



# **WAREHOUSE CHARACTER AREA**

## **DRAFT DEVELOPMENT STANDARDS**

**SEPTEMBER 15, 2008**

#### 4. Landscaping Standards

The Jackson Street streetscapes, plazas, courtyards, and roof gardens will have a common thread of purpose and design which emphasizes the harvesting and thoughtful use of our most precious resource – water.

Not only will these important urban spaces be beautiful, they will also have purpose as conveyors, sponges, and filters for storm water and building condensate, thus ensuring adequate water supply for the desert streetscape. Hardscape will be articulated in ways to direct water to planting zones.

Streetscapes of tough shade trees in grates will be connected with sub surface water harvesting troughs that, through curb cuts, allow street storm water to enter tree planting zones.

Courtyards and plazas will be centered around brimming water harvesting cisterns and collection gardens while providing comfortable gathering space.

##### a. Landscaping Plan

a. Landscaping Plan	
Public ROW	
Courtyards	
Roof tops	

##### b. Landscaping Theme, ROW Streetscape

b. Landscaping Theme, ROW Streetscape	
Layout	<p>Trees within the right-of-way are to be planted at regular intervals and groupings to ensure pedestrian shade and comfort. See Exhibit K and J for general locations.</p> <p>Street furniture and amenities shall be grouped together at regular intervals along the public right-of-way to promote pedestrian interactions and gathering. This includes locations where extra curb area has been provide around street parking, where bus stops occur, or near retail uses that, by their nature, generate excess sidewalk traffic (restaurants, music venues, etc). See Amenities section below for minimum frequency.</p> <p>When near intersections, groupings of street furniture, amenities, and trees shall be as close to</p>

	<p>the intersections as possible but shall not impair pedestrian traffic or the required visibility triangle.</p>
<p>Planting type</p>	<p>The primary tree for East / West streets shall be Evergreen Elm trees. The primary tree for North / South streets shall be Sissoo and Oak.</p> <p>Where possible, storm water and condensate will be used to water street trees in the right-of-way.</p> <p>Other planting and trees may be used but shall follow the following standards:</p> <p>Street trees and planting shall be drought and heat tolerant and appropriate to the Phoenix climate.</p> <p>The planting of palm trees within the street right-of-way is prohibited.</p> <p>Trees shall be chosen to create shade while maintaining visibility to ground floor businesses.</p>
	<p>At gathering areas, a minimum of three (3) of the following amenities shall be used:</p> <ul style="list-style-type: none"> <li>Benches or other seating options</li> <li>Water features</li> <li>Artwork</li> <li>Landscaping and planting</li> </ul>
	<ul style="list-style-type: none"> <li>Informational kiosks</li> <li>Bicycle racks</li> <li>Lighting</li> </ul> <p>Other amenities may be substituted if approved by the Planning Department.</p> <p>All gathering areas are to include waste receptacles.</p> <p>Street furniture shall be permanently fixed.</p> <p>Single benches facing the street shall be prohibited.</p> <p>Bench advertising shall be prohibited.</p> <p>In order to minimize clutter, consolidated structures shall be used for newspaper boxes and information kiosks and should be used in limited quantities.</p>

<b>c. Landscaping Theme, Courtyards</b>	
<p>Layout</p>	<p>Courtyards shall be accessible to the public and shall encourage pedestrian use and gatherings.</p> <p>Landscaping shall be laid out in a manner which maximizes pedestrian shade and comfort.</p> <p>Turf or permeable paving is required within courtyards.</p> <p>The use of planting pavers, such as Grasscrete, within the courtyard is encouraged as long as ADA standards are met.</p>
<p>Planting type</p>	<p>Planting shall be drought and heat tolerant and appropriate to the Phoenix climate; however, the shaded and more secluded nature of courtyards enable a greater variety of trees and vegetation to be used then would be appropriate for the right-of-way.</p> <p>The planting of palm trees within courtyards is allowed, but not encouraged.</p> <p>The use of trellis vines or green screens is encouraged.</p>
<p>Amenities</p>	<p>At courtyards a minimum of four (4) of the following amenities shall be used:</p> <ul style="list-style-type: none"> <li>Benches or other seating options</li> <li>Water features</li> <li>Artwork</li> <li>Landscaping and planting</li> </ul>

	<p>Informational kiosks</p> <p>Bicycle racks</p> <p>Lighting</p> <p>Drinking fountains</p> <p>Water feature</p> <p>Other amenities may be substituted if approved by the Planning Department.</p> <p>All courtyards are to include waste receptacles.</p> <p>Courtyard furniture must be permanently fixed unless supplied by adjacent retail uses, in which case furniture must be secured during closed hours.</p> <p>Advertising upon furniture is strictly prohibited</p> <p>In order to minimize clutter, consolidated structures shall be used for newspaper boxes and information kiosks and should be used in limited quantities.</p> <p>The use of above ground planters which also act as seating areas is encouraged.</p>
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<b>d. Landscaping Theme, Rooftops</b>	
Green and/or occupiable roofs are greatly encouraged . If such roofs are implemented, the following guidelines shall apply.	
Layout	<p>A minimum of 50% of the occupiable roof area shall be shaded and 25% of that shade must come from trees, trellis vines, or other vegetation.</p> <p>Photovoltaic panels may also count towards roof shade calculations.</p>
Planting type	Planting shall use native or desert adaptive plants, low water use, shrubs, trees, accents, groundcovers, and vines.
Amenities	<p>For habitable rooftops, a minimum of four (4) of the following amenities shall be used:</p> <ul style="list-style-type: none"> <li>Benches or other seating options</li> <li>Water features</li> <li>Pool or jacuzzi</li> <li>Artwork</li> <li>Landscaping and planting</li> <li>BBQs</li> <li>Fire element or fireplace</li> <li>Observational telescope/binoculars</li> <li>Lighting</li> <li>Drinking fountains</li> <li>Restrooms</li> </ul> <p>Other amenities may be substituted if approved by the Planning Department.</p>

	All occupiable rooftops are to include waste receptacles.
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## 5. Parking Standards

<b>Parking Access</b>	
Alleys shall be preserved for parking ingress and egress when possible.	
Alley access and maneuverability shall be permitted by right.	
From Alley	Primary parking access shall be provided from alley when available.
From Street	When required, maximum one curb cut per site on street frontage.  24 feet maximum driveway width.
Residential Garages	Shall be rear-loaded with access through alley or interior driveway.

<b>Surface Parking Requirements</b>	
No surface parking permitted between the building frontage and the public sidewalk.	
As Primary Use	Interim use only. Use permit required.
As Accessory Use	Permitted;
Landscaping of Surface Parking	If surface parking is allowed through a Use Permit process, the Zoning Administer may place reasonable landscaping or buffering requirements upon the surface parking.

<b>Parking Garage Screening</b>	
Ground Floor	100% wrapped with habitable space, exclusive of ingress/egress and emergency exits.
2 <sup>nd</sup> Floor and Above	Minimum 60% of street frontage shall be wrapped with habitable space. Sloped floors shall be screened from public view by architectural façade. Vehicles shall be screened from view by a minimum of a 3 foot wall, or vine covered scrim.

<b>Parking Spaces Number of Spaces</b>	
Parking must comply with ADA requirements (1 ADA stall per 25 parking spaces)	
Residential Uses	No minimum amount required.
Commercial, Office, Retail, and Dining Uses	No minimum amount required.

<b>Parking Garage Above Ground / Underground</b>	
Above Ground Parking Levels:	Below Ground Parking Required:
One to Three	None
Four	Minimum One Level
Five or More	Minimum of Two Levels

### **Off Street Loading**

As an infill urban development, the use of off-street loading spaces by multiple tenants and structures is allowed and encouraged.

The availability of alley access and maneuverability along with the adjacent supply of surface parking lots, enable the amount of dedicated space for loading spaces to be minimal.

Loading spaces shall be located behind structures and accessed through the alley when possible.

## **L. AMENITIES**

### **Outdoor Plazas and Courtyards:**

Small urban plazas and courtyards will be developed . One plaza will occur on what is currently an underutilized and superfluous section of 2<sup>nd</sup> Street. At roughly 5,000 square feet, the plaza will act as both a gateway from the south to the Jackson Street venues (including the arena), as well as a casual gathering place for both residents and visitors. Other courtyards and enhanced alleys-way are planned for the full block developments south of the rail road tracks. Permeable pavers, an abundance of shade created by both vegetation and structural elements, and a small water feature and/or public art pieces will make these plazas and courtyards comfortable and inviting outdoor areas. Small restaurants, cafes and shops with outdoor seating along with other retail uses will be placed adjacent to the areas to further activate the space.

### **Adaptation of Historic Buildings:**

Historic buildings have long been considered an amenity to the City and the preservation of its heritage. This PUD has the opportunity to place long-term conservation easements on three buildings of historic significance, while ensuring their future enjoyment through new uses. Along with the Beacon Building mentioned above, the El Fresnal Grocery Store building and the Gerardo's building, both located along Buchanan Street, will also be preserved and adapted with new retail uses.

### **Streetscape Plan:**

The creation of streetscape gathering places along the public ROW is another unique amenity. The streetscape plan for the PUD envisions unique gathering places along the public right-of-way. These gathering places will include such public amenities as street furniture, shade trees, artwork, information kiosks, bicycle racks, and other such amenities that encourage pedestrian interaction and gathering.

## M. DESIGN GUIDELINES

The design guidelines and standards contained herein reflect the desire for a high quality, pedestrian oriented project fitting of a downtown urban location. The general guidelines for design review as found in Section 507 Tab A of the Phoenix Zoning Ordinance shall apply.

<b>Building Form General</b>	
<p>Building form, materials and design elements shall be selected to ensure a variety of architectural styles and expressions. This includes references to the existing historic structures in the area as well as embracing modern materials and design appropriate for Phoenix's climate and status as an innovative 21<sup>st</sup> century city.</p> <p>New construction must provide a minimum fifteen (15) foot wide sidewalk along Jackson Street, and a minimum of eight-foot unobstructed sidewalk when including streetscape amenities.</p> <p>Fifteen (15) foot wide sidewalks are required where feasible for other streets. In no case shall new construction provide sidewalks less than eight (8) feet wide.</p> <p>Sidewalks should try to maintain the same width and same face-of-curb line from block to block and development to development.</p> <p>Building facades should be designed to provide a sense of human scale at the ground level by providing a clear architectural distinction between at least the ground floor and all additional stories.</p>	
Building Articulation (up to 48 feet in height)	<p>Maximum wall length without articulation / modulation shall be 20 feet.</p> <p>Facades &gt; 20 feet long shall be treated with the following:</p> <ul style="list-style-type: none"><li>a) Changes in vertical wall plane (2 feet minimum)</li></ul>

	<ul style="list-style-type: none"> <li>b) Changes in horizontal wall plane (5 feet minimum)</li> <li>c) Projecting or recessed architectural elements, minimum 6 inches (not including windows and doors)</li> <li>d) Varying rooflines (4 feet minimum)</li> </ul>
Interior & Alley Facing Facades	Articulation not required. Articulation shall be required when side or rear of building faces parks or plazas accessible to the public.
Building Elements	<p>A variety of articulation and expression in building elements such as doors, windows, pilasters, cornices, brick arches and lintels is encouraged.</p> <p>Historic Properties: Building Elements, such as doors, windows, pilasters, cornices, brick arches and lintels is shall be articulated and expressed in a manner similar to existing, historic structures in the district, in particular any on the same block face.</p>
Colors	<p>A variety of colors is encouraged within the PUD to help differentiate uses, create visual variety, and differentiate the area as an entertainment center. Chosen colors should also meet the requirements laid out in Section N regarding Shade.</p> <p>Historic Properties: Colors used for the rehabilitation of historic structures shall be earth tones ranging from natural dark brick to light brown or tan stucco, and various grays. Bright colors may be used as accent elements and used sparingly but effectively with special fixtures, window and door trim, signs painted on the building surface, and awnings.</p>
Design Elements	A variety of design elements including materials, finishes, and geometries is encouraged within the PUD to help differentiate uses, create visual variety, and differentiate the area as an entertainment

	<p>center.</p> <p>Historic Preservation: In order to maintain the inherent character of historic buildings, the following design elements shall not be permitted in their rehabilitation unless otherwise approved by the Historic Preservation Department:</p> <ol style="list-style-type: none"> <li>1) From ground level to eighty (40) feet: <ol style="list-style-type: none"> <li>a) Angled building walls (building walls not perpendicular or parallel to the adjacent streets).</li> <li>b) Steeply pitched (more than 30 degrees) roofs including mansard roof forms.</li> <li>c) "Curtain wall" facades.</li> </ol> </li> <li>2) Metal or wood siding.</li> <li>3) Parabolic arches and other non-geometric building forms.</li> <li>4) Backlit awnings or panels.</li> <li>5) Plastic and acrylic components used in awnings and other accessories.</li> <li>6) Mill finished aluminum and metal.</li> </ol>
Entrances	<p>Single entrances to buildings should be avoided.</p> <p>Additional entrances to existing structures should be considered at the time of reuse or remodeling.</p> <p>Outdoor courtyards, covered or uncovered, easily visible from the street may be employed as an alternative to an enclosed lobby.</p> <p>Courtyards may be extended through the building to provide access or passage from the rear parking areas.</p>
Materials	<p>Stucco finishes shall be limited to no more than twenty-five (25) percent of street-facing facades (for new or remodeling).</p>

Parapets	No requirements.
Windows	Window openings should be recessed or

**Building Form  
Recessed and Projected Elements**

Galleries, canopies, awnings and similar devices that extend into or over the public right-of-way shall be permitted only upon issuance of an easement as administered by the City of Phoenix.

Awnings and Canopies	<p>Canopies and awnings extending over the public sidewalk should be incorporated into the design of new buildings.</p> <p>All canopies shall be suspended or cantilevered from the buildings and shall provide a minimum of 8 feet high clearance above finished grade.</p> <p>Pole mounted entrance canopies shall not be permitted since the support poles may impede pedestrian movement and detract from the appearance of the area.</p>
Arcade	<p>Minimum clearance width of 10 feet required.</p> <p>Minimum of 8 feet high clearance above finished grade.</p>
Gallery	<p>May project up to 12 feet into the ROW but no closer than 2 feet from the curb. Minimum of 8 feet high clearance above finished grade.</p>
Bay windows, balconies, 3 <sup>rd</sup> story and above	<p>Up to 20 feet wide may project up to 10 feet into the ROW, but no closer than 2 feet from the curb. Minimum of 10 high clearance above finished grade.</p>
Ground Floor Residential	N/A

**Building Form  
Blank Wall Standards**

Streets lined with long stretches of blank walls at ground level, especially if under an arcade or gallery, are not pedestrian-oriented, do not support commerce, and do not promote a sense of safety. These streets lack natural surveillance, and with no “eyes on the street”, they become an invitation to vandalism and graffiti. Blank walls shall be limited by the standards listed below.

<p>Street facing, Ground floor</p>	<p>No continuous length of blank wall shall exceed 20 linear feet.</p> <p>Maximum of 40% of total ground floor street frontage.</p>
<p>Blank wall exceptions</p>	<p>Blank walls under a gallery or arcade shall not exceed 20 linear feet.</p> <p>Blank walls under canopies and awnings, up to 40 linear feet shall be permitted with a minimum of 50% of the ground-floor blank façade is treated with a combination of treatments.</p> <p>Maximum 40% of total ground floor street frontage shall apply.</p>
<p>Blank wall treatments</p>	<p>Artwork, display windows and interactive displays, architectural features, and or other treatments.</p> <p>Landscaping islands and trellises may be used to enhance the streetscape.</p> <p>Note: Wall plane articulation and structural columns shall not count as the sole treatments.</p>

Building Form Building Bulk	
Tower Dimensions (>90 feet)	200 feet maximum building dimension
Tower Separation (>90 feet)	In no case may buildings be closer than allowed per building code.
Ground floor standards, Commercial floor depth	Minimum 30 feet
Ground floor standards, street front transparency	60% shall be required for non-residential facades.  Must be measured between a minimum of 3 feet and 8 feet high above grade.  Doors and windows shaded by arcades or galleries must be of clear glass with a transparency ratio of .85 or higher VTR (Visible Transmittance Rating), otherwise .75 or higher.

Public Spaces General Requirements (Including Plazas and Courtyards)	
Area	Area to be provided per landscape plans
Visibility and Accessibility	Non-residential: Public space on ground floor shall be visible and accessible to the general public during the day.
Grade	Must be within 2.5 feet of sidewalk grade
Building Projection	A building may project above 25% of the public space if projections are above the 2 <sup>nd</sup> story.
Dimension	No side shall be less than 20 feet.
Vegetation	30% of public space >5,000 square feet shall be turf. No plants or shrubs with thorns at maturation to be placed in interactive public spaces.  Refer to landscaping and tree palate section for standards.
Shade	50% of the plaza / courtyard shall be shaded with natural and / or manmade shade.  Minimum 25% of shaded area to be trees or trellis vines.  50% of the south facing wall surface shall be shaded up to a height of 90 feet.
Art	Shall include art component consistent with the City of Phoenix Art and Private Development Program at time of property development.

Furniture	<p>Public spaces should include such public amenities as benches, seating areas, and tables.</p> <p>Furniture must be permanently fixed unless supplied by adjacent retail uses, in which case furniture must be secured during closed hours.</p> <p>Advertising on furniture is strictly prohibited within courtyards.</p>
Lighting	<p>Lighting shall comply with City Code Section 23-100 Shielding and Filtering Outdoor Lighting (a.k.a. Dark Sky Ordinance) current (July 2008) version. Photometric plans, if requested by the City, shall be submitted to DSD concurrent with preliminary site plan submittal.</p>
Private Residential Space	<p>Minimum 50 square feet per unit in the form of patios, balconies, rooftops and other residential amenities, including indoor amenities (e.g. exercise rooms, play rooms, etc).</p>
Water Features	<p>Shall be encouraged to optimize thermal comfort by incorporating a water feature with elements such as living trellises, landscaping, shade, and pedestrian amenities.</p>

**N. SHADE**

<b>Shade and Thermal Comfort</b>	
<p>Shade calculations shall be based on summer solstice at 12:00pm.</p> <p>Shade from trees and open shade fabric is considered full shade. Shade cast from buildings count toward calculation totals.</p> <p>A shade study shall be submitted to DSD concurrent with a preliminary site plan submittal.</p>	
<p>Public / Private Sidewalks and walkways</p>	<p>Minimum 75% of the public sidewalk and private walkways shall be shaded adjacent to the public right-of-way for east-west streets.</p> <p>Minimum 50% of the public sidewalk and private walkways shall be shaded adjacent to the public right-of-way for north-south streets.</p>
<p>Public / Private Open Space</p>	<p>Minimum of 50% of accessible public and private open space areas are to be shaded.</p>
<p>Habitable roofs / decks</p>	<p>50% of new rooftop area should be dedicated to roof garden or other green space where feasible. If such spaces are provided for at levels lower than the highest roof, such lower levels shall suffice in meeting this calculation.</p> <p>Minimum 50% of habitable roof areas shall be shaded.</p> <p>Photovoltaic panels may count towards roof shade calculations.</p>

<b>Materials</b>	
Trellises and Canopies	To be made of low mass, nonconductive materials.
Large shading structures	Large shading surfaces, such as shade cloth, punched metal, or ETFE Foil, shall be 50% transparent. Non-reflective materials are preferred.
Metals	Metals shall be coated with a non-reflective surface.

<b>Building Walls</b>	
Below 90 feet	Minimum 50% light colored, smooth, high mass materials with a minimum reflective index of .4.
Above 90 feet	Utilize light colored, smooth textured, low mass or thin, high density materials.
Green Walls	Green walls, including trellises are encouraged to reduce excessive radiant heat accumulation in pedestrian areas receiving excessive sunlight.

## Roofs

Roof mounted equipment such as elevator shafts, mechanical equipment, and satellite dishes shall be screened from view from adjacent public ROW by any of the following methods: Structural screening, vegetative screening, painted and/or integrated into the design of the building.

Roofing surface to have a Solar Reflective Index (SRI) equal to or greater than the values in the table below for a minimum of 75% of the roof surface. A vegetative roof can be used in lieu of an SRI roof.

<u>Roof Type</u>	<u>Slope</u>	<u>Solar Reflective Index</u>
Low sloped	>2:12	78
Steep sloped	<2:12	29

## Paving Materials

Parking Areas and Access Drives	Shall be paved with permeable concrete or interlocking pavers with a minimum open area of 12% and a minimum SRI of 35.
Public Spaces and Plazas	Shall be paved with permeable concrete or interlocking pavers with a minimum open area of 12% and a minimum SRI of 35 or sand set, per-cast concrete pavers or brick (2" thick, 5,000 psi) with a minimum SRI of 35.

## Alternate Methods

For all of the standards above, a method that achieves equal or better results as measured by percentage shade or percentage heat gain may be approved, if certified by an architect or landscape architect, and/or the City of Phoenix Planning Department.