

PLANNED AREA DEVELOPMENT OVERLAY FOR HILO TEMPE

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 & MILL LLC

BY: [Signature] 11/21/19
SIGNATURE DATE

ITS: CORE CAMPUS LLC - TEMPE MILL SERIES, IT'S AUTHORIZED SIGNATORY

OWNER(S) / DEVELOPER:

Core Tempe 7th & Mill 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

SITE VICINITY MAP

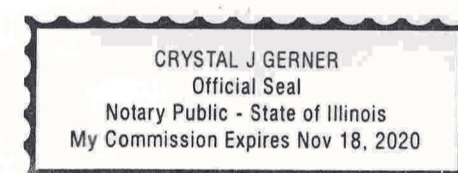


ACKNOWLEDGEMENT

ON THIS 21ST DAY OF NOVEMBER, 2019 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED MARC LIFSCHIN, 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 OFFICAL SEAL

BY: [Signature] 11.18.20
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

LOTS 7, 8 AND THE NORTH HALF OF LOT 9, BLOCK 15, OF TEMPE, A SUBDIVISION, RECORDED IN BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.
APN: 132-27-140, 132-27-142A

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 26 DAY OF SEPTEMBER, 2019.

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)	15,645 SF (0.36 AC)
DWELLING QUANTITY	STANDARD UNITS: 69 - STUDIOS / CONV / MICROS 2 - 1 BEDROOMS CO-LIVING UNITS: 7 - 2 BEDROOMS 15 - 3 BEDROOMS 29 - 4 BEDROOMS 122 UNITS 246 BEDROOMS
TOTAL UNITS	122 UNITS
TOTAL BEDROOMS	246 BEDROOMS
DENSITY	339 DU/AC
BUILDING HEIGHT	136'-0" FT (Top-of-Top, including mechanical)
BUILDING LOT COVERAGE	99%
SITE LANDSCAPE COVERAGE	GROUND FLOOR (ON-SITE): 75 SF OR 0.5% 2ND FLOOR: 95 SF OR 1% 3RD FLOOR: 60 SF OR 0.5% 4TH FLOOR: 60 SF OR 0.5% 5TH FLOOR: 75 SF OR 0.5% 8TH FLOOR: 340 SF OR 2% ROOFTOP: 1,410 SF OR 9% TOTAL COVERAGE: 2,795 SF OR 18% (ROW): 1,450 SF OR 9%
BUILDING SETBACKS	-FRONT: 0'-0" (15'-0" STEPBACK @ 51'-0" HEIGHT & 25'-0" STEPBACK @ 83'-0" HEIGHT ALONG MILL AVE.) -REAR: 0'-0" -SIDE: 0'-0" -SIDE STREET: 0'-0"
VEHICLE PARKING QUANTITY	COMMERCIAL: 5.07 (FIRST 5,000SF WAIVED - 1 PER 500) RESIDENTIAL: - STUDIO (69): 15.18 (69 @ 0.22 PER BR) - 1 BEDROOM UNIT (2): 0.44 (2 @ 0.22 PER BR) - 2 BEDROOM UNIT (7): 3.08 (14 @ 0.22 PER BR) - 3 BEDROOM UNIT (15): 9.90 (45 @ 0.22 PER BR) - 4 BEDROOM UNIT (29): 25.52 (116 @ 0.22 PER BR) - GUEST: 0 (NOT REQUIRED WITH COMMERCIAL PER CC) TOTAL RESIDENTIAL: 54.12 TOTAL PROVIDED: 66 (INCL. 8 ON-STREET) +2 CAR SHARE +17 MOPED
BICYCLE PARKING QUANTITY	COMMERCIAL: 15.07 (1 PER 500 SF) RESIDENTIAL: - STUDIO (69): 51.75 (69 @ 0.75 PER UNIT) - 1 BEDROOM UNIT (2): 1.5 (2 @ 0.75 PER UNIT) - 2 BEDROOM UNIT (7): 5.25 (7 @ 0.75 PER UNIT) - 3 BEDROOM UNIT (15): 15 (15 @ 1 PER UNIT) - 4 BEDROOM UNIT (29): 29 (29 @ 1 PER UNIT) - GUEST: 24.40 (122 @ 0.2 PER UNIT) TOTAL RESIDENTIAL: 126.90 TOTAL PROVIDED: 142 PROVIDED
USES	COMMERCIAL: 7,535 SF RESIDENTIAL: 131,402 SF PARKING / LOADING: 26,360 SF TOTAL BUILDING USES: 165,297 SF

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

CONDITIONS OF APPROVAL: PAD190007

- 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 AMENDED PLANNED AREA DEVELOPMENT OVERLAY APPROVAL SHALL BE NULL AND VOID.
- THE PLANNED AREA DEVELOPMENT OVERLAY FOR HILO TEMPE 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.
- PROPERTY OWNER SHALL COMPLY WITH IMPLEMENTING A TRIP REDUCTION PLAN, AS PART OF A TRAFFIC IMPACT ANALYSIS, SUBJECT TO APPROVAL BY ENGINEERING AND TRANSPORTATION DEPARTMENT.
- DEVELOPER MUST PROVIDE AND MAINTAIN THE FOLLOWING NUMBER OF PARKING SPACES AT MINIMUM, AS PRESCRIBED: EIGHT (8) STANDARD VEHICLE ON-STREET, FIFTY-EIGHT (58) STANDARD VEHICLE WITHIN PARKING GARAGE, TWO (2) VEHICLE CAR SHARE WITHIN PARKING GARAGE AND SEVENTEEN (17) MOPED WITHIN PARKING GARAGE. THE VEHICLE CAR SHARE AND MOPED SPACES MUST BE IN ADDITION TO THE MINIMUM SIXTY-SIX (66) STANDARD PARKING PROVIDED PER THE PROPOSED PLANNED AREA OF DEVELOPMENT OVERLAY.
- DEVELOPER SHALL SUPPORT THE STREETCAR, AS OUTLINED IN THE DRAFT STREETCAR AGREEMENT PROVIDED BY STAFF.
- THE APPLICANT AGREES TO A MINIMUM TENANT AGE RESTRICTION OF 21 YEARS.

REC19076

PAD190007

DS190245

APPROVAL STAMPS:

No.	Date	Description
5	10.25.19	ISSUE FOR PAD

SUBMISSIONS & REVISIONS

OWNER

CORE SPACES
1643 N. MILWAUKEE AVENUE
CHICAGO, IL 60647
773-969-5740

ARCHITECT

ANTUNOVICH ASSOCIATES
ARCHITECTURE - PLANNING - INTERIOR DESIGN
224 WEST HURON STREET, SUITE 7E
CHICAGO, ILLINOIS 60610
MAIN: 312.266.1126
FAX: 312.266.7123
WWW.ANTUNOVICH.COM

STRUCTURAL ENGINEER

M.E.P. & F.P. ENGINEERS

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

HILO TEMPE
701 S. MILL AVE
TEMPE, AZ 85281

DRAWING TITLE

PAD COVER PAGE

SEAL: [Signature] DATE: 10/25/19
CERTIFICATE NO. 53167
JOSEPH M. ANTUNOVICH
DATE SIGNED: 10/25/19
DRAWN BY: [Blank]
CHECKED BY: [Blank]
PROJECT NO: [Blank]

DRAWING NO:

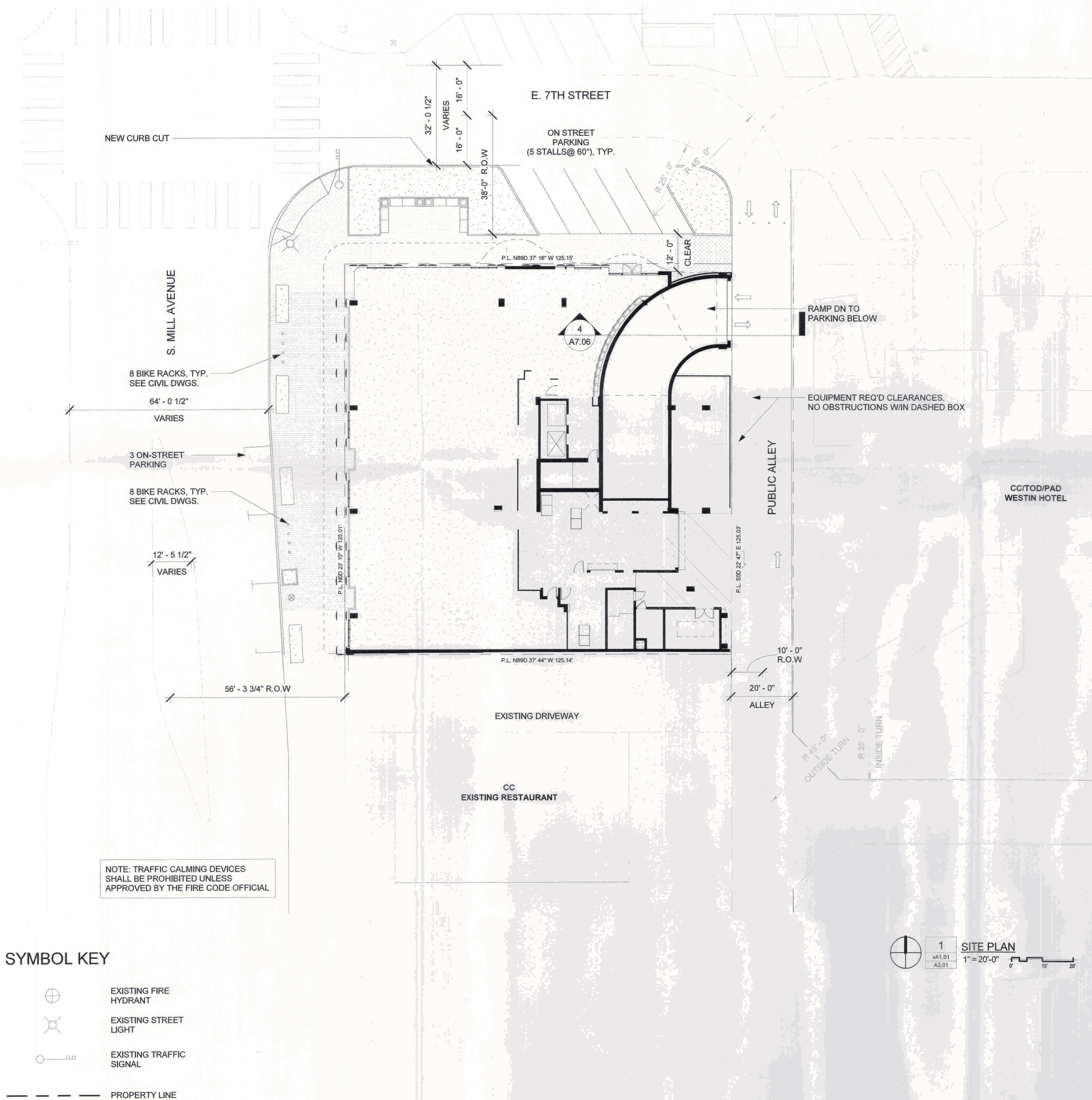
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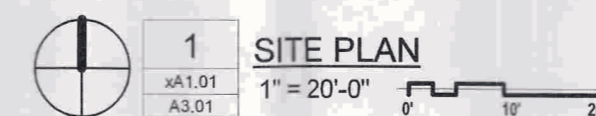
PLANNED AREA DEVELOPMENT OVERLAY FOR HILO TEMPE SITE PLAN



NOTE: TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL

SYMBOL KEY

- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING TRAFFIC SIGNAL
- PROPERTY LINE



CC PAD 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)	15,645 SF (0.36 AC)	75,327 SF (1.73 AC)	15,645 SF (0.36 AC)
DWELLING QUANTITY	NS	74 - 1 BEDROOM 222 - 2 BEDROOM 37 - 3 BEDROOM 37 - 4 BEDROOM	STANDARD UNITS: 69 - STUDIOS / CONV / MICROS 2 - 1 BEDROOMS CO-LIVING UNITS: 7 - 2 BEDROOMS 15 - 3 BEDROOMS 29 - 4 BEDROOMS 122 UNITS / 246 BEDROOMS
TOTAL UNITS		370 UNITS	122 UNITS / 246 BEDROOMS
DENSITY		214 DU/AC	339 DU/AC
BUILDING HEIGHT	50'-0" FT MAX	306' CONDO 194'-8" HOTEL	136'-0" FT (Top-of-Top, including mechanical)
BUILDING LOT COVERAGE	NS	81%	99%
SITE LANDSCAPE COVERAGE	NS	42%	TOTAL COVERAGE: 3,770SF OR 23% GROUND FLOOR (ON-SITE): 75 SF or 0.5% 2ND FLOOR: 95 SF or 1% 3RD FLOOR: 60 SF or 0.5% 4TH FLOOR: 60 SF or 0.5% 5TH FLOOR: 755 SF or 5% 8TH FLOOR: 340 SF or 2% ROOFTOP: 1,410 SF or 9% TOTAL COVERAGE: 2,795 SF OR 18% (ROW): 1,450 SF OR 9%
BUILDING SETBACKS			
- FRONT	0'-0"	0'-0"	0'-0" (15'-0" STEPBACK @ 51'-0" HEIGHT & 25'-0" STEPBACK @ 83'-0" HEIGHT ALONG MILL AVE.)
- REAR	0'-0"	0'-0"	0'-0"
- SIDE	0'-0"	0'-0"	0'-0"
- SIDE STREET	0'-0"	0'-0"	0'-0"
VEHICLE PARKING QUANTITY			
HOTEL		240	
CONFERENCE		414.4	
COMMERCIAL	5.07 (FIRST 5,000SF WAIVED - 1 PER 500)	48.8 - RETAIL	5.07 (FIRST 5,000SF WAIVED - 1 PER 500)
		165.6 - RESTAURANT	
		92.2 - BAR	
RESIDENTIAL			
- STUDIO / MICRO (69)	34.5 (69 @ 0.5 PER BEDRM)		15.18 (69 @ 0.22 PER BR)
- 1 BEDROOM UNIT (2)	1 (2 @ 0.5 PER BEDRM)		0.44 (2 @ 0.22 PER BR)
- 2 BEDROOM UNIT (7)	7 (14 @ 0.5 PER BEDRM)		3.08 (14 @ 0.22 PER BR)
- 3 BEDROOM UNIT (15)	13.50 (45 @ 0.3 PER BEDRM)		9.90 (45 @ 0.22 PER BR)
- 4 BEDROOM UNIT (29)	34.80 (116 @ 0.3 PER BEDRM)		25.52 (116 @ 0.22 PER BR)
- GUEST	NOT REQ. W/ COMMERCIAL	74	0 (NOT REQUIRED W/ COMM. PER CC)
-- TOTAL RESIDENTIAL	90.8	657	54.12
TOTAL REQUIRED	95.87	1,618	66 SPACES REQUIRED
TOTAL PROVIDED		1,129 (INCL. 18 ON ST W/ PARKING STUDY)	66 SPACES PROVIDED (INCL. 8 ON STREET)
			+2 CAR SHARE +17 MOPED STALLS
BICYCLE PARKING QUANTITY			
HOTEL		0	
CONFERENCE		25	
COMMERCIAL	4 MIN. (1 PER 7,500 SF)	2 - RETAIL 14 - RESTAURANT 6 - BAR	15.07 (1 PER 500 SF)
RESIDENTIAL			
- STUDIO / MICRO	51.75 (69 @ 0.75 PER UNIT)		51.75 (69 @ 0.75 PER UNIT)
- 1 BEDROOM UNIT	1.5 (2 @ 0.75 PER UNIT)		1.5 (2 @ 0.75 PER UNIT)
- 2 BEDROOM UNIT	5.25 (7 @ 0.75 PER UNIT)		5.25 (7 @ 0.75 PER UNIT)
- 3 BEDROOM UNIT	15 (15 @ 1 PER UNIT)		15 (15 @ 1 PER UNIT)
- 4 BEDROOM UNIT	29 (29 @ 1 PER UNIT)		29 (29 @ 1 PER UNIT)
- GUEST	24.40 (122 @ 0.2 PER UNIT)	74	24.40 (122 @ 0.2 PER UNIT)
-- TOTAL RESIDENTIAL	126.90	278	126.90
TOTAL REQUIRED	130.9 REQUIRED	324	141.97
TOTAL PROVIDED		417 MIN.	142
USES (AREA IN SF)			
HOTEL		165,245	
CONFERENCE		113,022	
COMMERCIAL		19,534 - RETAIL 13,673 - RESTAURANT 5,860 - BAR	7,535
RESIDENTIAL		454,395	131,402
PARKING		457,410	26,512
ELEC/MECH/STORAGE		28,555	
TOTAL BUILDING USES		1,257,694	165,297
USE PERMITS			
		TANDEM PARKING (APP NOT PROCESSED)	

*PROPOSED PAD PROJECT IS ON THE PORTION OF EXISTING PAD THAT WAS PROPOSED FOR A HOTEL

REC19076

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APPROVAL STAMPS:

No.	Date	ISSUE FOR PAD
5	10.25.19	ISSUE FOR PAD
SUBMISSIONS & REVISIONS		
OWNER		
CORE SPACES 1643 N. MILWAUKEE AVENUE CHICAGO, IL 60647 773-969-5740		
ARCHITECT ANTUNOVICH ASSOCIATES ARCHITECTURE - PLANNING - INTERIOR DESIGN 224 WEST HURON STREET, SUITE 7E CHICAGO, ILLINOIS 60610 MAIN: 312.266.1126 FAX: 312.266.7123 WWW.ANTUNOVICH.COM		
STRUCTURAL ENGINEER		
M.E.P. & F.P. ENGINEERS		
CIVIL ENGINEER		
LANDSCAPE ARCHITECT		
GENERAL CONTRACTOR		
PROJECT LOCATION HILO TEMPE 701 S. MILL AVE TEMPE, AZ 85281		
DRAWING TITLE PAD SITE PLAN		
SEAL	CERTIFICATE NO. 53167 JOSEPH M ANTUNOVICH DATE STAMPED 10/25/19 ARIZONA, U.S.A.	DATE: 09/25/19 DRAWN BY: CHECKED BY: PROJECT NO:
DRAWING NO: xA1.01		