

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 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 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 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: [Signature] DATE Nov. 13, 2021
NOTARY PUBLIC 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: [Signature] DATE 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 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
TOTAL LANDSCAPE COVERAGE	4,265 SF - 25% 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 (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

PAD180013

JESSICA L YEE
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 13, 2021

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

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

CONDITIONS OF APPROVAL: PAD180013

- 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.
- 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

No.	Date	Description
1	11/05/17	PAD & DPR SUBMITTAL
2	01/23/18	PAD & DPR REVISION 1
3	02/26/18	PAD & DPR REVISION 2
4	07/16/18	PAD & DPR MINOR AMENDMENT
5	08/20/18	PAD & DPR MINOR AMENDMENT REV
6	09/17/18	PAD & DPR MINOR AMENDMENT REV

Submissions & Revisions

Developer:
CORE Spaces
1643 N MILWAUKEE AVE
CHICAGO, IL 60647
773.969.5740

Architect:
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224 West Huron Street, Suite 7E
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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 N. 3RD ST. SUITE 200
D.E.S. MOBILE, 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
53157
OSCAR A. ANTUNOVICH
ANTUNOVICH ASSOCIATES
ARIZONA, U.S.A.

Date: 8/20/18
Drawn By:
Checked By:
Project No:

Drawing No.:
A1.00

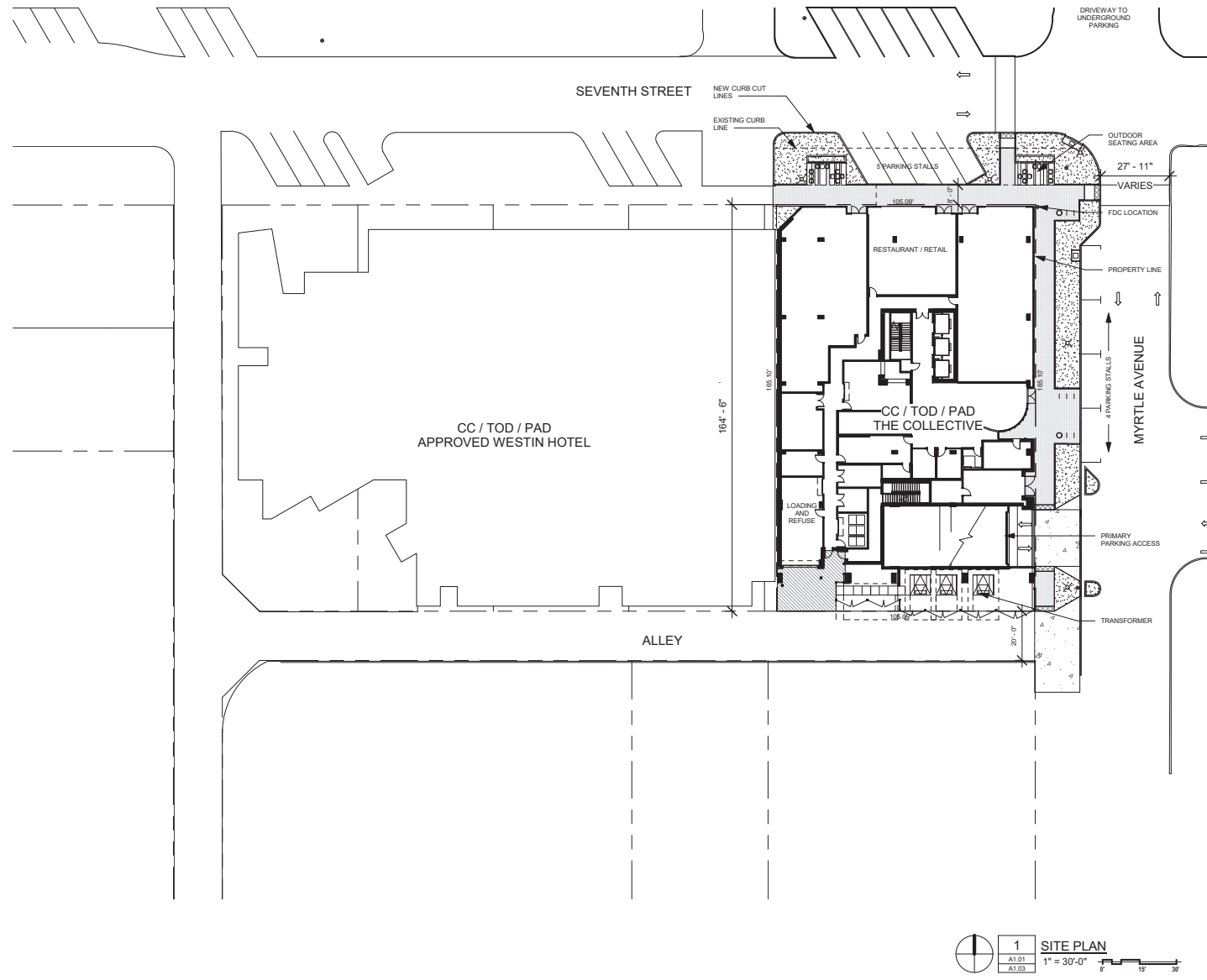
REC18122

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DS170703

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



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	2,220 SF - 13% AT GRADE 765 SF - 5% 7TH FLOOR 1,280 SF - 8% ROOFTOP
BUILDING SETBACKS		12,468 SF - 71% TOTAL	4,265 SF - 25% 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	--		
CONFERENCE	--		
RETAIL	2 (6,000-5,000, 1 PER 500)	2	2
RESTAURANT			
BAR			
RESIDENTIAL			
STUDIO / MICRO	36 (72 @ 0.5 PER BEDRM)	41 (72 @ .57 PER UNIT)	50 (87 @ .57 PER UNIT)
1 BEDROOM UNIT	17 (34 @ 0.5 PER BEDRM)	19 (34 @ .57 PER UNIT)	10 (17 @ .57 PER UNIT)
2 BEDROOM UNIT	131 (131 @ 0.5 PER BEDRM)	75 (131 @ .57 PER UNIT)	75 (132 @ .57 PER UNIT)
3 BEDROOM UNIT	29 (32 @ 0.3 PER BEDRM)	18 (32 @ .57 PER UNIT)	18 (32 @ .57 PER UNIT)
GUEST	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			
STUDIO / MICRO	54 (72 @ .75 PER UNIT)	74 (72 @ 1.03 PER UNIT)	90 (87 @ 1.03 PER UNIT)
1 BEDROOM UNIT	25.5 (34 @ .75 PER UNIT)	35 (34 @ 1.03 PER UNIT)	17 (17 @ 1.03 PER UNIT)
2 BEDROOM UNIT	98.25 (131 @ .75 PER UNIT)	135 (131 @ 1.03 PER UNIT)	136 (132 @ 1.03 PER UNIT)
3 BEDROOM UNIT	32 (32 @ 1 PER UNIT)	33 (32 @ 1.03 PER UNIT)	33 (32 @ 1.03 PER UNIT)
GUEST	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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2	01/22/18	PAD & DPR REVISION 1
1	11/06/17	PAD & DPR SUBMITTAL

Submissions & Revisions

Developer
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Fax: (312) 266-7123
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602-906-1103

General Contractor
BEAL DERKENNE CONSTRUCTION
215 E. 3RD ST. 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
SITE PLAN

Seal: REGISTERED ARCHITECT, CERTIFICATE NO. 53167, JOSEPH M. ANTUNOVICH, ARIZONA, U.S.A.
Date: 8/20/18
Drawn By: [Signature]
Checked By: [Signature]
Project No: [Blank]
Drawing No: **A1.01**

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