

PLANNED AREA DEVELOPMENT OVERLAY FOR TRINITAS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

REC22131

TRINITAS
211 E. 7th Street, Tempe, AZ

Gensler

2575 E. Camelback Rd. Tel 602.523.4900
Suite 175 Fax 602.523.4949
Phoenix, AZ 85016
United States

OWNER AUTHORIZATION

COLLEGE ENTERPRISES, INC.

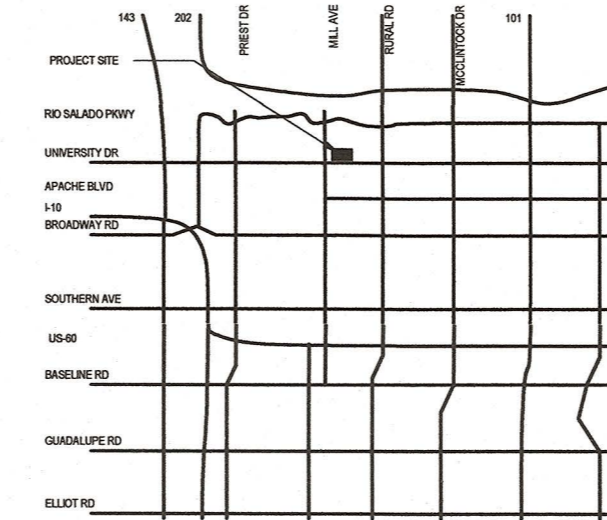
BY: [Signature] 11-20-23
SIGNATURE DATE

ITS OWNER.

DEVELOPER

TRINITAS
201 MAIN STREET SUITE 1000
LAFAYETTE, IN 47901

VICINITY MAP



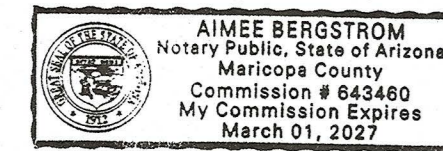
PROJECT DATA

DEVELOPMENT STANDARDS	CC TOD - CORRIDOR
GENERAL PLAN LAND USE	PAD PROVIDED
GENERAL PLAN RES. DENSITY	HIGH DENSITY URBAN CORE (>65DUA)
ZONING	CC TOD - CORRIDOR
SITE AREA (NET)	26,400 SF (0.61 AC)
DWELLING QUANTITY	380 UNITS
STUDIO/MICRO	57 UNITS
1-BEDROOM	134 UNITS
2-BEDROOM	58 UNITS
3-BEDROOM	131 UNITS
DENSITY	623 DU/AC
BUILDING HEIGHT	305'-0" (TOP OF MECH SCREEN)
	278'-0" (TOP OF ELEVATOR) 27 - STORIES
	278'-0" (TOP OF PARAPET)
BUILDING LOT COVERAGE	95% (24,871 SF / 26,400 SF)
SITE LANDSCAPE AREA	11% (2,911 SF / 26,400 SF)
BUILDING SETBACKS	
FRONT (7TH STREET)	0'-0"
SIDE (EAST)	4'-0"
SIDE (WEST)	4'-0"
REAR (SOUTH)	0'-0"
BUILDING STEPBACK	YES
VEHICLE PARKING QUANTITY	
TOTAL REQUIRED (CC)	307 (INCLUDES 35 FOR THE NEWMAN CNTR)
COMMERCIAL, INDOOR	0 (1ST 5,000 SF WAIVED; 1:500 THEREAFTER)
COMMERCIAL, OUTDOOR	0
STUDIO+MICRO	29 (0.5/BR * 57 BR)
1-BEDROOM	67.0 (0.5/BR * 134 BR)
2-BEDROOM	58.0 (0.5/BR * 116 BR)
3-BEDROOM	118 (0.3/BR * 393 BR)
GUEST	0.0 (NONE W/ COMMERCIAL USE)
TOTAL PROVIDED	252 (INCLUDES 7 ON-STREET)
BICYCLE PARKING QUANTITY	
TOTAL REQUIRED	401
COMMERCIAL, INDOOR	6.0 (1ST 5,000 SF WAIVED; 1:500 THEREAFTER)
COMMERCIAL, OUTDOOR	0
STUDIO+MICRO	43 (0.75/UNIT * 57 UNITS)
1-BEDROOM	101 (0.75/UNIT * 134 UNITS)
2-BEDROOM	44 (0.75/UNIT * 58 UNITS)
3-BEDROOM	131 (1.0/UNIT * 131 UNITS)
GUEST	76 (0.20/UNIT * 380 UNITS)
TOTAL PROVIDED	401
USES (GROSS)	
RESIDENTIAL	468,650 SF
COMMERCIAL, INDOOR	3,011 SF
COMMERCIAL, OUTDOOR	249 SF
TOTAL BUILDING	471,910 SF

ACKNOWLEDGEMENT

ON THIS 30th DAY OF November, 2023 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED THERESE STOHLGREN, WHO ACKNOWLEDGED HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PUPOSES THEREIN CONTAINED IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: [Signature] March 01, 2027
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

LOTS 4, 5, 6 AND 7, BLOCK 13, TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26 RECORDS OF MARICOPA COUNTY, ARIZONA BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15 TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA CONTAINING 26,448 SQUARE FEET OR 0.61 ACRES MORE OR LESS.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 12 DAY OF October, 2023

CONDITIONS OF APPROVAL

PAD220023

CONDITIONS OF APPROVAL:

- 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 Planned Area Development approval shall be null and void.
- The Planned Area Development Overlay for 211 E. 7th Street 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.

Date Description

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name

TRINITAS 211 E. 7TH STREET

Project Number

57.8218.000

Description

PAD COVER SHEET

Scale

1" = 100'-0"

PA0.001

PAD220023

DS221100

DS221100

PAD220023

REC22131

PLANNED AREA DEVELOPMENT OVERLAY FOR TRINITAS

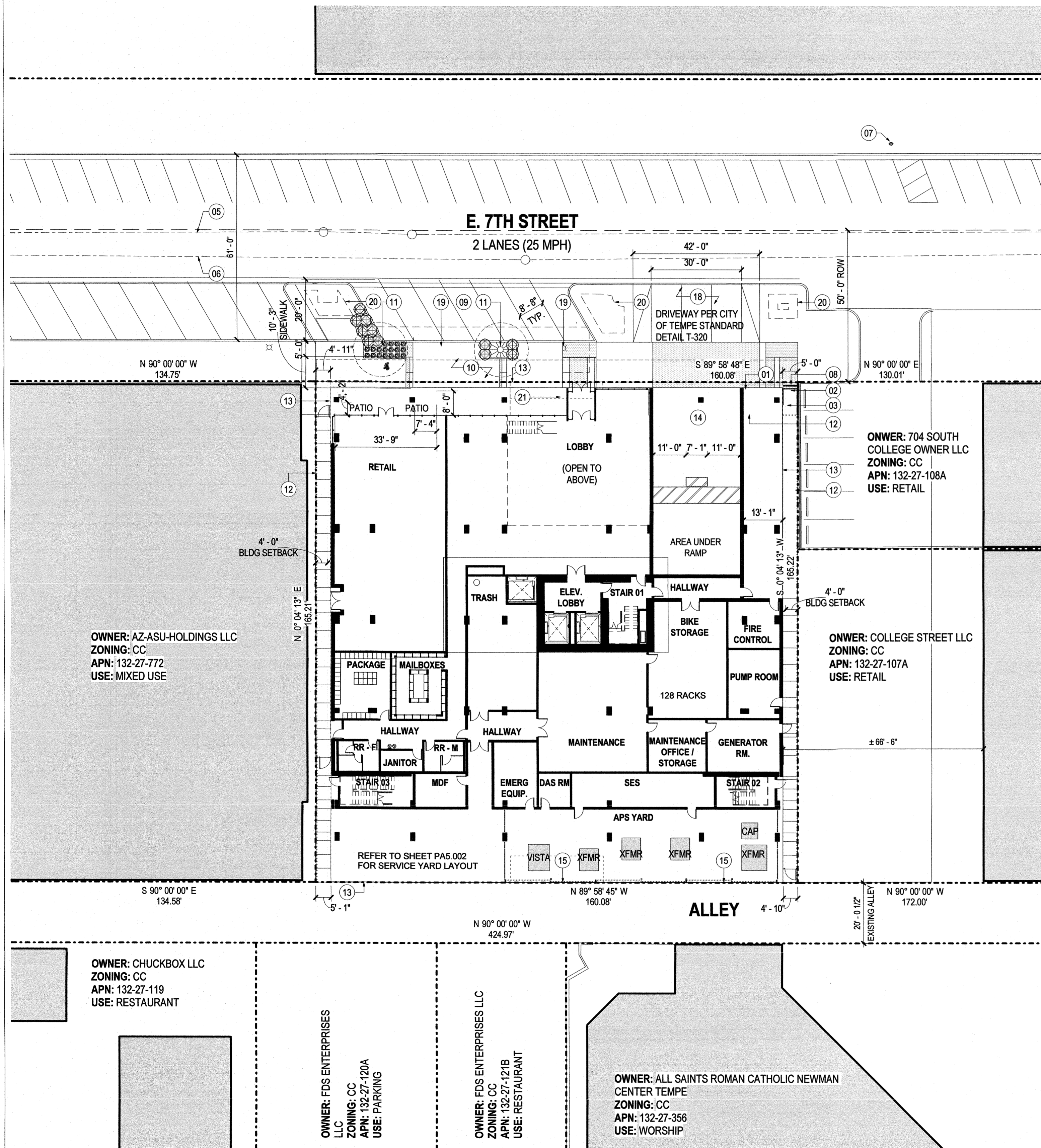
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PAD220023

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name

TRINITAS 211 E. 7TH STREET

Project Number

57.8218.000

Description

PAD SITE PLAN

Scale

3/64" = 1'-0"

PA0.002

DS221100

SHEET NOTES

- FIRE DEPARTMENT CONNECTION, SEE CIVIL
- BACKFLOW PREVENTER, SEE CIVIL
- WATER METER, SEE CIVIL
- GREASE TRAP UNDER DRIVEWAY
- EXISTING STORM DRAIN LINE
- EXISTING SEWER LINE
- EXISTING FIRE HYDRANT
- SCREENING FOR BACK FLOW PREVENTER PER CITY OF TEMPE DETAIL T-732
- ANGLED ON-STREET PARKING, ALSO SEE CIVIL AND LANDSCAPE
- PERMEABLE PAVER SYSTEM TO MATCH ADJACENT 'ATMOSPHERE' PROPERTY, ALSO SEE LANDSCAPE
- TREE & TREE GRATE, ALSO SEE LANDSCAPE
- FENCE, VERTICAL STEEL PICKETS, PAINTED, 8'-0" TALL, ALSO SEE LANDSCAPE
- BUILDING OVERHANG ABOVE
- RAMP TO PARKING LEVELS
- SLIDING GATES @ UTILITY YARD, PAINTED STEEL FRAME WITH CORRUGATED METAL PANEL CLADDING, 8'-0" TALL
- SITE GATE, TO MATCH ADJACENT FENCE
- REFUSE BINS AND DUMPSTERS
- CONCRETE PAVEMENT, ALSO SEE LANDSCAPE AND CIVIL DRAWINGS
- EXISTING LIGHT POLE, TO BE RELOCATED TO NEW POSITION SHOWN HERE, ALSO SEE LANDSCAPE & CIVIL DRAWINGS
- CONTOUR LINES @ BIOSWALE
- KNOX BOX FOR EMERGENCY SERVICES ACCESS

20 SITE PLAN

Scale: 1" = 20'-0"
0' 20' 40' 80'

DS221100

PAD220023

REC22131