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**CITY OF TEMPE  
HISTORIC PRESERVATION COMMISSION**

**Meeting Date: 07/12/2023  
Agenda Item: 4**

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## **Memorandum**

To: Historic Preservation Commission

From: Zachary J. Lechner, Historic Preservation Officer (ex. 8870, zachary\_lechner@tempe.gov)

Date: July 5, 2023

Subject: Agenda Item #4, Discussion of Wexford Development's proposed redevelopment of site including First Congregational Church and Harry Walker House

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Wexford Development is proposing redevelopment of the ±1.58-acre properties 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. The developer, through its representative Darin Sender (Sender Associates), is seeking early input from the Historic Preservation Commission on its plans.

**Attachment:**

Memo and Site Plans from Darin Sender, Sender Associates

**MEMO**

**DATE:** July 5, 2023  
**TO:** Maria Laughner & Chad Schleicher - City of Tempe  
**FROM:** Darin A. Sender - Sender Associates, Chtd.  
**RE:** 101 E. 6<sup>th</sup> Street Development Proposal

Maria and Chad,

Wexford Developments proposes the redevelopment of the ±1.58-acre properties located at 101 East 6<sup>th</sup> Street (the “Site”) for an infill mixed-use development. In support of the project, Wexford requests approval of a Planned Area Development Overlay to modify existing CC development standards and Development Plan Review (DPR) for new building, landscape, and site plan.

Wexford is proposing a mixed-use, high rise luxury residential community within Tempe’s Urban Core with 572 market-rate luxury residential units and 6,000 square feet of ground level commercial space.

The ±1.58-acre Site is east of the Myrtle Avenue alignment, between 7<sup>th</sup> Street on the south and 6<sup>th</sup> Street on the north. The Brickyard and Orchid House are directly to the west, City Hall to the north, The Union to the south, and the Islamic Community Center to the east.

The Site’s existing zoning is City Center (CC) and is located within the Transportation Overlay District (TOD) Corridor. The General Plan land use designation is Mixed-Use with a projected residential density of High-Density Urban Core (more than 65 du/ac). The surrounding properties are similarly zoned CC TOD Corridor with existing PADs on the properties south of the Site.



The existing City Center (CC) zoning allows mixed-use development and the proposed General Plan land use designation and projected residential density anticipate compact, high density urban development. This proposal is compatible with recent development in the surrounding area, which has seen a significant transformation of Tempe’s urban core in the last 20 years.

The Site includes the existing vacant First Congregational United Church of Christ and the vacant House of Trick’s Restaurant. Both uses are no longer operating. Due to a dwindling congregation, the church congregation reached out to find a buyer for the property including the sanctuary building on the north, the office and classroom building south of that, and the surrounding surface parking lot. The Church held its last gathering on March 26, 2017. House of Trick’s closed its doors on June 25, 2022 so owners Bob and Robin Trick could retire after operating one of the best restaurants in Tempe for 34 years.

Maria Laughner & Chad Schleicher  
City of Tempe  
July 5, 2023  
Page 2 of 2

According to City records, the church buildings and surrounding surface parking lot were requested to be designated as a historic property/landmark via HPO-2001.03. The City Council heard the designation request on February 15, 2001.

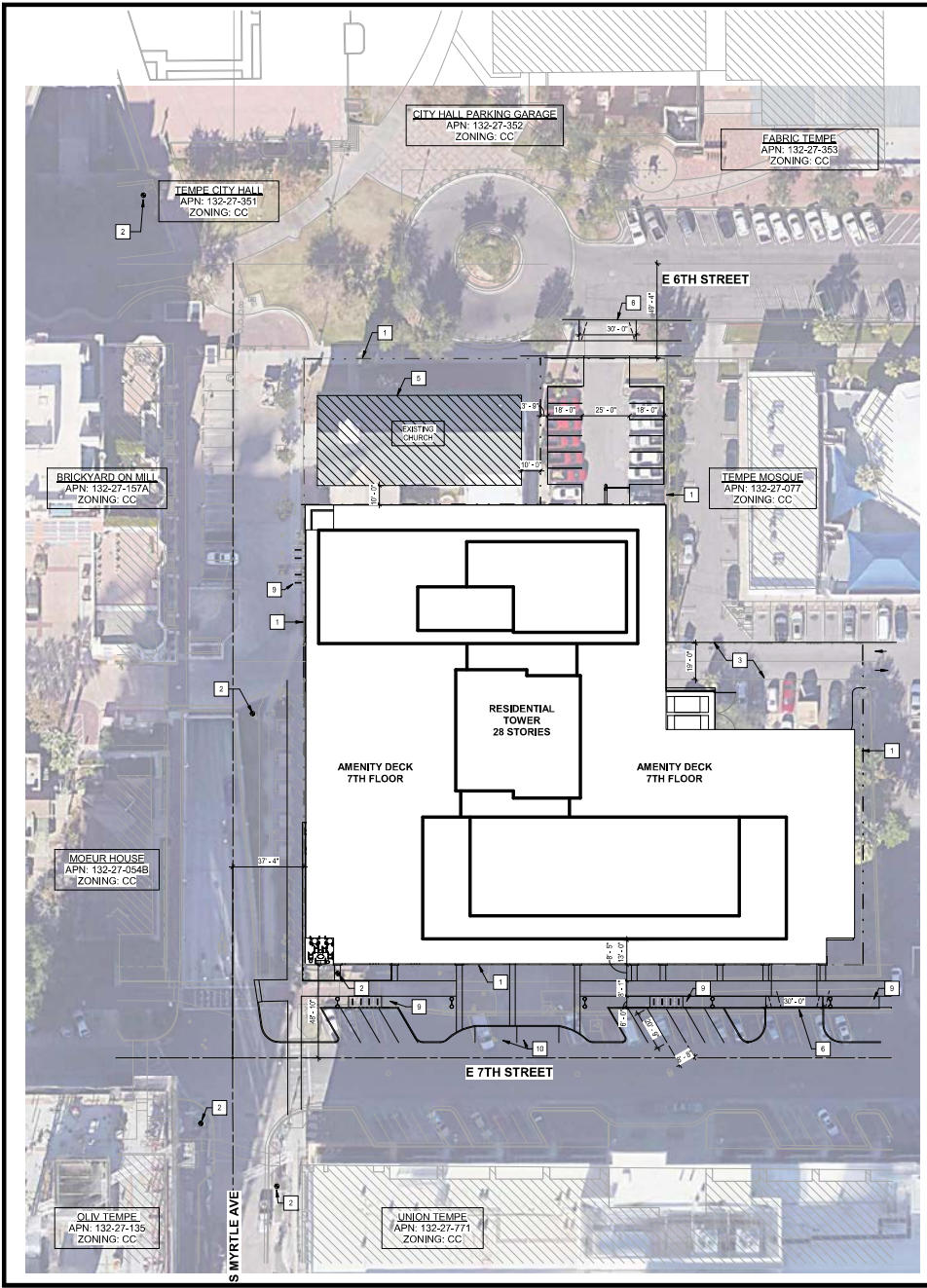
The church sanctuary building (the "Sanctuary") is not part of this project and will remain in place. The vacant offices and classroom structures will be razed to allow this new development, and the attachment areas on the Sanctuary will be repaired with architecturally complementing structure. Wexford is in discussions with the City to take ownership of and repurpose the Sanctuary to a retail or restaurant use.

The House of Trick's restaurant utilized the Harry Walker House as their banquet facility and overflow seating area for over 30 years. The Harry Walker House is listed on the National Register of Historic Places, being designated in 1982. Wexford is in discussions with the City to provide a location on City-owned land for the relocation of the Harry Walker House, if investigations prove the structure is feasible to move.

Please feel free to email or call me if you have any questions.

- Darin A. Sender





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**Project For**  
**Wexford Development**  
**7th Street Apartments**

Project No. 305200200  
 Drawn By M/D/AV  
 Checked By MD  
 Date 06/12/22

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Sheet Issues / Revisions		
No.	Date	Description
1	2022-06-12	CGI DEVELOPER SUBMITTED

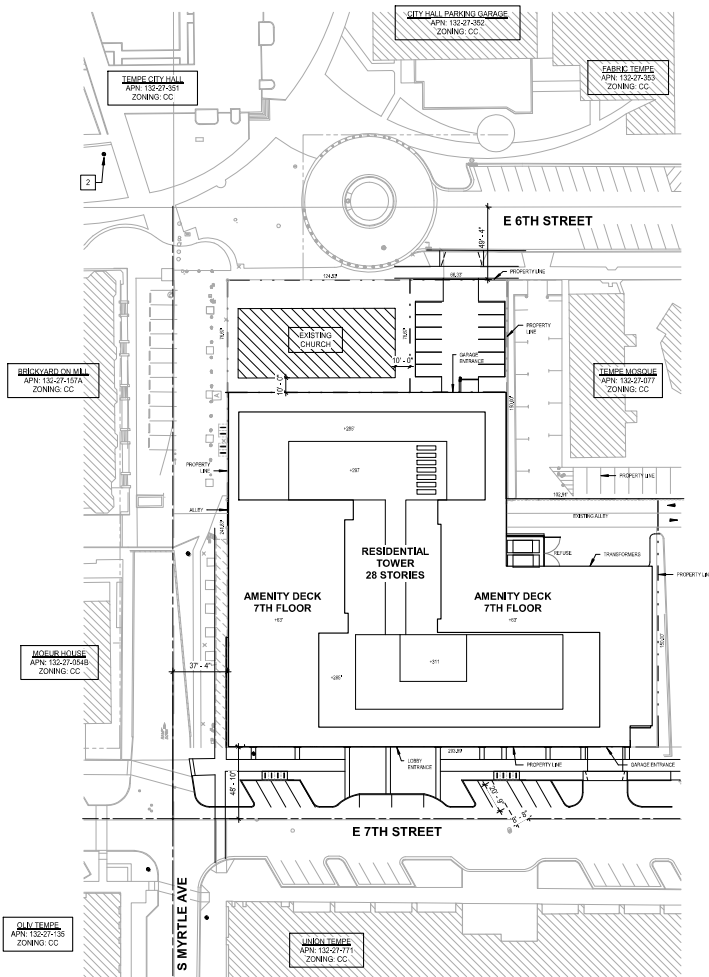


Additional Draw: Wexford Development - 7th Street/Wexford 7th Street 5/18/23.dwg  
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**CONTEXT AERIAL SITE PLAN**

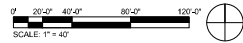
**A001**

# PLANNED AREA DEVELOPMENT OVERLAY FOR 7TH STREET APARTMENTS SITE PLAN



DEVELOPMENT STANDARDS	EXISTING CC TOD (corridor) TABLE 4-203(A) & 5-611(A)	PROPOSED CC PAD
GENERAL PLAN LAND USE	MIXED-USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (>65 DUA)	HIGH DENSITY URBAN CORE (>65 DUA)
SITE AREA		68,683 SF (1.58AC)
DENSITY	NO STANDARD	363 DU/AC
DWELLING QUANTITY		572
BEDROOM QUANTITY		1121
BUILDING HEIGHT	50'	315'-0" (TOP OF TOP - MAX)
BUILDING STEPBACK	YES	NO
BUILDING LOT COVERAGE	NO STANDARD	82% (55,728 SF / 68,683 SF)
LANDSCAPE AREA	NO STANDARD	23% (15,845 SF / 68,683 SF)
LEVEL 1 - GROUND LEVEL		7,000 SF
LEVEL 6 - AMENITY DECK		2,800 SF
LEVEL 28 - ROOF TOP		
BUILDING SETBACKS		
FRONT (SOUTH - 7TH ST)	0'-0"	0'-0"
FRONT (MAXIMUM)	20'-0"	0'-0"
SIDE (EAST)	0'-0"	0'-0"
SIDE (WEST)	0'-0"	0'-0"
REAR (NORTH - 6TH ST)	0'-0"	0'-0"
PARKING (NORTH - 6TH ST)	20'-0"	16'-0"
VEHICLE PARKING QUANTITY		
VEHICLE PARKING REQUIRED	445	
VEHICLE PARKING PROVIDED		675
STUDIO	42.50 (85 BR x 0.5/BR)	
1-BEDROOM	95.00 (190 BR x 0.5/BR)	
2-BEDROOM	129.00 (258 BR x 0.5/BR)	
3-BEDROOM	75.60 (252 BR x 0.3/BR)	
4-BEDROOM	100.80 (336 BR x 0.3/BR)	
GUEST	0 (NONE REQUIRED)	
COMMERCIAL (5,800 SF)	1.6 (1,500, FIRST 5,000 WAIVED)	
PATIO (3,100 SF)	0 (NONE REQUIRED)	
BICYCLE PARKING QUANTITY		
BIKE PARKING REQUIRED	599	
BIKE PARKING PROVIDED		638
STUDIO	63.75 (85 UNITS x 0.75/UNIT)	
1-BEDROOM	142.5 (190 UNITS x 0.75/UNIT)	
2-BEDROOM	96.75 (129 UNITS x 0.75/UNIT)	
3-BEDROOM	84.00 (84 UNITS x 1.0/UNIT)	
4-BEDROOM	84.00 (84 UNITS x 1.0/UNIT)	
GUEST	114.40 (572 UNITS x 0.2/UNIT)	
RESTAURANT (5,800 SF)	11.6 (1/500SF)	
PATIO (3,100 SF)	1.4 (-300SF; 1,2,000)	
USES		
RESIDENTIAL	585,651 SF NSF / 597,478 SF GSF	
RESTAURANT	5,800 SF NSF / 6,061 SF GSF	
PARKING GARAGE	294,851 SF NSF / 297,829 SF GSF	
OUTDOOR DINING PATIO	3,000 SF NSF / 3,100 SF GSF	
TOTAL SQUARE FOOTAGE	889,402 SF NSF / 904,468 SF GSF	

1 L1 - SITE PLAN PAD  
1" = 40'



DS000000

PAD000000

REC000000

REC000000

PAD000000

DS000000



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Project For

**Wexford  
Development  
7th Street Apartments**

Project No. 305200200  
Drawn By MD/AV  
Checked By MD  
Date 06/12/23

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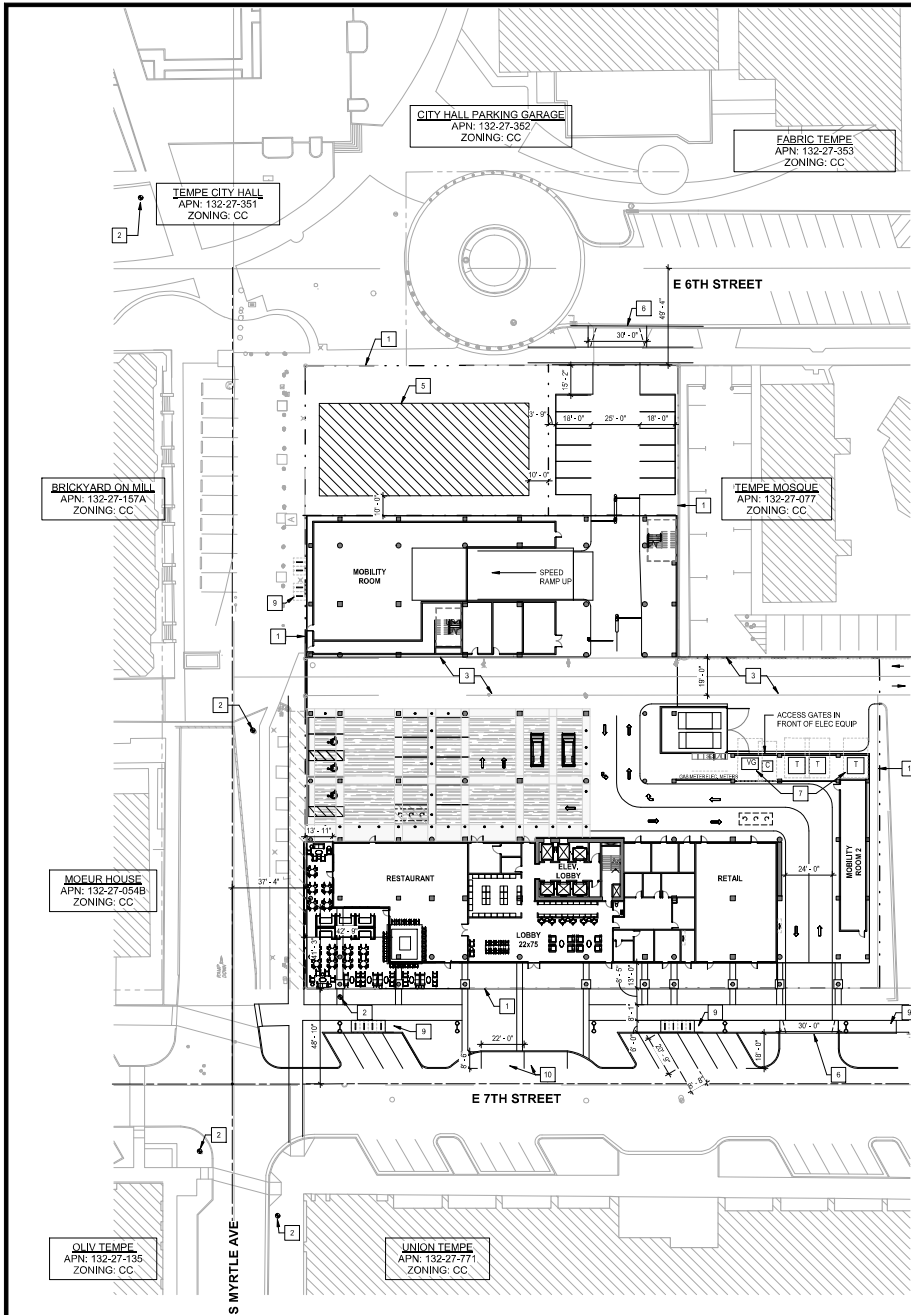
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Sheet Issues / Revisions

No.	Date	Description
3	2023-06-07	CS7 - REVIEWED/Submitted

PAD SITE PLAN

G001



**PROJECT TEAM**

**OWNER**  
 SAM GORDON  
 WOLFORD DEVELOPMENTS  
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 NEW YORK, NY 10017  
 550ORCHARDWAY@WOLFORDDEVELOPMENTS.COM

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 PHONE: 480.899.2000  
 MIKE DUFFY  
 PHONE: 480.899.2021  
 EMAIL: MIKE.DUFFY@RSPARCH.COM

**LANDSCAPE**  
 FLOOR ASSOCIATES  
 1024 N. FIRST STREET, SUITE 200  
 PHOENIX, AZ 85004  
 PHONE: 602.422.4000  
 VICTORIA FLOOR

**LEGEND**

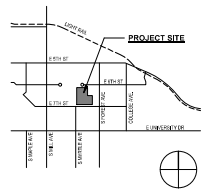
- PROPERTY LINE
- ROAD CENTERLINE
- - - EXISTING SIDEWALK AND CURB
- - - NEW SIDEWALK AND CURB
- ..... ACCESSIBLE ROUTE
- FIRE HYDRANT
- TDC - FINAL LOCATION TO BE ON APPROVED FIRE SPRINKLER PLANS ELEVATION CALL OUT 0'-0"

- ABBREVIATIONS**
- X EXISTING JOIST/HOLE
  - X EXISTING STREET LAMP
  - T TRANSFORMER
  - C CAPACITOR BANK
  - VG VISTA SWITCH GEAR
  - ENRIT ENRITING
  - N.C. NOT IN CONTRACT
  - N.S. NO STANDARD
  - GSF GROSS SQUARE FOOTAGE
  - NSF NET SQUARE FOOTAGE
  - AC ACCE.
  - SW SIDEWALK
  - SF SQUARE FEET

**KEYNOTES - SITE PLAN**

NOTE: ALL KEYNOTES MAY NOT BE USED ON THIS SHEET

NO.	PROPERTY LINE	DESCRIPTION
1	PROPERTY LINE	EXISTING FIRE HYDRANT
2	PROPERTY LINE	PUBLIC ALLEY
3	PROPERTY LINE	EXISTING CHURCH TO REMAIN
4	PROPERTY LINE	DRIVEWAY per COT 1-20
5	PROPERTY LINE	TRANSFORMERS, VISTA GEAR, CAPACITOR BANK
6	PROPERTY LINE	BIKE RACK (328 SPACES)
7	PROPERTY LINE	LOADING SPACES (DROR-OFF/PICKUP ONLY)
8	PROPERTY LINE	REFUSE TRUCK PATH OF TRAVEL



**VICINITY MAP**

**PROJECT DATA**

GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (H65 DUA)

ZONING	CC TOD
EXISTING	CC TOD PAD
PROPOSED	

SITE AREA	68,683 SF (1.58AC)
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DENSITY	MAX ALLOWED (PAD)	363 DU/AC
PROPOSED		363 DU/AC

PROPOSED DWELLING UNITS	572
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**UNIT TYPES**

STUDIO	85
1-BEDROOM	190
2-BEDROOM	129
3-BEDROOM	84
4-BEDROOM	84

TOTAL BUILDING AREA	889,402 SF NSF / 904,468 SF GSF
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**USES**

RESIDENTIAL	585,631 SF NSF / 597,478 SF GSF
RESTAURANT	5,800 SF NSF / 6,063 SF GSF
PARKING GARAGE	294,851 SF NSF / 297,829 SF GSF
OUTDOOR DINING PATIO	3,000 SF NSF / 3,100 SF GSF

**BUILDING HEIGHT**

MAX ALLOWED (PAD)	31'-0" (TOP OF TOP - MAX)
PROPOSED	31'-0" (TOR OF TOP - MAX)

**LOT COVERAGE**

MAX ALLOWED (PAD)	82% (55,728 SF / 68,683 SF)
PROPOSED	82% (55,728 SF / 68,683 SF)

**LANDSCAPE AREA**

MIN REQUIRED (PAD)	23% (15,845 SF / 68,683 SF)
PROPOSED	23% (15,845 SF / 68,683 SF)

**BUILDING SETBACKS**

MIN/MAX REQUIRED (PAD)	
FRONT (SOUTH - 7TH ST)	0'-0"
FRONT (MAXIMUM)	20'-0"
SIDE (EAST)	0'-0"
SIDE (WEST)	0'-0"
REAR (NORTH - 6TH ST)	0'-0"
PARKING (NORTH - 6TH ST)	20'-0"
PROPOSED:	
FRONT (SOUTH - 7TH ST)	0'-0"
FRONT (MAXIMUM)	0'-0"
SIDE (EAST)	0'-0"
SIDE (WEST)	0'-0"
REAR (NORTH - 6TH ST)	0'-0"
PARKING (NORTH - 6TH ST)	16'-0"

**VEHICLE PARKING REQUIRED**

STUDIO (85 BR X 0.5/BR)	42.50
1-BEDROOM (190 BR X 0.5/BR)	95.00
2-BEDROOM (129 BR X 0.5/BR)	129.00
3-BEDROOM (84 BR X 0.3/BR)	75.60
4-BEDROOM (84 BR X 0.3/BR)	100.80
GUEST (NONE REQUIRED)	0.00
COMMERCIAL (5,800 SF - 5,000SF)/500	1.60
PATIO (3,100 SF) (NONE REQUIRED)	0.00

**VEHICLE PARKING PROVIDED**

675
-----

**BIKE PARKING REQUIRED**

STUDIO (85 UNITS x 0.75/UNIT)	63.75
1-BEDROOM (190 UNITS x 0.75/UNIT)	142.50
2-BEDROOM (129 UNITS x 0.75/UNIT)	96.75
3-BEDROOM (84 UNITS x 1.0/UNIT)	84.00
4-BEDROOM (84 UNITS x 1.0/UNIT)	84.00
GUEST (572 UNITS x 0.2/UNIT)	114.40
RESTAURANT/COMM (5,800SF) (1/500SF)	11.60
PATIO (3,100SF) (13,100 - 3025SF)/2,000	1.40

**BIKE PARKING PROVIDED**

638
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**Project For**  
**Wexford Development**  
 7th Street Apartments

Project No. 305200200  
 Drawn By M/D/AV  
 Checked By MD  
 Date 06/12/23

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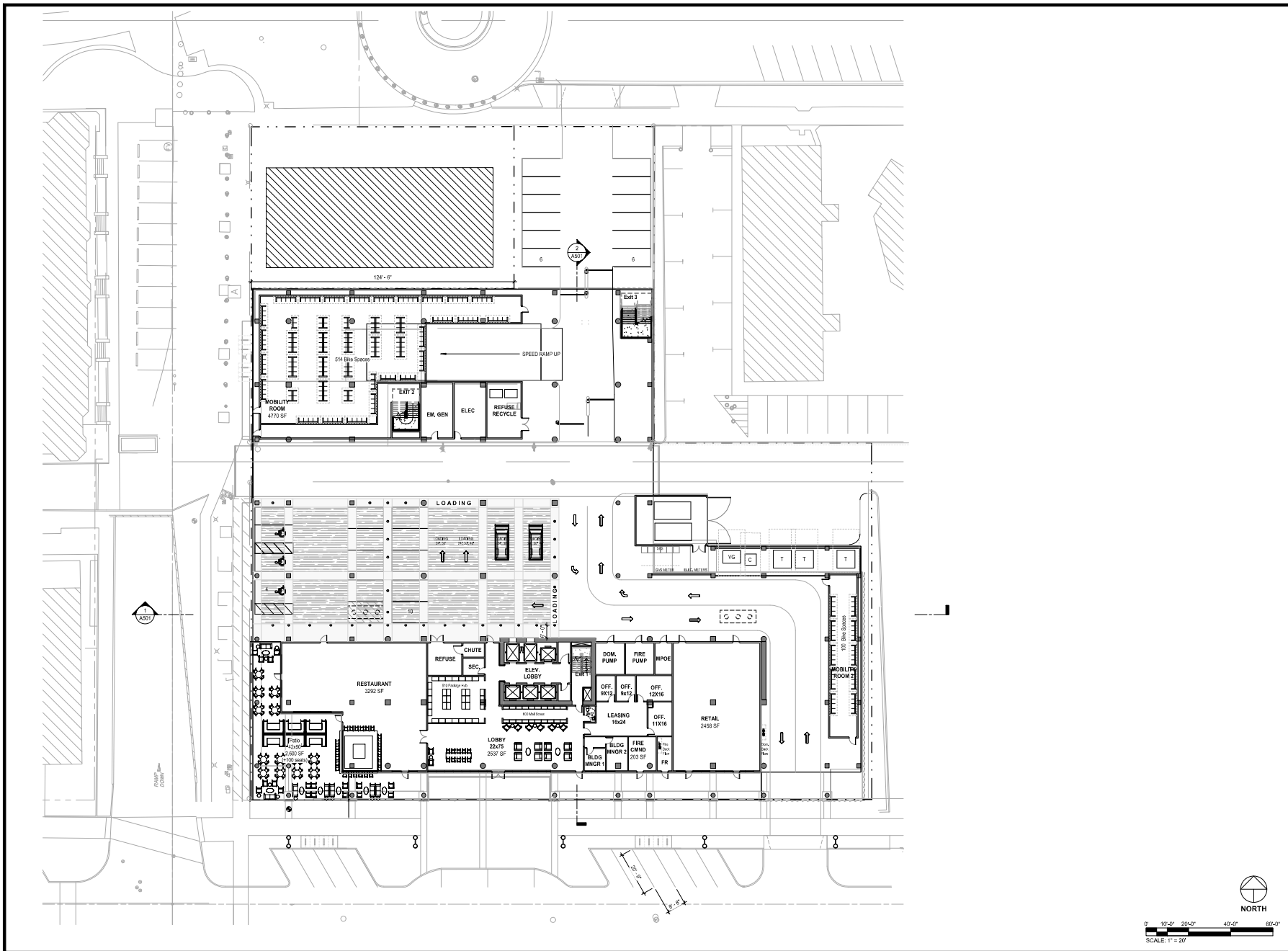
**Sheet Issues / Revisions**

No.	Date	Description
1	2023-04-03	02 - Update Site Plan Review
2	2023-04-03	03 - Update Site Plan Review 2
3	2023-06-04	01 - BIR/AR/PS Submittal

**DPR SITE PLAN**

**A100**





Assistant Director/Wexford Development - 7th Street/Wexford 7th SR23.dwg  
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**Project For**  
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**Sheet Issues / Revisions**

No.	Date	Description
1	2023-06-13	031 - Pre-Design Review
2	2023-06-13	031 - Pre-Design Review #2
3	2023-06-13	031 - Pre-Design Review #3

**GROUND FLOOR PLAN**

**A101**



RSP

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Project For

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Project No. 305200200  
 Drawn By MJ/AV  
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 Date 06/12/22

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**Sheet Issues / Revisions**

No.	Date	Description
1	2022-06-07	GET PRELIMINARY SUBMITTAL

PERSPECTIVES

A531

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# RSP

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Project For  
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**Sheet Issues / Revisions**

No.	Date	Description
1	2022-06-12	027 - REVISED/Submitted

PERSPECTIVES

## A532



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Project For  
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**Sheet Issues / Revisions**

No.	Date	Description
1	2023-06-07	REVISED SUBMITTAL

PERSPECTIVES

**A533**

194 302 - Wexford Development - 7th Street/Worksheet 7B-S-R15.rvt  
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