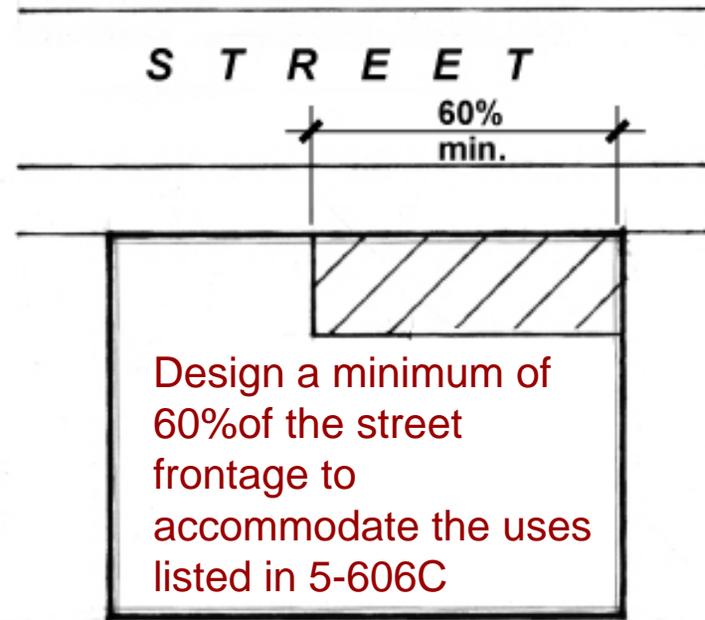


# TRANSPORTATION OVERLAY DISTRICT

## 60% Ground Floor Uses within Station Areas:



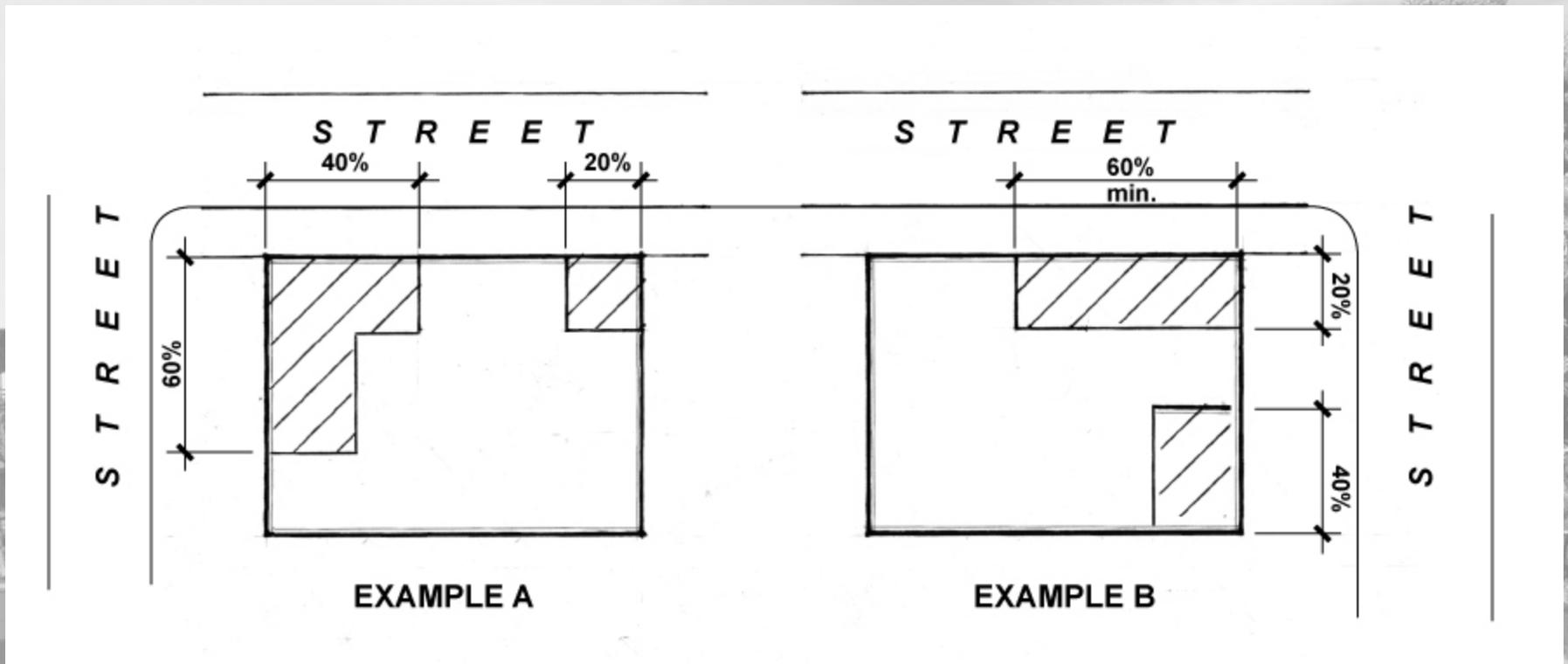
EXAMPLE A



EXAMPLE B

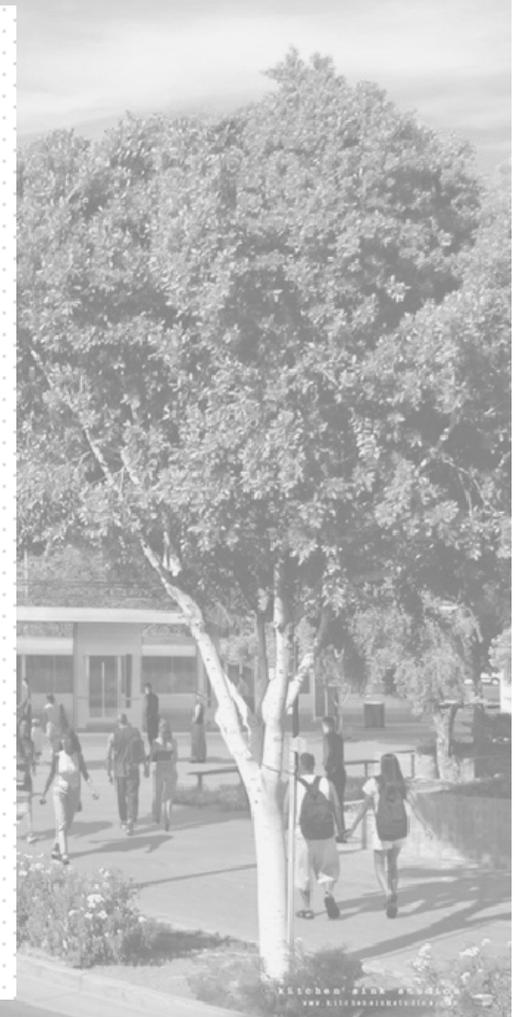
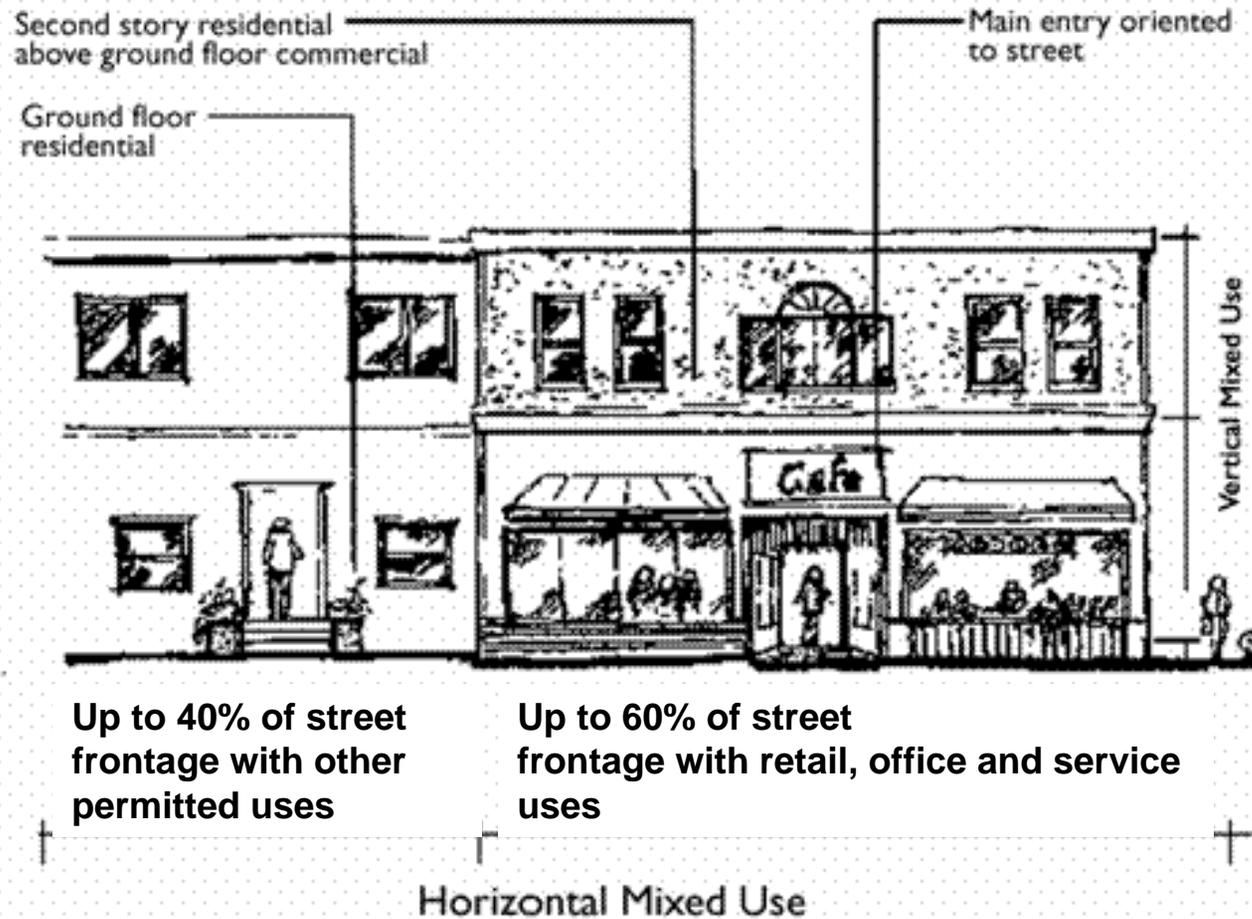
# TRANSPORTATION OVERLAY DISTRICT

**60% Ground Floor Uses within Station Areas at intersections:**

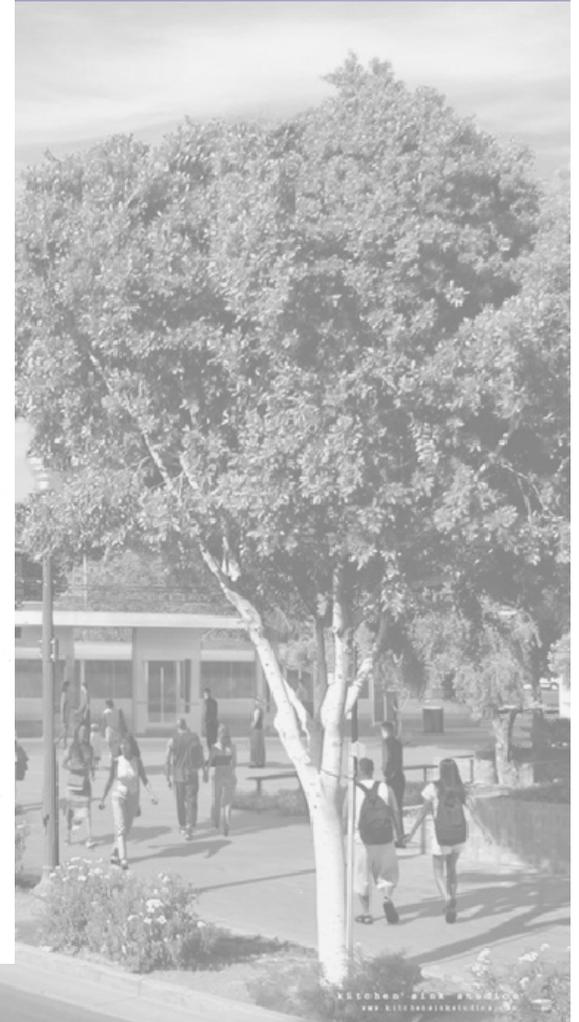
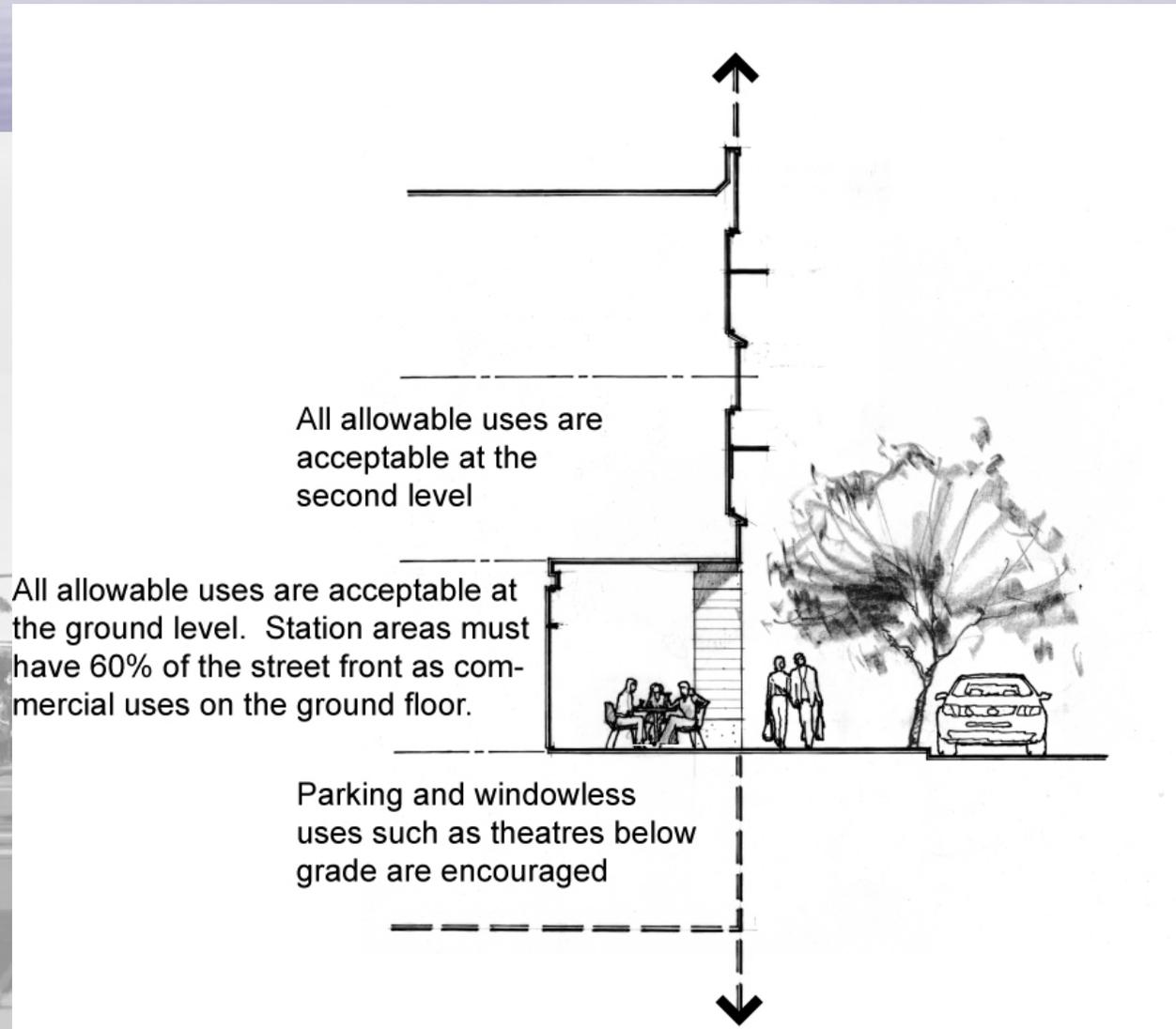


# TRANSPORTATION OVERLAY DISTRICT

## Commercial & Mixed-Use Ground Floor Uses:

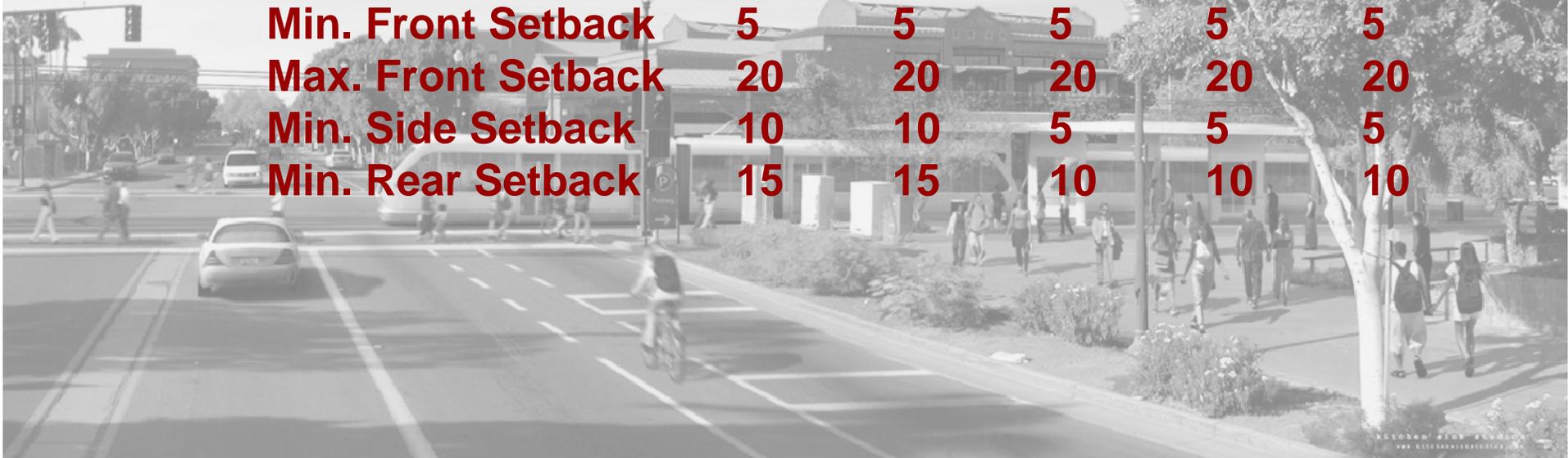


# Commercial & Mixed-Use Ground Floor Uses:



# MULTI-FAMILY STANDARDS: *STATION AREA ONLY*

	<u>R-2</u>	<u>R-3R</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>
Density (du/ac)	12	19	25	40	50
Building Height (feet)	35'	35'	40'	60'	70'
Stepback required	Y	Y	Y	Y	Y
Max. Lot Coverage	70%	70%	75%	75%	75%
Min. Landscape	30%	30%	25%	25%	25%
Pedestrian standards	Y	Y	Y	Y	Y
Min. Front Setback	5	5	5	5	5
Max. Front Setback	20	20	20	20	20
Min. Side Setback	10	10	5	5	5
Min. Rear Setback	15	15	10	10	10



# COMMERCIAL STANDARDS:

	<u>CC</u>	<u>CSS</u>	<u>PCC-1</u>	<u>PCC-2</u>
Density (du/ac)	NS	25(U)	20(U)	30(U)
Corridor Building Height (feet)	50'	35'	35'	50'
Station Building Height	75/100'	35/45'	40/55'	45/60'
Stepback required	Y	Y	Y	Y
Max. Lot Coverage	NS	75%	75%	80%
Min. Landscape	NS	25%	25%	20%
Pedestrian standards	Y	Y	Y	Y
Ground Floor Uses	Y	Y	Y	Y
Min. Front Setback	0	0	0	0
Max. Front Setback	20	20	20	20
Min. Side Setback	0	0	0	0
Min. Rear Setback	0	10	20	20

# MIXED-USE STANDARDS:

	<u>MU-1</u>	<u>MU-2</u>	<u>MU-3</u>	<u>MU-4</u>
Density (du/ac)	15	25	35	NS
Corridor Building Height (feet)	35'	40'	50	NS
Station Building Height	45'	50'	60'	NS
Stepback required	Y	Y	Y	Y
Pedestrian standards	Y	Y	Y	Y
Ground Floor Uses	Y	Y	Y	Y
Max. Front Setback	20	20	20	20

Density in MU-4 is defined by Planned Area Development (PAD) Process



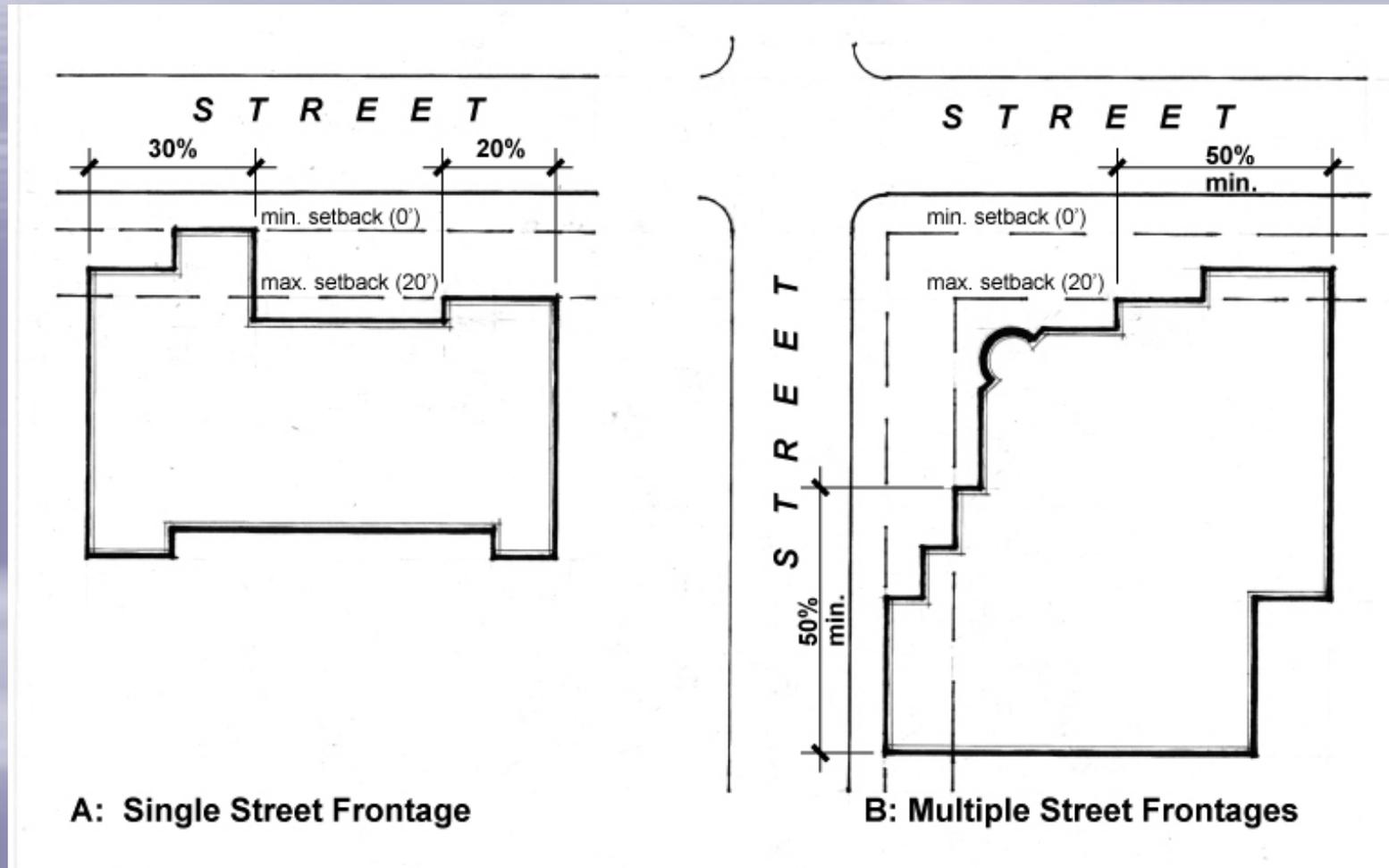
# **PEDESTRIAN ORIENTED DESIGN**

**This section addresses the following items:**

- **Maximum and Minimum Setbacks**
- **Building Entrances**
- **Ground Floor Windows**
- **Street-Facing Facades**
- **Pedestrian and Transit Patron Amenities**
- **Residential-Facing Facades**
- **Parking Ratios**
- **Bicycle Parking**
- **On-Street Parking**
- **Sidewalk Standards**
- **Landscape Standards**
- **Loading, Delivery and Service Entrances**
- **Open Space**
- **Station Area Plans**
- **Shade Standards**
- **Structural Encroachment Standard**

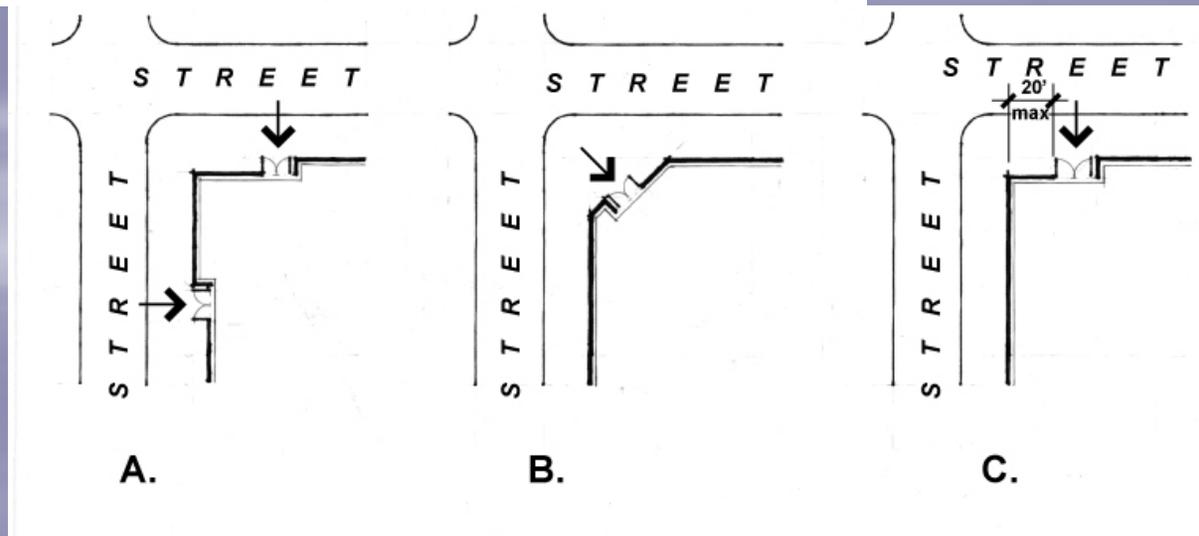
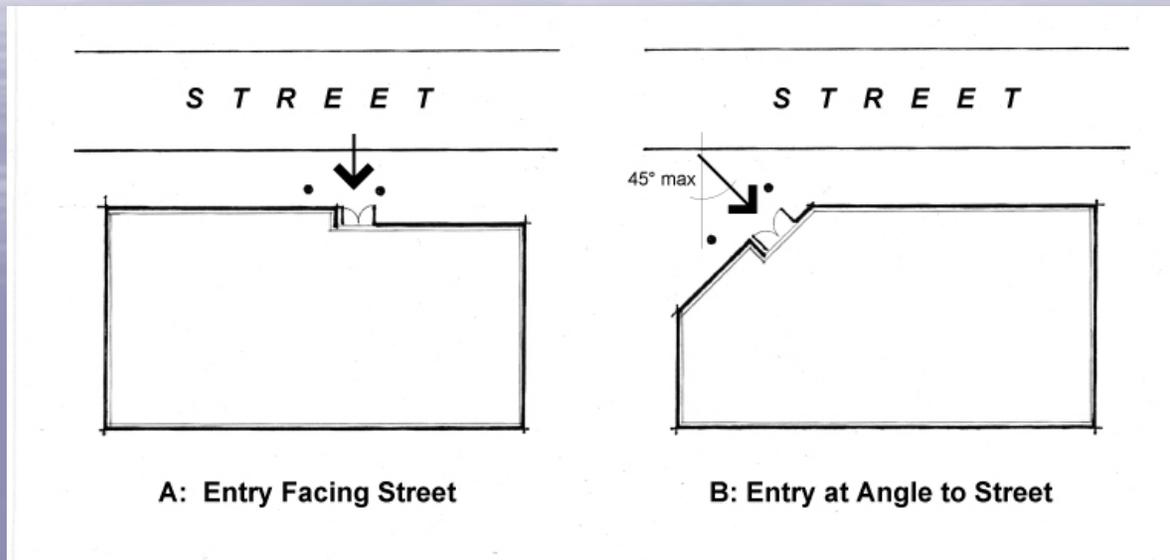
# PEDESTRIAN ORIENTED DESIGN

## MAXIMUM AND MINIMUM SETBACKS:



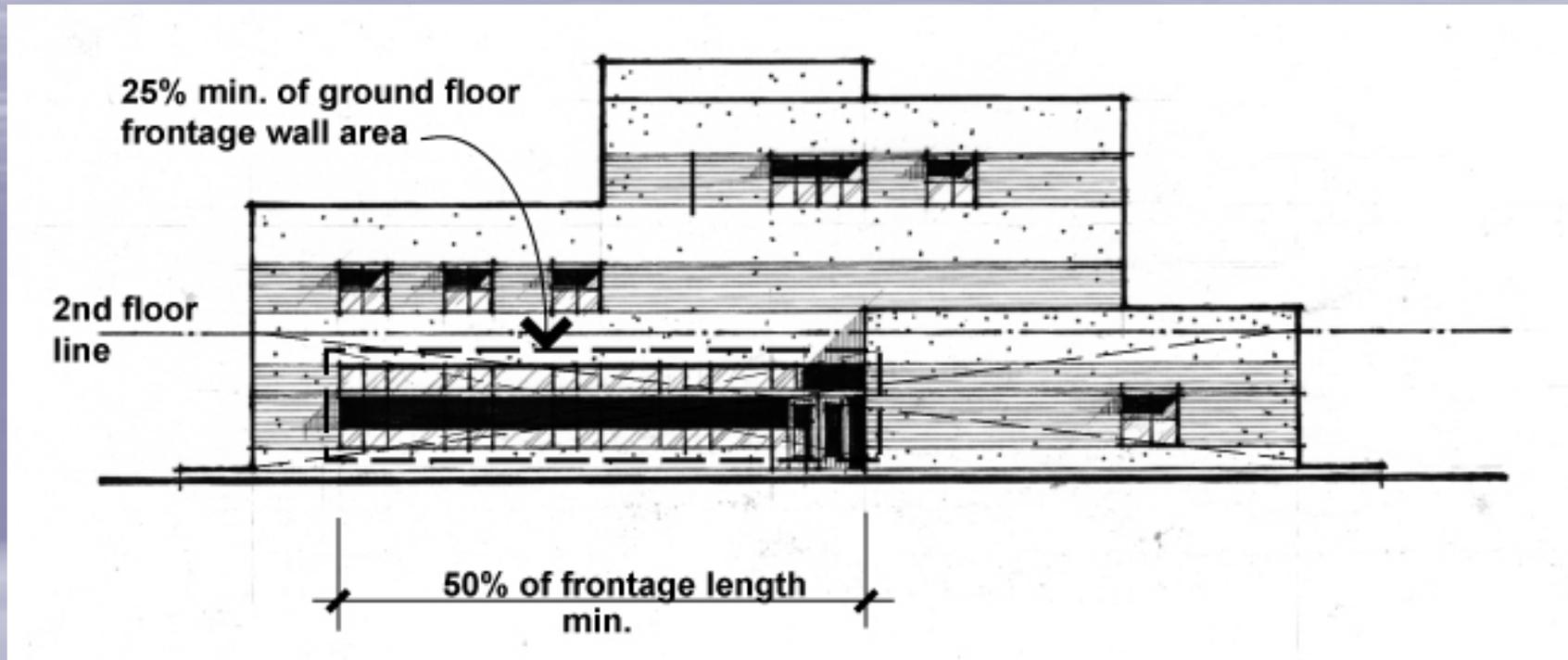
# PEDESTRIAN ORIENTED DESIGN

## BUILDING ENTRANCES:

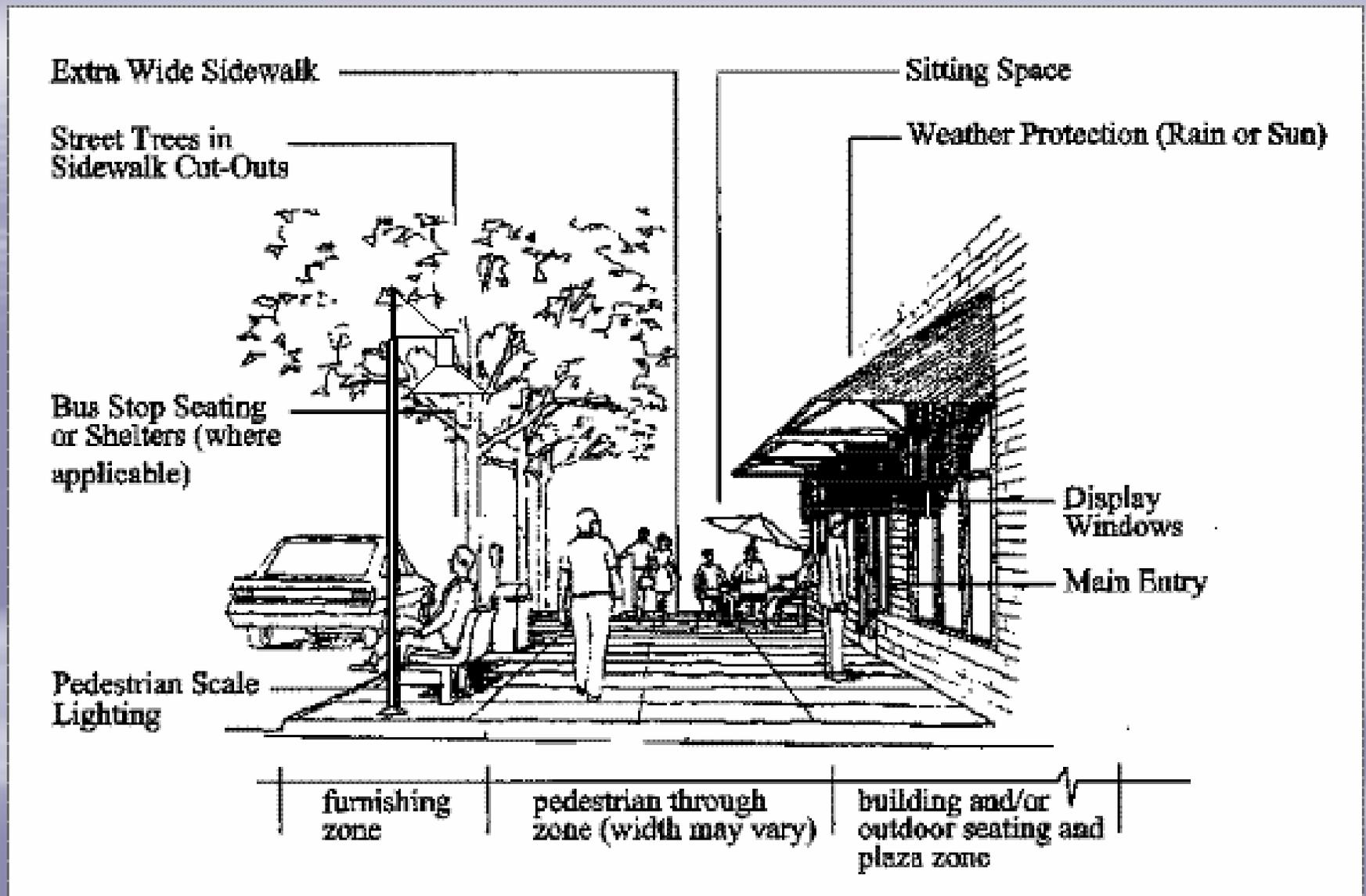


# PEDESTRIAN ORIENTED DESIGN

## GROUND FLOOR WINDOWS:



# PEDESTRIAN AND TRANSIT AMENITIES



# PARKING RATIOS

**Table 5-612A - Transportation Overlay District Reductions to Minimum Parking**

	<b>Developments Within <i>Station Areas</i></b>	<b>Developments within <i>Corridor</i></b>
Retail sales and service uses; customer service offices; and entertainment uses, excluding theaters.	Parking waived for 50 percent of floor area not to exceed 30,000 square feet of floor area.	Parking waived for 25 percent of floor area not to exceed 10,000 square feet of floor area
Theaters	Parking waived for first 150 seats	Parking waived for first 50 seats
<i>Restaurants, Bars and Clubs</i>	Parking waived for 50 percent of floor area not exceed 2,500 square feet of floor area	Parking waived for 25 percent of floor area, not to exceed 1,250 square feet of floor area
Multi-Family Use	0.75 parking spaces per bedroom (round up to whole number) plus guest parking	0.75 parking spaces per bedroom (round up to whole number) plus guest parking
Outdoor Dining Area	No Standard	No Standard

# STATION AREA PLANNING

## Land use inventory

1. Existing and Projected land uses
2. Zoning analysis
3. Land ownership analysis
4. Open Space Assessment
5. Vacant Land Inventory

## Neighborhood Character Analysis

1. Visioning Process
2. Neighborhood focus groups

## Light rail station connectivity

1. Bike, pedestrian, bus and vehicular linkages
2. Neighborhood connections
3. Off-street paths, canals or trails
4. Critical linkages

## Opportunity Site Assessment

1. Underutilized property analysis
2. City controlled property
3. Opportunity site options

## Streetscape Design

1. Street lighting and furniture
2. Landscape improvements
3. Shade
4. Public Art

## Best Practices in other cities

## Community Outreach

1. Neighborhoods, businesses and developers

# Papago Gateway Corporate Center



# 350 W. Washington

- In TOD Station Area but Exempt by PAD
- 260,000 s.f. Class A office & biotech facility with fitness center & cafeteria
- Gold LEED CS certification
- 6-story office building and 5-story parking for 804 cars
- Met as many TOD standards as possible
- OPENS JANUARY 2008

# Tempe Gateway



# 222 S. Mill Avenue

- In TOD Station Area but Exempt by PAD
- Directly adjacent to 3<sup>rd</sup> Street & Mill LRT station
- 3.5 acre development
- 235,000 sq ft office and 25,000 sq ft of retail
- 5 level parking structure (998 spaces)
- 7 stories
- Met as many TOD standards as possible
- PENDING ENTITLEMENTS

# Seventh & Mill



# 707 S. Mill Avenue

- Outside of the TOD
- 4-Star 170,200 s.f. 240-Room Hotel with 26,405 s.f. Conference, 48,555 s.f. Fitness/Spa, 37,473 s.f. Retail & 370 Residential Units
- 25 stories, required parking 1393, proposed 966
- Meets many of the TOD requirements
- **PRELIMINARY ONLY - NOT ENTITLED**

# Stadium Towers



# 323 E. Veterans Way

- Inside of the TOD – Station Area
- Mixed-Use project with residential, hotel, retail & restaurant.
- 289 residential units, 4-star Hotel, 25,000 s.f of restaurant/retail.
- 2 Towers: 20 and 17 stories
- Meets the TOD requirements, across the street from Tempe Transportation Center.
- ENTITLED, NOT SUBDIVIDED YET

# Tempe Mosaic



# 110 E. University Dr.

- Outside of the TOD
- Mixed-use development with 212 residential units and a 50,000+/- Whole Foods Market grocery store
- 18 stories
- Meets the TOD requirements
- ENTITLED

# University Square



# 110 E. University Dr.

- Inside of the TOD - Corridor
- Mixed-Use development with residential, office, retail, restaurant & 4-star hotel.
  - 490 residential units, 190 room Tempe Westin Hotel (lounge, health club & spa). 240,000 s.f. of office. Ground floor restaurant & retail.
- 3 towers: 30, 23 & 12 stories
- Meets the TOD requirements
- ENTITLED, NOT SUBDIVIDED YET

# APACHE BOULEVARD PROJECTS



#	PROJECTS	DESCRIPTION
1.	APACHE/101 PARK AND RIDE	750 PARK AND RIDE SPACES
2.	APACHE BOULEVARD POLICE SUBSTATION	80,000 SQ. FT. POLICE FACILITY
3.	CAMPUS EDGE CONDOMINIUMS	8 STORY MIXED USE PROJECT
4.	CAMPUS TOWERS	141 STUDENT LIVING SPACES
5.	DORSEY STATION PARK AND RIDE	90 PARK AND RIDE SPACES
6.	EIGHTH & RURAL	154 CONDOS WITH 8,600 SQ. FT. RETAIL
7.	EVERGREEN TOWNHOMES	17 TOWNHOMES
8.	GRAY DEVELOPMENT ON APACHE	450 CONDOS, 12,300 SQ. FT. RETAIL, 300 PARK AND RIDE SPACES
9.	HOWE AVENUE SITE	PROJECT PENDING

#	PROJECTS	DESCRIPTION
10.	KENNETH PLACE LOFTS	8 THREE STORY TOWNHOMES
11.	LANDSOURCE TEMPE	108 CONDOS , GROUND FLOOR RETAIL
12.	NEWBERRY TERRACE	45 CONDOS
13.	SPENCE AVENUE LOFTS	8 TOWNHOMES
14.	TEMPE PARK VIEW TOWNHOMES	19 TOWNHOMES
15.	TEMPE STARWOOD FOUR POINTS HOTEL	CONVERSION OF 190 ROOM HOLIDAY INN
16.	TERRACE TOWNHOMES	23 THREE STORY TOWNHOMES
17.	VICTORY ACRES PARK	NEW CITY PARK

[www.tempe.gov/apacheblvd](http://www.tempe.gov/apacheblvd)

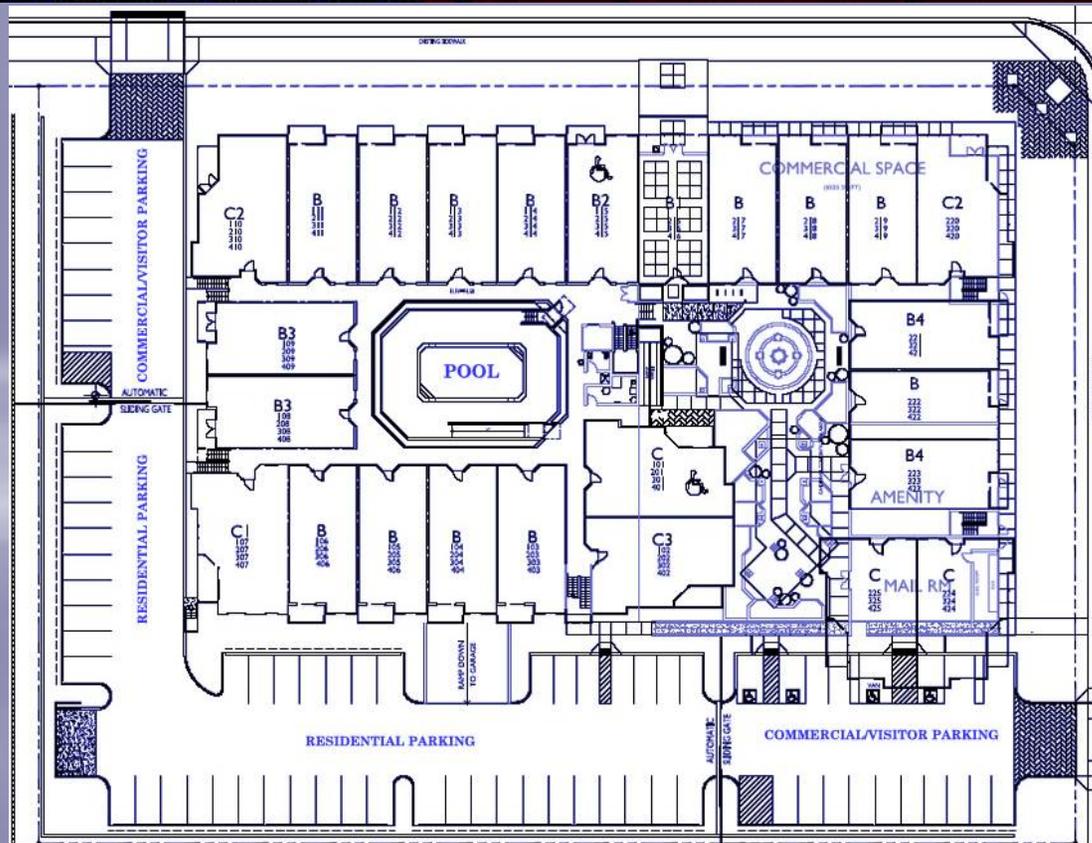


# **EIGHTH & RURAL**

## **855 S. Rural Road**

- **Inside of the TOD – Station Area**
- **Mixed-use development with residential, office/retail**
- **154 residential condominiums, 8,600 s.f. of retail**
- **12 stories**
- **PRELIMINARY ONLY**

# Dorsey Place Condominiums



# 1275 E University Drive

- Inside of the TOD - Corridor
- Mixed-Use development with residential, office/retail
- 91 residential condominiums, 7,000 s.f. office/retail
- 4 stories
- Meets the TOD requirements
- UNDER CONSTRUCTION

# CAMPUS TOWERS

## 1215 E. Orange Street

- Inside of the TOD - Corridor
- Multi-family residential
- 142 student residences, 30 du/ac
- 3 stories
- Meets the TOD requirements
- PRELIMINARY ONLY

# Campus Edge



# 936 E. Apache Blvd.

- Outside of the TOD
- Mixed-use with residential & commercial.  
100 moderately-priced residential units,  
5,000 s.f. of flexible commercial space.
- 8 stories, half-mile west of Dorsey & Apache  
Light Rail Station.
- Meets many of the TOD requirements
- ENTITLED, NOT SUBDIVIDED YET

# Landsource Tempe



# 948-1000 E. Apache Blvd.

- Outside of the TOD
- Half-mile west of Dorsey & Apache Light Rail Station.
- 120 units of condominiums
- 130,000 s.f of residential, 12,000 s.f. of live/work space, and 10,000 s.f. of retail space
- 22 stories
- PENDING ENTITLEMENTS

# Gray Development



NORTH ELEVATION



SOUTH ELEVATION



PARTIAL NORTH ELEVATION

NOTE:  
REFER TO SHEET A2.20 FOR  
BUILDING ELEVATION HEIGHTS.

MATERIALS & SURFACES :	
<b>STUCCO:</b>	
DAVED FINISH (EXP. FINISHED ONLY)	COLOR: MAGNETO DE 632 6
FLUX FINISH R.S.S.	COLOR: MAGNETO DE 632 6
FLUX FINISH R.S.S.	COLOR: MAGNETO DE 632 6
<b>MASONRY:</b>	
4" x 8" x 16" THROUGHOUT BROWNSIDE FACE MASONRY UNIT	COLOR: MAGNETO
3" x 6" x 18" SOLID GRADING FACE CMU	COLOR: MAGNETO
PRECAST CONCRETE - DETAIL, RAIL, SERVICIS & SERVICE	COLOR: BLACK CANYON
3" x 6" x 18" SOLID GRADING FACE CMU	COLOR: BLACK CANYON
4" x 8" x 16" THROUGHOUT THROUGHOUT BROWNSIDE FACE MASONRY UNITS	COLOR: BLACK CANYON
<b>ROOF:</b>	FLAT RAIL 3-UP ROOFING
EXPANDING JOINT BUILDERS	
<b>METALS:</b>	
ALUMINUM	FINISH: GRAY, CO. COLORED METAL



**Gray Development Group**  
2535 East Camelback Road Suite 1050  
Phoenix, Arizona 85016 602.954.0109

**TEMPE TRANSIT SITE**  
SOUTHEAST CORNER OF APACHE AND McCLINTOCK  
another residential community by Gray Development Group

**LB Architecture Inc.**  
4115 North 15th Avenue  
Phoenix, Arizona 85015  
Phone: 602-265-0632



Date: 04.28.07  
Revised:

**BUILDING PLAN  
NORTH & SOUTH ELEVATIONS**

**A2.21**

# 1811 E. Apache Blvd.

- Inside of the TOD – Station Area
- SE corner of Apache & McClintock
- Mixed-use with 450 condominiums, 12,300 s.f. of retail, and 300 park & ride spaces
- 6 stories
- Meets most of the TOD requirements
- **PRELIMINARY ONLY – APPLIED FOR ENTITLEMENTS**

