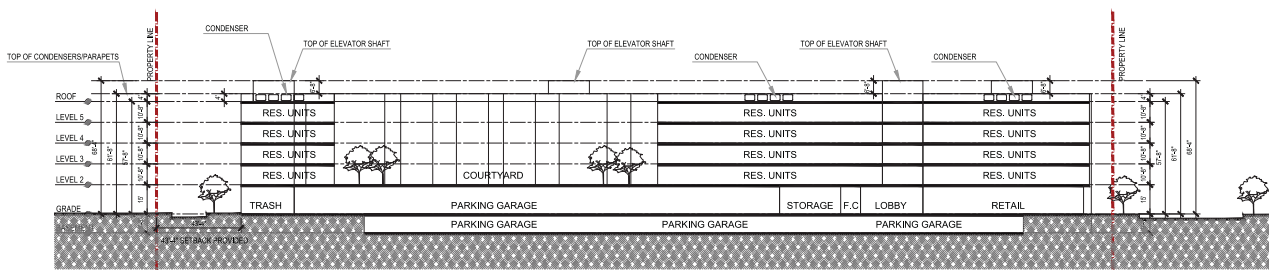
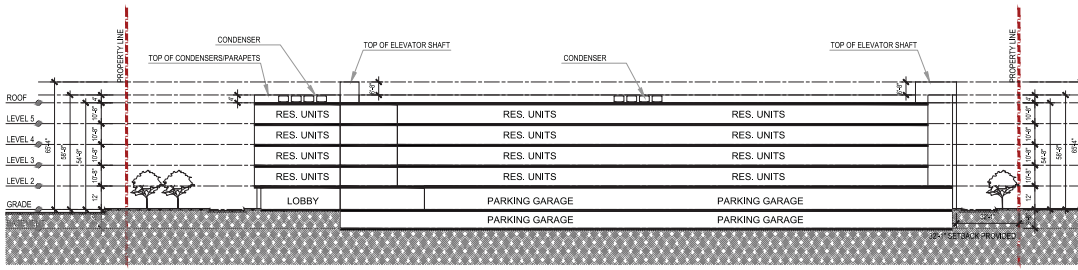


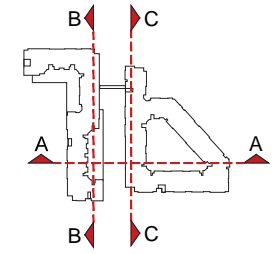
SECTION A-A



SECTION B-B



SECTION C-C



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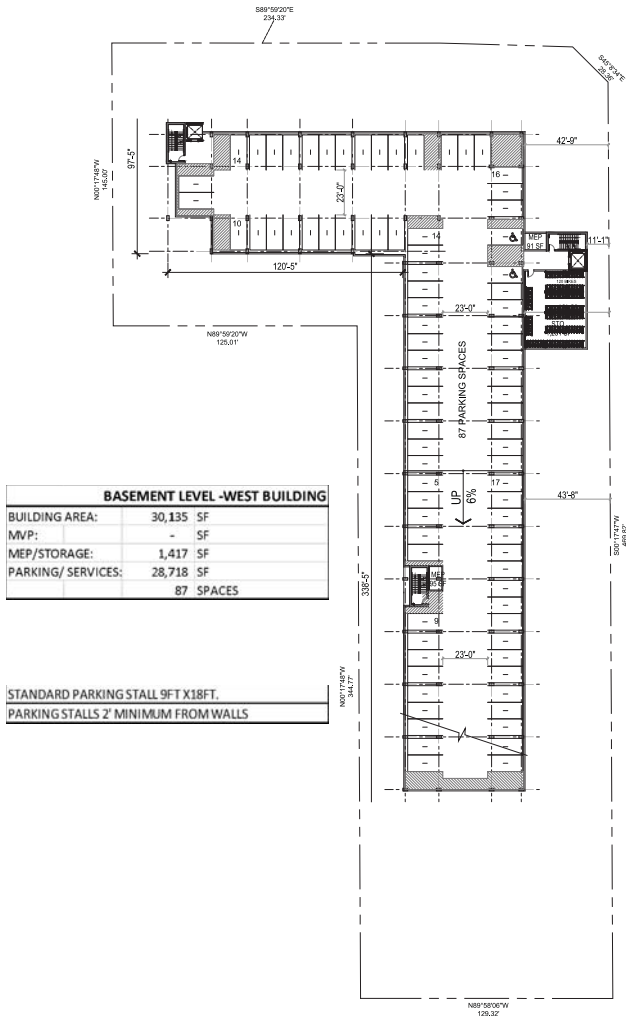
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**PARK PLACE**  
 1201 E. APACHE  
 TEMPE, ARIZONA  
 PARK 7 GROUP

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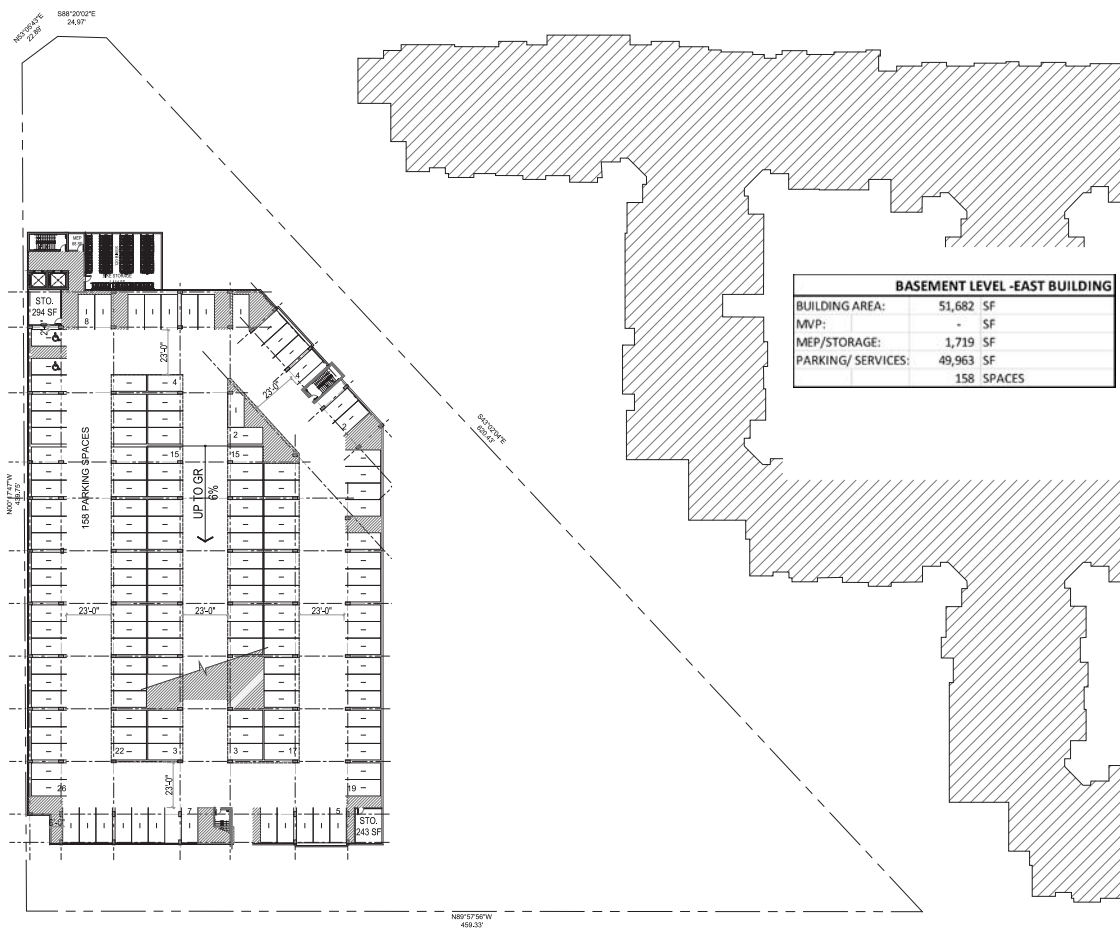
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CITY PLANNING SUBMITTAL - 11.22.2017  
 SHEET CONTENTS  
**SECTIONS**  
 SHEET NO.  
**A500**  
 HPA 17030



BASEMENT LEVEL -WEST BUILDING	
BUILDING AREA:	30,135 SF
MVP:	- SF
MEP/STORAGE:	1,417 SF
PARKING/ SERVICES:	28,718 SF
	87 SPACES

STANDARD PARKING STALL 9FT X18FT.  
PARKING STALLS 2' MINIMUM FROM WALLS



BASEMENT LEVEL -EAST BUILDING	
BUILDING AREA:	51,682 SF
MVP:	- SF
MEP/STORAGE:	1,719 SF
PARKING/ SERVICES:	49,963 SF
	158 SPACES



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**PARK PLACE**  
1201 E. APACHE  
TEMPE, ARIZONA  
PARK 7 GROUP

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NEWPORT BEACH-SCOTTSDALE-TORONTO-CHENNAI-BAHRAIN-HANOI-MONTROVIE

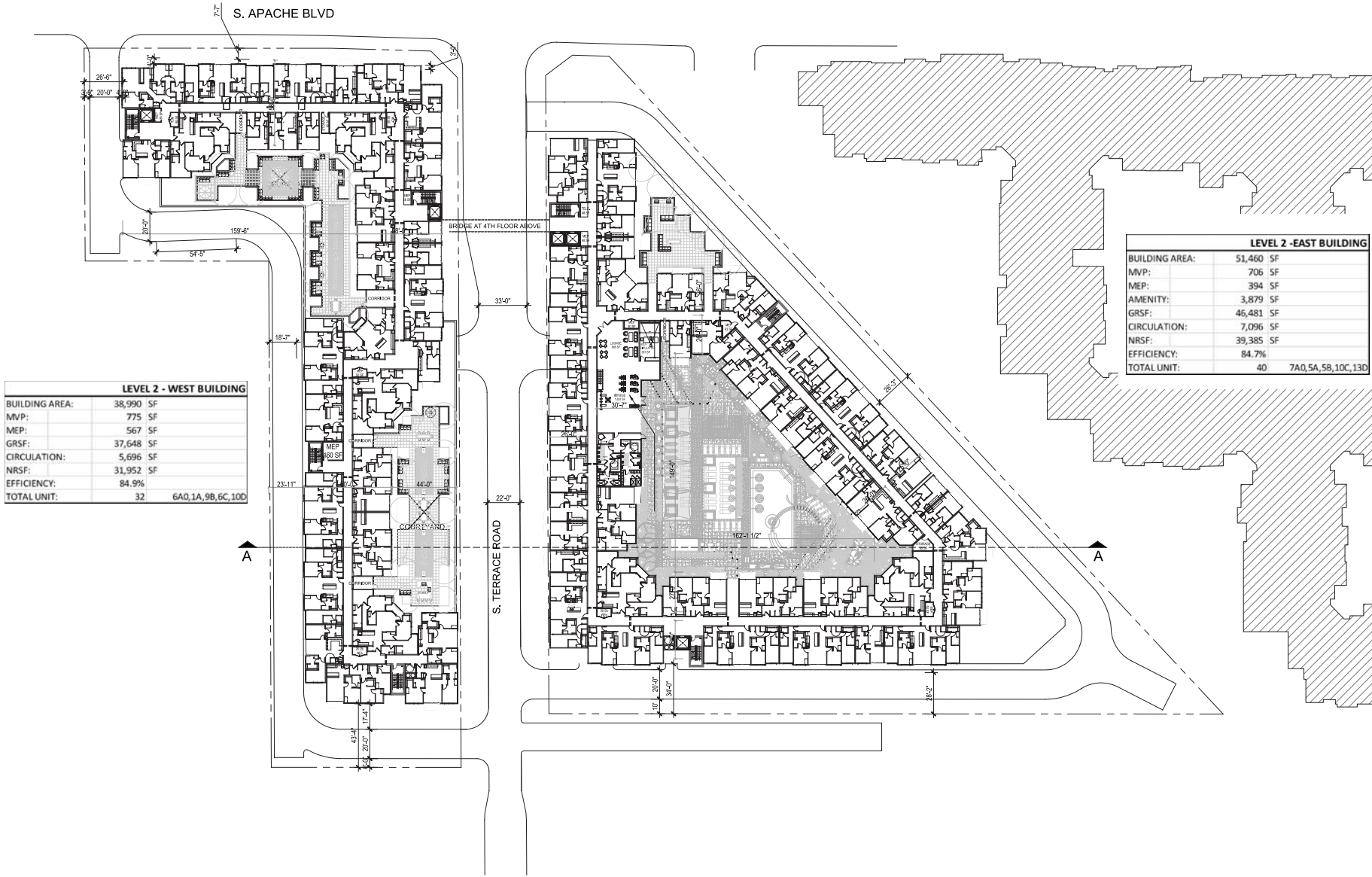
SHEET CONTENTS  
**BASEMENTS**

SHEET NO.  
**A401**

HPA 17030

CITY PLANNING SUBMITTAL - 11.22.2017





LEVEL 2 - WEST BUILDING	
BUILDING AREA:	38,990 SF
MVP:	775 SF
MEP:	567 SF
GRSF:	37,648 SF
CIRCULATION:	5,696 SF
NRSF:	31,952 SF
EFFICIENCY:	84.9%
TOTAL UNIT:	32 6A0,1A,9B,6C,10D

LEVEL 2 - EAST BUILDING	
BUILDING AREA:	51,460 SF
MVP:	706 SF
MEP:	394 SF
AMENITY:	3,879 SF
GRSF:	46,481 SF
CIRCULATION:	7,096 SF
NRSF:	39,385 SF
EFFICIENCY:	84.7%
TOTAL UNIT:	40 7A0,5A,5B,10C,13D

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**PARK PLACE**  
 1201 E. APACHE  
 TEMPE, ARIZONA  
 PARK 7 GROUP

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SHEET CONTENTS  
**LEVEL 2**  
 SHEET NO.

**A403**  
 HPA 17030



CITY PLANNING SUBMITTAL - 11.22.2017

LEVEL 3 - WEST BUILDING	
BUILDING AREA:	39,189 SF
MVP:	775 SF
MEP:	564 SF
GRSF:	37,850 SF
CIRCULATION:	5,696 SF
NRSF:	32,795 SF
EFFICIENCY:	86.6%
TOTAL UNIT:	30 4A0,0A,8B,5C,13D

LEVEL 3 - EAST BUILDING	
BUILDING AREA:	50,861 SF
MVP:	706 SF
MEP:	468 SF
AMENITY:	3,244 SF
GRSF:	46,443 SF
CIRCULATION:	6,522 SF
NRSF:	39,921 SF
EFFICIENCY:	86.0%
TOTAL UNIT:	40 7A0,5A,4B,10C,14D

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**PARK PLACE**  
 1201 E. APACHE  
 TEMPE, ARIZONA  
 PARK 7 GROUP

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SHEET CONTENTS  
**LEVEL 3**  
 SHEET NO.  
**A404**  
 HPA 17030

CITY PLANNING SUBMITTAL - 11.22.2017



LEVEL 4 - WEST BUILDING	
BUILDING AREA:	39,189 SF
MVP:	775 SF
MEP:	564 SF
GRSF:	37,850 SF
CIRCULATION:	5,696 SF
NRSF:	32,526 SF
EFFICIENCY:	85.9%
TOTAL UNIT:	29 4A0,1A,8B,5C,13D

LEVEL 4 - EAST BUILDING	
BUILDING AREA:	50,861 SF
MVP:	706 SF
MEP:	532 SF
GRSF:	49,623 SF
CIRCULATION:	6,603 SF
NRSF:	43,020 SF
EFFICIENCY:	86.7%
TOTAL UNIT:	42 7A0,5A,4B,9C,17D

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**PARK PLACE**  
 1201 E. APACHE  
 TEMPE, ARIZONA  
 PARK 7 GROUP

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 NEWPORT BEACH-SCOTTSDALE-TORONTO-CHENNAI-BAHRAIN-HANOI-VIDEBO

CITY PLANNING SUBMITTAL - 11.22.2017  
 SHEET CONTENTS  
**LEVEL 4**  
 SHEET NO.  
**A405**  
 HPA 17030



LEVEL 5 - WEST BUILDING	
BUILDING AREA:	39,189 SF
MVP:	775 SF
MEP:	564 SF
GRSF:	37,850 SF
CIRCULATION:	5,055 SF
NRSF:	32,795 SF
EFFICIENCY:	86.6%
TOTAL UNIT:	30 4A0,0A,8B,5C,13D

LEVEL 5 - EAST BUILDING	
BUILDING AREA:	50,861 SF
MVP:	706 SF
MEP:	532 SF
GRSF:	49,623 SF
CIRCULATION:	6,603 SF
NRSF:	43,020 SF
EFFICIENCY:	86.7%
TOTAL UNIT:	42 7A0,5A,4B,9C,17D

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**PARK PLACE**  
 1201 E. APACHE  
 TEMPE, ARIZONA  
 PARK 7 GROUP

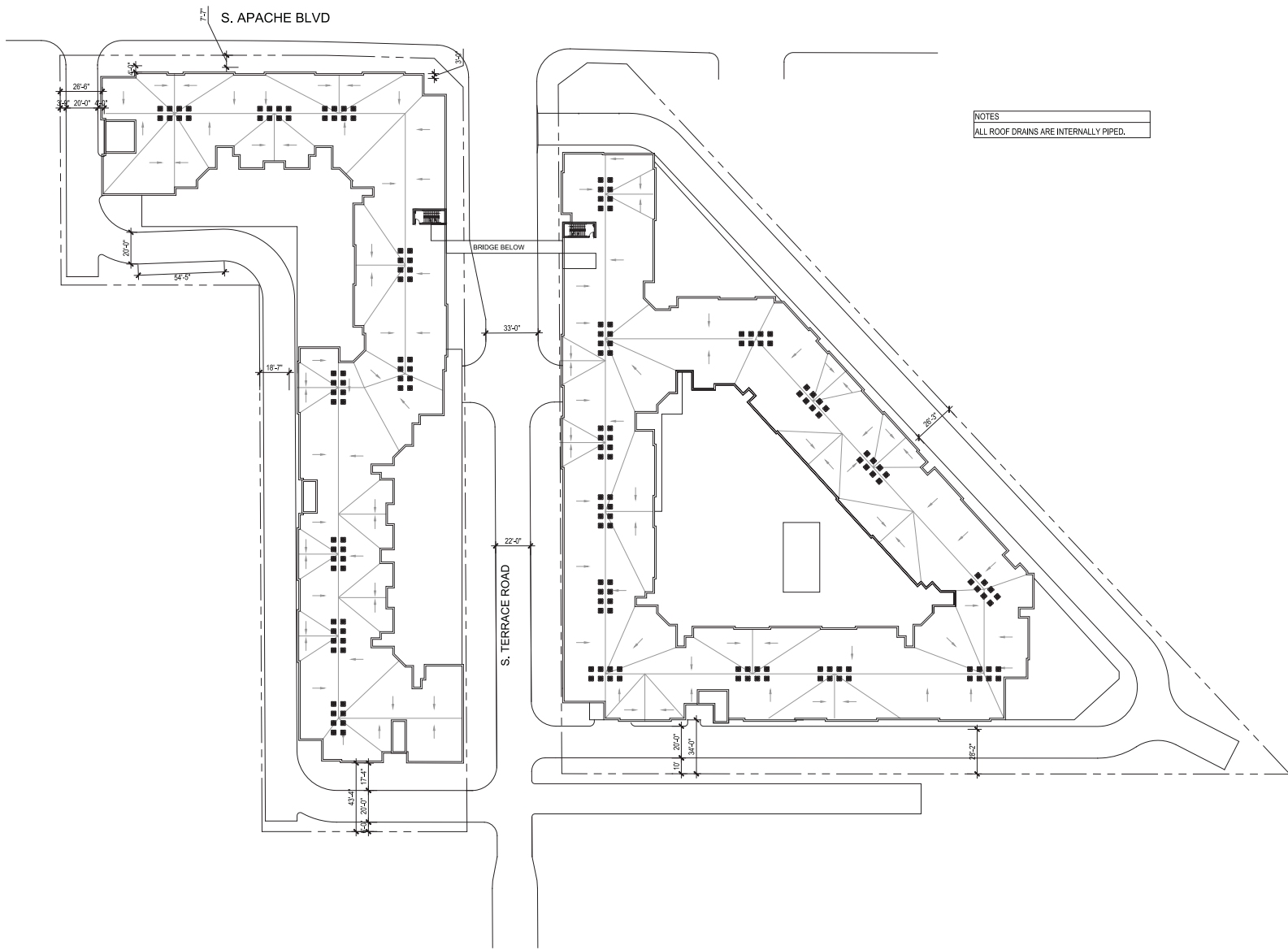
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SHEET CONTENTS  
**LEVEL 5**  
 SHEET NO.  
**A406**  
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NOTES  
 ALL ROOF DRAINS ARE INTERNALLY PIPED.

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**PARK PLACE**  
 1201 E. APACHE  
 TEMPE, ARIZONA  
 PARK 7 GROUP

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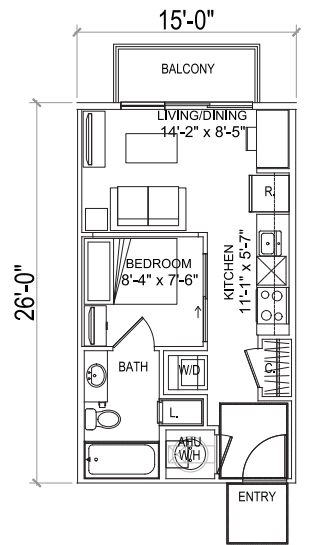
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**ROOF LEVEL**

SHEET NO.  
**A424**  
 HPA 17030

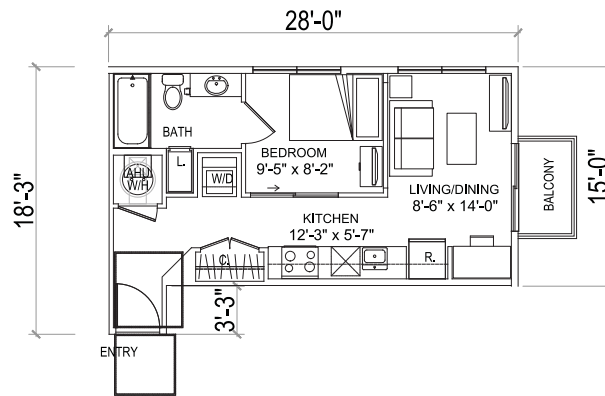
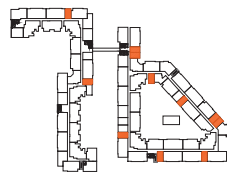


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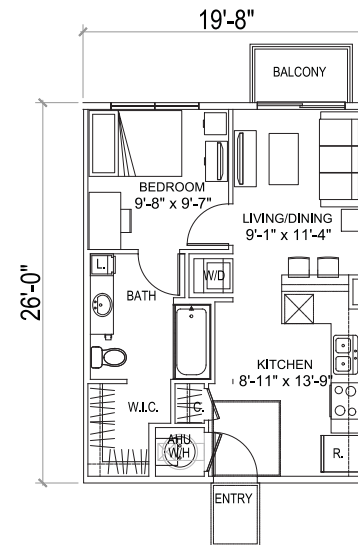
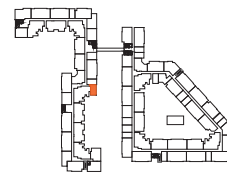




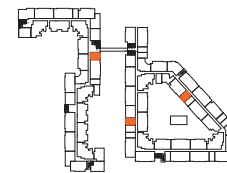
UNIT A0	1BR/1BA	390 SF	1
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UNIT A0-ALT	1BR/1BA	433 SF	
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UNIT A1	1BR/1BA	511 SF	2
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**PARK PLACE**  
 1201 E. APACHE  
 TEMPE, ARIZONA  
 PARK 7 GROUP

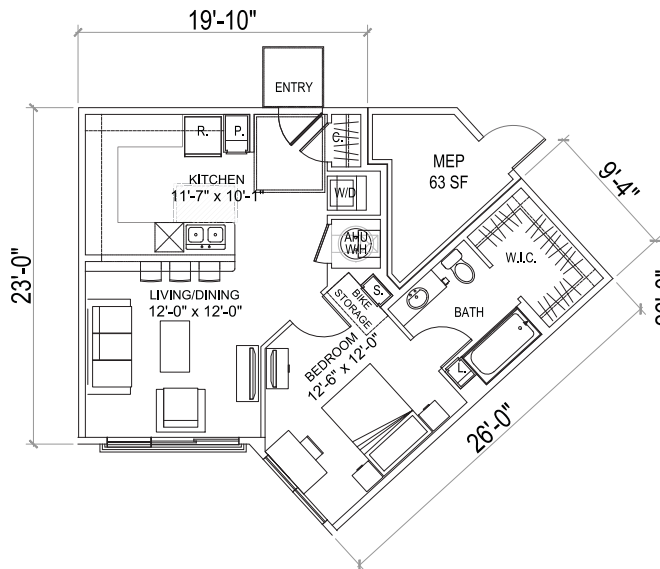
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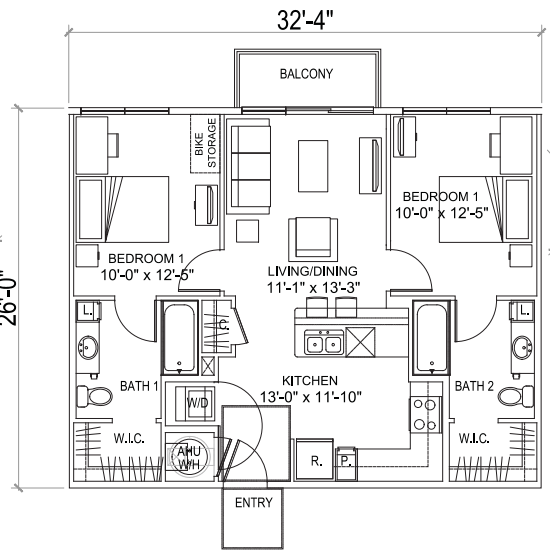
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**UNIT PLANS**  
 SHEET NO.

**A301**  
 HPA 17030

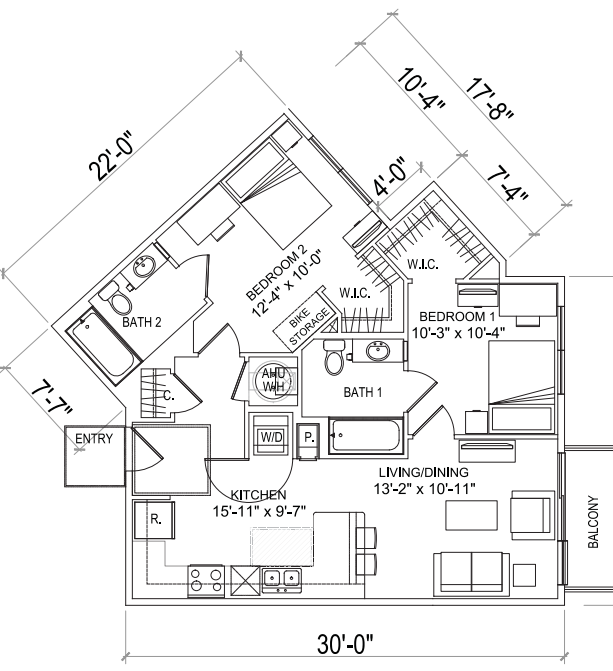
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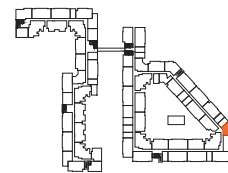
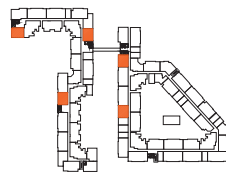
UNIT A2	1BR/1BA	671 SF	3
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UNIT B1	2BR/2BA	841 SF	4
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UNIT B2	2BR/2BA	861 SF	5
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**PARK PLACE**  
 1201 E. APACHE  
 TEMPE, ARIZONA  
 PARK 7 GROUP

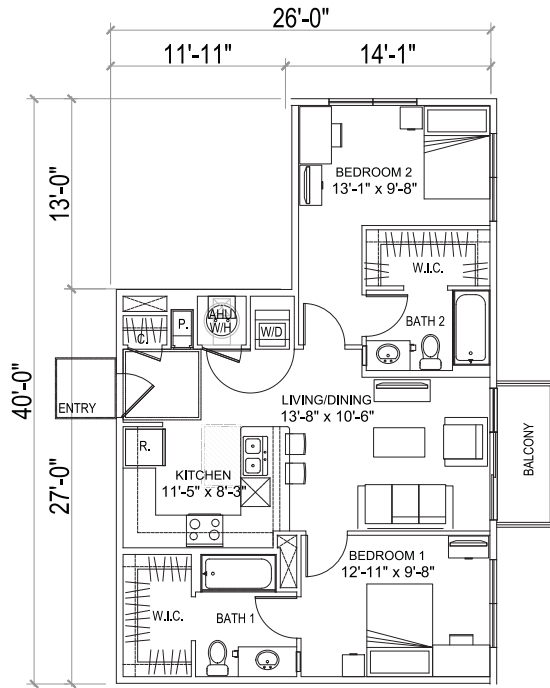
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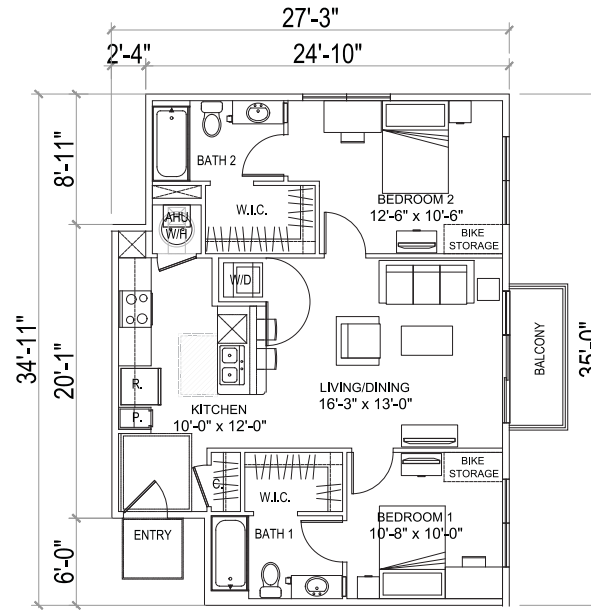
SHEET CONTENTS  
 UNIT PLANS  
 SHEET NO.

A302  
 HPA 17030

CITY PLANNING SUBMITTAL - 11.22.2017



UNIT B3	2BR/2BA	885 SF	6
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UNIT B4	2BR/2BA	894 SF	7
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**PARK PLACE**  
 1201 E. APACHE  
 TEMPE, ARIZONA  
 PARK 7 GROUP

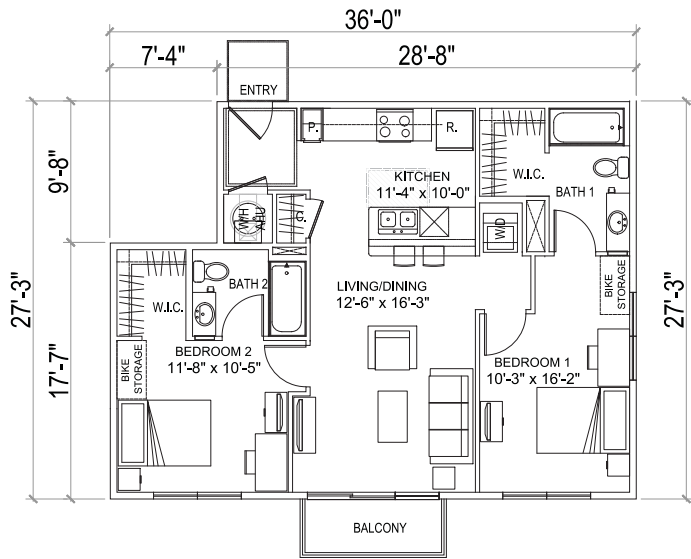
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 NEWPORT BEACH-SCOTTSDALE-TORONTO-CHENNAI-DUBAI-HANOI-MONTREVIDE

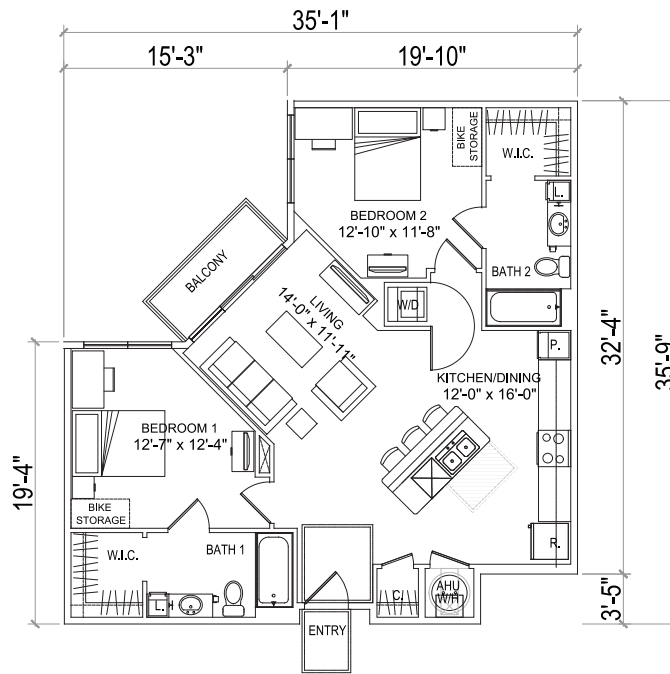
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 UNIT PLANS  
 SHEET NO.

A303  
 HPA 17030

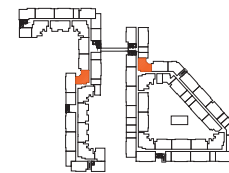
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UNIT B4-ALT	2BR/2BA	894 SF
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UNIT B5	2BR/2BA	1,002 SF	8
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**PARK PLACE**  
 1201 E. APACHE  
 TEMPE, ARIZONA

PARK 7 GROUP

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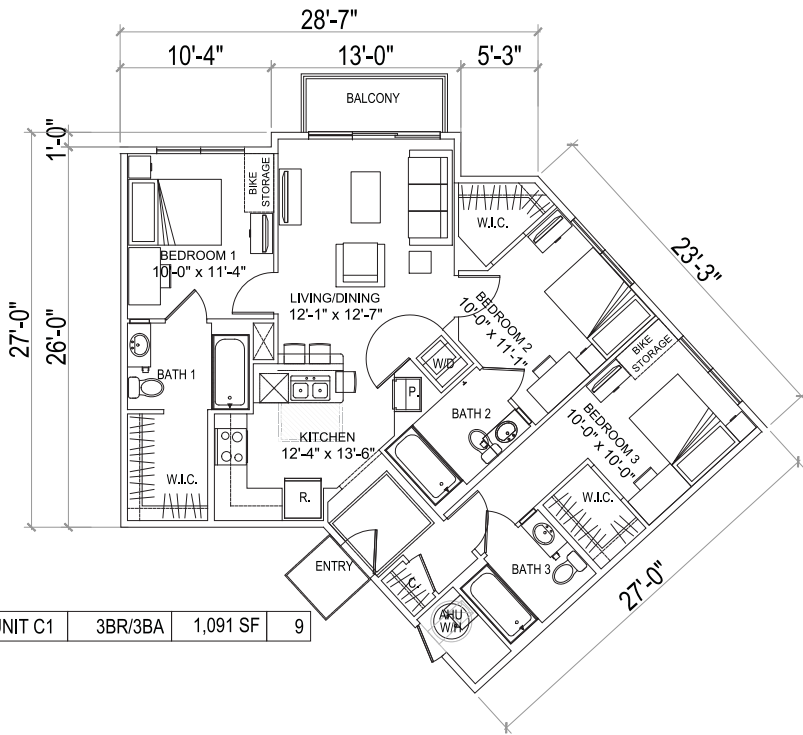
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 NEWPORT BEACH-SCOTTSDALE-TORONTO-CHENNAI-BOHAI-HANGZHOU-VIDEBO

SHEET CONTENTS  
**UNIT PLANS**

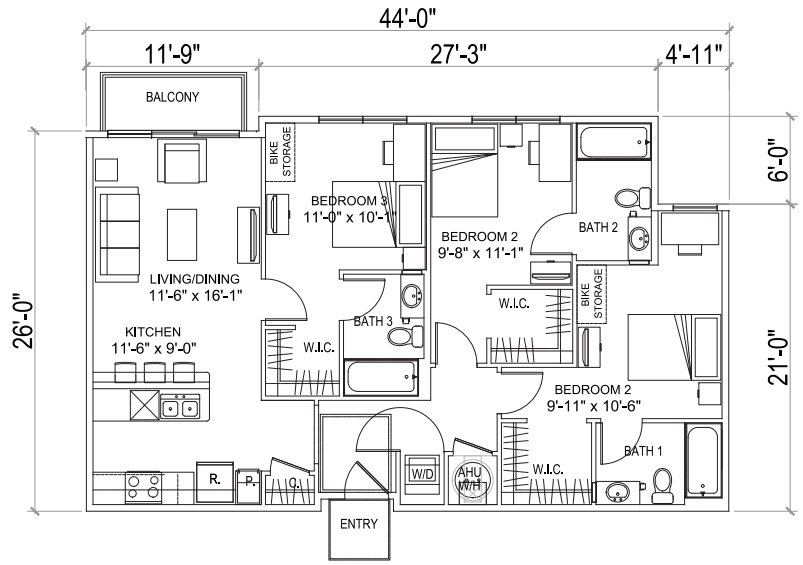
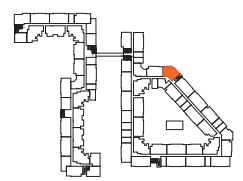
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**A304**

HPA 17030

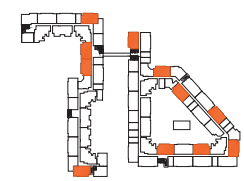
CITY PLANNING SUBMITTAL - 11.22.2017



UNIT C1	3BR/3BA	1,091 SF	9
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UNIT C2	3BR/3BA	1,147 SF	10
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**PARK PLACE**  
1201 E. APACHE  
TEMPE, ARIZONA

PARK 7 GROUP

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SHEET CONTENTS  
**UNIT PLANS**

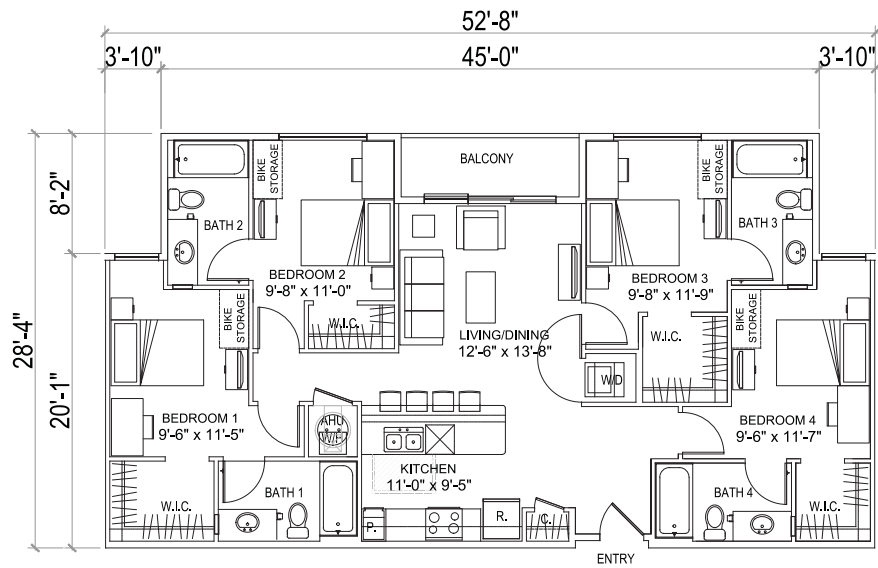
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A305

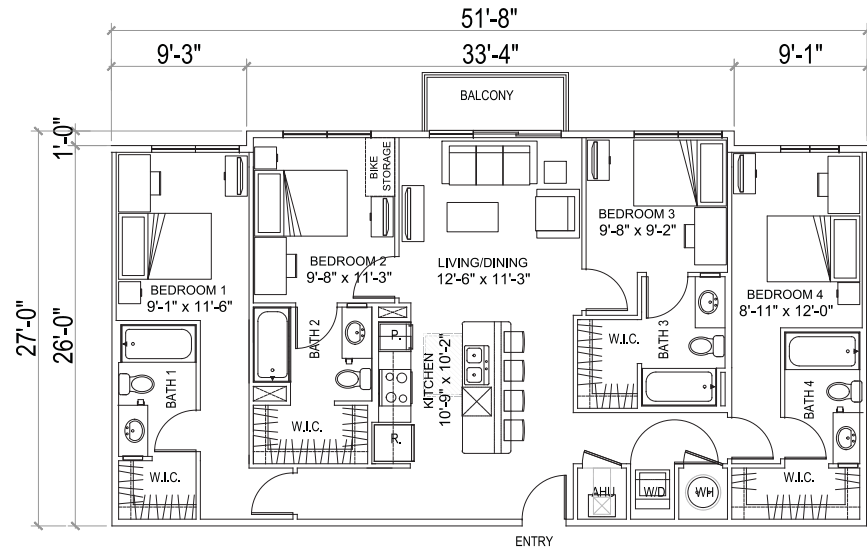
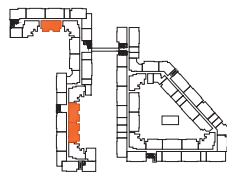
HPA 17030

CITY PLANNING SUBMITTAL - 11.22.2017

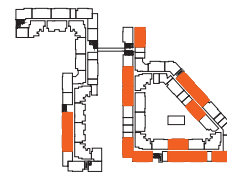




UNIT D1	4BR/4BA	1,374 SF	13
---------	---------	----------	----



UNIT D2	4BR/4BA	1,377 SF	14
---------	---------	----------	----



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**PARK PLACE**  
 1201 E. APACHE  
 TEMPE, ARIZONA

PARK 7 GROUP

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 NEWPORT BEACH-SCOTTSDALE-TORONTO-CHENNAI-DUBAI-HANOI-MONTREVIDE

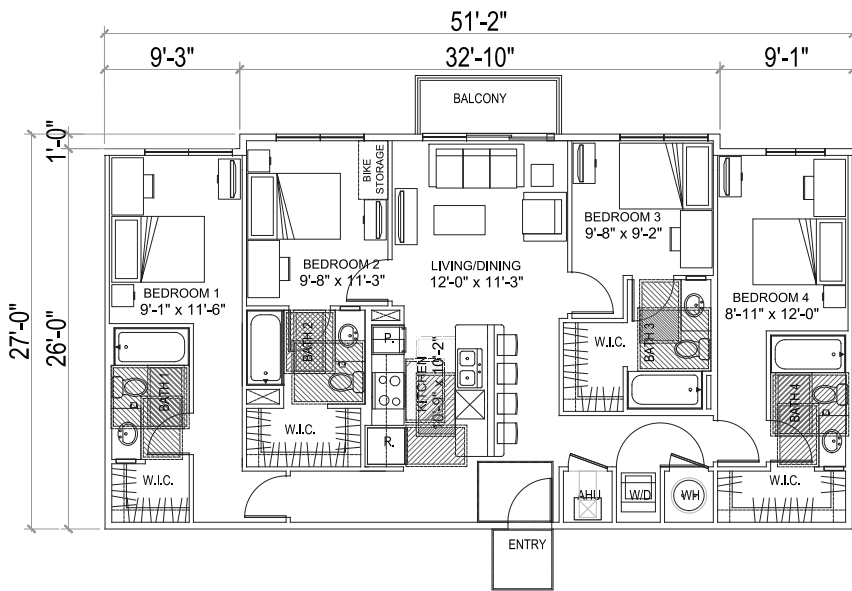
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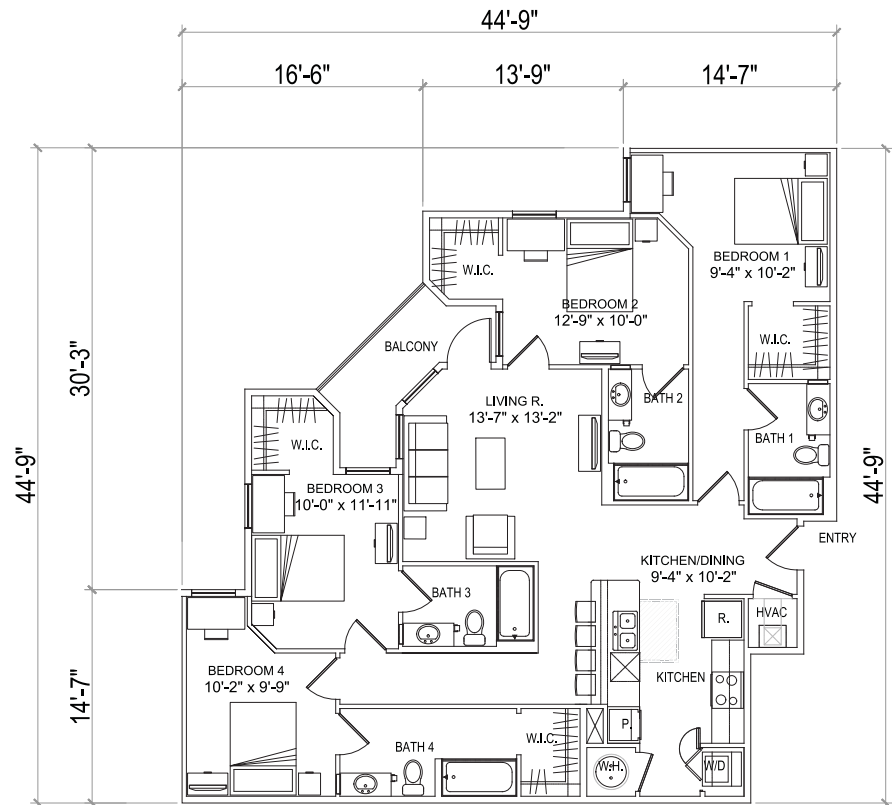
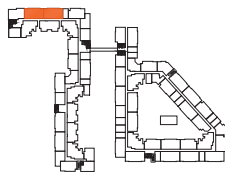
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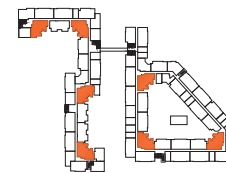
HPA 17030



UNIT D2-ALT	4BR/4BA	1,363 SF	15
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UNIT D3	4BR/4BA	1,492 SF	16
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**PARK PLACE**  
 1201 E. APACHE  
 TEMPE, ARIZONA  
 PARK 7 GROUP

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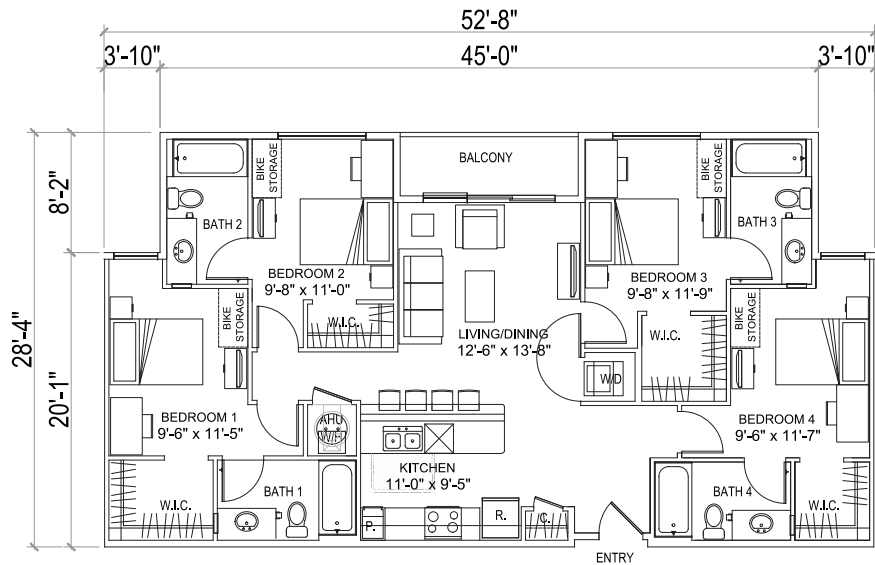
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**UNIT PLANS**  
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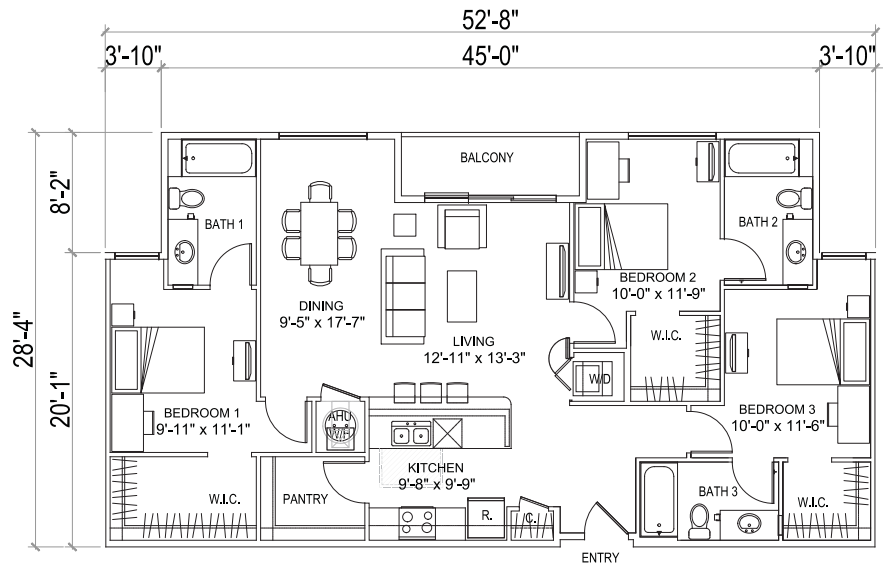
A308  
 HPA 17030

CITY PLANNING SUBMITTAL - 11.22.2017





UNIT D1	4BR/4BA	1,374 SF	13
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UNIT D1	3BR/3BA	1,374 SF	13
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**PARK PLACE**  
 1201 E. APACHE  
 TEMPE, ARIZONA  
 PARK 7 GROUP

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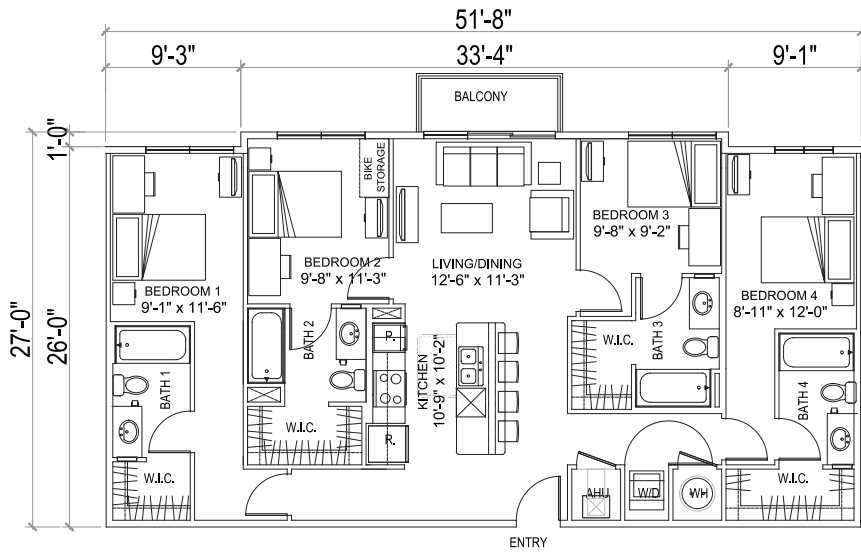
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 NEWPORT BEACH-SCOTTSDALE-TORONTO-CHENNAI-BAHRAIN-HANOI-DAVID

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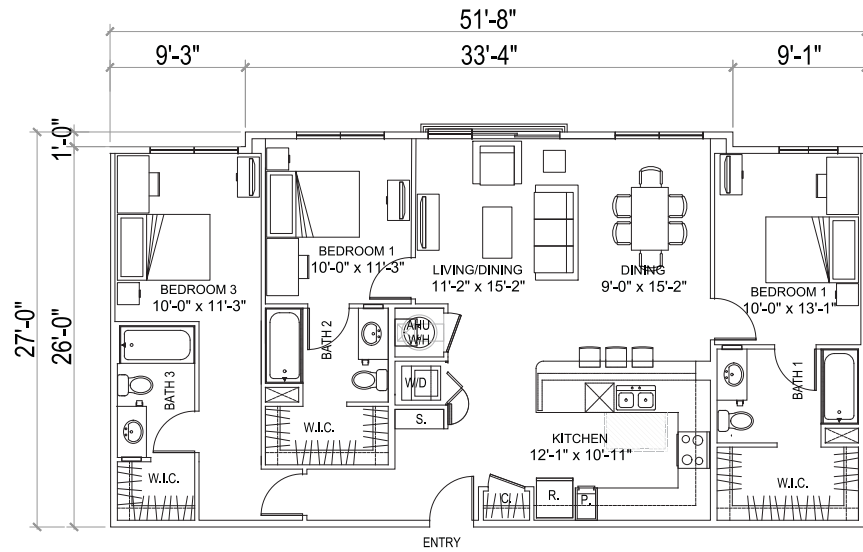
SHEET NO.  
**A309**

HPA 17030

CITY PLANNING SUBMITTAL - 11.22.2017



UNIT D2	4BR/4BA	1,377 SF	14
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UNIT D2	3BR/3BA	1,377 SF	14
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**PARK PLACE**  
 1201 E. APACHE  
 TEMPE, ARIZONA  
 PARK 7 GROUP

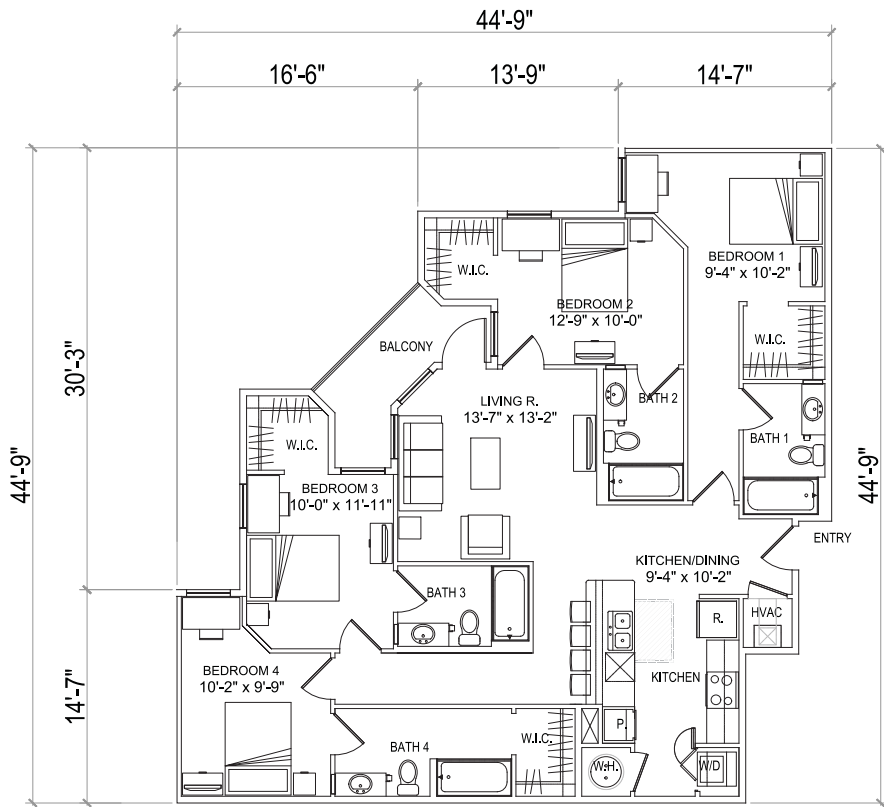
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 NEWPORT BEACH • SCOTTSDALE • TORONTO • CHENNAI • BANGALORE • MUMBAI • DELHI

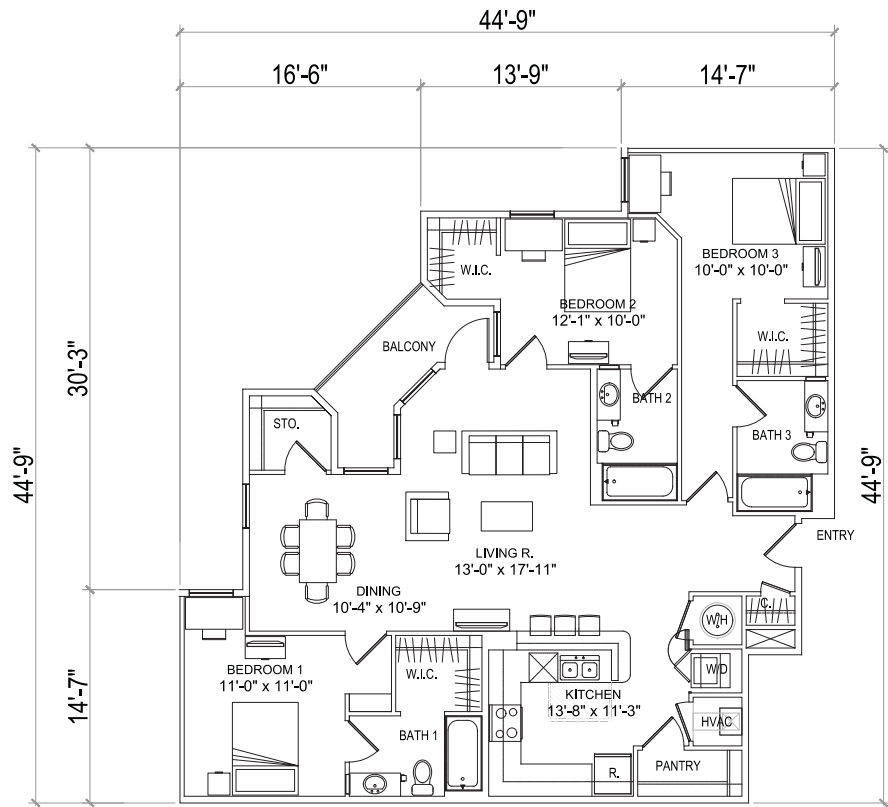
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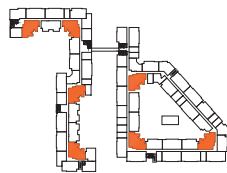
CITY PLANNING SUBMITTAL - 11.22.2017



UNIT D3	4BR/4BA	1,492 SF	16
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UNIT D3	3BR/3BA	1,492 SF	16
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**PARK PLACE**  
 1201 E. APACHE  
 TEMPE, ARIZONA  
 PARK 7 GROUP

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A311

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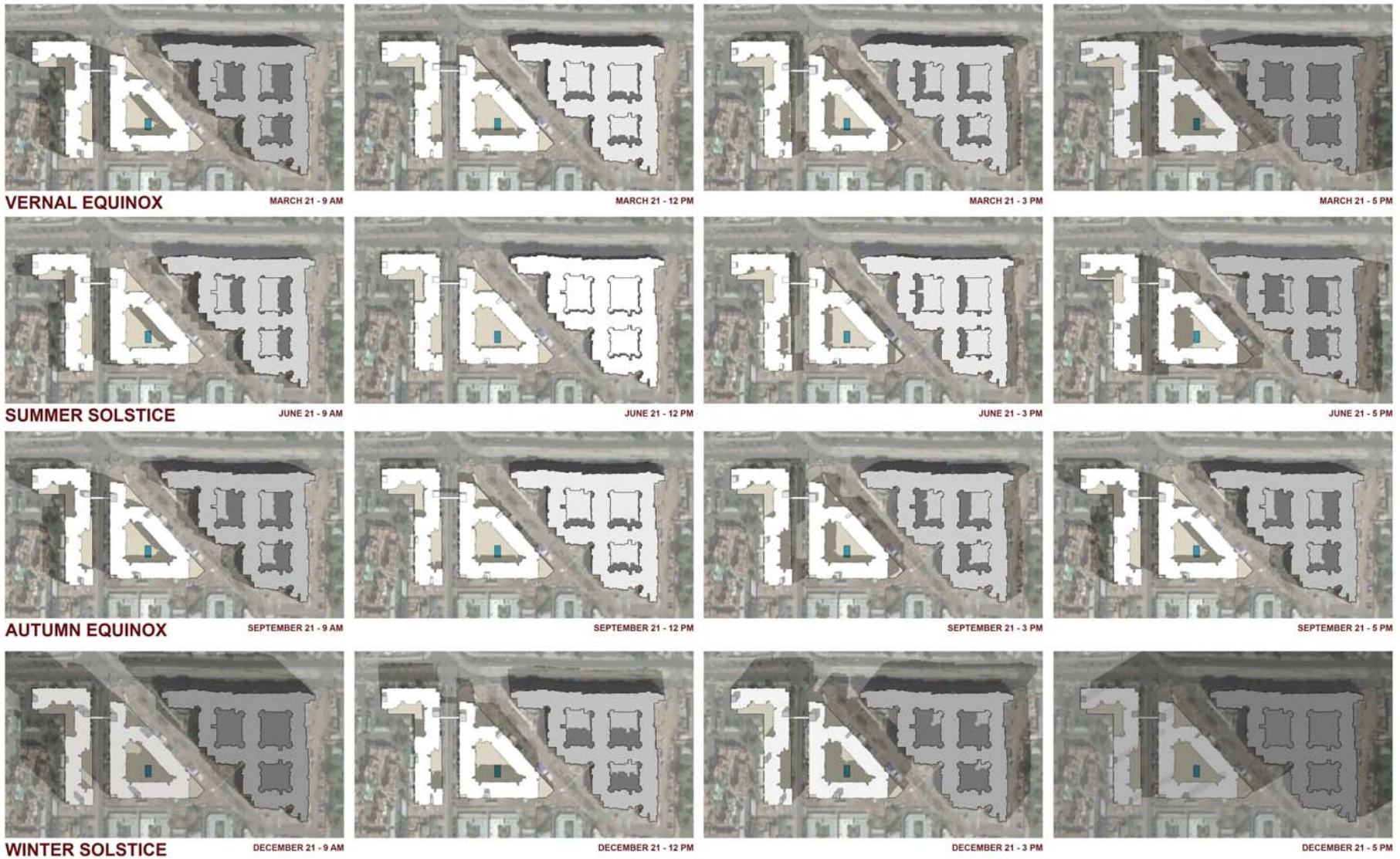
**PARK PLACE**  
 1201 E. APACHE  
 TEMPE, ARIZONA  
 PARK 7 GROUP

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**AERIAL VIEW**  
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**A011**  
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CITY PLANNING SUBMITTAL - 11.22.2017



**VERNAL EQUINOX**

MARCH 21 - 9 AM

MARCH 21 - 12 PM

MARCH 21 - 3 PM

MARCH 21 - 5 PM

**SUMMER SOLSTICE**

JUNE 21 - 9 AM

JUNE 21 - 12 PM

JUNE 21 - 3 PM

JUNE 21 - 5 PM

**AUTUMN EQUINOX**

SEPTEMBER 21 - 9 AM

SEPTEMBER 21 - 12 PM

SEPTEMBER 21 - 3 PM

SEPTEMBER 21 - 5 PM

**WINTER SOLSTICE**

DECEMBER 21 - 9 AM

DECEMBER 21 - 12 PM

DECEMBER 21 - 3 PM

DECEMBER 21 - 5 PM

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**PARK PLACE**  
 1201 E. APACHE  
 TEMPE, ARIZONA

PARK 7 GROUP

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**SOLAR STUDY**

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**A010**

HPA 17030

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HPA URBAN ARCHITECTURE

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**PARK PLACE**  
 1201 E. APACHE  
 TEMPE, ARIZONA

PARK 7 GROUP

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 SHEET NO.  
**A004**  
 HPA 17030

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**PARK PLACE**  
 1201 E. APACHE  
 TEMPE, ARIZONA

PARK 7 GROUP

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A005

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**PARK PLACE**  
 1201 E. APACHE  
 TEMPE, ARIZONA  
 PARK 7 GROUP

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**A006**  
 HPA 17030

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**PARK PLACE**  
 1201 E. APACHE  
 TEMPE, ARIZONA  
 PARK 7 GROUP

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**RENDERING 4**  
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**A007**  
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**PARK PLACE**  
 1201 E. APACHE  
 TEMPE, ARIZONA  
 PARK 7 GROUP

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 NEWPORT BEACH-SCOTTSDALE-TORONTO-CHENNAI-BAHRAIN-HANOI-VIDEHO

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**A008**  
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**PARK PLACE**  
1201 E. APACHE  
TEMPE, ARIZONA  
PARK 7 GROUP

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**RENDERING 6**

SHEET NO.  
**A009**

HPA 17030



## **FINAL REPORT**

On May 2, 2017, Charles Huellmantel of Huellmantel & Affiliates made contact with DRC Commissioner, CVAC member and Hudson Manor HOA President Phil Amorosi through a phone call. They arranged to meet to discuss Park Place on May 18, 2017.

On Monday, June 5, 2017, the Neighborhood meeting notification letters were mailed to the surrounding property owners within 600 feet and Neighborhood Associations and HOAs within 1,320 feet and the four signs were posted on the site.

Huellmantel & Affiliates received a telephone call from neighboring property owner Joseph Risi on June 7, 2017. After a brief discussion about the project details, Mr. Risi voiced his support for the development.

Neighboring property owner John Tabar called Huellmantel & Affiliates on Tuesday, June 13, 2017. Mr. Tabor owns single family rental homes in the neighborhood. He spoke with Mr. Huellmantel about Park Place and stated that he supported the project. We requested that he voice his support for the development with either an email or at the Council hearing in person.

The neighborhood meeting took place on Tuesday, June 20, 2017, as scheduled, at the Tempe Public Library in Meeting Room B. Representatives from Huellmantel & Affiliates arrived at the library at 4:30 p.m. to set up the room. Mr. Huellmantel and Chris Kritzman from Park7 Group arrived at the library at approximately 5:00 p.m. The first member of the public arrived at 5:06 p.m. Approximately 10 members of the public attended the meeting. Karen Stovall from the City of Tempe also attended the meeting.

The owner of the property directly south of the eastern building of Park Place attended the neighborhood meeting. She wanted more information regarding the south side of the building and hoped that she and Park7 Group could work together to beautify / improve the existing alley easement north of her development, south of Park Place. She approved of the development and Huellmantel & Affiliates will reach out to her the week following the neighborhood meeting.

The Jentilly Terrace Neighborhood Association President, Holly Bowers, attended the neighborhood meeting as a representative of her neighborhood association. She recommended Park7 Group look at traffic issues on Terrace Road. She told Mr. Huellmantel that Arizona State University employees frequently use Terrace (multiple times per day) by golf cart to transfer trash between the main campus and ASU facility south of Spence Avenue, west of Jentilly Lane on 15<sup>th</sup> Street (east of Rural Road). Many residents stated that the use of the road by golf carts from ASU drastically slows down traffic and clogs the left turn / straight

lane headed north on Terrace Road at Apache Boulevard. Ms. Bowers stated that she liked the colors of the proposed Park Place project and was in general support.

Valerie Pederson, who owns a mobile home in the mobile home park where a portion of the proposed Park Place project will go, attended with her husband and children to obtain information about the impact of the development on mobile home residents. Ms. Pederson expressed support for the design of the project and the quality. Ms. Pederson discussed the relocation of mobile home park residents with Mr. Kritzman, and representatives from Huellmantel & Affiliates promised to stay in contact with Ms. Pederson regarding relocation efforts and to put her in touch with the consultant who will be responsible for coordinating relocation efforts with mobile home park residents.

At the neighborhood meeting, Commissioner Amorosi asked for clarification regarding the underground parking, the retail along Apache Boulevard and the streetcar alignment. Another neighbor said that the project looked good and was glad that the landscaping on Apache would match the landscaping at the Nexa project next door. A different neighbor also stated that they were glad Park Place would incorporate the Apache Boulevard Character Area Plan into the design elements and landscaping. A neighbor that currently lives in the existing mobile home park, Vernon Flake, was worried about his relocation. Mr. Kritzman assured the residents that the state requires relocation assistance and that Park7Group will be helping with the relocation of existing residents.

Various representatives from Huellmantel & Affiliates spoke with Marilyn Murphy, a resident of Hudson Manor who was informed of the meeting by Mr. Amorosi. Ms. Murphy mentioned her concerns with student housing and parking in general, and discussed the benefits of having students located within a professionally managed development close to alternative modes of transportation versus students renting single-family residences within the nearby neighborhoods. Representatives from Huellmantel & Affiliates discussed our landscape palette and utilizing plants from the Apache Character Area despite the fact that the property is technically within the Downtown Character Area. Ms. Murphy indicated she participated in the Apache Character Area Plan process and appreciated the attention to the plan in the landscape palette. Ms. Murphy did not express opposition or support for the project and deferred future communication about possible improvements to Mr. Amorosi as the HOA president.

A number of neighbors expressed concern over the current alignment of Terrace Road and an increase in traffic on Terrace Road between Apache Boulevard and Spence Avenue, which is difficult during rush hour. Most neighbors agreed that a lot of the congestion occurs not only during rush hour, but also when ASU sends their golf carts from the main campus down Spence.

On June 21, 2017, a meeting occurred between Charles Huellmantel, Chris Kritzman and Phil Amorosi. Mr. Amorosi expressed concerns about the traffic flow for Terrace Road and

requested that we review alternative designs, possibly incorporating a left turn lane onto Apache Boulevard. Commissioner and neighbor Amorosi also expressed interest in the trees along the southern portion of the property, shade, awnings, public art and iconic features for the building. Additionally, he expressed concern with the inclusion of five-bedroom units.

**WHEN RECORDED RETURN TO:**  
City of Tempe  
Community Development Department  
31 E. 5<sup>th</sup> Street  
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES  
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by 1135 Apache LLC (Owner).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. PL170166 – **PARK PLACE**, to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER \_\_\_\_\_

*(Identify Action Requested))*

for development of the following real property (Property):

1135 East Apache Blvd.

Parcel No. 133-09-031G





**WHEN RECORDED RETURN TO:**  
City of Tempe  
Community Development Department  
31 E. 5<sup>th</sup> Street  
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES  
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by Kassel Corporation (Owner).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. PL170166 – **PARK PLACE**, to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER \_\_\_\_\_

*(Identify Action Requested))*

for development of the following real property (Property):

1125 East Apache Blvd.

Parcel No. 133-09-030B



**WHEN RECORDED RETURN TO:**  
City of Tempe  
Community Development Department  
31 E. 5<sup>th</sup> Street  
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES  
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by Next Gen Partners XII, LLC (Owner).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. PL170166 – **PARK PLACE**, to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER \_\_\_\_\_

*(Identify Action Requested))*

for development of the following real property (Property):

1320 South Terrace Rd. & 1340 South Terrace Rd.

Parcel Nos. 133-09-031F & 133-09-031K



**WHEN RECORDED RETURN TO:**  
City of Tempe  
Community Development Department  
31 E. 5<sup>th</sup> Street  
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES  
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by Next Gen Investments XII, LLC (Owner).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. PL170166 – **PARK PLACE**, to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER \_\_\_\_\_

*(Identify Action Requested))*

for development of the following real property (Property):

1201 South Terrace Rd., 1313 South Terrace Rd., & 1321 South Terrace Rd.

Parcel Nos. 133-09-033C, 133-09-033B, & 133-09-032

