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These drawings set forth preliminary coordination for regulatory approval
and construction. These drawings and plans require completion and
finalization prior to construction. The designs are not yet complete
and should not be relied upon for regulatory approval or construction.

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UNIT PLANS
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ATTACHMENT 84
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These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.
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ATTACHMENT 87
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These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.
These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.
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 15th 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
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.
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
X ZONING MAP AMENDMENT
X 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
By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist as a result of the City’s approval of the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder’s Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this _____ day of ______________, 20___.

OWNER: 1135 APACHE LLC

By Its Duly Authorized Signatory: _________________________________
(Printed Name)

_______________________________
(Signed Name)

Its: _________________________________
>Title, if applicable

State of ___________

County of ___________

This instrument was acknowledged before me this _____ day of ___________, 20__ by _________________________________.

Notary Public
My Commission Expires:

_______________________________
(Signature of Notary)
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
X  ZONING MAP AMENDMENT
X  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
By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist as a result of the City’s approval of the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder’s Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this _____ day of ______________, 20___.

OWNER: KASSELL CORPORATION

By Its Duly Authorized Signatory: ________________________________
(Printed Name)

_______________________________
(Signed Name)

Its: ________________________________
(Title, if applicable)

State of ____________ )

ss.

County of ____________ )

This instrument was acknowledged before me this _____ day of ____________, 20___ by _________________________________.

Notary Public
My Commission Expires:

______________________________
(Signature of Notary)
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
- [x] ZONING MAP AMENDMENT
- [x] 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
By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist as a result of the City’s approval of the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder’s Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this _____ day of _______________, 20___.

OWNER: NEXT GEN PARTNERS XII, LLC

By Its Duly Authorized Signatory: ________________________________
(Printed Name)

_____________________
(Signed Name)

Its: ____________________________
(Title, if applicable)

State of ____________ )
County of ____________ ) ss.

This instrument was acknowledged before me this _____ day of ____________, 20___ by _________________________________.

Notary Public
My Commission Expires:

_____________________
(Signature of Notary)
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:

- [X] GENERAL PLAN AMENDMENT
- [ ] ZONING MAP AMENDMENT
- [X] 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
By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist as a result of the City’s approval of the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder’s Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this _____ day of ______________, 20____.

OWNER: NEXT GEN INVESTMENTS XII, LLC

By Its Duly Authorized Signatory: ________________________________
(Printed Name)

______________________________
(Signed Name)

Its: ________________________________
(Title, if applicable)

State of ____________ )
s.
County of ____________ )

This instrument was acknowledged before me this _____ day of ____________, 20____ by ________________________________.

Notary Public
My Commission Expires:

______________________________
(Signature of Notary)