

1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE COLLECTIVE ON 7TH & MYRTLE

AN AMENDMENT TO A PORTION OF THE M7 PLANNED AREA DEVELOPMENT
A PORTION OF THE SOUTHWEST QUARTER, SECTION 15 NORTH, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY ARIZONA

OWNER AUTHORIZATION

CORE TEMPE 7TH & MYRTLE LLC

BY: *[Signature]*

DATE: 11-21-18

ITS: VP OF CONVECTIVITY MANAGEMENT LLC, MANAGER OF CORE
TEMPE MILL LLC, SOLE MEMBER OF CORE TEMPE MYRTLE LLC

OWNER AUTHORIZATION

CORE TEMPE 7TH & MYRTLE LLC

BY: *[Signature]*

DATE: 11/21/18

ITS: MANAGER OF CORE CAMPUS MANAGER LLC, MANAGER OF
CORE TEMPE MILL LLC, SOLE MEMBER OF CORE TEMPE
MYRTLE LLC

ACKNOWLEDGEMENT

ON THIS 21 DAY OF November, 2018 BEFORE
ME, THE UNDERSIGNED, PERSONALLY APPEARED *David Wilson*
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 HEREBUNTO SET MY HAND AND OFFICIAL
SEAL

[Signature]
NOTARY PUBLIC

Nov. 13, 2018
MY COMMISSION EXPIRES

ACKNOWLEDGEMENT

ON THIS 20th DAY OF NOVEMBER, 2018 BEFORE
ME, THE UNDERSIGNED, PERSONALLY APPEARED *MARC LIFSHIN*
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 HEREBUNTO SET MY HAND AND OFFICIAL
SEAL

[Signature]
NOTARY PUBLIC

11.18.20
MY COMMISSION EXPIRES

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 15, OF TEMPE, A SUBDIVISION,
RECORDED IN BOOK 2 OF MAPS, PAGE 26, RECORDS OF
MARICOPA COUNTY, ARIZONA,
EXCEPT THE WEST 5 FEET OF SAID LOT 2.
APN: 132-27-135

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF
TEMPE ON THIS 15TH DAY OF OCTOBER, 2018.

DS170703

CRYSTAL J GERNER
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 18, 2020

OWNER(S) / DEVELOPER:

Core Tempe 7th & Myrtle LLC, a Delaware limited liability company
3508 Far West Blvd., Suite 355
Austin, TX 78731

Developer:
CORE Spaces, LLC
1643 N Milwaukee Avenue
Chicago, IL 60647
773.969.5740

PROJECT DATA

CC TOD (corridor area): TABLE 5-611A	PAD PROVIDED
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH-DENSITY URBAN CORE (>65 DU/AC)
SITE AREA (NET)	17,349 SF (0.4 AC)
DWELLING QUANTITY	18- MICRO 69- STUDIO 17- 1 BEDROOMS 132- 2 BEDROOMS 32- 3 BEDROOMS
TOTAL UNITS	268 UNITS
TOTAL BEDROOMS	464
DENSITY	670 DU/AC
BUILDING HEIGHT	252'-0" (INCL. PENTHOUSE)
BUILDING LOT COVERAGE	86%
SITE LANDSCAPE COVERAGE	2,220 SF - 13% AT GRADE 765 SF - 5% 7TH FLOOR 1,280 SF - 8% ROOFTOP 4,265 SF - 25% TOTAL
TOTAL LANDSCAPE COVERAGE	
BUILDING SETBACKS	
FRONT	0'-0"
REAR	0'-0"
SIDE	0'-0"
STREET SIDE	0'-0"
VEHICLE PARKING QUANTITY	
RETAIL/RESTAURANT (6,000 SF)	2
RESIDENTIAL	
STUDIO / MICRO (87 UNITS)	50 (87 @ .57 PER UNIT)
1 BEDROOM UNIT (17 UNITS)	10 (17 @ .57 PER UNIT)
2 BEDROOM UNIT (132 UNITS)	75 (132 @ .57 PER UNIT)
3 BEDROOM UNIT (32 UNITS)	18 (32 @ .57 PER UNIT)
TOTAL RESIDENTIAL	153
TOTAL PROVIDED	164 (INCL. 9 ON-STREET) +5 CAR SHARE +29 MOPED
BICYCLE PARKING QUANTITY	
RETAIL/RESTAURANT (6,000 SF)	4
RESIDENTIAL	
STUDIO / MICRO (87 UNITS)	90 (87 @ 1.03 PER UNIT)
1 BEDROOM UNIT (17 UNITS)	17 (17 @ 1.03 PER UNIT)
2 BEDROOM UNIT (132 UNITS)	136 (132 @ 1.03 PER UNIT)
3 BEDROOM UNIT (32 UNITS)	33 (32 @ 1.03 PER UNIT)
GUEST	56
TOTAL RESIDENTIAL	332
TOTAL PROVIDED	336
USES	
RETAIL/RESTAURANT	5,923 SF
RESIDENTIAL	240,140 SF
PARKING/LOADING	74,125 SF
MECHANICAL	3,000 SF
TOTAL BUILDING USES	323,188 SF

SITE VICINITY MAP



PREVIOUS APPROVALS:

PL060681 M7 Mixed-Use Development & Conference Center
April 17, 2008 - Original approval
May 21, 2015 - Time extension approval
August 18, 2016 - Second time extension approval

PL170363 The Collective on 7th & Myrtle
May 17, 2018 - Amended Planned Area Development
Overlay and Development Plan Review approvals

CONDITIONS OF APPROVAL: PL170363

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 THE 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 PAD APPROVAL SHALL BE NULL AND VOID.

3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR THE COLLECTIVE 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.

4. THE MAXIMUM ALLOWED BUILDING HEIGHT FOR THIS DEVELOPMENT SHALL NOT EXCEED TWO HUNDRED AND FIFTY-TWO (252) FEET.

CONDITIONS OF APPROVAL: PAD180013

1. THE 1ST AMENDED PLANNED AREA DEVELOPMENT FOR THE COLLECTIVE AT 7TH & MYRTLE SHALL BE PUT INTO PROPER ENGINEERED FORMAT THAT IS SEALED BY AN ARIZONA REGISTERED ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER, FITTED WITH APPROPRIATE SIGNATURES, AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE FILL IN THE APPROVAL BLOCK WITH THE DATE OCTOBER 15, 2018.

2. ALL PREVIOUS CONDITIONS OF APPROVAL ESTABLISHED BY THE PLANNED AREA DEVELOPMENT OVERLAY APPROVED BY CITY COUNCIL SHALL APPLY TO THIS REQUEST.

REC18122

D.O.B. APPROVAL STAMPS		
6	09/17/18	PAD & DPR MINOR AMENDMENT REV
5	08/20/18	PAD & DPR MINOR AMENDMENT REV
4	07/16/18	PAD & DPR MINOR AMENDMENT
3	02/26/18	PAD & DPR REVISION 2
2	01/22/18	PAD & DPR REVISION 1
1	11/06/17	PAD & DPR SUBMITTAL
No	Date	Description
Submissions & Revisions		
Developer		
CORE Spaces 1643 N MILWAUKEE AVE CHICAGO, IL 60647 773.969.5740		
Architect		
ANTUNOVICH ASSOCIATES 224 West Huron Street, Suite 7E Chicago, Illinois 60610 Main: (312) 266-1126 Fax: (312) 266-7123 www.antunovich.com		
Structural Engineer		
PK ASSOCIATES 7434 EAST MCDONALD DRIVE SCOTTSDALE, AZ 85250 480.922.8854		
M.E.P. & P.F. Engineers		
PETERSON ASSOCIATES 7201 N DREAMY DRAIN DRIVE, SUITE 200 PHOENIX, AZ 85020 602.943.4116		
Civil Engineer		
KIMLEY-HORN 1001 W. SOUTHERN AVE #131 MESA, AZ 85210 PHONE: 480-271-2666		
Landscape Architect		
KIMLEY-HORN 7740 N. 18TH STREET, SUITE 300 PHOENIX, AZ 85020 602.906-1103		
General Contractor		
BEAL DERKENNE CONSTRUCTION 7110 N. 20TH STREET, SUITE 200 DES. MOINES, IA 50309 515.288.0345		
Project Location		
THE COLLECTIVE ON 7TH & MYRTLE		
704 SOUTH MYRTLE AVENUE TEMPE, ARIZONA 85281		
Drawing Title		
COVER PAGE		
Seal REGISTERED ARCHITECT CERTIFICATE NO. 53187 ANTUNOVICH ASSOCIATES ARIZONA, U.S.A. Drawn By Checked By Project No Drawing No A1.00		

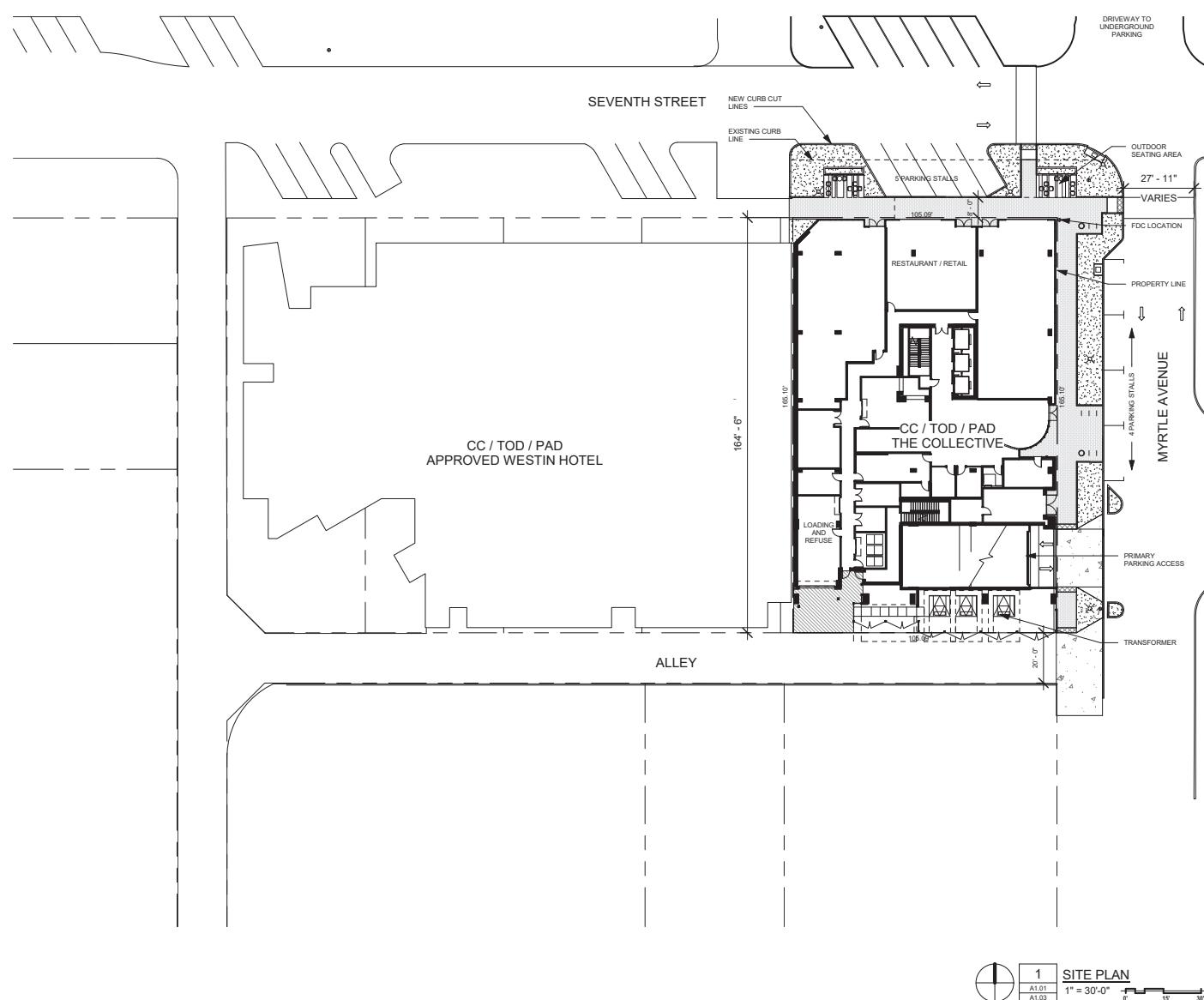
DS170703

REC18122

A1.00

1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE COLLECTIVE ON 7TH & MYRTLE SITE PLAN

Call letter/bardawav/Document/ The Collective on 7th and Murthi, 17, BAN, 81618, Bhardawav, not



DS170703

PAD180013

REC18122

CC TOD (corridor area): TABLE 5-611A	ZDC STANDARDS FOR UNDERLYING DISTRICTS	EXISTING ENTITLED PAD (PL170363)	1ST AMENDED PAD PROPOSED
GENERAL PLAN LAND USE	MIXED-USE	MIXED-USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH-DENSITY URBAN CORE (>65 DU/AC)	HIGH-DENSITY URBAN CORE (>65 DU/AC)	HIGH-DENSITY URBAN CORE (>65 DU/AC)
SITE AREA (NET)		17,349 SF (0.4 AC)	17,349 SF (0.4 AC)
DWELLING QUANTITY	NS	18- MICRO 54- STUDIO 34- 1 BEDROOMS 131- 2 BEDROOMS 32 - 3 BEDROOMS	18- MICRO 69- STUDIO 17- 1 BEDROOMS 132- 2 BEDROOMS 32 - 3 BEDROOMS
TOTAL UNITS	269 UNITS	268 UNITS	
DENSITY	672 DU/AC	670 DU/AC	
BUILDING HEIGHT	50' MAX (PER TOD)	252' MAX	252' (INCL. PENTHOUSE)
BUILDING LOT COVERAGE	NS	97%	86%
SITE LANDSCAPE COVERAGE	NS	294 SF - 1.69% AT GRADE 4,246 SF - 24.47% 5TH FLOOR 7,928 SF - 45.69% ROOFTOP 12,468 SF - 71% TOTAL	2,220 SF - 13% AT GRADE 765 SF - 5% 7TH FLOOR 1,280 SF - 8% ROOFTOP 4,265 SF - 25% TOTAL
BUILDING SETBACKS			
<i>FRONT</i>	0'-0"	0'-0"	0'-0"
<i>REAR</i>	0'-0"	0'-0"	0'-0"
<i>SIDE</i>	0'-0"	0'-0"	0'-0"
<i>STREET SIDE</i>	0'-0"	0'-0"	0'-0"
VEHICLE PARKING QUANTITY			
HOTEL	--		
CONFERENCE	--		
RETAIL	2 (6,000-5,000, 1 PER 500)	2	2
RESTAURANT			
BAR			
RESIDENTIAL			
<i>STUDIO / MICRO</i>	36 (72 @ 0.5 PER BEDRM)	41 (72 @ .57 PER UNIT)	50 (87 @ .57 PER UNIT)
<i>1 BEDROOM UNIT</i>	17 (34 @ 0.5 PER BEDRM)	19 (34 @ .57 PER UNIT)	10 (17 @ .57 PER UNIT)
<i>2 BEDROOM UNIT</i>	131 (131 @ 0.5 PER BEDRM)	75 (131 @ .57 PER UNIT)	75 (132 @ .57 PER UNIT)
<i>3 BEDROOM UNIT</i>	29 (32 @ 0.3 PER BEDRM)	18 (32 @ .57 PER UNIT)	18 (32 @ .57 PER UNIT)
<i>GUEST</i>	NOT REQ. W/ COMM. USE		
TOTAL RESIDENTIAL	213	153	153
TOTAL REQUIRED	215	155	155
TOTAL PROVIDED		164 (INCL. 9 ON-STREET) +5 CAR SHARE +29 MOPED	164 (INCL. 9 ON-STREET) +5 CAR SHARE +29 MOPED
BICYCLE PARKING QUANTITY			
HOTEL	--	--	--
CONFERENCE	--	--	--
RETAIL	4 (1 PER 7,500 SF, MIN.4)	4	4
RESTAURANT		--	--
BAR		--	--
RESIDENTIAL			
<i>STUDIO / MICRO</i>	54 (72 @ .75 PER UNIT)	74 (72 @ 1.03 PER UNIT)	90 (87 @ 1.03 PER UNIT)
<i>1 BEDROOM UNIT</i>	25.5 (34 @ .75 PER UNIT)	35 (34 @ 1.03 PER UNIT)	17 (17 @ 1.03 PER UNIT)
<i>2 BEDROOM UNIT</i>	98.25 (131 @ .75 PER UNIT)	135 (131 @ 1.03 PER UNIT)	136 (132 @ 1.03 PER UNIT)
<i>3 BEDROOM UNIT</i>	32 (32 @ 1 PER UNIT)	33 (32 @ 1.03 PER UNIT)	33 (32 @ 1.03 PER UNIT)
<i>GUEST</i>	53.8 (269 @ .2 PER UNIT)	54	56
TOTAL RESIDENTIAL	264	331	332
TOTAL REQUIRED	268	335	336
TOTAL PROVIDED		336	336
USES (AREA IN SF)			
HOTEL	--	--	--
CONFERENCE	--	--	--
RETAIL	6,000 SF	5,923 SF	
RESTAURANT	--	--	--
BAR		--	--
RESIDENTIAL	233,238 SF	240,140 SF	
PARKING	78,447 SF	74,125 SF	
ELEC/MECH/STORAGE	3,530 SF	3,000 SF	
TOTAL BUILDING USES	321,215 SF	323,188 SF	
USE PERMIT	19 TANDEM PARKING STALLS (38 RES. SPACES)		
	1 TANDEM PARKING STALL (5 CAR SHARE SPACES)		

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PAD18

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D.O.B. APPROVAL STAMPS:		
No.	Date	Descrip:
6	09/17/18	PAD & DPR MINOR AMENDMENT REVISED
5	08/20/18	PAD & DPR MINOR AMENDMENT REVISED
4	07/16/18	PAD & DPR MINOR AMENDMENT
3	02/26/18	PAD & DPR REVISED
2	01/22/18	PAD & DPR REVISED
1	11/06/17	PAD & DPR SUBMITTED

Submissions & Revisions
Developer
CORE Spaces
1643 N MILWAUKEE AVE
CHICAGO, IL 60647
773.969.5740

Structural Engineer
PK ASSOCIATES
7434 EAST MCDONALD DRIVE
SCOTTSDALE, AZ 85250
480.922.2954

M.E.P. & F.P. Engineers

PETERSON ASSOCIATES
7201 N DREAMY DRAW DRIVE, SUITE 200
PHOENIX, AZ 85020
602.943.4116

Civil Engineer
KIMLEY-HORN
1001 W. SOUTHERN AVE #131
MESA, AZ 85210
PHONE: 480-207-2666

Landscape Architect
KIMLEY-HORN

7740 N. 16TH STREET, SUITE 300
PHOENIX, AZ 85020
602-906-1103

General Contractor

**BEAL DERKENNE
CONSTRUCTION**

215 E. 3RD ST. SUITE 200

DES. MOINES, IA 50309
515.288.0345

704 SOUTH MYRTLE AVENUE
TEMPE, ARIZONA 85281

SITE PLAN		
Seal	REGISTERED ARCHITECT CERTIFIED ENGINEER JOSEPH M. ANTALOVICH P.E. D.P.	Date: 8/20/18
		Drawn By: Checked By: Project No:
Drawing No. A1.01		

PLANNED AREA DEVELOPMENT OVERLAY FOR THE COLLECTIVE ON 7TH & MYRTLE

AN AMENDMENT TO A PORTION OF THE M7 PLANNED AREA DEVELOPMENT
A PORTION OF THE SOUTHWEST QUARTER, SECTION 15 NORTH, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY ARIZONA

OWNER AUTHORIZATION

CORE TEMPE 7TH & MYRTLE LLC

BY:  SIGNATURE

DATE 7-11-18

ITS:  OF CONVEXITY MANAGEMENT LLC, MANAGER OF
CORE TEMPE MILL LLC, SOLE MEMBER OF CORE TEMPE MYRTLE LLC

OWNER AUTHORIZATION

CORE TEMPE 7TH & MYRTLE LLC

BY:  SIGNATURE

DATE 7-11-18

ITS: MANAGER OF CORE CAMPUS MANAGER LLC, MANAGER OF CORE
TEMPE MILL LLC, SOLE MEMBER OF CORE TEMPE MYRTLE LLC

ACKNOWLEDGEMENT

ON THIS 11 DAY OF JULY, 2017 BEFORE
ME, THE UNDERSIGNED, PERSONALLY APPEARED  DAVID D. NELSON,
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.

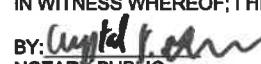
IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY:  NOV. 13, 2017
NOTARY PUBLIC
MY COMMISSION EXPIRES

ACKNOWLEDGEMENT

ON THIS 11 DAY OF JULY, 2018 BEFORE
ME, THE UNDERSIGNED, PERSONALLY APPEARED MARC LIFSHIN,
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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY:  11.18.20
NOTARY PUBLIC
MY COMMISSION EXPIRES

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 15, OF TEMPE, A SUBDIVISION, RECORDED IN
BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA,

EXCEPT THE WEST 5 FEET OF SAID LOT 2.
APN: 132-27-135

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE
ON THIS 17TH DAY OF MAY, 2018.

OWNER(S) / DEVELOPER:

Core Tempe 7th & Myrtle LLC, a Delaware limited liability company
3508 Far West Blvd., Suite 355
Austin, TX 78731

Developer:
CORE Spaces, LLC
1643 N Milwaukee Avenue
Chicago, IL 60647
773.969.5740

PROJECT DATA

CC TOD (corridor area): TABLE 5-611A	PAD PROVIDED
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH-DENSITY URBAN CORE (>65 DU/AC)
SITE AREA (NET)	17,349 SF (0.4 AC)
DWELLING QUANTITY	18- MICRO 54- STUDIO 34- 1 BEDROOMS 131- 2 BEDROOMS 32- 3 BEDROOMS 269 UNITS
TOTAL UNITS	464
TOTAL BEDROOMS	672 DU/AC
DENSITY	245'-0" (INCL. PENTHOUSE)
BUILDING HEIGHT	
BUILDING LOT COVERAGE	97%
SITE LANDSCAPE COVERAGE	294 SF - 1.69% AT GRADE 4,246 SF - 24.47% 5TH FLOOR 7,928 SF - 45.69% ROOFTOP
TOTAL LANDSCAPE COVERAGE	12,468 SF - 71% TOTAL
BUILDING SETBACKS	
FRONT	0'-0"
REAR	0'-0"
SIDE	0'-0"
STREET SIDE	0'-0"
VEHICLE PARKING QUANTITY	
RETAIL/RESTAURANT (6,000 SF)	2
RESIDENTIAL	
STUDIO / MICRO (72 UNITS)	41 (72 @ .57 PER UNIT)
1 BEDROOM UNIT (34 UNITS)	19 (34 @ .57 PER UNIT)
2 BEDROOM UNIT (131 UNITS)	75 (131 @ .57 PER UNIT)
3 BEDROOM UNIT (32 UNITS)	18 (32 @ .57 PER UNIT)
TOTAL RESIDENTIAL	153
TOTAL PROVIDED	164 (INCL. 9 ON-STREET) +5 CAR SHARE +29 MOPED
BICYCLE PARKING QUANTITY	
RETAIL/RESTAURANT (6,000 SF)	4
RESIDENTIAL	
STUDIO / MICRO (72 UNITS)	74 (72 @ 1.03 PER UNIT)
1 BEDROOM UNIT (34 UNITS)	35 (34 @ 1.03 PER UNIT)
2 BEDROOM UNIT (131 UNITS)	135 (131 @ 1.03 PER UNIT)
3 BEDROOM UNIT (32 UNITS)	33 (32 @ 1.03 PER UNIT)
GUEST	54
TOTAL RESIDENTIAL	331
TOTAL PROVIDED	336
USES	
RETAIL/RESTAURANT	6,000 SF
RESIDENTIAL	233,238 SF
PARKING/LOADING	78,447 SF
MECHANICAL	3,530 SF
TOTAL BUILDING USES	321,215 SF
USE PERMIT	19 TANDEM PARKING STALLS (38 RES. SPACES) 1 TANDEM PARKING STALL (5 CAR SHARE SPACES)

SITE VICINITY MAP



PREVIOUS APPROVALS:

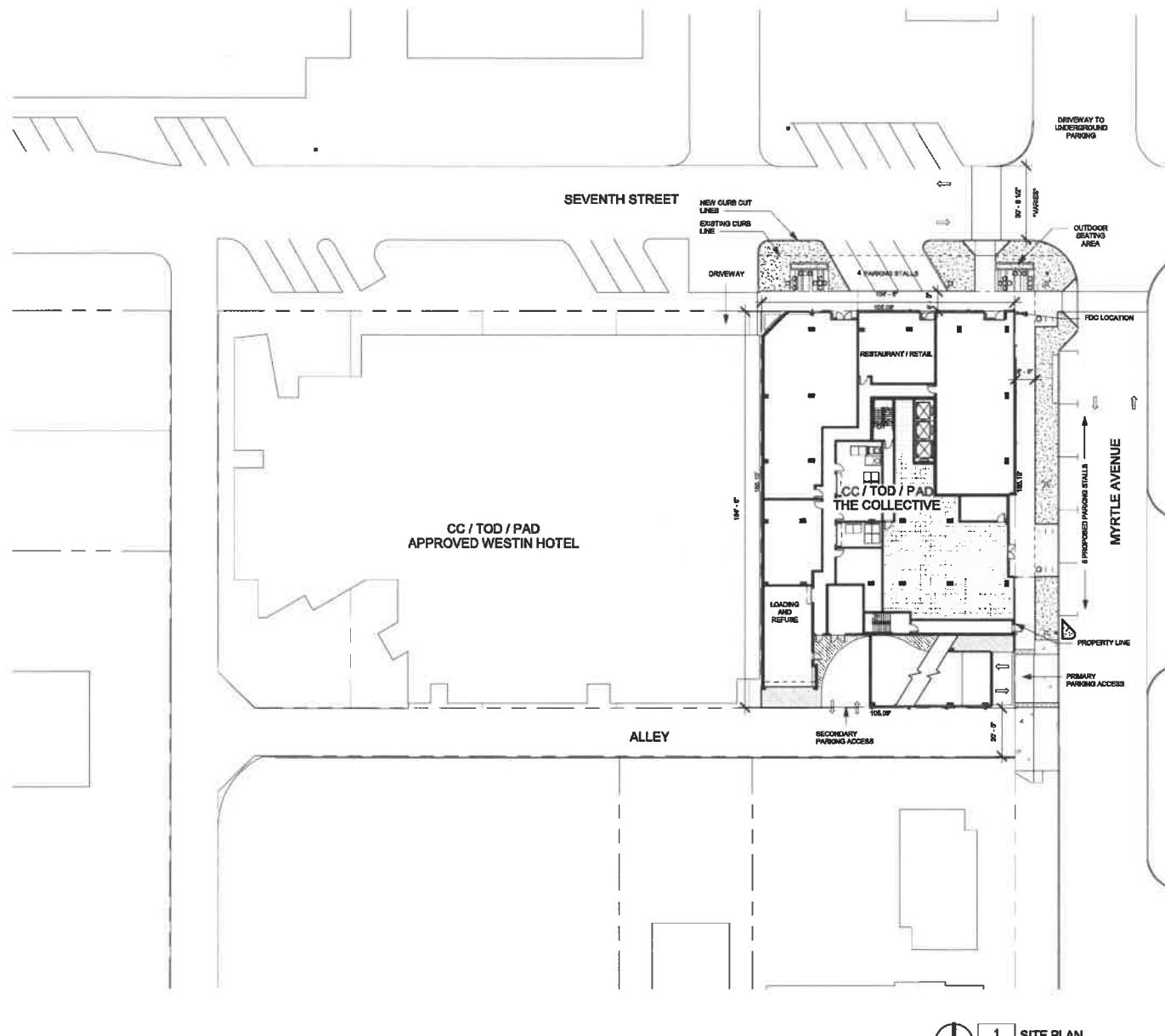
PL060681 M7 Mixed-Use Development & Conference Center
April 17, 2008 - Original approval
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August 18, 2016 - Second time extension approval

CONDITIONS OF APPROVAL: PL170363

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 THE 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 PAD APPROVAL SHALL BE NULL AND VOID.
3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR THE COLLECTIVE 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.
4. THE MAXIMUM ALLOWED BUILDING HEIGHT FOR THIS DEVELOPMENT SHALL NOT EXCEED TWO HUNDRED AND FIFTY-TWO (252) FEET.

D.O.B. APPROVAL STAMPS:													
<table border="1"> <tr><td>3</td><td>2/26/18</td><td>PAD & DPR REVISION 2</td></tr> <tr><td>2</td><td>1/22/18</td><td>PAD & DPR REVISION 1</td></tr> <tr><td>1</td><td>11/6/17</td><td>PAD & DPR SUBMITTAL</td></tr> <tr><td>No.</td><td>Date</td><td>Description</td></tr> </table>		3	2/26/18	PAD & DPR REVISION 2	2	1/22/18	PAD & DPR REVISION 1	1	11/6/17	PAD & DPR SUBMITTAL	No.	Date	Description
3	2/26/18	PAD & DPR REVISION 2											
2	1/22/18	PAD & DPR REVISION 1											
1	11/6/17	PAD & DPR SUBMITTAL											
No.	Date	Description											
Submissions & Revisions													
Developer													
<p>CORE Spaces 1643 N Milwaukee Avenue Chicago, IL 60647 773.969.5740</p>													
Architect													
<p>ANTUNOVICH ASSOCIATES 224 West Huron Street, Suite 7E Chicago, Illinois 60610 Main: (312) 268-1128 Fax: (312) 268-7123 www.antunovich.com</p>													
Structural Engineer													
M.E.P. & F.P. Engineers													
Civil Engineer													
<p>KIMLEY-HORN 1001 W. SOUTHERN AVE #131 MESA, AZ 85210 480-207-2666</p>													
Landscape Architect													
<p>KIMLEY-HORN 1001 W. SOUTHERN AVE #131 MESA, AZ 85210 480-207-2666</p>													
General Contractor													
Project Location													
<p>THE COLLECTIVE ON 7TH & MYRTLE 27 E 7TH ST TEMPE, ARIZONA 85281</p>													
Drawing Title													
COVER PAGE													
Seal	Date: 2/26/18												
	Drawn By:												
	Checked By:												
	Project No.:												
Drawing No. A1.00													

PLANNED AREA DEVELOPMENT OVERLAY FOR THE COLLECTIVE ON 7TH & MYRTLE SITE PLAN



DS170703

PL170363

REC17190

CC TOD (corridor area): TABLE 5-611A	ZDC STANDARDS FOR UNDERLYING DISTRICTS	EXISTING ENTITLED PAD	PAD PROPOSED
GENERAL PLAN LAND USE	MIXED-USE	MIXED-USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH-DENSITY URBAN CORE (>65 DU/AC)	HIGH-DENSITY URBAN CORE (>65 DU/AC)	HIGH-DENSITY URBAN CORE (>65 DU/AC)
SITE AREA (NET)		75,327 SF (1.73 AC)	17,349 SF (0.4 AC)
DWELLING QUANTITY	NS	74 - 1 BEDROOM 222 - 2 BEDROOM 37 - 3 BEDROOM 37 - 4 BEDROOM	18- MICRO 54- STUDIO 34- 1 BEDROOMS 131- 2 BEDROOMS 32 - 3 BEDROOMS
TOTAL UNITS DENSITY		370 UNITS 214 DU/AC	269 UNITS 672 DU/AC
BUILDING HEIGHT	50' MAX (PER TOD)	306' CONDO 194'-8" HOTEL	245' MAX
BUILDING LOT COVERAGE	NS	81%	97%
SITE LANDSCAPE COVERAGE	NS	42%	294 SF - 1.69% AT GRADE 4,246 SF - 24.47% 5TH FLOOR 7,928 SF - 45.69% ROOFTOP
BUILDING SETBACKS			12,468 SF - 71% TOTAL
FRONT	0'-0"	0'-0"	0'-0"
REAR	0'-0"	0'-0"	0'-0"
SIDE	0'-0"	0'-0"	0'-0"
STREET SIDE	0'-0"	0'-0"	0'-0"
VEHICLE PARKING QUANTITY			
HOTEL	—	240	
CONFERENCE	—	414.4	
RETAIL	2 (6,000-5,000, 1 PER 500)	48.8	2
RESTAURANT		165.6	
BAR		92.2	
RESIDENTIAL			
STUDIO / MICRO	36 (72 @ 0.5 PER BEDRM)		41 (72 @ .57 PER UNIT)
1 BEDROOM UNIT	17 (34 @ 0.5 PER BEDRM)		19 (34 @ .57 PER UNIT)
2 BEDROOM UNIT	131 (131 @ 0.5 PER BEDRM)		75 (131 @ .57 PER UNIT)
3 BEDROOM UNIT	29 (32 @ 0.3 PER BEDRM)		18 (32 @ .57 PER UNIT)
GUEST	NOT REQ. W/ COMM. USE	74	
TOTAL RESIDENTIAL	213	657	153
TOTAL REQUIRED	215	1,618	155
TOTAL PROVIDED		1,129 (incl. 18 on street w/ parking study)	164 (INCL. 9 ON-STREET) +5 CAR SHARE +29 MOPED
BICYCLE PARKING QUANTITY			
HOTEL	--	0	--
CONFERENCE	--	25	--
RETAIL	4 (1 PER 7,500 SF, MIN.4)	2	4
RESTAURANT		14	--
BAR		6	--
RESIDENTIAL			
STUDIO / MICRO	54 (72 @ .75 PER UNIT)		74 (72 @ 1.03 PER UNIT)
1 BEDROOM UNIT	25.5 (34 @ .75 PER UNIT)		35 (34 @ 1.03 PER UNIT)
2 BEDROOM UNIT	98.25 (131 @ .75 PER UNIT)		135 (131 @ 1.03 PER UNIT)
3 BEDROOM UNIT	32 (32 @ 1 PER UNIT)		33 (32 @ 1.03 PER UNIT)
GUEST	53.8 (289 @ .2 PER UNIT)	74	54
TOTAL RESIDENTIAL	264	278	331
TOTAL REQUIRED	268	324	335
TOTAL PROVIDED		417 MIN.	336
USES (AREA IN SF)			
HOTEL		165,245	—
CONFERENCE		113,022	—
RETAIL		19,534	6,000 SF
RESTAURANT		13,673	—
BAR		5,860	—
RESIDENTIAL		454,395	233,238 SF
PARKING		457,410	78,447 SF
ELEC/MECH/STORAGE		28,555	3,530
TOTAL BUILDING USES		1,257,694	321,215 SF
USE PERMIT		TANDEM PARKING (APP. NOT PROCESSED)	19 TANDEM PARKING STALLS (38 RES. SPACES)
			1 TANDEM PARKING STALL (5 CAR SHARE SPACES)

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