

SWC Filmore & 7th Avenue

2.36 Acre Land Parcel - Entitled for 260 Multi Family Units



7th Avenue

Filmore

Filmore

Taylor

9th Avenue

Unique Downtown Phoenix Development Opportunity

RAY CASHEN
2920 E. CAMELBACK RD.
STE 212 | PHOENIX, AZ | 85016
cashenbroker@gmail.com | cashenrealty.com | 602.393.4447



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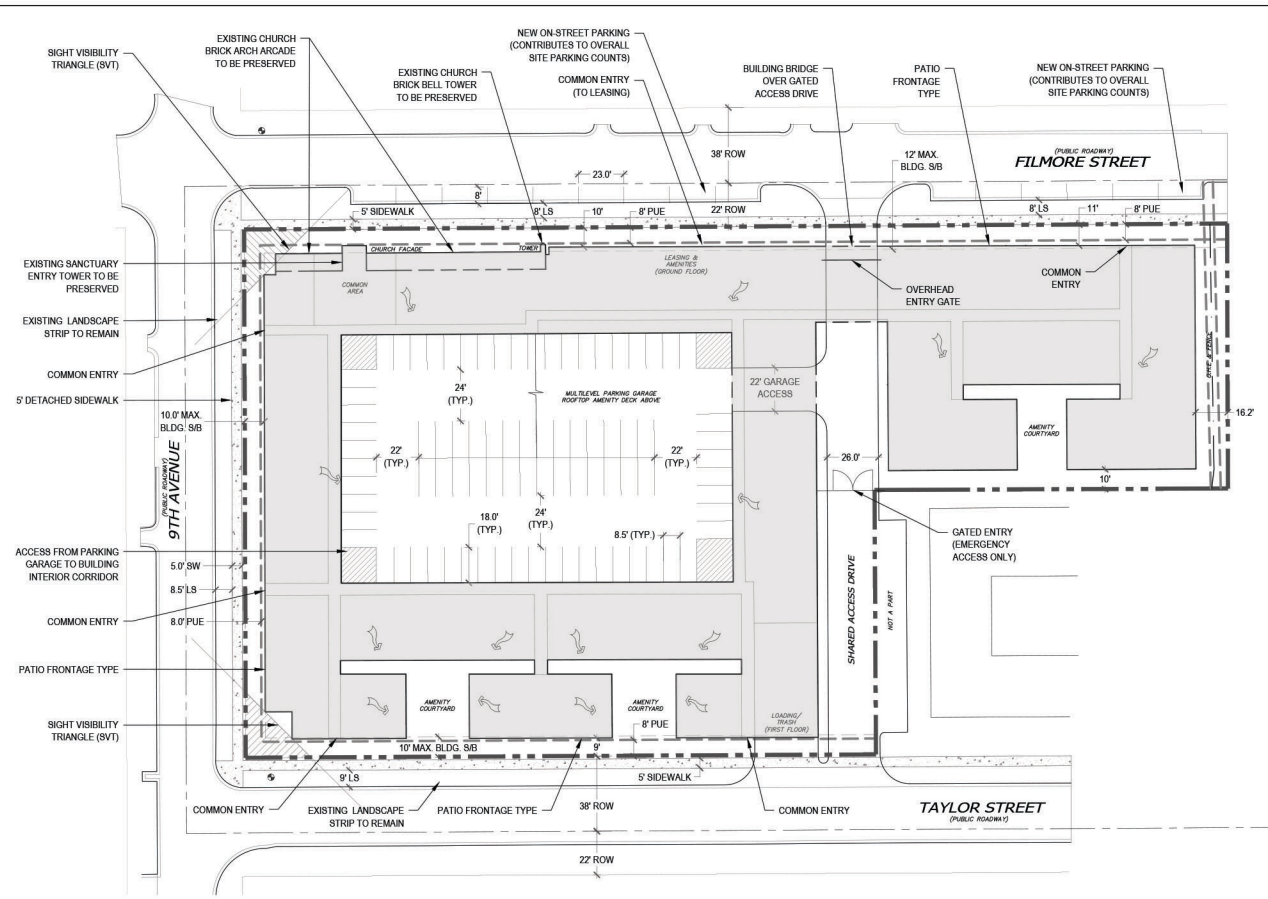
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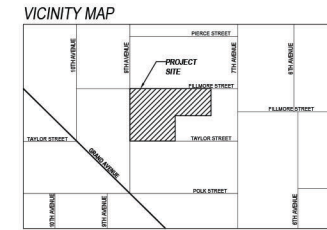
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APPLICANT & LAND PLANNER
 NORRIS DESIGN
 901 E. MADISON STREET
 PHOENIX, AZ 85034
 ABEAUL@NORRIS-DESIGN.COM
 602.254.9600

OWNER
 TRUMONT GROUP, LLC
 4203 E. INDIAN SCHOOL ROAD, STE 300
 PHOENIX, AZ 85018
 SHANE@TRUMONTGROUP.COM



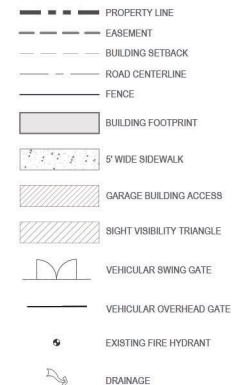
NORRIS DESIGN
 PEOPLE • PLACEMAKING
 901 EAST MADISON STREET
 PHOENIX, AZ 85034
 P: 602.254.9600

NORRIS-DESIGN.COM

PROPERTY DESCRIPTION
 THE SUBJECT PROPERTY, LOCATED AT THE SOUTHEAST CORNER OF 9TH AVENUE & FILMORE STREET, IS PROPOSED TO BE DEVELOPED AS A MULTI-FAMILY RESIDENTIAL USE WHICH WILL CONSIST OF 260 TOTAL UNITS, THREE (3) AMENITY COURTYARDS, ROOFTOP AMENITY DECK, A PRESERVED BRICK ARCH ARCADE, BELL TOWER AND APPROXIMATELY 10 SQUARE FEET OF THE ORIGINAL SANCTUARY SPACE THAT WAS ONCE HOME TO THE MERRY HILL CHURCH. THE LEASING AND AMENITY SPACE WILL BE PROVIDED ON THE GROUND FLOOR ALONG FILMORE STREET TO ACTIVATE THE FRONTAGE. THE PRIMARY VEHICULAR ACCESS DRIVE WILL BE LOCATED ALONG FILMORE STREET, WHICH WILL BE GATED AND DESIGNED SO THAT THE UPPER FLOORS BRIDGE OVER THE ACCESS DRIVE BY USE OF AN AESTHETIC ARCH TO REFLECT THE HISTORIC SPANISH ARCHITECTURAL STYLE OF THE PRESERVED ARCHES. A SECONDARY ACCESS DRIVE IS LOCATED ALONG TAYLOR STREET WHICH IS SHARED BY THE PROPERTY TO THE EAST. THIS DRIVE IS INTENDED TO MAINTAIN SHARED ACCESS WITH THE ADJACENT PROPERTY WHILE PROVIDING A SECOND GATED ENTRY NORTH OF THE SHARED DRIVE TO ALLOW FOR EMERGENCY ACCESS ONLY. BEHIND THE GATED ACCESS GATES WILL BE THE MULTI-LEVEL PARKING GARAGE WITH A ROOFTOP AMENITY DECK. ADDITIONAL PARKING ALONG FILMORE STREET WILL BE CONSTRUCTED AS PARALLEL PARKING TO CONTRIBUTE TO THE OVERALL PARKING PROVIDED. PEDESTRIAN ACCESS TO THE MULTI-FAMILY RESIDENTIAL BUILDING WILL BE PROVIDED VIA COMMON ENTRY POINTS ALONG STREET FRONTAGE WITH ADDITIONAL DIRECT ACCESS TO GROUND FLOOR UNITS BY USE OF PATIO FRONTAGE TYPE AS REQUIRED UNDER THE WALKABLE URBAN CODE.

SITE PLAN DATA

PROPERTY APN:	111-30-057F
NET AREA:	2.49 ACRES (108,670 SF)
GROSS AREA:	3.25 ACRES (141,483 SF)
EXISTING ZONING:	WU T5.5 (ORD. G-7099 / Z-61-22)
PROPOSED ZONING:	WU T5.5 (NO CHANGE)
EXISTING USE:	PLACE OF WORSHIP
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
TOTAL UNIT COUNT:	260 UNITS (100%)
STUDIO:	106 UNITS (40.8%)
1-BEDROOM:	106 UNITS (40.8%)
2-BEDROOM:	48 UNITS (18.4%)
GROSS BUILDING SQUARE FOOTAGE:	
GROUND FLOOR:	54,700 SF
2ND FLOOR:	56,200 SF
3RD FLOOR:	56,200 SF
4TH FLOOR:	56,200 SF
5TH FLOOR:	56,200 SF
TOTAL:	279,500 SF
DENSITY:	80.0 DU/AC (260 UNITS / 3.25 GROSS ACRES)
HEIGHT:	56'
PARKING REQUIRED:	430 STALLS (W/ 10% REDUCTION)
STUDIO:	170 SPACES (INCLUDING GUEST PARKING)
	(106 UNITS x 1.3 SPACES = 138 SPACES)
1-BEDROOM:	212 SPACES (INCLUDING GUEST PARKING)
	(106 UNITS x 2.0 SPACES = 212 SPACES)
2-BEDROOM:	96 SPACES (INCLUDING GUEST PARKING)
	(48 UNITS x 2.0 SPACES = 96 SPACES)
SUBTOTAL:	478 PARKING SPACES REQUIRED
W/ 10% REDUCTION:	430 PARKING SPACES REQUIRED
PARKING PROVIDED:	430 STALLS (1.65 SPACES / UNIT)
	(INCLUDING NEW ON-STREET PARKING)



SEC 9TH AVENUE & FILMORE STREET
 DEVELOPMENT PRE-APPLICATION SITE PLAN
 CITY OF PHOENIX, ARIZONA

OWNER:
 TRUMONT GROUP, LLC
 4203 INDIAN SCHOOL RD, STE 300
 PHOENIX, AZ 85018

NOT FOR CONSTRUCTION

DATE:
 08/10/23 DEV. PRE-APP

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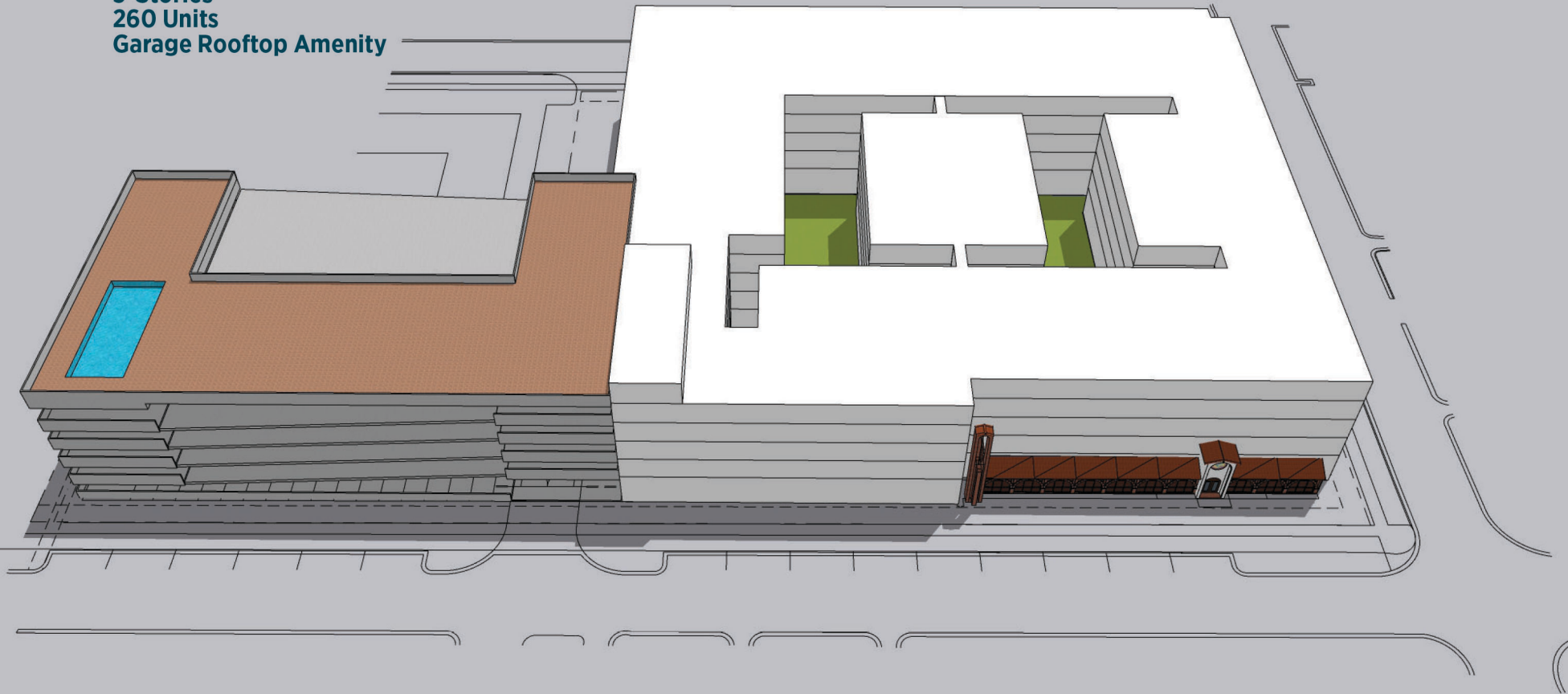
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CONCEPT 1

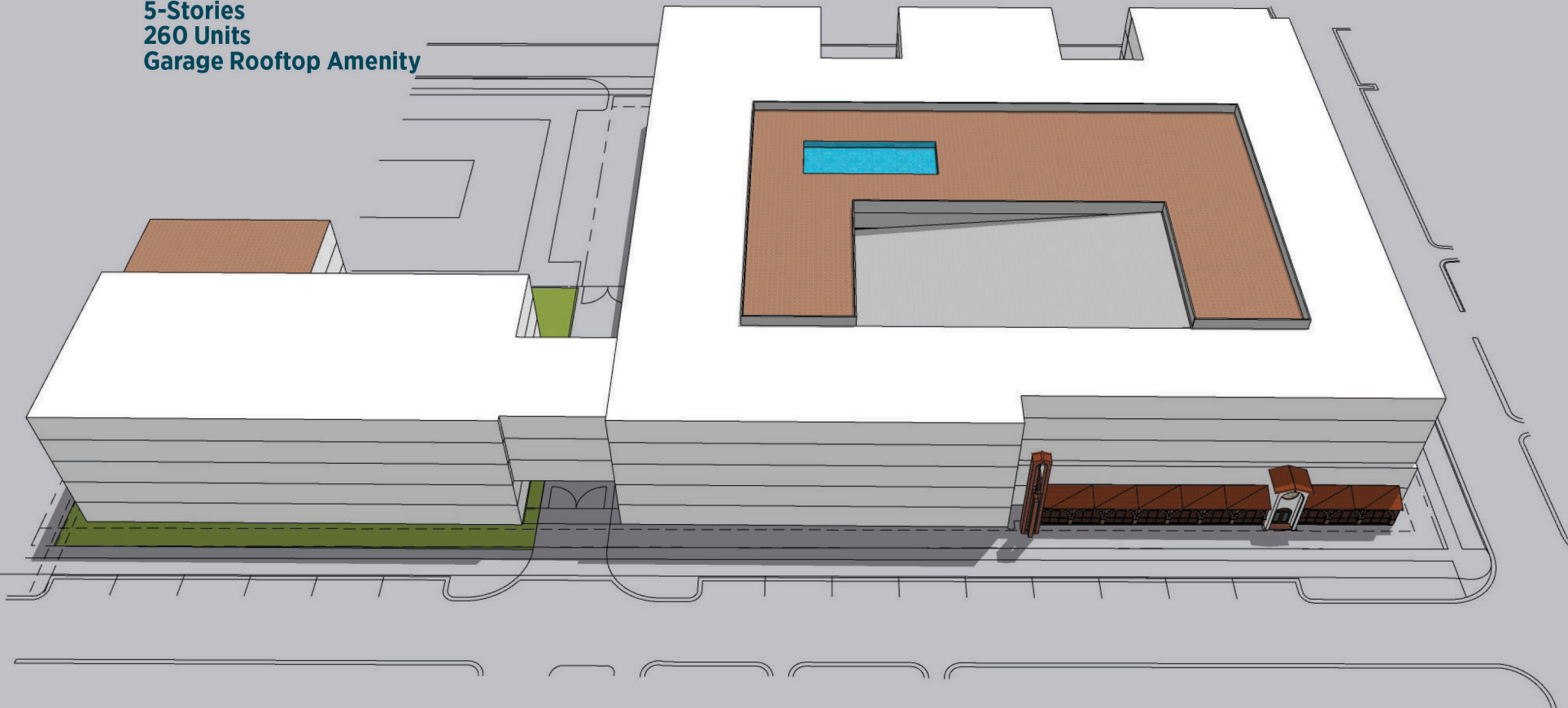
Modified Wrap
5-Stories
260 Units
Garage Rooftop Amenity



Entitled for 260 Multi Family Units

CONCEPT 2

Wrap
5-Stories
260 Units
Garage Rooftop Amenity



Entitled for 260 Multi Family Units

CONCEPT 3

Wrap
4-Stories
250-260 Units
Garage Rooftop Amenity

