

# MEMORANDUM

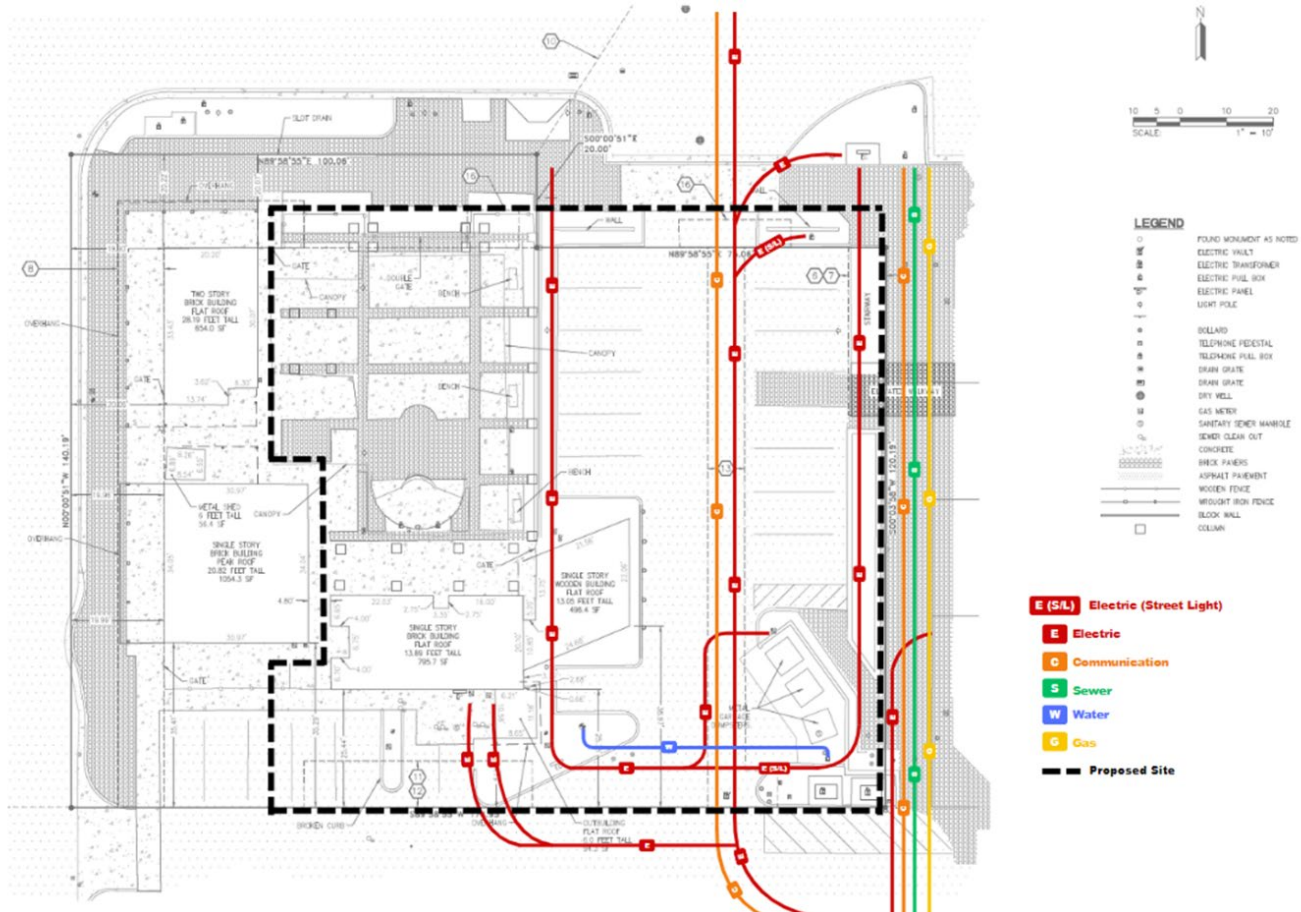


TO: Historic Preservation Commission  
 FROM: April Kroner, Deputy Economic Development Director, (ex. 8527)  
 DATE: 12/11/2024  
 SUBJECT: Agenda Item #5: Hackett House Redevelopment Update

On June 25, 2024, Economic Development staff issued a Request for Proposals (RFP) for the redevelopment opportunity of the City-owned, 0.34-acre historic property at 4th Street and Maple Avenue, adjacent to the Hackett House. The RFP asked for development proposals that included a high-rise mixed-use project with housing, a boutique hotel, and event space for use by Tempe Sister Cities. The RFP closed on September 6, 2024, and no submittals were received.

Economic Development staff met with City Council on 9/19/2024 for direction on reissuing the RFP with the following:

- Smaller scale, mid-rise development (8-12 floors)
  - Residential units - for sale and/or for rent
  - 30% workforce units (defined as being available to persons having an income between 81%-120% of the Phoenix/Mesa/Scottsdale, AZ MSA Area Median Income (AMI))
- Site boundary modifications to avoid easement constraints, as shown below
  - Stairway easement
  - Utility easement – communication and power line located 36" below grade



- Incorporate elements of the International Green Building Code
- No on-site parking required
- Tempe Sister Cities components will remain unchanged

Extra points will be awarded for proposals including:

- More than 30% workforce housing
- Each element of the International Green Building Code
- Accelerated timeline
- Alternative sources of financing

The revised Request for Proposals (RFP) will be issued in January 2025. Economic Development is seeking feedback from the HPC regarding the proposed project.