



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

August 4, 2014

Michael Curley
Earl, Curley and Lagarde
3101 North Central Avenue
Phoenix, AZ 85012

RE: Broadstone on Central (Alliance Residential Company)
3550 North Central Avenue
Request for conformance with PUD
Northwest corner of Central and Osborn Road
Zoning: Planned Unit Development (PUD)

Mr. Curley,

Thank you for your letter dated June 17, 2014 requesting confirmation that changes to the Broadstone on Central project, located at 3550 North Central Avenue, are in conformance with the PUD (Z-39-13). The site plan changes include three minor modifications.

The width of the parking garage on the west end of the site has been reduced by 24-feet, which creates parking more efficient vehicle entry and exit, and provides more space for landscaping. The open space area has been increased by 4,725 square feet for the central amenity area and a cooling tower north of the existing parking garage and south of Whitton Avenue is shown on the site plan. A cooling tower currently exists in this location and is associated with the high-rise office building located at Columbus and Central. The new cooling tower structure will be approximately 16-feet tall and approximately 8-feet wide. The cooling tower will be screened by a 16-foot high masonry wall and a landscape buffer along Whitton Avenue.

As long as the replacement cooling tower is the same color as the adjacent parking garage, the changes described would be relatively minor and the updated site plan would maintain the same character and quality of the prior site plan.

If you have any questions or need further assistance, I can be reached at 602-262-6656 or alan.stephenson@phoenix.gov.

Sincerely,

Alan Stephenson
Director
Planning and Development

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195

3101 North Central Avenue
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June 17, 2014

SENT VIA U.S. MAIL

Alan Stephenson
City of Phoenix
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Re: Broadstone Central; 3550 N. Central Avenue

Dear Alan:

In December 2013, the Phoenix City Council granted Alliance Residential Company's request to rezone an approximately 9.66-acre property north of the northwest corner of Central and Osborn from C-2 TOD-1, P-1 TOD-1, and P-2 TOD-1 to PUD.

A site plan was submitted with the final iteration of the PUD as a conceptual representation of the proposed character and quality of the development, as we noted on page two of the narrative. As we move toward actual development of the site, we would like to make some subtle modifications to the PUD site plan.

We anticipate that DSD will desire a letter from you stating that the modified site plan is consistent with the proposed character and quality of the PUD site plan. For that reason, we are attaching the following exhibits for your review:

- Colored version of PUD site plan (Exhibit A)
- Colored version of desired site plan (Exhibit B)

As you can see, particularly by comparing the colored versions of the site plans, the overall character and quality of the site plans are virtually identical with the exception of the following nuances. We have included Exhibit C to illustrate where the proposed changes are located. We draw your attention to three minor modifications we have made in the desired site plan.

First, while maintaining the same number of parking spaces, we have reduced the width of the parking garage on the west end of the site by 24 feet (and 13,176 square feet [total of 3 floors] overall) (see "Area 1"). The primary benefits of narrowing the garage were to increase the width of the traffic circulation area immediately east of the parking garage, making it more efficient for vehicle entry and exit, and to provide more space for landscaping.

Second, we have eliminated the western “tail” of the main building which has allowed us to increase the size of the central amenity area (open space) by 4,725 square feet (see “Area 2”).

Lastly, the new site plan shows a cooling tower north of the existing parking garage and south of Whitton Avenue, which replaces the existing cooling tower on the site (not shown on the prior site plan) (see “Area 3”). The cooling tower is associated with the high-rise office building located at Columbus and Central. The structure will be approximately 16’ tall and approximately 8’ wide and will be screened by a 16’ tall masonry wall. We will also provide a landscape buffer on Whitton Avenue to obscure the view of the tower.

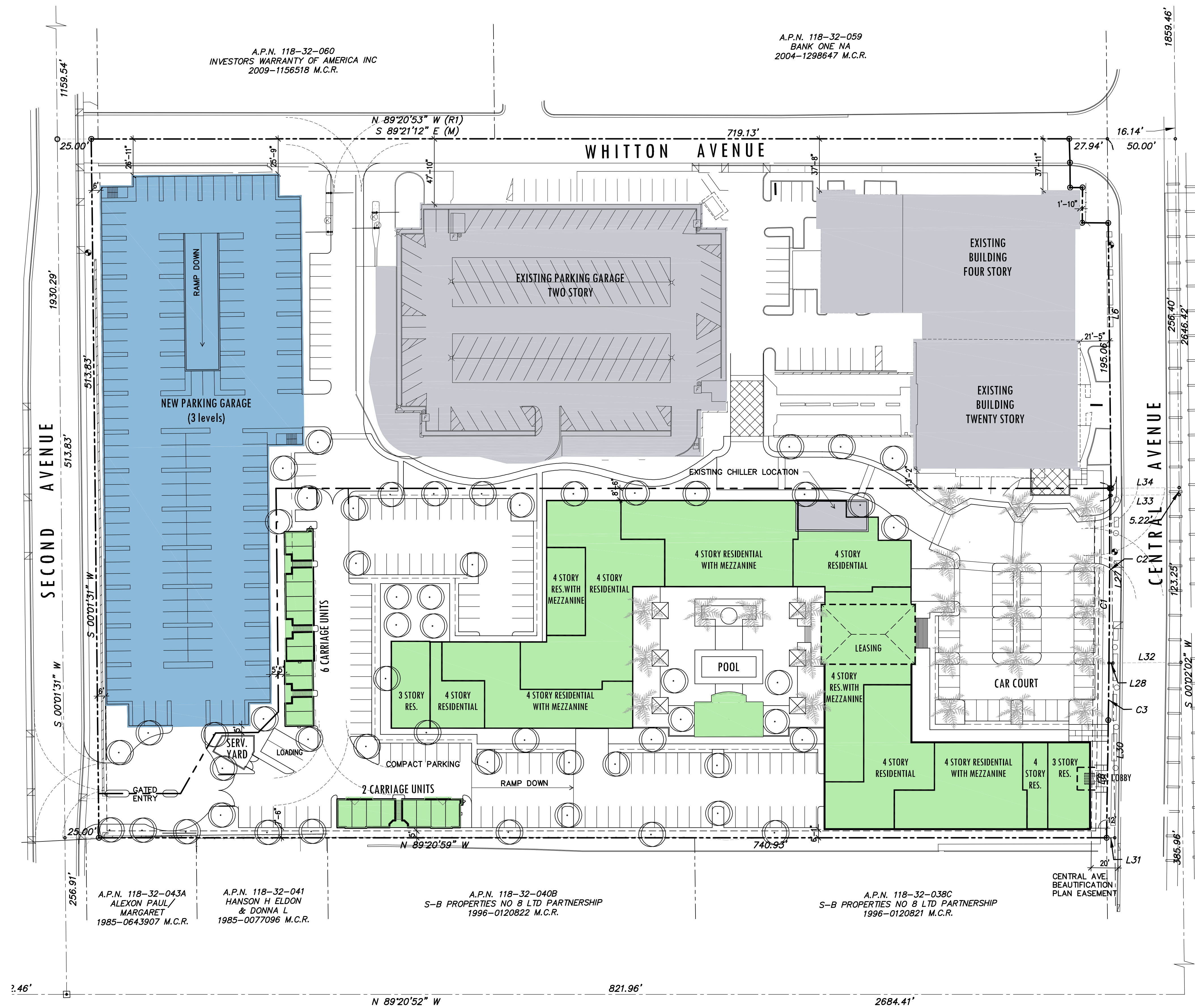
We believe these changes are relatively minor and that the updated site plan maintains the same character and quality of the prior site plan. We greatly appreciate your review.

Sincerely,

Michael J. Curley / SR

Michael J. Curley

EXHIBIT A - Approved PUD Site Plan



PROPERTY DEVELOPMENT DATA

LOT AREA :

GROSS AREA	9.6965 ACRES	422,380 SF
NET AREA	8.7590 ACRES	381,543 SF

ZONING :

EXISTING ZONING	C-2, P-1, P-2
PROPOSED ZONING	PUD

RESIDENTIAL DEVELOPMENT DATA

LOT AREA :

GROSS AREA	4.0981 ACRES	178,515 SF
NET AREA	3.7655 ACRES	164,028 SF

BLDG HEIGHT :

PROPOSED HEIGHT RESIDENTIAL	4 STORY - 56 FT.
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UNIT MIX :

	# OF UNITS
CARRIAGE	8
ONE BEDROOM	100
TWO BEDROOM	84
TOTAL	192 UNITS

UNIT DENSITY :

PROPOSED:	46.85 DU PER ACRE
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PARKING :

REQUIRED:	
(1.5 PER 1 BED)	108 x 1.5 = 216
(1.5 PER 2 BED)	84 x 1.5 = 216
SUBTOTAL	288 P.S.
TOD REDUCTION (25%)	72 P.S.
TOTAL	216 P.S.
UNRESERVED	192 x 0.5 = 96

PROVIDED:

OPEN PARKING (8.5'x18')	119
UNDERGROUND PARKING (8.5'x18')	133
GARAGE PARKING (10'-4"x20')	20
TOTAL	272 P.S.

PARKING RATIO:

PROVIDED/UNIT COUNT	272/192 = 1.4
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ACCESSIBLE PARKING:

REQUIRED: (2%)	6 P.S.
PROVIDED:	2
OPEN PARKING	6 (COVERED)
TOTAL	8 P.S.

LOT COVERAGE :

PROPOSED	40%
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OPEN SPACE :

REQUIRED	5% GROSS = 8,926 S.F.
PROVIDED	22,000 S.F.

COMMERCIAL DEVELOPMENT DATA

LOT AREA :

GROSS AREA	5.5984 ACRES	243,865 SF
NET AREA	4.9935 ACRES	217,515 SF

BLDG HEIGHT :

EXISTING HEIGHT	20 STORY - ±250 FT.
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BUILDING AREA :

OFFICE	286,288 SF
RETAIL	3,125 SF
TOTAL	289,413 SF

PARKING :

REQUIRED:	
OFFICE (3.2 PER 1000 SF)	917 P.S.
RETAIL (1 PER 300 SF)	11 P.S.
SUBTOTAL	928 P.S.
TOD REDUCTION (15%)	139 P.S.
TOTAL	789 P.S.
PROVIDED:	
SURFACE	93 P.S.
EXIST. GARAGE STRUCT.	225 P.S.
NEW GARAGE STRUCT.	474 P.S.
TOTAL	792 P.S.

ACCESSIBLE PARKING:

REQUIRED:	16 P.S.
PROVIDED:	2
OPEN PARKING	16 P.S.

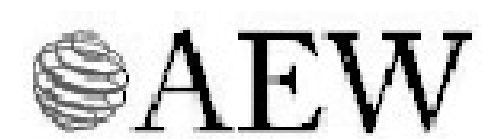
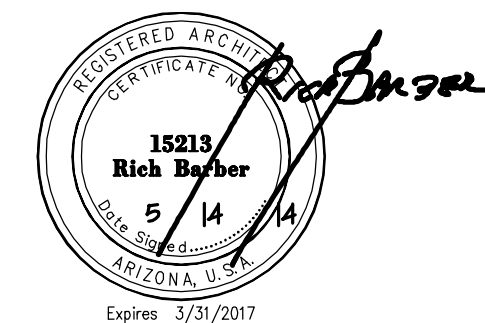
LOT COVERAGE :

PROPOSED	65%
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BROADSTONE CENTRAL
3550 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA

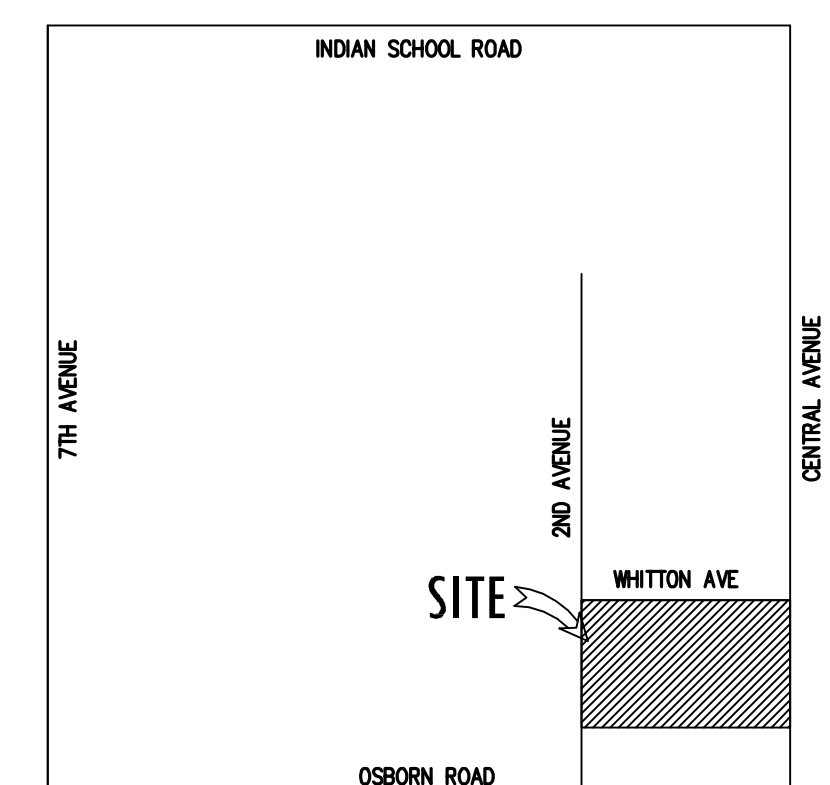


WorldHQ@ORBArch.com



Architect
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4530 North 40th Street
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tel. 602.957.4530 fax 602.957.4531
Contact: Rich Barber

Applicant
ALLIANCE RESIDENTIAL CO.
2415 E. Camelback Rd., Suite 600
Phoenix, Arizona 85016
tel. 602.778.2800 fax 602.778.2850
Contact: Tom Lewis



VICINITY MAP
NOT TO SCALE

DATE: OCTOBER 9, 2013 ORB # 12-209

A1.10

SITE PLAN
PRELIMINARY

FILE: F:\04\ORB Job Files\12-209 North Central\Code Files\Preliminary\12209 A110 Site Approved Zoning.dwg USER: raa DATE: Jun, 06 2014 TIME: 03:52 pm

SITE PLAN - PRELIMINARY

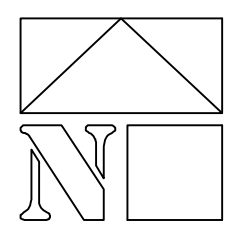
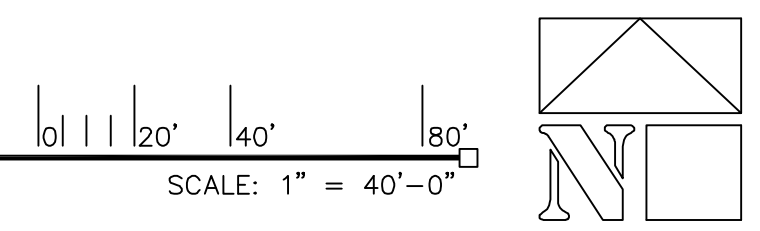
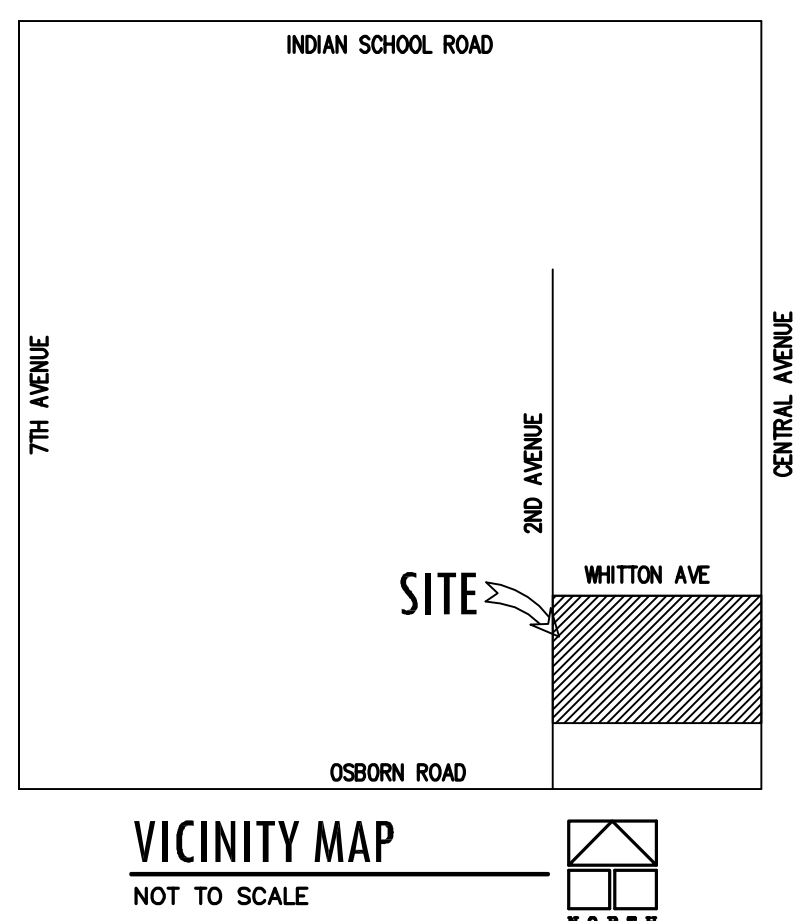


EXHIBIT B - Desired Site Plan



- LEGEND**
- DENOTES PROPERTY LINE
 - ⊕ FIRE HYDRANT
 - Ⓟ NO. OF PARKING SPACES
 - Ⓟ NO. OF COVERED SPACES
 - ♿ DENOTES ACCESSIBLE PARKING
 - ① BUILDING NUMBER

PROJECT DESCRIPTION

ALLIANCE RESIDENTIAL INTENDS TO DEVELOP THE "BROADSTONE CENTRAL" EXCEPTIONAL MULTI-FAMILY RESIDENTIAL (FOR RENT) ON THE SOUTHWEST CORNER OF CENTRAL AVENUE AND WHITTON AVENUE. THE PROJECT INCLUDES RELOCATION OF EXISTING COOLING TOWERS AND SURFACE PARKING. PARKING WILL BE ACCOMMODATED WITH A NEW 3-STORY STRUCTURE ALONG 2ND AVENUE. THE COOLING FACILITY WILL BE INCORPORATED INTO THE NORTH FACADE OF THE EXISTING 2-STORY PARKING STRUCTURE ALONG WHITTON AVENUE.

PROPERTY DEVELOPMENT DATA

LOT AREA :			
GROSS AREA	9.6965 ACRES	422,380 SF	
NET AREA	8.7590 ACRES	381,543 SF	
ZONING :			
ZONING	PUD		
	(ZONING CASE Z-39-13-4 APPROVED 12/9/13)		

RESIDENTIAL DEVELOPMENT DATA

LOT AREA :			
GROSS AREA	4.0981 ACRES	178,515 SF	
NET AREA	3.7655 ACRES	164,028 SF	
BLDG HEIGHT :			
PROPOSED HEIGHT RESIDENTIAL	4 STORY - 56 FT.		
UNIT MIX :		# OF UNITS	
STUDIO		48	
CARRIAGE (1 BDR.)		8	
ONE BEDROOM		57	
TWO BEDROOM		79	
TOTAL		192 UNITS	
UNIT DENSITY :			
PROPOSED :	46.85 DU PER ACRE		

PARKING :

REQUIRED:

(1.3 PER STUDIO)	48 x 1.3 =	63
(1.5 PER 1&2 BED)	144 x 1.5 =	216
SUBTOTAL		279 P.S.
TOD REDUCTION (25%)		70 P.S.
TOTAL		209 P.S.

UNRESERVED

STUDIO	48 x .3 =	14
1 & 2 BEDROOM	144 x .5 =	72
SUBTOTAL		86 P.S.
TOD REDUCTION (25%)		21 P.S.
TOTAL		65 P.S.

PROVIDED:

OPEN PARKING (8.5'x18')	65
CARPORIT PARKING (8.5'x18')	44
UNDERGROUND PARKING (8.5'x18')	129
GARAGE PARKING (10'-4'x20')	20
TOTAL	258 P.S.

PARKING RATIO:

PROVIDED/UNIT COUNT 258/192 = 1.3

ACCESSIBLE PARKING:

REQUIRED: (2%)	6 P.S.
PROVIDED:	
OPEN PARKING	2
UNDERGROUND PARKING	4 (COVERED)
TOTAL	6 P.S.

LOT COVERAGE :

PROPOSED 40%

OPEN SPACE :

REQUIRED 5% GROSS = 8,926 S.F.

PROVIDED 22,000 S.F.

COMMERCIAL DEVELOPMENT DATA

LOT AREA :

GROSS AREA	5.5984 ACRES	243,865 SF
NET AREA	4.9935 ACRES	217,515 SF

BLDG HEIGHT :

EXISTING HEIGHT 20 STORY - ±250 FT.

BUILDING AREA :

OFFICE	286,288 SF
RETAIL	3,125 SF
TOTAL	289,413 SF

PARKING :

REQUIRED:

OFFICE (3.2 PER 1000 SF)	917 P.S.
RETAIL (1 PER 300 SF)	11 P.S.
SUBTOTAL	928 P.S.
TOD REDUCTION (15%)	139 P.S.
TOTAL	789 P.S.

PROVIDED:

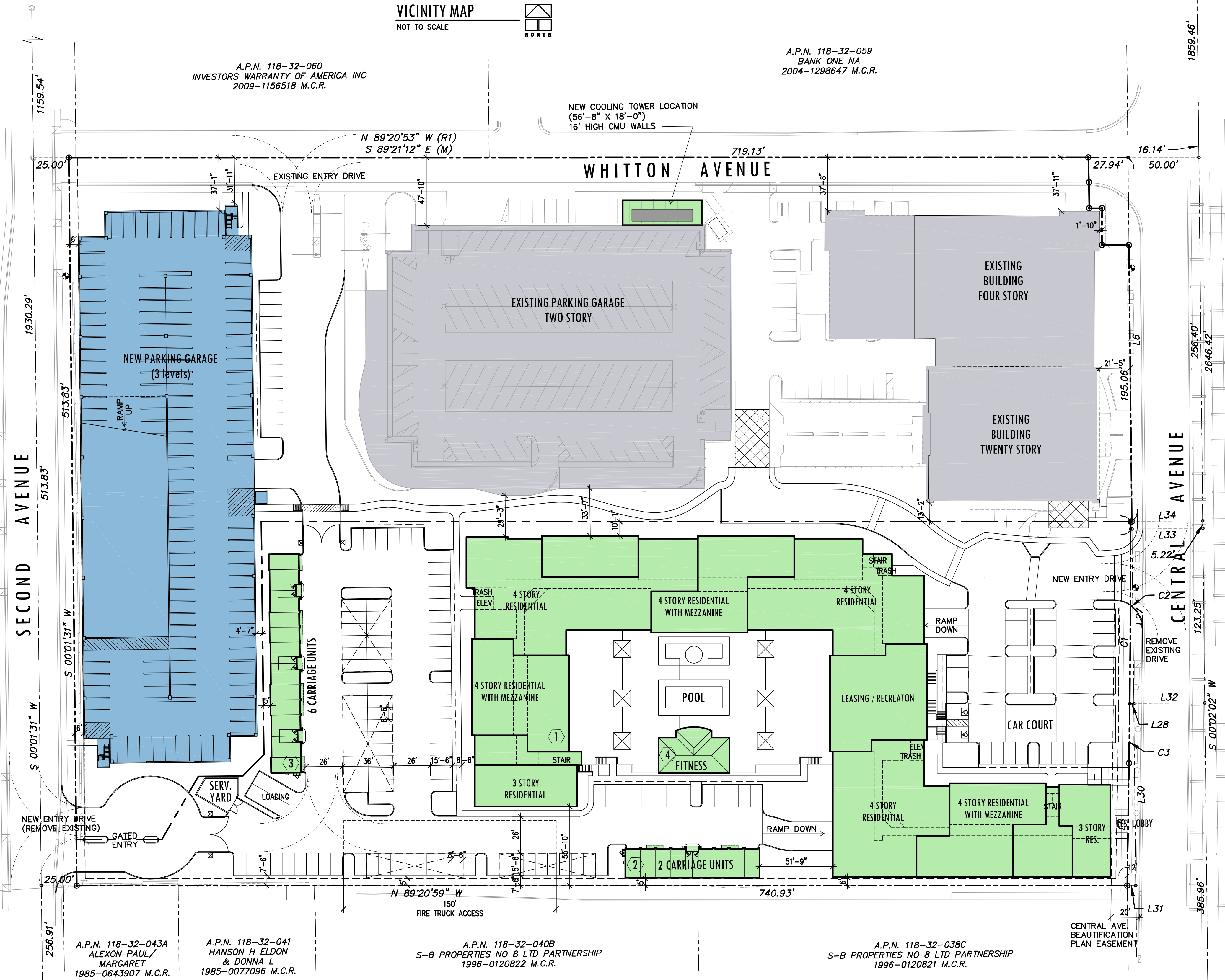
SURFACE	74 P.S.
EXIST. GARAGE STRUCT.	225 P.S.
NEW GARAGE STRUCT.	453 P.S.
OVERAGE FROM RESIDENTIAL	49 P.S.
TOTAL	801 P.S.

ACCESSIBLE PARKING:

REQUIRED:	16 P.S.
PROVIDED:	16 P.S.

LOT COVERAGE :

PROPOSED 65%



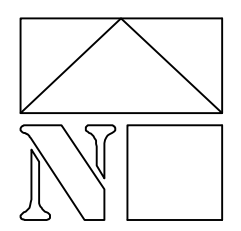
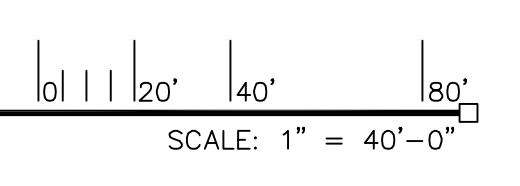
A.P.N. 118-32-043A
ALEXON PAUL / MARGARET
1985-0643907 M.C.R.

A.P.N. 118-32-041
HANSON H ELDON & DONNA L
1985-0077096 M.C.R.

A.P.N. 118-32-040B
S-B PROPERTIES NO 8 LTD PARTNERSHIP
1996-0120822 M.C.R.

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S-B PROPERTIES NO 8 LTD PARTNERSHIP
1996-0120821 M.C.R.

SITE PLAN - PRELIMINARY



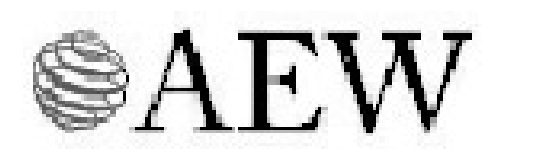
BROADSTONE CENTRAL
3550 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA



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ALLIANCE RESIDENTIAL COMPANY



FENWAY PROPERTIES

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Contact: Tom Lewis

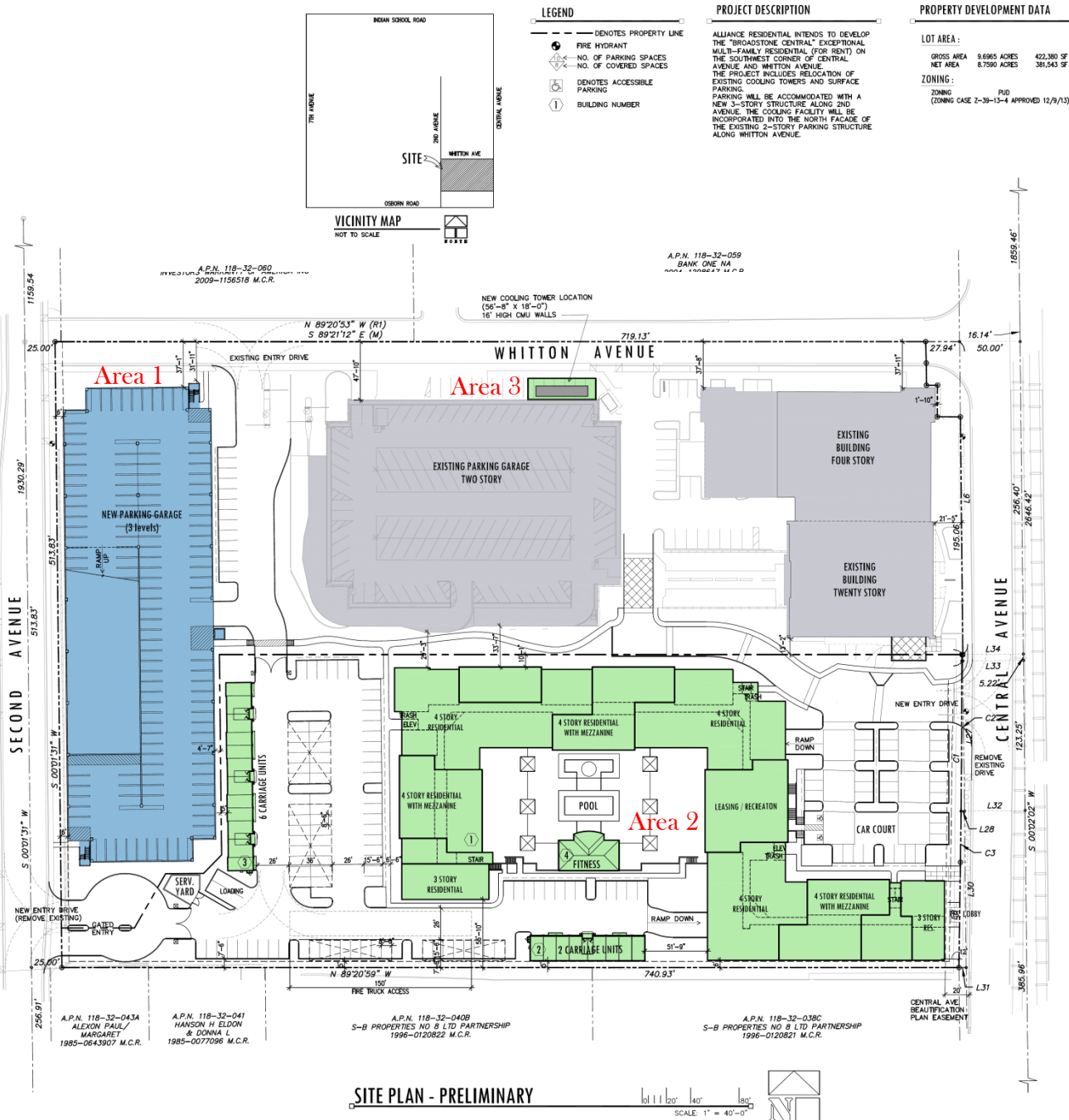
DATE: JUNE 6, 2014 ORB # 12-209

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SITE PLAN
PRELIMINARY

FILE: F:\04\ORB Job Files\12-209 North Central\Code Files\Preliminary\12209 A110 Site.dwg USER: rca DATE: Jun 06 2014 TIME: 04:17 pm

EXHIBIT C - Areas Showing Changes Per Desired Site Plan



BROADSTONE CENTRAL
 3550 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA



ALLIANCE RESIDENTIAL COMPANY



FENWAY PROPERTIES

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 SITE PLAN
 PRELIMINARY

SITE PLAN - PRELIMINARY

