

Memorandum



To: Historic Preservation Commission

From: Zachary J. Lechner (ex. 8870, zachary_lechner@tempe.gov)

Date: December 11, 2024

Subject: Agenda Item #4: Discussion of Wexford Development's proposed redevelopment of site including First Congregational Church

PURPOSE

Sender Associate's Darin Sender will provide an update on the proposed redevelopment of the 1st Congregational Church site.

BACKGROUND

At the July 5, 2023, HPC meeting, Ms. Sender, representing Wexford Development, gave a presentation to the Historic Preservation Commission about Wexford's proposed redevelopment of the ±1.58-acre property located at 101 East 6th Street for an infill mixed-use development. These properties include the [First Congregational Church](#), a Tempe Historic Property Register-designated property, as well as the [Harry Walker House](#) (aka, House of Tricks), a Historic Eligible and National Register of Historic Places-listed property. Ms. Sender is returning to share updated plans for the redevelopment, including a discussion of items that will require future HPC action.

RECOMMENDATION OR DIRECTION REQUESTED

For Information Only

ATTACHMENT

1. 101 E. 6th St. Project Narrative
2. 101 E. 6th St. Site Plan

**7TH STREET RESIDENTIAL
FORMAL SUBMITTAL
PAD, DPR, ZON, &
HISTORIC PRESERVATION REQUESTS**

**108 EAST 7TH STREET
TEMPE, ARIZONA
APN: 132-27-078A, -079, -081, -082, -083,
-084, -085, -086, & A PORTION OF -080.**

PREPARED FOR:
101 EAST 6TH STREET LP
SAM GORDON
PRINCIPAL
CORE TEMPE 6TH
DOUG TICHENOR
VICE PRESIDENT, DEVELOPMENT

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~~JUNE 12, 2023~~ **REVISED 10/15/2024**



7TH STREET RESIDENTIAL PROJECT NARRATIVE

I. INTRODUCTION

Wexford Developments LP and Core Spaces, LLC respectfully submit this entitlement application for 7th Street Residential, an infill mixed-use development proposed for the ±1.53-acre property at the northeast corner of 7th Street and Myrtle Avenue (the “Site”). In support of the Site’s redevelopment, the Wexford-Core team worked diligently with City staff to preserve the adjacent historic First Congregational Church. The Wexford-Core team respectfully requests approval of a Planned Area Development Overlay to modify existing CC development standards, a Development Plan Review (DPR) for new building, landscape, and site plan, and modification of the current Historic District boundaries, along with various requests to the Historic Preservation Commission needed to develop 7th Street Residential.

7th Street Residential is a mixed-use, high rise luxury residential community set to transform the underutilized infill Site in Tempe’s Urban Core with 818 market-rate luxury residential units and 3,000 square feet of ground level commercial space. Redevelopment of the Site includes preservation of the adjacent historic First Congregational United Church of Christ Sanctuary Building and relocation and preservation of the Historic Eligible Harry Walker House.

Wexford Developments, Sam Gordon - Principal, is a real estate investment, development, and management company with over \$500 million of assets under management, with offices in Calgary, Alberta, Palm Beach, Florida and New York City. Since its inception in 2014, Wexford Developments has invested, developed, and/or managed, projects in all asset classes, with a value of over \$500 million. Focused on Western Canada and the Southwestern United States, Wexford continues to grow its portfolio in all asset classes through both development and acquisition.

Over the past several years, Wexford’s commitment to Tempe has included donations to many local organizations such as the Don Carlos Humanitarian Awards, the Tempe Firefighters Christmas Event, the Tempe Police Children Fund, the Tempe State of the City, and Tempe Arts and Cultural Initiative among others.

Core Spaces, Doug Tichenor – Vice President, Development, is a vertically integrated development company innovating the future of living. Launching in 2010, Core has delivered nearly \$5 billion in real estate with nearly \$8 billion currently in construction or pipeline across the United States.

Building on their founder’s vast experience in real estate development, Core specializes in development and acquisitions across all real estate sectors, from student housing to high-end mixed-use, retail, office, and hospitality. As an award-winning development firm, Core transforms properties into communities through innovation, design, and hospitality. At every step of the development process, Core is driven to elevate the residential experience in each unique community.

With 7th Street Residential, the Wexford-Core joint venture brings together the wealth of knowledge and experience critical to redevelopment of this important Tempe Site. The Wexford-Core team includes highly skilled and specialized consultants selected to address the unique conditions of the Site.

A. REQUEST OVERVIEW – ENTITLEMENTS

In support of the proposed redevelopment, Wexford and Core seek approval of a PAD Overlay and DPR for new building, landscape, and site plans. This application also includes Historic Preservation requests for modification of a historic property, including removal of the historic designation from non-contributing portions of the development Site via the Rezoning process. A Subdivision Plat and an application to abandon the east/west alley will also be submitted. The abandoned area will be designated for pedestrian, vehicular, refuse, and emergency access via perpetual easements, and the 7th Street Residential building will be constructed above the abandoned alley.

1. **PAD OVERLAY (ZDC §6-305) (DRC/CC);**
 - To set the development standards for 7th Street Residential.
2. **DPR REVIEW (ZDC §6-306) (DRC/CC);**
 - For new building, landscape, and site plan;
3. **DE-LISTING VIA REZONING (CITY CODE §14A-4 & ZDC §6-304) (HP/DRC/CC);**
 - To remove the Historic “H” zoning overlay from the Site, retaining the “H” zoning overlay on the Sanctuary Property.
4. **HPC REVIEW OF THE PROPOSED DEVELOPMENT (CITY CODE §14A-6) (HPC);**
 - To review proposed development of the Site.
5. **CERTIFICATE OF APPROPRIATENESS FOR BUILDING ALTERATION (CITY CODE §14A-6) (HPC);**
 - To review the alteration of the Sanctuary building after removal of the non-contributing administrative and classroom structure.
6. **DEMOLITION AND REMOVAL OF A PORTION OF A HISTORIC BUILDING (CITY CODE §14A-7) (HPC);**
 - To review the demolition of the non-contributing administrative and classroom structure.
7. **ALLEY ABANDONMENT (CC); AND**
 - To be submitted at a later date.
8. **PLAT TO COMBINE ALL CONDOMINIUM LOTS (CC).**
 - To be submitted at a later date.

B. PROJECT LOCATION, PROPOSAL, GENERAL PLAN, AND ZONING

1. LOCATION

The ±1.58-acre Site is located east of Myrtle Avenue, between 7th Street on the south and 6th Street on the north. The Brickyard and Orchid House are situated west of Myrtle Avenue, with City Hall to the north, The Union to the south, and the Islamic Community Center to the east. A dedicated city alley runs east/west through the center of the Site providing refuse pickup and vehicular and pedestrian flow.

The Site encompasses portions of the vacant First Congregational United Church of Christ buildings and the vacant House of Tricks Restaurant. Both uses are no longer operating.



In the years leading up to 2017, the church saw diminishing numbers and decided to seek a buyer for their buildings and property. The entirety of the church’s land and buildings were sold included the northern Sanctuary building, and southern office and classroom buildings, and the surrounding surface parking lots to the south and east. The Church held its last gathering on March 26, 2017.

House of Tricks closed its doors on June 25, 2022, so owners Bob and Robin Trick could retire after operating arguably one of the best restaurants in Tempe for 34 years. The House of Tricks property included the main restaurant, kitchen, outdoor seating, outdoor bar, an overflow dining and banquet room, and surface parking. For over 30 years, Trick’s overflow/banquet room was located within the Harry Walker House, a structure listed on the National Register of Historic Places in 1982 and considered “Historic Eligible” within the City of Tempe.



2. PROPOSAL

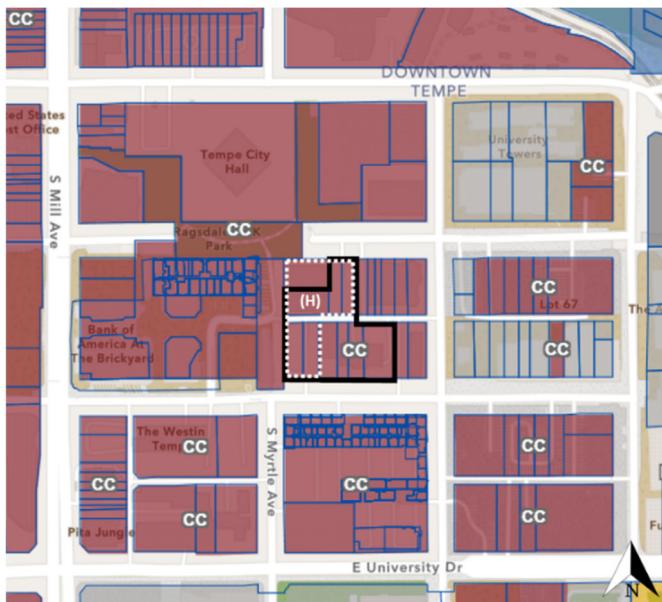
The Wexford-Core team recognizes the importance of historic properties and their role in the identity, character, and history of Tempe. Accordingly, the development team proposes to preserve the Sanctuary building and relocate the Harry Walker House to a city-owned property. The vacant offices and classroom structures attached to the Sanctuary will be razed and the surrounding land previously used for surface parking and the House of Tricks will be developed into 7th Street Residential. The attachment areas on the Sanctuary will be repaired with architecturally complementing structure and finishes. The Wexford-Core Team are in discussions with the City to take ownership of and repurpose the Sanctuary building and a portion of the surrounding land (the “Sanctuary Property”) for retail or restaurant use. 7th Street Residential is proposed to be a mixed-use, high rise luxury residential community of 818 market-rate luxury residential units and 3,000 square feet of ground level commercial space.

3. GENERAL PLAN & ZONING

The Site and surrounding properties are designated Mixed-Use Urban Core (more than 65 du/ac) in the Tempe Tomorrow General Plan 2050. The Site is within the Rio Salado/DT/ASU/NW Neighborhoods Character Area (Character Area 3), the University/Hayden Butte Redevelopment Area, and the Rail Corridor Growth Area.

The Site’s existing zoning is City Center (CC) in the Transportation Overlay District (TOD) Corridor. According to the City, a portion of the Site previously owned by the First Congregational Church includes a historic zoning overlay (“H”). The existing CC zoning allows mixed-use development, and the General Plan designation anticipates compact, high density urban development achieved through approval of a PAD. The 7th Street Residential proposal is compatible with recent development in the surrounding area, which has seen a transformation of Tempe’s urban core in line with the General Plan’s goals and objectives.

Zoning Map



GP 2050



Adjacency to Site	Zoning	GP Land Use & Residential Density
SITE	CC TOD & CC (H) TOD	Mixed-Use Urban Core (more than 65 du/ac)
North	CC TOD	Mixed-Use Urban Core (more than 65 du/ac) & Public Open Space
Northeast	CC TOD	Mixed-Use Urban Core (more than 65 du/ac)
East	CC TOD	Mixed-Use Urban Core (more than 65 du/ac)
Southeast	CC TOD PAD	Mixed-Use Urban Core (more than 65 du/ac)
South	CC TOD PAD	Mixed-Use Urban Core (more than 65 du/ac)
Southwest	CC TOD PAD	Mixed-Use Urban Core (more than 65 du/ac)
West	CC TOD	Mixed-Use Urban Core (more than 65 du/ac)
Northwest	CC TOD	Mixed-Use Urban Core (more than 65 du/ac)

II. APPLICATION REQUESTS

A. PLANNED AREA DEVELOPMENT OVERLAY

1. ESTABLISH PAD STANDARDS

7th Street Residential features innovative design solutions necessary for urban infill development. The proposed Planned Area Development (“PAD”) requests deviations from traditional development standards that would preclude the proposed infill development. The site-specific PAD standards accommodate the design flexibility necessary to create a vibrant urban downtown core.

The CC zoning district is a holding pattern zoning district that requires a PAD to establish certain development standards that encourage and promote innovative urban infill development. Accordingly, a PAD must be adopted for redevelopment of the Site. The requested PAD standards will accomplish infill development goals that are otherwise unattainable.

a. Residential Units / Residential Density

The CC district does not set a standard for residential density. 7th Street Residential includes 818 residential dwelling units. Therefore, the PAD will establish the residential density standard at 535 du/ac for the Site.

b. Building Height

The CC district maximum building height of 50 feet is a holding zone that must be amended to allow urban high-rise that the General Plan anticipates here. As such, the height must be modified to accommodate the proposed 7th Street Residential development. The 50-foot height limit does not accommodate the scale of development necessary to meet the development goals and projected residential density for Mixed-Use Urban Core properties. The proposed building height of 315 feet matches the height and overall development trends of other Mixed-Use Urban Core properties.

c. Lot Coverage

The CC district does not set a maximum lot coverage standard. The proposed 7th Street Residential PAD establishes 85% as the lot coverage standard.

d. Landscape Area

7th Street Residential establishes a 36% landscape area standard where the CC district has no standard.

e. Building Setbacks

The 7th Street Residential PAD will adopt the 0-foot building setbacks of the CC district. The PAD will modify the 20-foot parking setback to 15 feet on the north property line.

f. Parking

The 7th Street Residential PAD establishes new parking standards outlined in the accompanying parking study. The proposed parking ratios are in line with the CC district parking requirements specifically tailored to the proposed mix of uses. A parking study with management plan is included with the project submittal.

2. CITY OF TEMPE PAD APPROVAL CRITERIA

As discussed below, 7th Street Residential satisfies the formal PAD overlay approval criteria identified by § 6-305(D) of the Zoning and Development Code.

1) **The development fulfills certain goals and objectives in the General Plan, and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.**

The proposed development fulfills several goals and objectives found in the General Plan and other area policy plans. Established land use planning principles demonstrate that locating higher density development in an urban core promotes balanced land use, preserves community character, improves economic vitality, increases mobility and accessibility, and supports sustainable development solutions. As an infill redevelopment of an underutilized urban Site, 7th Street Residential embraces each of these guiding principles adopted as the backbone of Tempe's General Plan.

Tempe recently adopted the Tempe Tomorrow: General Plan 2050, outlining the city's guiding principles for accommodating growth while maintaining a high quality of life. The city's vision of livability is reflected in the General Plan's three major themes, which are integrated into each goal and policy identified in the General Plan in support of creating a vibrant urban community:

- Foster sustainable and climate friendly development;
- Continue to promote mixed use and green development; and
- Enhance transit-oriented development with pedestrian and bike routes with micro mobility options and establish mobility hubs.

The Wexford-Core development team embraces Tempe's vision of livability and is guided by the goals and strategies outlined in the General Plan to achieve that vision. 7th Street Residential is a model of infill development that creates a vibrant, urban community in the heart of Tempe.

(a.) Land Use

Tempe strives to be the regional leader for urban living, with Downtown serving as the central urban core with high-density, mixed-use development. Recognizing the constraints of growth as a land-locked community and the need to provide the density to support Light Rail and Streetcar ridership, the General Plan Land Use Element emphasizes the need for higher densities and intensities, infill development, and taller building heights to support balanced employment, housing, and activity centers.

A core component of the Land Use & Development chapter is the Projected Land Use & Residential Density Map, which identifies the potential future use and development intensity of all land in the city. The Site (and almost all of Downtown) is designated Mixed-Use Urban Core (more than 65 du/ac), which is intended to encourage creatively designed developments that help create an urban core activity hub with access to employment, open space, transit facilities, and other urban amenities.



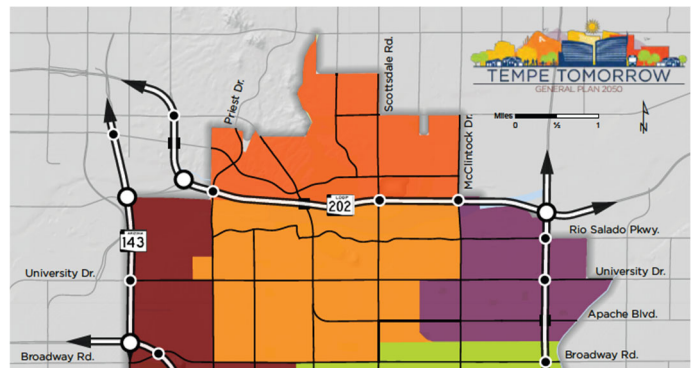
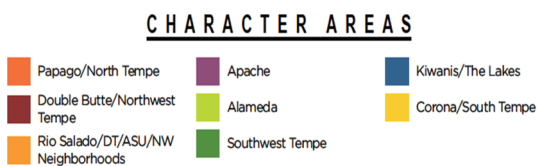
In conformance with the General Plan designation, 7th Street Residential is a vertical mixed-use development that will provide 818 housing units over ground level commercial uses in the Downtown Core. The residential units support Tempe’s growing population and economic development, providing housing opportunities within walking distance of a variety of work and recreation destinations.

Table 2 in the Land Use & Development chapter identifies the typical zoning districts that can implement the projected land use plan. Zoning districts that will implement the Mixed-Use, Urban designation include CC, MU-4 and MU-ED. The existing CC and proposed PAD are the desired zoning district and flexibility tool to implement the land use and density designation. The requested

PAD will allow uniquely tailored development standards creatively designed to fit the unique conditions of the Site and encourage pedestrian activity and interaction supportive of an urban hub.

(b.) Community Design & Character Area Planning

To advance the vision and policies of the General Plan Community Design Element, the City of Tempe created and adopted policy-based Character Area Plans for defined areas within the city. The Site is within the Downtown Tempe / Rio Salado / Arizona State University / Northwest Neighborhoods Character Area (Character Area 3).



Character Area 3 Vision Statement: *“To develop the area in accordance with the existing character, and to create a seamless series of destinations which meld Downtown Tempe, the Rio Salado corridor / Town Lake, Arizona State University / Novus Innovation Corridor, and Tempe’s Northwest Neighborhoods by connecting people to places through active, walkable, and transit-oriented environments.”*

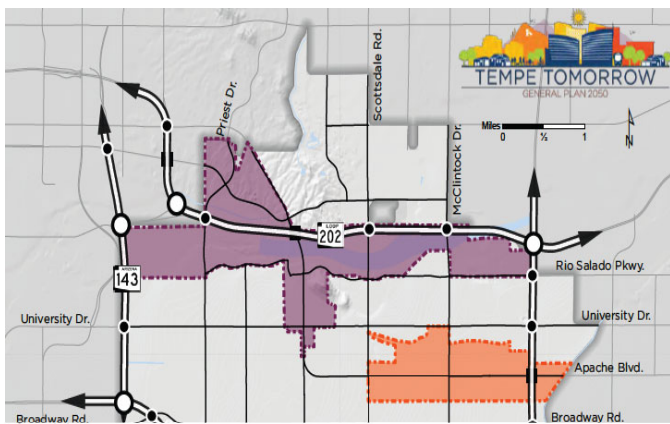
The primary purpose of any Character Area Plan is to advance the vision and policies of the General Plan and support the five City Council Strategic Priorities:

1. Safe + Secure Communities
2. Strong Community Connections
3. Quality of Life
4. Sustainable Growth + Development
5. Financial Stability + Vitality

The Character Area 3 Design Guidelines + Placemaking Principles identifies performance measures to impact and improve the shape of the built environment. The 7th Street Residential development encompasses several principles and design elements of the character area plan:

- High density residential development in the Urban Core promotes a multi-modal environment, meeting transit-oriented development goals.
- High-density, transit-oriented development connects residents to their places of employment and other destinations, decreasing traffic intensity in the area.
- High-quality materials and an enhanced pedestrian realm create an iconic, infill redevelopment that is designed to enhance connectivity between the Site and its surroundings.
- Ground level commercial space and glazed storefront design create accessible and engaging space to promote an active pedestrian environment.
- The streetscape design focuses on character defining elements of a balanced, transit-corridor street, including active-floor uses, shade trees, and wide sidewalks.
- Street trees and landscaping on the Site contribute to a healthy urban forest.

(c.) Redevelopment Areas



REVITALIZATION & REDEVELOPMENT AREAS

- Apache Boulevard Redevelopment Area
- University / Hayden Butte Redevelopment Area

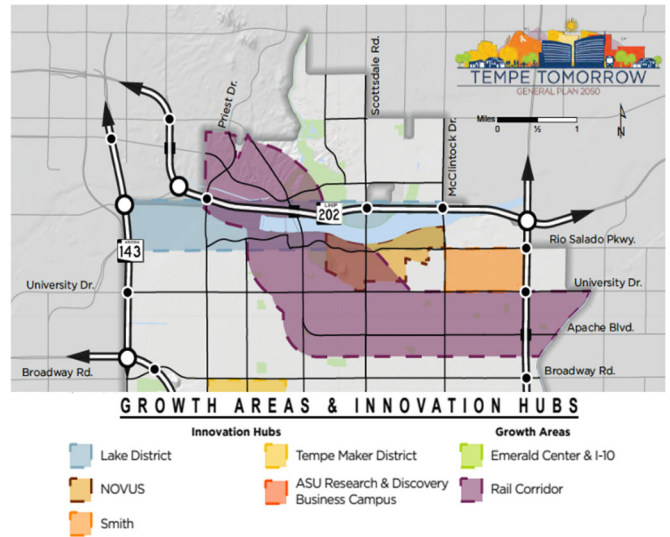
The Redevelopment Element encourages reinvestment and redevelopment in designated areas when conventional planning does not address the unique needs and conditions of an area. The Site is within the University/Hayden Butte Redevelopment Area, which was originally created in 1973 and remains part of the current General Plan. The longstanding designation of this redevelopment area demonstrates the ongoing need for dynamic planning tools in support of redevelopment.

To support redevelopment areas, the General Plan recognizes the need to encourage redevelopment and to attract new development that supports and enhances urban livability. The proposed PAD is that dynamic tool that will provide the flexibility necessary for 7th Street Residential to maximize the efficiency of this underutilized urban infill Site.

(d.) Growth Areas and Innovation Hubs

The Growth Areas Element identifies seven innovation hubs and growth areas designated for special development focus. The Site is in the Rail Corridor Growth Area. Within Downtown Tempe, the Rail Corridor growth area supports continued redevelopment and revitalization with transit-oriented development in the city’s highest density activity hub.

The goals, objectives, and strategies throughout the Rail Corridor Growth Area are aimed at promoting appropriately scaled development that supports the City’s investment in the Light Rail. The General Plan envisions dynamic, mixed-use development within the rail corridor that promotes walkability to establish compact, desirable urban neighborhoods. Reinvestment of underutilized sites is encouraged to support the public investment in light rail.



7th Street Residential brings additional housing options and diversity to the Rail Corridor Growth Area in support of the city’s population and economic growth. The proposed infill redevelopment is appropriately scaled for the Downtown Core and implements the fundamental elements of transit-oriented development.

2) Standards requested through the PAD overlay district shall take into consideration the location and context for the Site for which the project is proposed.



The Wexford-Core design team incorporated thoughtful design solutions to reflect the context of the surrounding area while embracing the unique character of the Site’s existing conditions. The 7th Street Residential PAD standards respond to the Site’s location in the heart of Tempe’s Urban Core, proximity to surrounding high-intensity development, constraints of urban infill redevelopment, and the unique design challenges of incorporating historic preservation with infill redevelopment. The development standards of the proposed PAD are appropriately scaled to match the existing and proposed development in the larger context of the mixed-use Downtown Core.

Development standards, including building height, setbacks, lot coverage, and landscape area, are all driven by the constraints of urban infill development at the high-rise scale. The proposed height is in line with existing and approved building heights in the Site’s vicinity and necessary to support the density needed for a vibrant, thriving Urban Core. The building setbacks proposed by the PAD are crafted to provide an engaging and comfortable pedestrian realm with efficient design to maximize the Site for its highest and best use. The proposed landscape area and lot coverage support efficient urban design with a comfortable pedestrian realm.

3) The development appropriately mitigates transitional impacts on the immediate surroundings.

The 7th Street Residential design responds to the context of the surrounding area, appropriately mitigating any impacts of urban infill development on the immediate surroundings. Access and circulation through the Site follow existing traffic patterns, including routes historically used for vehicular access and service. Street level improvements are enhanced to maintain connectivity with between the Site and surrounding downtown area in an improved, comfortable, and safe pedestrian environment. The building massing appropriately responds to the Site’s downtown surroundings. The pedestrian base features storefront glazing, outdoor dining space, and pedestrian zones for increased permeability and activity. The parking podium’s height is within the underlying CC district standard, providing a transition between the pedestrian base below and residential towers above. The residential towers step back from the podium and turn in a z-shape to create slender forms adding interest to the skyline.

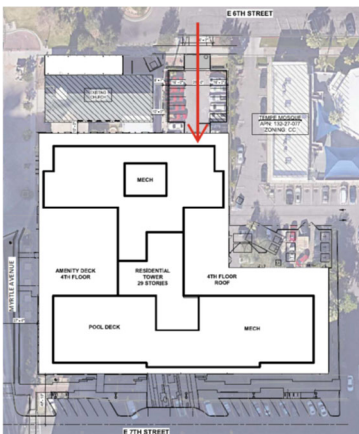
B. DEVELOPMENT PLAN REVIEW

1. CITY DPR APPROVAL CRITERIA

(1.) Placement, form, and articulation of buildings and structures provide variety in the streetscape.

The building is composed of 3 distinct components – the pedestrian base, parking podium and residential tower. Given the history of the site, we’ve taken inspiration from the iconic House of Tricks patio and oasis-like landscaping, and are envisioning the streetscape and main entrance of the project as a desert bosque.

The dominant features gleaned from the House of Tricks include a continuous canopy of trees shading the sidewalk, and a deep overhead shaded area at the corner of 7th Street and Myrtle Avenue. We hope the feelings that were evoked by dining under the trees at the House of Tricks are also felt here within this new outdoor dining patio.



The vehicular entrance to the garage is located at the northeast edge of the property on 6th Street to minimize pedestrian crossings and provides a continuous pedestrian and retail streetscape experience along 7th Street. Providing the main vehicular entrance on 6th Street also significantly minimizes pedestrian conflicts on the other frontages along Myrtle Avenue, and at the eastern and western abandoned alleyway/pedestrian accessway.

In addition to sixteen on-street parking spaces, a ride-hailing pick-up and drop-off area is located along 7th Street. This ride-hailing area mirrors the same pullout feature and on-street parking at The Union across the street.

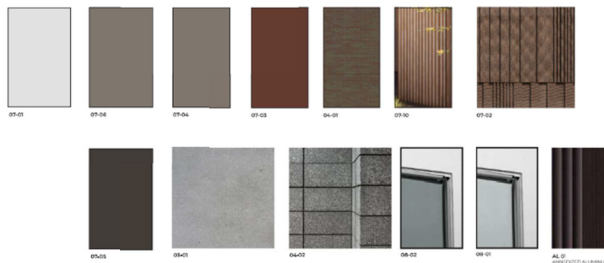
(2.) Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort.

Building canopies, overhangs, and landscaping provide ample shade at the ground plane and minimize heat gain. The east/west building orientation also follows accepted principles of solar orientation that helps minimize thermal absorption.



(3.) Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings.

The project's materials include glass, metal panels, exposed concrete, fluted concrete masonry, and shade louvers, all of which create a high-quality building envelope that harmonizes with the surrounding context. These materials and colors complement the existing surrounding high-rise development in Downtown.

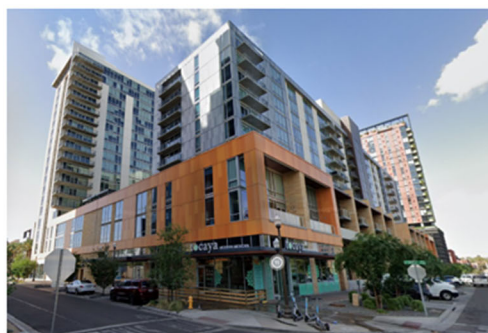


03-01	AC1 - EXPOSED CONCRETE COLUMN
04-01	UM1 - BRICK FINISH ON PUBLIC FACING WALLS, UM2 - INTEGRAL COLOR CONCRETE MASONRY UNIT ON BACK OF HOUSE WALLS
07-01	EF1 - EXTERIOR INSULATED FINISH SYSTEM (EIFS) - OFF WHITE COLOR
07-02	MT1 - CORRUGATED PERFORATED PARKING STRUCTURE SCREEN
07-03	MT2 - EXTERIOR METAL PANEL FINISH OVER CONTINUOUS INSULATION - RUST COLOR
07-04	MT3 - EXTERIOR METAL PANEL FINISH OVER CONTINUOUS INSULATION - MEDIUM GREY COLOR
07-05	MT4 - EXTERIOR METAL PANEL, FLASHING, TRIM AND WINDOW FRAMING - DARK GREY COLOR
07-06	EF2 - EXTERIOR INSULATED FINISH SYSTEM (EIFS) ACCENT - COLOR TO MATCH MT3
08-02	THERMALLY BROKEN ALUMINUM WINDOWS WITH 1" INSULATED THERMOPANE GLASS (GL1) - HIGH PERFORMANCE PVDF COATING

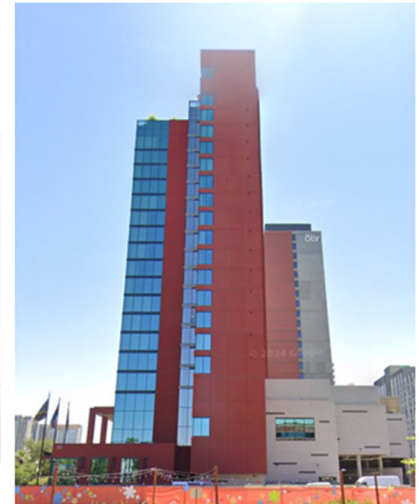
Atmosphere Tempe



The Union

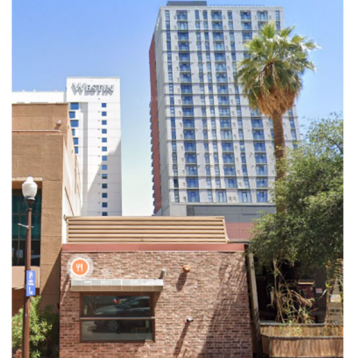


The Westin



(4.) Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings.

The building height and massing are in scale with the adjacent recent developments. We've taken inspiration from House of Tricks and are using landscaping as a primary material at the ground plane.



INSPIRATION

- (5.) Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level.**

The tower mass has been thoughtfully arranged to minimize the apparent mass along the street frontage. Rather than a continuous bar of program along the street frontage the tower is turned to create a simplified ‘Z’ in plan where the building jogs from the north to south. This breaks down the mass and gives the appearance of 3 tower elements that are much more slender than a solid block. The articulation of the building façades distinguishes the different massing elements by highlighting the variations in color and materials on each side.



- (6.) Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions.**



The north and south volumes feature a terra cotta colored façade panel while the internal faces are clad in a contrasting white and light gray. Along the north and south volumes, the rhythm of windows is articulated with varied vertical bands of glazing that break up repetitive elements. The corrugated perforated garage screening creates a complimentary transition from podium to the base.

The building is recessed where it meets the ground to transition the scale from tower mass down to pedestrian experience. A lush, landscaped street frontage highlights the main pedestrian entrance along 7th Street.

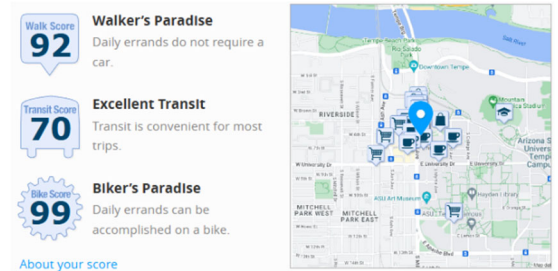


(7.) Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage.

The project incorporates landscape improvements and multi-modal storage rooms easily accessed from these pedestrian circulation routes to encourage pedestrian activity and improve transit ridership. The east/west alley through the Site will be abandoned but maintained with access easements and enhanced as a pedestrian connector. In addition to maintaining existing pedestrian traffic patterns, the upgrade from existing conditions significantly improves pedestrian comfort, safety, and overall experience. North/south pedestrian movement is also maintained and improved along the Site’s western boundary. A ride-hailing stop is planned for the 7th Street frontage providing residents with available alternatives to car ownership.

The proximity to Light Rail and Streetcar stations gives the Site a Walkability Score of **92** (A “**Walker’s Paradise**”), a Transit Score of **70** (“**Excellent Transit**”), and a Bike Score of **99** (“**Biker’s Paradise**”).

(<https://www.walkscore.com/score/101-e-6th-st-tempe-az-85281>)



(8.) Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses.

6th Street provides the primary vehicular access to minimize pedestrian crossings and provides a continuous pedestrian and retail streetscape experience along 7th Street. Providing the main vehicular entrance on 6th Street also significantly minimizes pedestrian conflicts on the other frontages along Myrtle Avenue, and at the eastern and western abandoned alleyway/pedestrian accessway.

That east/west alley will be abandoned to create an enhanced pedestrian connection through the Site. Although a vehicular (and pedestrian) access easement will be maintained for the abandoned alley, vehicular traffic will be discouraged from using the abandoned alley area for ingress or egress. That area is planned as a main pedestrian pathway and refuse (off-peak hour) and emergency access, with only incidental vehicular use.

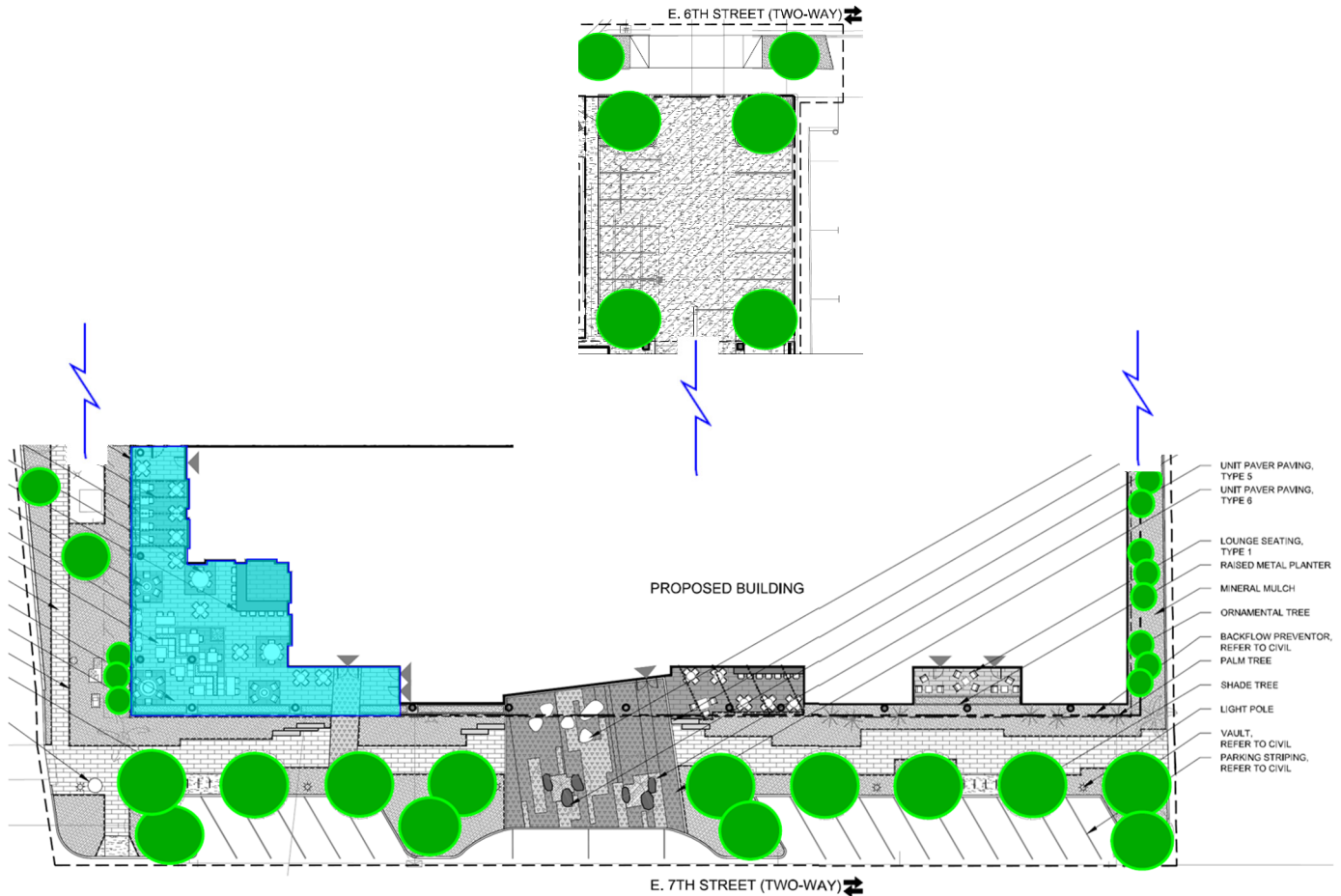
(9.) Plans appropriately integrate Crime Prevention Through Environmental Design principles, such as territoriality, natural surveillance, access control, activity support, and maintenance.

The ground floor is over height to accommodate a restaurant tenant and building amenity space while also providing a more open feel through the 1st floor. Ground-level pedestrian zones are well lit, and use of solid walls is minimized when possible to maximize visibility to and through the Site.

Natural Surveillance is provided through design that invites people to observe the space around them. By creating a comfortable environment with gathering spaces, opportunities for observation are maximized. Windows, lighting, hardscape, landscaping, and outdoor amenities all increase the visual surveillance of the Site. Access control is achieved by providing clear definition between public and private areas within the development. Access to the residential tower will be limited to residents and their guests. The Site and its features will be properly maintained to ensure that the development thrives as a safe environment.

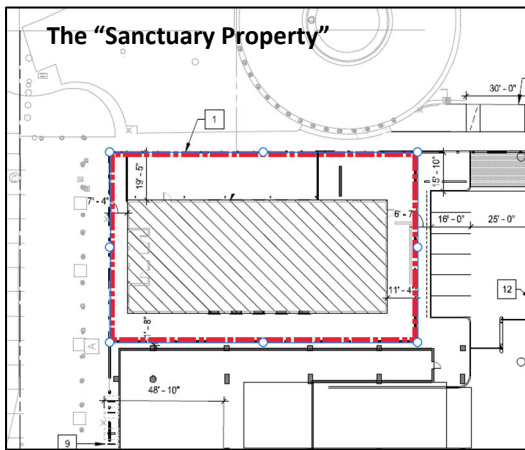
(10.) Landscape accents and provides delineation from parking, buildings, driveways and pathways.

The landscape plays an important role throughout the project. The ground floor establishes a bosque concept along the 7th Street and Myrtle Avenue streetscape, and the deep shaded patio evokes the historical House of Tricks shaded outdoor seating. The street frontages reflect a pedestrian scale and rhythm highlighted by differing hardscape and shade trees. Main access points are delineated by changes in paving and hardscape for pedestrians, and vehicular concrete paving for cars:



C. HISTORIC PRESERVATION COMMISSION REQUESTS

According to the City, the church Sanctuary, classroom and administration buildings, and parking lot are designated historic. To support redevelopment of the Site, preserve property rights, and meet the intent of the Historic Preservation Ordinance, the Wexford-Core team propose to preserve the Sanctuary building and transfer ownership of the Sanctuary and a portion of surrounding land to the City (the “Sanctuary Property”). The non-Sanctuary buildings, the administrative offices and classrooms, will be removed to accommodate redevelopment of the Site. The original plan of development for this property included demolition of the entire site including the Sanctuary and administrative offices and classrooms. Over time, the Wexford-Core Team has been working with the City to determine preservation options for the distinctive character of the church. This development plan supports preservation of the most prominent physical feature of the church representing its distinctive character, exemplifying both its longstanding presence in Downtown Tempe and its visual prominence at this corner.



The following requests of the Historic Preservation Commission (“HPC”) are required to allow development of 7th Street Residential while preserving the church Sanctuary building.

1. Historic Preservation Commission Review of Proposed 7th Street Residential Development Entitlement Application. (City Code §14A-6).

Pursuant to City Code §14A-6, the Historic Preservation Committee shall review requests to alter, remodel, build or otherwise develop or landscape property designated as a landmark or historic property. The applicable HPC review criteria for buildings or land within a historic zoning overlay, but not located within a historic district, is outlined in City Code § 14A-6(c)(1)(a):

- a. Proposed work on any portion of a landmark or historic property shall be compatible with the recognized distinctive character of the overall property (14A-6(c)(1)).**

The proposed work includes preservation of the church Sanctuary building and redevelopment of the surrounding Site, including demolition of the attached classroom and administrative office structures. The Sanctuary’s south façade where the classroom and administrative office structures were attached will be repaired to maintain the integrity of the historic Sanctuary structure. Importantly, the Sanctuary will remain in place and stand as the representation of the church’s distinctive character and longstanding physical feature on this corner.

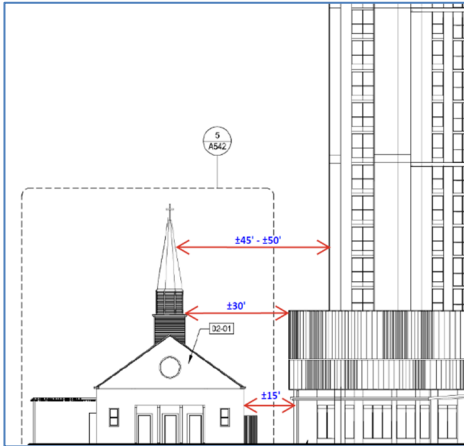
Removal of the administrative office and classroom structures will not negatively impact the distinctive character of the property. The 2000 and 2001 Staff Reports to the Historic Preservation Commission, Planning and Zoning Commission, and City Council indicate the church’s significance is “for its presence in Downtown Tempe since 1899” and because “[i]t houses the oldest church congregation on the same site in Tempe.”

The Staff Reports further indicate the church “...represents an established and visual feature of an area of the city due to a prominent location or singular physical feature.” So, the basis for the historic property designation has very little to do with the administrative and classroom additions, and more to do with the fact that the church and its congregation have been present in Downtown Tempe since 1898 and the steeple has been a prominent physical feature since 1953.

The longstanding presence of the church on the corner of 6th Street and Myrtle and its steeple are therefore the “distinctive characters” that supported its designation as a historic landmark. The razing of the classroom and administrative office structures to preserve the Sanctuary building will not negatively

impact the distinctive character of the property – the church’s presence in Downtown Tempe since 1899, its being the oldest congregation on the same site in Tempe, and the established visual feature of an area of the city due to a prominent location or singular physical feature.

Redevelopment of the Site will be compatible with the distinctive character of the Sanctuary: the church’s presence in Downtown Tempe since 1899, its being the oldest congregation on the same site in Tempe, and the established visual feature of an area due to a prominent location or singular physical feature.

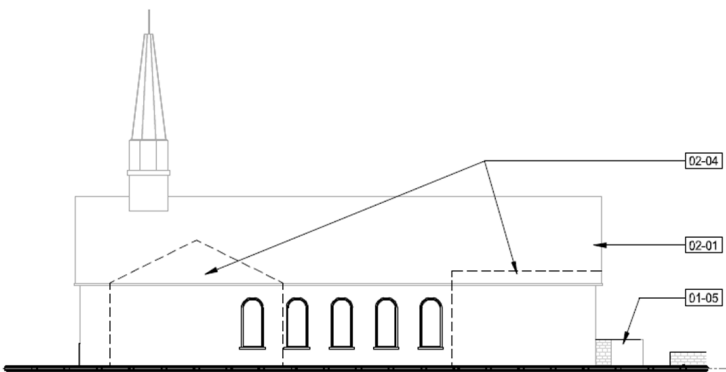


From the ground level to the fourth floor, the proposed 7th Street Residential structure is set back from the Sanctuary building approximately fifteen feet and set back from the steeple approximately thirty feet. Above the fourth floor, the proposed residential building steps back another twelve or so feet for a total setback from the Sanctuary steeple approximately forty-five to fifty feet. 7th Street Residential respectfully pulls itself away from the Sanctuary building providing essential separation from the Sanctuary while retaining the building envelope necessary and typical for an urban high-rise development.



Providing this breathing room allows the Sanctuary building to retain its distinctive character as an established visual feature at this location. The sensitive design of 7th Street Residential is therefore compatible with the recognized distinctive character of the Sanctuary Property. The Wexford-Core team therefore respectfully requests the Historic Preservation Commission recommend approval of 7th Street Residential to the Development Review Commission and the City Council.

2. Certificate of Appropriateness for Building Modification to the Sanctuary Building After Removal of Ancillary Structures – Review by Historic Preservation Commission. (Tempe City Code Section 14A-6).



Because classroom and administrative office structures are attached to the south side of the Sanctuary building, demolition of those structures will require restoration of impacted areas on the Sanctuary’s south elevation. These areas are shown in dashed lines on the elevation below. Pursuant to § 14A-6(c)(1), “Proposed work on any portion of a landmark or historic property shall be compatible with the recognized distinctive character of the overall property;”.

The repairs to the Sanctuary building will be compatible with the existing Sanctuary and will match the exterior wall and roof materials and colors. Further, where the attached ancillary structures were removed, any openings in the Sanctuary walls will be enclosed following all applicable code standards, and the structural integrity of the Sanctuary will be maintained.

As such, The Wexford-Core team respectfully requests the Historic Preservation Commission authorize this Certificate of Appropriateness request to facilitate the development of 7th Street Residential.

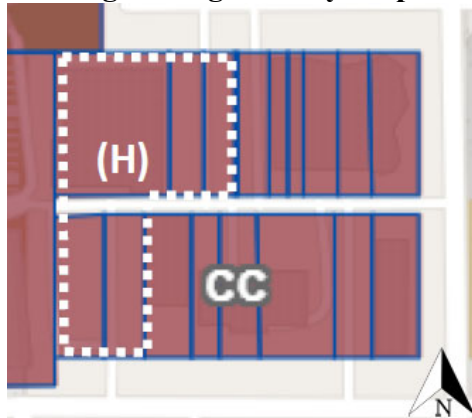
3. De-Listing - Removal of the Historic Designation Zoning Overlay for the Site Only: Rezone from CC (H) TOD to CC TOD. Historic Preservation Commission, Development Review Commission, and City Council. (Tempe City Code §14A-4)

To facilitate development of 7th Street Residential, the portions of the Site designated as historic must be de-listed from the City of Tempe Historic Register. There is no de-listing process within the City’s Historic Preservation Ordinance in the City Code or in the City’s Zoning and Development Code. De-listing is described by the City as the “historic property designation process in reverse”. Since the process to designate a property as historic in Tempe requires rezoning the land to apply a historic zoning overlay, we understand that the reverse of that process is a rezoning to remove that historic zoning overlay.

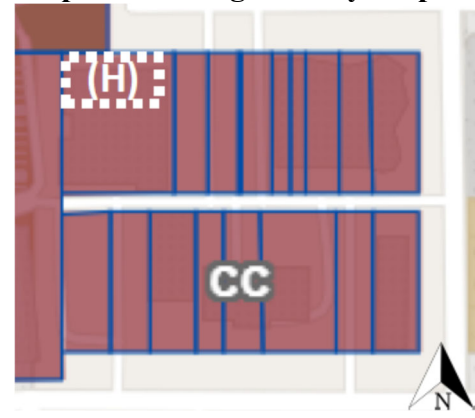
The existence and extent of the historic zoning overlay for the church is somewhat unclear because the 2001 designation did not include an adopting ordinance or legal description which would have provided the scope of the zoning overlay and its legal effect. Therefore, this rezoning request asks to remove any potential historic property zoning overlay that may exist on the Site. We assume the historic designation was applied to the property then-owned by the First Congregational Church, parcels 132-27- 078A, -079, -080, -081, and -082 (±42,750 SF, ±0.97 acres). This matches the Staff Reports for the designation which indicate the area to be designated was approximately 0.97 acres as shown on the notification map, although there is no legal description included in the application or Staff Reports. This area encompasses the church buildings and the two surface parking lots.

The Wexford-Core team respectfully request that the Historic Designation and Corresponding Overlay be removed from the entire redevelopment Site, while retaining the historic overlay on the Sanctuary Property. This request will rezone the Site from CC (H) TOD to CC TOD while the Sanctuary Property will retain the CC (H) TOD zoning implied by the 2001 landmark designation. Approval of this rezoning will allow the development to proceed without future requests to the Historic Preservation Commission.

Existing Zoning Overlay Map



Proposed Zoning Overlay Map



The City Code submittal, notification, and hearing procedures in Section 14A-4(a) through 14A-4(f) for the Historic Preservation Commission to review a historic zoning overlay request mirror the city’s rezoning process found in the City’s Zoning and Development Code (“ZDC”) Section 6-304. In fact, City Code §14A-4(c)(6) expressly requires that after the Historic Preservation Commission makes its recommendation to the Development Review Commission, the request must then follow the Zoning and Development Code §6-304(B) rezoning procedures, starting at the Development Review Commission and continuing through the final City Council hearing and ordinance adoption, as all rezoning requests must follow. This process ensures that the effect of historic designation, established by a zoning overlay on the property, follows all statutory requirements for rezoning.

Accordingly, this request has been included as part of the overall entitlement application, which meets both the procedures outlined in the City Code Historic Preservation Ordinance for the Historic Preservation Commission review of historic designations (City Code §14A-4) and state statutory requirements for zoning map amendments regarding overlay zoning by the Development Review Commission and City Council (ZDC §6-304).

The criteria for processing a de-listing application with the City Historic Preservation Commission are unclear since the City Code does not include any process or criteria for de-listing a property. Absent such a process, we must use the process indicated in the City Code that addresses the removal of a zoning overlay – the zoning process found in §6-304(C)(3) of the Zoning and Development Code.¹

Where the City Code does not expressly provide de-listing criteria, the proper review criteria the Historic Preservation Commission should use for a de-listing (removal of a historic zoning overlay) is ZDC §6-304(C)(3)². This ZDC section addresses the City Council review and approval criteria for Zoning Map Amendments, including Overlay Districts. ZDC §6-304(C)(3) states: “... Approval by the City Council of an amendment shall be based on a finding that the zoning amendment is in the public interest and is consistent and conforms with the General Plan. ...” (*emphasis added*).

This request to remove the historic zoning overlay from the Site is in the public interest and is consistent and conforms with the General Plan. At the heart of historic preservation is the public interest in the protection and preservation of resources that are of historic significance. Tempe has recognized this public interest through the adoption and amendment of the city’s Historic Preservation Plan and Historic Preservation Ordinance. Tempe’s Historic Preservation Ordinance, authorized by state zoning enabling legislation, must properly balance private property rights with the public benefit realized by historic preservation.

In this case, the appropriate balance of property rights and public interest in historic preservation is achieved. After an initial request to demolish the entire Site, the Wexford-Core team engaged in ongoing months-long discussions with the City to find a solution that would preserve the Sanctuary. The Sanctuary building, which contributes most to the historic character of the church, will be preserved for the benefit of the public. The nondescript accessory structures will be removed to support infill development of the Site in support of private property rights. With preservation of the Sanctuary and retention of the historic zoning overlay on the Sanctuary site, the historic zoning overlay on the redevelopment Site is no longer necessary to protect the public’s interest in historic preservation.

Rezoning to remove the historic zoning overlay on this Site is consistent and conforms with the General Plan. The Historic Preservation Element in the Tempe Tomorrow: General Plan 2050 seeks to enhance community character and heritage through the preservation of historic sites and districts (Goal 1, Historic Preservation Element). In support of this goal, identified objectives and strategies include HP1.1, review

¹ The City Code provides express criteria for historic property designation in City Code §14A-4(a), however it does not include specific criteria for de-listing a property. It is a longstanding legal principle that when specific criteria are included in a statute, the absence of other criteria is viewed as an intentional exclusion. Further, courts have also long held that presumption may not be used when reading a statute or ordinance because reading anything into a statute that is not expressly spelled out would be a violation of due process. Assuming the listing criteria in the negative in the absence of specific delisting criteria illustrates these procedural due process concerns as most properties could not be delisted unless they were first demolished or destroyed. This would hold property owners hostage when trying to de-list their property, ignoring their property rights and due process considerations. Therefore, it cannot be asserted that the criteria for delisting is simply the negative application of the listing criteria outlined in City Code §14A-4(a).

² ZDC §6-304(C)(3) is included in the Historic Preservation historic overlay adoption procedures (City Code §14A-4(c)(6)) and states that the ZDC section must be followed for review of such requests by the Development Review Commission and City Council.

of proposals that may impact a historic property, and HP 1.13 encouraging infill development. The 7th Street Residential proposal included additional reviews based on the 2001 historic designation.

As a result of the coordination with City Staff, the development team implemented a redevelopment plan that preserves the Sanctuary as a historic property. In turn, this encourages high-density, mixed-use infill redevelopment on the Site in line with its Mixed-Use Urban Core designation, in conformance with the General Plan. Locating high-density development in the city’s Urban Core helps the city meet its growing housing demand while protecting established residential historic districts. Removing the historic zoning overlay from the Site ensures that individual property owners alone do not bear the burden of maintaining historic landmarks solely for the public’s benefit.

This request to remove the zoning historic zoning overlay meets both criteria for the review and approval of a rezoning request per ZDC §6-304(C)(3), and as such the Wexford-Core team respectfully requests that the Historic Preservation Commission, the Development Review Commission, and the City Council approve our request for removal of the historic zoning overlay zoning on the development Site.

4. Demolition and Removal of the Ancillary Classroom and Administrative Buildings (Tempe City Code §14A-7).

Preservation of the Sanctuary building will require demolition and removal of the classroom and administrative buildings, portions of which are attached to the Sanctuary.



As noted in the City’s 2000 and 2001 Staff Reports regarding First Congregational Church’s historic landmark designation, “there is little evidence of the earliest church structures and there have been various additions over the years.” Therefore, the significance of the church as historic is primarily based on its presence in downtown Tempe since 1899 and for housing the oldest church congregation on the same site at the time of its nomination. Preservation of the Sanctuary ensures the location and congregation’s importance to Tempe’s heritage is maintained. Now that the congregation itself is gone, the Sanctuary is the prominent building on the historic Site and the steeple is the singular physical feature identifying the Sanctuary as a church. Demolition of attached additions does not diminish the distinctive character of the Sanctuary.

The criteria for review of a demolition or removal by the Historic Preservation Commission is found in City Code § 14A-7(c)(1): “The property which is proposed for demolition or removal is of no historic or architectural value or significance and does not contribute to the distinctive character of the property.”

The administrative office and classroom structures proposed to be razed are of no historic or architectural value or significance and do not contribute to the distinctive character of the property. These structures were not advanced as the reason for this church being designated a historic landmark in the 2000 and 2001 Staff Reports to the Historic Preservation Commission, Planning and Zoning Commission, and City Council. Those Staff Reports indicate the church’s significance is “for its presence in Downtown Tempe since 1899” and because “[i]t houses the oldest church congregation on the same site in Tempe.” The Staff Reports further indicate the church “...represents an established and visual feature of an area of the city due to a prominent location or singular physical feature.”

So, the basis for the historic property designation has very little to do with the administrative and classroom structures, and more to do with the fact that the church and its congregation were present in Downtown Tempe since 1898 and the steeple that has been a prominent physical feature since 1953. The longstanding presence of the church on the corner of 6th Street and Myrtle and its steeple are therefore the “distinctive characters” that supported its designation as a historic landmark, and the administrative and classroom structures were not contributing factors to that designation, nor are those structures of any historic or architectural value or significance.

The Sanctuary is proposed to be preserved while the non-contributing ancillary structures will be razed. These ancillary structures do not contribute to the distinctive character of the historic property. As noted above, the distinctive character of the historic landmark is the presence of a church at the corner of 6th Street and Myrtle and the long-standing presence of the same congregation in that church. Although the 2001 Staff Reports comment on the 1899 structure following the Akron Plan style of church architecture, the Staff Reports also note that there is “little evidence” of those earlier structures. Additionally, according to the Staff Reports and available building permit records, various modifications were made to the church buildings throughout the years, including the 2-story classroom addition in the 1990’s.

With limited evidence of the earlier structures, the Staff Reports focus on the Sanctuary built in 1953. In 2001 when the historic property application was filed, the Sanctuary did not qualify for historic designation, which is why the initial designation was for a historic landmark. It is the Sanctuary building that includes bricks from the original building and the city posits is tied to noted Tempe architect Kemper Goodwin. The Sanctuary also houses the original church bell in its steeple. This history confirms that the Sanctuary is the distinctive component of the historic landmark. Accordingly, the ancillary structures proposed to be removed are of no historic or architectural value or significance and do not contribute to the distinctive character of the property. As a result, the Wexford-Core team respectfully requests the Historic Preservation Commission approve the demolition of the non-contributing administrative and classroom buildings.

III. CONCLUSION

The Wexford-Core team are excited to bring the 7th Street Residential vision to the Site while preserving the First Congregational Church’s Sanctuary building. Redevelopment of underutilized sites in the urban core is critical to support the city’s investments in Downtown Tempe. The proposed development matches the scale of similar development in the area and meets many of the identified goals of the General Plan and the Downtown Character Area Plan. For the reasons discussed above, we respectfully request approval of the 7th Street Residential entitlement and Historic Preservation requests.

PLANNED AREA DEVELOPMENT OVERLAY FOR 7TH STREET RESIDENTIAL SITE PLAN

RSP

RSP Architects
502 South College Ave. 480.889.2000
Suite 203
Tempe, AZ 85281
rsparch.com

CONSULTANTS

REC23108

PAD 230014



PROJECT FOR
CORE Spaces
7th Street Residential

Project No. 305200200
Drawn By MD/AV
Checked By MD
Date 08/26/24

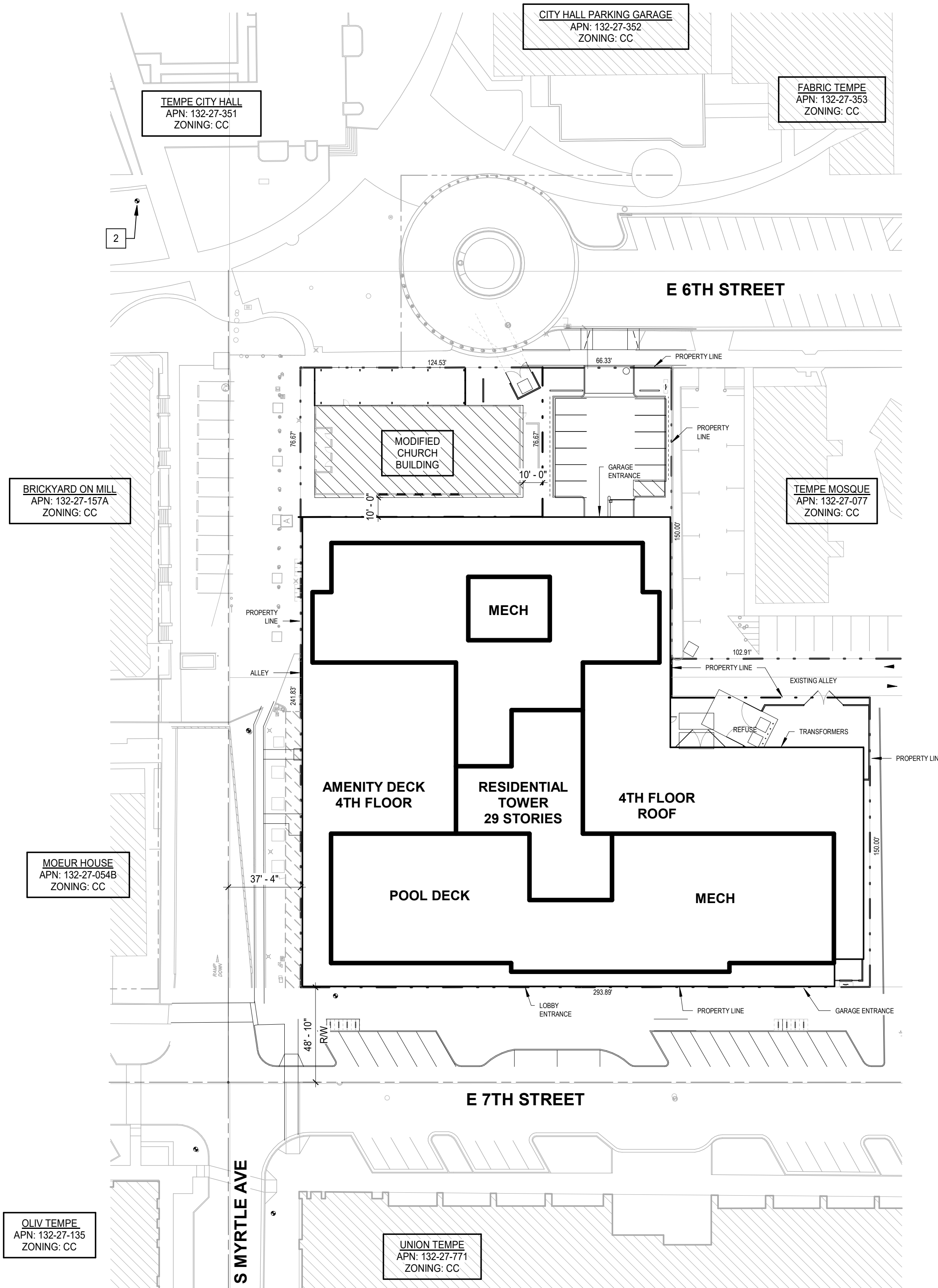
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NO. DATE DESCRIPTION
1 2024-08-26 CoT DPR/PAD Submittal

DS220704

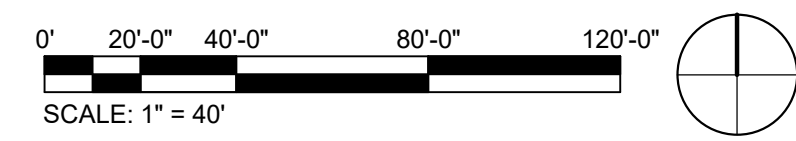
PAD SITE PLAN

G001



DEVELOPMENT STANDARDS	EXISTING CC TOD (CORRIDOR) TABLE 4-203(A) & 5-611(A)	PROPOSED CC PAD TOD (CORRIDOR)
GENERAL PLAN LAND USE	MIXED-USE URBAN CORE >65 DU/A	MIXED-USE URBAN CORE >65 DU/A
SITE AREA (GROSS)		66,470 SF (1.53AC)
SITE AREA (NET)		66,470 SF (1.53AC)
DENSITY	NO STANDARD	535 DU/AC
DWELLING QUANTITY		818
BEDROOM QUANTITY		1957
BUILDING HEIGHT	50'	315'-0" (TOP OF TOP - MAX)
BUILDING STEPBACK	YES	NO
BUILDING LOT COVERAGE	NO STANDARD	85% (56,325 SF / 66,470 SF)
LANDSCAPE AREA	NO STANDARD	36% (23,778 SF / 66,470 SF)
LEVEL 1 - GROUND LEVEL		14% (9,120 SF / 66,470 SF)
LEVEL 4 - AMENITY DECK		9% (6,114 SF / 66,470 SF)
LEVEL 29 - ROOF TOP AMENITY		13% (8,544 SF / 66,470 SF)
BUILDING SETBACKS		
FRONT (NORTH - 6TH ST)	0'-0"	0'-0"
FRONT (MAXIMUM)	20'-0"	0'-0"
SIDE (EAST)	0'-0"	0'-0"
SIDE (WEST)	0'-0"	0'-0"
REAR (SOUTH - 7TH ST)	0'-0"	0'-0"
PARKING (NORTH - 6TH ST)	20'-0"	15'-0"
VEHICLE PARKING QUANTITY	781 REQUIRED	290 PROVIDED
STUDIO	62.0 (124 BR x 0.50/BR)	37.20 (124 BR x 0.30/BR)
1-BEDROOM	0 (0 BR x 0.50/BR)	0 (0 BR x 0.30/BR)
2-BEDROOM	422 (844 BR x 0.50/BR)	253.20 (844 BR x 0.30/BR)
3-BEDROOM	89.10 (297 BR x 0.30/BR)	89.1 (297 BR x 0.30/BR)
4-BEDROOM	207.60 (692 BR x 0.30/BR)	207.60 (692 BR x 0.30/BR)
GUEST	0.00 (NONE REQUIRED W/ COMM USE)	0.00 (NONE REQUIRED W/ COMM USE)
RESTAURANT (3,126 SF)	0.00 (1:500, FIRST 5,000 WAIVED)	0.00 (1:500, FIRST 5,000 WAIVED)
BICYCLE PARKING QUANTITY	852 REQUIRED	
STUDIO	93 (124 UNITS x 0.75/UNIT)	
1-BEDROOM	0 (0 UNITS x 0.75/UNIT)	
2-BEDROOM	316.5 (422 UNITS x 0.75/UNIT)	
3-BEDROOM	99.00 (99 UNITS x 1.0/UNIT)	
4-BEDROOM	173.00 (173 UNITS x 1.0/UNIT)	
GUEST	163.60 (818 UNITS x 0.2/UNIT)	
RESTAURANT (3,126 SF)	6.25 (1/500SF)	
USES		
RESIDENTIAL		899,821 GSF / 875,106 NSF
COMMERCIAL		3,126 GSF / 2,993 NSF
PARKING GARAGE		112,297 GSF / 112,032 NSF
TOTAL SQUARE FOOTAGE		1,015,244 GSF / 990,131 NSF

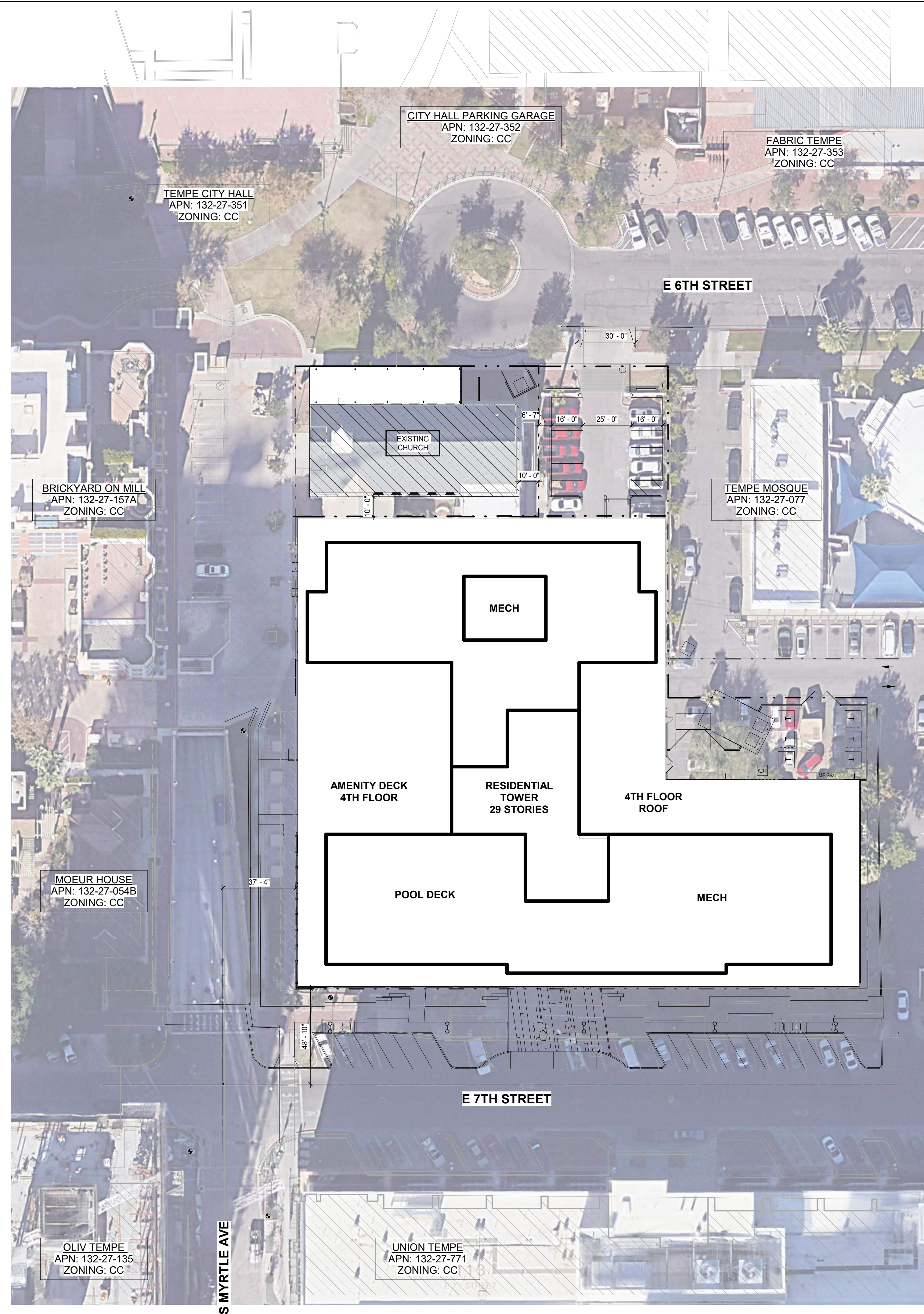
1 L1 - SITE PLAN PAD
1" = 40'-0"



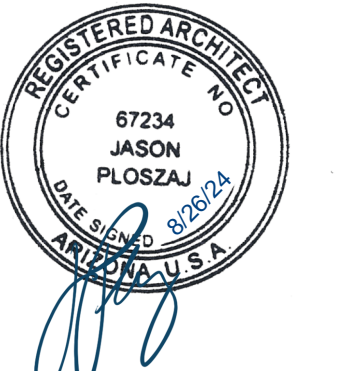
DS220704

PAD230014

REC23108



CONSULTANTS

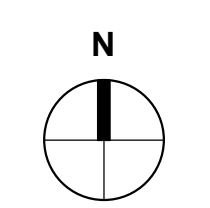
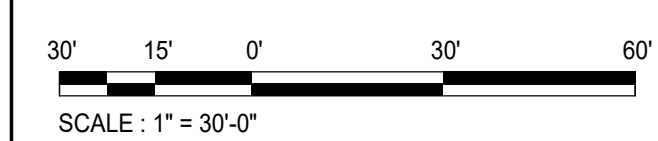


PROJECT FOR
CORE Spaces
 7th Street Residential

Project No.	305200200
Drawn By	MD/AV
Checked By	MD
Date	08/26/24

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ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION
1	2024-08-26	CoT DPR/PAD Submittal



CONTEXT AERIAL
 SITE PLAN

A001



Project No.	305200200
Drawn By	MD/AV
Checked By	MD
Date	08/26/24

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NO.	DATE	DESCRIPTION
1	2024-08-26	CoT DPR/PAD Submittal

ISSUES / REVISIONS

PROJECT DATA	
GENERAL PLAN LAND USE	MIXED-USE URBAN CORE >65 DU/A
ZONING	CC PAD TOD (CORRIDOR)
SITE AREA (GROSS)	66,470 SF (1.53AC)
SITE AREA (NET)	66,470 SF (1.53AC)
DENSITY	
MAX ALLOWED	535 DU/AC
PROPOSED DWELLING UNITS	818
UNIT TYPES	
STUDIO	124
1-BEDROOM	0
2-BEDROOM	422
3-BEDROOM	99
4-BEDROOM	173
TOTAL BUILDING AREA	1,015,244 GSF / 990,131 NSF
USES	
RESIDENTIAL	899,821 GSF / 875,106 NSF
COMMERCIAL	3,126 GSF / 2,993 NSF
PARKING GARAGE	112,297 GSF / 112,032 NSF
BUILDING HEIGHT	
MAX ALLOWED	315'-0" (TOP OF TOP - MAX)
BUILDING LOT COVERAGE	
MAX ALLOWED	85% (56,325 SF / 66,470 SF)
LANDSCAPE AREA	
LEVEL 1 - GROUND LEVEL	14% (9,120 SF / 66,470 SF)
LEVEL 4 - AMENITY DECK	9% (6,114 SF / 66,470 SF)
LEVEL 29 - ROOF TOP AMENITY	13% (8,544 SF / 66,470 SF)
BUILDING SETBACKS	
FRONT (NORTH - 6TH ST)	0'-0"
FRONT (MAXIMUM)	0'-0"
SIDE (EAST)	0'-0"
SIDE (WEST)	0'-0"
REAR (SOUTH - 7TH ST)	0'-0"
PARKING (NORTH - 6TH ST)	15'-0"
VEHICLE PARKING QUANTITY	
STUDIO	37.20 (124 BR x 0.30/BR)
1-BEDROOM	0 (0 BR x 0.30/BR)
2-BEDROOM	253.20 (844 BR x 0.30/BR)
3-BEDROOM	89.1 (297 BR x 0.30/BR)
4-BEDROOM	207.60 (692 BR x 0.30/BR)
GUEST	0.00 (NONE REQUIRED W/ COMM USE)
RESTAURANT (3,126 SF)	0.00 (1:500, FIRST 5,000 WAIVED)
PARKING REQUIRED	781 REQUIRED
PARKING PROVIDED	290 PROVIDED
BICYCLE PARKING QUANTITY	
STUDIO	93 (124 UNITS x 0.75/UNIT)
1-BEDROOM	0 (0 UNITS x 0.75/UNIT)
2-BEDROOM	316.5 (422 UNITS x 0.75/UNIT)
3-BEDROOM	99.00 (99 UNITS x 1.0/UNIT)
4-BEDROOM	173.00 (173 UNITS x 1.0/UNIT)
GUEST	163.60 (818 UNITS x 0.2/UNIT)
RESTAURANT (3,126 SF)	6.25 (1/500SF)
BIKE PARKING REQUIRED	852 REQUIRED
BIKE PARKING PROVIDED	852 PROVIDED

PROJECT TEAM

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PHONE: 480.889.2021
EMAIL: MIKE.DUFFY@RSPARCH.COM

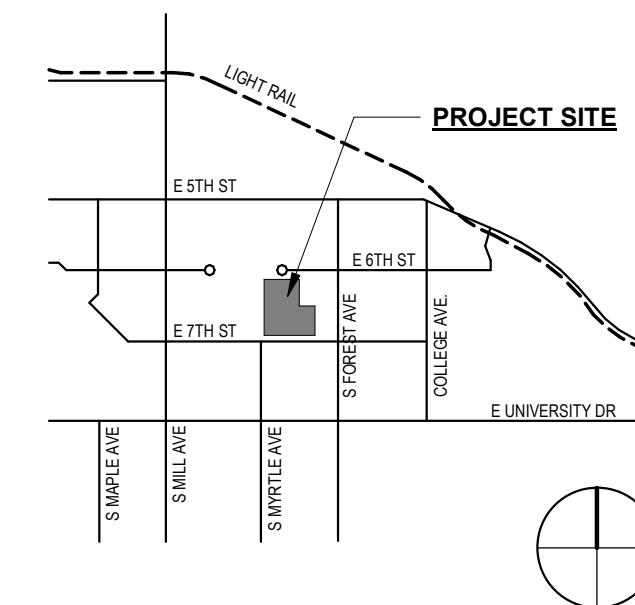
LANDSCAPE SITE DESIGN
888 S MICHIGAN UNIT PH1
CHICAGO, IL 60605
SARA GRAY
PHONE: 312.427.7240 x122
EMAIL: SARA.GRAY@SITE-DESIGN.COM

LEGEND

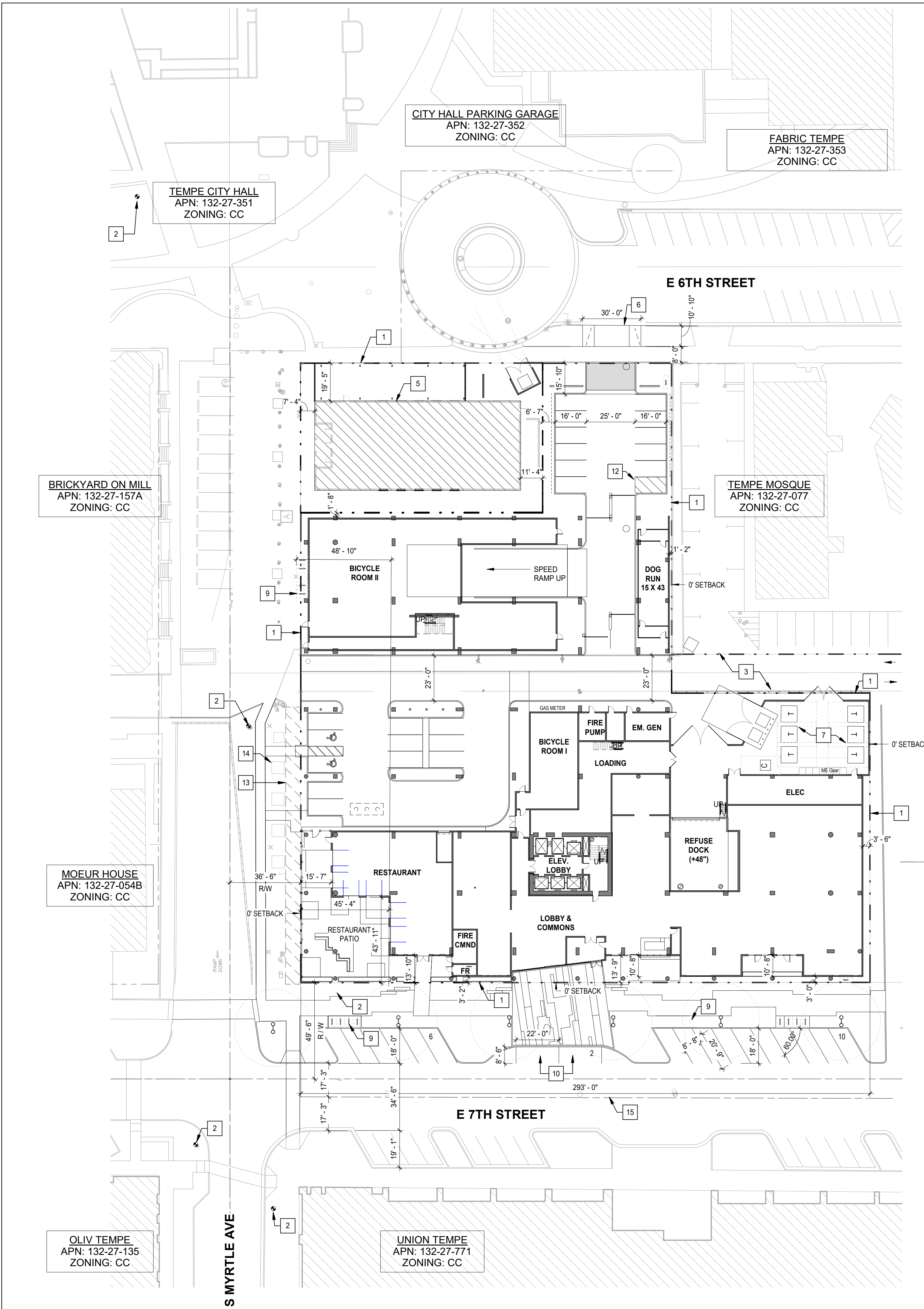
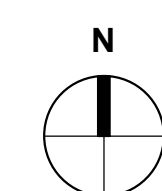
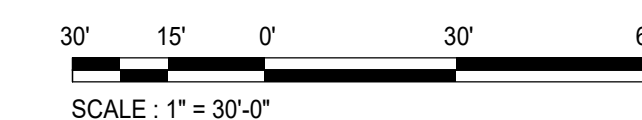
	PROPERTY LINE
	ROAD CENTERLINE
	EXISTING SIDEWALK AND CURB
	NEW SIDEWALK AND CURB
	ACCESSIBLE ROUTE
	FIRE HYDRANT
	FDC - FINAL LOCATION TO BE ON APPROVED FIRE SPRINKLER PLANS
	ELEVATION CALL OUT
	EXISTING LIGHTPOLE
	EXISTING STREET LAMP

ABBREVIATIONS	
T	TRANSFORMER
C	CAPACITOR BANK
VG	VISTA SWITCH GEAR
EXIST.	EXISTING
N.I.C.	NOT IN CONTRACT
N.S.	NO STANDARD
GSF	GROSS SQUARE FOOTAGE
NSF	NET SQUARE FOOTAGE
AC	ACRE
SW	SIDEWALK
SF	SQUARE FEET

#	KEYNOTES - SITE PLAN
NOTE: ALL KEYNOTES MAY NOT BE USED ON THIS SHEET	
NO.	DESCRIPTION
1	PROPERTY LINE
2	EXISTING FIRE HYDRANT
3	PUBLIC ALLEY TO REMAIN R/W
5	MODIFIED CHURCH TO REMAIN
6	DRIVEWAY per COT T-320
7	TRANSFORMERS, VISTA GEAR, CAPACITOR BANK
9	BICYCLE RACK, TWO 2'x6' SPACES PER RACK
10	LOADING SPACES (DROP-OFF/PICK-UP ONLY)
12	TURN AROUND SPACE, NO PARKING
13	EXISTING UTILITY EASEMENT
14	EXISTING ELECTRICAL EQUIPMENT
15	APPROXIMATE CENTER LINE



VICINITY MAP





PROJECT FOR
CORE Spaces
7th Street Residential

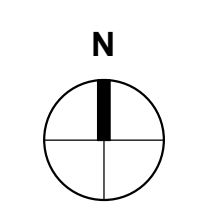
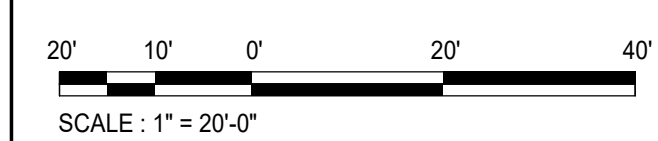
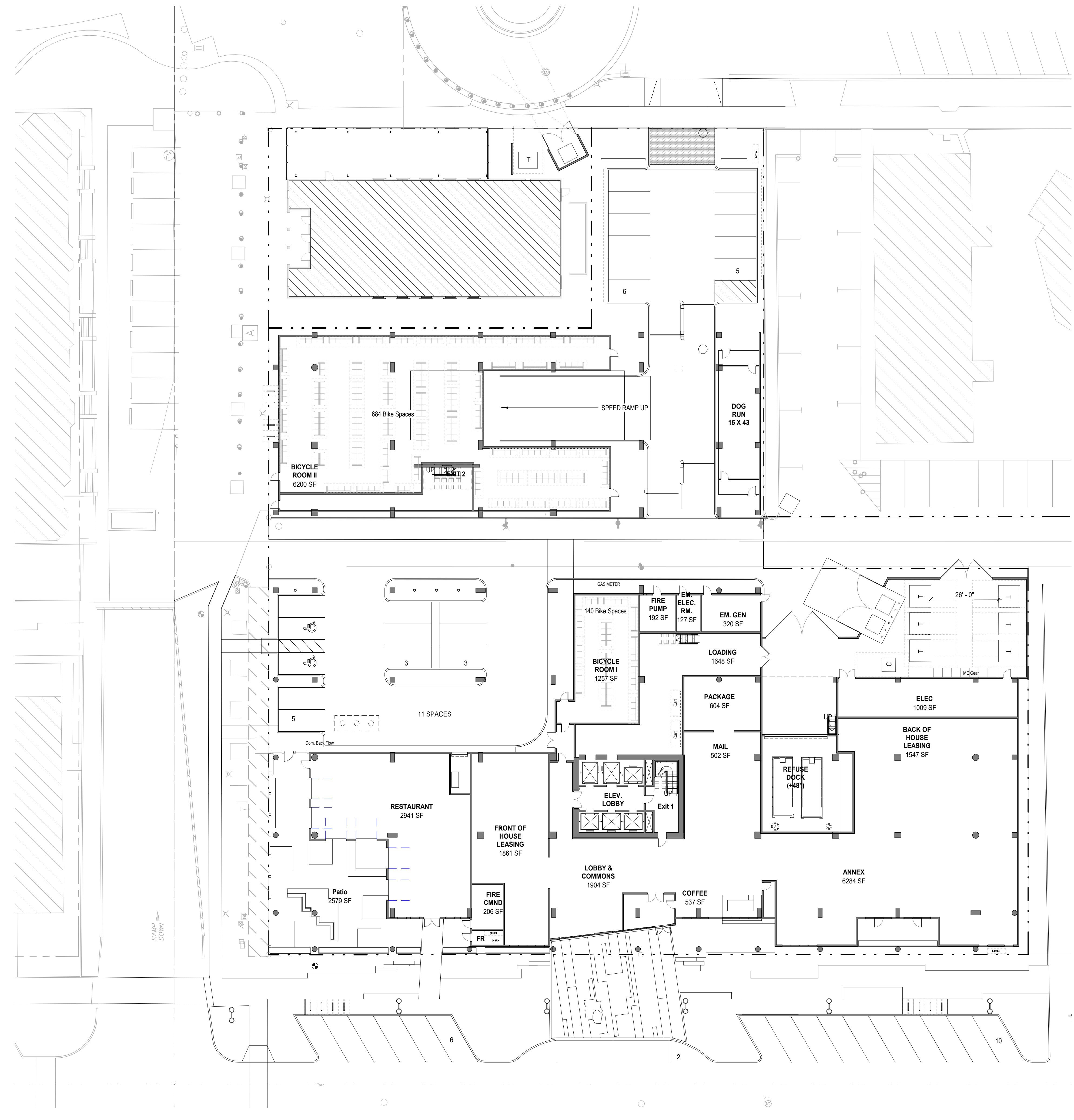
Project No.	305200200
Drawn By	MD/AV
Checked By	MD
Date	08/26/24

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ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION
1	2024-08-26	CoT DPR/PAD Submittal

GROUND FLOOR PLAN

A101



CONSULTANTS



PROJECT FOR
CORE Spaces
 7th Street Residential



SOUTHWEST CORNER



SOUTHEAST CORNER

Project No.	305200200
Drawn By	MD/AV
Checked By	MD
Date	08/26/24

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PERSPECTIVES

A531

CONSULTANTS



PROJECT FOR
CORE Spaces
 7th Street Residential



NORTHEAST CORNER



NORTHWEST CORNER

Project No.	305200200
Drawn By	MD/AV
Checked By	MD
Date	08/26/24

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PERSPECTIVES

A532



MAIN ENTRANCE

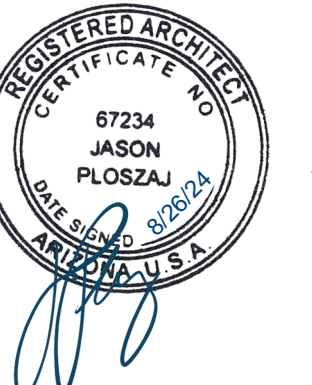


SOUTHWEST CORNER

RSP

RSP Architects
502 South College Ave. 480.889.2000
Suite 203 rsparch.com
Tempe, AZ 85281

CONSULTANTS



PROJECT FOR

CORE Spaces

7th Street Residential

Project No.	305200200
Drawn By	MD/AV
Checked By	MD
Date	08/26/24

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NO.	DATE	DESCRIPTION
1	2024-08-26	CoT DPR/PAD Submittal

PERSPECTIVES

A533



PROJECT FOR
CORE Spaces
7th Street Residential

Project No. 305200200
Drawn By Author
Checked By Checker
Date 08/26/24

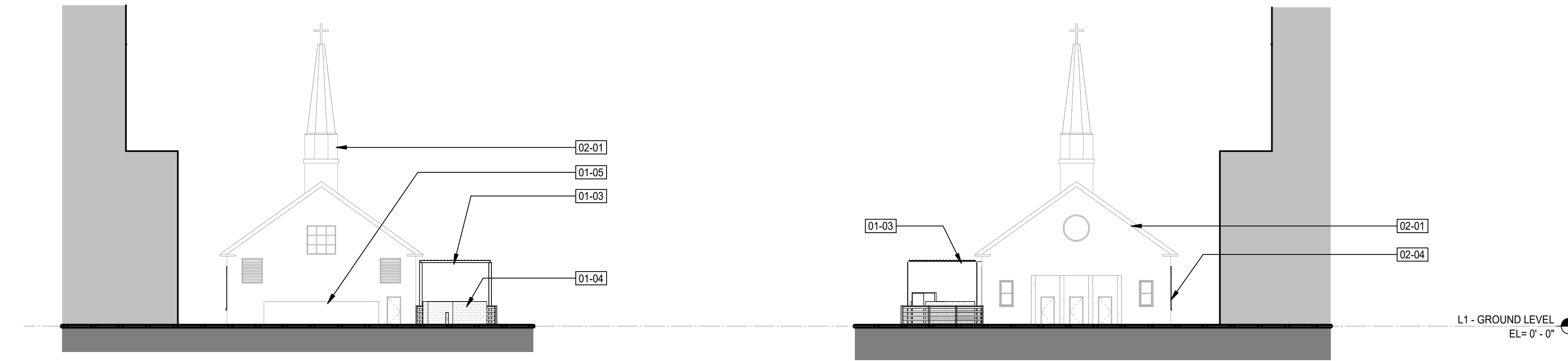
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ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION

SANCTUARY

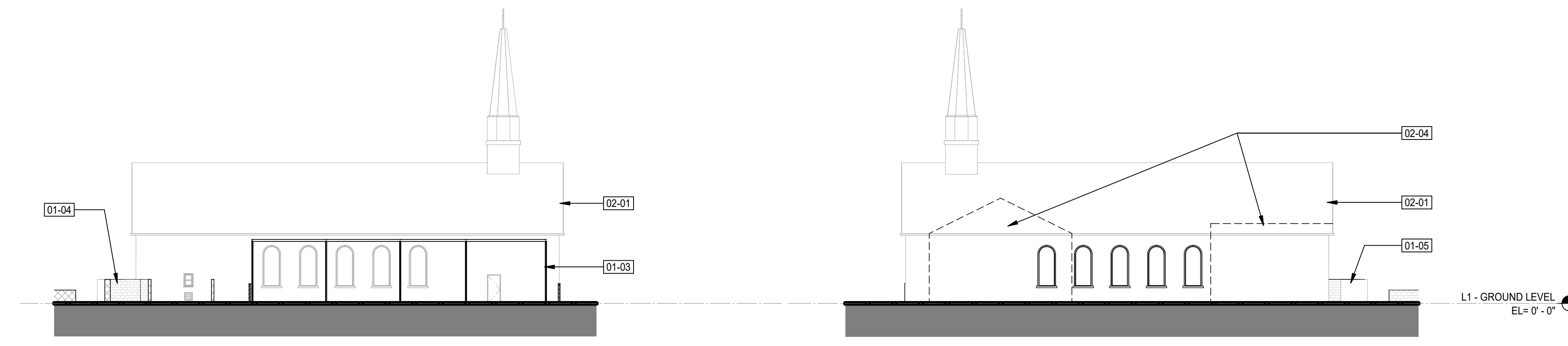
A542

KEYNOTES	
NO.	DESCRIPTION
01-03	PROPOSED OUTDOOR DINING - SUBJECT TO FUTURE REVIEW AND APPROVAL
01-04	PROPOSED REFUSE AND ELECTRICAL
01-05	SERVICE YARD
01-06	PROPOSED ADJACENT NEW BUILDING
02-01	SANCTUARY BUILDING TO REMAIN
02-04	AREA IMPACTED BY DEMOLITION - REPAIR AND FINISH TO MATCH EXISTING ADJACENT WALL/ROOF



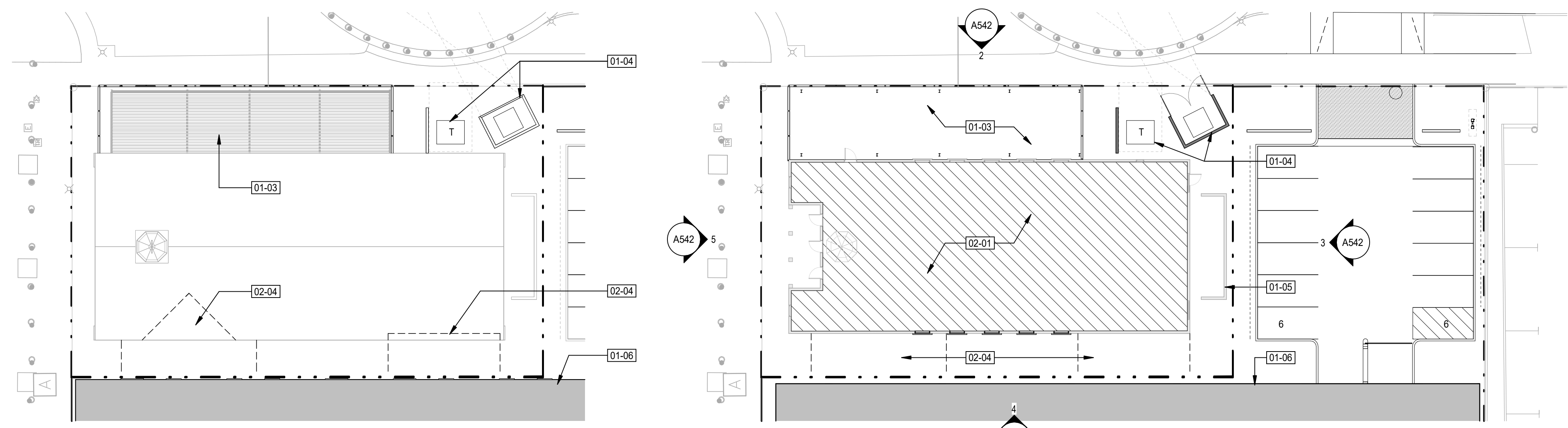
3 SANCTUARY ELEVATION - EAST
1" = 20'-0"

5 SANCTUARY ELEVATION - WEST
1" = 20'-0"



2 SANCTUARY ELEVATION - NORTH
1" = 20'-0"

4 SANCTUARY ELEVATION - SOUTH
1" = 20'-0"



6 SANCTUARY ROOF PLAN
1" = 20'-0"

1 SANCTUARY SITE PLAN
1" = 20'-0"

