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**CITY OF TEMPE**  
**HISTORIC PRESERVATION COMMISSION**

**Meeting Date: 03/08/2023**  
**Agenda Item: 5**

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## **MEMORANDUM**

**TO:** Historic Preservation Commission  
**FROM:** Maria Laughner, Deputy Economic Development Director, (ex. 8527)  
**DATE:** March 1, 2023  
**SUBJECT:** Update on Gonzales-Martinez House

The Arizona State Lands Department held a land auction on the property adjacent to the west of the City property at First and Farmer on November 22 of this year. The successful bidder was the group of investors who developed the Farmer Arts properties to the south with a bid of \$2.75 million for the property. They then contacted members of Council and presented their concept to assemble the City parcels to complete the redevelopment of Farmer Arts. Their concept will result in multi-family project with four hundred (400) units and a restaurant on the ground floor and a proposed pedestrian linkage connecting to Tempe Beach Park and Town Lake. This development team requested the City issue an RFQ so we could all explore this development opportunity and Council authorized the RFQ be issued.

The RFQ was formally issued on January 11 and proposals were due on January 25. Council identified several criteria to be required in the RFQ:

- Proposals will only be considered by applicants that control the land adjacent to the west of the City site.
- Preferred mixed-income residential project with appropriate density and height for the area that includes a mix of housing types. Ground-floor commercial is required.
- The City's property will be sold to the applicant at the appraised market value.
- The Gonzales-Martinez House must be retained and incorporated into the project according to preservation standards as specified in a development agreement.
- Developer must sign onto the Streetcar Agreement.
- Developer must add a pedestrian link to Tempe Town Lake.
- Ability to execute quickly with work beginning within twelve (12) months.

Only one proposal was submitted and on February 16 Council authorized the award of the RFQ to 1<sup>st</sup> & Farmer, LLC, the landowner of the parcel adjacent to the west. This approval now kicks off the negotiation process for the development. A development agreement will address all details, such as the mix of income in the units, sustainability, connection to Tempe Beach Park with a pedestrian bridge, the Streetcar Agreement, and the historic preservation requirements for the Gonzales-Martinez House and related façade conservation easement.

Only one meeting will have been held prior to the Commission's meeting on March 8, so there will be little to report. However, staff is keen to receive input from the Commission, and once a development concept has become more defined, the developer will present it to the HPC.