City of Phoenix

# Agenda
# City Council Formal Meeting

Meeting Location:
City Council Chambers
200 W. Jefferson St.
Phoenix, Arizona 85003

**Wednesday, October 18, 2023** **2:30 PM** **phoenix.gov**

**OPTIONS TO ACCESS THIS MEETING**

***Virtual Request to speak at a meeting:***

***- Register online*** *by visiting the City Council Meetings page on phoenix.gov* ***at least 2 hours prior to the start of this meeting****. Then, click on this link at the time of the meeting and join the Webex to speak:* https://phoenixcitycouncil.webex.com/phoenixcitycouncil/onstage/g.php?MTID=e9a9e6849cc6169b4dd15251e4116b2b7

**- Register via telephone** at 602-262-6001 **at least 2 hours prior to the start of this meeting,** noting the item number. Then, use the Call-in phone number and Meeting ID listed below at the time of the meeting to call-in and speak.

**In-Person Requests to speak at a meeting:**

- Register in person at a kiosk located at the City Council Chambers, 200 W. Jefferson St., Phoenix, Arizona, 85003. Arrive **1 hour prior to the start of this meeting**. Depending on seating availability, residents will attend and speak from the Upper Chambers, Lower Chambers or City Hall location.

- Individuals should arrive early, 1 hour prior to the start of the meeting to submit an in-person request to speak before the item is called. After the item is called, requests to speak for that item will not be accepted.

***At the time of the meeting:***

**- Watch** the meeting live streamed on phoenix.gov or Phoenix Channel 11 on Cox Cable, or using the Webex link provided above.

**- Call-in** to listen to the meeting. Dial 602-666-0783 and Enter Meeting ID 2552 859 3180# (for English) or 2553 038 7640# (for Spanish). Press # again when prompted for attendee ID.

**- Watch** the meeting in-person from the Upper Chambers, Lower Chambers or City Hall depending on seating availability.

***Para nuestros residentes de habla hispana:***

**- Para registrarse para hablar en español,** llame al 602-262-6001 **al menos 2 horas antes del inicio de esta reunión** e indique el número del tema. El día de la reunión, llame al 602-666-0783 e ingrese el número de identificación de la reunión 2553 038 7640#. El intérprete le indicará cuando sea su turno de hablar.

**- Para solamente escuchar la reunión en español,** llame a este mismo número el día de la reunión (602-666-0783; ingrese el número de identificación de la reunión 2553 038 7640#). Se proporciona interpretación simultánea para nuestros residentes durante todas las reuniones.

**- Para asistir a la reunión en persona**, vaya a las Cámaras del Concejo Municipal de Phoenix ubicadas en 200 W. Jefferson Street, Phoenix, AZ 85003. Llegue 1 hora antes del comienzo de la reunión. Si desea hablar, regístrese electrónicamente en uno de los quioscos, antes de que comience el tema. Una vez que se comience a discutir el tema, no se aceptarán nuevas solicitudes para hablar. Dependiendo de cuantos asientos haya disponibles, usted podría ser sentado en la parte superior de las cámaras, en el piso de abajo de las cámaras, o en el edificio municipal.

## CALL TO ORDER AND ROLL CALL

## MINUTES OF MEETINGS


1 **For Approval or Correction, the Minutes of the Formal Meeting on Jan. 6, 2021** Page 11


## BOARDS AND COMMISSIONS


2 **Mayor and Council Appointments to Boards and Commissions** Page 12


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4 **Liquor License - Special Event - St. John the Baptist Romanian Orthodox Church** District 1 - Page 15

5 **Liquor License - Charley's Place** District 1 - Page 16

6 **Liquor License - Filibertos Mexican Food** District 1 - Page 21

7 **Liquor License - Turmeric Cash and Cary** District 3 - Page 26

8 **Liquor License - La Pasadita Hot Dogs** District 4 - Page 31

9 **Liquor License - ARCO AM PM 42445** District 5 - Page 36

10 **Liquor License - Special Event - Childsplay Inc.** District 6 - Page 41

11 **Liquor License - Special Event - Keystone Montessori Charter School, Inc.** District 6 - Page 42

12 **Liquor License - Special Event - St. Benedict Roman Catholic Parish Phoenix** District 6 - Page 43

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|---|---|---|
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| 14 | **Liquor License - OHSO Brewery** | District 6 - Page 45 |
| 15 | **Liquor License - Special Event - Central Arts Alliance** | District 7 - Page 50 |
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| 17 | **Liquor License - Downtown Spirits** | District 7 - Page 52 |
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| 19 | **Liquor License - Special Event - Artist Relief Fund, Inc.** | District 8 - Page 62 |
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| 26 | **Professional Towing and Recovery, LLC** | |
| 27 | **Settlement of Claim(s) O'Connell v. City of Phoenix** | |
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| 28 | **Print and Mail Election Materials - IFB 19-046 - Amendment (Ordinance S-50273)** | Citywide - Page 78 |

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| 29 | **Acquisition of Real Property for Roadway Improvements Along 56th Street from Thomas to Camelback Roads (Ordinance S-50235)** | District 6 - Page 79 |
| 30 | **Authorization to Amend Lease with Bio-Medical Applications of Arizona, LLC, to Extend Term (Ordinance S-50237)** | District 5 - Page 82 |
| 31 | **Playground Fitness and Related Equipment Contract - COOP 24-0031 Request for Award (Ordinance S-50248)** | Citywide - Page 84 |
| 32 | **Ready Mix Concrete- IFB 18-264 - Letter of Agreement to Extend Contract for Concrete Supply with Cemex Construction Material South (Ordinance S-50249)** | Citywide - Page 86 |
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| 35 | **Bicycles, Parts, Accessories, Repair and Maintenance - IFB 18-174 - Amendment (Ordinance S-50264)** | Citywide - Page 89 |
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| 38 | **Affordable Care Act (ACA) Reporting Services RFP HR 22-018 - Request for Award (Ordinance S-50241)** | Citywide - Page 92 |
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| 41 | **2024-25 Housing and Urban Development Consolidated Plan Annual Action Plan Process** | Citywide - Page 98 |
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| 45 | **2024 Downtown Enhanced Municipal Services District Budget, Assessments and Set Public Hearing Date (Resolution 22158)** | District 7 - Page 107<br>District 8 |
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| 47 | **Amend Ordinance Authorizing Mayo Clinic Arizona Development Agreement for Installation for Public Infrastructure Improvements (Ordinance S-50275)** | District 2 - Page 122 |
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| 49 | **Series 2023 Single Family Mortgage Revenue Bond Program (Resolution 22159)** | Citywide - Page 126 |
| 50 | **Elevator and Escalator Maintenance IFB PCC 22-006 - Request for Award (Ordinance S-50243)** | District 7 - Page 169<br>District 8 |
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| 53 | **Arizona Criminal Justice Commission Project Safe Neighborhoods Grant (Ordinance S-50236)** | Citywide - Page 174 |
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| 57 | **Terminal 4 South 1 Concourse Retail Concessions Phase II at Phoenix Sky Harbor International Airport - Request for Award (Ordinance S-50253)** | District 8 - Page 179 |
| 58 | **Terminal 4 South 1 Concourse Food and Beverage Concessions Phase II at Phoenix Sky Harbor International Airport - Request for Award (Ordinance S-50255)** | District 8 - Page 182 |
| 59 | **Hangar Lease Amendments with State of Arizona Department of Public Safety at Phoenix Sky Harbor International Airport (Ordinance S-50265)** | District 8 - Page 185 |
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| 64 | **Apply for U.S. Department of Energy Consumer Electronics Battery Recycling, Reprocessing, and Battery Collection Grant Opportunity for Federal Fiscal Year 2022-23 - Federal Bipartisan Infrastructure Law Funding (Ordinance S-50269)** | Citywide - Page 193 |
| 65 | **Name Change on City Agreement to CONSOR North America, Inc. - Amendment (Ordinance S-50238)** | District 7 - Page 195<br>District 8<br>Out of City |
| 66 | **Drought Resiliency Groundwater Program - Engineering Services - WS85010030, WS85010054, WS85010059, WS85400007 (Ordinance S-50240)** | Citywide - Page 197 |
| 67 | **Hot Mix Asphalt Products Requirements Contract - RFQu 18-206 - Letter of Agreement to Extend Contract with CalMat, Co. (Ordinance S-50242)** | Citywide - Page 199 |
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| 70 | **Apply for U.S. Department of Transportation Reconnecting Communities and Neighborhoods Grant Opportunity for Federal Fiscal Year 2022-23 - Federal Bipartisan Infrastructure Law Funding (Ordinance S-50259)** | District 4 - Page 205<br>District 5<br>District 7<br>District 8 |

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| 71 | **Authorization to Enter into an Agreement with the Salt River Project Agricultural Improvement and Power District, Honeywell International, Inc., and the Arizona Department of Environmental Quality (Ordinance S-50263)** | District 4 - Page 208<br>District 7<br>District 8 |
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**PLANNING AND ZONING MATTERS**


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| 73 | **Final Plat - 3233 W. Peoria Avenue - PLAT 230043 - Southeast Corner of 33rd Avenue and Peoria Avenue** | District 1 - Page 212 |
| 74 | **Final Plat - Indian School and 91st Avenue - PLAT 230050 - Southwest Corner of Indian School Road and 91st Avenue** | District 5 - Page 213 |
| 75 | **Final Plat - 99th & McDowell Mixed Use - PLAT 230057 - North of McDowell Road and East of 99th Avenue** | District 5 - Page 214 |
| 76 | **Final Plat - McKinney Vehicle Services - PLAT 230044 - Southeast Corner of Van Buren Street and 67th Avenue** | District 7 - Page 215 |
| 77 | **Abandonment of Easement - ABND 230044 - 3629 East Dunlap Ave. (Resolution 22161)** | District 3 - Page 216 |
| 78 | **Abandonment of Right-of-Way - V180023A - Black Canyon and Mariposa Street (Resolution 22160)** | District 4 - Page 217 |
| 79 | **Abandonment of Easement - ABND 230016 - Southwest Corner of 31st Street and Coolidge Street (Resolution 22162)** | District 6 - Page 218 |
| 80 | **Abandonment of Easement - ABND 220067 - Southeast Corner of Buckeye Road and 27th Avenue (Resolution 22164)** | District 7 - Page 219 |
| 81 | **Abandonment of Alley - ABND 220058 - Northwest Corner of Garfield Street and 24th Street (Resolution 22163)** | District 8 - Page 220 |

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| 82 | **Amend City Code - Official Supplementary Zoning Map 1253 (Ordinance G-7178)** | District 3 - Page 221 |
| 83 | **Amend City Code - Official Supplementary Zoning Map 1252 (Ordinance G-7177)** | District 7 - Page 225 |
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| 85 | **Public Hearing and Ordinance Adoption - General Plan Amendment GPA-DSTV-1-23-2 - Generally Located South of the 101 Freeway, East of 56th Street, West of 64th Street, and North of the Reach 11 (Ordinance G-7179)** | District 2 - Page 231 |
| 86 | **Public Hearing and Ordinance Adoption - Rezoning Application Z-4-23-2 (Mayo Clinic PUD) - Approximately 530 Feet South of the Southwest Corner of 64th Street and Mayo Boulevard (Ordinance G-7180)** | District 2 - Page 462 |

**REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS**

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|---|---|---|
| 87 | **Consideration of Citizen Petition by Ms. Elizabeth Venable** | District 7 - Page 549 |

**000 CITIZEN COMMENTS**

**ADJOURN**

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 1

## For Approval or Correction, the Minutes of the Formal Meeting on Jan. 6, 2021

### Summary

This item transmits the minutes of the Formal Meeting of Jan. 6, 2021, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington St., 15th Floor.

### Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 2

# Mayor and Council Appointments to Boards and Commissions

## Summary

This item transmits recommendations from the Mayor and Council for appointment or reappointment to City Boards and Commissions.

## Responsible Department

This item is submitted by the Mayor's Office.

**ATTACHMENT A**

City of Phoenix

**To:** City Council **Date:** October 18, 2023

**From:** Mayor Kate Gallego

**Subject:** BOARDS AND COMMISSIONS – APPOINTEES

The purpose of this memo is to provide recommendations for appointments to the following Boards and Commissions:

**Neighborhood Block Watch Fund Oversight Committee**

Councilwoman Ann O'Brien recommends the following for appointment:

Lois Stansbury
Ms. Stansbury is a retiree and resident of District 1. She will serve a term to expire October 18, 2025.

**Phoenix Aviation Advisory Board**

I recommend the following for appointment:

David Shilliday
Mr. Shilliday is the Vice President and General Manager of Urban Air Mobility & Unmanned Aerial Systems at Honeywell Aerospace. He will serve a term to expire October 18, 2027.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 3

## Liquor License - Special Event - A Stepping Stone Foundation

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

## Summary

Applicant
Jon Williams

Location
4320 W. Thunderbird Road
Council District: 1

Function
Award Ceremony

Date(s) - Time(s) / Expected Attendance
Nov. 4, 2023 - 5:30 p.m. to 9 p.m. / 170 attendees

Staff Recommendation
Staff recommends approval of this application.

## Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 4

## Liquor License - Special Event - St. John the Baptist Romanian Orthodox Church

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

## Summary

Applicant
Virgil Marchis

Location
3749 W. Behrend Dr.
Council District: 1

Function
Festival

Date(s) - Time(s) / Expected Attendance
Nov. 11, 2023 - 11 a.m. to 10 p.m. / 800 attendees
Nov. 12, 2023 - Noon to 8 p.m. / 700 attendees

Staff Recommendation
Staff recommends approval of this application.

## Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 5

## Liquor License - Charley's Place

Request for a liquor license. Arizona State License Application 06070503.

## Summary

Applicant
Jeffrey Miller, Agent

License Type
Series 6 - Bar

Location
4324 W. Thunderbird Road
Zoning Classification: C-2
Council District: 1

This request is for a new liquor license for a bar. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is Oct. 28, 2023.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"We have owned and operated other bars throughout the valley. We will ensure our employees attend their title 4 training class.

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Charley's Place is a small community bar and grill. Great place for people to hang out with friends and family to enjoy Nascar, football and all sporting events.

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - Charley's Place
Liquor License Map - Charley's Place

**Responsible Department**
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# Liquor License Data: CHARLEY'S PLACE

## Liquor License

| Description | Series | 1 Mile | 1/2 Mile |
|---|---|---|---|
| Bar | 6 | 1 | 1 |
| Liquor Store | 9 | 3 | 0 |
| Beer and Wine Store | 10 | 2 | 1 |
| Restaurant | 12 | 8 | 1 |

## Crime Data

| Description | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|---|---|---|---|
| Property Crimes | 62.89 | 47.63 | 69.1 |
| Violent Crimes | 12.05 | 7.29 | 8.7 |

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

## Property Violation Data

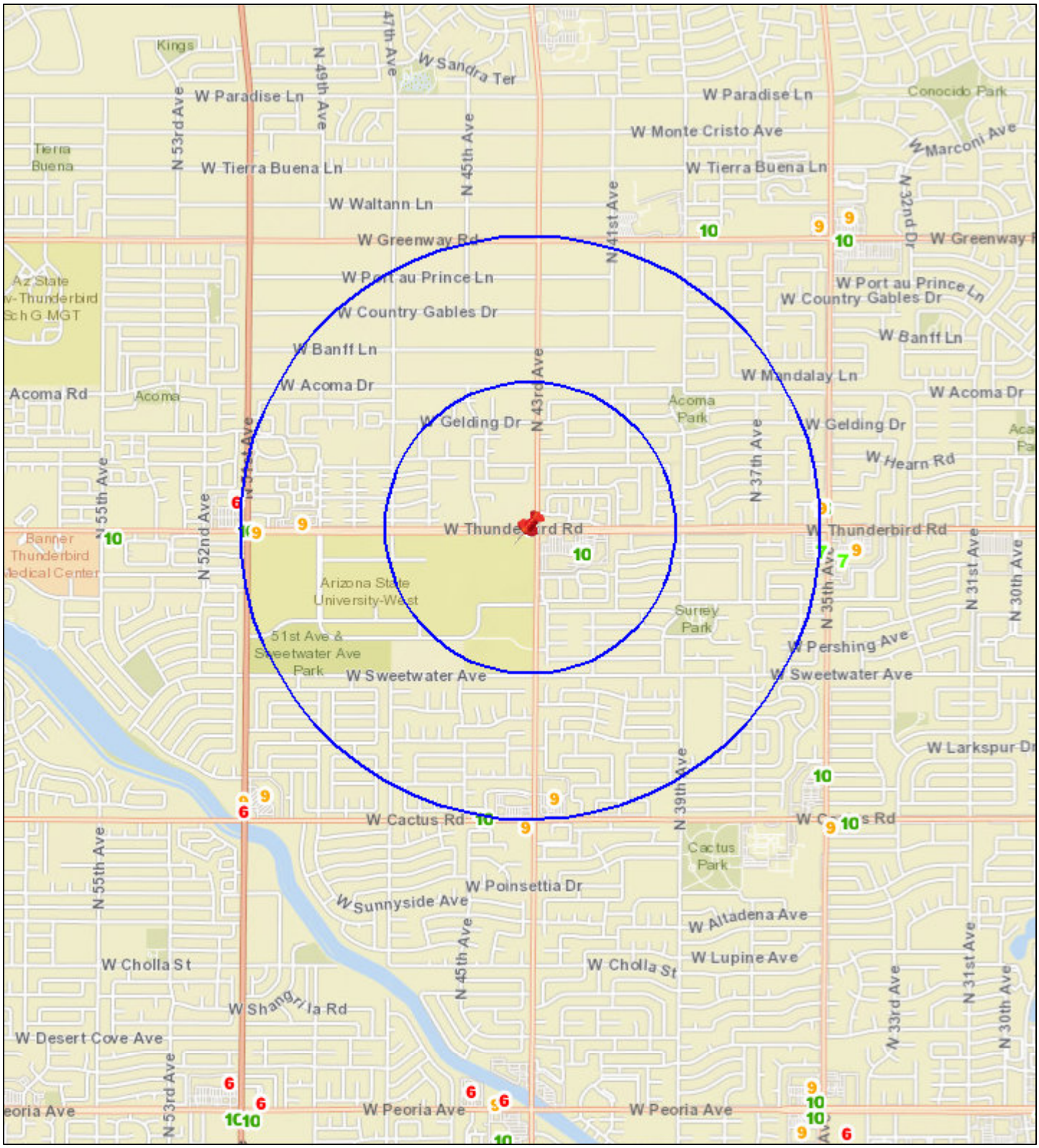
| Description | Average | 1/2 Mile Average |
|---|---|---|
| Parcels w/Violations | 47 | 38 |
| Total Violations | 82 | 63 |

## Census 2010 Data 1/2 Mile Radius

| BlockGroup | 2010 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|---|---|---|---|---|
| 1042022 | 2649 | 87 | 0 | 15 |
| 1042023 | 1420 | 88 | 18 | 4 |
| 1042121 | 1193 | 15 | 0 | 17 |
| 1042124 | 2501 | 80 | 3 | 5 |
| 1042181 | 1368 | 85 | 8 | 6 |
| 1042182 | 926 | 72 | 3 | 3 |
| 1042191 | 1602 | 85 | 0 | 13 |
| Average | 0 | 61 | 13 | 19 |

# Liquor License Map: CHARLEY'S PLACE

4324 W THUNDERBIRD RD

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Date: 9/25/2023

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 6

## Liquor License - Filibertos Mexican Food

Request for a liquor license. Arizona State License Application 256228.

## Summary

Applicant
Julia Rubio, Agent

License Type
Series 12 - Restaurant

Location
15602 N. 35th Ave.
Zoning Classification: C-2
Council District: 1

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is Oct. 29, 2023.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have managed restaurants with and with out a liquor licenses for over 15 years. During the course of my employment I have been trained and attended classes regaeding the liquor laws of the state of Arizona"

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"A liquor license at our restaurant will allow us to prvide a safe family oriented restaurant where families can eat together in a pleasant envornment. We wish to provide alcholic beverages to our clients as a compliment to their meal."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - Filibertos Mexican Food
Liquor License Map - Filibertos Mexican Food

**Responsible Department**
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# Liquor License Data: FILIBERTOS MEXICAN FOOD

## Liquor License

| Description | Series | 1 Mile | 1/2 Mile |
|---|---|---|---|
| Beer and Wine Bar | 7 | 1 | 0 |
| Liquor Store | 9 | 3 | 2 |
| Beer and Wine Store | 10 | 5 | 2 |
| Restaurant | 12 | 6 | 5 |

## Crime Data

| Description | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|---|---|---|---|
| Property Crimes | 62.21 | 82.8 | 129.51 |
| Violent Crimes | 11.92 | 12.63 | 19.85 |

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

## Property Violation Data

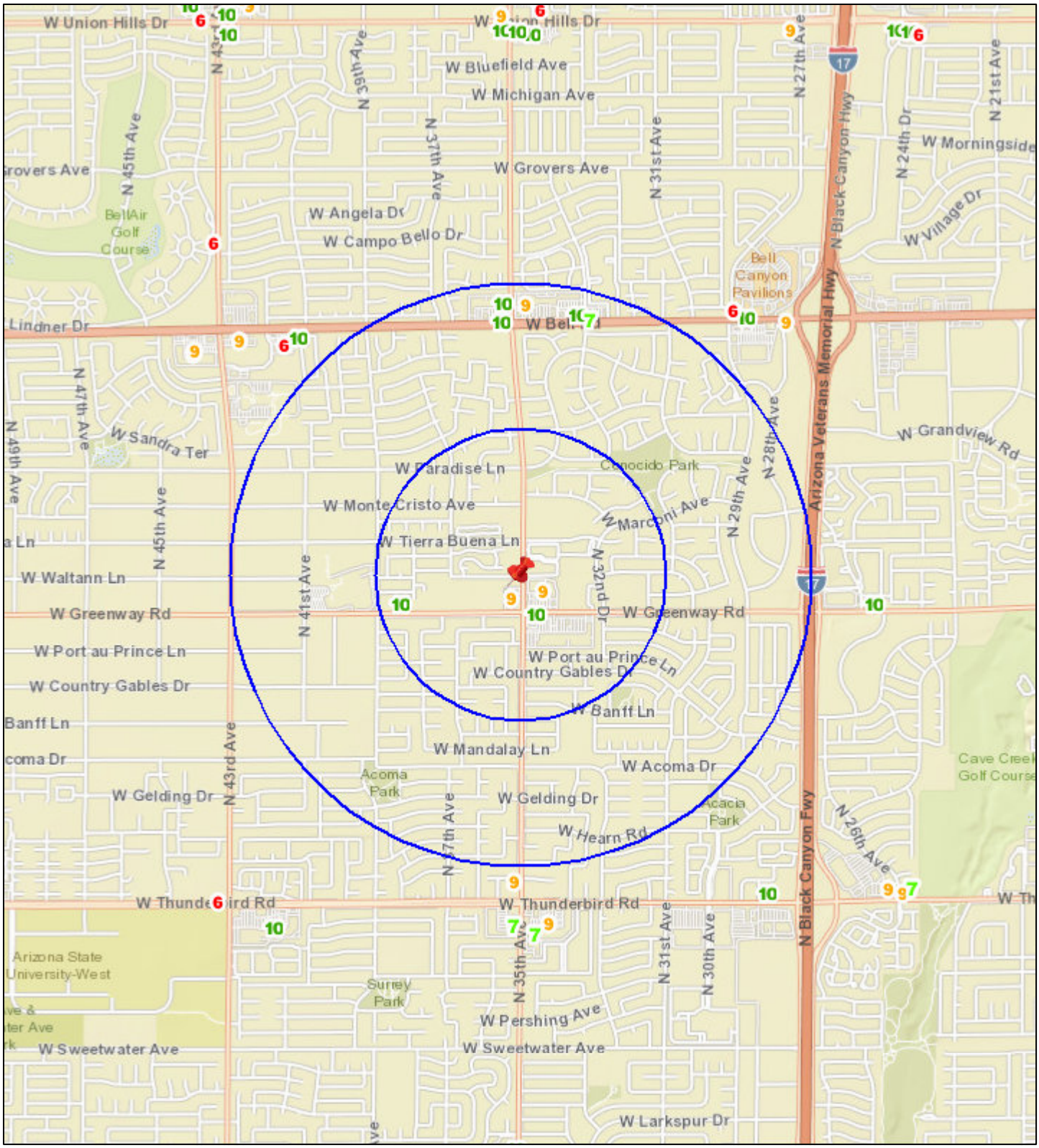
| Description | Average | 1/2 Mile Average |
|---|---|---|
| Parcels w/Violations | 48 | 52 |
| Total Violations | 84 | 98 |

## Census 2010 Data 1/2 Mile Radius

| BlockGroup | 2010 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|---|---|---|---|---|
| 1041004 | 1847 | 89 | 14 | 9 |
| 1042022 | 2649 | 87 | 0 | 15 |
| 1042071 | 1972 | 85 | 6 | 5 |
| 1042072 | 1463 | 95 | 11 | 5 |
| 1042073 | 1396 | 8 | 4 | 34 |
| 1042262 | 1244 | 92 | 0 | 4 |
| 1042263 | 658 | 27 | 17 | 37 |
| 1042264 | 1538 | 92 | 7 | 15 |
| Average | 0 | 61 | 13 | 19 |

# Liquor License Map: FILIBERTOS MEXICAN FOOD

15602 N 35TH AVE




N

Date: 8/31/2023

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 7

## Liquor License - Turmeric Cash and Cary

Request for a liquor license. Arizona State License Application 255593.

## Summary

Applicant
Anjal Nimma, Agent

License Type
Series 10 - Beer and Wine Store

Location
1209 E. Bell Road
Zoning Classification: C-1
Council District: 3

This request is for a new liquor license for a convenience store that does not sell gas. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is Oct. 24, 2023.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I am assured to uphold the laws and regulations about liquor license. I have never been involved in any criminal activity, no record of getting in trouble with law and authorities."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This store will provide a safe and secure place for the neighborhood to buy alcohol. The location will be convenient for the people in neighborhood who may not have access to transportation. Adding the long time experience of the owner with running a store while upholding all the laws and regulations, the store will be a safe, secure and convenience place for the customers to purchase quality alcohol."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - Turmeric Cash and Cary
Liquor License Map - Turmeric Cash and Cary

**Responsible Department**
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# Liquor License Data: TURMERIC CASH AND CARY

## Liquor License

| Description | Series | 1 Mile | 1/2 Mile |
|---|---|---|---|
| Bar | 6 | 1 | 1 |
| Beer and Wine Bar | 7 | 4 | 3 |
| Liquor Store | 9 | 5 | 2 |
| Beer and Wine Store | 10 | 7 | 4 |
| Restaurant | 12 | 24 | 6 |

## Crime Data

| Description | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|---|---|---|---|
| Property Crimes | 62.21 | 161.04 | 161.35 |
| Violent Crimes | 11.92 | 20.96 | 28.76 |

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

## Property Violation Data

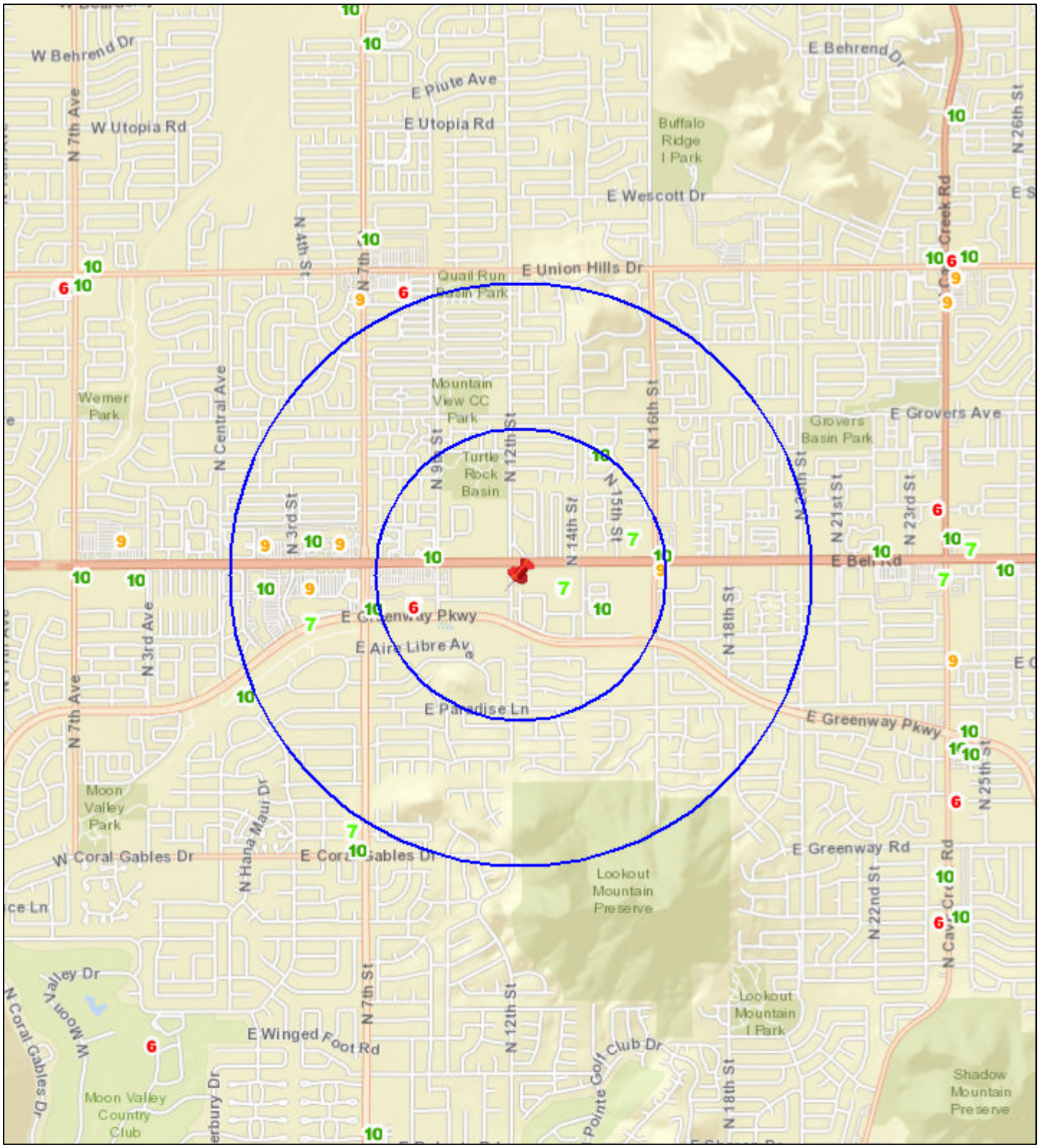
| Description | Average | 1/2 Mile Average |
|---|---|---|
| Parcels w/Violations | 48 | 31 |
| Total Violations | 84 | 56 |

## Census 2010 Data 1/2 Mile Radius

| BlockGroup | 2010 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|---|---|---|---|---|
| 1036063 | 2174 | 78 | 13 | 25 |
| 1036111 | 1396 | 66 | 14 | 3 |
| 1036112 | 1335 | 87 | 10 | 0 |
| 6191001 | 2198 | 0 | 11 | 23 |
| 6191002 | 617 | 22 | 45 | 19 |
| 6192001 | 1053 | 20 | 23 | 17 |
| 6192002 | 1223 | 0 | 15 | 29 |
| 6192003 | 2370 | 48 | 17 | 12 |
| 6194002 | 1484 | 18 | 18 | 8 |
| Average | 0 | 61 | 13 | 19 |

# Liquor License Map: TURMERIC CASH AND CARY

1209 E BELL RD




N

Date: 8/28/2023

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 8

## Liquor License - La Pasadita Hot Dogs

Request for a liquor license. Arizona State License Application 255380.

## Summary

Applicant
Rocio Rodriguez, Agent

License Type
Series 12 - Restaurant

Location
3801 N. 43rd Ave.
Zoning Classification: Industrial Park
Council District: 4

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow alcohol sales as an accessory use to a restaurant.

The 60-day limit for processing this application is Oct. 30, 2023.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Over 23 years of being in business and dealing with customers and business in general I have acquired the experience, responsibility, tenacity and skills required to maintain our restaurants while expanding new markets. We endured through COVID and are now looking to venture into offering beer to our patrons who repeatedly inquire about it. We will still offer a safe environment to all our customers while providing the same level of customer satisfaction we are known for."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We have been in business at this location for 5 years and will be maintaining the same menu service and customer care. Due to customer demand, the only change will be providing alcoholic beverages when requested along with their food. We commit to abiding by strict measures to ensure only patrons who are legally allowed to drink can do so."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - La Pasadita Hot Dogs
Liquor License Map - La Pasadita Hot Dogs

**Responsible Department**
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# Liquor License Data: LA PASADITA HOT DOGS

## Liquor License

| Description | Series | 1 Mile | 1/2 Mile |
|---|---|---|---|
| Wholesaler | 4 | 2 | 1 |
| Bar | 6 | 7 | 4 |
| Beer and Wine Bar | 7 | 3 | 0 |
| Liquor Store | 9 | 5 | 2 |
| Beer and Wine Store | 10 | 10 | 3 |
| Restaurant | 12 | 9 | 4 |

## Crime Data

| Description | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|---|---|---|---|
| Property Crimes | 62.21 | 160.32 | 228.23 |
| Violent Crimes | 11.92 | 39.22 | 57.11 |

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

## Property Violation Data

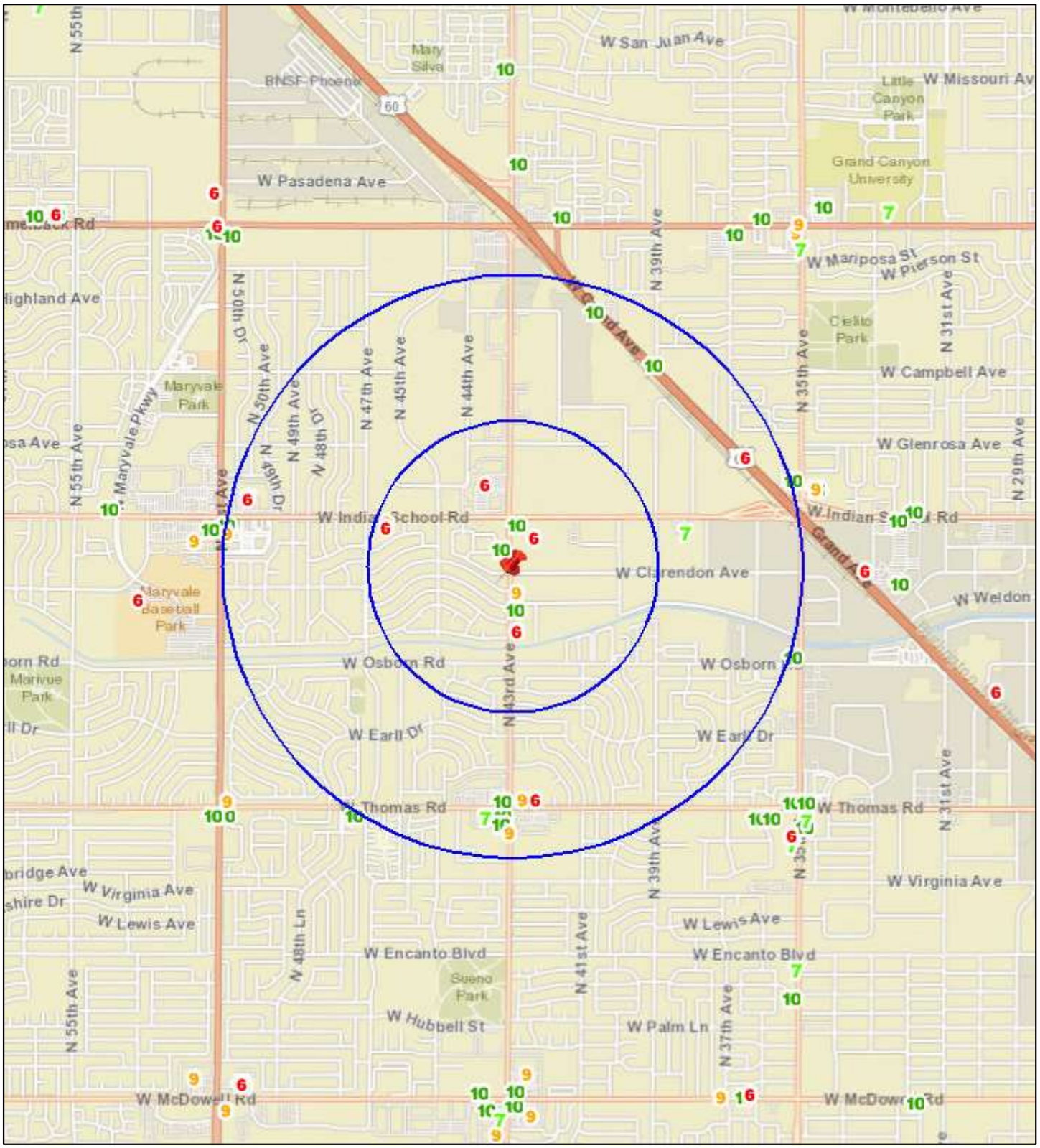
| Description | Average | 1/2 Mile Average |
|---|---|---|
| Parcels w/Violations | 47 | 113 |
| Total Violations | 83 | 173 |

## Census 2010 Data 1/2 Mile Radius

| BlockGroup | 2010 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|---|---|---|---|---|
| 1092003 | 1593 | 11 | 26 | 32 |
| 1093001 | 1129 | 74 | 7 | 26 |
| 1100012 | 1781 | 69 | 8 | 14 |
| 1100022 | 2566 | 44 | 6 | 47 |
| 1101001 | 1919 | 16 | 15 | 58 |
| 1101003 | 2592 | 65 | 0 | 27 |
| Average | 0 | 61 | 13 | 19 |

# Liquor License Map: LA PASADITA HOT DOGS

3801 N 43RD AVE




N

Date: 9/5/2023

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 9

## Liquor License - ARCO AM PM 42445

Request for a liquor license. Arizona State License Application 255894.

## Summary

Applicant
Siv Dieb, AgentAri

License Type
Series 10 - Beer and Wine Store

Location
7849 N. 43rd Ave.
Zoning Classification: C-2
Council District: 5

This request is for a new liquor license for a convenience store that sells gas. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is Oct. 22, 2023.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
" I am a respectable business owner in Phoenix since 2015. I am fully qualified because my business is very successful and I don't have any complaints against my business. So I am fully capable of all responsibilities that come with owning a liquor license."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
" I am a qualified business owner for many years in the community. Also as a small business owner running a convenience store, it brings equal competition to the market."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - ARCO AM PM 42445
Liquor License Map - ARCO AM PM 42445

**Responsible Department**
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# Liquor License Data: ARCO AM PM 42445

## Liquor License

| Description | Series | 1 Mile | 1/2 Mile |
|---|---|---|---|
| Bar | 6 | 1 | 0 |
| Beer and Wine Store | 10 | 4 | 2 |
| Restaurant | 12 | 3 | 1 |

## Crime Data

| Description | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|---|---|---|---|
| Property Crimes | 62.21 | 77.99 | 43.52 |
| Violent Crimes | 11.92 | 14.27 | 9.44 |

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

## Property Violation Data

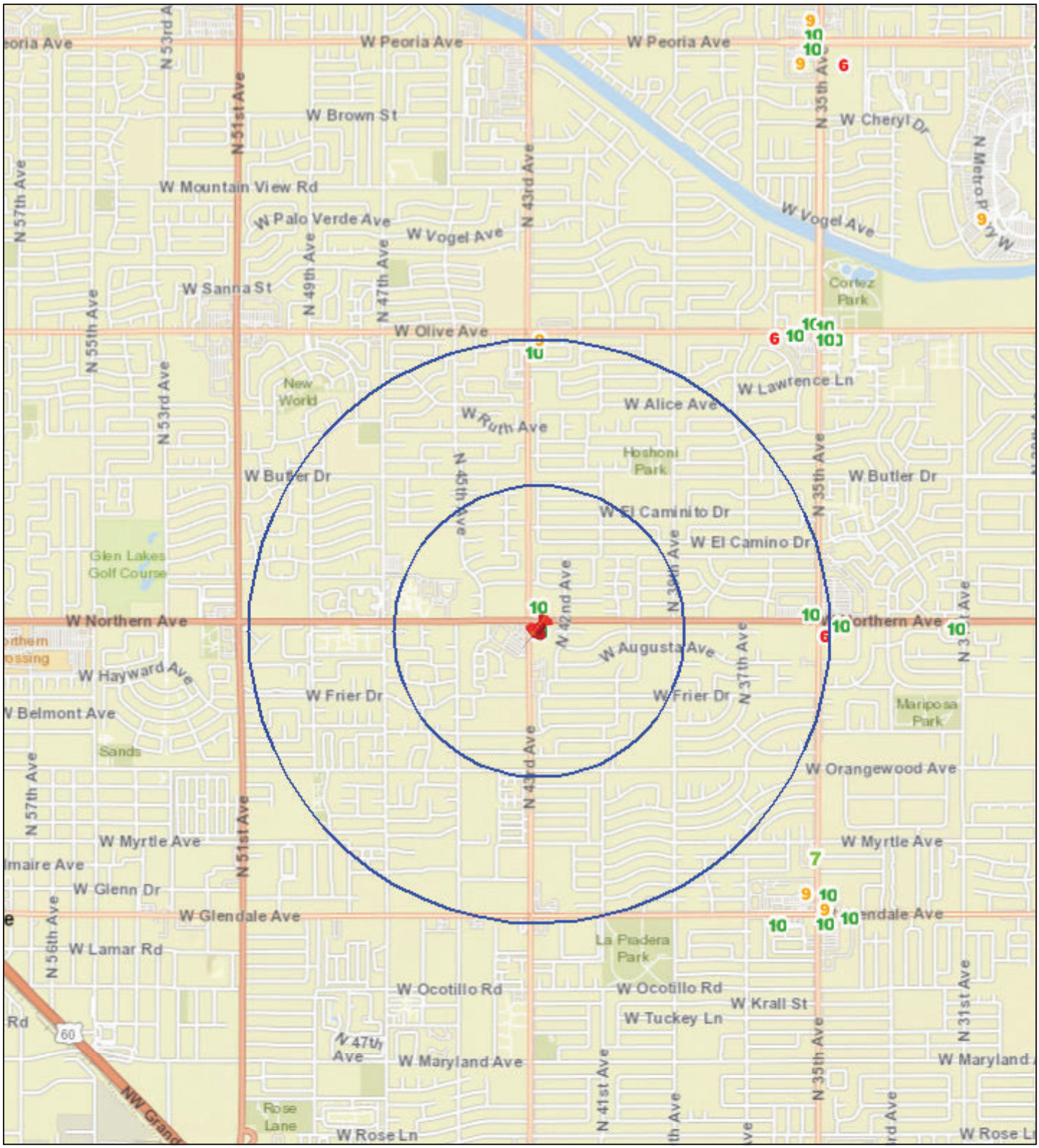
| Description | Average | 1/2 Mile Average |
|---|---|---|
| Parcels w/Violations | 48 | 109 |
| Total Violations | 84 | 185 |

## Census 2010 Data 1/2 Mile Radius

| BlockGroup | 2010 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|---|---|---|---|---|
| 0923094 | 666 | 94 | 0 | 10 |
| 0924021 | 1281 | 73 | 0 | 9 |
| 0924022 | 1194 | 32 | 12 | 17 |
| 1057012 | 2012 | 87 | 15 | 6 |
| 1057022 | 1187 | 68 | 22 | 7 |
| 1058001 | 1575 | 74 | 8 | 13 |
| 1058003 | 1156 | 78 | 20 | 11 |
| 1058004 | 2395 | 76 | 8 | 5 |
| Average | 0 | 61 | 13 | 19 |

# Liquor License Map: ARCO AM PM 42445

7849 N 43RD AVE




N

Date: 8/30/2023

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 10

## Liquor License - Special Event - Childsplay Inc.

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

## Summary

Applicant
Steven Dale Martin

Location
3515 E. Hialea Court
Council District: 6

Function
Festival

Date(s) - Time(s) / Expected Attendance
Nov. 4, 2023 - 4 p.m. to 8 p.m. / 150 attendees

Staff Recommendation
Staff recommends approval of this application.

## Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 11

## Liquor License - Special Event - Keystone Montessori Charter School, Inc.

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

## Summary

Applicant
Melissa Risinger-Sutton

Location
1025 E. Liberty Lane
Council District: 6

Function
Dinner

Date(s) - Time(s) / Expected Attendance
Nov. 11, 2023 - 3 p.m. to 9 p.m. / 600 attendees

Staff Recommendation
Staff recommends approval of this application.

## Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 12

## Liquor License - Special Event - St. Benedict Roman Catholic Parish Phoenix

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

## Summary

Applicant
Mary Jane Livens

Location
16035 S. 48th St.
Council District: 6

Function
Dinner and Dance

Date(s) - Time(s) / Expected Attendance
Nov. 3, 2023 - 5 p.m. to 10:30 p.m. / 200 attendees

Staff Recommendation
Staff recommends approval of this application.

## Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 13

## Liquor License - Special Event - St. Thomas the Apostle Roman Catholic Parish Phoenix

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

## Summary

Applicant
Steven Kunkel

Location
4510 N. 24th St.
Council District: 6

Function
Dinner

Date(s) - Time(s) / Expected Attendance
Nov. 9, 2023 - 6 p.m. to 8 p.m. / 250 attendees

Staff Recommendation
Staff recommends approval of this application.

## Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 14

## Liquor License - OHSO Brewery

Request for a liquor license. Arizona State License Application 255836.

## Summary

Applicant
Jeffrey Miller, Agent

License Type
Series 3 - Microbrewery

Location
2144 E. Indian School Road
Zoning Classification: C-3
Council District: 6

This request is for a new liquor license for a microbrewery. This location was previously licensed for liquor sales and may currently operate with an interim permit. This location requires a Use Permit to allow outdoor dining and outdoor alcohol consumption.

The 60-day limit for processing this application is Oct. 24, 2023.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"OHSO has several locations throughout the valley. We will continue to abide by Arizona's Title 4 liquor laws."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This location will be a production brewery and a neighborhood meeting place with food and beverage for one and all. OHSO has an inviting space for families, singles and all ages. It will also be the production brewery for our outside sales locations, including, but not limited to Safeway, Camelback Inn, W Hotel and our sister restaurants and a few more."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - OHSO Brewery
Liquor License Map - OHSO Brewery

**Responsible Department**
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# Liquor License Data: OHSO BREWERY

## Liquor License

| Description | Series | 1 Mile | 1/2 Mile |
|---|---|---|---|
| Microbrewery | 3 | 1 | 1 |
| Bar | 6 | 5 | 1 |
| Beer and Wine Bar | 7 | 5 | 1 |
| Liquor Store | 9 | 3 | 1 |
| Beer and Wine Store | 10 | 13 | 1 |
| Hotel | 11 | 2 | 0 |
| Restaurant | 12 | 26 | 3 |

## Crime Data

| Description | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|---|---|---|---|
| Property Crimes | 62.21 | 155.01 | 127.6 |
| Violent Crimes | 11.92 | 22.82 | 16.77 |

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

## Property Violation Data

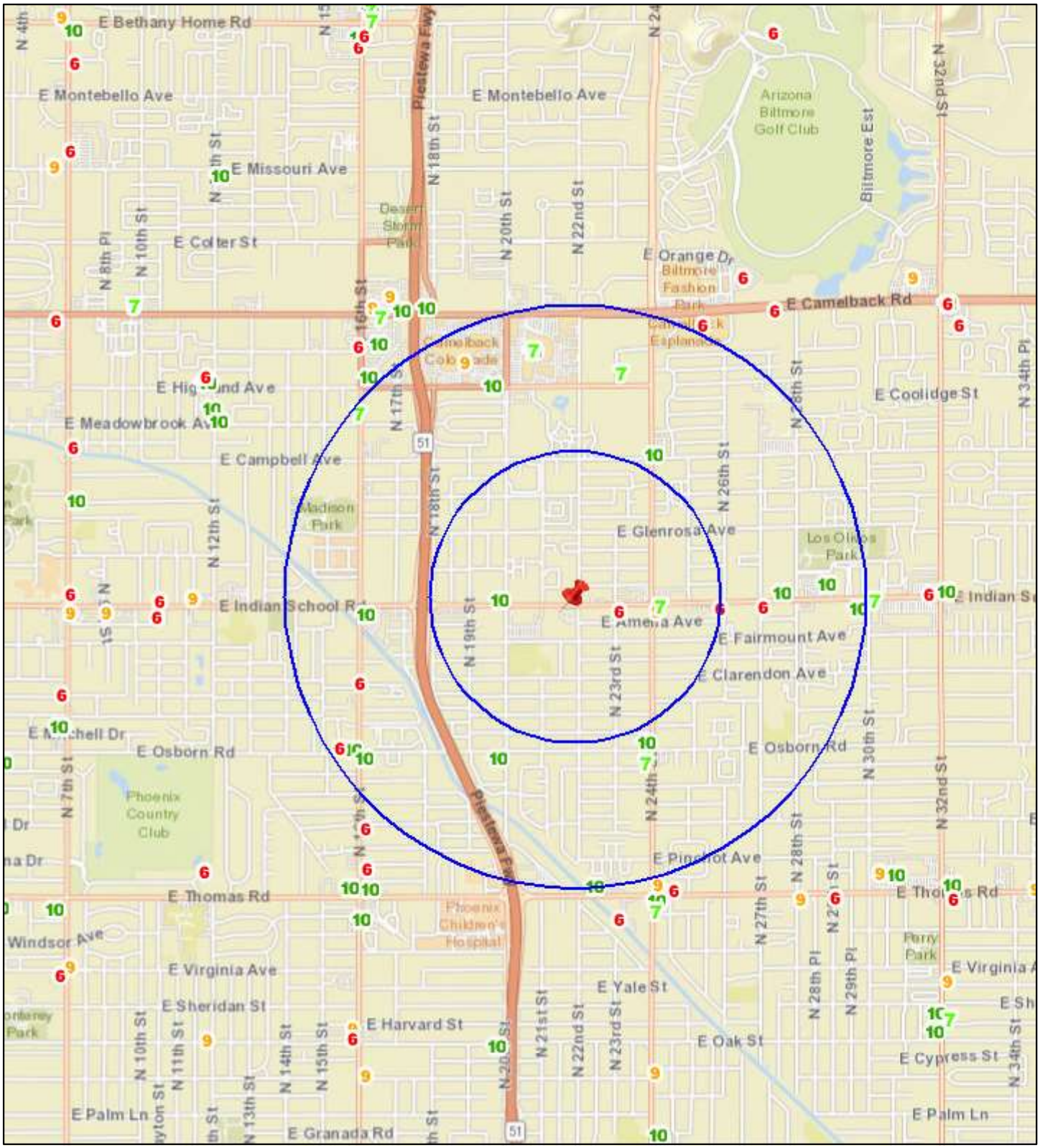
| Description | Average | 1/2 Mile Average |
|---|---|---|
| Parcels w/Violations | 48 | 99 |
| Total Violations | 84 | 151 |

## Census 2010 Data 1/2 Mile Radius

| BlockGroup | 2010 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|---|---|---|---|---|
| 1084003 | 1071 | 34 | 8 | 40 |
| 1085012 | 1416 | 74 | 21 | 4 |
| 1085021 | 743 | 50 | 29 | 20 |
| 1085022 | 732 | 23 | 28 | 12 |
| 1085023 | 1475 | 42 | 20 | 7 |
| 1085024 | 549 | 43 | 31 | 15 |
| 1107021 | 1972 | 58 | 0 | 30 |
| 1108011 | 1736 | 56 | 27 | 40 |
| Average | 0 | 61 | 13 | 19 |

# Liquor License Map: OHSO BREWERY

## 2144 E INDIAN SCHOOL RD




N

Date: 8/29/2023

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 15

## Liquor License - Special Event - Central Arts Alliance

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

## Summary

Applicant
Sandra Bassett

Location
1202 N. 3rd St.
Council District: 7

Function
Art Festival

Date(s) - Time(s) / Expected Attendance
Dec. 9, 2023 - 11 a.m. to 5:30 p.m. / 1000 attendees
Dec. 10, 2023 - 11 a.m. to 5:30 p.m. / 750 attendees

Staff Recommendation
Staff recommends approval of this application.

## Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 16

## Liquor License - Special Event - Phoenix Community Alliance, Inc.

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

## Summary

Applicant
Devney Majerle

Location
1202 N. 3rd St
Council District: 7

Function
Festival

Date(s) - Time(s) / Expected Attendance
Nov. 11, 2023 - 11 a.m. to 6 p.m. / 3,000 attendees
Nov. 12, 2023 - 11 a.m. to 4 p.m. / 3,000 attendees

Staff Recommendation
Staff recommends approval of this application.

## Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 17

## Liquor License - Downtown Spirits

Request for a liquor license. Arizona State License Application 09070587.

## Summary

Applicant
Jared Repinski, Agent

License Type
Series 9 - Liquor Store

Location
1340 Grand Ave.
Zoning Classification: C-3 ACOD
Council District: 7

This request is for an ownership transfer of a liquor license for a liquor store. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is Oct. 27, 2023.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This information is not provided due to the multiple ownership interests held by the

applicant in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have been representing liquor licensed establishments in Arizona for over 15 years."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Tourism plays an important role in our local economy and liquor licensed establishments (the sale of alcohol) is a very important aspect of tourism. Therefore, if the City of Phoenix continues to lead the State of Arizona by approving quality and diverse businesses (restaurants, bars, microbreweries, distilleries, hotels, resorts, golf courses, special events, convenience / grocery stores & gas stations) similar to this proposed liquor licensed business, all businesses will prosper."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - Downtown Spirits
Liquor License Map - Downtown Spirits

**Responsible Department**
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# Liquor License Data: DOWNTOWN SPIRITS

## Liquor License

| Description | Series | 1 Mile | 1/2 Mile |
|---|---|---|---|
| Microbrewery | 3 | 3 | 1 |
| Wholesaler | 4 | 1 | 0 |
| Government | 5 | 3 | 0 |
| Bar | 6 | 14 | 3 |
| Beer and Wine Bar | 7 | 4 | 1 |
| Liquor Store | 9 | 1 | 1 |
| Beer and Wine Store | 10 | 12 | 3 |
| Restaurant | 12 | 38 | 7 |
| Club | 14 | 1 | 0 |

## Crime Data

| Description | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|---|---|---|---|
| Property Crimes | 62.21 | 169.26 | 158.59 |
| Violent Crimes | 11.92 | 54.43 | 41.93 |

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

## Property Violation Data

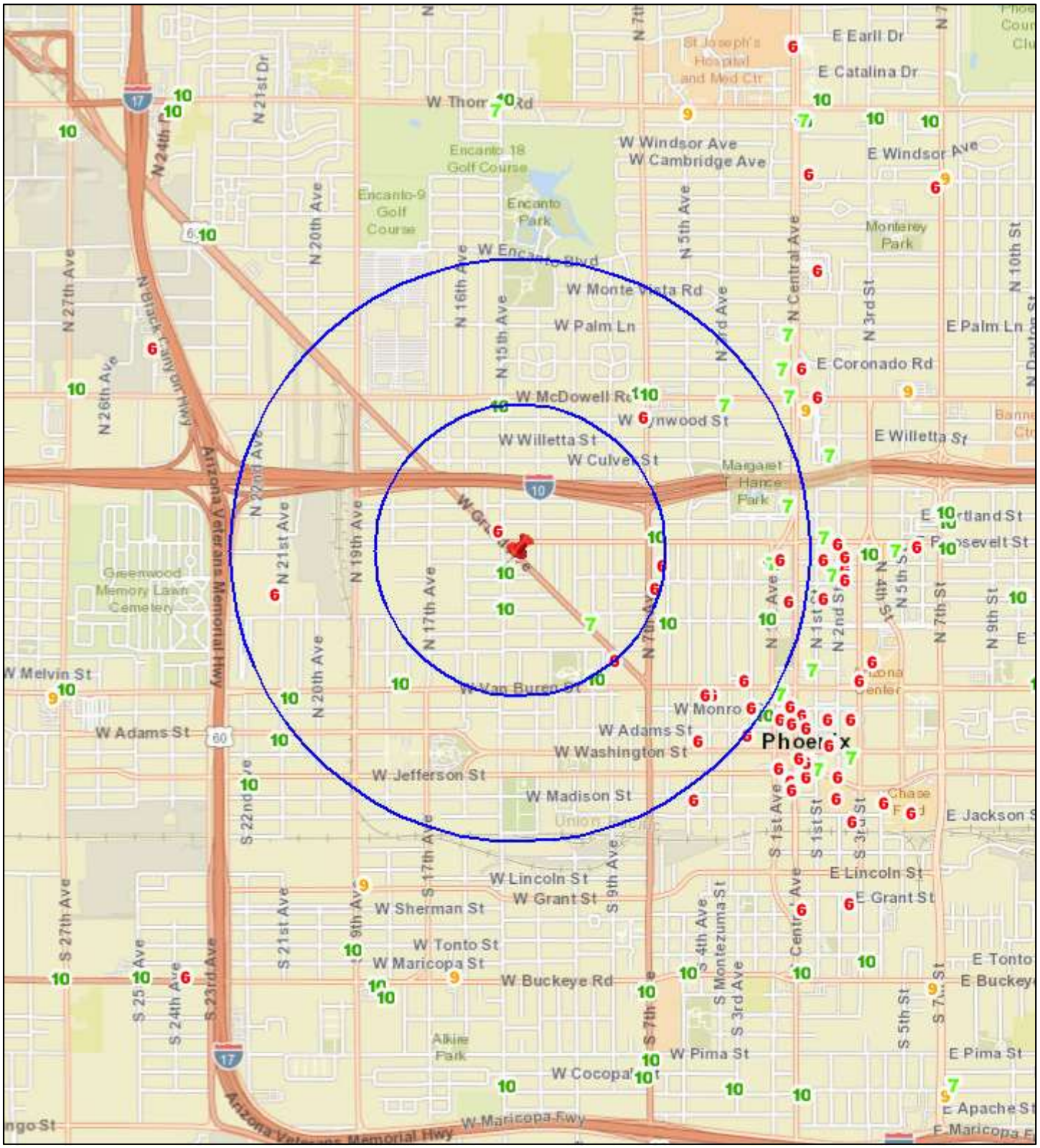
| Description | Average | 1/2 Mile Average |
|---|---|---|
| Parcels w/Violations | 48 | 185 |
| Total Violations | 84 | 384 |

## Census 2010 Data 1/2 Mile Radius

| BlockGroup | 2010 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|---|---|---|---|---|
| 1129001 | 1670 | 70 | 4 | 19 |
| 1129002 | 815 | 37 | 22 | 24 |
| 1129003 | 1372 | 4 | 18 | 40 |
| 1129004 | 1325 | 47 | 24 | 52 |
| 1130001 | 1218 | 23 | 16 | 11 |
| 1131001 | 1015 | 7 | 8 | 28 |
| 1143011 | 1389 | 22 | 15 | 57 |
| Average | 0 | 61 | 13 | 19 |

# Liquor License Map: DOWNTOWN SPIRITS

1340 GRAND AVE




N

Date: 8/30/2023

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 18

## Liquor License - La Estacion Mex Kitchen

Request for a liquor license. Arizona State License Application 255429.

## Summary

Applicant
Theresa Morse, Agent

License Type
Series 12 - Restaurant

Location
906 N. 15th Ave. #B
Zoning Classification: C-3
Council District: 7

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is Oct. 24, 2023.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have 6 years of experience in the liquor industry as I worked for the Scottsdale Plaza Resort. Many people believe that this resort is without disorderly people or people that are not intoxicated. I have had to deal with many guests at the location who needed to be removed from the premises and on some occasions required intervention of law enforcement. My experience at the Scottsdale Plaza resort has prepared me for operating this restaurant in Phoenix. The customers have been extremely polite."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Customers from the community patronize the restaurant or call for 'ubereats' and other delivery services to have food delivered. I am aware that I am not allowed to sell any alcoholic beverages to go. The community has been very supportive and are happy to have a restaurant within walking distance from their homes. I believe the restaurant will be an asset to the neighborhood."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - La Estacion Mex Kitchen
Liquor License Map - La Estacion Mex Kitchen

**Responsible Department**
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# Liquor License Data: LA ESTACION MEX KITCHEN

## Liquor License

| Description | Series | 1 Mile | 1/2 Mile |
|---|---|---|---|
| Microbrewery | 3 | 3 | 1 |
| Government | 5 | 3 | 0 |
| Bar | 6 | 14 | 1 |
| Beer and Wine Bar | 7 | 3 | 1 |
| Liquor Store | 9 | 1 | 1 |
| Beer and Wine Store | 10 | 13 | 2 |
| Restaurant | 12 | 32 | 7 |
| Club | 14 | 1 | 0 |

## Crime Data

| Description | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|---|---|---|---|
| Property Crimes | 62.89 | 159.42 | 145.75 |
| Violent Crimes | 12.05 | 51.4 | 40.02 |

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

## Property Violation Data

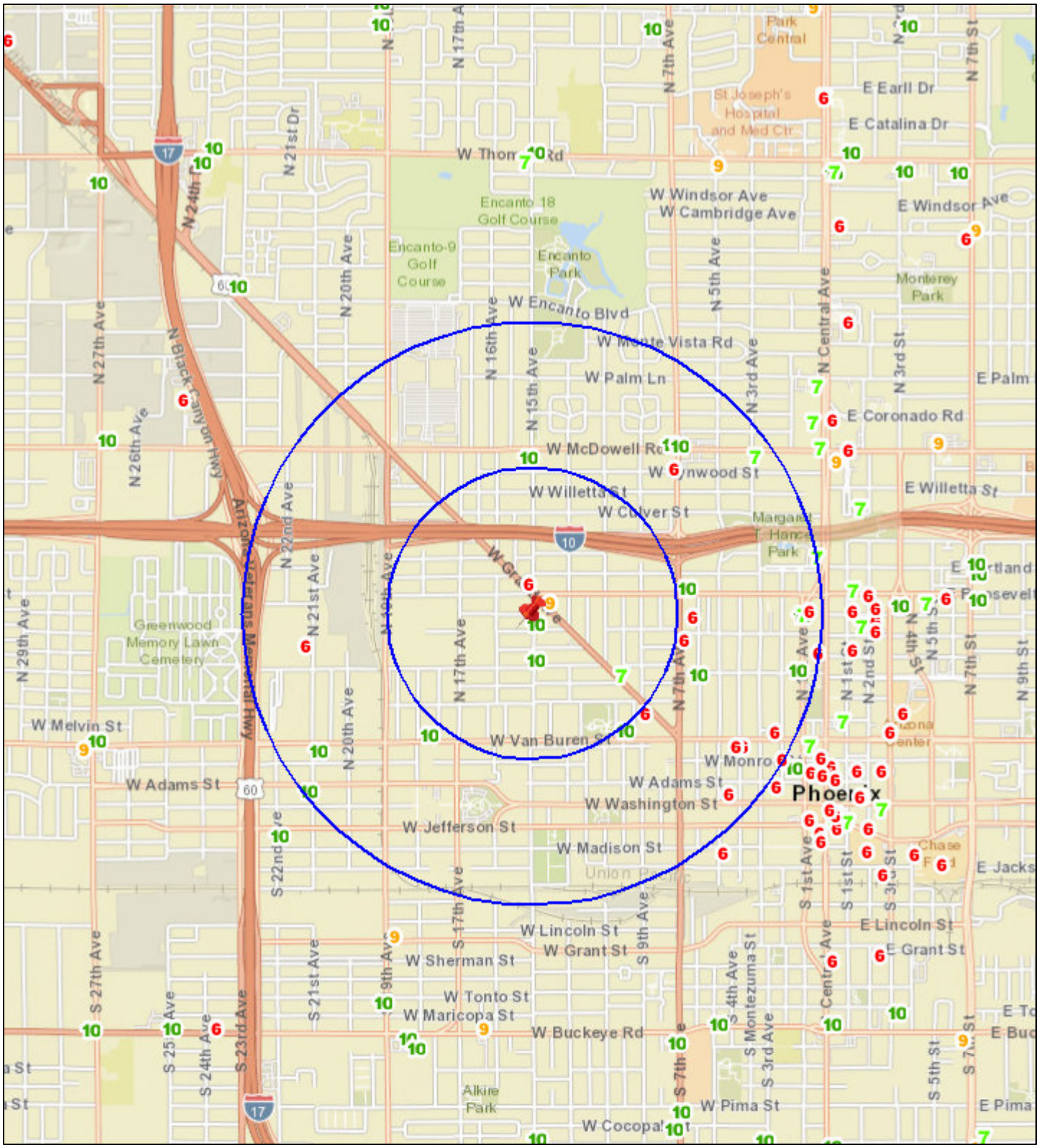
| Description | Average | 1/2 Mile Average |
|---|---|---|
| Parcels w/Violations | 47 | 198 |
| Total Violations | 82 | 364 |

## Census 2010 Data 1/2 Mile Radius

| BlockGroup | 2010 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|---|---|---|---|---|
| 1129001 | 1670 | 70 | 4 | 19 |
| 1129002 | 815 | 37 | 22 | 24 |
| 1129003 | 1372 | 4 | 18 | 40 |
| 1129004 | 1325 | 47 | 24 | 52 |
| 1143011 | 1389 | 22 | 15 | 57 |
| Average | 0 | 61 | 13 | 19 |

# Liquor License Map: LA ESTACION MEX KITCHEN

906 N 15TH AVE




N

Date: 9/25/2023

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 19

## Liquor License - Special Event - Artist Relief Fund, Inc.

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

## Summary

Applicant
Jillian Barrell

Location
2835 E. Washington St.
Council District: 8

Function
Performance

Date(s) - Time(s) / Expected Attendance
Nov. 4, 2023 - 6 p.m. to 11:30p.m. / 350 attendees

Staff Recommendation
Staff recommends approval of this application.

## Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 20

## Liquor License - Special Event - Children's Museum of Phoenix

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

## Summary

Applicant
Kelley Ames Fitzsimmons

Location
215 N. 7th St.
Council District: 8

Function
Annual Gala

Date(s) - Time(s) / Expected Attendance
Nov. 4, 2023 - 6 p.m. to 11 p.m. / 400 attendees

Staff Recommendation
Staff recommends approval of this application.

## Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 21

## Liquor License - Special Event - Girl Scouts - Arizona Cactus - Pine Council, Inc.

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

## Summary

Applicant
Alycia I. Elfstrom

Location
1611 E. Dobbins Road
Council District: 8

Function
Dinner

Date(s) - Time(s) / Expected Attendance
Nov. 4, 2023 - 6 p.m. to 10 p.m. / 650 attendees

Staff Recommendation
Staff recommends approval of this application.

## Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 22

## Liquor License - Special Event - State Forty Eight Foundation

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

## Summary

Applicant
Elizabeth Mok

Location
113 N. 6th St.
Council District: 8

Function
Community Celebration

Date(s) - Time(s) / Expected Attendance
Nov. 3, 2023 - 3 p.m. to 11 p.m. / 250 attendees

Staff Recommendation
Staff recommends approval of this application.

## Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 23

## Liquor License - Grab N Go 909

Request for a liquor license. Arizona State License Application 256416.

## Summary

Applicant
Rajkamal Gill, Agent

License Type
Series 10 - Beer and Wine Store

Location
8802 S. Central Ave.
Zoning Classification: C-2
Council District: 8

This request is for a new liquor license for a convenient store that does not sell gas. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is Oct. 31, 2023.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I bought business and I am a responsible citizen."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Conveinence, neighborhood store."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - Grab N Go 909
Liquor License Map - Grab N Go 909

**Responsible Department**
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# Liquor License Data: GRAB N GO 909

## Liquor License

| Description | Series | 1 Mile | 1/2 Mile |
|---|---|---|---|
| Bar | 6 | 1 | 0 |
| Liquor Store | 9 | 4 | 1 |
| Beer and Wine Store | 10 | 7 | 2 |
| Restaurant | 12 | 4 | 1 |

## Crime Data

| Description | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|---|---|---|---|
| Property Crimes | 62.89 | 101.38 | 119 |
| Violent Crimes | 12.05 | 19.32 | 26.75 |

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

## Property Violation Data

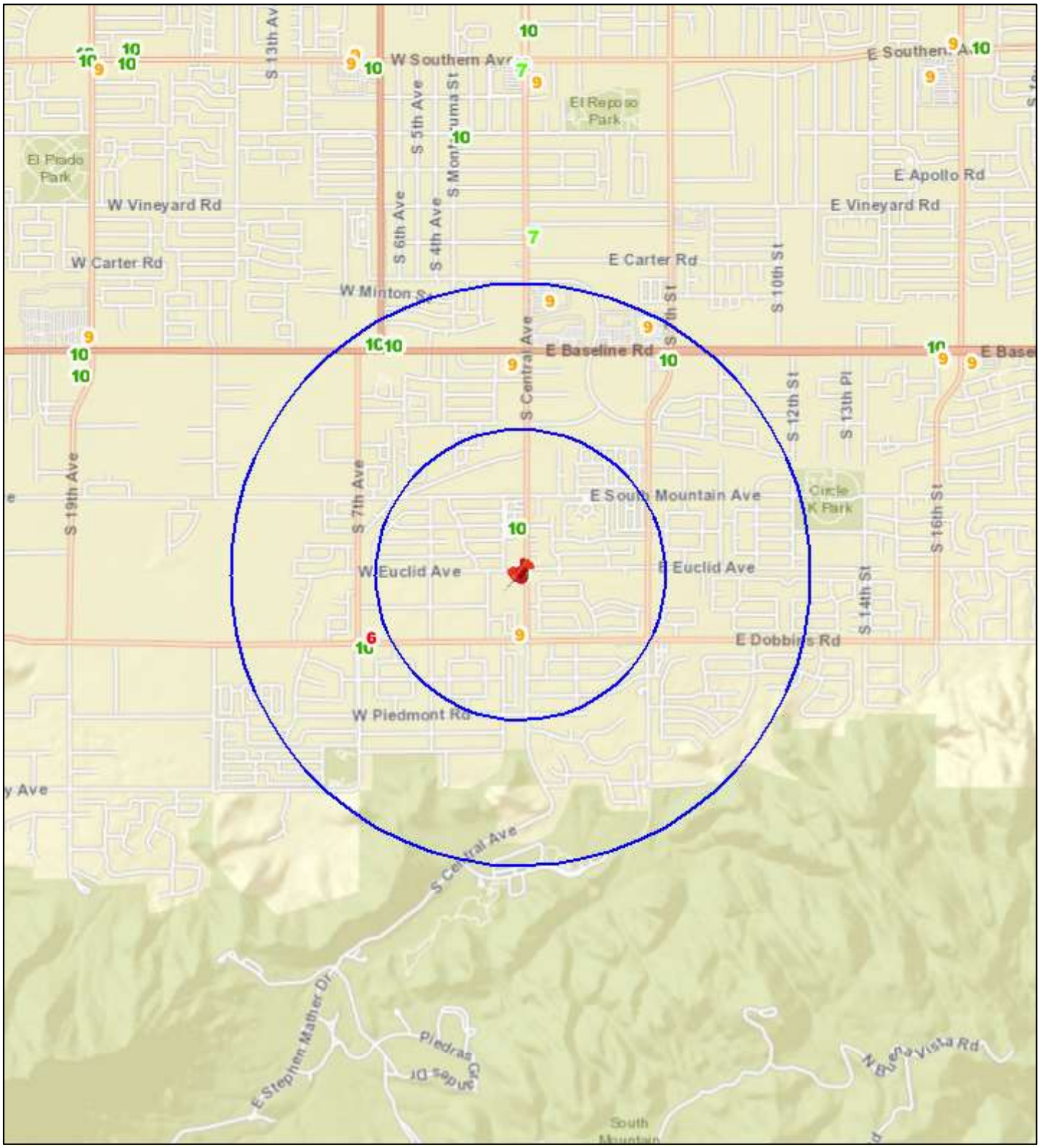
| Description | Average | 1/2 Mile Average |
|---|---|---|
| Parcels w/Violations | 48 | 44 |
| Total Violations | 83 | 80 |

## Census 2010 Data 1/2 Mile Radius

| BlockGroup | 2010 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|---|---|---|---|---|
| 1167021 | 1299 | 70 | 8 | 11 |
| 1167022 | 2175 | 59 | 21 | 36 |
| 1167023 | 2617 | 48 | 12 | 28 |
| 1167024 | 306 | 76 | 24 | 0 |
| 1167025 | 483 | 82 | 22 | 23 |
| 1167031 | 2524 | 69 | 15 | 26 |
| 1167032 | 1141 | 89 | 7 | 6 |
| 1167321 | 2659 | 85 | 14 | 33 |
| 1167322 | 1053 | 73 | 8 | 26 |
| Average | 0 | 61 | 13 | 19 |

# Liquor License Map: GRAB N GO 909

8802 S CENTRAL AVE




N

Date: 9/8/2023

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 24

## Liquor License - Urban Bricks Kitchen

Request for a liquor license. Arizona State License Application 255923.

## Summary

Applicant
Anthony Pomykala, Agent

License Type
Series 12 - Restaurant

Location
4750 S. 48th St., Ste. 107
Zoning Classification: C-2
Council District: 8

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is Oct. 29, 2023.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"We train all employees in responsible liquor sales. I personally am not a drinker myself, neither are my partners, but we respect the casual drinker enhancing their dining experience with an alcoholic beverage."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Many diners enjoy a casual experience that includes a sage environment to relax in, while enjoying a refreshing alcoholic beverage with their meal."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - Urban Bricks Kitchen
Liquor License Map - Urban Bricks Kitchen

**Responsible Department**
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# Liquor License Data: URBAN BRICKS KITCHEN

## Liquor License

| Description | Series | 1 Mile | 1/2 Mile |
|---|---|---|---|
| Wholesaler | 4 | 2 | 0 |
| Bar | 6 | 1 | 1 |
| Beer and Wine Bar | 7 | 4 | 2 |
| Liquor Store | 9 | 2 | 0 |
| Beer and Wine Store | 10 | 7 | 2 |
| Hotel | 11 | 3 | 1 |
| Restaurant | 12 | 4 | 3 |

## Crime Data

| Description | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|---|---|---|---|
| Property Crimes | 62.21 | 40.31 | 61.88 |
| Violent Crimes | 11.92 | 8.89 | 15.81 |

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

## Property Violation Data

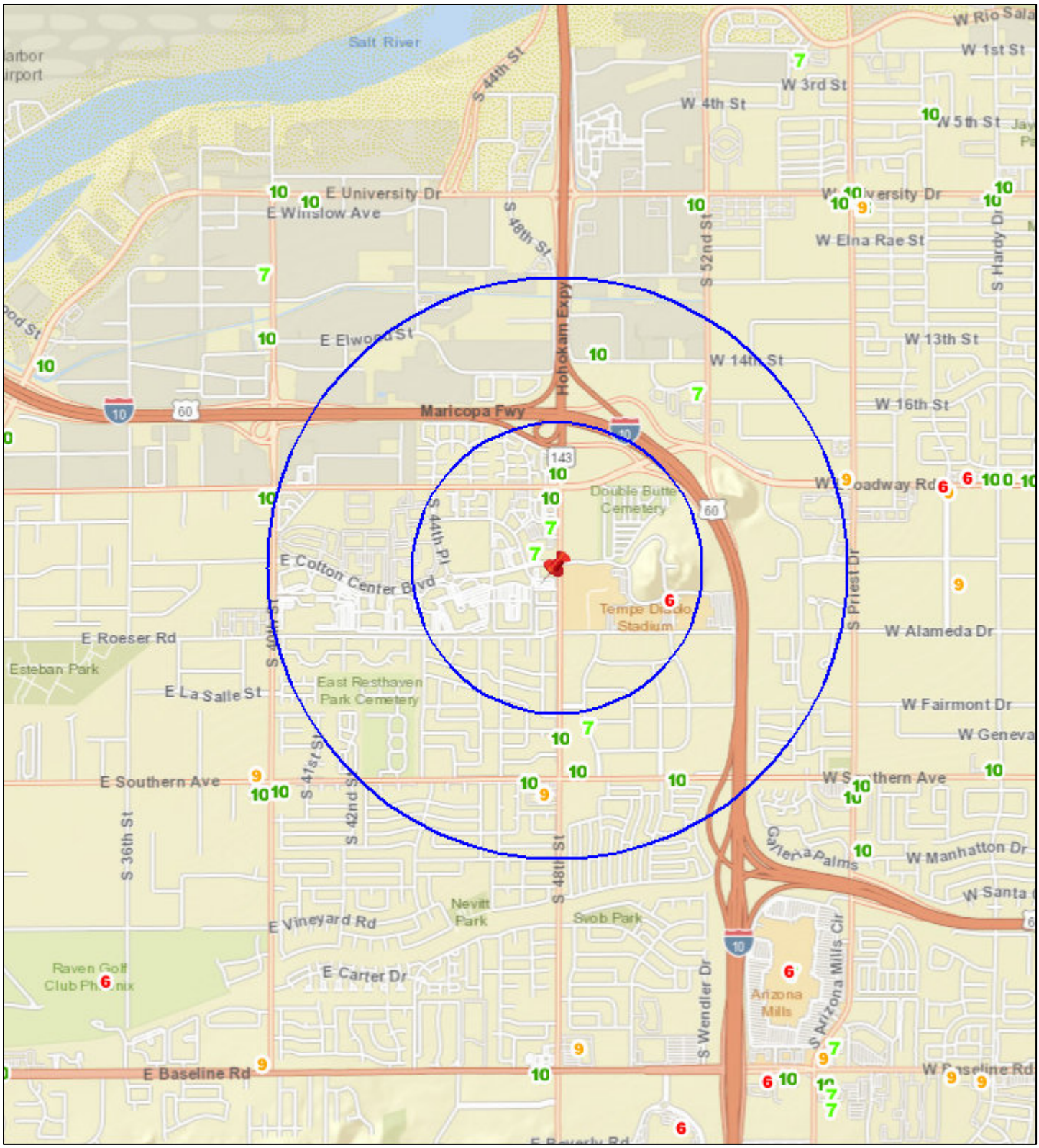
| Description | Average | 1/2 Mile Average |
|---|---|---|
| Parcels w/Violations | 48 | 72 |
| Total Violations | 84 | 122 |

## Census 2010 Data 1/2 Mile Radius

| BlockGroup | 2010 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|---|---|---|---|---|
| 1152001 | 1118 | 13 | 16 | 58 |
| 1152003 | 546 | 8 | 44 | 45 |
| 1162041 | 1426 | 79 | 6 | 24 |
| 1162042 | 1819 | 57 | 0 | 32 |
| 1162043 | 535 | 59 | 24 | 8 |
| 3197041 | 1777 | 42 | 9 | 20 |
| Average | 0 | 61 | 13 | 19 |

# Liquor License Map: URBAN BRICKS KITCHEN

4750 S 48TH ST




N

Date: 8/30/2023

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

**PAYMENT ORDINANCE (Ordinance S-50234) (Items 25-27)**

*Ordinance S-50234 is a request to authorize the City Controller to disburse funds, up to amounts indicated below, for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts. This section also requests continuing payment authority, up to amounts indicated below, for the following contracts, contract extensions and/or bids awarded. As indicated below, some items below require payment pursuant to Phoenix City Code Section 42-13.*

25 **Salt River Project Agricultural Improvement and Power District, dba SRP**

For $76,707.52 in payment authority for SRP crews to remove one area light, install 155 feet of 6DX, and connect and install 12 streetlights on existing SRP poles for Grand Canalscape streetlights along Turney Avenue from 19th to 15th avenues, SRP intersection T3164199, Street Transportation Department Project ST85160026; and for SRP crews to energize 23 streetlights and de-energize 15 streetlights at SRP intersection T1264752, along Lower Buckeye Road from 51st to 43rd avenues for Street Transportation Department Project ST85100249.

26 **Professional Towing and Recovery, LLC**

For $186,000 in payment authority for a new contract, entered into on or about Nov. 1, 2023, for a term of five years for Towing Services for Slurry Seal and Fractured Aggregate Surface Treatment (FAST) programs for the Street Transportation Department. The department requires a contract for all labor, equipment, materials, and transportation necessary to provide towing services for the City of Phoenix's Slurry Seal and FAST programs to move unanticipated vehicles in a timely fashion as the crews come through.

27 **Settlement of Claim(s) O'Connell v. City of Phoenix**

To make payment of up to $101,687 in settlement of claim(s) in *O'Connell v. City of Phoenix*, 22-0448, GL, PD, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Water Services Department that occurred on Oct. 17, 2022.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 28

## Print and Mail Election Materials - IFB 19-046 - Amendment (Ordinance S-50273)

Request to authorize the City Manager, or his designee, to execute amendment to Contract 149011 with Courier Graphics Corp. to extend contract term and add additional expenditures. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $1,171,000.

### Summary
This contract will provide print and mailing of election materials for the November 2023 election and future elections through the term of the contract. The City is required by law to mail publicity pamphlets to households, with at least one registered voter, before ballots are mailed for each election.

### Contract Term
Upon approval the contract will be extended through Nov. 30, 2024 with the option to extend through Nov. 30, 2025.

### Financial Impact
Upon approval of $1,171,000 in additional funds, the revised aggregate value of the contract will not exceed $1,741,000. Funds are available in the City Clerk Department’s budget.

### Concurrence/Previous Council Action
The City Council previously reviewed this request:
- Print and Mail Election Materials Contract 149011 (Ordinance S-45214) on Dec. 5, 2018.

### Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 29

## Acquisition of Real Property for Roadway Improvements Along 56th Street from Thomas to Camelback Roads (Ordinance S-50235)

Request to authorize the City Manager, or his designee, to acquire all real property and related property interests required by donation, purchase within the City's appraised value, or by the power of eminent domain for roadway improvements along 56th Street, from Thomas to Camelback roads. Further request to authorize dedication of land with roadway and/or public improvements to public use for right-of-way purposes via separate recording instrument. Additionally, request authorization for the City Controller to disburse all funds related to this item.

### Summary

Acquisition of real property is required to accommodate roadway improvements along 56th Street, from Thomas to Camelback roads. The roadway improvements will complete pedestrian and bicycle gaps along the corridor and will enhance the safety of pedestrians and bicyclists. Improvements will include upgraded lighting, storm drain, landscaping, traffic signals, and Americans with Disabilities Act compliant sidewalks and ramps.

The properties impacted by this project are identified in **Attachment A.**

### Financial Impact

Funding is available in the Street Transportation Department's Capital Improvement Program budget using Arizona Highway User Revenue Funds.

### Location

Along 56th Street from Thomas to Camelback roads
Council District: 6

### Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson, and the Street Transportation and Finance departments.

**ATTACHMENT A**

## Property Identification

**City of Phoenix Street Improvement Project:**
Acquisition of Real Property for the Pedestrian and Bicycle Improvement Project located along 56th Street between Thomas and Camelback Roads

The following improved and/or unimproved parcels affected by acquisition and included in this request are identified by the Maricopa County Assessor's parcel number (APN) and the address or location.

| APN | Address / Location |
|---|---|
| 126-24-346 | 5525 E. Thomas Road |
| 128-10-022A | 5502 E. Osborn Road |
| 128-10-022B | 5549 E. Indian School Road |
| 128-10-043A | 3608 N. 56th St. |
| 128-10-044B | 3602 N. 56th St. |
| 128-13-001A | 3820 N. 56th St. |
| 128-13-002A | 3808 N. 56th St. |
| 128-13-096 | 5529 E. Lafayette Blvd. |
| 128-13-097B | 5528 E. Calle Tuberia |
| 128-13-102B | 5529 E. Calle Tuberia |
| 128-25-118 | 5545 E. Earll Drive |
| 128-26-038A | 5542 E. Flower St. |
| 128-26-058 | 3102 N. 56th St. |
| 128-37-001A | 5602 E. Thomas Road |
| 128-37-024 | 3020 N. Valencia Lane |
| 128-37-025 | 3015 N. 56th St. |
| 128-37-026 | 3007 N. 56th St. |
| 128-37-027 | 3001 N. 56th St. |
| 128-37-033 | 5656 E. Orange Blossom Lane |
| 128-37-043 | 3031 N. 56th St. |
| 128-39-017 | 3310 N. Valencia Lane |
| 128-39-018 | 3304 N. Valencia Lane |
| 128-39-027 | 3131 N. 56th St. |
| 128-39-028 | 3119 N. 56th St. |
| 128-39-029 | 3112 N. Valencia Lane |
| 128-39-030 | 3107 N. 56th St. |
| 128-39-031 | 3101 N. 56th St. |

| APN | Address / Location |
|---|---|
| 128-40-010A | 3433 N. 56th St. |
| 128-40-014A | 3409 N. 56th St. |
| 128-40-015A | 3402 N. Valencia Lane |
| 128-40-037D | 3647 N. 56th St. |
| 128-40-037E | 3641 N. 56th St. |
| 129-28-071A | 5601 E. Thomas Road |
| 172-23-014 | 4504 N. 56th St. |
| 172-24-019C | 4505 N. 56th St. |
| 172-31-039 | 4485 N. 56th St. |
| 172-31-041 | 4445 N. 56th St. |
| 172-31-042 | 4455 N. 56th St. |
| 172-32-008 | 5539 E. Camelback Road |
| 172-41-025 | 4202 N. 56th St. |
| 172-41-028 | 5555 E. Monterosa St. |
| 172-42-047D | 4225 N. 56th St. |
| Unassigned | SRP Canal at 56th Street and Indian School Road |

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 30

## Authorization to Amend Lease with Bio-Medical Applications of Arizona, LLC, to Extend Term (Ordinance S-50237)

Request to authorize the City Manager, or his designee, to amend Lease 130171 with Bio-Medical Applications of Arizona, LLC, to extend lease term for one year, with two additional, one-year options to extend. Further request to authorize the City Treasurer to accept all funds related to this item.

### Summary

Bio-Medical Applications of Arizona, LLC (Bio-Medical), leases approximately 10,350 square feet of City-owned space located at 1957 W. Dunlap Ave., Suite 6. The space is utilized as an outpatient dialysis facility and general office. The term of the lease expires Nov. 30, 2023. The lease will be amended to extend the term for one year beginning Dec. 1, 2023, through Nov. 30, 2024, and provide for two additional, one-year options to extend. Base rent during the one-year extension is $12,506.25 per month, plus applicable taxes, which is within the range of market rents as determined by the Real Estate Division. Base rent will be adjusted three percent at the beginning of each option period.

All other terms and conditions will remain the same. Bio-Medical is a long-term tenant in good standing.

### Contract Term

The term of the lease will be extended for one year, with two additional, one-year options to extend.

### Financial Impact

Revenue during the first year of the extended term will be $150,075, plus applicable taxes.

### Concurrence/Previous Council Action

Lease 130171-001 through 130171-006, authorized by Ordinance S-37261 on July 7, 2010.

## Location
1957 W. Dunlap Ave., Suite 6.
Council District: 5

## Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua, and the Public Transit and Finance departments.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 31

## Playground Fitness and Related Equipment Contract - COOP 24-0031 Request for Award (Ordinance S-50248)

Request to authorize the City Manager, or his designee, to allow the use of Sourcewell cooperative contracts with Landscape Structures, Inc. and Miracle Recreation Equipment Company d.b.a PlayPower, Inc. to provide a wide range of playground fitness and related equipment, accessories and services for the Parks and Recreation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed $6,000,000.

### Summary

These contracts will support efforts to repair and replace current playground and outdoor fitness equipment throughout the City. The existing playground equipment is at the end of its lifecycle and these contracts will ensure the department can purchase a wide variety of new equipment. The purchase of playground equipment will enhance and support the quality of recreational programs and services provided to the residents of Phoenix. The playground equipment and accessories will be used in various park locations throughout the City. This contract will also be utilized for Parks and Recreation capital improvements serving qualifying census tracts as approved by the City Council in the American Rescue Plan Act (ARPA) Strategic Plan. The ARPA funding being requested is to be used on ARPA projects.

### Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reasons: Special Circumstances Alternative Competition. The City of Phoenix is a member of Sourcewell cooperative and these contracts were awarded through the competitive process, consistent with the City's procurement process, as set forth in the Phoenix City Code, Chapter 43. Utilization of this agreement allows the City to benefit from national government pricing and volume discounts.

### Contract Term

The contracts will begin on or about Oct. 18, 2023 for a five-year term with no options to extend.

## Financial Impact

The aggregate contracts value will not exceed $6,000,000 for the five-year aggregate term. Funding is available in the Parks and Recreation Department's Operating and Capital Improvement Program budget; and through the City's allocation of the ARPA received from the federal government and is under the Phoenix Parks Improvements program of the strategic plan.

## Responsible Department

This item is submitted by Deputy City Manager Inger Erickson, and the Parks and Recreation and Finance departments.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 32

## Ready Mix Concrete- IFB 18-264 - Letter of Agreement to Extend Contract for Concrete Supply with Cemex Construction Material South (Ordinance S-50249)

Request to authorize the City Manager, or his designee, to enter into Letter of Agreement with Cemex, Inc., dba Cemex Construction Materials South, to continue to provide Ready Mix Concrete to various City departments. $270,000 in funds are needed, in addition to the $2,024,080 previously approved via Ordinance S-44837. The aggregate value will not exceed $2,294,080. Further request to authorize the City Controller to disburse all funds related to this item.

### Summary
The purpose of this Letter of Agreement is to continue to provide a wide variety of ready mix concrete materials to City departments, including the Aviation, Parks and Recreation, Street Transportation, and Water Services departments. This contract is necessary for maintenance and upkeep of sidewalks, curbs, gutters, concrete pavements, slabs and construction projects throughout the City.

The Letter of Agreement is required to provide the various City departments these services until June 30, 2024.

### Contract Term
The term of the Letter of Agreement will begin on or about Oct. 19, 2023, and expire on June 30, 2024.

### Financial Impact
Upon approval of $270,000 in additional funds, the revised aggregate value of the contract will not exceed $2,294,080. Funding is available in various department budgets.

### Concurrence/Previous Council Action
The City Council previously reviewed this request:
• Ready Mix Concrete Contract 148122 (Ordinance S-44837) on June 27, 2018.

### Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Finance Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 33

## Acceptance and Dedication of an Easement for Public Utility Purposes (Ordinance S-50252)

Request for the City Council to accept and dedicate of an easement for public utility purposes; further ordering the ordinance recorded.

## Summary

Accepting the property interests below meets the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)
Applicant: Phoenix Plaza 75, LLC, its successor and assigns
Purpose: Public Utility
Location: 7307 W. Indian School Road
File: FN 230081
Council District: 5

## Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development and Finance departments.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 34

## Acceptance of an Easement for Drainage Purposes (Ordinance S-50258)

Request for the City Council to accept an easement for drainage purposes; further ordering the ordinance recorded.

### Summary

Accepting the property interests below meets the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)
Applicant: TJH Arizona Series, LLC, Series A, its successor and assigns
Purpose: Drainage
Location: 5124, 5128, 5132, 5136 and 5140 N. 10th Way
File: FN 230017
Council District: 6

### Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson, and the Planning and Development and Finance departments.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 35

## Bicycles, Parts, Accessories, Repair and Maintenance - IFB 18-174 - Amendment (Ordinance S-50264)

Request to authorize the City Manager, or his designee, to execute amendment to Contract 148637 with Landis Cyclery, Inc., to extend the contract term and add additional expenditures. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $80,000.

### Summary
This contract will provide the City's essential workers with bicycles, parts, accessories and repair, and maintenance services to ensure that bicycles are in optimal working condition for the safety of employees who use bicycles in performance of daily responsibilities. The main users of this contract are the City Clerk, Police, and Phoenix Convention Center departments.

### Contract Term
Upon approval the contract will be extended through Oct. 31, 2024, with an option to extend through Oct. 31, 2025.

### Financial Impact
Upon approval of $80,000 in additional funds, the revised aggregate value of the contract will not exceed $246,000. Funds are available in various department budgets.

### Concurrence/Previous Council Action
The City Council previously reviewed this request:
• Bicycles, Parts, Accessories, Repair and Maintenance Contract 148637 (Ordinance S -45023) Oct. 3, 2018;
• Bicycles, Parts, Accessories, Repair and Maintenance Contract 148637 (Ordinance S -49124) Nov. 2, 2022.

### Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Finance Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 36

## Industrial-Commercial Doors Service and Supply - IFB 18-205 - Amendment (Ordinance S-50270)

Request to authorize the City Manager, or his designee, to execute amendment to Contracts 148635 with D.H. Pace Company, Inc., and 148636 with Miner, LTD, to extend contract term. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are needed, request to continue using Ordinance S-45068.

### Summary
This contract will provide the City of Phoenix with equipment, labor and materials to perform all operations necessary to implement a preventative maintenance program, as-needed repairs, and replace existing door systems, as necessary, to approximately 800 industrial-commercial doors for Citywide buildings/facilities protection and security. The extension will allow for the continuation of the maintenance and repair for these doors.

### Contract Term
Upon approval the contract will be extended through April 30, 2024.

### Financial Impact
The aggregate value of the contract will not exceed $5,078,000 and no additional funds are needed.

### Concurrence/Previous Council Action
The City Council previously reviewed this request:
- Industrial-Commercial Doors Service and Supply Citywide Contract 148635 and 148636 (Ordinance S-45068) on Oct. 17, 2018;
- Industrial-Commercial Doors Service and Supply Citywide Contract 148635 and 148636 (Ordinance S-48236) on Jan. 5, 2022.

### Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Finance Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 37

## Maintenance Repair and Operating Supplies and Services - 16154RFP - Amendment (Ordinance S-50274)

Request to authorize the City Manager, or his designee, to execute amendment to Contract 146367 with HD Supply Facilities Maintenance, to extend contract term. No additional funds are needed, request to continue using Ordinance S-43967.

### Summary
This contract will provide maintenance, repair and operating supplies and related services. The contract is available for Citywide use and primary users of this contract are the Housing, Parks and Recreation, Fire, Public Works, and Water Services departments.

### Contract Term
Upon approval the contract will be extended through Oct. 31, 2024.

### Financial Impact
The aggregate value of the contract will not exceed $4,500,000 and no additional funds are needed.

### Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Finance Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 38

## Affordable Care Act (ACA) Reporting Services RFP HR 22-018 - Request for Award (Ordinance S-50241)

Request to authorize the City Manager, or his designee, to enter into a contract with UnifyHR, LLC to manage and monitor the Affordable Care Act (ACA) compliance for the Human Resources Department. Further authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $450,000.

### Summary

This contract is needed to manage and monitor ACA compliance for the City and comply with ACA reporting requirements. The ACA mandates employers with more than 50 full-time employees to track medical plan coverage for employees meeting the 30-hour-per-week test, report plan of affordability based on employee-rate-of-pay, and prepare and issue the "medical W-2" (Form 1095c) to all employees annually. Penalties assessed by the IRS for non-compliance are $2,320 per year, per eligible employee or more than $20 million per year for the City.

This item has been reviewed and approved by the Information Technology Services Department.

### Procurement Information

A Request for Proposal procurement was processed in accordance with Administrative Regulation 3.10.

Two vendors submitted proposals deemed responsive and responsible. An evaluation committee of City staff evaluated those offers based on the following criteria with a maximum possible point total of 1,000:

- Qualifications and Experience (0-300 points)
- Method of Approach (0 - 400 points)
- Price (0-300 points)

After reaching consensus, the evaluation committee recommends an award to UnifyHR, LLC.

- UnifyHR:  910 points

- BenefitScape:  841 points

## Contract Term
The contract will begin on or about Nov. 1, 2023, for a five-year term with no options to extend.

## Financial Impact
The aggregate contract value will not exceed $450,000.

## Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Human Resources Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 39

## Enterprise License Agreement for GIS Mapping - Amendment (Ordinance S-50245)

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 148203 with Environmental Systems Research Institute to provide additional contract term and funding for the Geographic Information Systems Mapping Enterprise License Agreement for Information Technology Services Department in support of various departments. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $7,015,000.

## Summary

The Contract 148203 with Environmental Systems Research Institute (ESRI) provides Geographic Information Systems (GIS) software Enterprise License Agreement (ELA) and professional services under the ESRI Enterprise Advantage program used by the Information Technology Services, Aviation, Fire, Police, Street Transportation, Planning & Development, Water Services, Public Transit, and other offices and departments. This contract provides benefits, value, and substantial cost savings to City departments. These benefits include: a lower cost-per-unit for licensed software, substantially reduced administrative and procurement expenses, premium support and software maintenance, and provide the flexibility to deploy software and professional services when and where needed.

The ELA provides City GIS users with unlimited access to ESRI products identified in the agreement, including maintenance on all software for the term of the agreement. The ability to utilize this contract allows Information Technology Services Department to support departmental engagements, and obtain professional services, which will help avoid disruption to critical projects and initiatives. ESRI software products are currently used in public facing applications which includes the City Manager’s Dashboard and Open Data site. ESRI professional services are being used to assist departments with their GIS product creation and business operations.

The ESRI Enterprise Advantage program provide professional services to accomplish the identified department GIS project goals that are currently underway and planned. Departments are empowered to generate applications, maps, dashboards, field location awareness, and then manage this geospatial content, hosted by the

Information Technology Services Department. Engagements currently underway or upcoming include: Water Services' Utility Network (UN) Planning, Analysis and Implementation, Aviation airfield inspections, Street Transportation's maintenance of centerlines and monumentation, Police compliance and oversight dashboard, and Phase II City Manager's Performance Dashboard, Neighborhood Services Tidemark updates, Parks and Recreation archaeology mapping, Environmental Programs water project mapping, and many more.

**Contract Term**
Upon approval the contract will be extended through July 27, 2027.

**Financial Impact**
Upon approval of $7,015,000 in additional funds, the revised aggregate value of the contract will not exceed $11,105,450. Funds are available in the various department's budget.

**Concurrence/Previous Council Action**
The City Council previously reviewed this request:
• Enterprise License Agreement for GIS Mapping Contract 148203 (Ordinance S-44741) on June 6, 2018;
• Enterprise License Agreement for GIS Mapping Contract 148203 amendment (Ordinance S-47794) on July 1, 2021.

**Responsible Department**
This item is submitted by Deputy City Manager Inger Erickson and the Information Technology Services Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 40

## Authorization to Amend and Extend Contract for Fiscal Monitoring Services (Ordinance S-50251)

Request to authorize the City Manager, or his designee, to amend Contract 149307 with PUN Group, LLP (PUN Group) to extend the term for an additional year, beginning on or about Dec. 15, 2023 and ending Dec. 31, 2024, and approve funding for this vendor to continue to provide contracted services through the extended term. The contract value will not exceed $200,000 during the extension period. Further request authorization for the City Controller to disburse all funds related to this item for the life of the contract. Funds are available from Workforce Innovation and Opportunity Act, Head Start, and General Funds.

### Summary

PUN Group conducts annual fiscal monitoring of subcontractors accountable to the City to facilitate the Human Services Department programs. These fiscal monitoring activities are required to comply with grant stipulations, including the Workforce Innovation and Opportunity Act, Head Start, Victim Services, and Homeless Services programs. The Request for Proposals process can take up to six months to complete, and this extension will allow the Human Services Department staff sufficient time to conduct the procurement process.

### Contract Term

The extended contract term will begin on or about Dec. 15, 2023 and run through Dec. 31, 2024.

### Financial Impact

Expenditures will not exceed $200,000 during the extension period of the contract. Funds are available from Workforce Innovation and Opportunity Act, Head Start, and General Funds.

### Concurrence/Previous Council Action

- On Nov. 8, 2018, the Phoenix Business and Workforce Development Board approved the Workforce Development funding Program funding portion of this contract.

- On Dec. 12, 2018, City Council approved staff entering into contract with PUN Group with Ordinance S-45232.
- On Jan. 26, 2022, City Council approved additional funding for Contract 149307 with Ordinance S-48269.
- On Jan. 25, 2023, City Council approved additional funding for Contract 149307 with Ordinance S-49362.

## Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Human Services Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 41

## 2024-25 Housing and Urban Development Consolidated Plan Annual Action Plan Process

This report requests City Council approval of the 2024-25 Consolidated Plan Annual Action Plan process.

## Summary

The 2024-25 Annual Action Plan examines housing and community development needs in the City of Phoenix and defines strategies for addressing those needs throughout the year. The Annual Action Plan contains the planning and application requirements for four major U.S. Department of Housing and Urban Development (HUD) programs that provide critical funds to entitlement cities like Phoenix every year. The four fund sources are: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). Through adoption of the 2020-24 Consolidated Plan in May 2020, the City Council approved the general priorities and plans for these programs. Each year the Annual Action Plan details how federal funds will be spent during the coming year.

The Annual Action Plan process began in September 2023. The initial public communication and participation process will include the distribution of a community survey, social media posts and outreach, and a HUD-required public in-person hearing, all to assess community needs throughout Phoenix. Residents and neighborhood leaders will be invited to provide testimony regarding housing, homelessness, social services, and community development issues and concerns. Residents who are unable to attend the in-person public hearing will have the opportunity to submit their comments via email or voicemail. This information, along with a needs assessment, will form the foundation of the draft 2024-25 Annual Action Plan. The draft plan will be available for an advertised 30-day public comment period and another public hearing will be held in spring 2024 before it is reviewed and approved by the City Council. The goal of the Annual Action Plan process, per HUD requirements, is to ensure comprehensive community planning and coordinated service delivery are utilized to meet critical housing and community development needs. The City Council will be asked to review and approve the draft 2024-25 Annual Action Plan in early May 2024 before it is due to HUD by May 15, 2024.

## Concurrence/Previous Council Action
The Economic Development and Housing Subcommittee recommended approval of this item on Oct. 11, 2023, by a 4-0 vote.

## Public Outreach
The City of Phoenix's Annual Action Plan process will include holding two HUD required in-person public hearings with the notice of public hearings posted two weeks in advance.

## Responsible Department
This item is submitted by Deputy City Manager Gina Montes and the Neighborhood Services, Human Services, and Housing departments.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 42

## Purchase of Golf Merchandise for Direct Resale to the Public (Ordinance S-50262)

Request to authorize the City Manager, or his designee, to purchase various golf merchandise for direct resale to the public at pro shops located at Cave Creek, Encanto, Palo Verde and Aguila golf courses. Items may include, but are not limited to; protective gear, golf balls, range balls, golf clothing, hats, golf clubs and golf shoes. Further request authorization for the City Controller to disburse all funds related to this item. The two-year aggregate value will not exceed $1.2 million, with an estimated annual expenditure of $600,000. There is no impact to the General Fund. Revenue from the resale of merchandise at the pro shops fund the expenditure request.

### Summary

The City operates five municipal golf courses, four of which has a pro shop where golfers have the ability to purchase golf merchandise such as golf balls, clothing and shoes. To supply the pro shops, the Parks and Recreation Department purchases merchandise for resale directly from more than 190 various wholesale and specialty manufacturers to obtain discounts and the lowest prices. Vendor pricing is based on a variety of factors and changes seasonally; therefore, a low-bid process is not suitable for the purchase of golf merchandise.

### Financial Impact

Payment authority in the amount of $1.2 million for a two-year period, from Sept. 8, 2023, through Sept. 7, 2025, is requested. There is no impact to the General Fund. Revenue from the resale of merchandise at the pro shops funds the Parks and Recreation Department's purchase of golf merchandise.

### Location

Cave Creek Golf Course - 15202 N. 19th Ave.
Encanto Golf Course - 2775 N. 15th Ave.
Palo Verde Golf Course - 6215 N. 15th Ave.
Aguila Golf Course - 8440 S. 35th Ave.
Council Districts: 3, 4, 5 and 7

## Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Parks and Recreation Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 43

## Fiscal Year 2023-24 Bioscience Healthcare Strategic Initiative (Ordinance S-50239)

Request to authorize the City Manager, or his designee, to implement the Fiscal Year (FY) 2023-24 Bioscience Healthcare Strategic Initiative, including authorization of an Arizona Bioindustry Association (AZBio) membership for FY 2024-25 and participation at the annual BIO International Convention in 2024. Further request to authorize the City Treasurer to accept funds from the City's BIO International Convention partners to offset costs associated with the 2024 Convention expenses, and for the City Controller to disburse funds associated with this request to future identified convention vendors. Funding for the AZBio membership and convention efforts will not exceed $110,000. There is no impact to the General Fund. Funding is available in the Genomics Facilities and Operations Fund.

## Summary

Phoenix has grown to be a hub of bioscience activity in the Southwestern U.S. CBRE, a national commercial real estate firm, ranked Phoenix fifth in the nation as an Emerging Life Science Market in their 2020 annual U.S. Life Science Report and first for Life Science Job Growth in Emerging Life Science Markets in their 2021 report. Much of this success is due to Phoenix’s world-class medical centers, innovative research institutions, pro-business environment, a growing educated population, dedicated universities and community colleges, and spirit of entrepreneurship. In order to build upon these strengths, staff is continuing to implement a strategic plan introduced in 2018 designed to grow, strengthen and sustain a healthy bioscience industry. Since the launch of this effort, there has been an acceleration of investment and growth in the bioscience industry in Phoenix. By the end of 2022, more than $4 billion will have been invested in new and expanded bioscience and healthcare facilities, and more than 6 million square feet of primary facility space for discovery, development and care delivery creating more than 10,000 jobs for Phoenix residents.

Staff has focused its economic development efforts in the areas of research, development, precision medicine, healthcare delivery, health-tech and education. Focusing on these areas strengthens and solidifies Phoenix as a leader in the nation’s bioscience healthcare industry. The Community and Economic Development Department (CEDD) will continue to ensure there is a world-class real estate inventory

that meets the unique needs of bioscience companies. This commitment includes support of the downtown Phoenix Bioscience Core (PBC), Mayo Clinic's Discovery Oasis, the Phoenix Medical Quarter in addition to other submarkets within the City. Specifically, CEDD has been working closely with Arizona State University (ASU) and its development partner, Wexford Science & Technology, to bring prospective tenants to the first phase development on the PBC north of Fillmore Street, the 850 PBC building. In the 850 PBC building, ASU is a major tenant in the building along with the expansion of the Center for Entrepreneurial Innovation with its new LabForce program to train individuals with the skills needed to work in a lab setting. Other tenants within the new building include bioscience companies and a co-working accelerator lab supporting the growth of early-stage companies and creating new, quality jobs in Phoenix.

In order to maintain the City's position in the bioindustry, CEDD is requesting to continue the City's annual membership with the AZBio, the only statewide organization exclusively focused on building Arizona's bioindustry. AZBio is committed to building a top-tier life science industry in Arizona and is a critical partner for Phoenix. As specialists, AZBio provides industry insight, programs specifically designed for life science organizations, visibility into investment opportunities, and a voice for the industry in the media, across the community, and with elected leaders and government agencies at the local, state, and federal levels. The AZBio annual membership cost is $15,000 for FY 2024-25.

Another key effort is the promotion of Phoenix's bioscience efforts nationally and internationally by attending the 2024 BIO International Convention to be held in San Diego. The 2023 BIO Convention was held in Boston, with more than 20,000 attendees and 73 countries represented. As a sponsor of Start- Up Stadium, the City of Phoenix was able to kick off one of the pitch days at the event this year and nominate three Phoenix-based companies that were selected as finalists. These three early-stage companies were able to engage with key members of the investment community, venture philanthropy groups, and BIO attendees. This year's Phoenix delegation included 52 attendees, representing 31 Phoenix companies and organizations. The delegation held more than 300 productive meetings along with continuous engagement with BIO conference attendees in the Phoenix Pavilion. More than 150 people attended this year's Rapid Fire, Fireside Chat featuring 15 Phoenix life science leaders sharing their innovations with the audience. Attendance at the event provided valuable networking and partnership opportunities and synergy with the City's attending partners looking to promote their research and products to a global audience. The knowledge and contacts generated by attending this convention will be used in communicating the City's competitive advantage, existing ecosystem and resources in Phoenix to attract and grow companies in this industry to thrive and

generate quality jobs for the community.

Planning is currently underway, subject to City Council authorization of funding, for the 2024 BIO Convention. Preliminary estimates for participation such as sponsorships, advertising, equipment, and shipping costs total approximately $95,000. Staff will also work with industry partners, such as the University of Arizona, ASU, and the Translational Genomics Research Institute (TGen) to co-locate at the convention. This shared effort may allow the City to reduce its costs and boost visibility while assisting its partners in promoting Phoenix.

These continued efforts enable CEDD staff to showcase Phoenix's citywide assets and ensure success of future projects. CEDD and its partners continue to generate qualified prospects to create a pipeline of businesses considering expansions and/or relocations to Phoenix through a multi-faceted marketing approach targeted at this industry. Phoenix's involvement and partnership with AZBio and the BIO International Convention elevates the City's visibility as a hub for bioscience, building a critical mass of bioscience and healthcare-related companies and attracting and developing top talent vital to sustain the long-term growth of this thriving industry. As the convention vendors are currently unknown to staff, the vendors will be identified when the information is released by the convention .

**Financial Impact**
There is no impact to the General Fund. Funding for the AZBio membership and to participate in BIO International 2024 will not exceed $110,000 total for both efforts. Funding is available in the Genomic Facilities and Operations Fund. Funding received from the City's BIO International Convention partners shall reimburse the Genomic Facilities and Operations Fund.

**Concurrence/Previous Council Action**
This item was recommended for approval by the Economic Development and Housing Subcommittee at the Sept. 13, 2023 meeting by a vote of 4-0.

**Responsible Department**
This item is submitted by Deputy City Manager John Chan and the Community and Economic Development Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 44

## Phoenix Kiva Hub and Better Business Bureau Serving the Pacific Southwest Premier Partnership Sponsorship Contract (Ordinance S-50261)

Request to authorize the City Manager, or his designee, to enter into a contract as a Premier Partnership sponsor of the Phoenix Kiva Hub administered by the Better Business Bureau Serving the Pacific Southwest (BBB) for a three-year total amount not to exceed $100,000. Further request the City Controller to disburse all funds associated with this item. Funding is available in the Community and Economic Development Department's budget.

## Summary

Kiva Inc. launched in 2005 as the world's first personal lending website. Because of Kiva, the opportunity for small businesses and entrepreneurs to have affordable and equitable access to financial products and services that help them chase their dreams became an achievable reality. Kiva allows everyday people to pool lending contributions in as little as $25 increments to provide financial access to entrepreneurs in communities that are underserved and underrepresented within traditional lending spaces. This is done through crowdfunded micro-loans from $1,000 to $15,000 for start-ups and entrepreneurs with a zero percent interest rate and a guaranteed $0 in fees. There are no minimum credit or cash flow document requirements to qualify, which further helps remove a barrier to entry that limits affordable and equitable financial access.

In 2021, with the financial support of the City and GoDaddy.com, the BBB launched the Phoenix Kiva Hub and began crowdfunding microloans focused on women and minority entrepreneurs who would otherwise not qualify for a traditional or low interest loan to start their businesses. While the Phoenix Kiva Hub services all of Maricopa County, the results within Phoenix have been impactful:

- 19 - Phoenix Loans Funded (12 outside Phoenix)
- $132,500 - Disbursed to Phoenix entrepreneurs ($66,000 outside Phoenix)
- $6,974 - Average Loan Size ($6,266 outside Phoenix)

The Phoenix Kiva Hub’s focus on women and minority entrepreneurs has been impactful based on the 19 loans funded between Feb. 2020 and April 2023 to Phoenix entrepreneurs:

- 14 Credit scores below 650 (most bank loans require scores between 680-720)
- 17 Women-Owned Businesses
- 15 Minority-Owned Businesses
- 9 Black-Owned Businesses
- 3 Latino or Hispanic Owned Businesses
- 1 Native American, Asian or Pacific Islander-Owner Business

If approved, the City's new Premier Partner Sponsorship will continue to pay for the annual licensing fee associated with hosting the Phoenix Kiva Hub, which includes a ten percent administration fee. The City will be recognized as the title program partner/trustee in all branded materials, digital products and media mentions alongside the BBB and GoDaddy.com (also a Premiere sponsor).

Phoenix Kiva Hub will provide a biannual report to City staff that will include the following items:

- Demographic data of Kiva loan portfolio
- Average credit score of borrowers,
- Repayment rate
- Total number of loans
- Borrower related data by zip code
- Success stories
- Marketing: Impact (clicks, views, etc.) and traffic to Kiva landing page
- Events, webinars, and networking opportunity tracking

**Contract Term**
The contract will begin on or about March 1, 2024 for a three-year term.

**Financial Impact**
The total sponsorship contract will not exceed $100,000. Funding is available in the Community and Economic Development Department's General Fund budget.

**Concurrence/Previous Council Action**
Item approved unanimously at Economic Development and Housing Subcommittee Meeting on Sept. 13, 2023.

**Responsible Department**
This item is submitted by Deputy City Manager John Chan and the Community and Economic Development Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 45

## 2024 Downtown Enhanced Municipal Services District Budget, Assessments and Set Public Hearing Date (Resolution 22158)

Request City Council approval of the 2024 Downtown Enhanced Municipal Services District (Downtown EMSD) proposed budget, assessments on the Downtown EMSD, and set the date of Nov. 15, 2023, for the Public Hearing on the estimated assessments, pursuant to Arizona Revised Statutes (A.R.S.) 48-575. The General Fund estimated annual expenditure for this program is $439,123.

## Summary

The City Council authorized the formation of the Downtown EMSD in 1990 to provide enhanced public services, above and beyond the level of services provided in the remainder of the City. The costs for the Downtown EMSD's services are paid through assessments on property owners within the Downtown EMSD boundaries. The City contracts directly with Downtown Phoenix, Inc. (DPI) to implement the work program, as described in **Attachment A**, of the Downtown EMSD. The Downtown EMSD is generally bounded by Fillmore Street, 7th Street, 3rd Avenue and the railroad tracks south of Jackson Street.

2024 Downtown EMSD Proposed Budget

The work plan and budget for calendar year (CY) 2024 provides a variety of enhanced services in the Downtown core, including business improvement services and overall business development.

In May 2023, the Downtown EMSD Board of Directors, which includes representatives of the City and other Downtown EMSD property owners, approved the proposed 2024 Downtown EMSD budget of $4,706,256. See **Attachment B** for the breakdown of the expense categories. This includes $167,222 for streetscape maintenance expenses, which are paid only by property owners and tenants adjacent to the Streetscape Improvement District. The Streetscape Improvement District includes certain portions of Monroe Street from 3rd Avenue to 7th Street; Adams Street from 2nd Avenue to 2nd Street; 2nd Street from Jefferson to Van Buren streets; and 3rd Street from Monroe to Van Buren streets.

The proposed CY 2024 assessment revenue of $4,556,256 represents no change over

the CY 2023 assessments. The CY 2024 assessments for the Downtown EMSD will be levied after the required Downtown EMSD approval process has been completed. Assessments are determined in proportion to the benefits received by each parcel. The proposed assessments and 2024 Downtown EMSD Diagram are based on the estimate of expenses and property data available as of April 27, 2022.

- Estimated CY 2024 District Budget: $4,706,256
- Estimated CY 2024 Assessment Revenue: $4,556,256
- Estimated CY 2024 Non-assessment Revenue: $150,000

Public Hearing Date
It is requested that the City Council set the date of Nov. 15, 2023, as the date for the Public Hearing on the 2024 Downtown EMSD assessments.

## Financial Impact

The City's total estimated annual expenditure for this program is $1,497,935, which includes:

- $439,123 from the General Fund (approximate $15 increase from 2023);
- $626,579 from the Phoenix Convention Center;
- $150,123 from the Sports Facilities Fund;
- $10,486 from the Phoenix Bioscience Core; and
- $271,623 from collections from tenants on City-owned properties

## Concurrence/Previous Council Action

The Economic Development and Housing Subcommittee meeting approved the 2024 Downtown EMSD work plan and budget on Oct. 11, 2023, by a vote of 4-0.

## Public Outreach

A Public Hearing will be held for property owners to discuss the proposed assessments, costs, and services provided in connection with the Downtown EMSD. If approved, the public hearing would be set for Nov. 15, 2023, at 2:30 p.m., in the Phoenix City Council Chambers. All property owners are notified by mail of their annual assessment cost by the Street Transportation and Community and Economic Development departments 20 days prior to the public hearing. Notice of the public hearing also will be published in the Record Reporter as specified below. No further notification is required after the public hearing.

To be published:
The Record Reporter

- Nov. 1, 2023

- Nov. 3, 2023

## Location
The Downtown EMSD is generally bounded by Fillmore Street, 7th Street, 3rd Avenue and the railroad tracks south of Jackson Street.
Council Districts: 7 and 8

## Responsible Department
This item is submitted by Deputy City Managers John Chan and Alan Stephenson, and the Community and Economic Development and Street Transportation departments.

**ATTACHMENT A**

# 2024 Downtown Phoenix Enhanced Municipal Services District Proposed Work Plan

Developed by staff for Advisory Board and City Council approval, the following goals and objectives are guided by the priorities of Enhanced Municipal Service District (EMSD) stakeholders and the mission of DPI.

## Administration, Finance, and Information Technology

Goal: To manage shared resources and maximize efficiencies while supporting initiatives and projects organization-wide

Proposed Objectives to Achieve Goal

1. Manage newly implemented customer relationship management (CRM) platform for stakeholder contacts and engagement as well as PCA membership
2. Continue to identify process improvements, training, budget saving opportunities, and ways to help staff across all DPI departments and affiliates work more efficiently and effectively
3. Support the work of all DPI departments and affiliates through finance, administrative, and IT services
4. Utilize and maximize resources within Emfluent program, a local Predictive Insights firm that specializes in talent optimization, office culture development, career pathing and hiring best practices
5. Prioritize employee development and retention throughout the year
6. Oversee the implementation and completion of mid-year and end-of-year assessments
7. Enhance the office experience for both employees and visitors, making it an increasingly magnetic nexus of city building activity
8. Manage inventory and spending of Downtown Phoenix Inc. branded merchandise and supplies

## Marketing + Events

Goal: Promoting our organization's brand of mission-driven service and advancing the narrative of our evolving neighborhood through inclusive events, dynamic digital storytelling, in-demand visitor resources and strategic media campaigns

Proposed Objectives to Achieve Goal

1. Complete buildout and open new Community Resources Hub
2. Continue to create content that strengthens dtphx.org and DPI's social media platforms as invaluable resources for Downtown news and event information, while also capturing the spirit that makes our neighborhood great
3. Continue to enlist artists, community contributors, and social media influencers to help elevate our events and tell diverse, inclusive, and authentic Downtown stories
4. Continue to strengthen our events portfolio, with special attention paid to inclusive events, cultural events, family friendly events and those events that activate public spaces and benefit our street level businesses
    a. Similar to programs executed during Super Bowl, use large events like Final Four as megaphones for telling Downtown's story
5. Continue to reimagine dtphx.org, including improving the events calendar and overall navigation site-wide, streamlining business information and putting the enhanced municipal services our organization provides front and center
6. Continue to advocate for local artists, bring new pieces of public art to the neighborhood, and create new ways to promote Downtown's thriving art scene
7. Continue to promote and raise awareness of family-friendly infrastructure, amenities and events

8. Continue to work with Visit Phoenix, Phoenix Convention Center, and hospitality partners in booking new business, securing return business and ushering Phoenix's rise up the convention city rankings

## Community Engagement

Goal: To ensure stakeholders are engaged, informed, and excited about being a part of an authentic, hyper-local and experiential Downtown for all

Proposed Objectives to Achieve Goal

1. Continue to engage and inform stakeholders via monthly Open House meetings, monthly Events, Streets and Transportation meetings, monthly Schedule of Events (SOE) email communications as well as high impact stakeholder alerts
2. Fully migrate to and utilize new Client Relationship Management Platform (CRM), Virtuous, to dive deeper into data organization and consolidation, so that stakeholder records can be accessed cross-departmentally and eventually be transitioned to being managed by Administration, Finance, and Information Technology
3. Continue to work with Valley Metro and Kiewit to strategize around light rail construction mitigation as well as next steps for the future of light rail ridership including but not limited to: preparing the public for active track use, safety and best practices, mobile fares, wayfinding and rechargeable passes
4. Ensure proper communication channels are in place with property management and security teams leading into Final Four 2024 and other major events
5. Advance multi-modal transportation initiatives and act on parking study recommendations
    a. Work with City of Phoenix Street Transportation Department to implement additional co-branded 15-minute metered parking spaces near new high-rise residential and street level retail

    b. Work with City of Phoenix Police Department and City of Phoenix Street Transportation Department and City of Phoenix special event staff to reimagine the Sunburst Traffic Plan
6. Continue placemaking efforts by commissioning public art and creating cross-collaborative pop-up activations with stakeholders in public spaces
7. In partnership with Marketing + Events department (Events Manager), continue to grow and evolve "The Flock" volunteer program utilizing Virtuous Volunteer Management Software
8. Continue to fine tune street pole banner program processes to be more cost-efficient and generate higher non-assessment revenues

## DTPHX Ambassadors | Clean + Green Team

Goal: To continue building on our reputation as one of the cleanest and most welcoming downtowns in the country

Proposed Objectives to Achieve Goal

Ambassador Program

1. Continue to serve as eyes and ears for Downtown by maintaining 24 full-time Ambassadors
2. Continue to develop Ambassadors through ongoing series of monthly trainings beyond 30/60/90-day onboarding program
    a. Provide familiarization tours to Ambassadors to keep up with the rapid growth and development of Downtown
    b. Ongoing trainings such as nonviolent crisis intervention, CPR, stop the bleed, self-defense and active shooter, plus increased engagement with Downtown Operations Unit
3. Continue to participate in the City's coordinated efforts to reducing homelessness by connecting individuals experiencing homelessness to services

    a. Continue partnership with Community Bridges and two (2) full-time Outreach Navigators while expanding coordination with Arizona State University's CBI Navigator and security team
4. Modify "hydration station" to be battery powered for easier mobility and to use as a mobile collateral kiosk by Ambassadors
5. Increased bike training allowing for more coverage and speedy response
6. Increase pop-up park activations
7. Increase info tables (not just at events)
8. Continue to work with ASU to activate Civic Space Park
9. Grow inventory of promotional giveaways

Clean & Green Team

1. Continue to clean and disinfect high-touch, high-traffic public spaces, and infrastructure with high pressure washing equipment
    a. Invest in industrial grade equipment to better clean and disinfect public realm
2. Improve walkability of Downtown's corridors and enhance the street level experience through landscaping
    a. Increase shade through tree plantings and, in partnership with the City of Phoenix and Valley Metro, install shade structures for high traffic sidewalks where trees can't be planted
    b. Add planters with flowering plants to beautify building exteriors near main intersections throughout the EMSD
3. Assess and improve public amenities throughout the Streetscape Improvement District, such as:
    a. Furnishings like benches and chess/checkers tables
    b. Outdoor string lights and other decorative across pedestrian corridors and other decorative lighting
    c. Interactive activations such as motion-detected street planter speakers
4. Continue to assess existing vehicular and pedestrian wayfinding signage throughout the EMSD and provide recommendations for updating and/or sunsetting
5. Continue sustainability efforts (i.e. restaurant mister sensors, waste diversion)

# Business Development

Goal: To foster Downtown as a thriving and sustainable business, education and urban living epicenter of our city and region

## Proposed Objectives to Achieve Goal

1. Promote and provide personalized tours of Downtown, in partnership with city's Community & Economic Development Department (CEDD), to developers, investors, companies, and brokers showcasing Downtown's growth and amenity package
    a. Evolve & improve golf cart tours through new equipment and customized collateral
2. Attend all pre-development meetings at the City of Phoenix and offer support to developers and business owners looking for data or assistance to move their project forward
3. Continue to support the transition of the Phoenix Bioscience Core (PBC) into a major employment center in health, bio and life sciences
4. Focus on supporting current Downtown businesses, including restaurants and retailers, in partnership with CEDD
5. Act as the "one-stop" information resource for developers, brokers, investors, and companies interested in locating Downtown
    a. Enhance information sharing capabilities with reimagined and more brand-aligned Business Development Collateral to forge even stronger partnerships with City and regional agencies
6. Continue to support co-working growth and the growing entrepreneurial/start-up ecosystem in Downtown
    a. Rent desk space on a rotating basis at Downtown locations in order to establish relationships with businesses as they grow and scale
    b. When appropriate, help maturing companies find permanent office space in Downtown

7. Assist CEDD's business attraction efforts with a focus on the following:
    a. Non-food and beverage locally-owned retail concepts
    b. Attracting businesses to locate, relocate or expand into Downtown's current commercial real estate vacancies
    c. Support companies' post-Covid recovery efforts to return employees to the office
        i. Create and manage programs that will help employers lure their employees back to the office
8. Focus on adding family-friendly infrastructure and programming to emphasize Downtown as a competitive place where families can live, work, play, and learn
9. Proactively seek opportunities to use GIS mapping, digital twin once completed, and other interactive visual storytelling platforms to promote Downtown and engage new audiences in its growth and development
10. Raise awareness of Downtown development outside of our local sphere by pursuing opportunities to participate on panels and engage in relevant industry conferences
11. Assess and implement sustainability programs and tool kits that positively impact Downtown businesses, streetscape and environment

**ATTACHMENT B**

# CY 2024 EMSD Budget - Estimated

| | Account | 2024 Budget |
|---|---|---|
| **Expenses** | General Office | 632,208 |
| | Admin Salaries | 270,703 |
| | Events | 306,696 |
| | Marketing | 541,769 |
| | Business Development | 230,777 |
| | BID Services | 2,406,881 |
| | **Total Base Budget** | **4,389,034** |
| | | |
| **Revenue** | SID | 167,222 |
| | **Total District Budget** | **4,556,256** |
| | Assessment Revenue | 4,706,256 |
| | Non-assessment Revenue | 150,000 |

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 46

## 2024 Downtown Enhanced Municipal Services District Assessment Diagram (Resolution 22157)

Request City Council approval of the 2024 Downtown Enhanced Municipal Services District (EMSD) Assessment Diagram. There is no financial impact as a result of this request.

## Summary

The City Council authorized formation of the Downtown EMSD in 1990 to provide enhanced municipal services, above and beyond the level of services provided in the remainder of the City. The Downtown EMSD is generally bounded by Fillmore Street, 7th Street, 3rd Avenue and the railroad tracks south of Jackson Street. The costs for the Downtown EMSD's services are paid through assessments on property owners within the Downtown EMSD boundaries.

The proposed 2024 Downtown EMSD Assessment Diagram (**Attachment A** - 2024 Downtown EMSD Diagram), indicates the properties to be assessed and is on file in the Office of the Director of the City of Phoenix Street Transportation Department, and may also be viewed at https://www.investinphoenix.com/why-phoenix/downtown/downtown-phoenix. The proposed assessments and calendar year (CY) 2024 Downtown EMSD Diagram are based on the estimate of expenses and property data available as of April 26, 2023. The proposed diagram was completed on Sept. 21, 2023. Per Arizona Revised Statutes (A.R.S.) 48- 575(d), the CY 2024 Downtown EMSD Diagram shows each separate lot numbered consecutively, the area in square feet of each lot, and the area in square feet of any building or buildings located on each lot.

Public streets, alleys, and property utilized for residential purposes that do not benefit by the enhanced municipal services are excluded from this proposed CY 2024 Downtown EMSD Diagram.

This request for Council action includes a Resolution approving the CY 2024 Downtown EMSD Diagram.

## Financial Impact
There is no financial impact for approving the CY 2024 Downtown EMSD Diagram.

## Cuncurrence/Previous Council Action
The Economic Development and Housing Subcommittee meeting approved the CY 2024 Downtown EMSD work plan and budget on Oct. 11, 2023, by a vote of 4-0.

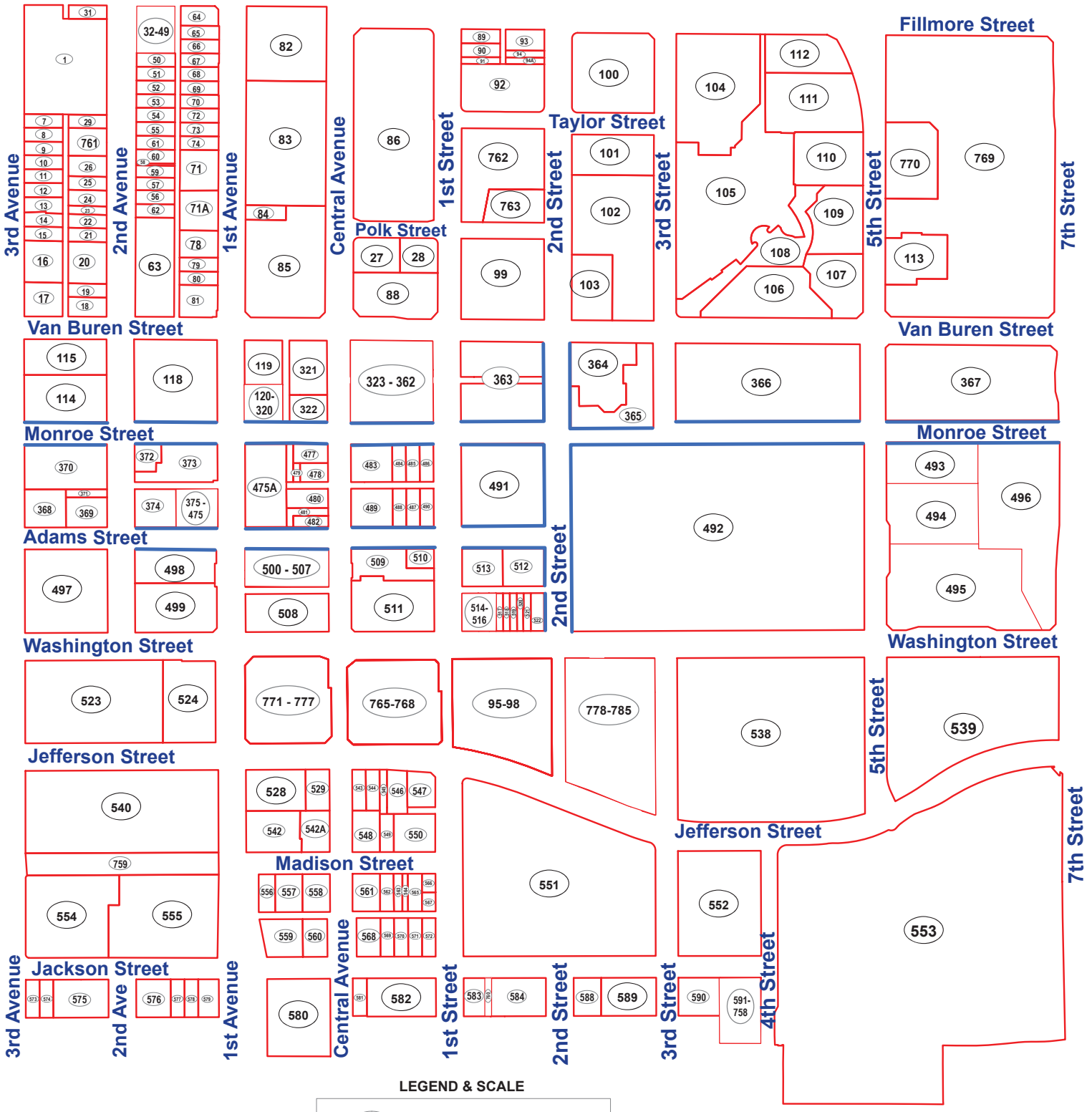
## Public Outreach
A public hearing will be held for property owners to discuss the proposed assessments, costs, and services provided in connection with the Downtown EMSD. If approved, the public hearing would be set for Nov. 15, 2023, at 2:30 p.m., in the Phoenix City Council Chambers. All property owners are notified by mail of their annual assessment cost by the Street Transportation and Community and Economic Development departments 20 days prior to the public hearing. Notice of the public hearing also will be published in the Record Reporter as specified below. No further notification is required after the public hearing.

To be published:
The Record Reporter
- Nov. 1, 2023
- Nov. 3, 2023

## Location
The Downtown EMSD is generally bounded by Fillmore Street, 7th Street, 3rd Avenue and the railroad tracks south of Jackson Street
Council Districts: 7 and 8

## Responsible Department
This item is submitted by Deputy City Managers John Chan and Alan Stephenson, and the Community and Economic Development and Street Transportation departments.

# DOWNTOWN PHOENIX ENHANCED MUNICIPAL SERVICES DISTRICT 2024 ASSESSMENT DIAGRAM




## LEGEND & SCALE

1 ASSESSMENT #

STREETSCAPE IMPROVEMENT DISTRICT

0 125 250 375 500 Feet

1 INCH = 125 FEET

This drawing was created for reference and planning purposes only and not for construction.

SUBMITTED _____ SUPERINTENDENT OF STREETS _____ DATE

APPROVED AT THE MEETING OF THE COUNCIL OF THE CITY OF PHOENIX THIS _____ DAY OF _____, 2023

_____ MAYOR

ATTEST _____ CITY CLERK

FILED THIS _____ DAY OF _____, 2023

_____ SUPERINTENDENT OF STREETS

Parcel data from County Assessor as of 4/6/2023.
Assessment data updated as of 9/19/2023.

# DOWNTOWN PHOENIX ENHANCED MUNICIPAL SERVICES DISTRICT
## 2024 ASSESSMENT DIAGRAM DETAIL

| ID # | Owner | Lot Size in Square Feet | County Parcel # | Building Size in Square Feet |
|---|---|---|---|---|
| 1 | FALMORE APARTMENTS OWNER LLC | 97,222 | 111-42-139 | 91,740 |
| 2 | Parcel No Longer Exists - Merged into ID 1 | | | |
| 3 | Parcel No Longer Exists - Merged into ID 1 | | | |
| 4 | Parcel No Longer Exists - Merged into ID 1 | | | |
| 5 | Parcel No Longer Exists - Merged into ID 1 | | | |
| 6 | Parcel No Longer Exists - Merged into ID 1 | | | |
| 7 | JOHN E GARRETSON LIVING TRUST/GARRETSON JOHN E | 7,000 | 111-42-026 | Parking Lot |
| 8 | JOHN E GARRETSON LIVING TRUST/GARRETSON JOHN E | 7,000 | 111-42-024 | Parking Lot |
| 9 | 333 N. 3RD AVE LLC | 7,000 | 111-42-022 | Parking Lot |
| 10 | 333 N. 3RD AVE LLC | 7,000 | 111-42-020 | Parking Lot |
| 11 | 333 N. 3RD AVE LLC | 7,000 | 111-42-019 | Parking Lot |
| 12 | 333 N. 3RD AVE LLC | 7,000 | 111-42-017 | Parking Lot |
| 13 | 333 N. 3RD AVE LLC | 8,136 | 111-42-031 | Vacant Lot |
| 14 | 333 N. 3RD AVE LLC | 7,000 | 111-42-014 | Vacant Lot |
| 15 | 333 N. 2ND AVE LLC | 7,000 | 111-42-009 | Vacant Lot |
| 16 | DMTI GROUP LLC | 21,000 | 111-42-115 | 19,824 |
| 17 | JOHN E GARRETSON LIVING TRUST/ETAL | 17,478 | 111-42-005A | Parking Lot |
| 18 | HAGOPIAN/PARK HOSPITALITY OWNER/EHOP INC | 16,750 | 111-41-038A | 125,871 |
| 19 | RUSSOM PROJECTS LLC | 7,000 | 111-42-026 | 6,999 |
| 20 | 333 - GSA Parking Lot | 21,000 | 111-42-037A | Parking Lot |
| 21 | CUNNINGHAM BUILDING LLC | 7,000 | 111-42-038 | 6,912 |
| 22 | CUNNINGHAM BUILDING LLC | 7,000 | 111-42-050 | 10,500 |
| 23 | GARRETSON JOHN E & BARTON L FABER | 6,000 | 111-42-052 | Parking Lot |
| 24 | GARRETSON JOHN E & BARTON L FABER | 8,690 | 111-42-053 | Parking Lot |
| 25 | GARRETSON JOHN E & BARTON L FABER | 7,000 | 111-42-058 | Parking Lot |
| 26 | JOHN E GARRETSON LIVING TRUST/GARRETSON JOHN E | 10,000 | 111-42-060 | Parking Lot |
| 27 | AP 333 N CENTRAL PROPERTY LLC C/O EAGLEN SWEETIE | 21,675 | 111-05-188B | 330,500 |
| 28 | APPLE RENE HOSPITALITY OWNER/EHOP INC | 16,750 | 111-41-038A | 125,871 |
| 29 | BURGE GOLDIE H & RICHARD W | 7,000 | 111-42-025 | 6,500 |
| 30 | Parcel No Longer Exists - Merged into ID 31 | | | |
| 31 | CURON-DEVOSER PATRICIA E | 7,000 | 111-42-041A | Parking Lot |
| 32 | O'NEIL ABRAHL A | 984 | 111-42-117 | 984 |
| 33 | FERGUSON ANNE YVONNE | 1,100 | 111-42-118 | 1,100 |
| 34 | PITTMAN JOHN | 1,312 | 111-42-119 | 1,454 |
| 35 | KRUEGER MCGRATH LIVING TRUST | 1,243 | 111-42-120 | 1,243 |
| 36 | VOOGA MARIA | 960 | 111-42-121 | 960 |
| 37 | CHADELA SEAN CLAYTON/NORQUEZ MAGDALENA | 977 | 111-42-122 | 977 |
| 38 | ELLIOTT/MCGOGNEY J | 1,454 | 111-42-123 | 1,454 |
| 39 | CORSEY EMILY DIANE/DAVENPORT MARY R | 1,310 | 111-42-124 | 1,310 |
| 40 | HANSEN JEFFERY | 1,243 | 111-42-125 | 1,243 |
| 41 | NORTHWOOD LLC | 1,247 | 111-42-126 | 1,247 |
| 42 | MARQUEZ MICHELLE ANN | 1,302 | 111-42-127 | 1,952 |
| 43 | CUMINS KIMBERLY J/PAUL F | 1,222 | 111-42-128 | 1,338 |
| 44 | HANSEN/SMITH TRUST | 1,230 | 111-42-129 | 1,230 |
| 45 | ROLBIS EMILY | 1,291 | 111-42-130 | 1,291 |
| 46 | PETERSON ANDREW | 1,094 | 111-42-131 | 1,094 |
| 47 | ST GEORGE FAMILY TRUST | 1,803 | 111-42-132 | 1,803 |
| 48 | PFT MANAGEMENT LLC | 1,310 | 111-42-133 | 1,310 |
| 49 | ADAJAMA JENNIFER ANN/GUTIERREZ-RIOS JOSEPH | 1,248 | 111-42-134 | 1,248 |
| 50 | 333 2ND AVE LLC | 7,000 | 111-42-082 | Parking Lot |
| 51 | 333 2ND AVE LLC | 7,000 | 111-42-080 | Parking Lot |
| 52 | 333 2ND AVE LLC | 7,000 | 111-42-078 | Parking Lot |
| 53 | 333 2ND AVE LLC | 7,000 | 111-42-076 | Parking Lot |
| 54 | 333 2ND AVE LLC | 7,000 | 111-42-074 | Parking Lot |
| 55 | 333 2ND AVE LLC | 7,000 | 111-42-073 | Parking Lot |
| 56 | 333 2ND AVE LLC | 7,000 | 111-42-065 | Parking Lot |
| 57 | 333 2ND AVE LLC | 7,000 | 111-42-066 | Parking Lot |
| 58 | 333 2ND AVE LLC | 945 | 111-42-067 | 993 |
| 59 | 333 2ND AVE LLC | 6,510 | 111-42-068 | Parking Lot |
| 60 | 333 2ND AVE LLC | 7,000 | 111-42-069 | Parking Lot |
| 61 | 333 2ND AVE LLC | 7,000 | 111-42-071 | Parking Lot |
| 62 | 333 2ND AVE LLC | 6,990 | 111-42-091 | Parking Lot |
| 63 | PHOENIX- Wells Fargo Building | 52,980 | 111-42-150A | 352,464 |
| 64 | ASU Downtown Residence Hall | 9,698 | 111-42-087A | 1,110 |
| 65 | ASU Downtown Residence Hall | 7,000 | 111-42-081 | 9,140 |
| 66 | ASU Downtown Residence Hall | 7,000 | 111-42-083 | 2464 |
| 67 | ASU Downtown Residence Hall | 6,971 | 111-42-085A | Vacant Lot |
| 68 | ARIZONA BOARD OF REGENTS | 6,906 | 111-42-079A | Parking Lot |
| 69 | ARIZONA BOARD OF REGENTS | 6,912 | 111-42-077A | Parking Lot |
| 70 | ASU LOT NORTH OF YMCA - ABOR | 6,906 | 111-42-075A | 2,591 |
| 71 | YMCA OF PHOENIX | 21,375 | 111-42-064C | 110,962 |
| 72A | ASU STUDENT REC CENTER | 20,101 | 111-42-118 | 78,806 |
| 73 | ARIZONA BOARD OF REGENTS | 6,912 | 111-42-077A | Vacant Lot |
| 74 | ASU LOT NORTH OF YMCA - ABOR | 6,906 | 111-42-075A | 2,591 |
| 75 | YMCA OF PHOENIX | 7,000 | 111-42-064 | 110,962 |
| 76 | YMCA OF PHOENIX | 7,000 | 111-42-070 | See ID # 71 |
| 76 | Parcel No Longer Exists - Lot merge | | | |
| 76 | Parcel No Longer Exists - Lot merge | | | |
| 76 | Parcel No Longer Exists - Lot merge | | | |
| 77 | JOHN E GARRETSON LIVING TRUST/GARRETSON JOHN E | 14,000 | 111-42-103A | Parking Lot |
| 78 | PHOENIX - Compass Bank/TRANSIT BLDG | 7,000 | 111-42-099 | 5,000 |
| 80 | PHOENIX - Compass Bank/TRANSIT BLDG | 7,000 | 111-42-097 | See ID # 81 |
| 81 | PHOENIX - Compass Bank/TRANSIT BLDG | 18,918 | 111-42-094 | 200,670 |
| 82 | ASU - U. S. Post Office/ASU STUDENT UNION | 76,300 | 111-42-061 | 54,267 |
| 83 | PHOENIX - PARKS CIVIC SPACE | 130,680 | 111-42-117 | 19,573 |
| 84 | MEANS LTD LLP | 7,270 | 111-42-062 | 8,513 |
| 85 | ELECTRIC 802 VENTURES LLC | 111,688 | 111-42-148A | Construction |
| 86 | ASU JOURNALISM/CENT SUPERBLOCK | 200,772 | 111-41-183 | 645,569 |
| 87 | Parcel split into ID 27 and ID 28 | | | |
| 88 | ARCP CPC PHOENIX (CENTRAL) AZ LLC | 48,892 | 111-41-189 | 782,912 |
| 89 | Valley Youth Theater Building | 7,000 | 111-42-066 | 6,993 |
| 90 | VYT - VACANT | 7,000 | 111-41-065 | 3,500 |
| 91 | VYT - VACANT | 3,493 | 111-41-064A | Vacant Lot |
| 92 | TAYLOR PLACE | 52,262 | 111-41-186 | 359,395 |
| 93 | VYT - CITY PARKING LOT | 14,000 | 111-41-067 | Parking Lot |
| 94A | VYT - VACANT | 3,500 | 111-41-068 | Vacant Lot |
| 94B | VYT - VACANT | 3,493 | 111-41-066A | Vacant Lot |
| 95 | N/A BLOCK 23 RESIDENTIAL OWNER LLC | 25,556 | 112-28-191 | 607,790 |
| 96 | BLOCK 22 COMMERCIAL LLC | 0 | 112-28-197 | Acreage |
| 97 | BLOCK 22 COMMERCIAL LLC | 48,298 | 112-28-194 | 351,243 |
| 98 | BLOCK 22 COMMERCIAL LLC | 86,145 | 112-28-136 | 395,317 |
| 99 | DIGITAL PHOENIX VMN BURGIN LLC | 86,987 | 111-41-077B | 376,438 |
| 100 | VISU NURSING BLOCK | 86,634 | 111-41-182 | 258,732 |
| 101 | DMT 333 200 GARAGE LLC | 86,634 | 111-41-187 | 260,278 |
| 102 | ART BURGER COMPLEX SHERATON PHOENIX DOWNTOWN HOTEL | 123,398 | 111-41-175 | 581,011 |
| 103 | VISU EVE 200 OFFICE LLC | 19,478 | 111-41-086A | 150,000 |
| 104 | ASP ARIZONA CENTER OWNER LLC | 118,263 | 111-41-146 | 87,040 |
| 105 | ASP ARIZONA CENTER OWNER LLC | 198,690 | 111-41-148 | 230,000 |
| 106 | ASP ARIZONA CENTER OWNER LLC | 92,873 | 111-41-138 | 417,987 |
| 107 | MAGIC PALM COURT TOWER LP | 39,973 | 111-41-141 | Construction |
| 108 | ASP ARIZONA CENTER OWNER LLC | 56,095 | 111-41-143 | Common Area |
| 109 | PCH TWO ARIZONA LLC | 46,125 | 111-41-132 | 632,852 |
| 110 | SUN STADIUM LLC | 69,169 | 111-41-139 | 126,148 |
| 111 | KING FAMILY ASC LLC | 12,720 | 111-41-133 | 2,591 |
| 112 | KING FAMILY ASC LLC | 39,414 | 111-41-147 | Parking Lot |
| 113 | ARC1 - ABOR - ASU - GSFA | 98,100 | 111-41-151A | 89,720 |
| 114 | DSC PHOENIX INVESTMENT LLC | 56,267 | 112-25-076A | 643,002 |
| 115 | DSC PHOENIX INVESTMENT LLC | 35,885 | 112-21-078A | Construction |
| 116 | Parcel No Longer Exists - Merged into ID 154 | | | |
| 117 | Parcel No Longer Exists - Merged into ID 116 | | | |
| 118 | ASU - Federal Building | 89,334 | 112-25-074A | 33,000 |
| 119 | 205 NORTH FIRST AVE LLC | 22,233 | 112-25-089A | Parking Lot |
| 120 | MONROE APARTMENTS LLC | 1,376 | 112-21-376 | 1,376 |
| 121 | MONROE APARTMENTS LLC | 1,376 | 112-21-377 | 1412 |
| 122 | MONROE APARTMENTS LLC | 776 | 112-21-378 | 776 |
| 123 | MONROE APARTMENTS LLC | 1,308 | 112-21-379 | 1,308 |
| 124 | MONROE APARTMENTS LLC | 1,318 | 112-21-381 | 1,318 |
| 125 | MONROE APARTMENTS LLC | 1,308 | 112-21-382 | 1,312 |
| 126 | MONROE APARTMENTS LLC | 1,308 | 112-21-383 | 1,308 |
| 127 | MONROE APARTMENTS LLC | 1,308 | 112-21-384 | 1,308 |
| 128 | MONROE APARTMENTS LLC | 1,302 | 112-21-385 | 1,312 |
| 129 | MONROE APARTMENTS LLC | 1,286 | 112-21-386 | 994 |
| 130 | MONROE APARTMENTS LLC | 1,117 | 112-21-387 | 1,124 |
| 131 | MONROE APARTMENTS LLC | 749 | 112-21-388 | 743 |
| 132 | MONROE APARTMENTS LLC | 743 | 112-21-389 | 743 |
| 133 | MONROE APARTMENTS LLC | 1,131 | 112-21-390 | 1,131 |
| 134 | MONROE APARTMENTS LLC | 965 | 112-21-391 | 963 |
| 135 | MONROE APARTMENTS LLC | 1,312 | 112-21-392 | 1,312 |
| 136 | MONROE APARTMENTS LLC | 1,318 | 112-21-393 | 1,318 |
| 137 | MONROE APARTMENTS LLC | 1,312 | 112-21-394 | 1,312 |
| 138 | MONROE APARTMENTS LLC | 993 | 112-21-395 | 993 |
| 139 | MONROE APARTMENTS LLC | 1,296 | 112-21-396 | 1,124 |
| 140 | MONROE APARTMENTS LLC | 1,094 | 112-21-397 | 1,094 |
| 141 | MONROE APARTMENTS LLC | 1,310 | 112-21-398 | 1,310 |
| 142 | MONROE APARTMENTS LLC | 1,124 | 112-21-399 | 1,124 |
| 143 | MONROE APARTMENTS LLC | 962 | 112-21-400 | 962 |
| 144 | MONROE APARTMENTS LLC | 1,310 | 112-21-401 | 1,310 |
| 145 | MONROE APARTMENTS LLC | 1,559 | 112-21-402 | 1,554 |
| 146 | MONROE APARTMENTS LLC | 1,124 | 112-21-403 | 1,124 |
| 147 | MONROE APARTMENTS LLC | 993 | 112-21-404 | 993 |
| 148 | MONROE APARTMENTS LLC | 1,126 | 112-21-405 | 1,124 |
| 149 | MONROE APARTMENTS LLC | 1,264 | 112-21-406 | 1,264 |
| 150 | MONROE APARTMENTS LLC | 1,308 | 112-21-407 | 1,308 |
| 151 | MONROE APARTMENTS LLC | 1,126 | 112-21-408 | 1,126 |
| 152 | MONROE APARTMENTS LLC | 1,126 | 112-21-409 | 962 |
| 153 | MONROE APARTMENTS LLC | 1,310 | 112-21-410 | 1,310 |
| 154 | MONROE APARTMENTS LLC | 1,310 | 112-21-411 | 1,310 |
| 155 | MONROE APARTMENTS LLC | 1,322 | 112-21-412 | 1,322 |
| 156 | MONROE APARTMENTS LLC | 993 | 112-21-413 | 993 |
| 157 | MONROE APARTMENTS LLC | 1,356 | 112-21-414 | 1,356 |
| 158 | MONROE APARTMENTS LLC | 1,356 | 112-21-415 | 1,394 |
| 159 | MONROE APARTMENTS LLC | 1,394 | 112-21-416 | 1,394 |
| 160 | MONROE APARTMENTS LLC | 1,394 | 112-21-417 | 1,394 |
| 161 | MONROE APARTMENTS LLC | 962 | 112-21-418 | 962 |
| 162 | MONROE APARTMENTS LLC | 1,310 | 112-21-419 | 1,310 |
| 163 | MONROE APARTMENTS LLC | 1,310 | 112-21-420 | 1,310 |
| 164 | MONROE APARTMENTS LLC | 1,310 | 112-21-421 | 1,310 |
| 165 | MONROE APARTMENTS LLC | 1,310 | 112-21-422 | 1,310 |
| 166 | MONROE APARTMENTS LLC | 1,394 | 112-21-423 | 1,394 |
| 167 | MONROE APARTMENTS LLC | 1,394 | 112-21-424 | 1,394 |
| 168 | MONROE APARTMENTS LLC | 1,394 | 112-21-425 | 1,394 |
| 169 | MONROE APARTMENTS LLC | 1,394 | 112-21-426 | 1,126 |
| 170 | MONROE APARTMENTS LLC | 962 | 112-21-427 | 962 |
| 171 | MONROE APARTMENTS LLC | 1,310 | 112-21-428 | 1,310 |
| 172 | MONROE APARTMENTS LLC | 1,310 | 112-21-429 | 1,310 |
| 173 | MONROE APARTMENTS LLC | 1,310 | 112-21-430 | 1,310 |
| 174 | MONROE APARTMENTS LLC | 993 | 112-21-431 | 993 |
| 175 | MONROE APARTMENTS LLC | 1,310 | 112-21-432 | 1,310 |
| 176 | MONROE APARTMENTS LLC | 1,394 | 112-21-433 | 1,394 |
| 177 | MONROE APARTMENTS LLC | 1,394 | 112-21-434 | 1,394 |
| 178 | MONROE APARTMENTS LLC | 1,126 | 112-25-435 | 1,126 |
| 179 | MONROE APARTMENTS LLC | 1,310 | 112-21-436 | 962 |
| 180 | MONROE APARTMENTS LLC | 1,310 | 112-21-437 | 1,310 |
| 181 | MONROE APARTMENTS LLC | 1,310 | 112-21-438 | 1,310 |
| 182 | MONROE APARTMENTS LLC | 1,323 | 112-21-439 | 1,323 |
| 183 | MONROE APARTMENTS LLC | 1,310 | 112-21-440 | 993 |
| 184 | MONROE APARTMENTS LLC | 1,310 | 112-21-441 | 1,126 |
| 185 | MONROE APARTMENTS LLC | 1,394 | 112-21-442 | 1,394 |
| 186 | MONROE APARTMENTS LLC | 1,394 | 112-21-443 | 1,394 |
| 187 | MONROE APARTMENTS LLC | 1,310 | 112-21-444 | 1,310 |
| 188 | MONROE APARTMENTS LLC | 962 | 112-21-445 | 962 |
| 189 | MONROE APARTMENTS LLC | 1,310 | 112-21-446 | 1,310 |
| 190 | MONROE APARTMENTS LLC | 1,310 | 112-21-447 | 1,310 |
| 191 | MONROE APARTMENTS LLC | 1,323 | 112-21-448 | 1,323 |
| 192 | MONROE APARTMENTS LLC | 993 | 112-21-449 | 993 |
| 193 | MONROE APARTMENTS LLC | 1,126 | 112-21-450 | 1,126 |
| 194 | MONROE APARTMENTS LLC | 1,394 | 112-21-451 | 1,394 |
| 195 | MONROE APARTMENTS LLC | 1,394 | 112-21-452 | 1,394 |
| 196 | MONROE APARTMENTS LLC | 1,126 | 112-21-453 | 1,126 |
| 197 | MONROE APARTMENTS LLC | 962 | 112-21-454 | 962 |
| 198 | MONROE APARTMENTS LLC | 1,310 | 112-21-455 | 1,310 |
| 199 | MONROE APARTMENTS LLC | 1,310 | 112-21-456 | 1,310 |
| 200 | MONROE APARTMENTS LLC | 1,323 | 112-21-457 | 1,323 |
| 201 | MONROE APARTMENTS LLC | 993 | 112-21-458 | 993 |
| 202 | MONROE APARTMENTS LLC | 1,126 | 112-21-459 | 1,126 |
| 203 | MONROE APARTMENTS LLC | 1,394 | 112-21-460 | 1,394 |
| 204 | MONROE APARTMENTS LLC | 1,394 | 112-21-461 | 1,394 |
| 205 | MONROE APARTMENTS LLC | 1,126 | 112-21-462 | 1,126 |
| 206 | MONROE APARTMENTS LLC | 962 | 112-21-463 | 962 |
| 207 | MONROE APARTMENTS LLC | 1,310 | 112-21-464 | 1,310 |
| 208 | MONROE APARTMENTS LLC | 1,310 | 112-21-465 | 1,310 |
| 209 | MONROE APARTMENTS LLC | 1,310 | 112-21-466 | 1,310 |
| 210 | MONROE APARTMENTS LLC | 962 | 112-21-467 | 993 |
| 211 | MONROE APARTMENTS LLC | 1,310 | 112-21-468 | 1,310 |
| 212 | MONROE APARTMENTS LLC | 1,394 | 112-21-469 | 1,394 |
| 213 | MONROE APARTMENTS LLC | 1,394 | 112-21-470 | 1,394 |
| 214 | MONROE APARTMENTS LLC | 1,126 | 112-21-471 | 1,126 |
| 215 | MONROE APARTMENTS LLC | 962 | 112-21-472 | 962 |
| 216 | MONROE APARTMENTS LLC | 1,310 | 112-21-473 | 1,310 |
| 217 | MONROE APARTMENTS LLC | 1,310 | 112-21-474 | 1,126 |
| 218 | MONROE APARTMENTS LLC | 1,310 | 112-21-475 | 1,323 |
| 219 | MONROE APARTMENTS LLC | 993 | 112-21-476 | 993 |
| 220 | MONROE APARTMENTS LLC | 1,126 | 112-21-477 | 1,126 |
| 221 | MONROE APARTMENTS LLC | 1,394 | 112-21-478 | 1,394 |
| 222 | MONROE APARTMENTS LLC | 1,394 | 112-21-479 | 1,394 |
| 223 | MONROE APARTMENTS LLC | 1,394 | 112-21-480 | 1,394 |
| 224 | MONROE APARTMENTS LLC | 962 | 112-21-481 | 962 |
| 225 | MONROE APARTMENTS LLC | 1,310 | 112-21-482 | 1,310 |
| 226 | MONROE APARTMENTS LLC | 1,559 | 112-21-483 | 1,559 |
| 227 | MONROE APARTMENTS LLC | 1,310 | 112-21-484 | 1,310 |
| 228 | MONROE APARTMENTS LLC | 993 | 112-21-485 | 993 |
| 229 | MONROE APARTMENTS LLC | 1,310 | 112-21-486 | 1,310 |
| 230 | MONROE APARTMENTS LLC | 1,394 | 112-21-487 | 1,394 |
| 231 | MONROE APARTMENTS LLC | 1,394 | 112-21-488 | 1,394 |
| 232 | MONROE APARTMENTS LLC | 1,130 | 112-21-489 | 1,124 |
| 233 | MONROE APARTMENTS LLC | 1,310 | 112-21-490 | 962 |
| 234 | MONROE APARTMENTS LLC | 1,310 | 112-21-491 | 1,310 |
| 235 | MONROE APARTMENTS LLC | 1,310 | 112-21-492 | 1,310 |
| 236 | MONROE APARTMENTS LLC | 1,310 | 112-21-493 | 1,323 |
| 237 | MONROE APARTMENTS LLC | 993 | 112-21-494 | 993 |
| 238 | MONROE APARTMENTS LLC | 1,126 | 112-21-495 | 1,126 |
| 239 | MONROE APARTMENTS LLC | 1,394 | 112-21-496 | 1,394 |
| 240 | MONROE APARTMENTS LLC | 1,394 | 112-21-497 | 1,394 |
| 241 | MONROE APARTMENTS LLC | 1,126 | 112-21-498 | 1,126 |
| 242 | MONROE APARTMENTS LLC | 962 | 112-21-499 | 962 |
| 243 | MONROE APARTMENTS LLC | 1,310 | 112-21-500 | 1,310 |
| 244 | MONROE APARTMENTS LLC | 1,880 | 112-21-501 | 1,880 |
| 245 | MONROE APARTMENTS LLC | 1,873 | 112-21-504 | 1,873 |
| 246 | MONROE APARTMENTS LLC | 2,110 | 112-21-505 | 2,139 |
| 247 | MONROE APARTMENTS LLC | 1,394 | 112-21-506 | 1,394 |
| 248 | MONROE APARTMENTS LLC | 1,880 | 112-21-507 | 1,880 |
| 249 | MONROE APARTMENTS LLC | 1,126 | 112-21-508 | 1,126 |
| 250 | MONROE APARTMENTS LLC | 962 | 112-21-509 | 962 |
| 251 | MONROE APARTMENTS LLC | 1,880 | 112-21-508 | 1,880 |
| 252 | MONROE APARTMENTS LLC | 1,873 | 112-21-509 | 1,873 |
| 253 | MONROE APARTMENTS LLC | 993 | 112-21-510 | 993 |
| 254 | MONROE APARTMENTS LLC | 1,310 | 112-21-511 | 1,126 |
| 255 | MONROE APARTMENTS LLC | 1,394 | 112-21-512 | 1,394 |
| 256 | MONROE APARTMENTS LLC | 1,394 | 112-21-513 | 1,394 |
| 257 | MONROE APARTMENTS LLC | 1,130 | 112-21-514 | 1,126 |
| 258 | MONROE APARTMENTS LLC | 962 | 112-21-515 | 962 |
| 259 | MONROE APARTMENTS LLC | 1,880 | 112-21-516 | 1,880 |
| 260 | MONROE APARTMENTS LLC | 1,880 | 112-21-517 | 1,880 |
| 261 | MONROE APARTMENTS LLC | 1,880 | 112-21-518 | 1,880 |
| 262 | MONROE APARTMENTS LLC | 1,873 | 112-21-519 | 1,873 |
| 263 | MONROE APARTMENTS LLC | 1,880 | 112-21-520 | 1,880 |
| 264 | MONROE APARTMENTS LLC | 1,880 | 112-21-521 | 1,880 |
| 265 | MONROE APARTMENTS LLC | 1,873 | 112-21-522 | 1,873 |
| 266 | MONROE APARTMENTS LLC | 1,880 | 112-21-523 | 1,880 |
| 267 | MONROE APARTMENTS LLC | 1,880 | 112-21-524 | 1,880 |
| 268 | MONROE APARTMENTS LLC | 1,873 | 112-21-525 | 1,873 |
| 269 | MONROE APARTMENTS LLC | 1,880 | 112-21-526 | 1,880 |
| 270 | MONROE APARTMENTS LLC | 1,873 | 112-21-527 | 1,873 |
| 271 | MONROE APARTMENTS LLC | 1,880 | 112-21-528 | 1,880 |
| 272 | MONROE APARTMENTS LLC | 1,440 | 112-21-554 | 1,394 |
| 273 | MONROE APARTMENTS LLC | 1,440 | 112-21-553 | 1,126 |
| 274 | MONROE APARTMENTS LLC | 962 | 112-21-555 | 962 |
| 275 | MONROE APARTMENTS LLC | 1,880 | 112-21-546 | 1,880 |
| 276 | MONROE APARTMENTS LLC | 1,873 | 112-21-557 | 1,873 |
| 277 | MONROE APARTMENTS LLC | 1,880 | 112-21-558 | 1,880 |
| 278 | MONROE APARTMENTS LLC | 1,126 | 112-21-559 | 1,126 |
| 279 | MONROE APARTMENTS LLC | 1,880 | 112-21-560 | 1,394 |
| 280 | MONROE APARTMENTS LLC | 1,440 | 112-21-561 | 1,394 |
| 281 | MONROE APARTMENTS LLC | 1,126 | 112-21-562 | 1,126 |
| 282 | MONROE APARTMENTS LLC | 962 | 112-21-563 | 962 |
| 283 | MONROE APARTMENTS LLC | 1,440 | 112-21-564 | 1,394 |
| 284 | MONROE APARTMENTS LLC | 1,873 | 112-21-565 | 1,873 |
| 285 | MONROE APARTMENTS LLC | 1,323 | 112-21-566 | 1,323 |
| 286 | MONROE APARTMENTS LLC | 1,440 | 112-21-567 | 1,394 |
| 287 | MONROE APARTMENTS LLC | 1,440 | 112-21-568 | 1,394 |
| 288 | MONROE APARTMENTS LLC | 2,079 | 112-21-569 | 2,079 |
| 289 | MONROE APARTMENTS LLC | 1,880 | 112-21-570 | 1,880 |
| 290 | MONROE APARTMENTS LLC | 1,873 | 112-21-571 | 1,873 |
| 291 | MONROE APARTMENTS LLC | 1,880 | 112-21-572 | 1,880 |
| 292 | MONROE APARTMENTS LLC | 1,440 | 112-21-573 | 1,394 |
| 293 | MONROE APARTMENTS LLC | 1,440 | 112-21-574 | 1,394 |
| 294 | MONROE APARTMENTS LLC | 1,126 | 112-21-575 | 2,079 |
| 295 | MONROE APARTMENTS LLC | 4,406 | 112-21-576 | 4,406 |
| 296 | MONROE APARTMENTS LLC | 2,110 | 112-21-577 | 2,778 |
| 297 | MONROE APARTMENTS LLC | 2,776 | 112-21-578 | 2,778 |
| 298 | MONROE APARTMENTS LLC | 4,406 | 112-21-579 | 4,264 |
| 299 | MONROE APARTMENTS LLC | 2,739 | 112-21-580 | 2,723 |
| 300 | MONROE APARTMENTS LLC | 2,722 | 112-21-581 | 2,723 |
| 301 | MONROE APARTMENTS LLC | 1,880 | 112-21-582 | 1,880 |
| 302 | MONROE APARTMENTS LLC | 1,873 | 112-21-601 | 1,873 |
| 303 | MONROE APARTMENTS LLC | 2,110 | 112-21-602 | 2,139 |
| 304 | MONROE APARTMENTS LLC | 1,394 | 112-21-603 | 1,394 |
| 305 | MONROE APARTMENTS LLC | 1,126 | 112-21-604 | 1,126 |
| 306 | MONROE APARTMENTS LLC | 1,126 | 112-21-605 | 1,126 |
| 307 | MONROE APARTMENTS LLC | 962 | 112-21-606 | 962 |
| 308 | MONROE APARTMENTS LLC | 1,880 | 112-21-607 | 1,880 |
| 309 | MONROE APARTMENTS LLC | 1,873 | 112-21-608 | 1,873 |
| 310 | MONROE APARTMENTS LLC | 2,110 | 112-21-609 | 2,139 |
| 311 | MONROE APARTMENTS LLC | 1,394 | 112-21-610 | 1,394 |
| 312 | MONROE APARTMENTS LLC | 1,394 | 112-21-611 | 1,394 |
| 313 | MONROE APARTMENTS LLC | 2,088 | 112-21-612 | 2,088 |
| 314 | MONROE APARTMENTS LLC | 1,880 | 112-21-613 | 1,880 |
| 315 | MONROE APARTMENTS LLC | 1,873 | 112-21-614 | 1,873 |
| 316 | MONROE APARTMENTS LLC | 2,110 | 112-21-615 | 2,139 |
| 317 | MONROE APARTMENTS LLC | 1,394 | 112-21-616 | 1,394 |
| 318 | MONROE APARTMENTS LLC | 1,394 | 112-21-617 | 1,394 |
| 319 | MONROE APARTMENTS LLC | 2,088 | 112-21-618 | 2,088 |
| 320 | 44 MONROE MARKETING LLC | 14,980 | 112-21-582A | Common Area |
| 321 | MARICOPA COUNTY | 27,105 | 112-21-072C | 272,909 |
| 322 | 44 MONROE APARTMENTS LLC | 78,655 | 112-21-076 | 78,655 |
| 323 | HOLA LOROSAEFF LP | 87,750 | 112-28-031B | 792,578 |
| 324 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-088 | 2,828 |
| 325 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-090 | 2,828 |
| 326 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-091 | 2,828 |
| 327 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-092 | 2,828 |
| 328 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-093 | 2,828 |
| 329 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-094 | 2,828 |
| 330 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-095 | 2,828 |
| 331 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-096 | 2,828 |
| 332 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-097 | 2,828 |
| 333 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-098 | 2,828 |
| 334 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-099 | 2,828 |
| 335 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-100 | 2,828 |
| 336 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-101 | 2,828 |
| 337 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-102 | 2,828 |
| 338 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-103 | 2,828 |
| 339 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-104 | 2,828 |
| 340 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-105 | 2,828 |
| 341 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-106 | 2,828 |
| 342 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-107 | 2,828 |
| 343 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-108 | 2,828 |
| 344 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-109 | 2,828 |
| 345 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-110 | 2,828 |
| 346 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-111 | 2,828 |
| 347 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-112 | 2,828 |
| 348 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-113 | 2,828 |
| 349 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-114 | 2,828 |
| 350 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-115 | 2,828 |
| 351 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-116 | 2,828 |
| 352 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-117 | 2,828 |
| 353 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-118 | 2,828 |
| 354 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-119 | 2,828 |
| 355 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-120 | 2,828 |
| 356 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-121 | 2,828 |
| 357 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-122 | 2,828 |
| 358 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-123 | 2,828 |
| 359 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-124 | 2,828 |
| 360 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-125 | 2,828 |
| 361 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-126 | 2,828 |
| 362 | PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC | 2,828 | 112-28-127 | 2,828 |
| 363 | HOLA LOROSAEFF LP | 87,750 | 111-41-031B | 655,780 |
| 364 | PHOENIX - Herberger Theater (Building) |

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 47

## Amend Ordinance Authorizing Mayo Clinic Arizona Development Agreement for Installation for Public Infrastructure Improvements (Ordinance S-50275)

Request to authorize the City Manager, or his designee, to amend Ordinance S-48386 to extend Transaction Privilege Tax (TPT) reimbursement period in contemplated Development Agreement with Mayo Clinic Arizona (Mayo) or its affiliates from 35 to 40 years.

### Summary

At its March 2, 2022, meeting, City Council approved the terms of a Development Agreement (DA) with Mayo for the construction of Discovery Oasis, including reimbursement of public infrastructure approved by the City. Discovery Oasis is planned to be a 228-acre bioscience park that will bring a significant number of high-wage jobs and capital investment in the bioscience and health care arena. The funds for reimbursement will come from the eligible General Fund share of the TPT created by the project, not to exceed $40 million.

As Mayo has conducted further research and analysis of the public infrastructure needed for development of the property immediately adjacent to its existing north Phoenix campus, it has been determined that extensive flood mitigation infrastructure is required to maximize development. To facilitate the installation of this flood control infrastructure, staff proposes extending the DA reimbursement period from 35 years to 40 years to allow Mayo more time to recover the funds to be expended up-front on the public infrastructure, which will include the flood mitigation. All other terms and conditions of the DA will remain in place.

### Contract Term

The term of the Development Agreement will increase from 35 years to 40 years after the City’s acceptance of the public infrastructure improvements and drainage solutions.

### Financial Impact

There is no additional financial impact to the General Fund. The maximum reimbursement from the eligible General Fund share of TPT revenue will remain at $40 million.

## Concurrence/Previous Council Action
The terms of the initial Development Agreement were approved at the March 2, 2022, City Council by a vote of 9-0.

## Location
Generally located on approximately 228 acres south of Loop 101; east of 56th St.; west of 64th St., and as described in the Arizona State Land Department Auction No. 53-122049
Council District: 2

## Responsible Department
This item is submitted by Deputy City Manager John Chan and the Community and Economic Development Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 48

## Mayo Clinic Arizona Hospital Development Agreement Amendment (Ordinance S -50276)

Authorization for the City Manager, or his designee, to amend the 1996 Mayo Clinic Development Agreement (DA) with Mayo Clinic Arizona (Mayo) to allow any unused construction sales tax credit to be applied to public infrastructure reimbursement in accordance with the terms and conditions of the Discovery Oasis development agreement (Discovery Oasis DA) in addition to existing authorized reimbursement for permit/plan review fees under the 1996 Mayo DA.

## Summary

The City and Mayo entered into the DA on January 3,1996, City Contract No. 72047. The DA provided for the construction of the Mayo Hospital Campus, which continues new phases today. Mayo is currently completing construction on a new $748 million capital investment into the Hospital Campus. Modifications to the DA have been approved by the City Council on five separate occasions. The original DA represents a 50-year term.

At its March 2, 2022 Formal Meeting, City Council approved the terms of a subsequent development agreement with Mayo for the construction of Discovery Oasis. Discovery Oasis is planned to be a 228-acre bioscience and healthcare park surrounding the Hospital Campus. The terms of the Discovery Oasis DA provide for reimbursement of public infrastructure that is approved by the City. The funds for reimbursement will come from the General Fund share of the Transaction Privilege Tax (TPT) created by the project. The amount of reimbursement to Mayo for the public infrastructure improvements will not exceed $40 million.

As part of the 1996 DA, the City committed to constructing 64th St. from the Loop 101 freeway to Bell Road when certain conditions were met. Given the new development of Discovery Oasis and the continued Hospital Campus expansion, the need for the construction of 64th St. is imminent. Further, significant amounts of public infrastructure including additional construction on Mayo Blvd., 56th St. and 64th St., as well as drainage, water and wastewater infrastructure are required for the future development of this Mayo/Discovery Oasis campus and will benefit the surrounding area.

**Contract Term**
Due to the significant amounts of public infrastructure required to allow both the Hospital Campus and Discovery Oasis to maximize their development, staff proposes amending the 1996 Hospital Agreement with following terms:

- In addition to any use by Mayo of the construction sales tax credit under the DA, the construction sales tax credit may be used to reimburse Mayo for the following: (1) any portion of the cost to construct the 64th St. improvements that Mayo is required to pay under the Discovery Oasis Agreement; and (2) for any of the Public Infrastructure Reimbursements as defined in the Discovery Oasis Agreement. Mayo can use the Unused Reimbursement Credit under the DA until any one of the following is triggered (a) the date the Discovery Oasis DA expires or (b) the date the Unused Reimbursement Credit is exhausted or (c) the $40 million Discovery Oasis DA cap is met.

- For the purposes of public infrastructure improvement reimbursement only, the Hospital Development Agreement termination date will be modified to automatically terminate with the earlier of the date the Discovery Oasis Agreement expires or the date the construction sales tax credit is exhausted.

- During the additional term created by this action, only public infrastructure improvements will be reimbursable. All other terms and conditions of the 1996 DA will remain in effect and sunset with the original date of that agreement.

**Financial Impact**
There is no additional financial impact to the General Fund. The maximum reimbursement from the eligible General Fund share of TPT revenue from the Discovery Oasis DA will remain at $40 million.

**Concurrence/Previous Council Action**
Authorization to enter into the original Mayo Clinic Development Agreement was received on Sept. 20, 1995, through Ordinance S-23079.

**Location**
Generally located on approximately 225 acres at the southeast corner of 56th St. and Mayo Blvd.
Council District(s): 2

**Responsible Department**
This item is submitted by Deputy City Manager John Chan and the Community and Economic Development Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 49

## Series 2023 Single Family Mortgage Revenue Bond Program (Resolution 22159)

Request City Council approval for (1) the issuance and sale of single family mortgage revenue bonds, (2) the related Standards and Requirements (**Attachment A**) and General Plan (**Attachment B**), and (3) the execution of a Cooperative/Intergovernmental Agreement (**Attachment C**).

## Summary

Request City Council adoption of a resolution **(Attachment D)** granting approval of the proceedings under which The Industrial Development Authority of the City of Phoenix, Arizona (the “Phoenix IDA”) has previously resolved to issue up to $200,000,000 of the Series 2023 Single Family Mortgage Revenue Bonds (the “Series 2023 Program Bonds”), to be jointly issued with The Industrial Development Authority of the County of Maricopa (the “Maricopa IDA”) in multiple series pursuant to a plan of finance (the “Series 2023 Program”).

The Phoenix IDA and Maricopa IDA propose to use the proceeds of the Series 2023 Program Bonds to finance mortgage loans and homebuyer assistance for single family homes to be owned and occupied by persons of low and moderate income in Maricopa County, including the City of Phoenix.

In accordance with the Industrial Development Financing Act, the Standards and Requirements and General Plan adopted by the Phoenix IDA for the Series 2023 Program Bonds and Series 2023 Program require the approval of City Council.

The Phoenix IDA and Maricopa IDA intend to jointly issue the Series 2023 Program Bonds to implement the Series 2023 Program benefiting the citizens of their combined jurisdictions pursuant to the Cooperative/Intergovernmental Agreement.

Pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended, City Council must approve the issuance of the Series 2023 Program Bonds after a public hearing following reasonable public notice. The public hearing is being held by a representative of the Phoenix IDA on Oct. 10, 2023.

## Concurrence/Previous Council Action

The Phoenix IDA Board has previously resolved to issue the Series 2023 Program Bonds, approve the Standards and Requirements and General Plan, and approve entering into the Cooperative/Intergovernmental Agreement at its meeting held on Sept. 21, 2023.

## Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer.

# ATTACHMENT A

**The Industrial Development Authority of the City of Phoenix, Arizona and The Industrial Development Authority of the County of Maricopa**

**Series 2023 Single Family Mortgage Revenue Bond Program**

## STANDARDS AND REQUIREMENTS

Pursuant to Arizona Revised Statutes Section 35-706.D., The Industrial Development Authority of the City of Phoenix, Arizona and The Industrial Development Authority of the County of Maricopa (collectively, the "**Authorities**") have established the following Standards and Requirements for the financing of mortgage loans (the "**Mortgage Loans***")* pursuant to the Authorities' Series 2023 Single Family Mortgage Revenue Bond Program (the "**Program**"). The bonds issued to finance the Program (the "**Program Bonds**") are to be issued and the Program is to be administered in accordance with Title 35, Chapter 5, Arizona Revised Statutes (the "**Act**"), and certain Program Bonds may be "qualified mortgage bonds" as defined in Section 143 of the Internal Revenue Code of 1986, as amended (the "**Tax Code**"), and bear interest which is excluded from gross income for federal income tax purposes. The Authorities intend to issue the Program Bonds in multiple series/subseries pursuant to a plan of finance. The proceeds of the Program Bonds are to be used to finance mortgage loans on residences in all areas within Maricopa County, Arizona, including within the City of Phoenix, Arizona, but not in any incorporated city or town which exercises its statutory right to prohibit mortgage loans financed by the Program on residences within its boundaries (the "**Mortgage Loans**").

Any and all portions of these Standards and Requirements are subject to change from time to time as approved by the Authorities in accordance with the Act.

1. ***Eligibility of Mortgage Lenders***. In order to be eligible to originate Mortgage Loans pursuant to the Program, each participating mortgage lender (collectively, the "**Lenders**") must:

(a) Be approved as a mortgagee by the Federal Housing Administration ("**FHA**"), the United States Department of Agriculture, Rural Housing Service ("**RHS**"), and/or the Department of Veterans Affairs ("**VA**"), and be approved as sellers and servicers of mortgage loans by Fannie Mae (formerly knowns as the Federal National Mortgage Association) or the Federal Home Loan Mortgage Corporation ("**Freddie Mac**"), as required by the Act.

(b) Be approved as a mortgagee by the United States Department of Housing and Urban Development ("**HUD**"), if the Lender is to originate Mortgage Loans guaranteed by HUD.

(c) Be organized and existing under the laws of the State, another state, or the United States and be qualified to do business in the State as required by the Act.

(d) Agree to such terms and conditions as shall be approved by the Authorities and set forth in one or more Program guides for the origination of Mortgage Loans (collectively, the "**Origination Guide**").

The Authorities may permit nonprofit organizations to participate in the Program by agreement with one or more Lenders having the qualifications set forth above.

Mortgage Loans originated by the Lenders will be acquired from the Lenders by the loan servicer for the Program (the "**Servicer**") and serviced by the Servicer. The trustee (the "**Trustee**") under the trust indenture pursuant to which the Program Bonds will be issued (the "**Indenture**") will acquire from the Servicer guaranteed mortgage certificates ("**Certificates**") backed by Mortgage Loans originated by Lenders and sold to the Servicer. The Certificates will be guaranteed as to timely payment of principal interest by the Government National Mortgage Association ("**GNMA**"), Fannie Mae, Freddie Mac, other approved issuers of Certificates or other credit enhancement. The Trustee will also reimburse the Servicer for second-lien mortgage loans made by the Authorities in connection with a first Mortgage Loan backing a Certificate to finance a Mortgagor's (as defined below) down payment and closing costs with respect such first Mortgage Loan (each a "**DPA Second-Lien Mortgage Loan**"). The Lenders must originate each Mortgage Loan in conformity with the requirements of FHA, RHS, VA, the United States Department of Agriculture, HUD Section 184, Fannie Mae, Freddie Mac or other credit enhancer, as applicable, existing at the time of such origination.

2. ***Time Period for Disbursements for Mortgage Loans***. Generally, Lenders must originate and deliver Mortgage Loans within the period or periods set forth in the Origination Guide and, with respect to any tax-exempt Program Bonds, the period or periods set forth in the Tax Code.

3. ***Character of Residences***. The character of the residences to be financed by Mortgage Loans will be residences permitted under the Act, provided that any residences financed by Mortgage Loans which are, in turn, financed with the proceeds of tax-exempt Program Bonds shall also satisfy the requirements of the Tax Code and the regulations thereunder.

4. ***Eligibility of Persons of Low and Moderate Income***. Participating mortgagors (the "**Mortgagors**") in the Program:

(a) Must have a family income at the time of origination of the Mortgage Loan not in excess of the maximum amount to be established from time to time by the Authorities, which amount, subject to adjustment by the Authorities if and to the extent permitted by applicable law, shall not exceed either the amount permitted by the Act or, for Mortgage Loans financed with the proceeds of tax-exempt Program Bonds, the amount permitted by the Tax Code.

(b) As and to the extent required by the Act, must not have received, during the three-year period immediately preceding the date of origination of the Mortgage Loan, another Mortgage Loan financed directly or indirectly from the proceeds of obligations issued by the Authorities under the Act.

(c) As and to the extent required by the Tax Code for Mortgage Loans financed with the proceeds of tax-exempt Program Bonds, must not have had an ownership interest in a principal residence at any time during the three-year period ending on the date of execution of the Mortgage Loan, except that this requirement does not apply to any Mortgage Loan for a target area residence or to any qualified rehabilitation loan or qualified-home improvement loan (each as defined in the Tax Code) or to a qualified veteran (as defined in 38 U.S.C. Section 101).

(d) As and to the extent required by the Tax Code for Mortgage Loans financed with the proceeds of tax-exempt Program Bonds and as permitted by FHA, RHS, VA, GNMA, Fannie Mae, Freddie Mac or other credit enhancer, if a Mortgagor is assuming a Mortgage Loan previously financed in the Program, the assuming mortgagor must meet the tests provided for in paragraph 3 and in paragraphs 4(a), 4(b) and 4(c), and the purchase price for the residence must not be in excess of the applicable maximum purchase price on the date of assumption.

5. ***Terms and conditions of the Mortgage Loans***. Each Mortgage Loan:

(a) Will have a term of not to exceed 30 years.

(b) Will provide for approximately level monthly payments for principal and interest for the life of the Mortgage Loan.

(c) Will have an interest rate not greater than 12.0% per annum and may provide down payment and closing cost assistance in the form of a DPA Second-Lien Mortgage Loan in an amount not to exceed 5.0% of the principal amount of the Mortgage Loan.

(d) May be assumable, subject to the requirements described in paragraph 4(d).

(e) Will be secured by a first lien on the property financed by the Mortgage Loan and satisfy either or both of the credit or credit enhancement requirements of the Program as set forth in the Origination Guide.

(f) May have an interest rate buy-down to the extent permitted by FHA, RHS, VA, HUD, Fannie Mae, Freddie Mac, as applicable.

6. ***Insurance***. The following amounts and types of insurance will be required:

(a) On each Mortgage Loan, FHA insurance, a VA guarantee, an RHS guarantee, a HUD Section 184 guarantee or such private mortgage guaranty insurance as may be required by GNMA, Fannie Mae, Freddie Mac or other credit enhancer, as applicable.

(b) On the property financed by each Mortgage Loan, such casualty insurance and flood insurance as may be required by FHA, VA, RHS, HUD, GNMA, Fannie Mae, Freddie Mac or other credit enhancer, as applicable.

(c) An American Land Title Association approved mortgage guaranty title insurance policy in an amount at least equal to the outstanding principal amount of each Mortgage Loan insuring title to the real property financed by such Mortgage Loan, subject to customary exceptions.

(d) Any other insurance required by FHA, VA, RHS, HUD, GNMA, Fannie Mae, Freddie Mac or other credit enhancer, as applicable.

If deemed advisable by the Authorities, financial guaranty insurance may be obtained on all or a portion of any series/subseries of the Program Bonds.

7. ***Representations and Warranties of Mortgage Lenders***. In order to insure compliance with these Standards and Requirements, each Lender shall make representations or warranties to the Authorities with regard to such Lender's eligibility to participate in the Program and such other matters deemed appropriate by the Authorities, which representations and warranties shall be provided for in the Origination Guide.

8. ***Restrictions as to Interest Rate, Terms of Mortgage Loans and Return Realized by Mortgage Lenders***. The stated interest rate on the Mortgage Loans shall be determined by the Authorities from time to time and shall not exceed the maximum rates described in paragraph 5(c). Other terms and conditions of the Mortgage Loans shall be as provided in paragraphs 4 and 5 hereof.

Each Lender originating a Mortgage Loan may charge (to the extent permitted by applicable law), subject to further limitation by the Authorities:

(a) An origination fee not to exceed 1.0% of the unpaid principal amount of the Mortgage Loan which may be collected and retained by the Lender from the Mortgagor in connection with the origination of the Mortgage Loan.

(b) Discount points not to exceed 1.0% of the unpaid principal amount of the Mortgage Loan.

(c) Closing costs customarily and usually charged by lenders in originating and processing comparable mortgage loans in Maricopa County not financed through tax-exempt bond programs.

(d) If the Lender has paid an extension fee for a longer origination period for origination of a Mortgage Loan for new construction, an amount equal to such extension fee.

The purchase price for each Mortgage Loan paid to the Lender by the Servicer will reimburse the Lender for any down payment and closing cost assistance advanced by the Lender to the Mortgagor in connection with a DPA Second-Lien Mortgage Loan, if applicable, and provide the Lender with a net compensation, including the 1.0% origination fee described in (i) above and the discount points described in (ii) above, not to exceed 2.50% of the purchased Mortgage Loan.

The Servicer will service Mortgage Loans. The Servicer shall retain from the monthly payments on each Mortgage Loan a servicing fee in an amount not to exceed 1.00% per annum of the outstanding principal balance of the Mortgage Loans serviced. The Servicer will pay all GNMA, Fannie Mae and Freddie Mac fees with respect to the Mortgage Loans from such servicing fee.

9. ***Collateral Security***. The Trustee, on behalf of the Authorities, will disburse Program Bond proceeds to acquire Certificates and to reimburse DPA Second-Lien Mortgage Loans. The Program Bonds will be limited obligations of the Authorities payable from and secured by all right, title and interest of the Authorities in and to the Certificates, the Mortgage Loans, the DPA Second-Lien Mortgage Loans, the revenues pledged under the Indenture, the net proceeds of the sale of each series/subseries of the Program Bonds and other moneys on deposit in funds held by the Trustee pursuant to the Indenture. Each Mortgage Loan will be secured by a first lien Mortgage on the residence financed. Each DPA Second-Lien Mortgage Loan will be secured a second lien Mortgage on the residence financed.

10. ***Assignment of Mortgage Loans to the Trustee***. Pursuant to the Indenture, the Trustee will purchase and/or reimburse Certificates and DPA Second-Lien Mortgages, as applicable, in order to finance the origination of Mortgage Loans by the Lenders. The Trustee shall act on behalf of the Authorities as provided in the Indenture and, as and to the extent required by the Act, shall be (i) either a bank or trust company qualified to do business in the State, having an officially reported combined capital surplus, undivided profits and reserves of not less that $15,000,000, and (ii) approved to sell mortgages to and to service mortgages for GNMA, Fannie Mae and Freddie Mac.

11. ***Other Matters***. Standards and requirements not set forth above shall be set forth in the Authorities' general plan for the Program, the Origination Guide, one or more guides for the servicing of Mortgage Loans, the Indenture, the resolutions providing for the issuance of the Program Bonds, and the Authorities' Master Mortgage Purchase Agreement, all in form and substance to be approved by the Authorities.

*[Remainder of page intentionally left blank.]*

The foregoing Standards and Requirements were established by The Industrial Development Authority of the City of Phoenix, Arizona and by The Industrial Development Authority of the County of Maricopa on the date(s) indicated below.

**THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF PHOENIX, ARIZONA**

By: _____
Name: Juan Salgado
Its: Chief Executive Officer
Date: September 21, 2023

**THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF MARICOPA**

By: _____
Name: Shelby Scharbach
Its: Executive Director
Date: October 10, 2023

[SIGNATURE PAGE TO STANDARDS AND REQUIREMENTS]

# ATTACHMENT B

**The Industrial Development Authority of the City of Phoenix, Arizona and The Industrial Development Authority of the County of Maricopa**

**Series 2023 Single Family Mortgage Revenue Bond Program**

## GENERAL PLAN

In connection with the hereinafter-described Program, The Industrial Development Authority of the City of Phoenix, Arizona and The Industrial Development Authority of the County of Maricopa (the "**Authorities**") propose to issue one or more series of bonds (the "**Program Bonds**") the proceeds of which are to be used to finance mortgage loans ("**Mortgage Loans**") to acquire residences in all areas within Maricopa County, Arizona ("**Maricopa County**"), including within the City of Phoenix, Arizona, but not within any city or town which exercises its statutory right to prohibit mortgage loans financed with proceeds of the Program Bonds within its boundaries.

The Program Bonds are to be issued for the purpose of funding the Authorities' Series 2023 Single Family Mortgage Revenue Bond Program (the "**Program**") for persons of low and moderate income residing in Maricopa County. The Program Bonds are to be issued and the Program administered in accordance with Title 35, Chapter 5, Arizona Revised Statutes (the "**Act**"), and certain Program Bonds may be "qualified mortgage bonds" as defined in Section 143 of the Internal Revenue Code of 1986, as amended (the "**Tax Code**"), and bear interest which is excluded from gross income for federal income tax purposes. The Authorities intend to issue the Program Bonds in multiple series/subseries pursuant to a plan of finance.

The following paragraphs discuss the specific matters required by Arizona Revised Statutes Section 35-726.A. to be described in this General Plan. Statutory references are to particular provisions of such Section. Any and all portions of the General Plan are subject to change from time to time as approved by the Authorities and in accordance with the Act.

1. ***The Amount of the Proposed Program Bonds:*** Section 35-726.A.1. The aggregate principal amount of all series/subseries of the proposed Program Bonds will not exceed $200,000,000.

2. ***The Maximum Term of the Program Bonds:*** Section 35-726.A.2. The term of each series/subseries of the Program Bonds will not exceed 40 years.

3. ***The Maximum Interest Rate on the Program Bonds:*** Section 35-726.A.3. The maximum effective interest rate on each series/subseries of the Program Bonds (taking into account initial issue premium and discount) is not expected to exceed 10.0% per annum. The Authorities do not intend to proceed with the issuance of a particular series/subseries of the Program Bonds unless, in the judgment of the Authorities, such series/subseries of the Program Bonds can be underwritten, on a basis consistent with standards of housing finance prevailing at the time of such issuance, at an interest cost (taking into consideration costs of issuance,

underwriters' compensation and additional discounts, if any, on such series/subseries of the Program Bonds) that will permit the Mortgage Loans to be (a) originated at an interest rate not greater than 12.0% per annum and with down payment and closing cost assistance in an amount not to exceed 5.0% of the principal amount of the Mortgage Loan, and (b) financed in the Program on the terms and at the prices referred to in paragraph 5 below.

4. ***The Need for the Program Bond Issue:*** Section 35-726.A.4. The Authorities have determined that within Maricopa County there is a critical shortage of housing within the financial means of persons and families of low and moderate income; that this shortage constitutes a threat to the health, safety and welfare of all residents of Maricopa County, contributes to the growth of slum and blighted areas and inhibits the sound economic growth of Maricopa County; that this shortage deprives Maricopa County and the incorporated cities and towns therein of an adequate tax base, results in excessive unemployment and depressed economic conditions and causes Maricopa County, the incorporated cities and towns therein and the State of Arizona (the "**State**") to make excessive expenditures for crime prevention and control, public health, welfare and safety and other public services; and that this shortage of affordable housing can be relieved through the encouragement of investment and lending by private enterprise and the use of financing as described herein.

5. ***The Terms and Conditions for Originating or Purchasing Mortgage Loans:*** Section 35-726.A.5. Mortgage Loans will be originated by qualified lenders (the "**Lenders**"). Mortgage Loans may be financed through the purchase of guaranteed mortgage certificates ("**Certificates**") backed by the Mortgage Loans and guaranteed as to timely payment of principal and interest by the Government National Mortgage Association ("**GNMA**"), Fannie Mae (formerly known as the Federal National Mortgage Association), the Federal Home Loan Mortgage Corporation ("**Freddie Mac**"), other approved issuers of Certificates or other credit enhancement in accordance with one or more Program guidelines approved by the Authorities for origination of the Mortgage Loans (collectively, the "**Origination Guide**") or through the purchase of second-lien mortgage loans, made in connection with a first Mortgage Loan backing a Certificate, to finance the mortgagor's down payment and closing costs with respect to such first Mortgage Loan backing a Certificate (each, a "**DPA Second-Lien Mortgage Loan**").

(a) In order to qualify for the Program, a Lender must be a bank, trust company, mortgage company, mortgage banker, national banking association, savings bank, savings and loan association, building and loan association or any other financial institution which is qualified to do business in the State as required by the Act, must be currently approved as a mortgagee by the Federal Housing Administration ("**FHA**"), the United States Department of Agriculture, Rural Housing Service ("**RHS**"), and/or the Department of Veterans Affairs ("**VA**") and as a seller and servicer of mortgage loans by Fannie Mae or Freddie Mac, as required by the Act, and be approved as a mortgagee by the United States Department of Housing and Urban Development ("**HUD**"), if the Lender is to originate Mortgage Loans guaranteed by HUD. The Authorities may permit nonprofit organizations to participate in the Program by agreements with one or more Lenders having the qualifications set forth in the preceding sentence.

(b) Each Mortgage Loan must be originated in conformity with the requirements of FHA, RHS, VA, HUD Section 184, Fannie Mae, Freddie Mac or other credit enhancer, as applicable. The mortgage instrument relating to each Mortgage Loan must create a first lien on a residence (a "**Mortgage**"), subject to permitted encumbrances, and be made substantially in accordance with the standards of FHA, RHS, VA, HUD, Fannie Mae, Freddie Mac or other credit enhancement, as applicable.

(c) Each Mortgage Loan shall provide for approximately level monthly payments over the life of the Mortgage Loan of approximately 30 years. Sellers of residences and mortgagors will be permitted to provide for interest buy-downs on Mortgage Loans to the extent permitted by FHA, RHS, VA, HUD, Fannie Mae or Freddie Mac, as applicable, as provided in the Origination Guide.

(d) Generally, the Lenders must originate and deliver Mortgage Loans within the period or periods set forth in the Origination Guide and, with respect to any tax-exempt Program Bonds, the period or periods set forth in the Tax Code. To the extent required by the Tax Code, up to 20% of the funds from each series of the Program Bonds available to finance Mortgage Loans will be made available for one year to finance Mortgage Loans on target area residences (as defined in the Tax Code) ("**Target Area Loans**") and after such one year period will be available to finance all Mortgage Loans. As and to the extent required by the Act, in areas other than a redevelopment area, 30% of the funds from each series of the Program Bonds available to finance Mortgage Loans will be set aside for 60 days to finance Mortgage Loans for persons and families whose income is below the median family income of the State. As and to the extent required by the Act, 10% of the funds from each series of the Program Bonds available to finance Mortgage Loans will be set aside for three months to finance Mortgage Loans on manufactured housing. Notwithstanding the forgoing, the Authorities may provide for the origination of Mortgage Loans in such Target Areas and for other set-asides in such other manner which, in the opinion of counsel, will not adversely affect the exclusion of interest on any Program Bonds from gross income for federal income tax purposes and/or is consistent with the Act.

(e) Each Mortgage Loan must be approved by the loan servicer for the Program (the "**Servicer**") and the program administrator for the Program (the "**Program Administrator**") for compliance with Program requirements.

(f) In connection with each Mortgage Loan, the Lender is required to make certain warranties or representation with respect to the eligibility of the residence and the mortgagor under the Program requirements, the due recording and terms of the Mortgage securing the Mortgage Loan, the applicability of certain insurance described in paragraph 8 below, and the current status of and title to the property and other warranties and representations customarily made in privately funded mortgage banking transactions.

(g) The purchase price for Mortgage Loans approved by the Servicer and the Program Administrator is described in paragraph 7(a) below.

(h) The mortgagors under a Mortgage Loan must make a down payment of an amount sufficient to comply with existing requirements of VA, RHS, FHA, HUD, Fannie Mae, Freddie Mac or other credit enhancement, as applicable.

6. ***The Area in Which the Single Family Dwelling Units to be Financed May be Located:*** Section 35-726.A.6. The general location of the dwelling units will be throughout Maricopa County, subject to certain reservations and limitations.

7. ***The Proposed Fees, Charges and Expenditures To Be Paid for Originators, Servicers, Trustee, Custodians, Mortgage Administrators and Others:*** Section 35-726.A.7. The following fees, charges and expenditures are proposed to be imposed in connection with the Program:

(a) Originators: Each Lender originating a Mortgage Loan may charge (to the extent permitted by applicable law):

(i) An origination fee not to exceed 1.0% of the unpaid principal amount of the Mortgage Loan which may be collected and retained by the Lender from the mortgagor in connection with the origination of the Mortgage Loan.

(ii) Discount points not to exceed 1.0% of the unpaid principal amount of the Mortgage Loan.

(iii) Closing costs customarily and usually charged by lenders in originating and processing comparable mortgage loans in Maricopa County not financed through tax-exempt bond programs.

(iv) If the Lender has paid an extension fee for a longer origination period for origination of a Mortgage Loan for new construction, an amount equal to such extension fee.

The purchase price for each Mortgage Loan paid to the Lender by the Servicer will reimburse the Lender for any down payment and closing cost assistance advanced by the Lender to the mortgagor in connection with a DPA Second-Lien Mortgage Loan, if applicable, and provide the Lender with a net compensation, including the 1.0% origination fee described in (a)(i) above and the discount points described in (a)(ii) above, not to exceed 2.50% of the purchased Mortgage Loan.

(b) Servicer: The Servicer shall retain from the monthly payments on each Mortgage Loan a servicing fee in an amount not to exceed 1.00% per annum of the outstanding principal amount of such Mortgage Loan. The Servicer will pay all GNMA, Fannie Mae and Freddie Mac fees with respect to Mortgage Loans from such servicing fee (see "Other Parties" in (d) below). The Servicer may be paid reasonable compensation for services as compliance agent to the extent permitted by the guide or guides approved by the Authorities for servicing of the Mortgage Loans.

(c) Trustee: The trustee is to be paid reasonable compensation for all services rendered as trustee and paying agent under the trust indenture pursuant to which the Program Bonds will be issued (the "**Indenture**") as well as reasonable out-of-pocket expenses. Compensation will be paid from Program Bond proceeds and from moneys available for such purposes under the Indenture, including investment earnings and monthly payments of interest.

(d) Other Parties: The following additional fees and charges shall be paid ( to the extent required by the Program):

(i) GNMA, Fannie Mae and Freddie Mac will be paid a guaranty fee in consideration for their respective guarantees of the Certificates. Such fees will be paid by the Servicer from the servicing fee described in (b) above.

(ii) An FHA insurance fee in the amount payable at such times as prescribed by FHA in consideration for FHA insurance of Mortgage Loans. Such fee will be paid by the mortgagor.

(iii) An RHS guaranty fee in the amount and payable at such times as prescribed by RHS in consideration for RHS guaranty of Mortgage Loans. Such fee will be paid by the mortgagor.

(iv) A fee, if any, owed to VA, as prescribed by VA, in exchange for the VA guaranty of Mortgage Loans or HUD, as prescribed by HUD, in exchange for the HUD Section 184 guaranty of Mortgage Loans. Such fee will be paid by the mortgagor.

(v) A fee for private mortgage guaranty insurance policies required by Fannie Mae or Freddie Mac. Such a fee will be paid by the mortgagor.

(vi) The Program Administrator, if one or more is appointed by the Authorities, is to be paid a reasonable fee for all services rendered as well as reasonable out-of-pocket expenses. Such fee will be paid by the mortgagor.

(e) Costs of Issuance: The costs of issuance for the Program are estimated not to exceed an amount equal to the sum of 8.0% of the amount of any one or more series/subseries of the Program Bonds sold at substantially the same time. These costs include, among others, fees of bond counsel, counsel to the Authorities, counsel to the underwriters, disclosure counsel and trustee's counsel; fees and charges of the Program Administrator and its counsel, the Servicer and its counsel, and the Authorities' municipal advisor; printing costs; costs of reproducing documents; filing and recording fees; computer charges in structuring the Program; any expenses incurred by the Authorities in relation to the issuance of the Program Bonds; expenses incurred in connection with qualifying the Program Bonds for sale under the securities laws of various jurisdictions and of preparing Blue Sky and legal investment memoranda; initial fees and charges of the trustee as such, as bond registrar, and as paying agent; legal fees and charges; professional

consultants fees; costs of credit ratings; costs of the demand study, if any; fees and charges for execution, transportation and safekeeping of Program Bonds; costs of advertising the availability of funds; the fees for reports as to the status of the Mortgage Loans, the Certificates and the Program; and other costs, charges and fees in connection with the Program and for any of the foregoing.

(f) Compensation of Underwriters: The underwriters' compensation for any one or more series/subseries of the Program Bonds sold at substantially the same time excluding any original issue discount will not exceed 1.0% of the principal amount of such series/subseries of the Program Bonds issued.

(g) IDA Contribution. Notwithstanding anything herein to the contrary, the Authorities may pay and/or fund any and all Program expenses, DPA Second Lien Mortgage Loans, Costs of Issuance, reserves, fees, charges and expenditures described herein from other legally available and authorized moneys of the Authorities contributed to fund the Program (the "**IDA Contribution**").

8. ***All Insurance Requirements with respect to Mortgage Loans, Mortgaged Property, Mortgagors, Originators, Servicers and Trustees:*** Section 35-726.A.8. The following amounts and types of insurance will be required:

(a) On each Mortgage Loan, FHA insurance, a VA guarantee, an RHS guarantee, a HUD Section 184 guaranty or such private mortgage guaranty insurance as may be required by GNMA, Fannie Mae, Freddie Mac or other credit enhancement, as applicable.

(b) On the property subject to each Mortgage, such casualty insurance and flood insurance as may be required by FHA, VA, RHS, HUD, Fannie Mae, Freddie Mac or other credit enhancement, as applicable.

(c) An American Land Title Association-approved mortgage guaranty title insurance policy in an amount at least equal to the outstanding principal amount of the Mortgage Loan insuring title to the real property subject to each Mortgage, subject to customary exceptions.

(d) Any other insurance on Mortgage Loans and/or property subject to a Mortgage required by FHA, VA, RHS, HUD, GNMA, Fannie Mae, Freddie Mac or other credit enhancement, as applicable.

(e) With respect to the Lenders and with respect to the Servicer, errors and omission insurance and fidelity bonds, at their expense, in substance and amounts, if any, as would be required by GNMA, Fannie Mae, Freddie Mac or other credit enhancement.

(f) With respect to the trustee, none.

9. ***The Anticipated Date of Issuance of Program Bonds:*** Section 35-726.A.9. It is anticipated that the initial series/subseries of the Program Bonds will be issued in connection with the Program on or before December 31, 2023, and that all subsequent series/subseries of the Program Bonds will be issued not later than June 30, 2025.

The foregoing General Plan was approved by The Industrial Development Authority of the City of Phoenix, Arizona and by The Industrial Development Authority of the County of Maricopa, on the date(s) indicated below.

**THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF PHOENIX, ARIZONA**

By: _____
Name: Juan Salgado
Its: Chief Executive Officer
Date: September 21, 2023

**THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF MARICOPA**

By: _____
Name: Shelby Scharbach
Its: Executive Director
Date: October 10, 2023

[SIGNATURE PAGE TO GENERAL PLAN]

# ATTACHMENT C

**COOPERATIVE/INTERGOVERNMENTAL AGREEMENT**
**FOR**
**THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF PHOENIX, ARIZONA**
**AND THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF MARICOPA**
**SERIES 2023 SINGLE FAMILY MORTGAGE REVENUE BOND PROGRAM**

This COOPERATIVE/INTERGOVERNMENTAL AGREEMENT, dated and effective as of October 18, 2023 (this "Agreement"), is between THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF PHOENIX, ARIZONA (the "Phoenix Authority"), and THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF MARICOPA (the "Maricopa Authority" and, together with the Phoenix Authority, the "Authorities"), each a nonprofit corporation recognized, existing under and designated as a political subdivision of the State of Arizona, pursuant to the Industrial Development Financing Act, Title 35, Chapter 5, of the Arizona Revised Statutes (the "Act"), the CITY OF PHOENIX, ARIZONA, an Arizona municipal corporation (the "City"), and MARICOPA COUNTY, ARIZONA, a body politic and corporate of the State of Arizona (the "County").

## RECITALS

A. The public purpose of the Phoenix Authority and the Maricopa Authority as expressed in the legislative history of the Act, includes, among other things, the encouragement of investment and lending by private enterprise for, and the stimulation of construction and rehabilitation of, housing for low and moderate income families.

B. Under the Act, the Phoenix Authority and the Maricopa Authority have the power, either individually or jointly, to issue single family mortgage revenue bonds and mortgage credit certificates.

C. The Authorities have determined that it is desirable to develop a meaningful home ownership program to serve the needs of low and moderate income families and it is in the best interest of the citizens of the City and Maricopa County to cooperate in the creation and implementation of a joint single family mortgage revenue bond program for the entire Phoenix/Maricopa County area.

D. The Authorities intend to jointly issue mortgage revenue bonds in multiple series and subseries (the "Series 2023 Program Bonds") to implement the Series 2023 Program (as defined herein) pursuant to a plan of finance approved by each of the Authorities to benefit the citizens of their combined jurisdictions during the mortgage loan origination period to occur in the calendar years 2023, 2024 and 2025.

E. Consistent with the terms and conditions set forth below and as contained in the summary of Series 2023 Program terms, attached hereto as Exhibit A (the "Program Summary"), and pursuant to Sections 11-952, 35-706.G and 35-761 of the Arizona Revised Statutes, the Phoenix Authority, the Maricopa Authority, the City and the County desire to enter into this Agreement, specifying the terms and conditions under which the Authorities agree to jointly create and implement the Series 2023 Program beginning in calendar year 2023.

## AGREEMENT

NOW, THEREFORE, the Phoenix Authority, the Maricopa Authority, the City and the County hereby agree as follows:

1. Definitions. The following words and phrases shall have the following meanings unless otherwise expressed or provided or unless the context clearly requires otherwise.

"Administration Fees" means all issuer or administrative fees to be received by the Authorities under the Indenture.

"Agreement" means this Cooperative/Intergovernmental Agreement.

"Authority" means either the Phoenix Authority or the Maricopa Authority, as applicable.

"Authority Staff" means (i) in the case of the Phoenix Authority, Juan Salgado, Chief Executive Officer, and Murray Boess, Chief Financial Officer, and (ii) in the case of the Maricopa Authority, Shelby Scharbach, Executive Director, Gregg Ghelfi, Business Development Officer, Janis Larson, Administrator, and Mary Misic, Administrator.

"City" means the City of Phoenix, Arizona.

"Co-Team Leaders" means (i) the representative acting on behalf of the Phoenix Authority as may be appointed by the Phoenix Authority from time to time with written notice to the Maricopa Authority, and (ii) the representative acting on behalf of the Maricopa Authority as may be appointed by the Maricopa Authority from time to time with written notice to the Phoenix Authority, both of whom shall jointly manage the Series 2023 Program as provided in Section 4.6 of this Agreement and take such other action as provided in this Agreement, and each of whom shall be initially, (a) in the case of the Phoenix Authority, Murray Boess, and (b) in the case of the Maricopa Authority, Gregg Ghelfi.

"County" means Maricopa County, Arizona.

"Financing Team" means the attorneys, financial advisors, investment bankers, program administrators, corporate trustees, rebate analysts, and other professionals, specialists and consultants necessary to design, implement and administer the Series 2023 Program, as selected jointly by the Phoenix Authority and the Maricopa Authority. The Financing Team does not include Authority Staff.

"General Indenture" means the General Indenture of Trust, to be dated as of the first day of the month in which the initial series of the Series 2023 Program Bonds is issued, among the Authorities and the trustee named therein.

"Indenture" means, together, the General Indenture and one or more series indentures pursuant to which one or more series or subseries of the Series 2023 Program Bonds are issued and secured.

"Maricopa Authority" means The Industrial Development Authority of the County of Maricopa.

"Phoenix Authority" means The Industrial Development Authority of the City of Phoenix, Arizona.

"Program Costs" means all fees, costs, and expenses incurred in connection with the development, implementation and administration of the Series 2023 Program, including the fees and expenses of the Financing Team, that shall be paid as provided in Section 3 of this Agreement.

"Program Summary" shall have the meaning assigned to it in Recital E of this Agreement.

"Residual Assets" means assets held under the Indenture, including cash, securities and outstanding mortgage loans, after full defeasance of the Indenture and payment of all related fees, expenses and arbitrage rebate liability, if any.

"Rule" shall have the meaning assigned to it in Section 4.5.1 of this Agreement.

"Series 2023 Program" means The Industrial Development Authority of the City of Phoenix, Arizona and The Industrial Development Authority of the County of Maricopa Series 2023 Single Family Mortgage Revenue Bond Program.

"Series 2023 Program Bonds" means single family mortgage revenue bonds issued jointly by the Authorities in multiple series and subseries pursuant to a plan of finance, in an aggregate amount of not to exceed $200 million, whose proceeds will be available to finance mortgage loans under the Series 2023 Program within the County.

"State" means the State of Arizona.

"Termination Date" shall have the meaning assigned to it under Section 5.2.1 of this Agreement.

"Volume Cap" means any State of Arizona Private Activity Bond Volume Cap contributed by the Phoenix Authority and/or the Maricopa Authority to a series or subseries of Series 2023 Program Bonds under the Series 2023 Program.

2. Purpose. The purpose of this Agreement is to set forth the terms and conditions under which the Authorities will create, implement and administer the Series 2023 Program. It is the intent of each party that this Agreement will constitute a cooperative and intergovernmental agreement pursuant to Sections 11-952, 35-706.G and 35-761 of the Arizona Revised Statutes.

3. Participation.

3.1 Scope of Participation. The Phoenix Authority and the Maricopa Authority will participate in the Series 2023 Program as set forth in this Section 3.

3.2 Shared Control. The Phoenix Authority and the Maricopa Authority will have shared control and responsibility for developing, implementing and managing the Series 2023 Program.

3.3 Program Development.

3.3.1 Program Summary. The Series 2023 Program shall initially be structured as described in the Program Summary. Mutual consent of both the Phoenix Authority and the Maricopa Authority is required for modifications, adjustments or additions to the Program Summary.

3.3.2 Reservations. The amount of the Series 2023 Program's funds to be reserved and the type of loans for which the Series 2023 Program's funds will be reserved, if any, will be as specified in the Program Summary. The targeted area reservation amount will comply with federal tax law.

3.3.3 Types of Loans. The type of mortgage loans to be offered by the Series 2023 Program will be as specified in the Program Summary.

3.4 Shared Revenues and Expenses.

3.4.1 Program Costs. Except as set forth in Section 3.5.2 below, the Authorities shall share equally all fees, costs and expenses incurred in connection with the development, implementation and administration of the Series 2023 Program, including the fees and expenses of the Financing Team, and such fees, costs and expenses shall be paid first from the proceeds of or the revenues generated by the Series 2023 Program and second from funds contributed by the Authorities to the extent necessary to pay these fees, costs and expenses; provided that each Authority has the right, but not the obligation, to contribute such other monies or property as it deems necessary or appropriate.

3.4.2 Administration Fees and Residual Assets. Each Authority will share the Administration Fees and the Residual Assets equally.

3.5 Program Participants.

3.5.1 Financing Team. The Authorities will have shared control and responsibility for negotiating the compensation for the Financing Team for the Series 2023 Program. Each selected member of the Financing Team will be required to sign a letter of engagement, addressed to each of the Phoenix Authority and the Maricopa Authority, setting forth the scope of the duties to be performed and the basis for compensation and reimbursement of such member, with copies submitted to each addressee.

3.5.2 Consultants. Each Authority, in its sole discretion, has the right to hire consultants, advisors and attorneys in addition to the members of the jointly selected Financing Team and the respective Authority Staff; provided that the fees, costs and other compensation of any additional consultants, advisors and attorneys will be the sole responsibility of the applicable Authority, unless arrangements for cost sharing have been otherwise agreed to by the other Authority in writing.

3.5.3 Duty of Loyalty. If requested by the Authorities, each member of the Financing Team shall agree as a condition of their engagement in connection with the Series 2023 Program that: (i) the member owes a duty of loyalty to each Authority and, in view of the duty, will not take or omit to take any action to the prejudice of one Authority over another; and (ii) the member shall endeavor to keep each Authority and its respective Authority Staff fully apprised about the status of the Series 2023 Program and promptly reply to requests for information from each Authority and its respective Authority Staff.

3.6. Consent. No Authority can legally bind any other Authority without that Authority's express written consent.

4. Program Requirements.

4.1 Program Documents. The documents for the Series 2023 Program must contain provisions as are reasonably necessary or appropriate to (i) assure that each Authority has timely access to such information as is reasonably necessary to monitor the status of the Series 2023 Program and the balance and disposition of Administration Fees or Residual Assets, (ii) protect each Authority's respective interest in any Administration Fees or Residual Assets, and (iii) assure that each Authority consents to fully comply and cooperate with respect to compliance with federal tax laws and State laws applicable to the Series 2023 Program.

4.2 Refunding Opportunities.

4.2.1 To the extent permitted by law, the Authorities may agree on the manner that refunding and recycling opportunities relating to the contributed Volume Cap utilized in the Series 2023 Program for the Series 2023 Program Bonds will be allocated between them, regardless of how much Volume Cap, if any, an Authority contributed to a particular series or subseries of the Series 2023 Program Bonds. In the absence of any specific agreement between the Authorities for a particular series or subseries of Series 2023 Program Bonds, the refunding and recycling opportunities with respect to the contributed Volume Cap shall be shared by the Authorities equally.

4.2.2 To the extent permitted by law, the Series 2023 Program documents and any other necessary directions to members of the Financing Team will contain the provisions necessary to effectuate Section 4.2 of this Agreement.

4.3 Allocation of Mortgage Loan Funds. To the extent that the Authorities mutually determine that the Series 2023 Program will not be operated on a first-come, first-served basis among lenders participating in the Series 2023 Program, the Authorities will mutually determine an alternative method for allocating (and, if applicable, re-allocating) mortgage loan funds among lenders participating in the Series 2023 Program.

4.4. Consent.

4.4.1 Any action taken in connection with the Series 2023 Program will be with the mutual consent of the Phoenix Authority and the Maricopa Authority, unless otherwise identified or described in this Agreement, the Indenture or any of the other documents executed by both the Phoenix Authority and the Maricopa Authority in connection with the Series 2023 Program.

4.4.2 Without limiting the generality of the foregoing Section 4.4.1, the following list of items requires the mutual consent of the Phoenix Authority and the Maricopa Authority:

(a) optional redemption of each series or subseries of Series 2023 Program Bonds;

(b) engagement of legal and financial professionals or other consultants, except as engaged pursuant to Section 3.5.2;

(c) audits of funds and accounts held under the Indenture or other aspects of the Series 2023 Program;

(d) directing legal or administrative proceedings in connection with the enforcement of obligations under the Series 2023 Program of the trustee, servicer, lenders, underwriters, or any other participant of the Series 2023 Program;

(e) extensions or other modifications of the origination period;

(f) approval of the Series 2023 Program's marketing plan and any material changes or modifications thereto; and

(g) form and content of all filings required by the Internal Revenue Code and related regulations or by any other state or federal agency.

4.5 Continuing Disclosure Undertaking.

4.5.1 Each Authority acknowledges and agrees to provide disclosure information for purposes of the Securities and Exchange Commission Rule 15c2-12 (the "Rule").

4.5.2 Approval of each Authority is required of any documentation proposed to be submitted in compliance with the Rule; provided that if any Authority is concerned about the form, substance, accuracy or completeness of any submission, and the concern is not otherwise addressed, then the difficulty will be resolved by a written opinion given by an independent law firm experienced in related disclosure matters.

4.6 Program Oversight; Communication Protocol.

4.6.1 The development, implementation and management of the Series 2023 Program shall be overseen by the Chief Executive Officer of the Phoenix Authority and the Executive Director of the Maricopa Authority. Each of the Chief Executive Officer of the Phoenix Authority and the Executive Director of the Maricopa Authority shall be responsible for obtaining in a timely manner such authorizations, approvals and consents from the Board of Directors of the Phoenix Authority or the Maricopa Authority, respectively, as may be necessary or appropriate to develop, implement and manage the Series 2023 Program.

4.6.2 Except for those matters that the Chief Executive Officer of the Phoenix Authority or the Executive Director of the Maricopa Authority have expressly reserved for their judgment and any matters that may have a material and adverse effect on the Series 2023 Program, the authority to develop,

implement and manage the Series 2023 Program in accordance with the Program Summary, including, without limitation, the daily management of the Financing Team, is hereby delegated to the Co-Team Leaders. The Co-Team Leaders will have joint responsibility for making decisions concerning the development of the Series 2023 Program. In the event the Co-Team Leaders are not able to reach consensus with respect to a given issue, the Co-Team Leaders shall take or omit to take such actions with respect to the issue as are necessary to further the implementation of the Series 2023 Program until such a time as the Chief Executive Officer of the Phoenix Authority and the Executive Director of the Maricopa Authority can be consulted for a final determination.

4.6.3 Commencing the date of this Agreement and continuing through the date of issuance of all of the Series 2023 Program Bonds, the Co-Team Leaders will submit reports on the status of the Series 2023 Program to the Board of Directors of the Phoenix Authority or the Maricopa Authority, as applicable, at intervals established by Board of Directors of the Phoenix Authority or the Maricopa Authority, as necessary. Status reports may be in writing and given orally, as directed by the applicable Board of Directors.

4.6.4 The implementation of the Series 2023 Program will be overseen by the Authorities, including but not limited to decisions relating to the number of series or subseries of Series 2023 Program Bonds, the sizing and pricing of each series or subseries of Series 2023 Program Bonds, mortgage loan rates and issuer fees.

4.6.5 All parties will cause routinely available information and reports on the Series 2023 Program and reports available on a commercially reasonable basis to be provided to all other parties as may be reasonably requested from time to time. The costs for providing such reports shall be Program Costs. Special reports may be made available at the sole cost of the requesting party. The determination as to whether information and reports are routinely available, available on a commercially reasonable basis or special reports shall be within the reasonable judgment of the Co-Team Leaders.

5. Term.

5.1 Effective Date. Unless this Agreement is terminated earlier as set forth in the provisions of Section 5.2 below, this Agreement shall be effective upon the execution by all of the parties and shall remain effective (a) with respect to matters relating to the issuance of Series 2023 Program Bonds and origination of the mortgage loans funded thereby, in calendar years 2023, 2024 and 2025, and (b) with respect to all other matters relating to the Series 2023 Program, as long any Series 2023 Program Bonds remain outstanding.

5.2 Termination.

5.2.1 Prior to the issuance of the first series of the Series 2023 Program Bonds, this Agreement may be terminated by either the Phoenix Authority or the Maricopa Authority upon giving 15 days written notice, the notice shall state the date of termination (the "Termination Date").

5.2.2 In the event that all or any portion of the Series 2023 Program Bonds are not issued under the Series 2023 Program as contemplated herein or this Agreement is terminated in accordance with Section 5.2.1, all fees, costs and expenses incurred in connection with the development of the Series 2023 Program, including any fees and expenses payable to members of the Financing Team, will be paid by the Authorities equally or as otherwise may be agreed to by the Authorities.

5.2.3 In the event a notice of termination of this Agreement is given pursuant to Section 5.2.1, the parties agree to comply with the following procedure:

(a) The Co-Team Leaders will prepare or cause to be prepared an accounting of all fees, costs and expenses incurred by or on behalf of each Authority for the development of the Series 2023 Program (the "Accounting") that, together with supporting invoices, receipts and other records, shall be submitted to the Board of Directors of each Authority no later than the Termination Date.

(b) Within 15 days of the Termination Date, each Authority will tender payment or reimbursement of all amounts the Authority is responsible for paying as set forth in the Accounting.

(c) Notwithstanding any provision herein to the contrary, if either the Co-Team Leaders or any Authority disagrees in good faith as to the amount, allocation or appropriateness of any fee, cost or expense of developing the Series 2023 Program, the payment or reimbursement of the fee, cost or expense will be segregated from the balance of the Accounting and will be addressed in accordance with the procedure provided in Section 8.7.

6. Representations of the Phoenix Authority.

6.1 Authorization. The Phoenix Authority has full power and authority to enter into this Agreement and the execution, delivery and consummation of this Agreement by the Phoenix Authority has been duly authorized.

6.2 No Violation of Laws. Neither the execution, delivery nor performance of this Agreement by the Phoenix Authority violates or will violate the Phoenix Authority's articles or bylaws, the Act, or any resolution of the Phoenix Authority.

7. Representations of the Maricopa Authority.

7.1 Authorization. The Maricopa Authority has full power and authority to enter into this Agreement and the execution, delivery and consummation of this Agreement by the Maricopa Authority has been duly authorized.

7.2 No Violation of Laws. Neither the execution, delivery nor performance of this Agreement by the Maricopa Authority violates or will violate the Maricopa Authority's articles or bylaws, the Act, or any resolution of the Maricopa Authority.

8. General Provisions. Except to the extent inconsistent with the express language of the foregoing provisions of this Agreement, the following provisions shall govern the interpretation, application, construction and enforcement of this Agreement.

8.1 Notices. Any document, notice, consent or other communication ("Notice") required or permitted under this Agreement shall be in writing and either delivered in person, sent by facsimile transmission or email, or deposited in the United States mail, postage prepaid, addressed as follows:

Notices to the Phoenix Authority shall be sent to:

Juan Salgado
Chief Executive Officer
The Industrial Development Authority
of the City of Phoenix, Arizona
2201 East Camelback Road, Suite 405B
Phoenix, Arizona 85016
Email: jsalgado@phoenixida.com

with a copy to:

Murray Boess
Chief Financial Officer
The Industrial Development Authority
of the City of Phoenix, Arizona
2201 East Camelback Road, Suite 405B
Phoenix, Arizona 85016
Email: mboess@phoenixida.com

and

Brigitte Finley Green, Esq.
Squire Patton Boggs (US) LLP
2325 East Camelback Road, Suite 700
Phoenix, Arizona 85014
FAX: (602) 253-8129
Email: brigitte.finleygreen@squirepb.com

Notices to the Maricopa Authority shall be sent to:

Shelby Scharbach
Executive Director
The Industrial Development Authority
of the County of Maricopa
8687 East Via de Ventura, Suite 306
Scottsdale, Arizona 85258
Email: shelby@mcida.com

with a copy to:

Gregg Gehlfi
Business Development Officer
The Industrial Development Authority
of the County of Maricopa
8687 East Via de Ventura, Suite 306
Scottsdale, Arizona 85258
Email: gregg@mcida.com

and

The Industrial Development Authority
of the County of Maricopa
Attn: Administrator
8687 East Via de Ventura, Suite 306
Scottsdale, Arizona 85258
Email: janis@mcida.com and mary@mcida.com

and

Brigitte Finley Green, Esq.
Squire Patton Boggs (US) LLP
2325 East Camelback Road, Suite 700
Phoenix, Arizona 85014
FAX: (602) 253-8129
Email: brigitte.finleygreen@squirepb.com

A Notice shall be deemed received at the time it is personally served, on the day it is sent by facsimile transmission or email, or, if mailed, five calendar days after the Notice is deposited in the United States mail addressed as above provided. Any time period stated in a Notice shall be computed from the time the Notice is deemed received. A party may change its address or the person to receive Notice by notifying the other parties as provided in this paragraph. Notices sent by facsimile transmission or email shall also be sent by regular mail to the recipient at the above address. This requirement for duplicate notice is not intended to change the effective date of the Notice sent by facsimile transmission or email.

8.2 Severability. If any provision of this Agreement is declared void or unenforceable, the provision shall be deemed severed from this Agreement, and the Agreement shall otherwise remain in full force and effect.

8.3 Additional Acts and Documents. Each party agrees to do all things and take all actions, and to make, execute and deliver other documents and instruments, as shall be reasonably requested to carry out the provisions, intent and purpose of this Agreement.

8.4 Assignment. This Agreement may not be assigned.

8.5 Conflict of Interest. All parties acknowledge that this Agreement is subject to cancellation pursuant to the provisions of Arizona Revised Statutes Section 38-511, as amended. By this reference, the provisions of said statute are incorporated herein to the extent of their applicability to contracts of the nature of this Agreement under the laws of the State.

8.6 Third Party Beneficiaries. The parties do not intend for any other party to be a beneficiary under this Agreement.

8.7 Dispute Resolution.

8.7.1 In the event that a dispute arises under this Agreement that cannot be settled through negotiation, the dispute shall be resolved (a) first by the parties trying in good faith to settle the dispute by non-binding mediation, the mediation session to be held in Phoenix, Arizona, and to be commenced within 14 days of the appointment of a mediator by the parties, or (b) if the dispute cannot be settled by mediation, then by arbitration pursuant to the Arizona Uniform Arbitration Act (A.R.S. § 12-1501 *et seq*.) the arbitration to be held in Phoenix, Arizona, before a single arbitrator selected by the parties, and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction. If the parties are unable to agree on a mediator or an arbitrator, they agree to apply to the Superior Court for Maricopa County for the appointment of a mediator or arbitrator. The prevailing party shall be entitled to payment or reimbursement of all of its reasonable fees and expenses, including reasonable attorneys' fees and expenses.

8.7.2 In the event of a dispute under this Agreement, an Authority is entitled to recover only any fees, costs and expenses allocable to the Authority under Section 5.2.3 and any fees and expenses payable under Section 8.7.1.

8.8 Counterparts. This Agreement may be executed in any number of counterparts, as such counterparts shall be deemed to constitute one and the same instrument, and each counterpart is deemed an original.

8.9 Governing Law. This Agreement is governed by the laws of the State.

9. Role of the City and the County.

9.1 Authorization and Consent. Each of the City and the County acknowledges that the exercise of joint powers as set forth in this Agreement is in furtherance of the best interests of its respective constituencies, and on this basis, each of the City and the County consents and agrees to the exercise of the joint powers of each Authority, to the extent necessary, within its respective jurisdiction in accordance with the terms and conditions set forth above.

9.2 Limit of Liability. Notwithstanding any provision here to the contrary, the parties acknowledge and agree that neither the City nor the County shall have any pecuniary liability with respect to (i) the development of the Series 2023 Program, (ii) the issuance and sale of the Series 2023 Program Bonds, (iii) the administration of the Series 2023 Program, or (iv) any fees and expenses incurred by any of the parties to this Agreement. This provision is a material inducement to each of the City and the County approving and entering into this Agreement.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, this Agreement has been executed as of the date and year first written above.

**THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF PHOENIX, ARIZONA, an Arizona nonprofit corporation**

By: _____

Name: Juan Salgado

Its: Chief Executive Officer

APPROVED AS TO FORM IN ACCORDANCE WITH A.R.S. § 11-952.D:

_____
Squire Patton Boggs (US) LLP
Counsel to The Industrial Development Authority of the City of Phoenix, Arizona

[PHOENIX AUTHORITY SIGNATURE PAGE TO COOPERATIVE/INTERGOVERNMENTAL AGREEMENT]

**THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF MARICOPA, an Arizona nonprofit corporation**

By: _____

Name: Shelby Scharbach

Its: Executive Director

APPROVED AS TO FORM IN ACCORDANCE WITH A.R.S. § 11-952.D:

_____
Squire Patton Boggs (US) LLP
Counsel to The Industrial Development Authority of the County of Maricopa

[MARICOPA AUTHORITY SIGNATURE PAGE TO COOPERATIVE/INTERGOVERNMENTAL AGREEMENT]

**CITY OF PHOENIX, a municipal corporation**

**JEFF BARTON, City Manager**

By: _____

_____

_____

ATTEST:

_____
City Clerk

APPROVED AS TO FORM IN ACCORDANCE
WITH A.R.S. § 11-952.D:

_____
City Attorney

[CITY SIGNATURE PAGE TO
COOPERATIVE/INTERGOVERNMENTAL AGREEMENT]

**MARICOPA COUNTY**

By: _____

Its: _____

ATTEST:

_____

APPROVED AS TO FORM IN ACCORDANCE
WITH A.R.S. § 11-952.D:

_____
Maricopa County Attorney

[COUNTY SIGNATURE PAGE TO
COOPERATIVE/INTERGOVERNMENTAL AGREEMENT]

**EXHIBIT A**

PROGRAM SUMMARY

STIFEL

**The Industrial Development Authority of the City of Phoenix, Arizona and**
**The Industrial Development Authority of the County of Maricopa**
**$200 Million Series 2023 Single Family Mortgage Revenue Bond Program (the "Program")**

# Program Summary

## Dated September 27, 2023

### The IDA Partnership

- The IDAs of the City of Phoenix and Maricopa County (the "IDAs") have been joint issuers of tax-exempt single family mortgage revenue bonds ("SFMRBs") since 2000. To date, the IDAs have jointly issued over $725 million in SFMRBs.
- The IDAs also jointly sponsor the non-bond, market priced Home in Five Advantage Program (the "HIFA Program").

### Why Mortgage Revenue Bonds?

- Given current market conditions, "at market" mortgage loan rates and the HIFA Program's mortgage loan rates with assistance are significantly higher than in previous years, which makes it increasingly difficult for homebuyers to qualify for a home purchase.
- Current market conditions for the issuance of SFMRBs under the Program (the "Program Bonds") are favorable: (i) a wide spread between tax-exempt and market (taxable) bond rates and (ii) an inverted yield curve allowing bond proceeds to be invested at a rate of return close or equal to the bond yield as Mortgage Loans are originated. Resulting loan rates are 1%-1.5% lower than market rate loan options.

> ***Preliminary cash flows for the initial series of Program Bonds (the "Series 2023A Bonds") project a first Mortgage Loan rate at or around 6.30%, with a 4% sized, deferred payment, forgivable, 0% interest rate, Second Loan as down payment assistance, compared to a 7.28% "at market" loan rate with no assistance (reported as of this date by Mortgage News Daily).***

- The underlying first Mortgage Loans will be subject to IRS defined income limits and income calculations (based on family size), purchase price limits and first-time homebuyer requirements, which are currently:

| *Income Limit (by Family Size)* | *Family of 2 or less* | *Family of 3 or more* | *Purchase Price Limit* |
|---|---|---|---|
| *Non-Targeted Borrowers* | *$96,072* | *$112,200* | *$540,422* |
| *Targeted Borrowers* | *$110,483* | *$130,900* | *$660,515* |

- The Program is viewed as a complement to, and not a substitute for, the HIFA Program, which offers higher income limits and more flexible underwriting guidelines.

### Program Participants

- **Joint Issuers:** The Industrial Development Authority of the City of Phoenix, Arizona and The Industrial Development Authority of the County of Maricopa
- **Issuers' Counsel**: Squire Patton Boggs (US) LLP
- **Bond Counsel**: Kutak Rock LLP
- **Bond Trustee**: U.S. Bank Trust Company, National Association
- **Municipal Advisor**: CSG Advisors
- **Bond Underwriter:** Stifel Nicolaus

- **Bond Underwriter's Counsel:** Greenberg Traurig, LLP
- **Servicer**: Lakeview Loan Servicing
- **Program Administrator/Compliance Agent**: eHousingPlus

**Proposal – General Indenture**

- The IDAs are seeking authorization to issue up to $200 million of Program Bonds over the next 3 years pursuant to a "master" General Indenture. The Program Bonds will be approximately $25-$75 million per series to allow for the repricing of the first Mortgage Loan rates from time to time in order to remain competitive relative to market rates.
- The IDAs will apply for private activity volume cap for the $25-$30 million Series 2023A Bonds, which are expected to be issued in November 2023. The additional $170-$175 million in volume cap will be applied for at a later date and is subject to availability.

**Bond and Mortgage Loan Structure**

- The General Indenture allows for a significant amount of flexibility with respect to how the Program Bonds are structured, including but not limited to the issuance of fixed rate serial bonds, par term bonds and premium call-protected 'planned amortization class' ("PAC") term bonds.
- The Program Bonds will qualify for an expected rating of no less than "Aa2" from Moody's.
- The Program Bonds are limited obligations of the IDAs, secured solely by the pledged assets and revenues. There is no recourse or liability to the IDAs.
- The General Indenture also allows for flexibility with respect to the first Mortgage Loans and the form and terms of down payment assistance Second Loans offered.

> ***Series 2023A Bonds will include only FHA insured and VA guaranteed first Mortgage Loans but future Program Bonds are likely to allow RD guaranteed, Fannie Mae and/or Freddie Mac eligible first Mortgage Loans.***
>
> ***Series 2023A Bonds will provide a Second Loan (4% of the first Mortgage Loan amount), with a stated interest rate of 0%, for which principal is deferred, due in full upon sale or refinance but forgiven in full on the 7-year anniversary date.***

- Once the Program Bonds are issued, proceeds will be invested in qualified investments or a qualified investment vehicle and used to purchase, over a 6-12 month period, mortgage backed securities ("MBS"), guaranteed as to timely payment by GNMA, Fannie Mae or Freddie Mac.

**IDA Financial Contribution**

- Once the Program Bonds are issued, the available sources of funds are applied against the total uses of funds. In the event of a shortfall, an issuer contribution will be required. The IDAs are initially committing up to $7 million each from their own resources for the entire $200 million Program (the "IDA Contribution"). Expected sources and uses of funds for the Series 2023A Bonds are as follows:

| Sources of Funds | | Uses of Funds | |
|---|---|---|---|
| Bonds Issued | $30,000,000 | Acquisition of GNMA MBS [1] | $30,000,000 |
| PAC Bond Premium | 1,114,400 | Down Payment Assistance (4%) [1] | 1,200,000 |
| Servicer Contribution (1%) | 300,000 | Lender Compensation (1.5%) [1] | 450,000 |
| IDA Contribution | 1,755,600 | Capitalized Interest [2] | 950,000 |
| | | Cash Flow Lag (0.60%) [3] | 180,000 |
| | | Bond Issuance Costs | 390,000 |
| **Total Sources of Funds** | **$33,170,000** | **Total Uses of Funds** | **$33,170,000** |

[1] MBS are purchased by the Bond Trustee at a 104.5 price.
[2] This assumes a 0% Series 2023A Bond proceeds reinvestment rate.
[3] This covers the accrued interest on the MBS purchased

- Currently, there are no investment vehicles for bond proceeds offering a guaranteed fixed rate return that satisfies rating agency requirements. Therefore, for Series 2023A Bonds cash flow purposes the rating agencies will require the assumption of a 0% reinvestment rate.
- Series 2023A Bond proceeds can still be invested in attractive qualified money market funds. Current money market returns are in the 5% range.

***For Series 2023A Bonds, of the $1.8 million projected as the IDA Contribution, as much as $750,000 could be recouped from investment earnings during the MBS acquisition period. The remaining "unreimbursed" portion of the IDA Contribution may be recouped over time from ongoing fees paid to the IDAs while the Program Bonds are outstanding, as well as surplus funds after the Program Bonds are redeemed in full.***

"Unreimbursed" Portion of the IDA Contribution/Net Economic Benefit

- For each series of Program Bonds, the Municipal Advisor will provide the IDAs with the following:
  - the IDA Contribution required;
  - a projection on the reimbursement of the IDA Contribution the IDAs may expect from reinvestment earnings subject to release after the loan origination period; and
  - a projection on the ongoing issuer fee from cash flow and the surplus after that series of Program Bonds are redeemed in full (in present value terms) in relation to the "unreimbursed" amount of the IDA Contribution (the "Net Economic Benefit").

***For Series 2023A Bonds, cash flow projections indicate that the sum of the cash flows generated from the ongoing issuer fee and the surplus after the Series 2023A Bonds are redeemed in full, less the unreimbursed portion of the IDA Contribution, are summarized as follows:***

| | Loan Prepayment Speed | | | | |
|---|---|---|---|---|---|
| **Revenue Source to the IDAs** | **100% PSA** | **150% PSA** | **200% PSA** | **300% PSA** | **400% PSA** |
| Ongoing IDA Fee (.20%) | $491,693 | $413,456 | $355,730 | $277,977 | $229,014 |
| Surplus after Bonds Redeemed | 1,634,206 | 1,431,805 | 1,388,849 | 1,219,163 | 1,018,845 |
| Less: IDA Unreimbursed Contribution | (1,005,600) | (1,005,600) | (1,005,600) | (1,005,600) | (1,005,600) |
| **Net PV Economic Benefit** | **$1,120,299** | **$839,661** | **$688,979** | **$491,540** | **$242,259** |
| **As a % of the Bonds Issued** | **3.7%** | **2.8%** | **2.3%** | **1.6%** | **0.8%** |

Net Economic Benefit to the IDAs

- See attached Exhibit for Municipal Advisor projections on the "reimbursed" and "unreimbursed" IDA Contribution for the $200,000,000 of Program Bonds issued.

**Home in Five Platinum Program**
**- The Loan Origination Process -**

Lender Network

- The IDAs will solicit existing HIFA Program originating lenders to gauge their interest in signing a Master Mortgage Purchase Agreement and offering the "Home in Five Platinum Program" to eligible borrowers.
- Participating lenders ("Lenders") must also be approved as correspondent lenders with Lakeview Loan Servicing (the "Servicer"), which will purchase all first Mortgage Loans and receive the Second Loans (which are originated in the names of the IDAs) from the Lenders for servicing for the IDAs.
- Lenders must abide by the IDAs' Program guidelines and the Servicer's Lender Guide.

Bond Series Release Date and Loan Applications

Once a series of Program Bonds are priced:

- Lenders will be notified of all key series information, including but not limited to the availability of funds, the applicable income limits and purchase price limits, the first Mortgage Loan rate, the size and terms of the Second Loan and the timeframe (dates) during which loans may be submitted to the Servicer for purchase.
- Lenders may begin accepting borrower applications per Program eligibility guidelines.
- Lenders will rate lock (60 day commitments) through the eHousingPlus on-line lender portal.
- Within 45 days of the rate lock, the first Mortgage Loans must have been underwritten by the Lender.
- Within 60 days of rate lock, the first Mortgage Loans will close and fund. The Lender will advance the Second Loan assistance for the benefit of the Borrower(s) on behalf of the IDAs.

Pre-Purchase Compliance Review by eHousingPlus

- After the loan closing, Lenders will submit a file of loan documents to eHousingPlus for review to ensure that the Mortgage Loan meets the federal/state rules, specifically:
  - The household income does not exceed the applicable income limit
  - The First Time Homebuyer requirement is met (unless exempt)
  - All required affidavits and certifications are accurate and signed
  - Arizona set-aside rules for low income and manufactured housing are met, and federal rules for targeted area requirements are met

Lender Compensation (2.5% total)

- Lenders are permitted to charge the Borrower an Origination Fee of up to 1%. Additionally, Lenders may charge "customary and reasonable" per loan fees (appraisal, title, credit reports, etc.).
- The Servicer will pay Lenders 1.5% as first Mortgage Loans are purchased.

Loan Aggregation and Pooling into Securities/Delivery to the Bond Trustee

- First Mortgage Loans will be pooled into MBS and delivered to the Bond Trustee, delivery versus payment, at a stated approximate 104.5% purchase price.
- Lenders will provide the Servicer with representations and warranties that the first Mortgage Loan is eligible for such pooling.

STIFEL

# EXHIBIT

| | | 2023A Issue #1 | 2024A Issue #2 | 2024B Issue #3 | 2024C Issue #4 | Calendar Years 2025-26 | TOTAL |
|---|---|---|---|---|---|---|---|
| Bond Par Amount | | $ 30,000,000 | $ 50,000,000 | $ 50,000,000 | $ 70,000,000 | TBD | $ 200,000,000 |
| **Sources of Funds** | | | | | | | |
| Bond Premium Raised* | 3.71% | 1,114,400 | 1,857,000 | 1,857,000 | 2,600,000 | | 7,428,400 |
| **Uses of Funds** | | | | | | | |
| DPA Needed | 4.0% | 1,200,000 | 2,000,000 | 2,000,000 | 2,800,000 | | 8,000,000 |
| Neg Arb Reserve* | 3.2% | 950,000 | 1,583,000 | 1,583,000 | 2,217,000 | | 6,333,000 |
| Cash Flow Lag* | 0.6% | 180,000 | 300,000 | 300,000 | 420,000 | | 1,200,000 |
| Add'l SRP Deposit** | 0.5% | 150,000 | 250,000 | 250,000 | 350,000 | | 1,000,000 |
| Costs of Issuance* | 1.3% | 390,000 | 650,000 | 650,000 | 910,000 | | 2,600,000 |
| **TOTAL USES OF FUNDS** | | **$ 2,870,000** | **$ 4,783,000** | **$ 4,783,000** | **$ 6,697,000** | | **$ 19,133,000** |
| **IDA Contribution (Gross)** | | **$ 1,755,600** | **$ 2,926,000** | **$ 2,926,000** | **$ 4,097,000** | | **$ 11,704,600** |
| Less Reimbursement of Neg Arb Funds | | | | (950,000) | (1,583,000) | (3,800,000) | **(6,333,000)** |
| **IDA Contribution (Net)** | | $ 1,755,600 | $ 2,926,000 | $ 1,976,000 | $ 2,514,000 | $ (3,800,000) | **$ 5,371,600** |
| | | | | | | *from 2024B and 2024C* | |

* Estimates

** Represents the difference in the additional lender comp (1.5%) and the estimated SRP received from the Servicer (1.00%).

# ATTACHMENT D

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICAL COPY OF THE FINAL ADOPTED RESOLUTION**

RESOLUTION NO. _____

A RESOLUTION APPROVING THE ISSUANCE BY THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF PHOENIX, ARIZONA, OF SINGLE FAMILY MORTGAGE REVENUE BONDS, IN ONE OR MORE SERIES PURSUANT TO A PLAN OF FINANCE, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $200,000,000, TO FINANCE THE SERIES 2023 SINGLE FAMILY MORTGAGE REVENUE BOND PROGRAM OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF PHOENIX, ARIZONA AND THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF MARICOPA, AND APPROVING A COOPERATIVE/ INTERGOVERNMENTAL AGREEMENT, THE STANDARDS AND REQUIREMENTS AND THE GENERAL PLAN RELATING TO THE PROGRAM AND THE BONDS; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ALL NECESSARY DOCUMENTS

_____

**WHEREAS**, The Industrial Development Authority of the City of Phoenix, Arizona (the *"*Phoenix Authority*"*), is a nonprofit corporation designated a political subdivision of the State of Arizona (the "State") incorporated with the approval of the City of Phoenix, Arizona (the "City"); and

**WHEREAS**, The Industrial Development Authority of the County of Maricopa (the *"*Maricopa Authority*"* and, together with the Phoenix Authority, the "Authorities*"*) is a nonprofit corporation designated a political subdivision of the

State incorporated with the approval of Maricopa County, Arizona ("Maricopa County"); and

**WHEREAS**, Title 35, Chapter 5, of the Arizona Revised Statutes, Sections 35-701 *et seq*., as amended (the "Act"), authorizes the Authorities and each of them to issue revenue bonds to finance directly or indirectly the acquisition, construction, improvement or equipping of projects which are owner-occupied single-family dwelling units to be occupied by persons of low and moderate income; and

**WHEREAS**, the Authorities, the City and Maricopa County will enter into an agreement (the "Cooperative/Intergovernmental Agreement") providing for the Authorities' cooperation in jointly issuing bonds in an aggregate principal amount not to exceed $200,000,000 (the "Series 2023 Program Bonds") to finance their Series 2023 Single Family Mortgage Revenue Bond Program (the "Series 2023 Program") to finance directly or indirectly the acquisition, construction, improvement or equipping of projects which are owner-occupied single-family dwelling units to be occupied by persons of low and moderate income throughout the area within Maricopa County (the "Project") and providing that the combined jurisdictions of the Phoenix Authority and the Maricopa Authority will be the jurisdiction of both of the Authorities for purposes of the Series 2023 Program; and

**WHEREAS**, Section 35-706(D) of the Act provides that the Standards and Requirements adopted by the Authorities for the Series 2023 Program and the Series 2023 Program Bonds requires the approval of the Council of the City; and







DRAFT

**WHEREAS**, Section 35-726(A) of the Act provides that the General Plan adopted by the Authorities for the Series 2023 Program and the Series 2023 Program Bonds requires the approval of the Council of the City; and

**WHEREAS**, the Phoenix Authority, by Resolution No. 2023-14, duly adopted by the Board of Directors of the Phoenix Authority at a lawful meeting called and held on September 21, 2023, granted approval to the issuance and sale by the Phoenix Authority, jointly with the Maricopa Authority, of one or more series of the Series 2023 Program Bonds pursuant to a plan of finance in an aggregate principal amount not to exceed $200,000,000; and

**WHEREAS**, 35-721(B) of the Act provides that the proceedings of the Phoenix Authority under which the Series 2023 Program Bonds are to be issued require the approval of the Council of the City for the issuance of the Series 2023 Program Bonds; and

**WHEREAS**, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code") requires that an "applicable elected representative" (as that term is defined in the Code) approve the issuance of the Series 2023 Program Bonds and the plan of finance for the Project following a public hearing, which public hearing was jointly held by the Phoenix Authority and the Maricopa Authority on October 10, 2023; and

**WHEREAS**, information regarding the Series 2023 Program and the Series 2023 Program Bonds has been presented to the Council of the City; and







DRAFT

**WHEREAS**, it is intended that this Resolution shall constitute approval by the Council of the City pursuant to Sections 35-706(D), 35-726(A) and 35-721(B) of the Act and of the "applicable elected representative" as defined in Section 147(f) of the Code with respect to the Series 2023 Project Bonds.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA** as follows:

SECTION 1. The Cooperative/Intergovernmental Agreement relating to the Series 2023 Program is hereby approved. The City Manager, or his designee, is hereby authorized to execute the Cooperative/Intergovernmental Agreement. The Cooperative/Intergovernmental Agreement is to be in substantially the form now before the Council at this meeting and hereby approved, or with such changes therein as shall be approved by the City Manager, or his designee, the officers of the Authorities executing the same and by all other necessary parties, their execution thereof to constitute conclusive evidence of their approval of any and all changes or revisions therein from the form of the Cooperative/Intergovernmental Agreement now before this Council.

SECTION 2. The Standards and Requirements adopted by the Authorities for the Series 2023 Program and the Series 2023 Program Bonds are hereby approved. The Standards and Requirements are to be in substantially the form now before the Council at this meeting and hereby approved, or with such changes therein as shall be approved by the officers of the Authorities executing the same and by all other necessary parties, their execution thereof to constitute conclusive

evidence of their approval of any and all changes or revisions therein from the form of the Standards and Requirements now before this Council.

SECTION 3. The General Plan adopted by the Authorities for the Series 2023 Program and the Series 2023 Program Bonds is hereby approved. The General Plan is to be in substantially the form now before the Council at this meeting and hereby approved, or with such changes therein as shall be approved by the officers of the Authorities executing the same and by all other necessary parties, their execution thereof to constitute conclusive evidence of their approval of any and all changes or revisions therein from the form of the General Plan now before this Council.

SECTION 4. The proceedings of the Phoenix Authority under which the Series 2023 Program Bonds are to be issued are hereby approved.

SECTION 5. The issuance of the Series 2023 Program Bonds and the plan of finance for the Project are hereby approved for purposes of Section 147(f) of the Code.

SECTION 6. The City Manager, or his designee, is hereby authorized to execute all necessary documents.

SECTION 7. Notice of Arizona Revised Statutes Section 38-511 is hereby given. The provisions of that statute are by this reference incorporated herein to the extent of their applicability to matters contained herein under the laws of the State.

PASSED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA this 18th day of October, 2023.

_____
Mayor

ATTEST:

_____ City Clerk

APPROVED AS TO FORM:

_____ Acting City Attorney

REVIEWED BY:

_____ City Manager

DRAFT

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 50

## Elevator and Escalator Maintenance IFB PCC 22-006 - Request for Award (Ordinance S-50243)

Request to authorize the City Manager, or his designee, to enter into a contract with TK Elevator Corporation to provide complete elevator and escalator maintenance and repair services for the Phoenix Convention Center Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $5 million.

### Summary

This contract will provide preventative and predictive maintenance, repair services, and inspections, as required, for 42 traction and hydraulic elevators, 28 escalators, and five stage/wheelchair lifts located throughout Phoenix Convention Center Department facilities.

### Procurement Information

An Invitation for Bid procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Three vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

Selected Bidder:
TK Elevator Corporation: $47,368.78 - Monthly

Additional Bidders:
Otis Elevator Company $48,230 - Monthly
Kone Inc. $64,892 - Monthly

### Contract Term

The contract will begin on or about Dec. 1, 2023, for a five-year term with no options to extend.

## Financial Impact
The aggregate contract value will not exceed $5 million.

Funding is available in the Phoenix Convention Center Department's operating budget.

## Location
General Location: Phoenix Convention Center and Venues
Council Districts: 7 and 8

## Responsible Department
This item is submitted by Deputy City Manager John Chan and the Phoenix Convention Center Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 51

## Event Security Services Contract - Request for Award (Ordinance S-50244)

Request to authorize the City Manager, or his designee, to enter into a contract with Pride Group, LLC. to provide event security services for the Phoenix Convention Center and Venues. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. The gross sales for the contract are estimated to produce $9,701,629 over the five-year term, resulting in approximately $776,130 in revenue to the City.

### Summary

This contract will provide event security services to the Phoenix Convention Center Department (PCCD) clients. Services include exclusive event security services for shows open to the general public and non-exclusive event security for events not open to the general public. On a limited basis, event security services are provided for PCCD or other City departments for various City-sponsored events.

### Procurement Information

A Revenue Contract Solicitation procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Five vendors submitted responses and were evaluated after deemed to be responsive and responsible.

The evaluation panel recommendations were reached by consensus in consideration of published selection criteria with total points ranging from 0 - 1,000:

Method of Approach (0-300 points)
Company Resources (0-300 points)
Qualifications and Experience (0-200 points)
Financial Return to the City (0-200 points)

The following Proposer is selected for award:

Selected Vendor
Pride Group, LLC. - 964.20

Additional Proposers:
Contemporary Services Corporation - 849
Best Crowd Management - 601.40
Providers International - 435
Professional Protection Services International - 319.60

**Contract Term**
The contract will begin on or about Jan. 1, 2024, for a five-year term with no options to extend.

**Financial Impact**
The Contractor will pay eight percent commission over the five-year term, resulting in approximately $776,130 in revenue to the City.

**Location**
General Location Phoenix Convention Center and Venues
Council Districts: 7 and 8

**Responsible Department**
This item is submitted by Deputy City Manager John Chan and the Phoenix Convention Center Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 52

## Fire Department Mutual Aid Agreement for Palo Verde Nuclear Generating Station (Ordinance S-50272)

Request City Council authorization for the City Manager, or his designee, to enter into an agreement with Arizona Public Service Company (APS) as operating agent for Palo Verde Nuclear Generating Station. Further request authorization for the City Treasurer to accept all funds related to this item.

### Summary

The purpose of this agreement is for the Phoenix Fire Department to provide back-up fire suppression services at Palo Verde Nuclear Generating Station (PVNGS), and for PVNGS to provide technical expertise to Fire staff in the event of a radiological or related emergency, or in planning for these types of emergencies. In addition, PVNGS and Fire staff will participate in joint drills and exercises, training programs, pre-incident planning, post-incident critique, and other activities to enhance safe and effective emergency operations when practical and feasible to participate.

### Contract Term

The agreement shall commence on Jan. 1, 2024, and shall remain in effect through Dec. 31, 2028.

### Financial Impact

PVNGS will reimburse the City of Phoenix for all services per the terms of the agreement.

### Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Fire Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 53

## Arizona Criminal Justice Commission Project Safe Neighborhoods Grant (Ordinance S-50236)

Request retroactive authorization for the City Manager, or his designee, to allow the Police Department to apply for, accept, and enter into an agreement with the Arizona Criminal Justice Commission (ACJC) for the Project Safe Neighborhoods (PSN) grant. Funding provided under this grant will not exceed $13,500. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

### Summary

The PSN grant is a nationwide initiative that brings together federal, state, local, tribal and territorial law enforcement officials, prosecutors, community-based partners and other stakeholders to identify the most pressing violent crime problems in a community and develop comprehensive solutions to address them.

The U.S. Department of Justice, Bureau of Justice Assistance, has awarded each State funding to implement a PSN Project within their jurisdiction. The Police Department is applying for funding in the amount of $13,500 for communications and surveillance equipment that will assist Violent Crimes detectives in investigating and solving crimes. City Council request was paused while the ACJC reviewed and approved the proposed use of grant funds.

### Contract Term

The contract began on April 11, 2023 and will terminate on Dec. 30, 2023.

### Financial Impact

The amount of funding available is $13,500. No matching funds are required.

### Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 54

## Intergovernmental Agreement for Facility Access and Usage of Phoenix Police Department Emergency Operations Center (Ordinance S-50268)

Request retroactive authorization for the City Manager, or his designee, to authorize the Police Department to enter into an agreement with the Maricopa County Sheriff's Office to use the City's driving track to train their cadets and officers on proper driving techniques.

### Summary
The Maricopa County Sheriff's Office (MCSO) does not have a location to provide proper driving techniques to their cadets and officers and have utilized the Phoenix Police Department's Emergency Vehicle Operation Center to train their cadets and officers for several years.

The use of the driving track does not interfere with any training involving Phoenix Police personnel and does not use any Phoenix Police vehicles. MCSO provides their own vehicles when training their cadets and/or officers as well as provides additional driving instructors to assist Phoenix Police training, specifically driving instructor school training.

### Contract Term
The Intergovernmental Agreement will be effective for one year beginning Aug. 9, 2023, terminating on Aug. 8, 2024.

### Financial Impact
There is no financial impact to the City of Phoenix.

### Location
Emergency Vehicle Operation Center
8645 W. Broadway Rd. Tolleson, Ariz. 85353
Council District: 7

### Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 55

## Airport Security Guard Services Contracts AVN RFP 23-033 - Request for Award (Ordinance S-50247)

Request to authorize the City Manager, or his designee, to enter into contracts with Covenant Aviation Security, LLC and Universal Protection Security Systems, LP dba Allied Universal Security Services to provide airport security guard services for the Aviation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will be up to $45 million.

## Summary

These contracts will provide licensed, unarmed uniformed security guards, equipment, supplies and supervision as necessary to provide high quality security services on an as-needed basis for Phoenix Sky Harbor International Airport (PHX), Phoenix Deer Valley Airport (DVT), and Goodyear Airport (GYR) and their owned and maintained facilities. PHX is regulated under the Code of Federal Regulations Title 49, Parts 1500 through 1580. As a regulated entity, the Transportation Security Administration requires airports to maintain a federally-approved Airport Security Plan. The scope of security services in these contracts are necessary to ensure compliance with the approved plan.

## Procurement Information

A Request for Proposal procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Four vendors submitted proposals and three proposals were deemed responsive and responsible for both Group 1 (Regulatory - External) and Group 2 (Regulatory - Internal) contracting opportunities. An evaluation committee of City staff and airport stakeholders evaluated the proposals based on the following criteria with a maximum possible point total of 1,000:

Business and Operations Plan and Method of Approach to Scope of Work (0-350 points)
Company Qualifications and Experience (0-275 points)
General Manager Qualifications and Experience (0-225 points)
Fee Schedule (0-150 points)

After reaching consensus, the evaluation committee recommends award to the following vendors:

Group 1 - Airport Security Guard Services (Regulatory - External)
Covenant Aviation Security, LLC - 947.5 points

Group 2 - Airport Security Guard Services (Regulatory - Internal)
Universal Protection Security Systems, LP dba Allied Universal Security Services - 947.75 points

**Contract Term**
The contracts will begin on or about Jan. 1, 2024, for a two-year term with three one-year options to extend at the sole discretion of the Director of Aviation Services.

**Financial Impact**
The total contract value will not exceed $45 million for the five-year term.

Funding is available in the Aviation Department Operating Budget.

**Concurrence/Previous Council Action**
The Phoenix Aviation Advisory Board (PAAB):
• Recommended approval of this item on Sept. 21, 2023, by a vote of 6-0.

**Location**
Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road
Phoenix Deer Valley Airport, 702 W. Deer Valley Road
Goodyear Airport, 1658 S. Litchfield Road, Goodyear, Ariz.
Council Districts: 1, 8, and Out of City

**Responsible Department**
This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 56

## Escalator Cleaning Services IFB 20-002 - Amendment (Ordinance S-50250)

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 155470 with West Coast Escalator Cleaning, Inc. to add the Aviation Department for deep cleaning of the escalators and moving walkways at Phoenix Sky Harbor International Airport. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will be up to $377,500.

### Summary
This contract will provide all equipment, labor, and supplies required to deep clean the escalators and moving walkways located at the Phoenix Convention Center and Phoenix Sky Harbor International Airport on an as needed basis. Cleaning service will include removing excess grease on the escalators and moving walkways to prevent slipping hazards for the traveling public.

### Contract Term
The Contract term remains unchanged, ending on Nov. 30, 2026.

### Financial Impact
Upon approval of $377,500 in additional funds, the revised total value of the Contract will be up to $755,000. Funds are available in the Aviation and Phoenix Convention Center departments' budgets.

### Concurrence/Previous Council Action
The City Council previously reviewed this request:

• Escalator Cleaning Service Contract No. 155470 (Ordinance S-48026) on Oct. 27, 2021

### Location
Phoenix Convention Center, 100 N. 3rd St.
Phoenix Sky Harbor International Airport, 2485 E Buckeye Road
Council Districts: 7 and 8

### Responsible Department
This item is submitted by Deputy City Managers John Chan and Mario Paniagua, and the Phoenix Convention Center and Aviation departments.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 57

## Terminal 4 South 1 Concourse Retail Concessions Phase II at Phoenix Sky Harbor International Airport - Request for Award (Ordinance S-50253)

Request to authorize the City Manager, or his designee, to execute a lease agreement with Paradies Lagardere @ PHX 2022 LLC dba Paradies Lagardere (Paradies) for the development, operation, and management of retail concessions in the new Terminal 4 South 1 (T4S1) Concourse at Phoenix Sky Harbor International Airport (PHX) with a term of 10 years with no options to extend. Further request to authorize the City Manager, or his designee, to execute a lease of up to 1,500 square feet as additional support space in Terminal 4 for Paradies's operational needs. Further request to authorize the City Treasurer accept all funds related to this item.

### Summary

On March 17, 2021, the Phoenix City Council authorized the Aviation Department to issue a revenue contract solicitation (RCS) for retail concessions in new T4S1 Concourse. The RCS was divided into two contract award phases. Phase One of the RCS was issued on May 27, 2021, and contract awards were approved on Dec. 2, 2021, for two retail concession operations to Marshall Retail Group LLC dba Uptown Phoenix and InMotion. This action is for award of Phase Two.

The goals of the RCS were to optimize sales and revenue over the term of the lease, provide quality and unique retail merchandise to passengers, emphasize local culture in the design of the facility, and select respondents with experience operating successful retail concessions in the U.S. and abroad.

### Procurement Information

The Aviation Department issued Phase Two of the RCS on Sept. 21, 2022, and responses were due on Dec. 9, 2022. Two responses were received and deemed responsive and responsible. The evaluation panel met for the initial consensus meeting on Feb. 21, 2023, and respondent interviews were held on March 9, 2023. The panel's award recommendation was published on the City's public award website on April 11, 2023. The RCS was processed in accordance with Administrative Regulation 3.10.

An evaluation panel evaluated the responses based on the following published criteria in the RCS with total points ranging from 0 to 1,000:

- Proposed concepts and merchandise plans for each concessions space 0-250 points
- Design and quality of tenant improvements 0-200 points
- Management, marketing, operations, and technology plans 0-200 points
- Experience and qualifications of the Respondent 0-150 points
- Proposed business plan 0-100 points
- Financial return to the City 0-100 points

The consensus score and ranking for each respondent by the evaluation panel is shown below in consideration of the above criteria:

| Respondent | Points |
|---|---|
| Paradies Lagardere @ PHX 2022 LLC dba Paradies Lagardere | 925 |
| HG PHX Concessions JV dba Hudson | 835 |

The evaluation panel selected for award: Paradies Lagardere @ PHX 2022 LLC dba Paradies Lagardere

**Public Outreach**
The RCS process included all standard and required outreach efforts, including advertising in aviation industry publications.

**Contract Term**
The term of the lease will be 10 years with no options to extend.

**Financial Impact**
The estimated annual revenue to the City will be the established minimum annual guarantee (MAG) or percentage of gross sales, whichever is greater. MAG for the first year will be $400,000. The MAG will be adjusted annually thereafter at 85 percent of the prior year's annual rent or 100 percent of MAG for the first Lease year, whichever is greater.

**Concurrence/Previous Council Action**
The Phoenix Aviation Business and Development Subcommittee recommended approval of this item on Aug. 3, 2023, by a vote of 2-0 and the Phoenix Aviation Advisory Board recommended approval of the item on Aug. 17, 2023, by a vote of 7-0. The Transportation, Infrastructure and Planning Subcommittee recommended approval of this item on Sept. 20, 2023, by a vote of 3-0.

## Location
Phoenix Sky Harbor International Airport - 2485 E. Buckeye Road
Council District: 8

## Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 58

## Terminal 4 South 1 Concourse Food and Beverage Concessions Phase II at Phoenix Sky Harbor International Airport - Request for Award (Ordinance S-50255)

Request to authorize the City Manager, or his designee, to execute a lease agreement with PHX S1 Restaurant Partners, LLC. for the development, operation, and management of food and beverage concessions in the new Terminal 4 South 1 (T4 S1) Concourse at Phoenix Sky Harbor International Airport for 10 years with no options to extend. Further request to authorize the City Manager, or his designee, to lease up to 1,500 square feet as additional support space in T4 for PHX S1 Restaurant Partners, LLC's operational needs. Further request to authorize the City Treasurer accept all funds related to this item.

### Summary

On March 17, 2021, Phoenix City Council authorized the Aviation Department to issue a revenue contract solicitation (RCS) for food and beverage concessions in the new T4 S1 Concourse. The RCS was divided into two contract award phases. Phase One of the RCS was issued on May 27, 2021, and contract awards were approved on March 2, 2022, for two food and beverage concession operations to The Grove, Inc. and Emerging Domestic Market Ventures, LLC. This action is for award of Phase Two.

The goals of the RCS were to optimize sales and revenue over the term of the lease, provide quality food and beverage offerings to passengers, emphasize local culture in the design of the facility, and select respondents with experience operating successful food and beverage concessions in the United States and aboard.

### Procurement Information

The Aviation Department issued Phase Two of the RCS on Sept. 21, 2022, and responses were due on Dec. 9, 2022. Three responses were received, and all responses were deemed responsive and responsible. The evaluation panel met for the initial consensus meeting on Feb. 14, 2023, and respondent interviews were held on March 20, 2023. The panel's award recommendation was posted on the City's public award website on April 11, 2023. The RCS was processed in accordance with Administrative Regulation 3.10.

An evaluation panel evaluated the responses based on the following published criteria in the RCS with total points ranging from 0 to 1,000:

| | |
|---|---|
| Proposed concepts and menu plans for each concessions space | 0-250 points |
| Design and quality of tenant improvements | 0-225 points |
| Management, marketing, operations, and technology plans | 0-175 points |
| Experience and qualifications of the respondent | 0-150 points |
| Proposed business plan | 0-100 points |
| Financial return to the City | 0-100 points |

The consensus score and ranking for each respondent by the evaluation panel is shown below in consideration of the above criteria:

| Respondents | Points |
|---|---|
| PHX S1 Restaurant Partners, LLC. | 980 |
| SSP America, Inc. | 935 |
| High Flying Foods PHX, LLC. | 900 |

The evaluation panel selected for award: PHX S1 Restaurant Partners, LLC.

**Public Outreach**
The RCS solicitation process included all standard and required outreach efforts, including advertising in aviation industry publications.

**Contract Term**
The term of the Lease will be 10 years with no options to extend.

**Financial Impact**
The estimated annual revenue to the City will be the established minimum annual guarantee (MAG) or percentage of gross sales, whichever is greater. MAG for the first year will be $344,625. The MAG will be adjusted annually thereafter at 85 percent of the prior year's annual rent or 100 percent of MAG for the first lease year, whichever is greater.

**Concurrence/Previous Council Action**
The Phoenix Aviation Business and Development Subcommittee recommended approval of this item on Aug. 3, 2023, by a vote of 2-0 and the Phoenix Aviation Advisory Board recommended approval of the item on Aug. 17, 2023, by a vote of 7-0. The City Council Transportation, Infrastructure, and Planning Subcommittee recommended approval of this item on Sept. 20, 2023, by a vote of 3-0.

## Location
Phoenix Sky Harbor International Airport - 2485 E. Buckeye Road
Council District: 8

## Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 59

## Hangar Lease Amendments with State of Arizona Department of Public Safety at Phoenix Sky Harbor International Airport (Ordinance S-50265)

Request to authorize the City Manager, or his designee, to amend Corporate Hangar Lease 142410 and Executive Hangar Lease 152019 with the State of Arizona Department of Public Safety at Phoenix Sky Harbor International Airport to extend the Term until Jan. 31, 2026, with two one-year options.

### Summary

State of Arizona Department of Public Safety (DPS) entered into Corporate Hangar Lease 142410 in April 2016 and Executive Hangar Lease 152019 in March 2020. Lease 142410 is scheduled to terminate in October 2024 and Lease 152019 is scheduled to terminate in February 2024. DPS is requesting that the Leases be extended until Jan. 31, 2026, with two one-year options. The hangars are used for the storage and allowed maintenance of DPS's approved aircraft and for no other use or purpose without the consent of the Director of Aviation Services.

### Contract Term

The amended lease term will be extended until Jan. 31, 2026, with two one-year options to extend that may be exercised at the sole discretion of the Director of Aviation Services.

### Financial Impact

Current rent for Lease 142410 is approximately $143,965 per year ($11,997 monthly) and Lease 152019 is approximately $17,663 per year ($1,472 monthly). Combined annual rent is approximately $161,628 ($13,469 monthly). Rent will be adjusted per the Phoenix-Mesa-Scottsdale Consumer Price Index or three percent, whichever is greater, each year of the extension. The total anticipated revenue over the extension, if all options are exercised, will be approximately $537,067.

### Concurrence/Previous Council Action

The City Council approved:

- Lease 142410 (Ordinance S-40238) on Oct. 2, 2013;
- Lease 142410 - Amendment (Ordinance S-46941) on Sept. 16, 2020; and

- Lease 152019 (Ordinance S-46215) on Dec. 2, 2019.

The Phoenix Aviation Advisory Board recommended approval of this item on Sept. 21, 2023, by a vote of 6-0.

## Location

Phoenix Sky Harbor International Airport - 2615 & 2629 E. Air Lane
Council District: 8

## Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 60

## Passenger Boarding Bridges Maintenance and Repair Services Contract AVN RFP 23-035 - Request for Award (Ordinance S-50267)

Request to authorize the City Manager, or his designee, to enter into a contract with Oxford Electronics, Inc dba Oxford Airport Technical Services to provide passenger boarding bridge maintenance and repair services for the Aviation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will be up to $6,475,000.

### Summary

This contract will provide passenger boarding bridge (PBB) repair and maintenance services at Phoenix Sky Harbor International Airport. The contractor will manage and service the PBB system and is required to have the PBB system fully operational 24 hours a day, 7 days a week, 365 days a year. The contractor will provide preventative maintenance as specified in the Original Equipment Manufacturer maintenance manuals for all PBB equipment to ensure protection of all passengers, peak performance, and minimal downtime.

### Procurement Information

In accordance with Administrative Regulation 3.10 a Request for Proposal was issued and one proposal was received and deemed responsive and responsible.

An evaluation committee of City staff evaluated the offer based on the following criteria with a maximum possible point total of 1000:

Operations Plan (0-300 points)
Qualifications and Experience (0-275 points)
Quality Assurance Program (0-250 points)
Pricing (0-175 points)

After reaching consensus, the evaluation committee recommends award to the following vendor:

Oxford Electronics, Inc dba Oxford Airport Technical Services, 725 points.

## Contract Term
The contract will begin on or about Dec. 1, 2023, for a three-year term with two one-year options to extend for a five-year contract.

## Financial Impact
The total contract value will be up to $6,475,000 for the five-year contract term.

Funding is available in the Aviation Department's Operating budget.

## Location
Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road
Council District: 8

## Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 61

## Dial-a-Ride Trip Scheduling and Dispatch Software Contract Amendment (Ordinance S-50260)

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 148851 with Trapeze Software Group, Inc. to extend maintenance and support and provide professional services and training. Further request to authorize the City Controller to disburse all funds related to this item. The total cost of the amendment, including optional extensions and taxes, will not exceed $1,108,545 through 2028.

### Summary

The City of Phoenix provides paratransit (Dial-a-Ride) services for disabled residents. The Public Transit Department utilizes Trapeze software for scheduling and dispatch, rider notification services, and a passenger web portal for booking and managing Dial-a-Ride accounts and trips. Phoenix's regional partners utilize the same software to ensure multi-jurisdictional trips operate seamlessly.

This request is to extend licensing and maintenance for the software, as well as utilize the vendor's professional services to migrate the database environment, in preparation for upgrading the software to the latest version. This request includes training needed to ensure a successful upgrade and utilization of the enhancements in the upgraded software version.

This item has been reviewed and approved by the Information Technology Services Department.

### Contract Term

This amendment will extend the contract term for an additional two years through Nov. 30, 2025, with three optional one-year extensions to Nov. 30, 2028.

### Financial Impact

This request is for an additional $1,108,545 (including tax), for a total aggregate contract value of $2,123,327.

## Concurrence/Previous Council Action

The City Council previously approved this request:

- Contract for Maintenance of Software and Licensing Services with Trapeze Software Group, Inc. (Ordinance S-45099) on Nov. 7, 2018;
- Dial-A-Ride Service Web Portal Software License and Passenger Notification License/Services Agreement Amendment (Ordinance S-47587) on May 19, 2021.

## Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 62

## Fuel Terminal Services Contract - RFA 24-FSD-024 Request for Award (Ordinance S-50246)

Request to authorize the City Manager, or his designee, to enter into a contract with Caljet of America, LLC to provide fuel storage and pipeline space for the Public Works Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $972,000.

### Summary
The City of Phoenix Public Works Department is responsible for procuring fuel for the majority of the City. This fuel must be moved through a pipeline, as well as stored and blended locally for fuel trucks to distribute to designated citywide fuel sites. This contract will provide pipeline receipts, guaranteed storage space, as well as loading services at the rack with additive injection capabilities.

### Procurement Information
In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition, citing unusual nature. The City of Phoenix requests storage space, blending and loading capabilities that are only provided by a limited number of vendors, and due to the volume of fuel purchased, fuel storage terminal services connected to the pipeline are currently required.

### Contract Term
The contract will begin on or about Dec. 1, 2023, for a two-year term with no options to extend.

### Financial Impact
The contract value for will not exceed $972,000 for the two-year term.

Funding is available in the Public Works Department's budget.

### Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Public Works Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 63

## Carrier Brand Heating, Ventilation, and Air Conditioning Parts and Equipment Agreement (Ordinance S-50254)

Request to authorize the City Manager, or his designee, to enter into an agreement with Russell Sigler, Inc. to purchase heating, ventilation, and air conditioning (HVAC) parts and equipment on an as-needed basis. Further request to authorize the City Controller to disburse all funds related to this item. The value of the agreement will not exceed $510,000.

### Summary
The Public Works Department is responsible for maintaining HVAC equipment in City-owned facilities. Carrier brand HVAC systems are currently installed in various City facilities and require brand specific parts to maintain and repair the systems. This agreement will provide essential Carrier brand parts and equipment necessary to maintain functional operation and longevity of existing HVAC systems in these facilities. This agreement will also provide Carrier brand parts and equipment for the Aviation and Phoenix Convention Center departments.

### Procurement Information
In accordance with Administrative Regulation 3.10, normal competition was waived as the result of a determination memo citing that Russell Sigler, Inc. is the sole source provider in Arizona for Carrier brand HVAC parts and equipment.

### Contract Term
The five-year term of the agreement will begin on or about Jan. 1, 2024.

### Financial Impact
The value of the agreement will not exceed $510,000, including all applicable taxes, with an estimated annual expenditure of $102,000.

### Responsible Department
This item is submitted by Deputy City Managers Mario Paniagua and John Chan and the Public Works, Aviation, and Phoenix Convention Center departments.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 64

## Apply for U.S. Department of Energy Consumer Electronics Battery Recycling, Reprocessing, and Battery Collection Grant Opportunity for Federal Fiscal Year 2022-23 - Federal Bipartisan Infrastructure Law Funding (Ordinance S-50269)

Request to retroactively authorize the City Manager, or his designee, to apply for, accept and, if awarded, enter into an agreement for disbursement of Federal funding from the U.S. Department of Energy (USDOE) through the Federal Fiscal Year 2022-23 Consumer Electronics Battery Recycling, Reprocessing, and Battery Collection Grant opportunity. If awarded, the funding will be used to conduct a multi-media and education campaign focused on proper battery recycling and disposal. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. Funding for this grant opportunity is available through the Federal Bipartisan Infrastructure Law. The total grant funds applied for will not exceed $1.25 million, and the City would not be required to provide a local match.

### Summary

The increasing prevalence of batteries in the national solid waste stream and the introduction of more recycling markets present a unique opportunity to divert batteries from the landfill. Additionally, lithium-ion batteries can pose a fire risk to the City's solid waste collection trucks, transfer stations and material recovery facilities when individuals improperly dispose of them. To protect human health and the environment while advancing the City's circular economy initiatives and waste diversion goals, the Public Works Department is working to increase residential recycling and proper disposal of batteries.

The USDOE Consumer Electronics Battery Recycling, Reprocessing, and Battery Collection Grant program aims to expand participation in consumer electronics battery recycling programs. On Sept. 18, 2023, USDOE notified the City that they encourage the submittal of a full grant application based on the City's submitted concept paper. The grant application submittal was due within 30 days from this notification, or no later than Oct. 18, 2023.

The Public Works Department is requesting retroactive authorization to submit an application for grant funds of up to $1.25 million. If awarded, funding would be used by the Public Works Department to implement a Citywide multi-media and education

campaign in partnership with the Communications Office and the City's marketing contractor, O.H. Partners. The two-year campaign will educate residents about the dangers of improper battery disposal and increase awareness of the City's Household Hazardous Waste Home Collection Program. The grant was submitted prior to the deadline of Oct. 18, 2023. If not authorized, the grant application can be withdrawn. The Public Works Department is also requesting authorization to enter into agreements to accept the funding if awarded.

## Financial Impact

The estimated total project cost is approximately $1.25 million. The maximum federal participation rate is 100 percent, with a minimum local match of zero percent of the total eligible cost. If awarded, the federal match would not exceed $1.25 million and the City’s costs would be approximately $0 for the local match.

There is no required cost share for the City. Potential grant funding received is available through the Federal Bipartisan Infrastructure Law, from USDOE through the Federal Fiscal Year 2022-23 Consumer Electronics Battery Recycling, Reprocessing, and Battery Collection Grant program.

## Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Communications Office and Public Works Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 65

## Name Change on City Agreement to CONSOR North America, Inc. - Amendment (Ordinance S-50238)

Request to authorize the City Manager, or his designee, to execute an amendment with Project Engineering Consultants, LTD. to Agreement 157885 for Sub-Regional Operating Group (SROG) Southern Avenue Interceptor Condition Assessment Engineering Services, to approve a name change to Consor North America, Inc. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item.

### Summary
On Aug. 29, 2023, the City and Project Engineering Consultants, LTD. entered into Agreement 157885 for the SROG Southern Avenue Interceptor Condition Assessment Engineering Services.

This amendment is necessary because on Dec. 3, 2022, Project Engineering Consultants, LTD. notified the City of Phoenix of its name change from Project Engineering Consultants, LTD. to Consor North America, Inc. and is now operating under the name of Consor North America, Inc.

The Southern Avenue Interceptor is owned by SROG and operated by the City of Phoenix.

### Contract Term
The term of the agreement remains unchanged.

### Financial Impact
The agreement value remains unchanged.

### Concurrence/Previous Council Action
The SROG Advisors authorized the project on June 16, 2022.
The City Council approved Engineering Services Agreement #157885 (Ordinance S-49451) on March 1, 2023.

## Location
Southern Avenue from 48th Street to 51st Avenue, continuing to 91st Avenue between Southern Avenue and Broadway Road
Council Districts: 7, 8 and Out of City

## Responsible Department
This item is submitted by Deputy City Managers Ginger Spencer and Alan Stephenson, the Water Services Department and the City Engineer.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 66

## Drought Resiliency Groundwater Program - Engineering Services - WS85010030, WS85010054, WS85010059, WS85400007 (Ordinance S-50240)

Request to authorize the City Manager, or his designee, to enter into an agreement with Wilson Engineers, LLC to provide Engineering Services that include planning, design, construction administration and inspection, system evaluation, and plan updates for the Drought Resiliency Groundwater project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed $20 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

### Summary

The purpose of this project is to provide engineering services for the installation of up to six new production wells and potentially rehabilitate or re-drill up to four existing inactive production wells. The new wells will be used to augment the City's potable water resources during time of long-term water shortages, emergency outages, and meeting potable system demand balancing.

Wilson Engineers, LLC's services include, but are not limited to: assisting the City with siting of the new production wells, providing assistance and coordination with Water Services staff and other consultants and contractors as required for the drilling of boreholes and test wells at the candidate sites, providing assessments and recommendations of select inactive wells to evaluate potential rehabilitation and reactivation, and coordinating with City Water Resources staff and the Arizona

Department of Water Resources on permitting of the new sites.

**Procurement Information**
The selection was made using a qualifications-based selection process set forth in section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Five firms submitted proposals and are listed below.

Selected Firm
Rank 1: Wilson Engineers, LLC

Additional Proposers
Rank 2: Carollo Engineers, Inc.
Rank 3: Hazen and Sawyer, P.C.
Rank 4: Brown and Caldwell, Inc.
Rank 5: Black & Veatch Corporation

**Contract Term**
The term of the agreement is five years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

**Financial Impact**
The agreement value for Wilson Engineers, LLC will not exceed $20 million, including all subconsultant and reimbursable costs.

Funding is available in the Water Services Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

**Responsible Department**
This item is submitted by Deputy City Managers Ginger Spencer and Alan Stephenson, the Water Services Department and the City Engineer.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 67

## Hot Mix Asphalt Products Requirements Contract - RFQu 18-206 - Letter of Agreement to Extend Contract with CalMat, Co. (Ordinance S-50242)

Request to authorize the City Manager, or his designee, to execute a letter of agreement with CalMat, Co. for the limited purpose of creating an interim term to continue to conduct business while new contracts are procured. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are needed; request to continue using Ordinance S-44479.

### Summary

This contract provides cold and hot mix asphalt and emulsion binder material throughout the City for regular patching, paving, and street maintenance projects. The existing contract expired on April 30, 2023. The City and vendor agreed to continue operations under the existing terms until a new competitive procurement process was completed and new contracts were issued on June 15, 2023. This action will allow the City to administratively reconcile outstanding invoices in the system as part of the contract close-out process.

### Contract Term

The term of the Letter of Agreement will administratively extend the contract from April 30, 2023, through Nov. 30, 2023, for the purpose of reconciling outstanding invoices.

### Financial Impact

The five-year aggregate contract value of $11,232,500 as originally approved will not be exceeded by this action. Funds are available in the Street Transportation Department's budget.

### Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Asphalt Binder Emulsion, Cold Mix and Hot Mix Asphalt Contract RFQu 23-078 (Ordinance S-49835) on June 14, 2023;
- Hot Mix Asphalt Products, Requirements Contract, RFQu 18-206 (Ordinance S-44479) on April 18, 2018.

## Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Street Transportation Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 68

## Val Vista Water Treatment Plant Rehabilitation 2023 - Engineering Services - WS85230059 (Ordinance S-50256)

Request to authorize the City Manager, or his designee, to enter into an agreement with Carollo Engineers, Inc. to provide Engineering Services that include assessment, design, and possible construction administration and inspection services for the Val Vista Water Treatment Plant Rehabilitation 2023 project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed $11.8 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

### Summary

The purpose of this project is to rehabilitate the following treatment systems at the Val Vista Water Treatment Plant: Chemical Feed Stations, West Plant Bar Screens, Solid Handling Facility Polymer Feed System, Sludge Collectors, Reservoir Electrical Building, East Plant Sedimentation Basins 4-6 launders, and East Plant Raw Water Pumps.

Carollo Engineers, Inc. will work together with the selected Construction Manager at Risk, City of Phoenix Water Services Engineering Division, and the operating staff to design and construct a project that is within budget and meets the City's needs. The firm will perform a comprehensive condition assessment and provide recommendations for repairs and/or rehabilitation which may include mechanical, electrical and/or structural assets.

## Procurement Information
The selection was made using a qualifications-based selection process set forth in section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Two firms submitted proposals and are listed below.

Selected Firm
Rank 1: Carollo Engineers, Inc.

Additional Proposer
Rank 2: Black & Veatch Corp.

## Contract Term
The term of the agreement is five years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

## Financial Impact
The agreement value for Carollo Engineers, Inc. will not exceed $11.8 million, including all subconsultant and reimbursable costs.

Funding is available in the Water Services Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

## Location
Intersection of McDowell Road and Lindsay Road in Mesa, Ariz.
Council District: Out of City

## Responsible Department
This item is submitted by Deputy City Managers Ginger Spencer and Alan Stephenson, the Water Services Department and the City Engineer.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 69

## 24th Street Water Treatment Plant Rehabilitation 2021 - Construction Manager at Risk Construction Services Amendment - WS85290032 (Ordinance S-50257)

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 154723 with PCL Construction, Inc. to provide additional Construction Services for the 24th Street Water Treatment Plant Rehabilitation 2021 project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The additional fee for services included in this amendment will not exceed $24.3 million.

### Summary

The purpose of this project is to address the repair or replacement of raw water pump station valves, flow meters, flocculation basin inlet channel hydraulic modifications, gates and probes, sedimentation basin weir plate, filter effluent pipes, meters, chemical feed area piping, chemical and maintenance building minor repairs, solids handling backwash equalization basin pumps, sludge blanket monitoring, backwash clarifier mechanism, various electrical equipment such as transformers, standby generators, electrical panels, and modifications at the administration building area, electrical building, and chemical building.

This amendment is necessary to provide continued construction services focused on rehabilitation and improvements at solids handling facilities, chemical feed area, pre-sedimentation basin pump station, and miscellaneous electrical modifications associated with the rehab work. This amendment will provide additional funds to the agreement.

### Contract Term

The term of the agreement remains unchanged.

### Financial Impact

- The initial agreement for Preconstruction and Construction Services was approved for an amount not to exceed $300,000, including all subcontractor and reimbursable costs.

- An amendment was approved for an additional $10,242,943, including all subcontractor and reimbursable costs, for a new total amount not to exceed $10,542,943, including all subcontractor and reimbursable costs.
- This amendment will increase the agreement by an additional $24.3 million, for a new total amount not to exceed $34,842,943, including all subcontractor and reimbursable costs.

Funding for this amendment is available in the Water Services Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to the execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

**Concurrence/Previous Council Action**
The City Council approved:

- Preconstruction and Construction Services Agreement 154723 (Ordinance S-47776) on July 1, 2021; and
- Construction Services Agreement 154723 Amendment (Ordinance S-49494) on March 22, 2023.

**Location**
24th Street Water Treatment Plant
Council District: 6

**Responsible Department**
This item is submitted by Deputy City Managers Ginger Spencer and Alan Stephenson, the Water Services Department and the City Engineer.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 70

## Apply for U.S. Department of Transportation Reconnecting Communities and Neighborhoods Grant Opportunity for Federal Fiscal Year 2022-23 - Federal Bipartisan Infrastructure Law Funding (Ordinance S-50259)

Request to retroactively authorize the City Manager, or his designee, to apply for, accept and, if awarded, enter into agreement(s) for disbursement of Federal funding from the U.S. Department of Transportation (USDOT) through the Federal Fiscal Year (FFY) 2022-23 Reconnecting Communities and Neighborhoods (RCN) Program grant opportunity. If awarded, the funding will be used to initiate a planning grant and/or a capital construction grant. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. Funding for these grant opportunities is available through the Federal Bipartisan Infrastructure Law and the Inflation Reduction Act. The total grant funds applied for will not exceed $31 million, and the City's local match would not exceed $5.5 million for both grants.

### Summary

The RCN grant is a new funding program under the Bipartisan Infrastructure Law, which was signed into law on Nov. 15, 2021. The USDOT issued a Notice of Funding Opportunity on July 5, 2023. The RCN grant is a re-branded program in its second year which combined Reconnecting Communities Pilot and Neighborhood Access and Equity programs into a single funding opportunity for FFY 2022-23. Together, this combined program now known as RCN aims to fund projects that consider these specific goals and objectives:

- Prioritize disadvantaged communities;
- Aim to improve access to daily needs such as jobs, education, health care, food, and recreation;
- Foster equitable development and restoration; and
- Reconnect communities by removing, retrofitting, or mitigating highways or other transportation facilities that create barriers to community connectivity, including mobility, access or economic development.

The City intends to submit for two grants: a planning grant to study important connections within the Maryvale Village; and a capital construction grant to focus on connectivity and improvements 1) from the future Rio Reimagined Bicycle and

Pedestrian Bridge, funded by the City's FFY 2021-22 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant award and 2) to future PHX Cultural Corridor project, funded by the City's FFY 2022-23 RAISE grant award.

Planning Grant Application
The planning grant application will study important connections within the Maryvale Village, approximately bounded by: Camelback Road to the north, Encanto Boulevard to the south, 75th Avenue to the west, and 43rd Avenue to the east. The Reconnecting Maryvale project is estimated to cost up to $6 million, with no local match required, due to the proposed project boundary being located 100 percent within a disadvantaged community.

Capital Construction Grant Application
The capital construction grant will focus on connectivity from the future Rio Reimagined Bicycle and Pedestrian Bridge along the 3rd Street alignment to Jefferson Street, including improvements to Buckeye Road from Central Avenue to 7th Street, connecting to the future PHX Cultural Corridor. The capital construction project for the 3rd Street Connector from the Rio Salado to Jefferson Street and Buckeye Road is estimated up to $25 million, with a minimum local match requirement of 0-20 percent of the total project cost, due to the majority of the boundary (94.4 percent) being in a disadvantaged community.

The RCN grant submittal deadline was Sept. 28, 2023. Since internal selection of the specific grants was carefully considered, this impacted staff's ability to request authorization ahead of the grant submittal deadline.

## Financial Impact
The estimated total costs for the projects are up to $6 million for the planning grant and up to $25 million for the capital construction grant. The maximum federal participation rate for the planning grant is 100 percent with a minimum local match of 0 percent of the total eligible project cost and the maximum federal participation rate for the capital construction grant is 80-100 percent with a minimum local match of 0-20 percent of the total eligible project cost. If awarded the planning grant, the federal match would not exceed $6 million and the City's costs would be approximately $0 for the local match. If awarded the capital construction grant, the federal match would not exceed $20-25 million and the City's costs would be approximately $0-5.5 million for the local match, if match is required.

Funding for the local match is available in the Street Transportation Department's Capital Improvement Program budget. Potential grant funding received is available through the Federal Bipartisan Infrastructure Law, from USDOT through the FFY 2022-

23 RCN grant opportunity.

## Location

Planning Grant
75th to 43rd avenues, Encanto Boulevard to Camelback Road

Capital Construction Grant
3rd Street from the Rio Salado to Jefferson Street; and Buckeye Road from Central Avenue to 7th Street
Council Districts: 4, 5, 7 and 8

## Responsible Department

This item is submitted by Deputy City Managers Alan Stephenson and Mario Paniagua, and the Street Transportation Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 71

## Authorization to Enter into an Agreement with the Salt River Project Agricultural Improvement and Power District, Honeywell International, Inc., and the Arizona Department of Environmental Quality (Ordinance S-50263)

Request to authorize the City Manager, or his designee, to enter into an agreement with Salt River Project Agricultural Improvement and Power District (SRP), Honeywell International, Inc. (Honeywell), and the Arizona Department of Environmental Quality (ADEQ) to facilitate sampling of up to 180 groundwater wells within the West Van Buren Water Quality Assurance Revolving Fund (WQARF) site area. Further request authorization for the City Controller to disburse all funds related to this item.

### Summary

As part of the ongoing remediation and monitoring of water quality at the WQARF site, SRP, Honeywell and Phoenix have agreed to fund water quality sampling in the area. ADEQ will procure a contractor for the sampling program and will be reimbursed by the other parties. ADEQ's contractor will sample water from up to 180 wells in and around the site. Groundwater level data, monthly performance reports, groundwater sample analytical data (including raw data), validation reports and a final groundwater monitoring report will be provided to all parties.

### Contract Term

This agreement will commence on the date of execution by all parties and continue in full force and effect until June 30, 2024, unless otherwise terminated pursuant to the terms of the agreement.

### Financial Impact

The total agreement cost will be up to $189,823.00 for the contract term, of which Phoenix will be responsible for one third, or a maximum of $63,275.00. Funding is available in the Water Services Department's operating budget.

### Concurrence/Previous Council Action

On July 3, 2019, the City Council approved Ordinance S-45909 authorizing the City Manager to enter into a similar groundwater sampling agreement with ADEQ .

## Location
West Van Buren WQARF Site
Council Districts: 4, 7, and 8

## Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Water Services Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 72

## Oracle Customer Care and Billing (Ordinance S-50271)

Request to authorize the City Manager, or his designee, to grant an exemption from the indemnification and liability provisions of section 42 - 18 of the City Code and allow inclusions of indemnification and limitation of liability provisions in the agreement with Ernst & Young U.S., LLP as previously authorized by Ordinance S-49720 for the technical upgrade to the Oracle Customer Care and Billing (CC&B). No additional funds are needed.

### Summary

Ernst & Young U.S., LLP was selected through a competitive process to perform a technical upgrade to Oracle CC&B software. The Water Services Department, in conjunction with the Information Technology Services, Public Works and Finance departments, provide a customer information and billing system for water, wastewater, solid waste services, and other applicable taxes and fees.

This CC&B upgrade aims at optimizing the base features while minimizing the customizations to strategically enhance security, streamline processes, increase interoperability/intergration, increase customer satisfaction, improve flexibility to meet changing needs, and leverage best practices.

This item has been reviewed and approved by the Information Technology Services Department.

### Contract Term

This is a three-year contract term, with two one-year options to extend for a maximum five-year contract term.

### Financial Impact

There is no financial impact related to this request, as funding for this agreement was approved as part of Ordinance S-49720. This request is only for authorization to grant an exception from the indemnification and liability provisions of City Code section 42 - 18.

## Concurrence/Previous Council Action

This contract was originally approved by City Council on May 31, 2023 (Ordinance S-49720).

## Responsible Department

This item is submitted by Deputy City Managers Ginger Spencer and Mario Paniagua, and the Water Services and Public Works departments.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 73

## Final Plat - 3233 W. Peoria Avenue - PLAT 230043 - Southeast Corner of 33rd Avenue and Peoria Avenue

Plat: 230043
Project: 21-1748
Name of Plat: 3233 W. Peoria Avenue
Owner: Simoncre Buddy III, LLC
Engineer: James M. Williamson, RLS
Request: A Three-Lot Commercial Plat
Reviewed by Staff: Sept. 11, 2023
Final Plat requires Formal Action Only

### Summary
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

### Location
Generally located at the southeast corner of 33rd Avenue and Peoria Avenue
Council District: 1

### Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 74

## Final Plat - Indian School and 91st Avenue - PLAT 230050 - Southwest Corner of Indian School Road and 91st Avenue

Plat: 230050
Project: 21-4275
Name of Plat: Indian School and 91st Avenue
Owner: BTR at 91st Ave and Indian School
Engineer: Douglas B. Toney, RLS
Request: A One-Lot Commercial Plat
Reviewed by Staff: Aug. 24, 2023
Final Plat requires Formal Action Only

### Summary
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

### Location
Generally located at the southwest corner of Indian School Road and 91st Avenue
Council District: 5

### Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 75

## Final Plat - 99th & McDowell Mixed Use - PLAT 230057 - North of McDowell Road and East of 99th Avenue

Plat: 230057
Project: 21-1694
Name of Plat: 99th & McDowell Mixed Use
Owner: TT AZ Phoenix 99th McDowell, LLC
Engineer: Robert A. Johnston, RLS
Request: A Seven-Lot Commercial Plat
Reviewed by Staff: Sept. 11, 2023
Final Plat requires Formal Action Only

### Summary
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

### Location
Generally located north of McDowell Road and east of 99th Avenue
Council District: 5

### Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 76

## Final Plat - McKinney Vehicle Services - PLAT 230044 - Southeast Corner of Van Buren Street and 67th Avenue

Plat: 230044
Project: 01-889
Name of Plat: McKinney Vehicle Services
Owner: 67th & Van Buren, LLC
Engineer: James G. Spring, RLS
Request: A One-Lot Commercial Plat
Reviewed by Staff: July 25, 2023
Final Plat requires Formal Action Only

### Summary
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

### Location
Generally located at the southeast corner of Van Buren Street and 67th Avenue
Council District: 7

### Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 77

## Abandonment of Easement - ABND 230044 - 3629 East Dunlap Ave. (Resolution 22161)

Abandonment: ABND 230044
Project: 04-2519
Applicant: Camelback Keller, LLC
Request: To abandon the drainage easement Book 238 Page 29 per Maricopa County Recorder.
Date of Decision/Hearing: Aug. 11, 2023

### Location
3629 East Dunlap Ave.
Council District: 3

### Financial Impact
Pursuant to Phoenix City Code Article 5, section 31-64 (e) as the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the city, maintenance expenses, and undesirable traffic patterns, also replatting of the area with alternate roadways and new development as sufficient and appropriate consideration in this matter.

None. No fees were collected as apart of this easement abandonment, although filing fees were paid.

### Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 78

## Abandonment of Right-of-Way - V180023A - Black Canyon and Mariposa Street (Resolution 22160)

Abandonment: V180023A
Project: 17-2334
Applicant: Black Canyon Self-Storage
Request: To abandon the alley right-of-way bounded by Mariposa and Pierson Streets, 26th Avenue and Black Canyon Highway access road.
Date of Decision/Hearing: May 22, 2018

### Location
Black Canyon and Mariposa Street
Council District: 4

### Financial Impact
A consideration fee was also collected as part of this right-of-way abandonment in the amount of $24,026.

### Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 79

## Abandonment of Easement - ABND 230016 - Southwest Corner of 31st Street and Coolidge Street (Resolution 22162)

Abandonment: ABND 230016
Project: 99-37221
Applicant: Lauren Proper Potter / Huellmantel & Affiliates
Request: To abandon cross-retention/cross-drainage easements along the east, south, and west boundaries of the project as well as down the center of the shared private driveway extending from Coolidge Street south approximately 100 feet.
Date of Decision/Hearing: Aug. 31, 2023

### Location
Southwest corner of 31st Street and Coolidge Street
Council District: 6

### Financial Impact
Pursuant to Phoenix City Code Article 5, section 31-64 (e) as the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the city, maintenance expenses, and undesirable traffic patterns, also replatting of the area with alternate roadways and new development as sufficient and appropriate consideration in this matter.

None. No consideration fee was required as apart of this easement abandonment, although filing fees were paid.

### Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 80

## Abandonment of Easement - ABND 220067 - Southeast Corner of Buckeye Road and 27th Avenue (Resolution 22164)

Abandonment: ABND 220067
Project: 21-3589
Applicant: Jeff Hunter
Request: To abandon sewer easements 300 feet south of Buckeye Road, DKT 3921, PG 20 and DKT 3921, PG 22 and DKT 3973, PG 233.
Date of Decision/Hearing: June 21, 2023

### Location
Southeast Corner of Buckeye Road and 27th Avenue
Council District: 7

### Financial Impact
Pursuant to Phoenix City Code Article 5, section 31-64 (e) as the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the city, maintenance expenses, and undesirable traffic patterns, also replatting of the area with alternate roadways and new development as sufficient and appropriate consideration in this matter.

None. No fee was required as apart of this easement abandonment, although filing fees were paid.

### Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 81

## Abandonment of Alley - ABND 220058 - Northwest Corner of Garfield Street and 24th Street (Resolution 22163)

Abandonment: ABND 220058
Project: 94-002750
Applicant: Hanamaki Investments LLC
Request: To abandon the alley located at the Northwest corner of Garfield Street and 24th Street.
Date of Decision/Hearing: Feb. 23, 2023

### Location
Northwest corner of Garfield Street and 24th Street
Council District: 8

### Financial Impact
A consideration fee was also collected as part of this abandonment in the amount of $14,307.

### Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 82

## Amend City Code - Official Supplementary Zoning Map 1253 (Ordinance G-7178)

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1253. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with a portion of Z-SP-15-86-1(3).

### Summary

To rezone property located at the northwest corner of 54th Street and Shea Boulevard and approximately 820 feet west of the northwest corner of 54th Street and Shea Boulevard
Application Number: A portion of Z-SP-15-86-1(3)
Zoning: C-O SP and PAD-2 SP
Owners: GHJ Investments, LLC and Store Capital Acquisitions, LLC
Acreage: 7.33

### Location

Northwest corner of 54th Street and Shea Boulevard and approximately 820 feet west of the northwest corner of 54th Street and Shea Boulevard
Address: 5310 and 5320 E. Shea Blvd.
Council District: 3

### Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

**ATTACHMENT A**

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY ADOPTING OFFICIAL SUPPLEMENTARY ZONING MAP 1253.

_____

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. That Section 601 of the City of Phoenix Zoning Ordinance is hereby amended by adopting Official Supplementary Zoning Map 1253, which accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 18th day of October, 2023.

_____
M A Y O R

ATTEST:

_____
Denise Archibald, City Clerk

DRAFT

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:_____

_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

PL:arm:LF23-2278:10-18-2023

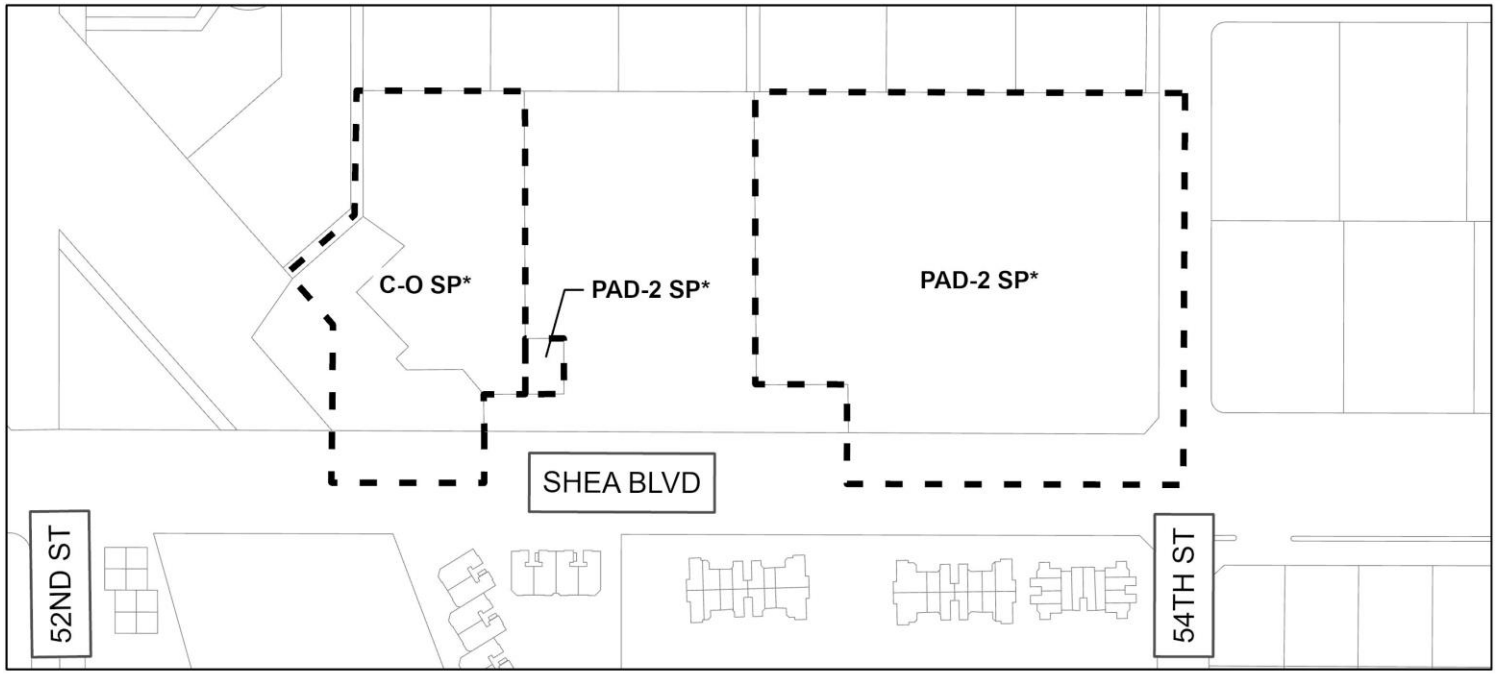
DRAFT

# OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1253

Sheet 1 of 1

ORDINANCE NO. _____ AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 18th day of October 2023.




**A Portion of Z-SP-15-86**

Drawn by: KS

N

ZONING SUBJECT TO STIPULATIONS: *

AREA INVOLVED BOUNDED THUS: - - - -

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 83

## Amend City Code - Official Supplementary Zoning Map 1252 (Ordinance G-7177)

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1252. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with a portion of Z-8-90-7 and the entitlements are fully vested.

### Summary

To rezone a parcel located on the south side of Sunland Drive, beginning approximately 208 feet east of 39th Avenue.
Application No.: Z-8-90-7
Zoning: R1-6
Owner: Multiple owners
Acreage: 5.00

### Location

Located on the south side of Sunland Drive, beginning approximately 208 feet east of 39th Avenue
Address: Multiple addresses
Council District: 7

### Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

**ATTACHMENT A**

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY ADOPTING OFFICIAL SUPPLEMENTARY ZONING MAP 1252.

_____

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. That Section 601 of the City of Phoenix Zoning Ordinance is hereby amended by adopting Official Supplementary Zoning Map 1252, which accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 18th day of October, 2023.

_____
M A Y O R

ATTEST:

_____
Denise Archibald, City Clerk

DRAFT

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:_____

_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

PL:arm:LF23-2197:10-4-2023

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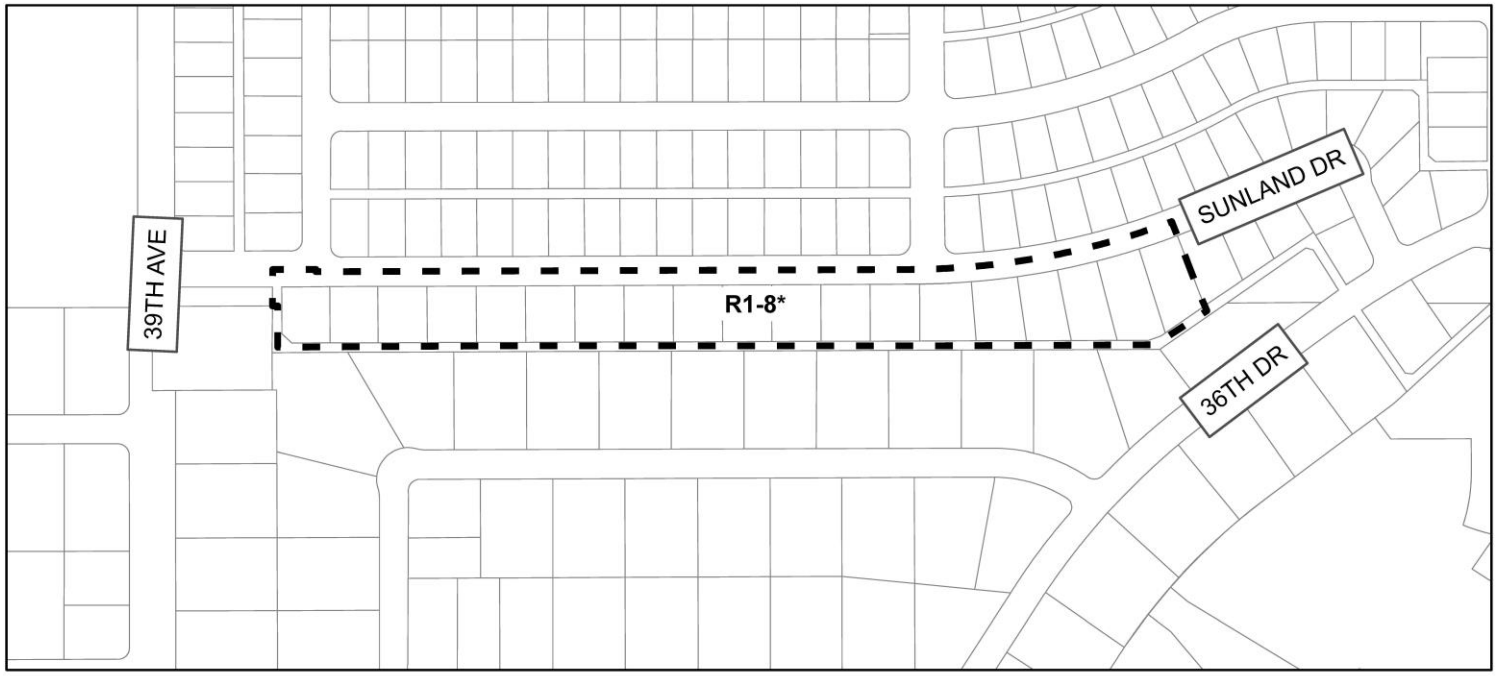
# OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1252

Sheet 1 of 1

ORDINANCE NO. _____ AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 18th day of October 2023.




**Z-8-90**

Drawn by: KS

N

ZONING SUBJECT TO STIPULATIONS: *

AREA INVOLVED BOUNDED THUS: - - - -

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 84

## Approval of Historic Preservation Demonstration Project Grant - Hotel San Carlos - 202 N. Central Ave. (Ordinance S-50266)

Request to authorize the City Manager, or his designee, to enter into necessary agreements and conveyances with Rockbridge (RB Phoenix LLC), related to a Demonstration Project Grant of up $500,000 to assist with rehabilitation of the historic Hotel San Carlos at 202 N. Central Ave. Further request authorization for the City Controller to disburse all funds related to this item.

## Summary

The building at 202 N. Central Ave. was constructed in 1928 as the Hotel San Carlos. The seven-story building is constructed of reinforced concrete with a stucco surface made to resemble stone. The hotel was one of the first in Phoenix to include steam heat, elevators, and air cooling, making it significant in its support of tourism in the 1920s. Alterations to the main building since initial construction include the construction of a rear concrete block addition, replacement of the original storefronts and upper windows, and the addition of a rooftop pool and penthouse mechanical and storage rooms.

The property was listed in the Phoenix Historic Property Register in 1987. In 1993, the City provided $25,000 in Demonstration Project funds for the exterior rehabilitation of the building, which included new roofing; rehabilitation of the penthouse walls, windows and doors; restoration of missing canopies, exterior lighting and signage; and cleaning of exterior walls.

The building is currently owned by Rockbridge (RB Phoenix LLC), who is undertaking a complete rehabilitation of the historic hotel. RB Phoenix LLC is seeking City assistance for exterior work, including the selective demolition of alterations and enlargements constructed outside of the building’s period of significance; structural repairs; façade restoration and repair; reinstatement and unification of historically accurate window and storefront systems; roof restoration and repair; and the replacement in-kind of exterior lighting fixtures.

## Financial Impact

This item will have no impact on the General Fund. The requested grant amount is

$500,000, and the funding for the grant is available and has been programmed in the Community and Economic Development Department's budget within the Downtown Community Reinvestment Fund. In exchange for the grant funds, the project will create net new jobs and tax revenues and support the further revitalization of downtown Phoenix through the increased utilization of a historic property that has been a landmark in Phoenix's history for 95 years. The property owner has also agreed to record a new 40-year conservation easement on the entire property that will replace the previous easement.

## Concurrence/Previous Council Action

- The Historic Preservation Hearing Officer approved a Certificate of Appropriateness for the project on July 12, 2023.
- The Historic Preservation Commission recommended approval of the grant funding on Aug. 21, 2023, by a vote of 8-0.
- The Transportation, Infrastructure, and Planning Subcommittee heard the item on Sept. 20, 2023, and recommended approval by a vote of 4-0.

## Location

202 N. Central Ave.
Council District: 7

## Responsible Department

This item is submitted by Deputy City Managers Alan Stephenson and John Chan, and the Planning and Development and Community and Economic Development departments.

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 85

## Public Hearing and Ordinance Adoption - General Plan Amendment GPA-DSTV-1-23-2 - Generally Located South of the 101 Freeway, East of 56th Street, West of 64th Street, and North of the Reach 11 (Ordinance G-7179)

Request to hold a public hearing on a General Plan Amendment for the following item and to consider the Planning Commission's recommendation and the related ordinance if approved. Request to amend the Desert Ridge Specific Plan.

## Summary

Application: GPA-DSTV-1-23-2
Proposal: Amendment to the Desert Ridge Specific Plan for Development Parcels 3.CP/BP.1 and 3.CP/BP.2 to facilitate the Mayo Clinic expansion including integrated clinical practice, education and research, as well as the creation of a new "Discovery Oasis" biotech and healthcare corridor.
Acreage: 417.63 acres

Owner: Arizona State Land Department
Applicant/Representative: Nick Wood, Snell & Wilmer, LLP

Staff Recommendation: Approval, as shown in the recommended text in Exhibit A.
VPC Information Only: The Desert View Village Planning Committee heard this case on April 4, 2023, for information only.
VPC Action: The Desert View Village Planning Committee heard this case on May 2, 2023, and continued the case, by a vote of 9-0. The Desert View Village Planning Committee heard this case on June 6, 2023, and continued the case, by a vote of 10-0. The Desert View Village Planning Committee heard this case on Aug. 1, 2023, and recommended approval, per the staff recommendation, by a vote of 10-1.
PC Action: The Planning Commission heard this case on Oct. 5, 2023, and recommended approval, per the Addendum A Staff Report, by a vote of 6-0.

## Location

Generally located south of the 101 Freeway, east of 56th Street, west of 64th Street, and north of the Reach 11.
Council District: 2
Parcel Addresses: Several

## Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

**ATTACHMENT A**

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING CHAPTER 6 OF THE DESERT RIDGE SPECIFIC PLAN, ADOPTED JULY 18, 1990, REFLECTING AMENDMENTS TO SUPERBLOCK 3, DEVELOPMENT PARCELS 3.CP/BP.1 AND 3.CP/BP.2 AS SET FORTH IN APPLICATION GPA-DSTV-1-23-2, DESCRIBED HEREIN.

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. That Chapter 6, (Development Parcel Regulations), Section C.4.D (Non-Core Parcel Regulations, Modified City of Phoenix Commerce Park/Business Park Regulations Imposed by Desert Ridge Specific Plan), Pages 6-10 to 6-11 of the Desert Ridge Specific Plan, be amended as set forth by Application GPA-DSTV-1-23-2 and in Exhibit A, attached hereto and by this reference is made a part hereof.

SECTION 2. That Chapter 6 (Development Parcel Regulations), Section C.5. (Development Regulations by Superblock), Pages 6-18 to 6-24 of the Desert Ridge Specific Plan, be amended as set forth by Application GPA-DSTV-1-23-2 and in Exhibit A, attached hereto and by this reference is made a part hereof.

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SECTION 3. Appendices A.2 (Plant Lists) of the Desert Ridge Specific Plan, be amended as set forth by Application GPA-DSTV-1-23-2 and in Exhibit A, attached hereto and by this reference is made a part hereof.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 18th day of October, 2023.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

DRAFT

Exhibits:
A – Amendment Language (58 Pages)

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## EXHIBIT A

**Amend Chapter 6 (Development Parcel Regulations), Section C.4.D (Non-Core Parcel Regulations, Modified City of Phoenix Commerce Park/Business Park Regulations Imposed by Desert Ridge Specific Plan), Pages 6-10 to 6-11 as follows:**

***

Site Plan Requirement

1. A site plan is required for all CP/BP development parcels.

Design Standards

1. All parcels, EXCEPT AS NOTED.

   a. Building Height/Setback Relationship: Height is limited to 18 feet within 30 feet of lot lines, with one additional foot of height for every additional foot of setback to the otherwise permitted maximum height. DEVELOPMENT PARCELS IN SUPERBLOCK 3 ARE EXEMPT.

   b. Required Parking Lot and Wall Setbacks:

      1) Tatum Boulevard, 56th Street, 64th Street and ~~Avenue K~~ MAYO BOULEVARD (FORMERLY AVENUE K): 50 feet minimum from street right-of-way.

      2) 52nd Street, Pima Freeway and all other streets: 30 feet minimum from right-of-way, EXCEPT FOR THE PORTION OF PIMA FREEWAY WHICH ABUTS SUPERBLOCK 3 SHALL BE 10 FEET MINIMUM FROM RIGHT-OF-WAY.

      3) All other lot lines except lot lines which abut Reach 11: Parking lots must be 10 feet minimum from all lot lines; there is no minimum setback from lot lines for walls. NO MINIMUM SETBACK FOR SUPERBLOCK 3 PARCELS.

   c. Landscaping: Landscaping shall be required in all street rights-of-way, building and parking lot setback area, parking areas and open space areas pursuant to City of Phoenix requirements, except that a minimum of 25% of the required trees shall be 24-inch box or larger.

   d. Walls and Fences: Walls and fences located within or adjacent to a building or parking lot setback which is adjacent to Tatum Boulevard, 56th Street, 64$^{th}$ Street, MAYO BOULEVARD (FORMELY AVENUE K), and

DRAFT

52nd Street shall not exceed eight feet in height. Walls and fences adjacent to all other streets and interior and perimeter lot lines shall not exceed eight feet in height.

e. Screening: Loading, service, storage, delivery, refuse collection and parking area must be screened with landscaping, walls or berming (or combinations thereof) so as to be non-visible when standing six feet in height on the boundary lines of adjacent streets and properties. Rooftop treatment shall screen exposure of pipes and mechanical equipment from view so as to be non-visible when standing six feet in height on the boundary lines of adjacent streets and properties. Exhaust stacks are exempt from these screening requirements.

2. Developments Abutting Reach 11: Reach 11 will be developed as a regional recreational area with a variety of facilities which will provide active and passive recreational opportunities. Development adjacent to Reach 11 should be encouraged to consider the recreational facilities as site amenities that have the long term potential to enhance adjacent land uses. Where a development abuts Reach 11, the following standards shall apply:

a. Setbacks and Building Height: Buildings shall be set back an average of 100 feet from the Reach 11 property line. If any portion of a building is over 56 feet in height, the setback for the portion of the building shall be increased one foot for every one foot of height over 56 feet, up to the maximum permitted height. The first 60 feet of setback from Reach 11 shall remain as a buffer of open space with native-plant landscaping. Parking and walls may be placed with a maximum of 50% of the balance of the setback area. Any buildings with window treatments, architectural facades/building designs, landscape designs, etc., which focus on Reach 11 may reduce the required average setback to 60 feet, as approved by the PLANNING AND Development ~~Services~~ Department. DEVELOPMENT PARCELS IN SUPERBLOCK 3 ARE EXEMPT, EXCEPT THAT A MINIMUM 65-FOOT SETBACK SHALL BE REQUIRED FROM REACH 11 REGARDLESS OF BUILDING HEIGHT.

b. Fencing: If fencing is used at the perimeter of the property or within the required setback as permitted in the immediately preceding paragraph, it should be view fencing or an acceptable substitute as permitted by the PLANNING AND Development ~~Services~~ Department**,** ~~and~~ Parks AND Recreation DEPARTMENT, and Library Department. Chain link fencing is prohibited, except where used within the interior of the site and only where it is not visible from the exterior property boundaries, as approved by the PLANNING AND Development ~~Services~~ Department.

c. Building Architecture/Screening: All building ~~evaluations~~ ELEVATIONS shall include a mix of building material, vertical and horizontal elements

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around the entire building, and shall maintain a campus continuity. Loading, service, storage, deliver, refuse collection and parking areas which face Reach 11 must be screened from view. Rooftop treatment shall screen exposure of pipes and mechanical equipment form view of Reach 11. Exhaust stacks are exempt from these screening requirements.

***

**Amend Chapter 6 (Development Parcel Regulations), Section C.5. (Development Regulations by Superblock), Pages 6-18 to 6-24 as follows:**

***

SUPERBLOCK 3

Superblock 3 is located south of the Pima Freeway, between 56th Street, 64th Street and Reach 11. This superblock is an area designated for medically-related commerce park economic development efforts. The uses, zoning, ~~and~~ development standards, AND DESIGN GUIDELINES included in this amendment are specifically intended to ~~address these issues~~ SUPPORT SUCH USES.

3.CP/BP.1 – Development Parcel 3.CP/BP.1

Size: ~~210 186.18~~ 162.30 acres
Uses Permitted: Permitted uses shall be as indicated in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance ~~(Supp. dated 4/19/95) (Ref. Appendix A.7)~~, as modified below.

~~Potential~~ APPLICABLE Zoning ~~to Be Applied~~: CP/BP as per Section 626 of the City of Phoenix Zoning Ordinance as modified below and per Section C.4.D of this chapter. This zoning ~~is to be~~ WAS applied upon City Council approval of the 1995 Major Amendment to the Desert Ridge Specific Plan relating to this superblock.

REGULATORY FRAMEWORK: THE FOLLOWING SECTION HAS A REGULATORY FRAMEWORK THAT INCLUDES A “BASE” SECTION AND AN “ENHANCED” SECTION. THE “BASE” SECTION INCLUDES PERMITTED USES AND DEVELOPMENT STANDARDS THAT ARE ALLOWED BY RIGHT WITHOUT TRIGGERING ANY ADDITIONAL REQUIREMENTS. THE “ENHANCED” SECTION INCLUDES ADDITIONAL PERMITTED USES AND DEVELOPMENT STANDARDS THAT ARE ONLY ALLOWED TO BE USED SUBJECT TO COMPLIANCE WITH THE CONDITIONS LISTED IN THIS SECTION FURTHER BELOW.

~~Special Conditions and Requirements~~ I. BASE PERMITTED USES AND DEVELOPMENT STANDARDS:

DRAFT

~~1. Commerce Park uses are allowed subject to the standards described in Section C.4.D of this chapter.~~

~~2.~~ 1. ~~Additional~~ Permitted Uses~~/Development Conditions: The following is a list of modifications to the permitted uses included in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance which shall apply exclusively to Development Parcel 3.CP/BP.1~~:

a. ~~Manufacturing related to medical, pharmaceutical and biotechnical products or equipment. Manufacturing shall include the fabrication and assembly of finished products or sub-assemblies, so long as the primary use of the property is not the basic processing and compounding of raw materials or food products.~~

COMMERCE PARK (BUSINESS PARK OPTION) USES, SUBJECT TO THE STANDARDS DESCRIBED IN SECTION C.4.D OF THIS CHAPTER.

b. ~~Multiple~~ MULTIfamily ~~attached~~ residential. ~~uses at a minimum density of 17.0 dwelling units per gross acre.~~

c. ~~B.~~ ~~Retail uses. The maximum gross leasable area for any one tenant/user shall be 5,000 square feet. The maximum aggregate gross leasable area of retail uses in Development Parcel 3.CP/BP.1 shall be 50,000 square feet.~~
NON-RESIDENTIAL USES PERMITTED PER SECTION 622, COMMERCIAL C-1 DISTRICT, OF THE PHOENIX ZONING ORDINANCE, SUBJECT TO THE FOLLOWING LIMITATIONS:

1) SUCH USES ARE LIMITED TO NO MORE THAN ~~5% OF THE NET AREA OF THE DEVELOPMENT PARCEL~~ 500,000 SQUARE FEET IN GROSS FLOOR AREA.

~~2) OF THE 5% OF THE NET AREA OF THE DEVELOPMENT PARCEL, 50% OF SUCH USES ARE LIMITED TO BEING INTERNAL TO A BUILDING (NOT STAND-ALONE USES).~~

~~3~~2) THE MAXIMUM GROSS FLOOR AREA FOR ANY ONE TENANT OR USER SHALL NOT EXCEED 10,000 SQUARE FEET.

~~4) EACH NEW DEVELOPMENT SHALL UPDATE THE MAYO CLINIC MASTER SITE PLAN TO TRACK THESE PERCENTAGES.~~

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~~C.~~D. MEDICAL, PHARMACEUTICAL AND BIOTECHNICAL PRODUCTS OR EQUIPMENT, MANUFACTURING

2. MAXIMUM DENSITY: 200 DWELLING UNITS.

3. ~~2.~~ Building Setbacks: ~~Buildings must be setback a minimum of 100 feet and an average of 125 feet from 56th Street, 64th Street and Avenue K. Buildings must be setback 50 feet from all other streets, and the Pima Freeway. Buildings must be setback 30 feet from all other lot lines.~~

A. ADJACENT TO MAYO BOULEVARD, 56TH STREET AND 64TH STREET: MINIMUM 100 FEET, AVERAGE OF 125 FEET

B. ALL OTHER PUBLIC STREETS: MINIMUM 50 FEET

C. PRIVATE STREETS: MINIMUM 25 FEET

D. INTERIOR LOT LINES: 0 FEET

E. ADJACENT TO REACH 11: PER SECTION C.4.D, DESIGN STANDARDS 2.A, OF THIS CHAPTER.

4. ~~3.~~ Floor Area Ratio: 0.20 overall limit for development parcel; individual developments may be up to 0.25.

~~4.~~ 5. MAXIMUM BUILDING HEIGHT: 56 FEET. MAXIMUM BUILDING HEIGHTS ARE EXCLUSIVE OF (DO NOT INCLUDE) THE MECHANICAL FACILITIES ON TOP OF BUILDINGS. CONSEQUENTLY, THE TOTAL HEIGHT OF THE STRUCTURE MAY EXCEED THE HEIGHTS SPECIFIED BELOW TO ACCOUNT FOR THESE MECHANICAL FACILITIES AND ASSOCIATED SCREENING.

~~5. LOT COVERAGE: MAXIMUM 50% FOR DEVELOPMENT PARCEL.~~

6. COMMON OPEN SPACE: MINIMUM 10% OF GROSS DEVELOPMENT PARCEL AREA, ALLOCATED THROUGHOUT THE DEVELOPMENT PARCEL AREA.

7. STREET STANDARDS:

A. MAYO BOULEVARD CROSS SECTION: THE 24-FOOT-WIDE LANDSCAPE MEDIAN ALONG MAYO BOULEVARD MAY BE REDUCED TO ALLOW FOR WIDENED AND BUFFERED BIKE LANES, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT. LANDSCAPE MEDIANS SHALL BE PLANTED TO

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THE STREETSCAPE LANDSCAPE STANARDS PER SECTION 3.CP/BP.1.I.8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

B. SIDEWALK EASEMENTS AND SHARED-USE PATH EASEMENTS: SIDEWALK EASEMENTS AND SHARED-USE PATH EASEMENTS SHALL BE DEDICATED WHERE NECESSARY TO PERMIT DETACHED SIDEWALKS AND SHARED-USE PATHS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

C. MAYO BOULEVARD (NORTH SIDE): A DETACHED SIDEWALK SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED ALONG THE NORTH SIDE OF MAYO BOULEVARD, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 3.CP/BP.1.I.8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

D. MAYO BOULEVARD (SOUTH SIDE): ~~WITH RESPECT TO DEVELOPMENT PARCEL 3.CP/BP.2,~~ A MINIMUM 8-FOOT-WIDE DETACHED SIDEWALK SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED ALONG THE SOUTH SIDE OF MAYO BOULEVARD, EXCEPT WHERE THERE ARE EXISTING SIDEWALKS, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 3.CP/BP.1.I.8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

~~E. 56TH STREET (SOUTH OF MAYO BOULEVARD): THE EXISTING LANDSCAPE STRIP ON THE EAST SIDE OF 56TH STREET ADJACENT TO THE DETACHED SIDEWALK SHALL BE REPLENISHED AND PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.~~

~~F~~E. 56TH STREET (NORTH OF MAYO BOULEVARD): A MINIMUM 10-FOOT-WIDE DETACHED SIDEWALK, WHICH MAY BE LOCATED WITHIN AN EASEMENT, SEPARATED BY A MINIMUM

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10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED ALONG THE EAST SIDE OF 56TH STREET, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 3.CP/BP.1.I.8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

~~G~~F. 64TH STREET: A DETACHED SIDEWALK SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED ALONG THE WEST SIDE OF 64TH STREET, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 3.CP/BP.1.I.8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

~~H~~G. PRIVATE AND PUBLIC LOCAL STREETS: MINIMUM 5-FOOT-WIDE DETACHED SIDEWALKS SEPARATED BY A MINIMUM 5-FOOT-WIDE LANDSCAPE STRIPS LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED FOR PRIVATE AND PUBLIC LOCAL STREETS, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 3.CP/BP.1.I.8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

~~I~~H. SHARED-USE PATH ON NORTH SIDE OF MAYO BOULEVARD: A MINIMUM 12-FOOT-WIDE SHARED-USE PATH EASEMENT (SUPE) SHALL BE DEDICATED AND A MINIMUM 12-FOOT-WIDE SHARED-USE PATH (SUP) SHALL BE CONSTRUCTED WITHIN THE EASEMENT IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE SUP MAY BE PROVIDED IN LIEU OF THE REQUIRED DETACHED SIDEWALK WITHIN THE RIGHT-OF-WAY IF THE LANDSCAPE STRIP IS PROVIDED PER SECTION 7.C OF THIS CHAPTER.

J. SHARED-USE PATH ON WEST SIDE OF 64TH STREET: SUBJECT TO ANY APPLICABLE ADOT STANDARDS NORTH OF MAYO BOULEVARD, A 10-FOOT-WIDE SHARED-USE PATH EASEMENT (SUPE) SHALL BE DEDICATED AND A MINIMUM 10-FOOT-WIDE SHARED-USE PATH (SUP) SHALL BE CONSTRUCTED WITHIN THE EASEMENT IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AND AS APPROVED

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OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE SUP MAY BE PROVIDED IN LIEU OF THE REQUIRED DETACHED SIDEWALK WITHIN THE RIGHT-OF-WAY IF THE LANDSCAPE STRIP IS PROVIDED PER SECTION 7.~~G~~F OF THIS CHAPTER.

~~K. MULTI-USE TRAIL CONNECTING TO REACH 11: A 10-FOOT-WIDE MULTI-USE TRAIL EASEMENT (MUTE) SHALL BE DEDICATED WITHIN THE EASTERN EDGE OF DEVELOPMENT PARCEL 3.CP/BP.2, AND A MINIMUM 10-FOOT-WIDE MULTI-USE TRAIL (MUT) SHALL BE CONSTRUCTED WITHIN THE EASEMENT TO CONNECT SOUTH TO REACH 11 TRAILS IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.~~

~~L~~K. LANDSCAPE STRIP REDUCTION OR ELIMINATION: IN AREAS WHERE DRAINAGE CULVERTS, RIGHT TURN LANES AND BUS BAYS OCCUR AND LIMIT AVAILABLE RIGHT-OF-WAY, THE REQUIRED LANDSCAPE STRIPS OF THIS SECTION MAY BE REDUCED OR ELIMINATED BY THE STREET TRANSPORATION DEPARTMENT TO ENSURE SIDEWALKS AND SHARED USE PATHWAYS MAY BE PROVIDED IN SUCH AREAS WITHOUT SIGNIFICANT OFFSET.

8. LANDSCAPE STANDARDS:

A. MILKWEED OR NATIVE NECTAR SPECIES FOR MONARCH BUTTERFLIES: A MINIMUM OF 10% OF THE REQUIRED SHRUBS SHALL BE A MILKWEED OR OTHER NATIVE NECTAR SPECIES AND SHALL BE PLANTED IN GROUPS OF THREE OR MORE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

B. MINIMUM LANDSCAPE SETBACKS:

1) ADJACENT TO PUBLIC AND PRIVATE STREETS AND REACH 11: 25 FEET

2) ADJACENT TO PIMA FREEWAY: 10 FEET

3) ADJACENT TO PROPERTY LINE ADJACENT TO DEVELOPMENT WITH NO SHARED PARKING OR SHARED DRIVEWAY: 5 FEET

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4) ADJACENT TO PROPERTY LINE ADJACENT TO DEVELOPMENT WITH SHARED PARKING OR SHARED DRIVEWAY: 0 FEET

C. PARKING LOT AREAS: MINIMUM 10% OF INTERIOR SURFACE AREA, EXCLUSIVE OF PERIMTER LANDSCAPING AND ALL REQUIRED SETBACKS.

D. MINIMUM LANDSCAPE PLANTING STANDARDS:

1) STREETSCAPE:

A) TREES FOR 10-FOOT-WIDE OR WIDER LANDSCAPE STRIPS: MINIMUM 3-INCH CALIPER SINGLE-TRUNK LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.

B) TREES FOR 5-FOOT-WIDE, LESS THAN 10-FOOT-WIDE, LANDSCAPE STRIPS: MINIMUM 2-INCH CALIPER SINGLE-TRUNK LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.

C) LIVE COVERAGE: DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS MAINTAINED TO A MAXIMUM HEIGHT OF 36 INCHES TO ACHIEVE A MINIMUM OF 75% LIVE COVERAGE AT MATURITY.

D) UTILITY CONFLICTS: WHERE UTILITY CONFLICTS EXIST, THE DEVELOPER SHALL WORK WITH THE PLANNING AND DEVELOPMENT DEPARTMENT ON AN ALTERNATIVE DESIGN SOLUTION CONSISTENT WITH A PEDESTRIAN ENVIRONMENT.

2) LANDSCAPE SETBACKS:

A) TREES FOR 10-FOOT OR WIDER LANDSCAPE SETBACKS: MINIMUM 50% 2-INCH CALIPER, 25% 3-INCH CALIPER AND 25% 4-INCH CALIPER LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.

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B) TREES FOR LESS THAN 10-FOOT-WIDE LANDSCAPE SETBACKS: MINIMUM 2-INCH CALIPER LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.

C) LIVE COVERAGE: DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS TO ACHIEVE A MINIMUM OF 50% LIVE COVERAGE AT MATURITY.

3) UNCOVERED PARKING AREAS:

A) TREES: MINIMUM 2-INCH CALIPER LARGE CANOPY DROUGHT-TOLERANT SHADE TREES DISPERSED THROUGHOUT THE PARKING AREA TO ACHIEVE MINIMUM SHADING REQUIREMENTS PER SECTION ~~13~~ 3.CP/BP.1.I.11.E OF THIS CHAPTER.

B) LIVE COVERAGE: DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS MAINTAINED TO A MAXIMUM HEIGHT OF 36 INCHES TO ACHIEVE A MINIMUM OF 50% LIVE COVERAGE AT MATURITY.

4) COMMON OPEN SPACE AND RETENTION AREAS:

A) TREES: MINIMUM 2-INCH CALIPER LARGE CANOPY DROUGHT-TOLERANT SHADE TREES ~~DISPERSED THROUGHOUT THE PARKING AREA TO ACHIEVE MINIMUM SHADING REQUIREMENTS PER SECTION 13 OF THIS CHAPTER~~ PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS ALONG THE PERIMETER OF OPEN SPACE AND RETENETION AREAS.

B) LIVE COVERAGE: DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS MAINTAINED TO A MAXIMUM HEIGHT OF 36 INCHES TO ACHIEVE A MINIMUM OF 50% LIVE COVERAGE AT MATURITY.

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9. VEHICULAR PARKING: OFF-STREET PARKING AND LOADING REQUIREMENTS MAY BE MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT WHEN SUPPORTED BY AN APPROPRIATELY DOCUMENTED STUDY.

    A. EV INSTALLED SPACES: A MINIMUM OF 2.5% OF THE REQUIRED PARKING SPACES, LOCATED WITHIN PARKING STRUCTURES, SHALL BE ELECTRIC VEHICLE (EV) INSTALLED SPACES, DEFINED AS A PARKING SPACE THAT INCLUDES ACCESS TO AN EV CHARGER, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

    B. EV CAPABLE SPACES: A MINIMUM OF 2.5% OF THE REQUIRED PARKING SPACES, LOCATED WITHIN PARKING STRUCTURES, SHALL BE EV CAPABLE SPACES, DEFINED AS A PARKING SPACE THAT INCLUDES ACCESS TO ELECTRICAL WIRING TO ALLOW FOR A FUTURE JUNCTION BOX AND APPROPRIATE VOLTAGE FOR AN OUTLET CAPABLE OF CHARGING A VEHICLE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

10. BICYCLE INFRASTRUCTURE:

    A. BUFFERED AND WIDENED BIKE LANES: EXISTING BIKE LANES SHOULD BE WIDENED AND SHALL BE BUFFERED ON BOTH SIDES OF MAYO BOULEVARD, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT AND THE PLANNING AND DEVELOPMENT DEPARTMENT.

    B. ON-SITE BICYCLE CIRCULATION: BIKE LANES, BIKE BOULEVARDS, OR OTHER DESIGN STANDARDS TO MAXIMIZE BICYCLIST VISIBILITY, SAFETY AND BICYCLIST CIRCULATION ON SITE THROUGHOUT THE DEVELOPMENT PARCEL SHALL BE PROVIDED AND INSTALLED PER THE RECOMMENDATIONS IN THE BICYCLE & PEDESTRIAN DESIGN GUIDANCE ELEMENT, CHAPTER 3 (BICYCLE TOOLBOX), OF THE ACTIVE TRANSPORTATION PLAN, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

    C. BICYCLE PARKING: BICYCLE PARKING SHALL BE PROVIDED PER THE REQUIREMENTS OF SECTION 1307.H.6 OF THE PHOENIX ZONING ORDINANCE, IN ADDITION TO ~~THE FOLLOWING~~ SECURED BICYCLE PARKING SPACES FOR MULTIFAMILY RESIDENTIAL AT A MINIMUM RATE OF 0.25 SPACES PER DWELLING UNIT AND GUEST BICYCLE PARKING

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SPACES FOR MULTIFAMILY RESIDENTIAL AT A MINIMUM RATE OF 0.05 SPACES PER DWELLING UNIT. NON-SECURED BICYCLE PARKING SHALL BE PROVIDED THROUGH INVERTED U AND ARTISTIC RACKS LOCATED NEAR ALL BUILDING ENTRANCES~~, OR AS OTHERWISE SPECIFIED BELOW~~ AND OPEN SPACE AREAS, AND INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H OF THE PHOENIX ZONING ORDINANCE.

~~1) MULTIFAMILY RESIDENTIAL SHALL PROVIDE SECURED BICYCLE PARKING SPACES AT A MINIMUM RATE OF 0.25 SPACES PER DWELLING UNIT AND GUEST BICYCLE PARKING SPACES AT A MINIMUM RATE OF 0.05 SPACES PER DWELLING UNIT.~~

~~2) SINGLE-FAMILY RESIDENTIAL USES SHALL PROVIDE BICYCLE PARKING LOCATED IN COMMON OPEN SPACE AREAS AT A MINIMUM RATE OF 0.05 SPACES PER DWELLING UNIT.~~

D. BICYCLE REPAIR STATIONS: BICYCLE REPAIR STATIONS ("FIX IT STATIONS") SHALL BE PROVIDED, MAINTAINED AND EVENLY DISTRIBUTED THROUGHOUT THE DEVELOPMENT PARCEL AND SHALL BE LOCATED ADJACENT TO SIDEWALKS, WALKWAYS, SHARED-USE PATHS AND MULTI-USE TRAILS, SPACED A MINIMUM OF A QUARTER MILE APART. THE BICYCLE REPAIR STATIONS ("FIX IT STATIONS") SHALL BE PROVIDED IN AN AREA OF HIGH VISIBILITY AND SEPARATED FROM VEHICULAR MANEUVERING AREAS, WHERE APPLICABLE. THE REPAIR STATION SHALL INCLUDE, BUT NOT BE LIMITED TO:

1) STANDARD REPAIR TOOLS AFFIXED TO THE STATION.

2) A TIRE GAUGE AND PUMP AFFIXED TO THE BASE OF THE STATION OR THE GROUND.

3) A BICYCLE REPAIR STAND WHICH ALLOWS PEDALS AND WHEELS TO SPIN FREELY WHILE MAKING ADJUSTMENTS TO THE BIKE.

E. ELECTRIC BICYCLE CHARGING: A MINIMUM OF 10% OF THE REQUIRED BICYCLE PARKING SPACES SHALL INCLUDE STANDARD ELECTRICAL RECEPTACLES, OR STANDARD ELECTRICAL OUTLETS FOR SECURED BICYCLE PARKING, FOR ELECTRIC BICYCLE CHARGING CAPABILITIES.

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11. SHADE STANDARDS:

A. SHADE CALCULATIONS AND SHADE STUDY: SHADE CALCULATIONS SHALL BE BASED ON THE SUMMER SOLSTICE AT NOON, AS SHOWN ON A SHADING STUDY TO BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

B. SOURCE OF SHADE: SHADE SHALL BE FROM A STRUCTURE, LANDSCAPING AT MATURITY, OR A COMBINATION OF THE TWO, UNLESS OTHERWISE SPECIFIED.

C. PUBLIC SIDEWALKS AND SHARED-USE PATHS: MINIMUM 75%

D. PUBLIC AND PRIVATE OPEN SPACE AREAS: MINIMUM 50%

E. UNCOVERED PARKING AREAS: MINIMUM 25%, SHADED PER SECTION 3.CP/BP.1.I.8.D.3.A OF THIS CHAPTER.

F. OCCUPIABLE ROOF AREAS: MINIMUM 50%

G. BICYCLE REPAIR STATIONS AND BICYCLE PARKING SPACES: MINIMUM 75%

H. BIKE LANES: MINIMUM 50%

I. CORNERS OF TRAFFIC LIGHTS: MINIMUM 75%, TO ALLOW PEDESTRIANS TO WAIT COMFORTABLY FOR THE SIGNAL TO CHANGE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL SHADE STRUCTURES WITHIN THE RIGHT-OF-WAY SHALL REQUIRE A REVOCABLE PERMIT FOR ENCROACHMENT IN THE RIGHT-OF-WAY AND SHALL COMPLY WITH VISIBILITY TRIANGLES.

12. GREEN STORMWATER INFRASTRUCTURE: EACH PROJECT WITHIN THE DEVELOPMENT PARCEL SHALL IMPLEMENT A MINIMUM OF TWO GREEN INFRASTRUCTURE (GI) TECHNIQUES FOR STORMWATER MANAGEMENT, PER THE GREATER PHOENIX METRO GREEN INFRASTRUCTURE AND LOW IMPACT DEVELOPMENT DETAILS FOR ALTERNATIVE STORMWATER MANAGEMENT, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

13. WASTE STATIONS: WASTE STATIONS INCLUDING A LANDFILL RECEPTACLE AND RECYCLING RECEPTACLE WITH

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INFORMATIONAL SIGNS INDICATING WHAT TYPE OF WASTE SHOULD GO IN WHICH RECEPTACLE SHALL BE PROVIDED AT ALL BUILDING ENTRANCES/EXITS (EXCEPT FOR EMERGENCY ONLY EXITS) AND SHALL BE ALLOCATED THROUGHOUT THE SITE IN COMMON OPEN SPACE ARES AND ALONG SIDEWALKS, SHARED-USE PATHS AND PEDESTRIAN PATHWAYS AT CONVENIENT LOCATIONS, TYPICALLY WITHIN A QUARTER MILE OF EACH OTHER. ADDITIONALLY, RECYCLING CONTAINERS SHALL BE PROVIDED FOR EACH GARBAGE CONTAINER PROVIDED.

14. SIGNAGE: THIS DEVELOPMENT PARCEL IS EXEMPTED FROM THE DESERT RIDGE COMPREHENSIVE SIGN PLAN IF A SEPARATE COMPREHNESIVE SIGN PLAN FOR THE DEVELOPMENT PARCEL IS APPROVED.

15. RESIDENTIAL DEVELOPMENT ON A LOT ADJACENT TO (WITHIN 100 FEET OF) THE LOOP 101 FREEWAY: IN THE EVENT THAT RESIDENTIAL DEVELOPMENT OCCURS NEAR THE LOOP 101 FREEWAY, THE FOLLOWING STANDARDS SHALL APPLY:

    A. INDOOR NOISE LEVELS OF RESIDENTIAL UNITS SHALL NOT EXCEED A DECIBEL DAY NIGHTLEVEL (DNL) OF 45 DECIBELS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. A SEALED AND SIGNED ANALYSIS BY AN ENGINEER LICENSED IN ARIZONA WITH A PROFICIENCY IN RESIDENTIAL SOUND MITIGATION OR NOISE CONTROL SHALL BE INCLUDED WITH THE BUILDING PLANS SUBMITTED FOR PHOENIX BUILDING CONSTRUCTION CODE COMPLIANCE REVIEW TO THE PLANNING AND DEVELOPMENT DEPARTMENT. THE ENGINEER SHALL NOTE IN THE ANALYSIS THAT THE BUILDING DESIGN IS CAPABLE OF ACHIEVING THE REQUIRED NOISE LEVEL REDUCTION.

    B. NOISE MITIGATION WALLS SHALL BE PROVIDED ALONG THE NORTH SIDE OF DEVELOPMENT PARCEL 3.CP/BP.1 ADJACENT TO THE LOOP 101 FREEWAY. THE WALL HEIGHT SHALL BE DETERMINED THROUGH A NOISE ANALYSIS PREPARED BY A REGISTERED PROFESSIONAL ENGINEER. THE WALL SHALL BE CONSTRUCTED OF MINIMUM 8-INCH-THICK CONCRETE MASONRY UNITS (CMU) OR OF CAST-IN-PLACE CONCRETE AND CONTAIN NO OPENINGS UNLESS THEY ARE ABOVE THE MINIMUM HEIGHT REQUIRED FOR ADEQUATE NOISE MITIGATION OR FOR DRAINAGE. NOISE WALLS SHALL BE CONSTRUCTED TO WRAP AROUND CORNER LOTS AND AREAS NEAR INTERSECTIONS. WRAP AROUND WALLS, UPON TURNING A CORNER, SHALL

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CONTINUE FOR AT LEAST 120 FEET (APPROXIMATELY TWO LOT WIDTHS), AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

C. NOISE WALLS SHALL VARY BY A MINIMUM OF FOUR FEET EVERY 400 LINEAL FEET TO VISUALLY REFLECT A MEANDERING OR STAGGERED SETBACK, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

D. THE NOISE WALL, SHALL INCORPORATE STONE VENEER, STONEWORK, OR INTEGRAL COLOR CMU BLOCK, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

E. THE DEVELOPER SHALL RECORD DOCUMENTS THAT DISCLOSE TO PROSPECTIVE PURCHASERS AND RENTERS OF PROPERTY WITHIN THE DEVELOPMENT THE EXISTENCE OF NOISE FROM THE LOOP 101 FREEWAY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO RECORDATION.

16. MASTER PLANS: MASTER PLANS: MASTER PLANS, PER THE REQUIREMENTS OF CHAPTER 4 OF THIS PLAN, AND PER THE PLANNED COMMUNITY DISTRICT (PCD), SECTION 636 OF THE PHOENIX ZONING ORDINANCE, SHALL BE SUBMITTED, AND SHALL BE UPDATED WITH EACH PHASE OF DEVELOPMENT, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT. IN ADDITION, THE INITIAL MASTER PLANS SUBMITTED BY THE MASTER DEVELOPER SHALL ALSO INCLUDE THE FOLLOWING:

A. COMPLETE BUILD-OUT OF DETACHED SIDEWALKS, LANDSCAPE WITHIN LANDSCAPE STRIPS, BUFFERED BIKE LANES, AND SHARED-USE PATHS ALONG 56TH STREET, MAYO BOULEVARD AND 64TH STREET PER SECTION 7 OF THIS CHAPTER, TO BE INCLUDED ON THE MASTER OPEN SPACE, PEDESTRIAN, BICYCLE AND TRAILS PLAN AND MASTER LANDSCAPE PLAN.

B. COMPLETE BUILD-OUT OF BICYCLE REPAIR STATIONS PER SECTION ~~10.C~~ 3.CP/BP.1.I.10.D OF THIS CHAPTER, TO BE INCLUDED ON THE MASTER OPEN SPACE, PEDESTRIAN, BICYCLE AND TRAILS PLAN.

C. A PEDESTRIAN AND BICYCLE CIRCULATION PLAN TO INCLUDE INTERNAL PEDESTRIAN AND BICYCLE

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CIRCULATION ON SITE THAT ENHANCES PEDESTRIAN AND BICYCLIST CONVENIENCE, SAFETY AND COMFORT, WITH A FOCUS ON CONNECTING THE EAST AND WEST SIDES OF DEVELOPMENT PARCEL 3.CP/BP.1 NORTH OF MAYO BOULEVARD.

17. ADDITIONAL STIPULATIONS FOR DEVELOPMENT:

A. THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, SIDEWALK, CURB RAMPS, STREETLIGHTS, MEDIAN ISLANDS, LANDSCAPING, AND OTHER INCIDENTALS, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH ALL ADA ACCESSIBILITY STANDARDS.

B. A RED BORDER LETTER SHALL BE SUBMITTED TO THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) FOR THIS DEVELOPMENT.

C. THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA (SFHA) CALLED ZONE AO, ON PANEL 1315 L OF THE FLOOD INSURANCE RATE MAPS (FIRM) DATED JANUARY 4, 2021. THE FOLLOWING REQUIREMENTS SHALL APPLY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:

1) THE ARCHITECT/ENGINEER IS REQUIRED TO SHOW THE FLOODPLAIN BOUNDARY LIMITS ON THE GRADING AND DRAINAGE PLAN AND ENSURE THAT IMPACTS TO THE PROPOSED FACILITIES HAVE BEEN CONSIDERED, FOLLOWING THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) REGULATIONS (44 CFR PARAGRAPH 60.3). THIS INCLUDES, BUT NOT LIMITED TO PROVISIONS IN THE LATEST VERSIONS OF THE FLOODPLAIN ORDINANCE OF THE PHOENIX CITY CODE.

2) A COPY OF THE GRADING AND DRAINAGE PLAN SHALL BE SUBMITTED TO THE FLOODPLAIN MANAGEMENT SECTION OF THE STREET TRANSPORTATION DEPARTMENT FOR REVIEW AND APPROVAL OF FLOODPLAIN REQUIREMENTS.

3) THE DEVELOPER SHALL PROVIDE AN ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON

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CONSTRUCTION PLANS TO FLOODPLAIN MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF GRADING AND DRAINAGE PERMITS.

4) THE DEVELOPER SHALL PROVIDE AN ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON BUILDINGS UNDER CONSTRUCTION AND A MINIMUM 95% COMPACTION TEST RESULTS FOR THE BUILDING PADS TO FLOODPLAIN MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS.

5) THE DEVELOPER SHALL PROVIDE ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON FINISHED CONSTRUCTION TO FLOODPLAIN MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

D. THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF THE SCOTTSDALE MUNICIPAL AIRPORT (SDL) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE TEMPLATES AND INSTRUCTIONS PROVIDED WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CITY ATTORNEY.

E. THE DEVELOPER SHALL PROVIDE A NO HAZARD DETERMINATION FOR THE PROPOSED DEVELOPMENT THAT EXCEEDS 70 FEET IN HEIGHT FROM THE FAA PURSUANT TO THE FAA'S FORM-7460 OBSTRUCTION ANALYSIS REVIEW PROCESS, PRIOR TO CONSTRUCTION PERMIT APPROVAL, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

F. IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.

G. IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH

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DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.

H. IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33-FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.

I. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

II. CONDITIONS FOR ENHANCED PERMITTED USES AND DEVELOPMENT STANDARDS:

DEVELOPMENT WITHIN PARCEL 3.CP/BP.1 CAN UTILIZE THE DEVELOPMENT STANDARDS OF THIS SUBSECTION ONLY UPON THE FOLLOWING CONDITIONS BEING APPROVED AND ACCEPTED BY THE CITY:

1. BEFORE PRELIMINARY APPROVAL OF DEVELOPMENT PLANS FOR ANY INDIVIDUAL BUILDING, PROJECT OR USE BY THE CITY WITHIN THE DEVELOPMENT PARCEL, A CONCEPTUAL MASTER DEVELOPMENT PARCEL SITE PLAN (CMDPSP) FOR THE ENTIRETY OF SUPERBLOCK 3 AND THE MAYO CLINIC PUD SITE SHALL BE SUBMITTED FOR CITY APPROVAL. THIS MEANS, FOR EXAMPLE, THAT BEFORE ANY PLANS FOR ANY INDIVIDUAL BUILDING, PROJECT OR USE WITHIN PARCEL 3.CP/BP.1 ARE PROCESSED FOR APPROVAL BY THE CITY, A CMDPSP FOR THE ENTIRETY OF SUPERBLOCK 3 AND THE MAYO CLINIC PUD SITE MUST BE FILED WITH THE CITY. THE CITY WILL THEN PROCESS THE CMDPSP THROUGH A STAFF APPROVAL PROCESS. AT A MINIMUM THE CMDPSP SHALL PROVIDE INFORMATION REGARDING THE FOLLOWING:

   A. INDIVIDUAL DEVELOPMENT UNIT BOUNDARIES WITHIN THE SUPERBLOCK.

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B. FLOOR AREA RATIO (FAR) CALCULATIONS FOR EACH INDIVIDUAL DEVELOPMENT UNIT AND THE ENTIRE SUPER BLOCK AND MAYO CLINIC PUD AREA.

C. PROPOSED BUILDING HEIGHTS.

D. PROPOSED DWELLING UNITS.

E. LAND USE FOR EACH DEVELOPMENT UNIT.

2. FOR ANY DEVELOPMENT UNITS WITHIN THE DEVELOPMENT PARCEL, THE INITIAL APPLICANT SHALL SUBMIT CONCEPTUAL MASTER PLANS FOR THE ENTIRE SUPERBLOCK AND MAYO CLINIC PUD SITE, AS DESCRIBED IN THE PLANNED COMMUNITY DISTRICT (PCD) SECTION OF THE PHOENIX ZONING ORDINANCE, AND AS FURTHER CLARIFIED IN THIS SECTION. THE INITIAL DEVELOPER WITHIN THE DEVELOPMENT PARCEL WILL BE REQUIRED TO IDENTIFY THE REGIONAL ROADWAY INFRASTRUCTURE IMPROVEMENTS NECESSARY TO SERVE THE ENTIRE DESERT RIDGE SPECIFIC PLAN DEVELOPMENT AREA WITH ASSIGNMENT OF CONTRIBUTION FUNDS AND ROADWAY IMPROVEMENTS TO EACH DEVELOPMENT UNIT WITHIN SUPERBLOCK 3 AND THE MAYO CLINIC PUD, WHICH SHALL INCLUDE, BUT IS NOT LIMITED TO:

A. 64TH STREET CONNECTION TO BELL ROAD.

B. ULTIMATE MAYO BOULEVARD FROM TATUM BOULEVARD TO 66TH STREET.

C. TATUM BOULEVARD FROM PINNACLE PEAK ROAD TO THE SOUTH SIDE OF THE CENTRAL ARIZONA PROJECT (CAP) CANAL BRIDGE.

D. 56TH STREET FROM RANGER DRIVE TO PINNACLE PEAK ROAD, AND OTHER AFFECTED CORRIDORS.

E. 64TH STREET FROM LOOP 101 FREEWAY TO PINNACLE PEAK ROAD.

ANY SUBSEQUENT DEVELOPMENT UNITS CREATED WITHIN A DEVELOPMENT PARCEL SEEKING AMENDMENT TO THE OVERALL CONCEPTUAL DEVELOPMENT PARCEL MASTER PLANS, SHALL BE REQUIRED TO SUBMIT REVISED DEVELOPMENT PARCEL MASTER PLANS AND OBTAIN CITY APPROVAL TO AMEND, ASSIGN OR PHASE ANY IMPROVEMENTS ASSIGNED TO THE DEVELOPMENT PARCEL.

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3. A TRAFFIC IMPACT STUDY (TIS) SHALL BE SUBMITTED TO THE CITY FOR THE ENTIRE SUPERBLOCK 3 AND MAYO CLINIC PUD SITE TO SUPPORT THE CONCEPTUAL DEVELOPMENT MASTER PLANS AS DETERMINED BY THE CITY OF PHOENIX STREET TRANSPORTATION DEPARTMENT. NO PRELIMINARY PLANS WITHIN A DEVELOPMENT PARCEL SHALL BE SUBMITTED UNTIL THE STUDY IS REVIEWED AND APPROVED BY THE CITY OF PHOENIX STREET TRANSPORTATION DEPARTMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR TIS SUBMISSION TO AND COORDINATING TRANSPORTATION INFRASTRUCTURE MASTER PLANS AND IMPROVEMENTS WITH THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT).

4. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE DEVELOPER SHALL HAVE EXECUTED CONCEPTUAL DEVELOPMENT MASTER PLANS AND A DEVELOPMENT AGREEMENT WITH THE CITY OF PHOENIX THAT DETAILS FUNDING OBLIGATIONS AND COMMITMENTS FOR CODE REQUIRED AND REGIONAL STREET, WATER, SEWER AND DRAINAGE INFRASTRUCTURE FOR EACH DEVELOPMENT UNIT, AS REQUIRED BY THE APPROVED MASTER PLANS RELATED TO THAT DEVELOPMENT UNIT.

III. ENHANCED PERMITTED USES AND DEVELOPMENT STANDARDS:

1. ADDITIONAL PERMITTED USES: UPON COMPLIANCE OF THE CONDITIONS LISTED IN THE SECTION ABOVE, IN ADDITION TO THE BASE PERMITTED USES IN DEVELOPMENT PARCEL 3.CP/BP.1, THE FOLLOWING SHALL BE PERMITTED:

   ~~A. MULTIFAMILY RESIDENTIAL, PER R-5 MULTIFAMILY RESIDENCE DISTRICT, PLANNED RESIDENTIAL DEVELOPMENT OPTION, SECTION 615 OF THE PHOENIX ZONING ORDINANCE~~

   ~~B. SINGLE-FAMILY RESIDENTIAL, ATTACHED OR DETACHED, PER R-3 MULTIFAMILY RESIDENTIAL DISTRICT, PLANNED RESIDENTIAL DEVELOPMENT OPTION, SECTION 613 OF THE PHOENIX ZONING ORDINANCE~~

   ~~C~~A. COMMUNITY RESIDENCE CENTER ~~OR HOME~~

   ~~D. BIOMEDICAL AND MEDICAL RESEARCH OFFICES AND/OR LABORATORY~~

   ~~E~~B. HOSPICE

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~~F~~C. MEDICAL SCHOOLS AND ASSOCIATED DORMITORIES AND MEDICALLY RELATED EDUCATIONAL FACILITIES

~~G~~D. MOBILE FOOD VENDING AS AN ACCESSORY USE, SUBJET TO THE FOLLOWING LIMITATIONS:

1) SUBJECT TO ALL CONDITIONS OF SECTION 624.D.87.A THROUGH M OF THE PHOENIX ZONING ORDINANCE, AS MODIFIED BELOW

2) NO MORE THAN FIVE (5) MOBILE FOOD VENDING UNITS AT A TIME

3) TO BE PARKED AND LOCATED ON A DUSTPROOFED, PAVED SURFACE ON PRIVATE PROPERTY

4) SHALL NOT BE LOCATED WITHIN 100 FEET OF MAYO BOULEVARD, 56TH STREET OR 64TH STREET RIGHTS-OF-WAY

5) THE USE IS LIMITED TO THE HOURS OF 7:00 AM TO 10:00 PM.

~~H~~E. MUSEUMS AND GALLERIES ONLY WITH SUBJECT MATTER RELATED TO THE MEDICAL PROFESSION

2. INCREASED FLOOR AREA RATIO (FAR): ~~.85~~ 0.65 OVERALL LIMIT FOR DEVELOPMENT PARCEL.

3. INCREASED MAXIMUM BUILDING HEIGHT: MAXIMUM BUILDING HEIGHTS ARE EXCLUSIVE OF (DO NOT INCLUDE) THE MECHANICAL FACILITIES ON TOP OF BUILDINGS. CONSEQUENTLY, THE TOTAL HEIGHT OF THE STRUCTURE MAY EXCEED THE HEIGHTS SPECIFIED BELOW TO ACCOUNT FOR THESE MECHANICAL FACILITIES AND ASSOCIATED SCREENING.

A. 250 FEET LIMITED TO 10% OF TOTAL NET AREA OF DEVELOPMENT PARCEL.

B. 70 FEET LIMITED TO 75% OF TOTAL NET AREA OF DEVELOPMENT PARCEL.

C. 35 FEET LIMITED TO 15% OF TOTAL NET AREA OF DEVELOPMENT PARCEL.

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IV. DESIGN GUIDELINES FOR DEVELOPMENT PARCEL 3.CP/BP.1

THESE DESIGN GUIDELINES SHALL APPLY TO ALL DEVELOPMENT WITHIN DEVELOPMENT PARCEL 3.CP/BP.1.

THE FOLLOWING DESIGN GUIDELINES FROM SECTION 507 TAB A OF THE PHOENIX ZONING ORDINANCE SHALL BE ELEVATED FROM CONSIDERATIONS (C) AND PRESUMPTIONS (P) TO REQUIREMENTS (R) AND (R*):

A. SITE DESIGN/DEVELOPMENT.

1. DESERT PRESERVATION.

(1.1) DEVELOPMENT SHALL MINIMIZE THE REMOVAL OF EXISTING HEALTHY SONORAN DESERT VEGETATION (TREES OVER 4-INCH CALIPER IN DIAMETER) AND CACTI OVER 3 FEET IN ACCORDANCE WITH CITY NATIVE PLANT PRESERVATION STANDARDS (TABLE 1). IF REMOVAL IS NECESSARY, MATURE TREES AND CACTI SHALL BE SALVAGED AND UTILIZED ON SITE. (R)

PROTECTED NATIVE PLANTS SHALL MEAN CACTI, WHICH ARE 3 FEET, OR GREATER IN HEIGHT AND TREES WHICH ARE 4 INCHES OR GREATER IN CALIPER OF THE FOLLOWING SPECIES:

TABLE 1. PROTECTED NATIVE PLANT PRESERVATION STANDARDS

| TREES: | |
|---|---|
| BOTANICAL NAME | COMMON NAME |
| *ACACIA CONSTRICTA* | WHITETHORN ACACIA |
| *ACACIA GREGGII* | CATCLAW ACACIA |
| *BERBERIS HAEMATOCARPA* | RED BARBERY |
| *CANOTIA HOLOCANTHA* | CRUCIFIXION THORN |
| *CELTIS PALLIDA* | HACKBERRY |
| *CERCIDIUM FLORIDUM* | BLUE PALO VERDE |
| *CERCIDIUM MICROPHYLLUM* | FOOTHILL PALO VERDE |
| *CHILOPSIS LINERARIS* | DESERT WILLOW |
| *JUNIPERUS SPECIES* | JUNIPER |
| *OLNEYA TESOTA* | IRONWOOD |
| *POPULUS FREMONTII* | COTTONWOOD |
| *PROSOPIS SPECIES* | MESQUITE |
| *QUERCUS SPECIES* | SCRIB OAK |
| *RHUS OVATA* | SUGAR SUMAC |

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| | |
|---|---|
| *VAUQUELINEA CALIFORNICA* | ARIZONA ROSEWOOD |
| CACTI: | |
| BOTANICAL NAME | COMMON NAME |
| *CARNEGIEA GIGANTEA* | SAGUARO |
| *FEROCACTUS SPECIES* | BARREL |
| *FOUQUIERIA SPLENDENS* | OCOTILLO |
| *PENICEREUS GREGGII* | NIGHT-BLOOMING CEREUS |

2. GRADING/DRAINAGE.

   (2.2) SURFACE, SITE DRAINAGE AND RETENTION SHALL BE DESIGNED TO AVOID HARD LINED CHANNELS. (R)

   (2.3) SURFACE SITE DRAINAGE AND RETENTION SHALL BE INTEGRATED WITH THE OVERALL LANDSCAPE DESIGN. (R*)

   (2.5) REQUIRED LANDSCAPE SETBACKS ADJACENT TO PERIMETER STREETS MAY UTILIZE THE REQUIRED SETBACK FOR RETENTION PROVIDED:

   - A MAXIMUM 50% OF THE REQUIRED LANDSCAPE SETBACK IS DEVOTED TO RETENTION.

   - THE MAXIMUM DEPTH OF RETENTION WITHIN 20 FEET OF RIGHT-OF-WAY IS 24 INCHES.

   - SIDE SLOPES ARE A MAXIMUM 4:1 (R)

3. LANDSCAPE ARCHITECTURE.

   (3.1) PLANT MATERIALS.

   3.1.1 DEVELOPMENT SHALL MINIMIZE THE REMOVAL OF EXISTING, NON-NATIVE HEALTHY PLANTS (TREES 4-INCH CALIPER IN DIAMETER) OR GREATER) AND CACTI (6 FEET HIGH OR GREATER). IF REMOVAL IS NECESSARY, MATURE TREES SHALL BE SALVAGED AND UTILIZED ON SITE. (R)

   3.1.3 LOW WATER USE PLANTS THAT REFLECT AND ENHANCE THE IMAGE OF THE SONORAN DESERT SHALL BE USED. (R)

   3.1.5 ANY PROPOSED LANDSCAPE TREATMENT SHALL BE COMPATIBLE WITH AND RELATE TO ANY ESTABLISHED DISTINCTIVE CHARACTER IN THE SURROUNDING CONTEXT AREA. (R*)

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3.1.9 COORDINATE SITE UTILITY ELEMENTS SUCH AS OVERHEAD POWER LINES, TRANSFORMERS, METER BOXES, BACKFLOW PREVENTERS, AND FIRE PROTECTION DEVICES, WITH LANDSCAPE DESIGN TO EFFECTIVELY DIMINISH THE IMPACT OF SUCH ELEMENTS ON THE SITE CHARACTER. (R*)

3.1.10 TREES SHALL BE LOCATED ADJACENT TO PUBLIC AND PRIVATE WALKWAYS, AND MULTI-USE TRAILS AND PATHS, TO PROVIDE A MINIMUM OF 50% SHADE AND A MINIMUM CANOPY CLEARANCE OF 6 FEET 8 INCHES. (R)

3.1.11 PEDESTRIAN SAFETY AND COMFORT SHALL BE CONSIDERED WHEN SELECTING TREES AND PLANT MATERIAL. (R*)

3.1.13 NO MORE THAN 50% OF THE LANDSCAPED AREA AT MATURITY OR 10% OF THE NET LOT AREA, WHICHEVER IS LESS, SHALL BE PLANTED IN TURF OR HIGH-WATER USE PLANTS. FUNCTIONAL TURF AREAS SUCH AS IN PARKS, SCHOOLS, MULTIPLE-FAMILY AND SINGLE-FAMILY COMMON AREAS, INDIVIDUAL SINGLE-FAMILY LOT, AND GOLF COURSES ARE EXEMPT. (R)

3.1.14 A MINIMUM 50% OF THE LANDSCAPED AREA AT MATURITY (EXCLUDING HARDSCAPE AREAS) SHALL BE TREATED WITH LIVING VEGETATION INCLUDING GROUNDCOVER, SHRUBS AND TREES, AS WELL AS INORGANIC MATERIAL AND AN AUTOMATIC IRRIGATION SYSTEM. (R)

3.1.15 IF ALLOWED BY SPECIFIC PROVISIONS OF THE ZONING ORDINANCE, THE PLACEMENT OF RECYCLING CONTAINERS IN A REQUIRED LANDSCAPE SETBACK OR REQUIRED LANDSCAPED ISLAND SHALL NOT RESULT IN THE ELIMINATION OF ANY REQUIRED TREES. (R)

(3.2) MAINTENANCE OF LANDSCAPE AREAS.

3.2.1 NATIVE SONORAN DESERT VEGETATION SHALL NOT BE PRUNED OR REMOVED FROM AREAS IDENTIFIED ON APPROVED PLANS AS PERMANENT UNDISTURBED OPEN SPACE UNLESS DEMONSTRATED TO THE CITY THAT A HEALTH, SAFETY OR WELFARE ISSUE EXISTS. THIS INCLUDES REMOVAL OF DEAD TREES OR CACTI. (R)

3.2.3 A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE

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INSTALLED TO WATER ALL TREES, CACTI, AND PLANTS INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLANS OR OTHER DEVELOPMENT REVIEW DOCUMENTS TO MINIMIZE MAINTENANCE AND WATER CONSUMPTION, AND TO MAXIMIZE PLANT HEALTH, SURVIVABILITY, AND VIABILITY, UNLESS OTHERWISE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. (R)

(3.4) ART/WATER ELEMENTS.

3.4.1 WATER FEATURES, INCLUDING FOUNTAINS, SHALL BE SITED TO ALLOW SIGNIFICANT ENVIRONMENTAL ENHANCEMENT PRIMARILY TO ON-SITE AND INCIDENTALLY TO OFF-SITE USERS AND TO MINIMIZE WATER CONSUMPTION. (R*)

3.4.2 IF THERE IS PUBLIC ART, IT SHALL BE INTEGRATED INTO THE OVERALL DESIGN OF A PROJECT. (R*)

4. OPEN SPACE/AMENITIES.

(4.1) IMPROVED OPEN SPACES, PLAZAS AND COURTYARDS SHALL BE SHADED A MINIMUM 50% AND FUNCTIONAL IN TERMS OF AREA, DIMENSIONS, LOCATION AND AMENITIES TO PROMOTE SAFE HUMAN INTERACTION. (R*)

(4.2) USABLE PUBLIC SPACE SHALL INCORPORATE A MINIMUM OF 50% SHADING THROUGH THE USE OF TREES OR STRUCTURES THAT PROVIDE SHADING, OR A COMBINATION OF THE TWO UNLESS OTHERWISE PROHIBITED BY SITE VISIBILITY TRIANGLES OR OTHER TECHNICAL CONSTRAINTS. (R)

6. PARKING/CIRCULATION.

(6.1) SURFACE PARKING DESIGN.

6.1.3 PARKING AREAS SHALL BE BUFFERED FROM ADJACENT RESIDENTIAL PROPERTIES AND SCREENED FROM STREETS SO THAT CARS ARE NOT VISIBLE BELOW THE AVERAGE HEIGHT OF THE HEADLIGHTS. (R)

6.1.7 SURFACE PARKING DESIGN SHALL UTILIZE SHARED ACCESS DRIVES WITH ADJACENT, SIMILARLY ZONED PROPERTIES. (R)

6.1.9 EXCESSIVE ASPHALT/HARDSCAPE NOT NEEDED FOR ADEQUATE VEHICULAR MANEUVERING OR PARKING, STAGING OR MATERIAL STORAGE SHALL BE MINIMIZED. (R*)

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(6.2) PARKING STRUCTURE DESIGN.

6.2.3 THE PARKING STRUCTURE EXTERIOR SHALL BE FINISHED WITH ARCHITECTURAL EMBELLISHMENTS AND DETAILING THAT WILL CREATE VISUAL INTEREST FOR ADJOINING PROPERTIES. (R*)

6.2.4 LIGHTING WITHIN THE PARKING STRUCTURE SHALL PROVIDE SAFETY AND SECURITY AND BE INTEGRATED INTO THE ARCHITECTURAL CHARACTER BOTH IN TERMS OF ILLUMINATION AND FIXTURES. (R*)

6.2.10 THERE SHALL BE A CONVENIENT, CLEAR, SAFE AND EFFICIENT INTERNAL CIRCULATION SYSTEM WITHIN THE PARKING STRUCTURE FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC INCLUDING APPROPRIATE SIGNAGE AND PLACEMENT OF PEDESTRIAN CIRCULATION CORES (ELEVATORS AND STAIRS). (R*)

(6.3) ACCESS/CIRCULATION.

6.3.2 THE SITE PLAN SHALL CLEARLY EXPRESS THE SEPARATION BETWEEN PEDESTRIAN AND VEHICULAR TRAFFIC. (R*)

7. WALLS/FENCING.

(7.1) WALLS ADJACENT TO ARTERIAL AND COLLECTOR STREETS SHALL HAVE A FINISHED APPEARANCE. UNTEXTURED, UNFINISHED BLOCK AND REINFORCED, MORTAR-FREE CONCRETE WALLS SHALL BE AVOIDED. (R*)

(7.2) WALL LENGTHS EXCEEDING 50 FEET ADJACENT TO ARTERIAL AND COLLECTOR STREETS SHALL BE ARTICULATED OR CONTAIN SUBSTANTIAL LANDSCAPING TO BREAK THE CONTINUOUS WALL SURFACE AND CREATE VARYING SHADING PATTERNS. (R*)

8. SITE LIGHTING.

(8.1) ALL ON-SITE LIGHTING SHALL BE SHIELDED TO PREVENT DIRECT VISIBILITY OF THE LIGHT SOURCE FROM ADJACENT PROPERTY. (R)

(8.2) LIGHTING SHALL BE SHIELDED WITH CUT-OFF FIXTURES AND DEFLECTORS TO DIRECT LIGHT DOWNWARD AND LIMIT ON-SITE LIGHTING LEVELS TO A MAXIMUM OF 1-FOOT CANDLE AT THE PROPERTY LINE. (R)

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(8.5) SERVICE AREAS AND OTHER SCREENED AREAS SHALL HAVE PROPER SECURITY LIGHTING. (R*)

(8.6) LIGHTING FIXTURES AND ILLUMINATION SHALL BE OF SIMILAR DESIGN AND CHARACTER AS THE PROJECT'S BUILDING COMPONENTS. (R*)

(8.7) SITE LIGHTING SHALL BE PROVIDED TO ENSURE PERSONAL SAFETY AT BUILDING ENTRANCE/EXITS, AND IN PUBLIC ASSEMBLY AND PARKING AREAS. (R*)

(8.8) RECOMMENDED LIGHTING LEVELS AND UNIFORMITY RATIOS ESTABLISHED BY THE ILLUMINATION ENGINEERING SOCIETY OF NORTH AMERICA (IESNA), AS MAY BE MODIFIED BY THE CITY OF PHOENIX, SHALL BE INCORPORATED IN LIGHTING DESIGN FOR ON-SITE NON-RESIDENTIAL AND MULTIFAMILY DEVELOPMENT. (R*)

B. BUILDING DESIGN/CONSTRUCTION.

1. PLACEMENT/ORIENTATION.

(1.2) THE PROPOSED BUILDING ORIENTATION SHALL RESPECT THE ORIENTATION OF SURROUNDING BUILDINGS AND SURROUNDING STREETS BY MAINTAINING CONTINUITY OF PEDESTRIAN ROUTES AND PROMOTING OPPORTUNITIES FOR PEDESTRIAN INTERACTION AT THE STREET LEVEL. (R*)

(1.4) THE PROPOSED BUILDING ORIENTATION SHALL RESPECT CLIMATIC CONDITIONS BY MINIMIZING HEAT GAIN AND CONSIDERING THE IMPACT OF SHADE ON ADJACENT LAND USES AND AREAS. (R*)

(1.5) NATURAL SURVEILLANCE SHALL BE MAXIMIZED IN PROJECT DESIGN TO ENCOURAGE EASY OBSERVATION OF PEOPLE AND PROPERTY NEAR ENTRYWAYS, PATHWAYS, PUBLIC SPACES AND PARKING LOTS. (R*)

(1.6) PROJECTS OR PORTIONS OF PROJECTS IN PUBLIC VIEW (ADJACENT TO STREETS AND RESIDENTIAL AREAS) SHALL DEMONSTRATE A GREATER LEVEL OF DESIGN SENSITIVITY AND DETAIL TO VISUAL IMAGE THAN OTHER DEVELOPMENT. (R*)

2. HEIGHT, BULK, AND AREA.

(2.2) PARAPET WALLS SHALL NOT EXTEND BEYOND THE BUILDING

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HEIGHT MORE THAN 5 FEET FOR A BUILDING THAT IS 20 FEET OR LESS IN HEIGHT OR 7 FEET FOR A BUILDING ABOVE 20 FEET IN HEIGHT UNLESS GREATER HEIGHT IS NEEDED TO SCREEN MECHANICAL EQUIPMENT. (R*)

3. ARCHITECTURE.

   (3.1) ARCHITECTURE AND APPLIED TREATMENTS THAT EXPRESS CORPORATE IDENTITY SHALL BE TEMPERED TO PROVIDE UNIQUE STRUCTURES THAT COMPLEMENT AND BLEND WITH THEIR IMMEDIATE CONTEXT. (R*)

   (3.2) PARKING SHADE AND CANOPY STRUCTURES SHALL BE COMPLEMENTARY TO THE ARCHITECTURE OF THE PRIMARY BUILDINGS AND HAVE MINIMAL VISUAL IMPACT TO THE PUBLIC STREETSCAPE AND ADJACENT RESIDENTIAL AREAS. (R*)

4. ARTICULATION.

   (4.1) BUILDING FACADES VISIBLE FROM PUBLIC STREETS AND ADJACENT TO RESIDENTIAL PROPERTY THAT EXCEED 100 FEET SHALL CONTAIN ARCHITECTURAL EMBELLISHMENTS AND DETAILING SUCH AS TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, WINDOW FENESTRATION, SHADOW BOXES AND OVERHEAD/CANOPIES. (R*)

   (4.2) THE BUILDING FACADE SHALL BE DESIGNED TO PROVIDE A SENSE OF HUMAN SCALE AT GROUND LEVEL BY PROVIDING A CLEAR ARCHITECTURAL DISTINCTION BETWEEN GROUND FLOOR LEVELS AND ALL ADDITIONAL LEVELS. (R*)

   (4.3) BUILDING ENTRANCES SHALL BE IDENTIFIABLE AND DIRECTLY ACCESSIBLE FROM A PUBLIC SIDEWALK. (R*)

5. COLORS/MATERIALS.

   (5.1) ALL SIDES OF A STRUCTURE SHALL EXHIBIT DESIGN CONTINUITY AND CONTAIN MULTIPLE EXTERIOR ACCENT MATERIALS THAT EXHIBIT QUALITY AND DURABILITY. EXAMPLES INCLUDE MATERIALS SUCH AS BRICK, STONE, COLORED TEXTURED CONCRETE OR STUCCO. ROOF MATERIALS MAY INCLUDE TREATED METAL, CONCRETE, AND CLAY TILES, DECORATIVE WOOD, OR SIMILAR MATERIALS. (R*)

   (5.2) MULTIPLE BUILDINGS ON THE SAME SITE SHALL BORROW AND INCORPORATE (NOT DUPLICATE) ARCHITECTURAL STYLES,

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MATERIALS, FORMS, FEATURES, COLORS AND COMPATIBLE ELEMENTS FROM THE SAME SITE. THESE SHALL INCLUDE: CONTINUATION OF DISTINCTIVE ROOFLINES, COVERED WALKWAY ALIGNMENTS, CONSISTENT DETAILING OF FINISH, ACCENT FEATURES ON ALL VISIBLE SIDES OF STRUCTURES, COMPATIBLE SHAPES, MATERIAL, WALL AND LANDSCAPING TREATMENT. (R*)

(5.3) THE EXTENSIVE USE OF THE FOLLOWING ARCHITECTURAL TREATMENTS AND DETAILS ARE STRONGLY DISCOURAGED AND SHALL BE LIMITED IN THEIR PROPOSED APPLICATION:

- COLORED PLASTIC OR FIBERGLASS

- SHINY METAL DETAILS OR REFLECTIVE MATERIALS

- UNTEXTURED CONCRETE, UNFINISHED BLOCK, STEEL PANELS, OR ASPHALT SHINGLES AS A PREDOMINANT EXTERIOR MATERIAL. (R*)

(5.4) CORPORATE COLORS, ASSOCIATED GRAPHICS, AND HIGHLY CONTRASTING BANDS OF VIBRANT COLORS ON BUILDINGS AND ON ACCESSORY STRUCTURES (EXCLUDING SIGNAGE) SHALL BE USED AS AN ACCENT FEATURE WITH RESTRAINT AS A MINOR ELEMENT OF THE BUILDING'S EXTERIOR. (R*)

(5.5) PRE-ENGINEERED METAL BUILDINGS VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL AREAS SHALL HAVE AT LEAST 30% OF EXTERIOR ELEVATIONS COMPOSED OF ALTERNATIVE BUILDING MATERIALS SUCH AS GLASS, BRICK, MASONRY, STONE AND STUCCO. (R*)

6. PUBLIC AMENITIES/ENVIRONMENTAL PROTECTION.

(6.1) PUBLIC AND PRIVATE PEDESTRIAN WALKWAYS AND GATHERING AREAS SHALL BE SHADED (MINIMUM 50% AT MATURITY) FOR THE HEALTH, SAFETY, AND WELFARE OF PEDESTRIANS AND TO ENCOURAGE USE. (R)

(6.2) OVERHANGS AND CANOPIES SHALL BE INTEGRATED IN THE BUILDING DESIGN ALONG ALL PEDESTRIAN THOROUGHFARES. FOR PLANNED COMMERCIAL SHOPPING CENTERS WITH EXTERIOR PEDESTRIAN CIRCULATION, CONTINUOUS SHADE PROTECTED WALKWAYS SHALL BE PROVIDED. (R*)

(6.3) THERE SHALL BE CONVENIENT ACCESSIBLE PEDESTRIAN WALKWAYS BETWEEN BUS STOP/SHELTER AND THE BUILDING

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ENTRY AND/OR ACTIVITY AREA(S). (R*)

7. SCREENING.

(7.1) SERVICE AREAS SHALL BE LOCATED AWAY FROM PUBLIC VIEW. (R*)

(7.3) ALL SCREENING SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PRIMARY STRUCTURE. (R*)

(7.5) ALL NEW OR RELOCATED ELECTRIC LINES 12 KV AND SMALLER, COMMUNICATIONS AND CABLE TELEVISION AND ALL ON PREMISE WIRING SHALL BE PLACED UNDERGROUND IN ALL DEVELOPMENTS WHERE VISIBLE FROM STREETS OR ADJOINING PROPERTIES. (R*)

V. ADDITIONAL DESIGN GUIDELINES FOR DEVELOPMENT PARCEL 3.CP/BP.1

THE FOLLOWING ARE ADDITIONAL DESIGN GUIDELINES APPLICABLE TO ALL DEVELOPMENT WITHIN DEVELOPMENT PARCEL 3.CP/BP.1, USING THE SAME IMPLEMENTATION STANDARDS PER SECTION 507.C OF THE PHOENIX ZONING ORDINANCE:

1. A MAXIMUM OF 60% OF EXTERIOR BUILDING FACADES SHALL BE FINISHED WITH STUCCO MATERIAL. (R*)

2. LIGHTING SHALL BE PROVIDED ADJACENT TO ALL PUBLIC AND PRIVATE SIDEWALKS, SHARED-USE PATHS, AND PEDESTRIAN WALKWAYS PER SECTION 1304.H.5 OF THE PHOENIX ZONING ORDINANCE. (R*)

3. LIGHTING SHOULD BE PROVIDED ADJACENT TO ALL MULTI-USE TRAILS PER SECTION 1304.H.5 OF THE PHOENIX ZONING ORDINANCE. (P)

4. WHERE PEDESTRIAN WALKWAYS CROSS A VEHICULAR PATH, THE PATHWAY SHALL BE CONSTRUCTED OF DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR OTHER PAVEMENT TREATMENTS, THAT VISUALLY CONTRASTS PARKING AND DRIVE AISLE SURFACES. (R*)

5. PRIMARY ENTRY/EXIT DRIVES SHALL INCORPORATE DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR SIMILAR ALTERNATIVE MATERIAL. (R*)

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6. PRIMARY ENTRY/EXIT DRIVES SHALL INCORPORATE ENHANCED LANDSCAPING ON BOTH SIDES WITHIN MINIMUM 250-SQUARE-FOOT LANDSCAPE AREAS AND SHALL INCORPORATE A MINIMUM 5-FOOT-WIDE LANDSCAPE MEDIAN, PLANTED WITH A VARIETY OF AT LEAST THREE PLANT MATERIALS, AND MINIMUM 2-INCH CALIPER SINGLE-TRUNK LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS WITH THE LANDSCAPE MEDIAN. (R)

7. TRAFFIC CALMING MEASURES SHALL BE PROVIDED AT ALL SITE ENTRIES AND EXITS TO SLOW DOWN VEHICULAR SPEEDS AS THEY APPROACH SIDEWALKS. (R*)

8. INTERIOR WALLS AND PRIVACY FENCING SHALL USE MATERIALS AND COLORS THAT BLEND WITH THE NATURAL DESERT ENVIRONMENT. (R*)

9. IF PROVIDED, A COMBINATION OF VIEW WALLS/FENCING AND PARTIAL VIEW WALLS/FENCING SHALL BE INCORPORATED ALONG PROPERTY LINES ADJACENT TO DEDICATED PUBLIC OR PRIVATE OPEN SPACE AREAS, NATURAL AND/OR IMPROVED DRAINAGEWAYS OR RECREATIONAL AREAS. (R*)

10. DRAINAGE CHANNELS SHALL BE DESIGNED TO LOOK NATURAL IN THE DESERT SETTING THROUGH COLOR, TEXTURE, LANDSCAPING, OR OTHER MEANS. (R*)

11. ENHANCED PEDESTRIAN CONNECTIONS SHALL BE DESIGNED AND CONSTRUCTED AT ALL PUBLIC STREET CROSSING LOCATIONS TO INTERCONNECT THE PEDESTRIAN TRAILS THROUGHOUT THE ENTIRETY OF THE SITE. (R*)

12. WASTE STATIONS SHOULD INCLUDE A COMPOST RECEPTACLE WHENEVER POSSIBLE, WITH INFORMATIONAL SIGNS INDICATING WHAT TYPE OF WASTE SHOULD GO IN WHICH RECEPTACLE. (C)

3.CP/BP.2 – Development Parcel 3.CP/BP.2

Size: ~~205~~ 231.45 acres
Uses permitted: Permitted uses shall be as indicated in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance ~~(Supp. dated 4/19/95) (Ref. Appendix A.7)~~, as modified below.

~~Potential~~ APPLICABLE Zoning ~~to Be Applied~~: CP/BP as per Section 626 of the City of Phoenix Zoning Ordinance as modified below and per Section C.4.D of this chapter. This zoning ~~is to be~~ WAS applied upon City Council approval of the

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1995 major amendment to the Desert Ridge Specific Plan relating to this superblock.

~~Special Conditions and Requirements:~~ I. PERMITTED USES AND DEVELOPMENT STANDARDS:

1. Commerce Park (BUSINESS PARK OPTION) uses are allowed subject to the standards described in Section C.4.D of this chapter.

~~2. The development of uses in Development Parcel 3.CP/BP.2 shall occur only in the following sequence:~~

~~a. Construction of a hospital structure with a minimum of 125 beds (hospital defined pursuant to the Phoenix Zoning Ordinance, Ref. Appendix A.9), including accessory retail wholly within the hospital structure.~~

~~b. Construction (which may occur simultaneously with the hospital structure defined above) of other medical facilities as defined in special condition and requirements 3.a.2 below.~~

~~c. After the completion of construction of the hospital structure, as evidenced by the issuance of a Certificate of Occupancy, construction will be allowed to commence for any other use allowed in Development Parcel 3.CP/BP.2.~~

~~3 1~~ 2. The following is a list of modifications to certain design/development standards and the list of permitted uses included in Section 626, Commerce Park (Business Park Option), of the City of Phoenix Zoning Ordinance which shall apply exclusively to Development Parcel 3.CP/BP.2) ~~PERMITTED USES: PER THE BASE PERMITTED USES OF DEVELOPMENT PARCEL 3.CP/BP.1, INCLUDING REQUIRED CONDITIONS TO USE THE ENHANCED PERMTTED USES, EXCEPT AS MODIFIED BELOW:~~

~~A. HOSPITAL~~

~~B. MEDICAL SCHOOLS AND ASSOCIATED DORMITORIES AND MEDICAL~~

~~C. NURSING HOME~~

~~D. DEPENDENT CARE FACILITIES~~

~~1) IF FREESTANDING, SUBJECT TO AREA LIMITATIONS OF SECTION 1.B.~~

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~~E. MUSEUMS AND GALLERIES ONLY WITH SUBJECT MATTER RELATED TO THE MEDICAL PROFESSION~~

~~F. MEDICAL APPLIANCE AND OTHER MEDICALLY RELATED SALES~~

a. Additional Permitted Uses~~/Development Conditions~~:

1) Hospitals ~~(as defined in Appendix A.9)~~

2) Medical facilities, including:

a) The provision of diagnostic services, extensive medical treatment including but not limited to surgical and other hospital services, as well as continuous nursing service, and including but not limited to general medical and surgical hospitals, specialty hospitals, medical clinics, medical laboratories, outpatient care facilities, medical schools and associated dormitories, medically related educational facilities, medical and associated accessory offices, pharmacies, and similar uses.

b) Facilities for conducting research in the natural or physical sciences, or engineering and development as an extension of investigation with the objective of creating end products on a contract or fee basis, and including pilot plant operation.

c) Manufacturing related to medical, pharmaceutical and biotechnical products or equipment. Manufacturing shall include the fabrication and assembly of finished products or sub-assemblies, so long as the primary use of the property is not the basic processing and compounding of raw material or food products.

d) The provision of intermediate or long-term nursing and health related care to individuals, typically classified as nursing home~~s~~.

e) Dwelling providing shelter and services for the elderly or for disabled persons, which may include meals, housekeeping, personal care assistance and minor medical services including intermediate, long term or extended nursing care for residents.

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f) Food services for the employees, visitors and patients of the medical facility

g) Non-freestanding retail uses within a medical facility/hospital building, are allowed subject to the following conditions:

(1) The maximum gross leasable area for any one tenant/user shall be 5,000 square feet.

(2) All retail sales occur only within the walls of the medical facility/hospital building. The entrance to a retail sales business shall be from within the walls of the medical facility/hospital building. No external signage of any kind shall be permitted so as to be visible from any public thoroughfare or adjacent property.

h) Helistops or heliports.

i) Clubs, private or public, qualifying by law as a non-profit entity.

j) Dependent care facilities, subject to the following conditions:

(1) If the dependent care facility is a freestanding structure, it shall be subject to the conditions for freestanding retail uses as described ~~in 3.a.4~~ below.

k) Wellness centers/clinics.

l) Museums and galleries only with subject matter related to the medical profession.

m) Places of worship, only in non-freestanding and integrated into a hospital or a medical facility building.

n) Places of assembly, only if indoors, non-freestanding and integrated into a hospital or a medical facility building.

3) Medical appliance and other medically related sales.

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4) Freestanding retail uses, are allowed in Development Parcel 3.CP/BP.2 subject to the following conditions:

a) The maximum gross leasable area for any one tenant/user (other thaN~~t~~ a restaurant) shall be 5,000 square feet.

b) ~~Freestanding retail uses must be located set back a~~ A minimum SETBACK of 300 feet from 56th Street, 64th Street and ~~Avenue K~~ MAYO BOULEVARD. External signage must not be visible from a public thoroughfare or adjacent property. (It is intended that the freestanding retail and restaurant uses in Development Parcel 3.CP/BP.2 be used primarily by the employees, patients and visitors of the hospital and medical facilities. These freestanding retail uses are not intended to be used by persons not working or visiting within Development Parcel 3.CP/BP.2.)

c) The maximum aggregate gross leasable area ~~or~~ OF freestanding retail uses and freestanding restaurants/bars/cocktail lounges in Development Parcel 3.CP/BP.2 shall be 50,000 square feet.

5) Accessory uses with hotels/motels: Non-freestanding retail newsstands, gift shops or other customary services, restaurants and cocktail lounges are allowed as accessory uses within hotels and motels, provided that the entrance to such uses shall be from within the exterior walls of the building only.

6) ~~Multiple family attached~~ MULTIFAMILY residential ~~dwellings~~. ~~A maximum of 300 multiple family dwellings shall be allowed in Development Parcel 3.CP/BP.2.~~

7) Single-family ~~detached~~ residential, DETACHED ~~dwellings~~. ~~A maximum of 20 single-family dwelling shall be allowed in Development Parcel 3.CP/BP.2.~~

~~b. Modifications of Permitted Building Heights.~~

~~The heights of buildings in Development Parcel 3.CP/BP.2 shall be governed by the table presented below. The maximum building heights are exclusive of (do not include) the mechanical facilities on top of the buildings. Consequently, the total height of the structure~~

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~~may exceed the heights specified below to account for these mechanical facilities.~~

2. DEVELOPMENT STANDARDS: ~~PER THE BASE DEVELOPMENT STANDARDS AND CONDITIONS FOR ENHANCED DEVELOPMENT STANDARDS OF DEVELOPMENT PARCEL 3.CP/BP.1, EXCEPT AS MODIFIED BELOW~~ THE FOLLOWING IS A LIST OF MODIFICATIONS TO THE DEVELOPMENT STANDARDS OF THE COMMERCE PARK (BUSINESS PARK OPTION) ZONING DISTRICT.

A. MAXIMUM BUILDING HEIGHT:

THE HEIGHTS OF BUILDINGS IN DEVELOPMENT PARCEL 3.CP/BP.2 SHALL BE GOVERNED BY THE TABLE PRESENTED BELOW. THE MAXIMUM BUILDING HEIGHTS ARE EXCLUSIVE OF (DO NOT INCLUDE) THE MECHANICAL FACILITIES ON TOP OF THE BUILDINGS. CONSEQUENTLY, THE TOTAL HEIGHT OF THE STRUCTURE MAY EXCEED THE HEIGHTS SPECIFIED BELOW TO ACCOUNT FOR THESE MECHANICAL FACILITIES AND ASSOCIATED SCREENING.

| Use | Maximum Building Height |
|---|---|
| Hospitals | 250 feet |
| Clinics | 250 feet |
| Hotels/motels | 56 feet |
| Medical facilities, except hospitals/clinics | 56 feet |
| Office building for non-two stories, not to exceed medical facilities | 40 feet |
| Retail and restaurant uses | 40 feet |
| Multifamily residential | 56 feet |
| All other uses | 40 feet |

~~4. Building Setbacks: Buildings must be setback a minimum of 100 feet and an average of 125 feet from 56th Street, 64th Street (if applicable) and~~

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~~Avenue K. Buildings must be setback 100 feet from all other streets. Buildings must be setback 30 feet from all other lot lines. Reach 11 setbacks are governed by Section C.4.D, Design Standards 2.a, of this chapter.~~

~~5~~ B. Floor Area Ratio: 0.85 overall limit for development parcel.

C. MAXIMUM DENSITY: 300 MULTIFAMILY DWELLING UNITS AND 20 SINGLE-FAMILY DWELLING UNITS.

~~6 Parking. Off-street parking and loading requirements may be modified by the Development Service Department when supported by an appropriately documented study.~~

~~7 Signage.: This development parcel may be exempted from the Desert Ridge Comprehensive Sign Plan if the city approves a separate comprehensive sign plan for this development parcel.~~

~~8.~~ 3. Relationship of Parcel 3.CP/BP.2 to balance of Specific Plan. ~~In the event that Parcel 3.CP/BP.2 is developed with a minimum 125 bed hospital, then after the completion of such hospital, the~~ THE DEVELOPMENT parcel shall be treated as a separate and distinct entity within the Desert Ridge Specific Plan. Specifically, a single development entity may be designated by the owner of Parcel 3.CP/BP.2 at the owner~~s~~'s discretion to be responsible to the City of Phoenix for all matters related to the specific plan, including but not limited to reporting on development progress within the parcel, applying for major and minor amendments, and acting in the place of the Master Developer with regard to Parcel 3.CP/BP.2. The relationship between Parcel 3.CP/BP.2 and the Desert Ridge Master Developer shall be governed by the CC&R's, design guidelines, and other contractual documents that may be entered into by the property owner and the Master Developer. This specific plan shall continue to control land uses, design standards within Parcel 3.CP/BP.2 as described above in Section C.4.D of this chapter, and the permitted 25 percent increase or decrease in area of Parcel 3.CP/BP.2 as described in Chapter 4 of this specific plan.

4. MASTER PLANS: MASTER PLANS, PER THE REQUIREMENTS OF CHAPTER 4 OF THE DESERT RIDGE SPECIFIC PLAN AND PER THE PLANNED COMMUNITY DISTRICT (PCD), SECTION 636 OF THE PHOENIX ZONING ORDINANCE, SHALL BE SUBMITTED, AND SHALL BE UPDATED WITH EACH PHASE OF DEVELOPMENT, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT. THE INITIAL MASTER PLANS SUBMITTED BY THE MASTER DEVELOPER SHALL INCLUDE THE FOLLOWING:

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A. COMPLETE BUILD-OUT OF DETACHED SIDEWALKS, LANDSCAPE WITHIN LANDSCAPE STRIPS, BUFFERED BIKE LANES, AND SHARED-USE PATHS ALONG 56TH STREET, MAYO BOULEVARD AND 64TH STREET PER SECTION 7 OF THIS CHAPTER, TO BE INCLUDED ON THE MASTER OPEN SPACE, PEDESTRIAN, BICYCLE AND TRAILS PLAN AND MASTER LANDSCAPE PLAN.

B. COMPLETE BUILD-OUT OF BICYCLE REPAIR STATIONS PER SECTION ~~10.C~~ 3.CP/BP.2.II.4.D OF THIS CHAPTER, TO BE INCLUDED ON THE MASTER OPEN SPACE, PEDESTRIAN, BICYCLE AND TRAILS PLAN.

C. A PEDESTRIAN AND BICYCLE CIRCULATION PLAN TO INCLUDE INTERNAL PEDESTRIAN AND BICYCLE CIRCULATION ON SITE THAT ENHANCES PEDESTRIAN AND BICYCLIST CONVENIENCE, SAFETY AND COMFORT~~, WITH A FOCUS ON CONNECTING THE EAST AND WEST SIDES OF DEVELOPMENT PARCEL 3.CP/BP.1 NORTH OF MAYO BOULEVARD~~.

~~9 The development of Parcel 3.CP/BP.2 as a medically-related commerce park is intended to occur in an integrated manner over a period of years. In order to assure that Parcel 3.CP/BP.2 develops in accordance with the provisions of the 1995 Major Specific Plan Amendment creating this development parcel, the following regulations are established. In the event that construction of a hospital structure, as defined in Appendix A.9, has commenced by December 31, 1996, the commencement and completion of such construction shall be permitted pursuant to those applicable provisions of the 1995 Major Specific Plan Amendment in effect as of the effective date of said amendment, governing permitted and accessory uses, height of buildings, lot coverage limitations, floor area ratios, and off-street parking and loading standards (hereinafter, the "current regulation"), and the development of the balance of Development Parcel 3.CP/BP.2 may be completed pursuant to the current regulations subject to the following conditions:~~

~~a. That within 180 days of the adoption of the 1995 Major Specific Plan Amendment creating this development parcel, the owner of Development Parcel 3.CP/BP.2 shall file with the city a conceptual site plan (the "site plan"), which plan shall describe, at a minimum and with a reasonable degree of certainty, all of the following:~~

~~1) A conceptual layout of this entire development parcel showing individual development units which shall list the use~~

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~~or uses intended in each individual development unit.~~

~~2) The height of the buildings in each individual development unit.~~

~~3) The total square footage of all buildings proposed for Parcel 3.CP/BP.2, together with the proposed allocation of the total square footage to each individual development unit.~~

~~4) The boundaries of Parcel 3.CP/BP.2, together with the total gross land area and net land area of Parcel 3.CP/BP.2, as defined in Section 202 of the City of Phoenix Zoning Ordinance.~~

~~5) The required off-street parking facilities indicating the number of parking spaces provided for each use within each individual development unit.~~

~~6) The location of any proposed loading space or dock within any individual development unit.~~

~~b. All construction and development within Parcel 3.CP/BP.2 shall be in accordance with the site plan, as may be revised from time to time as set forth in this paragraph 9.~~

~~c. Prior to the completion of construction of the hospital structure, the owner of Parcel 3.CP/BP.2 shall submit to the city a revised site plan showing the hospital structure and any changes to the square footage of buildings. Changes to the square footage shall be limited to a reallocation of the total square footage of all buildings to different development units within Parcel 3.CP/BP.2, or within an existing individual development unit, but the total square footage of buildings in Parcel 3.CP/BP.2 as shown on the original site plan shall not be changed. Following the submittal of the revised site plan, the owner of Parcel 3.CP/BP.2 shall be permitted to commence and complete construction of another building or buildings or structure or structures in any one of the individual development units pursuant to the current regulations, so long as the commencement of construction of said building(s) or structure(s) shall occur not later than 7 years from the submittal of the revised site plan.~~

~~Prior to the completion of the second building or structure, and each building or structure thereafter, the owner of Parcel 3.CP/BP.2 shall submit to the city a revised site plan showing all buildings completed and any changes to the allocation of the total square~~

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~~footage of buildings between different development units within Parcel 3.CP/BP.2, or within an existing individual development unit. Following the submittal of each revised site plan, the owner of Parcel 3.CP/BP.2 shall be permitted to commence and complete construction of the next building or structure, and each building or structure thereafter, under the current regulations, so long as the commencement of said construction occurs not later than 7 years after the submittal of each revised site plan. Construction of each building or structure within Parcel 3.CP/BP.2 shall follow this procedure.~~

~~d. Whenever the owner of Parcel 3.CP/BP.2 submits a site plan to the city in accordance with this paragraph 9, the owner of Parcel 3.CP/BP.2 shall provide a copy of the submitted site plan to the Master Developer.~~

~~e. If the owner of Parcel 3.CP/BP.2 fails to comply with the provisions of subparagraphs 9.a, 9.b and 9.c above, then future development of Parcel 3.CP/BP.2 shall be governed by the regulations relating to permitted and accessory uses, height of buildings, lot coverage limitations, floor area ratios, and off-street parking and loading standards then in effect.~~

II. ADDITIONAL DEVELOPMENT STANDARDS FOR DEVELOPMENT PARCEL 3.CP/BP.2:

1. STREET STANDARDS:

A. MAYO BOULEVARD CROSS SECTION: THE 24-FOOT-WIDE LANDSCAPE MEDIAN ALONG MAYO BOULEVARD MAY BE REDUCED TO ALLOW FOR WIDENED AND BUFFERED BIKE LANES, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT. LANDSCAPE MEDIANS SHALL BE PLANTED TO THE STREETSCAPE LANDSCAPE STANARDS PER SECTION 3.CP/BP.2.II.2 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

B. SIDEWALK EASEMENTS AND SHARED-USE PATH EASEMENTS: SIDEWALK EASEMENTS AND SHARED-USE PATH EASEMENTS SHALL BE DEDICATED WHERE NECESSARY TO PERMIT DETACHED SIDEWALKS AND SHARED-USE PATHS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

C. MAYO BOULEVARD (SOUTH SIDE): A MINIMUM 8-FOOT-WIDE DETACHED SIDEWALK SEPARATED BY A MINIMUM 10-FOOT-

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WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED ALONG THE SOUTH SIDE OF MAYO BOULEVARD, EXCEPT WHERE THERE ARE EXISTING SIDEWALKS, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 3.CP/BP.2.II.2 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

D. 56TH STREET (SOUTH OF MAYO BOULEVARD): THE EXISTING LANDSCAPE STRIP ON THE EAST SIDE OF 56TH STREET ADJACENT TO THE DETACHED SIDEWALK SHALL BE REPLENISHED AND PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 3.CP/BP.2.II.2 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

E. MULTI-USE TRAIL CONNECTING TO REACH 11: A 10-FOOT-WIDE MULTI-USE TRAIL EASEMENT (MUTE) SHALL BE DEDICATED WITHIN THE EASTERN EDGE OF DEVELOPMENT PARCEL 3.CP/BP.2, AND A MINIMUM 10-FOOT-WIDE MULTI-USE TRAIL (MUT) SHALL BE CONSTRUCTED WITHIN THE EASEMENT TO CONNECT SOUTH TO REACH 11 TRAILS IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

F. LANDSCAPE STRIP REDUCTION OR ELIMINATION: IN AREAS WHERE DRAINAGE CULVERTS, RIGHT TURN LANES AND BUS BAYS OCCUR AND LIMIT AVAILABLE RIGHT-OF-WAY, THE REQUIRED LANDSCAPE STRIPS OF THIS SECTION MAY BE REDUCED OR ELIMINATED BY THE STREET TRANSPORATION DEPARTMENT TO ENSURE SIDEWALKS AND SHARED USE PATHWAYS MAY BE PROVIDED IN SUCH AREAS WITHOUT SIGNIFICANT OFFSET.

2. STREETSCAPE LANDSCAPE PLANTING STANDARDS:

A. TREES FOR 10-FOOT-WIDE OR WIDER LANDSCAPE STRIPS: MINIMUM 3-INCH CALIPER, SINGLE-TRUNK, LARGE CANOPY, DROUGHT-TOLERANT, SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.

B. TREES FOR 5-FOOT-WIDE, LESS THAN 10-FOOT-WIDE, LANDSCAPE STRIPS: MINIMUM 2-INCH CALIPER, SINGLE-

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TRUNK, LARGE CANOPY, DROUGHT-TOLERANT, SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.

C. LIVE COVERAGE: DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS MAINTAINED TO A MAXIMUM HEIGHT OF 36 INCHES TO ACHIEVE A MINIMUM OF 75% LIVE COVERAGE AT MATURITY.

D. UTILITY CONFLICTS: WHERE UTILITY CONFLICTS EXIST, THE DEVELOPER SHALL WORK WITH THE PLANNING AND DEVELOPMENT DEPARTMENT ON AN ALTERNATIVE DESIGN SOLUTION CONSISTENT WITH A PEDESTRIAN ENVIRONMENT.

3. VEHICULAR PARKING: OFF-STREET PARKING AND LOADING REQUIREMENTS MAY BE MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT WHEN SUPPORTED BY AN APPROPRIATELY DOCUMENTED STUDY.

A. EV INSTALLED SPACES: A MINIMUM OF 2.5% OF THE REQUIRED PARKING SPACES, LOCATED WITHIN PARKING STRUCTURES, SHALL BE ELECTRIC VEHICLE (EV) INSTALLED SPACES, DEFINED AS A PARKING SPACE THAT INCLUDES ACCESS TO AN EV CHARGER, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

B. EV CAPABLE SPACES: A MINIMUM OF 2.5% OF THE REQUIRED PARKING SPACES, LOCATED WITHIN PARKING STRUCTURES, SHALL BE EV CAPABLE SPACES, DEFINED AS A PARKING SPACE THAT INCLUDES ACCESS TO ELECTRICAL WIRING TO ALLOW FOR A FUTURE JUNCTION BOX AND APPROPRIATE VOLTAGE FOR AN OUTLET CAPABLE OF CHARGING A VEHICLE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

4. BICYCLE INFRASTRUCTURE:

A. BUFFERED AND WIDENED BIKE LANES: EXISTING BIKE LANES SHOULD BE WIDENED AND SHALL BE BUFFERED ON BOTH SIDES OF MAYO BOULEVARD, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT AND THE PLANNING AND DEVELOPMENT DEPARTMENT.

B. ON-SITE BICYCLE CIRCULATION: BIKE LANES, BIKE BOULEVARDS, OR OTHER DESIGN STANDARDS TO

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MAXIMIZE BICYCLIST VISIBILITY, SAFETY AND BICYCLIST CIRCULATION ON SITE THROUGHOUT THE DEVELOPMENT PARCEL SHALL BE PROVIDED AND INSTALLED PER THE RECOMMENDATIONS IN THE BICYCLE & PEDESTRIAN DESIGN GUIDANCE ELEMENT, CHAPTER 3 (BICYCLE TOOLBOX), OF THE ACTIVE TRANSPORTATION PLAN, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

C. BICYCLE PARKING: BICYCLE PARKING SHALL BE PROVIDED PER THE REQUIREMENTS OF SECTION 1307.H.6 OF THE PHOENIX ZONING ORDINANCE, IN ADDITION TO THE FOLLOWING. NON-SECURED BICYCLE PARKING SHALL BE PROVIDED THROUGH INVERTED U AND ARTISTIC RACKS LOCATED NEAR ALL BUILDING ENTRANCES, OR AS OTHERWISE SPECIFIED BELOW, AND INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H OF THE PHOENIX ZONING ORDINANCE.

1) MULTIFAMILY RESIDENTIAL SHALL PROVIDE SECURED BICYCLE PARKING SPACES AT A MINIMUM RATE OF 0.25 SPACES PER DWELLING UNIT AND GUEST BICYCLE PARKING SPACES AT A MINIMUM RATE OF 0.05 SPACES PER DWELLING UNIT.

2) SINGLE-FAMILY RESIDENTIAL USES SHALL PROVIDE BICYCLE PARKING LOCATED IN COMMON OPEN SPACE AREAS AT A MINIMUM RATE OF 0.05 SPACES PER DWELLING UNIT.

D. BICYCLE REPAIR STATIONS: BICYCLE REPAIR STATIONS (“FIX IT STATIONS”) SHALL BE PROVIDED, MAINTAINED AND EVENLY DISTRIBUTED THROUGHOUT THE DEVELOPMENT PARCEL AND SHALL BE LOCATED ADJACENT TO SIDEWALKS, WALKWAYS, SHARED-USE PATHS AND MULTI-USE TRAILS, SPACED A MINIMUM OF A QUARTER MILE APART. THE BICYCLE REPAIR STATIONS (“FIX IT STATIONS”) SHALL BE PROVIDED IN AN AREA OF HIGH VISIBILITY AND SEPARATED FROM VEHICULAR MANEUVERING AREAS, WHERE APPLICABLE. THE REPAIR STATION SHALL INCLUDE, BUT NOT BE LIMITED TO:

1) STANDARD REPAIR TOOLS AFFIXED TO THE STATION.

2) A TIRE GAUGE AND PUMP AFFIXED TO THE BASE OF THE STATION OR THE GROUND.

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3) A BICYCLE REPAIR STAND WHICH ALLOWS PEDALS AND WHEELS TO SPIN FREELY WHILE MAKING ADJUSTMENTS TO THE BIKE.

E. ELECTRIC BICYCLE CHARGING: A MINIMUM OF 10% OF THE REQUIRED BICYCLE PARKING SPACES SHALL INCLUDE STANDARD ELECTRICAL RECEPTACLES, OR STANDARD ELECTRICAL OUTLETS FOR SECURED BICYCLE PARKING, FOR ELECTRIC BICYCLE CHARGING CAPABILITIES.

5. SIGNAGE: THIS DEVELOPMENT PARCEL IS EXEMPTED FROM THE DESERT RIDGE COMPREHENSIVE SIGN PLAN IF A SEPARATE COMPREHNESIVE SIGN PLAN FOR THE DEVELOPMENT PARCEL IS APPROVED.

6. ADDITIONAL STIPULATIONS FOR DEVELOPMENT:

A. THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, SIDEWALK, CURB RAMPS, STREETLIGHTS, MEDIAN ISLANDS, LANDSCAPING, AND OTHER INCIDENTALS, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH ALL ADA ACCESSIBILITY STANDARDS.

B. THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA (SFHA) CALLED ZONE AO, ON PANEL 1315 L OF THE FLOOD INSURANCE RATE MAPS (FIRM) DATED JANUARY 4, 2021. THE FOLLOWING REQUIREMENTS SHALL APPLY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:

1) THE ARCHITECT/ENGINEER IS REQUIRED TO SHOW THE FLOODPLAIN BOUNDARY LIMITS ON THE GRADING AND DRAINAGE PLAN AND ENSURE THAT IMPACTS TO THE PROPOSED FACILITIES HAVE BEEN CONSIDERED, FOLLOWING THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) REGULATIONS (44 CFR PARAGRAPH 60.3). THIS INCLUDES, BUT NOT LIMITED TO PROVISIONS IN THE LATEST VERSIONS OF THE FLOODPLAIN ORDINANCE OF THE PHOENIX CITY CODE.

2) A COPY OF THE GRADING AND DRAINAGE PLAN SHALL BE SUBMITTED TO THE FLOODPLAIN MANAGEMENT

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SECTION OF THE STREET TRANSPORTATION DEPARTMENT FOR REVIEW AND APPROVAL OF FLOODPLAIN REQUIREMENTS.

3) THE DEVELOPER SHALL PROVIDE AN ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON CONSTRUCTION PLANS TO FLOODPLAIN MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF GRADING AND DRAINAGE PERMITS.

4) THE DEVELOPER SHALL PROVIDE AN ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON BUILDINGS UNDER CONSTRUCTION AND A MINIMUM 95% COMPACTION TEST RESULTS FOR THE BUILDING PADS TO FLOODPLAIN MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS.

5) THE DEVELOPER SHALL PROVIDE ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON FINISHED CONSTRUCTION TO FLOODPLAIN MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

C. THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF THE SCOTTSDALE MUNICIPAL AIRPORT (SDL) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE TEMPLATES AND INSTRUCTIONS PROVIDED WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CITY ATTORNEY.

D. THE DEVELOPER SHALL PROVIDE A NO HAZARD DETERMINATION FOR PROPOSED DEVELOPMENT THAT EXCEEDS 70 FEET IN HEIGHT FROM THE FAA PURSUANT TO THE FAA'S FORM-7460 OBSTRUCTION ANALYSIS REVIEW PROCESS, PRIOR TO CONSTRUCTION PERMIT APPROVAL, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

E. IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO

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CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.

F. IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.

G. IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33-FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.

H. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

3.CP/BP.3 – Development Parcel 3.CP/BP.3

SIZE: 23.88 ACRES
USES PERMITTED: PERMITTED USES SHALL BE AS INDICATED IN SECTION 626, COMMERCE PARK DISTRICT (BUSINESS PARK OPTION), OF THE CITY OF PHOENIX ZONING ORDINANCE, AS MODIFIED BELOW.

APPLICABLE ZONING: CP/BP AS PER SECTION 626 OF THE CITY OF PHOENIX ZONING ORDINANCE AS MODIFIED BELOW AND PER SECTION C.4.D OF THIS CHAPTER. THIS ZONING WAS APPLIED UPON CITY COUNCIL APPROVAL OF THE 1995 MAJOR AMENDMENT TO THE DESERT RIDGE SPECIFIC PLAN RELATING TO THIS SUPERBLOCK.

I. SPECIAL CONDITIONS AND REQUIREMENTS:

1. COMMERCE PARK USES ARE ALLOWED SUBJECT TO THE STANDARDS DESCRIBED IN SECTION C.4.D OF THIS CHAPTER.

2. ADDITIONAL PERMITTED USES/DEVELOPMENT CONDITIONS: THE FOLLOWING IS A LIST OF MODIFICATIONS TO THE PERMITTED

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USES INCLUDED IN SECTION 626, COMMERCE PARK DISTRICT (BUSINESS PARK OPTION), OF THE CITY OF PHOENIX ZONING ORDINANCE WHICH SHALL APPLY EXCLUSIVELY TO DEVELOPMENT PARCEL 3.CP/BP.3:

A. MANUFACTURING RELATED TO MEDICAL, PHARMACEUTICAL AND BIOTECHNICAL PRODUCTS OR EQUIPMENT. MANUFACTURING SHALL INCLUDE THE FABRICATION AND ASSEMBLY OF FINISHED PRODUCTS OR SUB-ASSEMBLIES, SO LONG AS THE PRIMARY USE OF THE PROPERTY IS NOT THE BASIC PROCESSING AND COMPOUNDING OF RAW MATERIALS OR FOOD PRODUCTS.

B. MULTIFAMILY RESIDENTIAL.

C. RETAIL USES. THE MAXIMUM GROSS LEASABLE AREA FOR ANY ONE TENANT/USER SHALL BE 5,000 SQUARE FEET. THE MAXIMUM AGGREGATE GROSS LEASABLE AREA OF RETAIL USES SHALL BE 50,000 SQUARE FEET.

3. BUILDING SETBACKS: MINIMUM 100 FEET AND AN AVERAGE OF 125 FEET FROM 56TH STREET, 64TH STREET AND MAYO BOULEVARD. MINIMUM 50 FEET FROM ALL OTHER STREETS. MINIMUM 30 FEET FROM ALL OTHER LOT LINES.

4. FLOOR AREA RATIO: 0.20 OVERALL LIMIT FOR DEVELOPMENT PARCEL; INDIVIDUAL DEVELOPMENTS MAY BE UP TO 0.25.

5. DENSITY: MINIMUM 17.0 DWELLING UNITS PER GROSS ACRE.

~~SUPERBLOCK 3 – OVERALL DESIGN GUIDELINES~~

~~THE FOLLOWING DESIGN GUIDELINES FROM SECTION 507 TAB A OF THE PHOENIX ZONING ORDINANCE SHALL BE ELEVATED FROM CONSIDERATIONS (C) AND PRESUMPTIONS (P) TO REQUIREMENTS (R):~~

~~A. SITE DESIGN/DEVELOPMENT.~~

~~1. DESERT PRESERVATION.~~

~~(1.1) DEVELOPMENT SHALL MINIMIZE THE REMOVAL OF EXISTING HEALTHY SONORAN DESERT VEGETATION (TREES OVER 4" CALIPER IN DIAMETER) AND CACTI OVER 3' IN ACCORDANCE WITH CITY NATIVE PLANT PRESERVATION STANDARDS (TABLE 1). IF REMOVAL IS NECESSARY, MATURE TREES AND CACTI SHALL BE SALVAGED AND UTILIZED ON SITE. (R)~~

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~~PROTECTED NATIVE PLANTS SHALL MEAN CACTI, WHICH ARE THREE (3) FEET, OR GREATER IN HEIGHT AND TREES WHICH ARE FOUR (4) INCHES OR GREATER IN CALIPER OF THE FOLLOWING SPECIES:~~

~~TABLE 1. PROTECTED NATIVE PLANT PRESERVATION STANDARDS~~

| ~~TREES:~~ | |
|---|---|
| ~~BOTANICAL NAME~~ | ~~COMMON NAME~~ |
| ~~*ACACIA CONSTRICTA*~~ | ~~WHITETHORN ACACIA~~ |
| ~~*ACACIA GREGGII*~~ | ~~CATCLAW ACACIA~~ |
| ~~*BERBERIS HAEMATOCARPA*~~ | ~~RED BARBERY~~ |
| ~~*CANOTIA HOLOCANTHA*~~ | ~~CRUCIFIXION THORN~~ |
| ~~*CELTIS PALLIDA*~~ | ~~HACKBERRY~~ |
| ~~*CERCIDIUM FLORIDUM*~~ | ~~BLUE PALO VERDE~~ |
| ~~*CERCIDIUM MICROPHYLLUM*~~ | ~~FOOTHILL PALO VERDE~~ |
| ~~*CHILOPSIS LINERARIS*~~ | ~~DESERT WILLOW~~ |
| ~~*JUNIPERUS SPECIES*~~ | ~~JUNIPER~~ |
| ~~*OLNEYA TESOTA*~~ | ~~IRONWOOD~~ |
| ~~*POPULUS FREMONTII*~~ | ~~COTTONWOOD~~ |
| ~~*PROSOPIS SPECIES*~~ | ~~MESQUITE~~ |
| ~~*QUERCUS SPECIES*~~ | ~~SCRIB OAK~~ |
| ~~*RHUS OVATA*~~ | ~~SUGAR SUMAC~~ |
| ~~*VAUQUELINEA CALIFORNICA*~~ | ~~ARIZONA ROSEWOOD~~ |
| ~~CACTI:~~ | |
| ~~BOTANICAL NAME~~ | ~~COMMON NAME~~ |
| ~~*CARNEGIEA GIGANTEA*~~ | ~~SAGUARO~~ |
| ~~*FEROCACTUS SPECIES*~~ | ~~BARREL~~ |
| ~~*FOUQUIERIA SPLENDENS*~~ | ~~OCOTILLO~~ |
| ~~*PENICEREUS GREGGII*~~ | ~~NIGHT-BLOOMING CEREUS~~ |

~~2. GRADING/DRAINAGE.~~

~~(2.2) SURFACE, SITE DRAINAGE AND RETENTION SHALL BE DESIGNED TO AVOID HARD LINED CHANNELS. (R)~~

~~(2.3) SURFACE SITE DRAINAGE AND RETENTION SHOULD BE INTEGRATED WITH THE OVERALL LANDSCAPE DESIGN. (R)~~

~~(2.5) REQUIRED LANDSCAPE SETBACKS ADJACENT TO PERIMETER STREETS MAY UTILIZE THE REQUIRED SETBACK FOR RETENTION PROVIDED:~~

- A MAXIMUM 50% OF THE REQUIRED LANDSCAPE SETBACK IS DEVOTED TO RETENTION.

- THE MAXIMUM DEPTH OF RETENTION WITHIN 20 FEET OF RIGHT-OF-WAY IS 24 INCHES.

- SIDE SLOPES ARE A MAXIMUM 4:1 (R)

3. LANDSCAPE ARCHITECTURE.

(3.1) PLANT MATERIALS.

3.1.1 DEVELOPMENT SHOULD MINIMIZE THE REMOVAL OF EXISTING, NON-NATIVE HEALTHY PLANTS (TREES 4" CALIPER IN DIAMETER) OR GREATER) AND CACTI (6' HIGH OR GREATER). IF REMOVAL IS NECESSARY, MATURE TREES SHOULD BE SALVAGED AND UTILIZED ON SITE. (R)

3.1.3 LOW WATER USE PLANTS THAT REFLECT AND ENHANCE THE IMAGE OF THE SONORAN DESERT SHALL BE USED. (R)

3.1.5 ANY PROPOSED LANDSCAPE TREATMENT SHALL BE COMPATIBLE WITH AND RELATE TO ANY ESTABLISHED DISTINCTIVE CHARACTER IN THE SURROUNDING CONTEXT AREA. (R)

3.1.9 COORDINATE SITE UTILITY ELEMENTS SUCH AS OVERHEAD POWER LINES, TRANSFORMERS, METER BOXES, BACKFLOW PREVENTERS, AND FIRE PROTECTION DEVICES, WITH LANDSCAPE DESIGN TO EFFECTIVELY DIMINISH THE IMPACT OF SUCH ELEMENTS ON THE SITE CHARACTER. (R)

3.1.10 TREES SHALL BE LOCATED ADJACENT TO PUBLIC AND PRIVATE WALKWAYS, AND MULTI-USE TRAILS AND PATHS, TO PROVIDE A MINIMUM OF 50 PERCENT SHADE AND A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES. (R)

3.1.11 PEDESTRIAN SAFETY AND COMFORT SHALL BE CONSIDERED WHEN SELECTING TREES AND PLANT MATERIAL. (R)

3.1.13 NO MORE THAN 50% OF THE LANDSCAPED AREA AT MATURITY OR 10% OF THE NET LOT AREA, WHICHEVER IS LESS, SHALL BE PLANTED IN TURF OR HIGH-WATER USE PLANTS. FUNCTIONAL TURF AREAS SUCH AS IN PARKS, SCHOOLS, MULTIPLE-FAMILY AND SINGLE-FAMILY COMMON AREAS,

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~~INDIVIDUAL SINGLE-FAMILY LOT, AND GOLF COURSES ARE EXEMPT. (R)~~

~~3.1.14 A MINIMUM 50% OF THE LANDSCAPED AREA AT MATURITY (EXCLUDING HARDSCAPE AREAS) SHALL BE TREATED WITH LIVING VEGETATION INCLUDING GROUNDCOVER, SHRUBS AND TREES, AS WELL AS INORGANIC MATERIAL AND AN AUTOMATIC IRRIGATION SYSTEM. (R)~~

~~3.1.15 IF ALLOWED BY SPECIFIC PROVISIONS OF THE ZONING ORDINANCE, THE PLACEMENT OF RECYCLING CONTAINERS IN A REQUIRED LANDSCAPE SETBACK OR REQUIRED LANDSCAPED ISLAND SHALL NOT RESULT IN THE ELIMINATION OF ANY REQUIRED TREES. (R)~~

~~(3.2) MAINTENANCE OF LANDSCAPE AREAS.~~

~~3.2.1 NATIVE SONORAN DESERT VEGETATION SHALL NOT BE PRUNED OR REMOVED FROM AREAS IDENTIFIED ON APPROVED PLANS AS PERMANENT UNDISTURBED OPEN SPACE UNLESS DEMONSTRATED TO THE CITY THAT A HEALTH, SAFETY OR WELFARE ISSUE EXISTS. THIS INCLUDES REMOVAL OF DEAD TREES OR CACTI. (R)~~

~~3.2.3 A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL TREES, CACTI, AND PLANTS INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLANS OR OTHER DEVELOPMENT REVIEW DOCUMENTS TO MINIMIZE MAINTENANCE AND WATER CONSUMPTION, AND TO MAXIMIZE PLANT HEALTH, SURVIVABILITY, AND VIABILITY, UNLESS OTHERWISE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. (R)~~

~~(3.4) ART/WATER ELEMENTS.~~

~~3.4.1 WATER FEATURES, INCLUDING FOUNTAINS, SHALL BE SITED TO ALLOW SIGNIFICANT ENVIRONMENTAL ENHANCEMENT PRIMARILY TO ON-SITE AND INCIDENTALLY TO OFF-SITE USERS AND TO MINIMIZE WATER CONSUMPTION. (R)~~

~~3.4.2 IF THERE IS PUBLIC ART, IT SHALL BE INTEGRATED INTO THE OVERALL DESIGN OF A PROJECT. (R)~~

~~4. OPEN SPACE/AMENITIES.~~

~~(4.1) IMPROVED OPEN SPACES, PLAZAS AND COURTYARDS SHALL~~

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~~BE SHADED A MINIMUM 50 PERCENT AND FUNCTIONAL IN TERMS OF AREA, DIMENSIONS, LOCATION AND AMENITIES TO PROMOTE SAFE HUMAN INTERACTION. (R)~~

~~(4.2) USABLE PUBLIC SPACE SHALL INCORPORATE A MINIMUM OF 50 PERCENT SHADING THROUGH THE USE OF TREES OR STRUCTURES THAT PROVIDE SHADING, OR A COMBINATION OF THE TWO UNLESS OTHERWISE PROHIBITED BY SITE VISIBILITY TRIANGLES OR OTHER TECHNICAL CONSTRAINTS. (R)~~

~~6. PARKING/CIRCULATION.~~

~~(6.1) SURFACE PARKING DESIGN.~~

~~6.1.3 PARKING AREAS SHALL BE BUFFERED FROM ADJACENT RESIDENTIAL PROPERTIES AND SCREENED FROM STREETS SO THAT CARS ARE NOT VISIBLE BELOW THE AVERAGE HEIGHT OF THE HEADLIGHTS. (R)~~

~~6.1.7 SURFACE PARKING DESIGN SHALL UTILIZE SHARED ACCESS DRIVES WITH ADJACENT, SIMILARLY ZONED PROPERTIES. (R)~~

~~6.1.9 EXCESSIVE ASPHALT/HARDSCAPE NOT NEEDED FOR ADEQUATE VEHICULAR MANEUVERING OR PARKING, STAGING OR MATERIAL STORAGE SHALL BE MINIMIZED. (R)~~

~~(6.2) PARKING STRUCTURE DESIGN.~~

~~6.2.3 THE PARKING STRUCTURE EXTERIOR SHALL BE FINISHED WITH ARCHITECTURAL EMBELLISHMENTS AND DETAILING THAT WILL CREATE VISUAL INTEREST FOR ADJOINING PROPERTIES. (R)~~

~~6.2.4 LIGHTING WITHIN THE PARKING STRUCTURE SHALL PROVIDE SAFETY AND SECURITY AND BE INTEGRATED INTO THE ARCHITECTURAL CHARACTER BOTH IN TERMS OF ILLUMINATION AND FIXTURES. (R)~~

~~6.2.7 APPROPRIATE VISIBILITY TRIANGLES AND PEDESTRIAN CROSSING AT EXITS AND ENTRANCES SHALL BE PROVIDED IN ALL PARKING STRUCTURES. (R)~~

~~6.2.10 THERE SHALL BE A CONVENIENT, CLEAR, SAFE AND EFFICIENT INTERNAL CIRCULATION SYSTEM WITHIN THE PARKING STRUCTURE FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC INCLUDING APPROPRIATE SIGNAGE AND PLACEMENT OF PEDESTRIAN CIRCULATION CORES (ELEVATORS AND STAIRS). (R)~~

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~~(6.3) ACCESS/CIRCULATION.~~

~~6.3.2 THE SITE PLAN SHALL CLEARLY EXPRESS THE SEPARATION BETWEEN PEDESTRIAN AND VEHICULAR TRAFFIC. (R)~~

~~7. WALLS/FENCING.~~

~~(7.1) WALLS ADJACENT TO ARTERIAL AND COLLECTOR STREETS SHALL HAVE A FINISHED APPEARANCE. UNTEXTURED, UNFINISHED BLOCK AND REINFORCED, MORTAR-FREE CONCRETE WALLS SHALL BE AVOIDED. (R)~~

~~(7.2) WALL LENGTHS EXCEEDING 50 FEET ADJACENT TO ARTERIAL AND COLLECTOR STREETS SHALL BE ARTICULATED OR CONTAIN SUBSTANTIAL LANDSCAPING TO BREAK THE CONTINUOUS WALL SURFACE AND CREATE VARYING SHADING PATTERNS. (R)~~

~~8. SITE LIGHTING.~~

~~(8.1) ALL ON-SITE LIGHTING SHALL BE SHIELDED TO PREVENT DIRECT VISIBILITY OF THE LIGHT SOURCE FROM ADJACENT PROPERTY. (R)~~

~~(8.2) LIGHTING SHALL BE SHIELDED WITH CUT-OFF FIXTURES AND DEFLECTORS TO DIRECT LIGHT DOWNWARD AND LIMIT ON-SITE LIGHTING LEVELS TO A MAXIMUM OF ONE (1) FOOT CANDLE AT THE PROPERTY LINE. (R)~~

~~(8.5) SERVICE AREAS AND OTHER SCREENED AREAS SHALL HAVE PROPER SECURITY LIGHTING. (R)~~

~~(8.6) LIGHTING FIXTURES AND ILLUMINATION SHALL BE OF SIMILAR DESIGN AND CHARACTER AS THE PROJECT'S BUILDING COMPONENTS. (R)~~

~~(8.7) SITE LIGHTING SHALL BE PROVIDED TO ENSURE PERSONAL SAFETY AT BUILDING ENTRANCE/EXITS, AND IN PUBLIC ASSEMBLY AND PARKING AREAS. (R)~~

~~(8.8) RECOMMENDED LIGHTING LEVELS AND UNIFORMITY RATIOS ESTABLISHED BY THE ILLUMINATION ENGINEERING SOCIETY OF NORTH AMERICA (IESNA), AS MAY BE MODIFIED BY THE CITY OF PHOENIX, SHALL BE INCORPORATED IN LIGHTING DESIGN FOR ON-SITE NON-RESIDENTIAL AND MULTI-FAMILY DEVELOPMENT. (R)~~

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~~B. BUILDING DESIGN/CONSTRUCTION.~~

~~1. PLACEMENT/ORIENTATION.~~

~~(1.2) THE PROPOSED BUILDING ORIENTATION SHALL RESPECT THE ORIENTATION OF SURROUNDING BUILDINGS AND SURROUNDING STREETS BY MAINTAINING CONTINUITY OF PEDESTRIAN ROUTES AND PROMOTING OPPORTUNITIES FOR PEDESTRIAN INTERACTION AT THE STREET LEVEL. (R)~~

~~(1.4) THE PROPOSED BUILDING ORIENTATION SHALL RESPECT CLIMATIC CONDITIONS BY MINIMIZING HEAT GAIN AND CONSIDERING THE IMPACT OF SHADE ON ADJACENT LAND USES AND AREAS. (R)~~

~~(1.5) NATURAL SURVEILLANCE SHALL BE MAXIMIZED IN PROJECT DESIGN TO ENCOURAGE EASY OBSERVATION OF PEOPLE AND PROPERTY NEAR ENTRYWAYS, PATHWAYS, PUBLIC SPACES AND PARKING LOTS. (R)~~

~~(1.6) PROJECTS OR PORTIONS OF PROJECTS IN PUBLIC VIEW (ADJACENT TO STREETS AND RESIDENTIAL AREAS) SHALL DEMONSTRATE A GREATER LEVEL OF DESIGN SENSITIVITY AND DETAIL TO VISUAL IMAGE THAN OTHER DEVELOPMENT. (R)~~

~~2. HEIGHT, BULK, AND AREA.~~

~~(2.2) PARAPET WALLS SHALL NOT EXTEND BEYOND THE BUILDING HEIGHT MORE THAN FIVE FEET (5') FOR A BUILDING THAT IS TWENTY FEET (20') OR LESS IN HEIGHT OR SEVEN FEET (7') FOR A BUILDING ABOVE TWENTY FEET IN HEIGHT UNLESS GREATER HEIGHT IS NEEDED TO SCREEN MECHANICAL EQUIPMENT. (R)~~

~~3. ARCHITECTURE.~~

~~(3.1) ARCHITECTURE AND APPLIED TREATMENTS THAT EXPRESS CORPORATE IDENTITY SHALL BE TEMPERED TO PROVIDE UNIQUE STRUCTURES THAT COMPLIMENT AND BLEND WITH THEIR IMMEDIATE CONTEXT. (R)~~

~~(3.2) PARKING SHADE AND CANOPY STRUCTURES SHALL BE COMPLIMENTARY TO THE ARCHITECTURE OF THE PRIMARY BUILDINGS AND HAVE MINIMAL VISUAL IMPACT TO THE PUBLIC STREETSCAPE AND ADJACENT RESIDENTIAL AREAS. (R)~~

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4. ARTICULATION.

(4.1) BUILDING FACADES VISIBLE FROM PUBLIC STREETS AND ADJACENT TO RESIDENTIAL PROPERTY THAT EXCEED 100-FEET SHALL CONTAIN ARCHITECTURAL EMBELLISHMENTS AND DETAILING SUCH AS TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, WINDOW FENESTRATION, SHADOW BOXES AND OVERHEAD/CANOPIES. (R)

(4.2) THE BUILDING FACADE SHALL BE DESIGNED TO PROVIDE A SENSE OF HUMAN SCALE AT GROUND LEVEL BY PROVIDING A CLEAR ARCHITECTURAL DISTINCTION BETWEEN GROUND FLOOR LEVELS AND ALL ADDITIONAL LEVELS. (R)

(4.3) BUILDING ENTRANCES SHALL BE IDENTIFIABLE AND DIRECTLY ACCESSIBLE FROM A PUBLIC SIDEWALK. (R)

5. COLORS/MATERIALS.

(5.1) ALL SIDES OF A STRUCTURE SHALL EXHIBIT DESIGN CONTINUITY AND CONTAIN MULTIPLE EXTERIOR ACCENT MATERIALS THAT EXHIBIT QUALITY AND DURABILITY. EXAMPLES INCLUDE MATERIALS SUCH AS BRICK, STONE, COLORED TEXTURED CONCRETE OR STUCCO. ROOF MATERIALS MAY INCLUDE TREATED METAL, CONCRETE, AND CLAY TILES, DECORATIVE WOOD, OR SIMILAR MATERIALS. (R)

(5.2) MULTIPLE BUILDINGS ON THE SAME SITE SHALL BORROW AND INCORPORATE (NOT DUPLICATE) ARCHITECTURAL STYLES, MATERIALS, FORMS, FEATURES, COLORS AND COMPATIBLE ELEMENTS FROM THE SAME SITE. THESE SHALL INCLUDE: CONTINUATION OF DISTINCTIVE ROOFLINES, COVERED WALKWAY ALIGNMENTS, CONSISTENT DETAILING OF FINISH, ACCENT FEATURES ON ALL VISIBLE SIDES OF STRUCTURES, COMPATIBLE SHAPES, MATERIAL, WALL AND LANDSCAPING TREATMENT. (R)

(5.3) THE EXTENSIVE USE OF THE FOLLOWING ARCHITECTURAL TREATMENTS AND DETAILS ARE STRONGLY DISCOURAGED AND SHALL BE LIMITED IN THEIR PROPOSED APPLICATION:

- COLORED PLASTIC OR FIBERGLASS

- SHINY METAL DETAILS OR REFLECTIVE MATERIALS

- UNTEXTURED CONCRETE, UNFINISHED BLOCK, STEEL PANELS, OR ASPHALT SHINGLES AS A PREDOMINANT EXTERIOR MATERIAL.

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(R)

(5.4) CORPORATE COLORS, ASSOCIATED GRAPHICS, AND HIGHLY CONTRASTING BANDS OF VIBRANT COLORS ON BUILDINGS AND ON ACCESSORY STRUCTURES (EXCLUDING SIGNAGE) SHALL BE USED AS AN ACCENT FEATURE WITH RESTRAINT AS A MINOR ELEMENT OF THE BUILDING'S EXTERIOR. (R)

(5.5) PRE-ENGINEERED METAL BUILDINGS VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL AREAS SHALL HAVE AT LEAST 30% OF EXTERIOR ELEVATIONS COMPOSED OF ALTERNATIVE BUILDING MATERIALS SUCH AS GLASS, BRICK, MASONRY, STONE AND STUCCO. (R)

6. PUBLIC AMENITIES/ENVIRONMENTAL PROTECTION.

(6.1) PUBLIC AND PRIVATE PEDESTRIAN WALKWAYS AND GATHERING AREAS SHALL BE SHADED (MINIMUM 50 PERCENT AT MATURITY) FOR THE HEALTH, SAFETY, AND WELFARE OF PEDESTRIANS AND TO ENCOURAGE USE. (R)

(6.2) OVERHANGS AND CANOPIES SHALL BE INTEGRATED IN THE BUILDING DESIGN ALONG ALL PEDESTRIAN THOROUGHFARES. FOR PLANNED COMMERCIAL SHOPPING CENTERS WITH EXTERIOR PEDESTRIAN CIRCULATION, CONTINUOUS SHADE PROTECTED WALKWAYS SHALL BE PROVIDED. (R)

(6.3) THERE SHALL BE CONVENIENT ACCESSIBLE PEDESTRIAN WALKWAYS BETWEEN BUS STOP/SHELTER AND THE BUILDING ENTRY AND/OR ACTIVITY AREA(S). (R)

7. SCREENING.

(7.1) SERVICE AREAS SHALL BE LOCATED AWAY FROM PUBLIC VIEW. (R)

(7.3) ALL SCREENING SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PRIMARY STRUCTURE. (R)

(7.5) ALL NEW OR RELOCATED ELECTRIC LINES 12 KV AND SMALLER, COMMUNICATIONS AND CABLE TELEVISION AND ALL ON PREMISE WIRING SHALL BE PLACED UNDERGROUND IN ALL DEVELOPMENTS WHERE VISIBLE FROM STREETS OR ADJOINING PROPERTIES. (R)

ADDITIONAL DESIGN GUIDELINES.

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~~THE FOLLOWING ARE ADDITIONAL DESIGN GUIDELINES APPLICABLE TO ALL DEVELOPMENT WITHIN SUPERBLOCK 3, USING THE SAME IMPLEMENTATION STANDARDS PER SECTION 507.C OF THE PHOENIX ZONING ORDINANCE:~~

~~1. A MAXIMUM OF 60% OF EXTERIOR BUILDING FACADES SHALL BE FINISHED WITH STUCCO MATERIAL. (R)~~

~~2. LIGHTING SHALL BE PROVIDED ADJACENT TO ALL PUBLIC AND PRIVATE SIDEWALKS, SHARED-USE PATHS, AND PEDESTRIAN WALKWAYS PER SECTION 1304.H.5 OF THE PHOENIX ZONING ORDINANCE. (R)~~

~~3. LIGHTING SHOULD BE PROVIDED ADJACENT TO ALL MULTI-USE TRAILS PER SECTION 1304.H.5 OF THE PHOENIX ZONING ORDINANCE. (P)~~

~~4. WHERE PEDESTRIAN WALKWAYS CROSS A VEHICULAR PATH, THE PATHWAY SHALL BE CONSTRUCTED OF DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR OTHER PAVEMENT TREATMENTS, THAT VISUALLY CONTRASTS PARKING AND DRIVE AISLE SURFACES. (R)~~

~~5. PRIMARY ENTRY/EXIT DRIVES SHALL INCORPORATE DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR SIMILAR ALTERNATIVE MATERIAL. (R)~~

~~6. PRIMARY ENTRY/EXIT DRIVES SHALL INCORPORATE ENHANCED LANDSCAPING ON BOTH SIDES WITHIN MINIMUM 250-SQUARE-FOOT LANDSCAPE AREAS AND SHALL INCORPORATE A MINIMUM 5-FOOT-WIDE LANDSCAPE MEDIAN, PLANTED WITH A VARIETY OF AT LEAST THREE PLANT MATERIALS, AND MINIMUM 2-INCH CALIPER SINGLE-TRUNK LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS WITH THE LANDSCAPE MEDIAN. (R)~~

~~7. TRAFFIC CALMING MEASURES SHALL BE PROVIDED AT ALL SITE ENTRIES AND EXITS TO SLOW DOWN VEHICULAR SPEEDS AS THEY APPROACH SIDEWALKS. (R)~~

~~8. INTERIOR WALLS AND PRIVACY FENCING SHALL USE MATERIALS AND COLORS THAT BLEND WITH THE NATURAL DESERT ENVIRONMENT. (R)~~

~~9. A COMBINATION OF VIEW WALLS/FENCING AND PARTIAL VIEW~~

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~~WALLS/FENCING SHALL BE INCORPORATED ALONG PROPERTY LINES ADJACENT TO DEDICATED PUBLIC OR PRIVATE OPEN SPACE AREAS, NATURAL AND/OR IMPROVED DRAINAGEWAYS OR RECREATIONAL AREAS. (R)~~

~~10. DRAINAGE CHANNELS SHALL BE DESIGNED TO LOOK NATURAL IN THE DESERT SETTING THROUGH COLOR, TEXTURE, LANDSCAPING, OR OTHER MEANS. (R)~~

~~11. ENHANCED PEDESTRIAN CONNECTIONS SHALL BE DESIGNED AND CONSTRUCTED AT ALL PUBLIC STREET CROSSING LOCATIONS TO INTERCONNECT THE PEDESTRIAN TRAILS THROUGHOUT THE ENTIRETY OF THE SITE. (R)~~

~~12. WASTE STATIONS SHOULD INCLUDE A COMPOST RECEPTACLE WHENEVER POSSIBLE, WITH INFORMATIONAL SIGNS INDICATING WHAT TYPE OF WASTE SHOULD GO IN WHICH RECEPTACLE. (P)~~

***

**Amend Appendices A.2 (Plant Lists), Page A-2 as follows:**

***

A.2 Plant Lists

The Staff Recommended Plant List was prepared by the City of Phoenix Planning Department staff with assistance from the staff botanist/horticulturalist in the Water Conservation and Resources Division of the Water and Wastewater Department. The list includes a combination of native and introduced plants that are suitable to the Sonoran Desert. Suitability includes drought tolerance and mature height similar to Sonoran Desert vegetation. These plants were also selected for their adaptability to the climatic conditions, lower winter nighttime temperatures and more frequent frosts in Area C.

A Supplemental Plant List is included which identifies six specific development areas in the Desert Ridge project. In each of the six development areas, additional plant materials are listed that can be used to supplement the recommended plant list. Compliance with the Desert Ridge Plant List and the Supplemental Plant List will be enforced by the Desert Ridge Review Board. Tall palm trees (i.e., Date Palm, Fan Palm, Mexican Blue Palm) shall be located only in the Village Core,~~ and~~ resort areas~~;~~, SUPERBLOCK 3 DEVELOPMENT PARCELS, AND parcels 4RH and 5A.

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**Amend Appendices A.2 (Plant Lists. Supplemental Plant List), Page A-9 as follows:**

***

SUPERBLOCK 3

*PALMS*

DATE PALMS

*TREES*

HERITAGE LIVE OAK
EVERGREEN ELM
RED PUSH PISTACHE

***

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**ATTACHMENT B**

**City of Phoenix**
PLANNING & DEVELOPMENT DEPARTMENT

# *REVISED
# GENERAL PLAN AMENDMENT
# STAFF ANALYSIS
July 24, 2023

| | |
|---|---|
| Application: | GPA-DSTV-1-23-2 |
| Applicant: | Nick Wood, Snell & Wilmer, LLP |
| Owner: | Arizona State Land Department |
| Location: | Generally located south of the 101 Freeway, east of 56th Street, west of 64th Street, and north of the Reach 11 |
| Acreage: | 417.63 acres |
| Proposal: | Amend the Desert Ridge Specific Plan text for Development Parcels 3.CP/BP.1 and 3.CP/BP.2 to facilitate the Mayo Clinic expansion including integrated clinical practice, education and research, as well as the creation of a new “Discovery Oasis” biotech and healthcare corridor. |
| Desert View Village Planning Committee Meeting Date: | August 1, 2023 |
| Staff Recommendation: | Approval, as shown in the recommended text in Exhibit A |

**FINDINGS:**

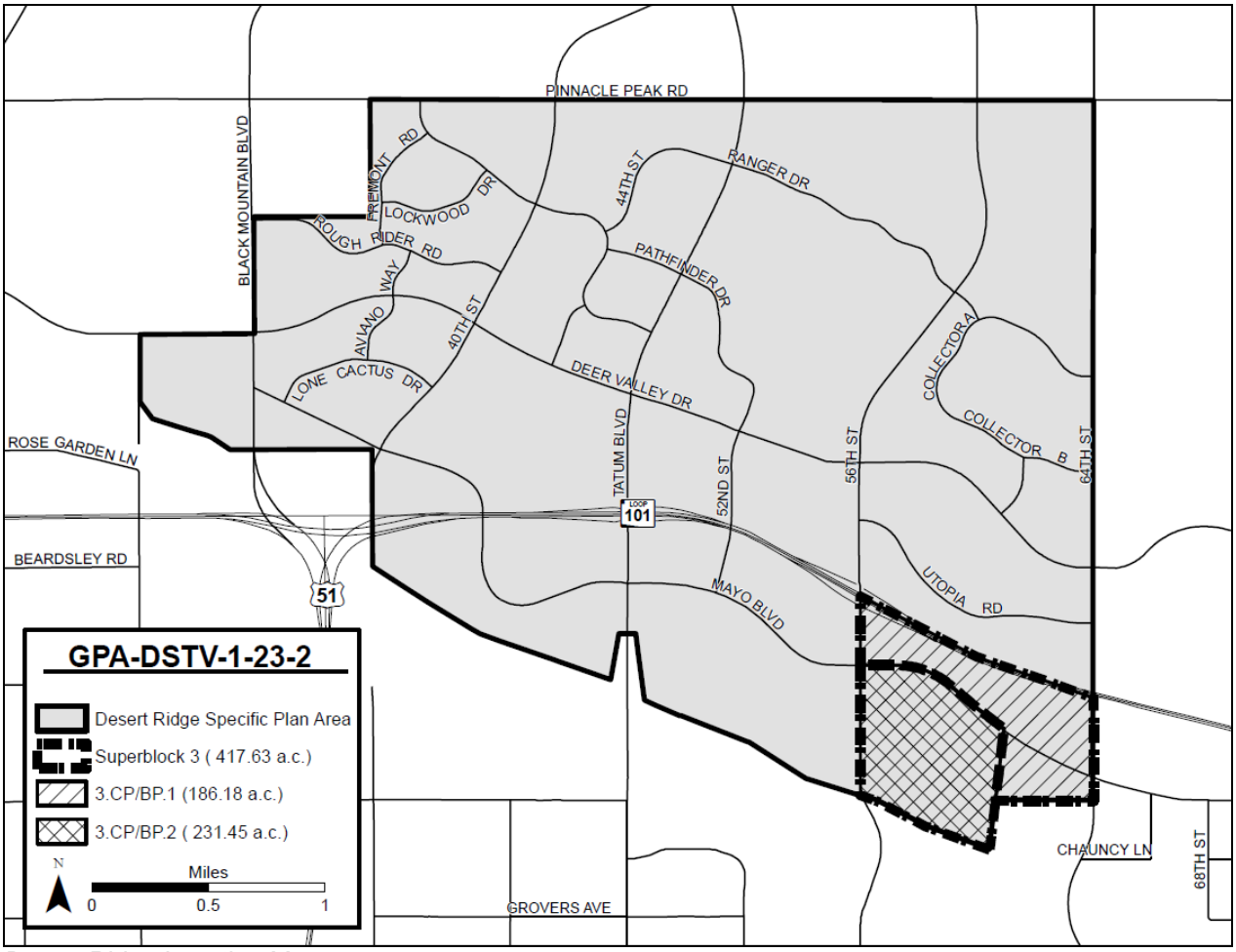
1) The proposed amendment to the Desert Ridge Specific Plan will reinforce Superblock 3 as a future destination for investment within the Loop 101 employment corridor.

2) The proposal updates permitted uses and development standards to allow the development of a medical campus with enhanced design guidelines.

3) The subject site is appropriate for additional height and floor area, as it is strategically located near a freeway and undeveloped land, away from single-family residential uses.

## BACKGROUND

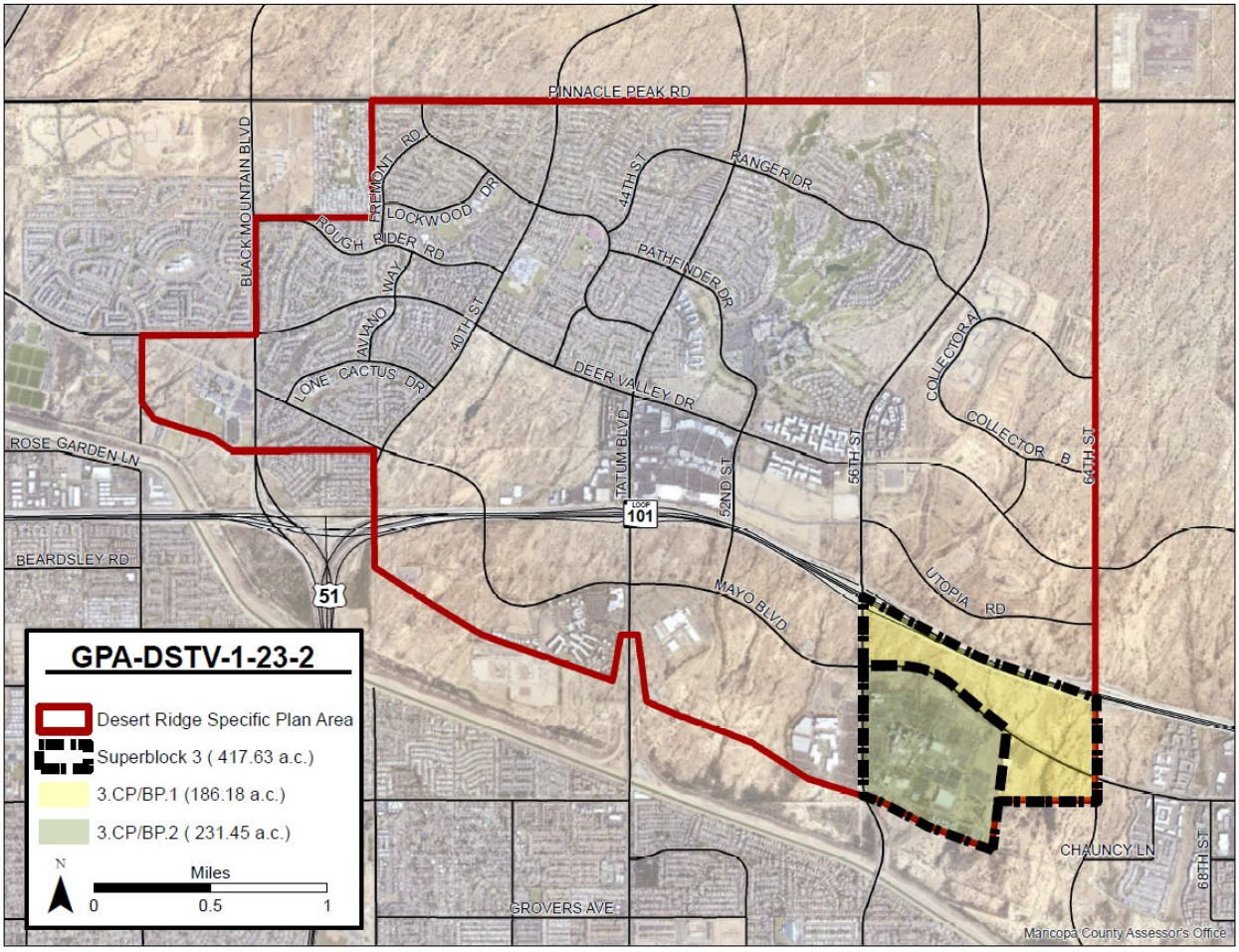
Desert Ridge is an approximately 5,700-acre master planned community located in northeast Phoenix generally bounded by the Central Arizona Canal, Pinnacle Peak Road, 32nd Street, and 64th Street. At its inception, the planning area consisted entirely of undeveloped land held in trust by the Arizona State Land Department. The Desert Ridge Specific Plan was approved by the Phoenix City Council in July 1990 and is the governing land use document for Desert Ridge. Desert Ridge is divided into Superblocks, each with their own individual land uses and regulations.



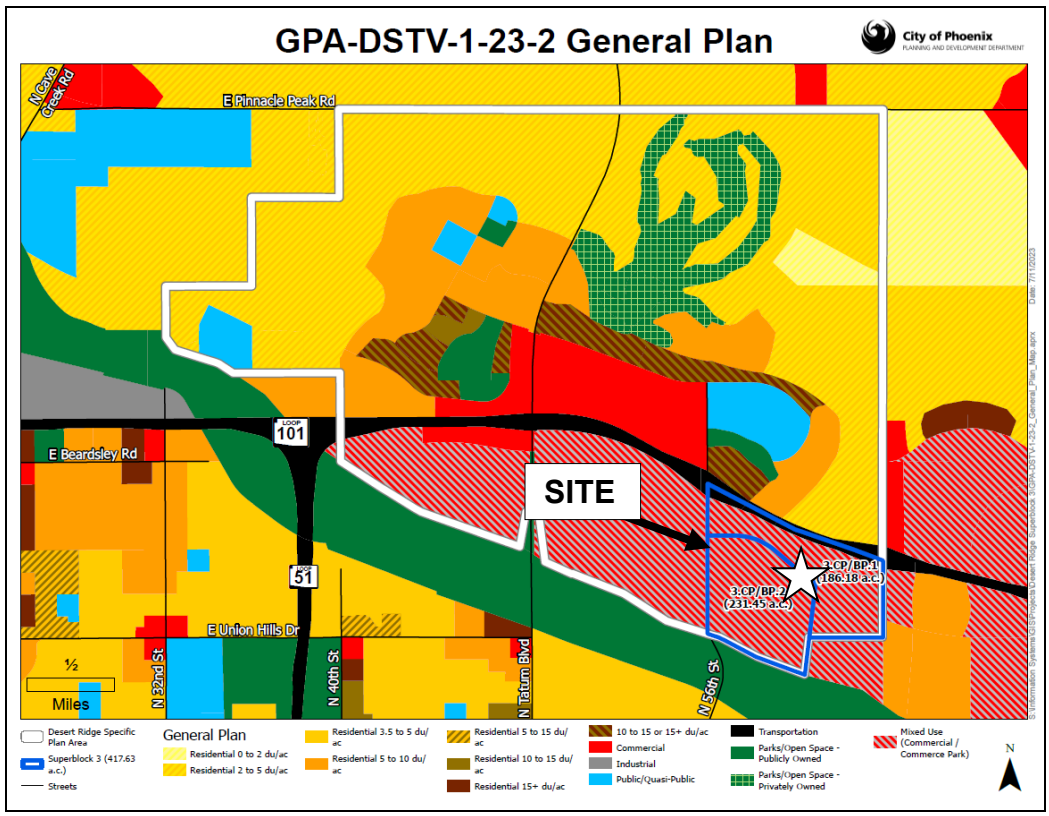

*Desert Ridge Location Map*
*Source: Planning and Development Department*

This amendment pertains to the entirety of Superblock 3, which encompasses the future Mayo Clinic medical campus, containing Development Parcels 3.CP/BP.1 and 3.CP/BP.2, generally located south of the 101 Freeway, east of 56th Street, west of 64th Street, and north of the Reach 11. The parcel is owned by the Arizona State Land Department and is primarily vacant, undeveloped land, except for the existing Mayo Clinic Hospital and the ASU Health Futures Center. The site is designated as Mixed

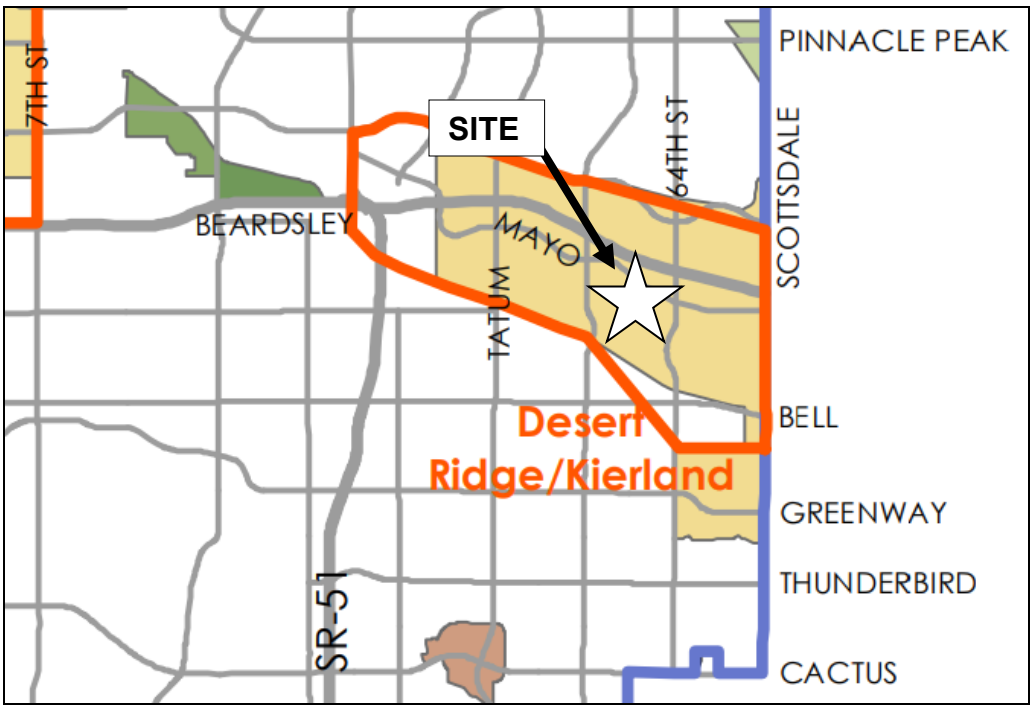
Use (Commercial / Commerce/Business Park) on the General Plan Land Use Map and is located within the Desert Ridge/Kierland Major Employment Center in the General Plan. The Desert Ridge Specific Plan currently allows development in Superblock 3 pursuant to the Commerce Park (Business Park Option) zoning district with a modified use list and modified development standards, including a height limit of 56 feet (250 feet for hospital and clinic uses in Development Parcel 3.CP/BP.2) and a maximum floor area ratio of 0.2 for Development Parcel 3.CP/BP.1.




*Aerial Location Map*
*Source: Planning and Development Department*




*General Plan Land Use Map*
*Source: Planning and Development Department*




*Major Employment Centers Map*
*Source: Planning and Development Department*

The proposal, as shown in the draft language attached as Exhibit A, is to amend the Desert Ridge Specific Plan by changing the development regulations that apply to Development Parcel 3.CP/BP.1, in order to allow the same type of development that is mostly permitted for Development Parcel 3.CP/BP.2, in addition to other modifications and additions to the development regulations for both development parcels, which make up Superblock 3 of the Desert Ridge Specific Plan. The proposal updates the regulatory framework for Superblock 3 to promote investment surrounding the existing Mayo Clinic Hospital, including updates to permitted uses and development standards, and the addition of new design guidelines, to facilitate cohesive development across the proposed Mayo Clinic campus.

The updated regulatory framework is split into two sections to accommodate long-term growth of the campus – “Base Permitted Uses and Development Standards”, which includes the uses and standards already allowed with the existing zoning entitlements, and “Enhanced Permitted Uses and Development Standards”, which includes more intense zoning entitlements that can only be used upon complying with certain conditions.

The “Base Permitted Uses and Development Standards” section includes uses permitted in the Commerce Park District (Business Park Option) of the Phoenix Zoning Ordinance, commercial uses permitted in the Commercial C-1 District – Neighborhood Retail (Section 622) of the Phoenix Zoning Ordinance, and the manufacturing of medical, pharmaceutical, and biotechnical products or equipment. The base development standards include a floor area ratio (FAR) of 0.20 overall for the development parcel and a FAR of 0.25 for individual developments. Additionally, a maximum building height of 56 feet, exclusive of rooftop mechanical facilities and associated screening, is permitted. On top of these base development standards, additional standards were added to enhance the overall development of the campus, including minimum open space, detached sidewalk standards, shared-use path standards, a multi-use trail standard, minimum landscape standards, electric vehicle (EV) parking standards, bicycle infrastructure standards, minimum shade standards, green stormwater infrastructure standards, and recycling standards. A condition of approval for use of the base section was also added to clarify that master plans for the overall campus are required and must be updated with each phase of development.

The “Enhanced Permitted Uses and Development Standards” section mainly includes uses currently permitted in Development Parcel 3.CP/BP.2, in addition to multifamily residential uses up to the R-5 Multifamily Residence District standards, single-family residential up to the R-3 Multifamily Residential District standards, and mobile food vending as an accessory use. The enhanced development standards include an FAR of 0.85 for the overall development parcel and a maximum building height of 250 feet (limited to 10 percent of the net area of the development parcel), a maximum building height of 70 feet (limited to 75 percent of the net area of the development parcel), and a maximum building height of 35 feet (limited to 15 percent of the net area of the development parcel). The “Enhanced Permitted Uses and Development Standards”

section can only be used if the following conditions are met:

1. Submittal and approval of a conceptual master development parcel site plan for the overall Mayo Clinic campus with individual development unit boundaries, floor area ratio calculations for each individual development unit and the entire Mayo Clinic campus, proposed building heights, proposed dwelling units, and land uses for each development unit.
2. Submittal and approval of conceptual master plans for the entire area with regional roadway infrastructure improvements assigned to each development unit.
3. Submittal and approval of a Traffic Impact Study (TIS) prior to any preliminary site plan approvals for the entire area.
4. Execution of conceptual master plans and a development agreement with details of funding obligations for regional infrastructure improvements.

The proposal also includes a new section to the Superblock 3 chapter of the Desert Ridge Specific Plan, titled “Superblock 3 – Overall Design Guidelines”. This section applies to both development parcels of Superblock 3 to facilitate a cohesive and enhanced development of the campus. This section includes design guidelines taken from Section 507 Tab A of the Phoenix Zoning Ordinance that were elevated either from a Consideration (C) or a Presumption (P) to a Requirement (R). Additionally, the proposal includes other design guidelines that will enhance the overall development of the campus.

## SURROUNDING LAND USES

The area surrounding Superblock 3 is primarily a freeway and undeveloped land. The Loop 101 freeway is directly north of the site. South of the subject site is the Reach 11 recreation area. East of the site, across 64th Street, is vacant land. West of the site, across 56th Street, is also vacant land, in addition to the American Express Corporate Campus.

| | Land Use |
|---|---|
| North | Loop 101 Freeway |
| South | Recreation area/park (Reach 11) |
| East (across 64th Street) | Vacant |
| West (across 56th Street) | Vacant and American Express Corporate Campus |

## RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

### *STRENGTHEN OUR LOCAL ECONOMY*

- ***JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment***

***centers.***

The subject site is located within the Desert Ridge/Kierland Major Employment Center, as designated by the General Plan. The proposed amendment to the Desert Ridge Specific Plan will strengthen the employment center by attracting job-generating uses to the subject site, through adjustments to the permitted uses and development standards, making the site more attractive for employers.

***CONNECT PEOPLE & PLACES***

- ***OPPORTUNITY SITES; LAND USE PRINCIPLE: Encourage development of the taller and larger buildings in Areas of Change away from Single-family and low-rise, multifamily housing.***

  The subject site is located adjacent to the Loop 101 freeway to the north and the Reach 11 recreation area to the south. The site is also buffered from residential uses to the east by vacant land across 56th Street.

***CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS***

- ***CERTAINTY & CHARACTER: LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within limits based on village character, land use needs, infrastructure and transportation system capacity.***

  The subject site is located within a large area designated as Commercial and Commerce/Business Park on the General Plan Land Use Map and is within a designated Major Employment Center. The proposal concentrates higher intensity commerce park development within this area, in close proximity to transportation options, and away from residential uses. The area to the west has been developed with non-residential uses.

**INTERDEPARTMENTAL COMMENTS**

The Community and Economic Development (CED) Department commented that the department is very supportive of this request.

The Water Services Department commented that the property has existing water and sewer mains that can potentially serve the development. In addition, the Water Services Department commented that capacity is a dynamic condition that can change over time due to a variety of factors.

The Street Transportation Department (STD) commented that STD and the Planning and Development Department (PDD) have worked together closely to draft components of the “Enhanced Permitted Uses and Development Standards” section of the proposed

amendment language (Attachment A) for the GPA entitlement request, which addresses initial concerns from STD regarding intensity of the zoning entitlement request and impact on the regional transportation system without a Traffic Impact Study (TIS) having been submitted for review at this stage. STD also commented that the subject superblock was stipulated to infrastructure improvements by the City as part of an Arizona State Land Department (ASLD) land sale and that any development on the site will require that the superblock conform to those requirements, or the requirements of a subsequent development agreement, as approved by the City of Phoenix.

*** THE CITY OF SCOTTSDALE AVIATION DEPARTMENT REQUESTED THAT THE DEVELOPER PROVIDE NOTICE TO PROSPECTIVE PURCHASERS OF THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF THE SCOTTSDALE MUNICIPAL AIRPORT (SDL) AND PROVIDE DOCUMENTATION THAT FORM 7460 HAS BEEN FILED WITH THE FAA WITH AN FAA RESPONSE OF "NO HAZARD DETERMINATION".**

## COMMUNITY INPUT SUMMARY

As of the writing of this staff report, staff has not received any letters in support or opposition to this amendment to the Desert Ridge Specific Plan.

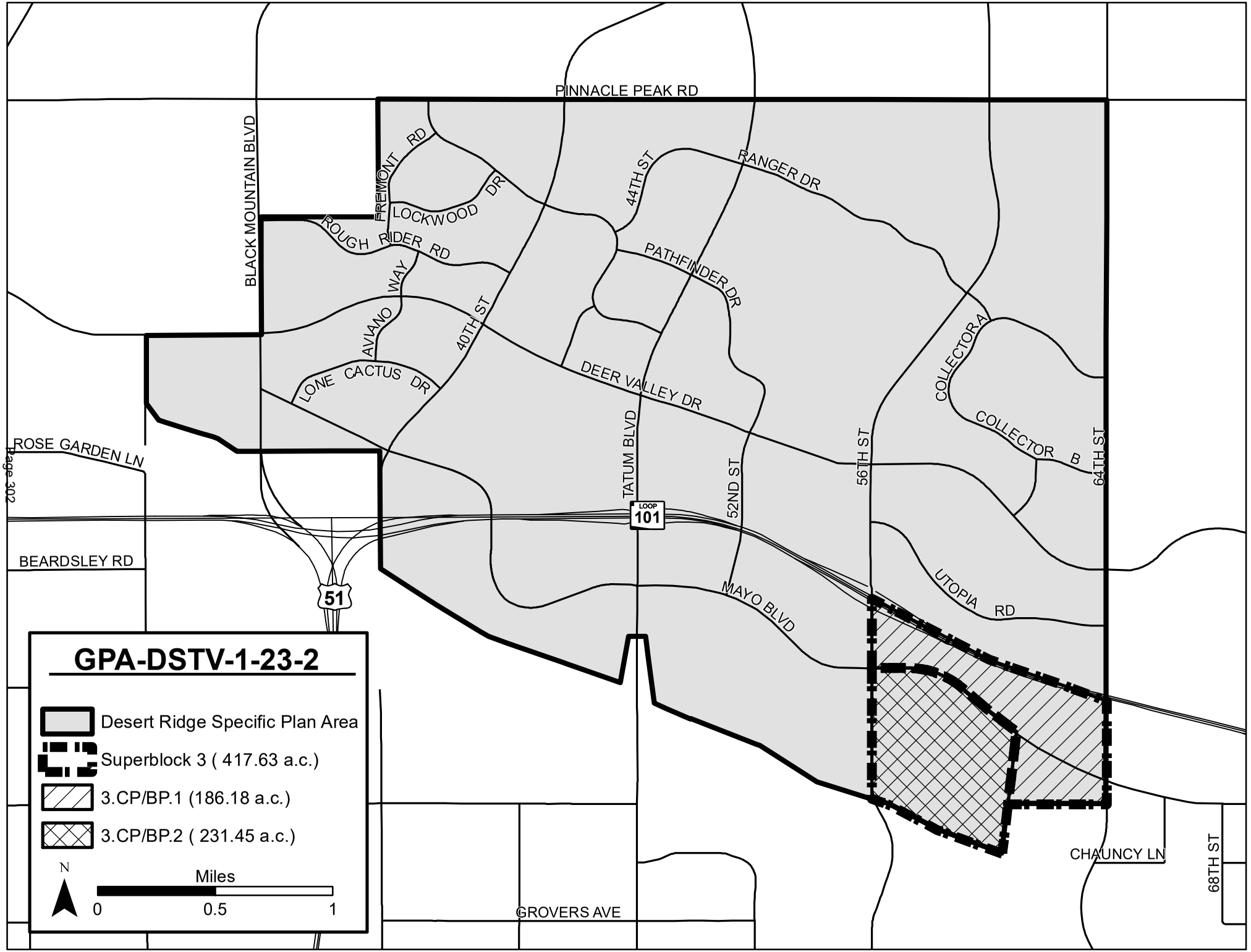
## CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-DSTV-1-23-2, as shown in the recommended text in Exhibit A. The proposed amendment to the Desert Ridge Specific Plan promotes economic development in an area that is within close proximity to a freeway and within a Major Employment Center.

**Writer**
Adrian Zambrano
July 24, 2023

**Team Leader**
Racelle Escolar

**Exhibits**
Location Map
Aerial Map
A: Proposed Amendment Language (40 pages)



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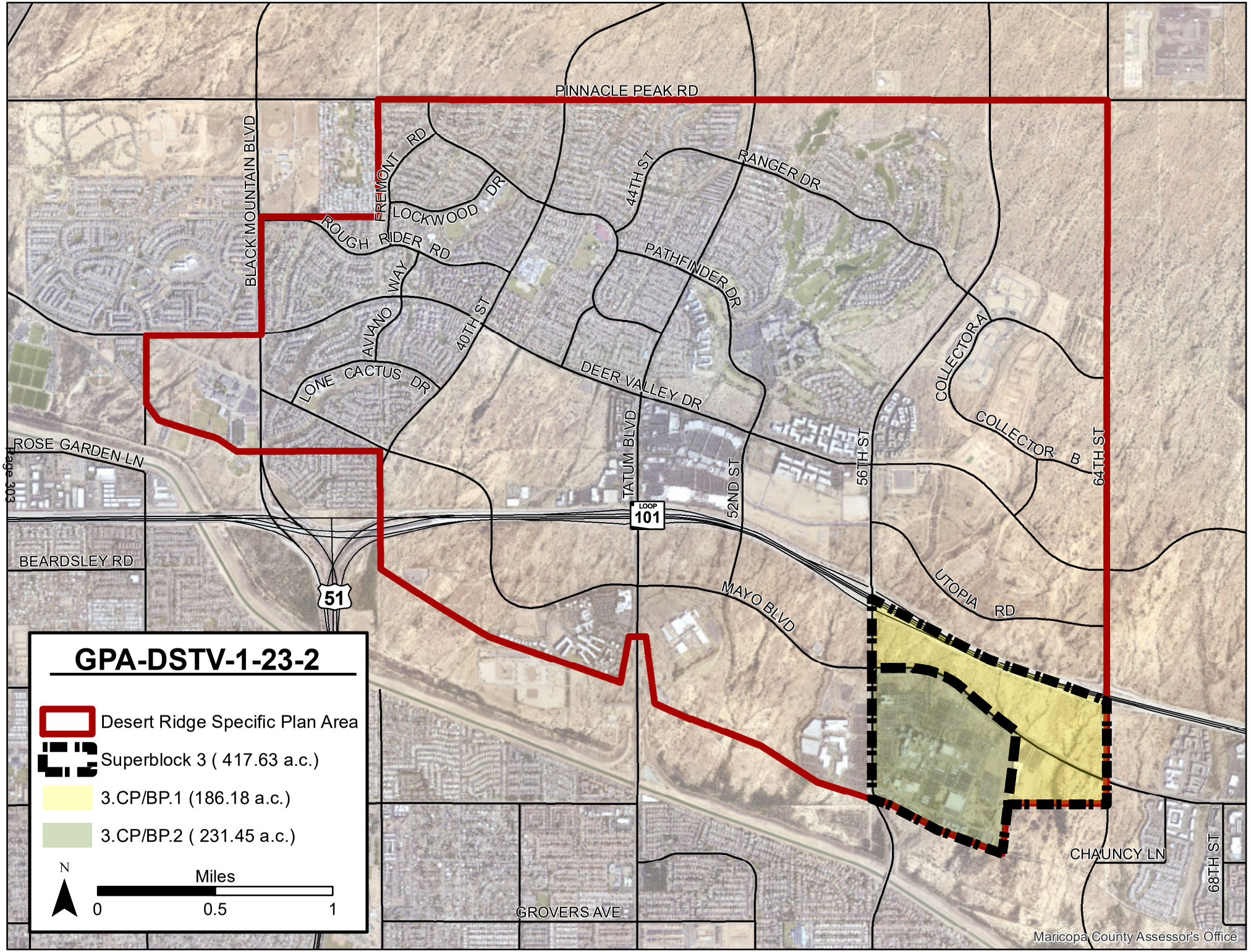


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## EXHIBIT A

## GPA-DSTV-1-23-2: Desert Ridge Specific Plan Amendment

**Proposed Language:**

**Amend Chapter 6 (Development Parcel Regulations), Section C.4.D (Non-Core Parcel Regulations, Modified City of Phoenix Commerce Park/Business Park Regulations Imposed by Desert Ridge Specific Plan), Pages 6-10 to 6-11 as follows:**

Site Plan Requirement

1. A site plan is required for all CP/BP development parcels.

Design Standards

1. All parcels**, EXCEPT AS NOTED**.

   a. Building Height/Setback Relationship: Height is limited to 18 feet within 30 feet of lot lines, with one additional foot of height for every additional foot of setback to the otherwise permitted maximum height. **DEVELOPMENT PARCELS IN SUPERBLOCK 3 ARE EXEMPT**.

   b. Required Parking Lot and Wall Setbacks:

      1) Tatum Boulevard, 56th Street, 64th Street and ~~Avenue K~~ **MAYO BOULEVARD (FORMERLY AVENUE K)**: 50 feet minimum from street right-of-way.

      2) 52nd Street, Pima Freeway and all other streets: 30 feet minimum from right-of-way**, EXCEPT FOR THE PORTION OF PIMA FREEWAY WHICH ABUTS SUPERBLOCK 3 SHALL BE 10 FEET MINIMUM FROM RIGHT-OF-WAY**.

      3) All other lot lines except lot lines which abut Reach 11: Parking lots must be 10 feet minimum from all lot lines; there is no minimum setback from lot lines for walls. **NO MINIMUM SETBACK FOR SUPERBLOCK 3 PARCELS.**

   c. Landscaping: Landscaping shall be required in all street rights-of-way, building and parking lot setback area, parking areas and open space areas pursuant to City of Phoenix requirements, except that a minimum of 25% of the required trees shall be 24-inch box or larger.

d. Walls and Fences: Walls and fences located within or adjacent to a building or parking lot setback which is adjacent to Tatum Boulevard, 56th Street, 64th Street, **MAYO BOULEVARD (FORMELY AVENUE K),** and 52nd Street shall not exceed eight feet in height. Walls and fences adjacent to all other streets and interior and perimeter lot lines shall not exceed eight feet in height.

e. Screening: Loading, service, storage, delivery, refuse collection and parking area must be screened with landscaping, walls or berming (or combinations thereof) so as to be non-visible when standing six feet in height on the boundary lines of adjacent streets and properties. Rooftop treatment shall screen exposure of pipes and mechanical equipment from view so as to be non-visible when standing six feet in height on the boundary lines of adjacent streets and properties. Exhaust stacks are exempt from these screening requirements.

2. Developments Abutting Reach 11: Reach 11 will be developed as a regional recreational area with a variety of facilities which will provide active and passive recreational opportunities. Development adjacent to Reach 11 should be encouraged to consider the recreational facilities as site amenities that have the long term potential to enhance adjacent land uses. Where a development abuts Reach 11, the following standards shall apply:

a. Setbacks and Building Height: Buildings shall be set back an average of 100 feet from the Reach 11 property line. If any portion of a building is over 56 feet in height, the setback for the portion of the building shall be increased one foot for every one foot of height over 56 feet, up to the maximum permitted height. The first 60 feet of setback from Reach 11 shall remain as a buffer of open space with native-plant landscaping. Parking and walls may be placed with a maximum of 50% of the balance of the setback area. Any buildings with window treatments, architectural facades/building designs, landscape designs, etc., which focus on Reach 11 may reduce the required average setback to 60 feet, as approved by the **PLANNING AND** Development ~~Services~~ Department. **DEVELOPMENT PARCELS IN SUPERBLOCK 3 ARE EXEMPT, EXCEPT THAT A MINIMUM 65-FOOT SETBACK SHALL BE REQUIRED FROM REACH 11 REGARDLESS OF BUILDING HEIGHT.**

b. Fencing: If fencing is used at the perimeter of the property or within the required setback as permitted in the immediately preceding paragraph, it should be view fencing or an acceptable substitute as permitted by the **PLANNING AND** Development ~~Services~~ Department**,** ~~and~~ Parks **AND** Recreation **DEPARTMENT,** and Library Department. Chain link fencing is prohibited, except where used within the interior of the site and only where it is not visible from the exterior property boundaries, as approved by the **PLANNING AND** Development ~~Services~~ Department.

c. Building Architecture/Screening: All building ~~evaluations~~ **ELEVATIONS** shall include a mix of building material, vertical and horizontal elements around the entire building, and shall maintain a campus continuity. Loading, service, storage, deliver, refuse collection and parking areas which face Reach 11 must be screened from view. Rooftop treatment shall screen exposure of pipes and mechanical equipment form view of Reach 11. Exhaust stacks are exempt from these screening requirements.

***

**Amend Chapter 6 (Development Parcel Regulations), Section C.5. (Development Regulations by Superblock), Pages 6-18 to 6-24 as follows:**

SUPERBLOCK 3

Superblock 3 is located south of the Pima Freeway, between 56th Street, 64th Street and Reach 11. This superblock is an area designated for medically-related commerce park economic development efforts. The uses, zoning, ~~and~~ development standards**, AND DESIGN GUIDELINES** included in this amendment are specifically intended to ~~address these issues~~ **SUPPORT SUCH USES**.

3.CP/BP.1 – Development Parcel 3.CP/BP.1

Size: ~~210~~ **186.18** acres
Uses Permitted: Permitted uses shall be as indicated in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance ~~(Supp. dated 4/19/95) (Ref. Appendix A.7)~~, as modified below.

~~Potential~~ **APPLICABLE** Zoning ~~to Be Applied~~**:** CP/BP as per Section 626 of the City of Phoenix Zoning Ordinance as modified below and per Section C.4.D of this chapter. This zoning ~~is to be~~ **WAS** applied upon City Council approval of the 1995 Major Amendment to the Desert Ridge Specific Plan relating to this superblock.

~~Special Conditions and Requirements~~ **BASE PERMITTED USES AND DEVELOPMENT STANDARDS**:

~~1. Commerce Park uses are allowed subject to the standards described in Section C.4.D of this chapter.~~

~~2.~~ **1.** ~~Additional~~ Permitted Uses~~/Development Conditions: The following is a list of modifications to the permitted uses included in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance which shall apply exclusively to Development Parcel 3.CP/BP.1~~:

a. ~~Manufacturing related to medical, pharmaceutical and biotechnical products or equipment. Manufacturing shall include the fabrication and assembly of finished products or sub-assemblies, so long as the primary use of the property is not the basic processing and compounding of raw materials or food products.~~

**COMMERCE PARK (BUSINESS PARK OPTION) USES, SUBJECT TO THE STANDARDS DESCRIBED IN SECTION C.4.D OF THIS CHAPTER.**

~~b. Multiple family attached residential uses at a minimum density of 17.0 dwelling units per gross acre.~~

~~c.~~ **B.** ~~Retail uses. The maximum gross leasable area for any one tenant/user shall be 5,000 square feet. The maximum aggregate gross leasable area of retail uses in Development Parcel 3.CP/BP.1 shall be 50,000 square feet.~~

**USES PERMITTED PER SECTION 622, COMMERCIAL C-1 DISTRICT, OF THE PHOENIX ZONING ORDINANCE, SUBJECT TO THE FOLLOWING LIMITATIONS:**

1) **SUCH USES ARE LIMITED TO NO MORE THAN 5% OF THE NET AREA OF THE DEVELOPMENT PARCEL.**

2) **OF THE 5% OF THE NET AREA OF THE DEVELOPMENT PARCEL, 50% OF SUCH USES ARE LIMITED TO BEING INTERNAL TO A BUILDING (NOT STAND-ALONE USES).**

3) **THE MAXIMUM GROSS FLOOR AREA FOR ANY ONE TENANT OR USER SHALL NOT EXCEED 10,000 SQUARE FEET.**

4) **EACH NEW DEVELOPMENT SHALL UPDATE THE MAYO CLINIC MASTER SITE PLAN TO TRACK THESE PERCENTAGES.**

**C. MEDICAL, PHARMACEUTICAL AND BIOTECHNICAL PRODUCTS OR EQUIPMENT, MANUFACTURING**

~~3.~~ **2.** Building Setbacks: ~~Buildings must be setback a minimum of 100 feet and an average of 125 feet from 56th Street, 64th Street and Avenue K. Buildings must be setback 50 feet from all other streets, and the Pima Freeway. Buildings must be setback 30 feet from all other lot lines.~~

**A. ADJACENT TO MAYO BOULEVARD, 56TH STREET AND 64TH STREET: MINIMUM 100 FEET, AVERAGE OF 125 FFET**

**B. ALL OTHER PUBLIC STREETS: MINIMUM 50 FEET**

**C. PRIVATE STREETS: MINIMUM 25 FEET**

**D. INTERIOR LOT LINES: 0 FEET**

**E. ADJACENT TO REACH 11: PER SECTION C.4.D, DESIGN STANDARDS 2.A, OF THIS CHAPTER.**

~~4.~~ **3.** Floor Area Ratio: .20 overall limit for development parcel; individual developments may be up to .25.

**4. MAXIMUM BUILDING HEIGHT: 56 FEET. MAXIMUM BUILDING HEIGHTS ARE EXCLUSIVE OF (DO NOT INCLUDE) THE MECHANICAL FACILITIES ON TOP OF BUILDINGS. CONSEQUENTLY, THE TOTAL HEIGHT OF THE STRUCTURE MAY EXCEED THE HEIGHTS SPECIFIED BELOW TO ACCOUNT FOR THESE MECHANICAL FACILITIES AND ASSOCIATED SCREENING.**

**5. LOT COVERAGE: MAXIMUM 50% FOR DEVELOPMENT PARCEL.**

**6. COMMON OPEN SPACE: MINIMUM 10% OF GROSS DEVELOPMENT PARCEL AREA, ALLOCATED THROUGHOUT THE DEVELOPMENT PARCEL AREA.**

**7. STREET STANDARDS:**

**A. MAYO BOULEVARD CROSS SECTION: THE 24-FOOT-WIDE LANDSCAPE MEDIAN ALONG MAYO BOULEVARD MAY BE REDUCED TO ALLOW FOR WIDENED AND BUFFERED BIKE LANES, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT. LANDSCAPE MEDIANS SHALL BE PLANTED TO THE STREETSCAPE LANDSCAPE STANARDS PER SECTION 8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**B. SIDEWALK EASEMENTS AND SHARED-USE PATH EASEMENTS: SIDEWALK EASEMENTS AND SHARED-USE PATH EASEMENTS SHALL BE DEDICATED WHERE NECESSARY TO PERMIT DETACHED SIDEWALKS AND SHARED-USE PATHS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**C. MAYO BOULEVARD (NORTH SIDE): A DETACHED SIDEWALK SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED ALONG THE NORTH SIDE OF MAYO BOULEVARD, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**D. MAYO BOULEVARD (SOUTH SIDE): WITH RESPECT TO DEVELOPMENT PARCEL 3.CP/BP.2, A MINIMUM 8-FOOT-WIDE DETACHED SIDEWALK SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED ALONG THE SOUTH SIDE OF MAYO BOULEVARD, EXCEPT WHERE THERE ARE EXISTING SIDEWALKS, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**E. 56TH STREET (SOUTH OF MAYO BOULEVARD): THE EXISTING LANDSCAPE STRIP ON THE EAST SIDE OF 56TH STREET ADJACENT TO THE DETACHED SIDEWALK SHALL BE REPLENISHED AND PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**F. 56TH STREET (NORTH OF MAYO BOULEVARD): A MINIMUM 10-FOOT-WIDE DETACHED SIDEWALK, WHICH MAY BE LOCATED WITHIN AN EASEMENT, SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED ALONG THE EAST SIDE OF 56TH STREET, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**G. 64TH STREET: A DETACHED SIDEWALK SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED ALONG THE WEST SIDE OF 64TH STREET,**

**PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**H. PRIVATE AND PUBLIC LOCAL STREETS: MINIMUM 5-FOOT-WIDE DETACHED SIDEWALKS SEPARATED BY A MINIMUM 5-FOOT-WIDE LANDSCAPE STRIPS LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED FOR PRIVATE AND PUBLIC LOCAL STREETS, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**I. SHARED-USE PATH ON NORTH SIDE OF MAYO BOULEVARD: A MINIMUM 12-FOOT-WIDE SHARED-USE PATH EASEMENT (SUPE) SHALL BE DEDICATED AND A MINIMUM 12-FOOT-WIDE SHARED-USE PATH (SUP) SHALL BE CONSTRUCTED WITHIN THE EASEMENT IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE SUP MAY BE PROVIDED IN LIEU OF THE REQUIRED DETACHED SIDEWALK WITHIN THE RIGHT-OF-WAY IF THE LANDSCAPE STRIP IS PROVIDED PER SECTION 7.C OF THIS CHAPTER.**

**J. SHARED-USE PATH ON WEST SIDE OF 64TH STREET: SUBJECT TO ANY APPLICABLE ADOT STANDARDS NORTH OF MAYO BOULEVARD, A 10-FOOT-WIDE SHARED-USE PATH EASEMENT (SUPE) SHALL BE DEDICATED AND A MINIMUM 10-FOOT-WIDE SHARED-USE PATH (SUP) SHALL BE CONSTRUCTED WITHIN THE EASEMENT IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE SUP MAY BE PROVIDED IN LIEU OF THE REQUIRED DETACHED SIDEWALK WITHIN THE RIGHT-OF-WAY IF THE LANDSCAPE STRIP IS PROVIDED PER SECTION 7.G OF THIS CHAPTER.**

**K. MULTI-USE TRAIL CONNECTING TO REACH 11: A 10-FOOT-WIDE MULTI-USE TRAIL EASEMENT (MUTE) SHALL BE DEDICATED WITHIN THE EASTERN EDGE OF DEVELOPMENT PARCEL 3.CP/BP.2, AND A MINIMUM 10-FOOT-WIDE MULTI-USE TRAIL (MUT) SHALL BE CONSTRUCTED WITHIN THE**

**EASEMENT TO CONNECT SOUTH TO REACH 11 TRAILS IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**L. LANDSCAPE STRIP REDUCTION OR ELIMINATION: IN AREAS WHERE DRAINAGE CULVERTS, RIGHT TURN LANES AND BUS BAYS OCCUR AND LIMIT AVAILABLE RIGHT-OF-WAY, THE REQUIRED LANDSCAPE STRIPS OF THIS SECTION MAY BE REDUCED OR ELIMINATED BY THE STREET TRANSPORATION DEPARTMENT TO ENSURE SIDEWALKS AND SHARED USE PATHWAYS MAY BE PROVIDED IN SUCH AREAS WITHOUT SIGNIFICANT OFFSET.**

**8. LANDSCAPE STANDARDS:**

**A. MILKWEED OR NATIVE NECTAR SPECIES FOR MONARCH BUTTERFLIES: A MINIMUM OF 10% OF THE REQUIRED SHRUBS SHALL BE A MILKWEED OR OTHER NATIVE NECTAR SPECIES AND SHALL BE PLANTED IN GROUPS OF THREE OR MORE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**B. MINIMUM LANDSCAPE SETBACKS:**

**1) ADJACENT TO PUBLIC AND PRIVATE STREETS AND REACH 11: 25 FEET**

**2) ADJACENT TO PIMA FREEWAY: 10 FEET**

**3) ADJACENT TO PROPERTY LINE ADJACENT TO DEVELOPMENT WITH NO SHARED PARKING OR SHARED DRIVEWAY: 5 FEET**

**4) ADJACENT TO PROPERTY LINE ADJACENT TO DEVELOPMENT WITH SHARED PARKING OR SHARED DRIVEWAY: 0 FEET**

**C. PARKING LOT AREAS: MINIMUM 10% OF INTERIOR SURFACE AREA, EXCLUSIVE OF PERIMTER LANDSCAPING AND ALL REQUIRED SETBACKS.**

**D. MINIMUM LANDSCAPE PLANTING STANDARDS:**

**1) STREETSCAPE:**

**A) TREES FOR 10-FOOT-WIDE OR WIDER LANDSCAPE STRIPS: MINIMUM 3-INCH CALIPER SINGLE-TRUNK LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.**

**B) TREES FOR 5-FOOT-WIDE, LESS THAN 10-FOOT-WIDE, LANDSCAPE STRIPS: MINIMUM 2-INCH CALIPER SINGLE-TRUNK LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.**

**C) LIVE COVERAGE: DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS MAINTAINED TO A MAXIMUM HEIGHT OF 36 INCHES TO ACHIEVE A MINIMUM OF 75% LIVE COVERAGE AT MATURITY.**

**D) UTILITY CONFLICTS: WHERE UTILITY CONFLICTS EXIST, THE DEVELOPER SHALL WORK WITH THE PLANNING AND DEVELOPMENT DEPARTMENT ON AN ALTERNATIVE DESIGN SOLUTION CONSISTENT WITH A PEDESTRIAN ENVIRONMENT.**

**2) LANDSCAPE SETBACKS:**

**A) TREES FOR 10-FOOT OR WIDER LANDSCAPE SETBACKS: MINIMUM 50% 2-INCH CALIPER, 25% 3-INCH CALIPER AND 25% 4-INCH CALIPER LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.**

**B) TREES FOR LESS THAN 10-FOOT-WIDE LANDSCAPE SETBACKS: MINIMUM 2-INCH CALIPER LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.**

**C) LIVE COVERAGE: DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS TO ACHIEVE A MINIMUM OF 50% LIVE COVERAGE AT MATURITY.**

**3) UNCOVERED PARKING AREAS:**

**A) TREES: MINIMUM 2-INCH CALIPER LARGE CANOPY DROUGHT-TOLERANT SHADE TREES DISPERSED THROUGHOUT THE PARKING AREA TO ACHIEVE MINIMUM SHADING REQUIREMENTS PER SECTION 13 OF THIS CHAPTER.**

**B) LIVE COVERAGE: DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS MAINTAINED TO A MAXIMUM HEIGHT OF 36 INCHES TO ACHIEVE A MINIMUM OF 50% LIVE COVERAGE AT MATURITY.**

**4) COMMON OPEN SPACE AND RETENTION AREAS:**

**A) TREES: MINIMUM 2-INCH CALIPER LARGE CANOPY DROUGHT-TOLERANT SHADE TREES DISPERSED THROUGHOUT THE PARKING AREA TO ACHIEVE MINIMUM SHADING REQUIREMENTS PER SECTION 13 OF THIS CHAPTER.**

**B) LIVE COVERAGE: DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS MAINTAINED TO A MAXIMUM HEIGHT OF 36 INCHES TO ACHIEVE A MINIMUM OF 50% LIVE COVERAGE AT MATURITY.**

**9. VEHICULAR PARKING: OFF-STREET PARKING AND LOADING REQUIREMENTS MAY BE MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT WHEN SUPPORTED BY AN APPROPRIATELY DOCUMENTED STUDY.**

**A. EV INSTALLED SPACES: A MINIMUM OF 2.5% OF THE REQUIRED PARKING SPACES, LOCATED WITHIN PARKING STRUCTURES, SHALL BE ELECTRIC VEHICLE (EV) INSTALLED SPACES, DEFINED AS A PARKING SPACE THAT INCLUDES ACCESS TO AN EV CHARGER, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**B. EV CAPABLE SPACES: A MINIMUM OF 2.5% OF THE REQUIRED PARKING SPACES, LOCATED WITHIN PARKING STRUCTURES, SHALL BE EV CAPABLE SPACES, DEFINED AS A PARKING SPACE THAT INCLUDES ACCESS TO ELECTRICAL WIRING TO ALLOW FOR A FUTURE JUNCTION BOX AND APPROPRIATE VOLTAGE FOR AN OUTLET CAPABLE OF**

**CHARGING A VEHICLE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**10. BICYCLE INFRASTRUCTURE:**

**A. BUFFERED AND WIDENED BIKE LANES: EXISTING BIKE LANES SHOULD BE WIDENED AND SHALL BE BUFFERED ON BOTH SIDES OF MAYO BOULEVARD, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT AND THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**B. ON-SITE BICYCLE CIRCULATION: BIKE LANES, BIKE BOULEVARDS, OR OTHER DESIGN STANDARDS TO MAXIMIZE BICYCLIST VISIBILITY, SAFETY AND BICYCLIST CIRCULATION ON SITE THROUGHOUT THE DEVELOPMENT PARCEL SHALL BE PROVIDED AND INSTALLED PER THE RECOMMENDATIONS IN THE BICYCLE & PEDESTRIAN DESIGN GUIDANCE ELEMENT, CHAPTER 3 (BICYCLE TOOLBOX), OF THE ACTIVE TRANSPORTATION PLAN, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**C. BICYCLE PARKING: BICYCLE PARKING SHALL BE PROVIDED PER THE REQUIREMENTS OF SECTION 1307.H.6 OF THE PHOENIX ZONING ORDINANCE, IN ADDITION TO THE FOLLOWING. BICYCLE PARKING SHALL BE PROVIDED THROUGH INVERTED U AND ARTISTIC RACKS LOCATED NEAR ALL BUILDING ENTRANCES, OR AS OTHERWISE SPECIFIED BELOW, AND INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H OF THE PHOENIX ZONING ORDINANCE.**

**1) MULTIFAMILY RESIDENTIAL SHALL PROVIDE SECURED BICYCLE PARKING SPACES AT A MINIMUM RATE OF 0.25 SPACES PER DWELLING UNIT AND GUEST BICYCLE PARKING SPACES AT A MINIMUM RATE OF 0.05 SPACES PER DWELLING UNIT.**

**2) SINGLE-FAMILY RESIDENTIAL USES SHALL PROVIDE BICYCLE PARKING LOCATED IN IMPROVED OPEN SPACE AREAS AT A MINIMUM RATE OF 0.05 SPACES PER DWELLING UNIT.**

**D. BICYCLE REPAIR STATIONS: BICYCLE REPAIR STATIONS ("FIX IT STATIONS") SHALL BE PROVIDED, MAINTAINED AND EVENLY DISTRIBUTED THROUGHOUT THE DEVELOPMENT**

**PARCEL AND SHALL BE LOCATED ADJACENT TO SIDEWALKS, WALKWAYS, SHARED-USE PATHS AND MULTI-USE TRAILS, SPACED A MINIMUM OF A QUARTER MILE APART. THE BICYCLE REPAIR STATIONS ("FIX IT STATIONS") SHALL BE PROVIDED IN AN AREA OF HIGH VISIBILITY AND SEPARATED FROM VEHICULAR MANEUVERING AREAS, WHERE APPLICABLE. THE REPAIR STATION SHALL INCLUDE, BUT NOT BE LIMITED TO:**

1) **STANDARD REPAIR TOOLS AFFIXED TO THE STATION.**

2) **A TIRE GAUGE AND PUMP AFFIXED TO THE BASE OF THE STATION OR THE GROUND.**

3) **A BICYCLE REPAIR STAND WHICH ALLOWS PEDALS AND WHEELS TO SPIN FREELY WHILE MAKING ADJUSTMENTS TO THE BIKE.**

**E. ELECTRIC BICYCLE CHARGING: A MINIMUM OF 10% OF THE REQUIRED BICYCLE PARKING SPACES SHALL INCLUDE STANDARD ELECTRICAL RECEPTACLES, OR STANDARD ELECTRICAL OUTLETS FOR SECURED BICYCLE PARKING, FOR ELECTRIC BICYCLE CHARGING CAPABILITIES.**

**11. SHADE STANDARDS:**

**A. SHADE CALCULATIONS AND SHADE STUDY: SHADE CALCULATIONS SHALL BE BASED ON THE SUMMER SOLSTICE AT NOON, AS SHOWN ON A SHADING STUDY TO BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**B. SOURCE OF SHADE: SHADE SHALL BE FROM A STRUCTURE, LANDSCAPING AT MATURITY, OR A COMBINATION OF THE TWO, UNLESS OTHERWISE SPECIFIED.**

**C. PUBLIC SIDEWALKS AND SHARED-USE PATHS: MINIMUM 75%**

**D. PUBLIC AND PRIVATE OPEN SPACE AREAS: MINIMUM 50%**

**E. UNCOVERED PARKING AREAS: MINIMUM 25%, SHADED PER SECTION 8.D.3 OF THIS CHAPTER.**

**F. OCCUPIABLE ROOF AREAS: MINIMUM 50%**

**G. BICYCLE REPAIR STATIONS AND BICYCLE PARKING SPACES: MINIMUM 75%**

**H. BIKE LANES: MINIMUM 50%**

**I. CORNERS OF TRAFFIC LIGHTS: MINIMUM 75%, TO ALLOW PEDESTRIANS TO WAIT COMFORTABLY FOR THE SIGNAL TO CHANGE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL SHADE STRUCTURES WITHIN THE RIGHT-OF-WAY SHALL REQUIRE A REVOCABLE PERMIT FOR ENCROACHMENT IN THE RIGHT-OF-WAY AND SHALL COMPLY WITH VISIBILITY TRIANGLES.**

**12. GREEN STORMWATER INFRASTRUCTURE: EACH PROJECT WITHIN THE DEVELOPMENT PARCEL SHALL IMPLEMENT A MINIMUM OF TWO GREEN INFRASTRUCTURE (GI) TECHNIQUES FOR STORMWATER MANAGEMENT, PER THE GREATER PHOENIX METRO GREEN INFRASTRUCTURE AND LOW IMPACT DEVELOPMENT DETAILS FOR ALTERNATIVE STORMWATER MANAGEMENT, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**13. WASTE STATIONS: WASTE STATIONS INCLUDING A LANDFILL RECEPTACLE AND RECYCLING RECEPTACLE WITH INFORMATIONAL SIGNS INDICATING WHAT TYPE OF WASTE SHOULD GO IN WHICH RECEPTACLE SHALL BE PROVIDED AT ALL BUILDING ENTRANCES/EXITS (EXCEPT FOR EMERGENCY ONLY EXITS) AND SHALL BE ALLOCATED THROUGHOUT THE SITE IN COMMON OPEN SPACE ARES AND ALONG SIDEWALKS, SHARED-USE PATHS AND PEDESTRIAN PATHWAYS AT CONVENIENT LOCATIONS, TYPICALLY WITHIN A QUARTER MILE OF EACH OTHER. ADDITIONALLY, RECYCLING CONTAINERS SHALL BE PROVIDED FOR EACH GARBAGE CONTAINER PROVIDED.**

**14. SIGNAGE: THIS DEVELOPMENT PARCEL IS EXEMPTED FROM THE DESERT RIDGE COMPREHENSIVE SIGN PLAN IF A SEPARATE COMPREHNESIVE SIGN PLAN FOR THE DEVELOPMENT PARCEL IS APPROVED.**

**15. RESIDENTIAL DEVELOPMENT ON A LOT ADJACENT TO (WITHIN 100 FEET OF) THE LOOP 101 FREEWAY: IN THE EVENT THAT RESIDENTIAL DEVELOPMENT OCCURS NEAR THE LOOP 101 FREEWAY, THE FOLLOWING STANDARDS SHALL APPLY:**

**A. INDOOR NOISE LEVELS OF RESIDENTIAL UNITS SHALL NOT EXCEED A DECIBEL DAY NIGHTLEVEL (DNL) OF 45 DECIBELS,**

**AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. A SEALED AND SIGNED ANALYSIS BY AN ENGINEER LICENSED IN ARIZONA WITH A PROFICIENCY IN RESIDENTIAL SOUND MITIGATION OR NOISE CONTROL SHALL BE INCLUDED WITH THE BUILDING PLANS SUBMITTED FOR PHOENIX BUILDING CONSTRUCTION CODE COMPLIANCE REVIEW TO THE PLANNING AND DEVELOPMENT DEPARTMENT. THE ENGINEER SHALL NOTE IN THE ANALYSIS THAT THE BUILDING DESIGN IS CAPABLE OF ACHIEVING THE REQUIRED NOISE LEVEL REDUCTION**

**B. NOISE MITIGATION WALLS SHALL BE PROVIDED ALONG THE NORTH SIDE OF DEVELOPMENT PARCEL 3.CP/BP.1 ADJACENT TO THE LOOP 101 FREEWAY. THE WALL HEIGHT SHALL BE DETERMINED THROUGH A NOISE ANALYSIS PREPARED BY A REGISTERED PROFESSIONAL ENGINEER. THE WALL SHALL BE CONSTRUCTED OF MINIMUM 8-INCH-THICK CONCRETE MASONRY UNITS (CMU) OR OF CAST-IN-PLACE CONCRETE AND CONTAIN NO OPENINGS UNLESS THEY ARE ABOVE THE MINIMUM HEIGHT REQUIRED FOR ADEQUATE NOISE MITIGATION OR FOR DRAINAGE. NOISE WALLS SHALL BE CONSTRUCTED TO WRAP AROUND CORNER LOTS AND AREAS NEAR INTERSECTIONS. WRAP AROUND WALLS, UPON TURNING A CORNER, SHALL CONTINUE FOR AT LEAST 120 FEET (APPROXIMATELY TWO LOT WIDTHS), AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**C. NOISE WALLS SHALL VARY BY A MINIMUM OF FOUR FEET EVERY 400 LINEAL FEET TO VISUALLY REFLECT A MEANDERING OR STAGGERED SETBACK, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**D. THE NOISE WALL, SHALL INCORPORATE STONE VENEER, STONEWORK, OR INTEGRAL COLOR CMU BLOCK, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**E. THE DEVELOPER SHALL RECORD DOCUMENTS THAT DISCLOSE TO PROSPECTIVE PURCHASERS AND RENTERS OF PROPERTY WITHIN THE DEVELOPMENT THE EXISTENCE OF NOISE FROM THE LOOP 101 FREEWAY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO RECORDATION.**

**16. MASTER PLANS: MASTER PLANS, PER THE REQUIREMENTS OF CHAPTER 4 OF THIS PLAN, AND PER THE PLANNED COMMUNITY DISTRICT (PCD), SECTION 636 OF THE PHOENIX ZONING ORDINANCE, SHALL BE SUBMITTED, AND SHALL BE UPDATED WITH EACH PHASE OF DEVELOPMENT, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT. THE INITIAL MASTER PLANS SUBMITTED BY THE MASTER DEVELOPER SHALL INCLUDE THE FOLLOWING:**

**A. COMPLETE BUILD-OUT OF DETACHED SIDEWALKS, LANDSCAPE WITHIN LANDSCAPE STRIPS, BUFFERED BIKE LANES, AND SHARED-USE PATHS ALONG 56TH STREET, MAYO BOULEVARD AND 64TH STREET PER SECTION 7 OF THIS CHAPTER, TO BE INCLUDED ON THE MASTER OPEN SPACE, PEDESTRIAN, BICYCLE AND TRAILS PLAN AND MASTER LANDSCAPE PLAN.**

**B. COMPLETE BUILD-OUT OF BICYCLE REPAIR STATIONS PER SECTION 10.C OF THIS CHAPTER, TO BE INCLUDED ON THE MASTER OPEN SPACE, PEDESTRIAN, BICYCLE AND TRAILS PLAN.**

**C. A PEDESTRIAN AND BICYCLE CIRCULATION PLAN TO INCLUDE INTERNAL PEDESTRIAN AND BICYCLE CIRCULATION ON SITE THAT ENHANCES PEDESTRIAN AND BICYCLIST CONVENIENCE, SAFETY AND COMFORT, WITH A FOCUS ON CONNECTING THE EAST AND WEST SIDES OF DEVELOPMENT PARCEL 3.CP/BP.1 NORTH OF MAYO BOULEVARD.**

**17. ADDITIONAL STIPULATIONS FOR DEVELOPMENT:**

**A. THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, SIDEWALK, CURB RAMPS, STREETLIGHTS, MEDIAN ISLANDS, LANDSCAPING, AND OTHER INCIDENTALS, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH ALL ADA ACCESSIBILITY STANDARDS.**

**B. A RED BORDER LETTER SHALL BE SUBMITTED TO THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) FOR THIS DEVELOPMENT.**

**C. THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA (SFHA) CALLED ZONE AO, ON PANEL 1315 L OF THE FLOOD INSURANCE RATE MAPS (FIRM) DATED JANUARY 4, 2021. THE FOLLOWING REQUIREMENTS SHALL APPLY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:**

**1) THE ARCHITECT/ENGINEER IS REQUIRED TO SHOW THE FLOODPLAIN BOUNDARY LIMITS ON THE GRADING AND DRAINAGE PLAN AND ENSURE THAT IMPACTS TO THE PROPOSED FACILITIES HAVE BEEN CONSIDERED, FOLLOWING THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) REGULATIONS (44 CFR PARAGRAPH 60.3). THIS INCLUDES, BUT NOT LIMITED TO PROVISIONS IN THE LATEST VERSIONS OF THE FLOODPLAIN ORDINANCE OF THE PHOENIX CITY CODE.**

**2) A COPY OF THE GRADING AND DRAINAGE PLAN SHALL BE SUBMITTED TO THE FLOODPLAIN MANAGEMENT SECTION OF THE STREET TRANSPORTATION DEPARTMENT FOR REVIEW AND APPROVAL OF FLOODPLAIN REQUIREMENTS.**

**3) THE DEVELOPER SHALL PROVIDE AN ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON CONSTRUCTION PLANS TO FLOODPLAIN MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF GRADING AND DRAINAGE PERMITS.**

**4) THE DEVELOPER SHALL PROVIDE AN ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON BUILDINGS UNDER CONSTRUCTION AND A MINIMUM 95% COMPACTION TEST RESULTS FOR THE BUILDING PADS TO FLOODPLAIN MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS.**

**5) THE DEVELOPER SHALL PROVIDE ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON FINISHED CONSTRUCTION TO FLOODPLAIN MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.**

**D. THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF THE SCOTTSDALE MUNICIPAL AIRPORT (SDL) TO FUTURE OWNERS OR TENANTS OF THE**

**PROPERTY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE TEMPLATES AND INSTRUCTIONS PROVIDED WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CITY ATTORNEY.**

**E. THE DEVELOPER SHALL PROVIDE A NO HAZARD DETERMINATION FOR THE PROPOSED DEVELOPMENT FROM THE FAA PURSUANT TO THE FAA'S FORM-7460 OBSTRUCTION ANALYSIS REVIEW PROCESS, PRIOR TO CONSTRUCTION PERMIT APPROVAL, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**F. IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.**

**G. IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.**

**H. IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33-FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.**

**I. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.**

**CONDITIONS FOR ENHANCED PERMITTED USES AND DEVELOPMENT STANDARDS:**

**DEVELOPMENT WITHIN PARCEL 3.CP/BP.1 CAN UTILIZE THE DEVELOPMENT STANDARDS OF THIS SUBSECTION ONLY UPON THE FOLLOWING CONDITIONS BEING APPROVED AND ACCEPTED BY THE CITY:**

1. **BEFORE PRELIMINARY APPROVAL OF DEVELOPMENT PLANS FOR ANY INDIVIDUAL BUILDING, PROJECT OR USE BY THE CITY WITHIN THE DEVELOPMENT PARCEL, A CONCEPTUAL MASTER DEVELOPMENT PARCEL SITE PLAN (CMDPSP) FOR THE ENTIRETY OF SUPERBLOCK 3 AND THE MAYO CLINIC PUD SITE SHALL BE SUBMITTED FOR CITY APPROVAL. THIS MEANS, FOR EXAMPLE, THAT BEFORE ANY PLANS FOR ANY INDIVIDUAL BUILDING, PROJECT OR USE WITHIN PARCEL 3.CP/BP.1 ARE PROCESSED FOR APPROVAL BY THE CITY, A CMDPSP FOR THE ENTIRETY OF SUPERBLOCK 3 AND THE MAYO CLINIC PUD SITE MUST BE FILED WITH THE CITY. THE CITY WILL THEN PROCESS THE CMDPSP THROUGH A STAFF APPROVAL PROCESS. AT A MINIMUM THE CMDPSP SHALL PROVIDE INFORMATION REGARDING THE FOLLOWING:**

    A. **INDIVIDUAL DEVELOPMENT UNIT BOUNDARIES WITHIN THE SUPERBLOCK.**

    B. **FLOOR AREA RATIO (FAR) CALCULATIONS FOR EACH INDIVIDUAL DEVELOPMENT UNIT AND THE ENTIRE SUPER BLOCK AND MAYO CLINIC PUD AREA.**

    C. **PROPOSED BUILDING HEIGHTS.**

    D. **PROPOSED DWELLING UNITS.**

    E. **LAND USE FOR EACH DEVELOPMENT UNIT.**

2. **FOR ANY DEVELOPMENT UNITS WITHIN THE DEVELOPMENT PARCEL, THE INITIAL APPLICANT SHALL SUBMIT CONCEPTUAL MASTER PLANS FOR THE ENTIRE SUPERBLOCK AND MAYO CLINIC PUD SITE, AS DESCRIBED IN THE PLANNED COMMUNITY DISTRICT (PCD) SECTION OF THE PHOENIX ZONING ORDINANCE, AND AS FURTHER CLARIFIED IN THIS SECTION. THE INITIAL DEVELOPER WITHIN THE DEVELOPMENT PARCEL WILL BE REQUIRED TO IDENTIFY THE REGIONAL ROADWAY INFRASTRUCTURE IMPROVEMENTS NECESSARY TO SERVE THE ENTIRE DESERT RIDGE SPECIFIC PLAN DEVELOPMENT AREA WITH ASSIGNMENT OF CONTRIBUTION FUNDS**

**AND ROADWAY IMPROVEMENTS TO EACH DEVELOPMENT UNIT WITHIN SUPERBLOCK 3 AND THE MAYO CLINIC PUD, WHICH SHALL INCLUDE, BUT IS NOT LIMITED TO:**

**A. 64TH STREET CONNECTION TO BELL ROAD.**

**B. ULTIMATE MAYO BOULEVARD FROM TATUM BOULEVARD TO 66TH STREET.**

**C. TATUM BOULEVARD FROM PINNACLE PEAK ROAD TO THE SOUTH SIDE OF THE CENTRAL ARIZONA PROJECT (CAP) CANAL BRIDGE.**

**D. 56TH STREET FROM RANGER DRIVE TO PINNACLE PEAK ROAD, AND OTHER AFFECTED CORRIDORS.**

**E. 64TH STREET FROM LOOP 101 FREEWAY TO PINNACLE PEAK ROAD.**

**ANY SUBSEQUENT DEVELOPMENT UNITS CREATED WITHIN A DEVELOPMENT PARCEL SEEKING AMENDMENT TO THE OVERALL CONCEPTUAL DEVELOPMENT PARCEL MASTER PLANS, SHALL BE REQUIRED TO SUBMIT REVISED DEVELOPMENT PARCEL MASTER PLANS AND OBTAIN CITY APPROVAL TO AMEND, ASSIGN OR PHASE ANY IMPROVEMENTS ASSIGNED TO THE DEVELOPMENT PARCEL.**

3. **A TRAFFIC IMPACT STUDY (TIS) SHALL BE SUBMITTED TO THE CITY FOR THE ENTIRE SUPERBLOCK 3 AND MAYO CLINIC PUD SITE TO SUPPORT THE CONCEPTUAL DEVELOPMENT MASTER PLANS AS DETERMINED BY THE CITY OF PHOENIX STREET TRANSPORTATION DEPARTMENT. NO PRELIMINARY PLANS WITHIN A DEVELOPMENT PARCEL SHALL BE SUBMITTED UNTIL THE STUDY IS REVIEWED AND APPROVED BY THE CITY OF PHOENIX STREET TRANSPORTATION DEPARTMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR TIS SUBMISSION TO AND COORDINATING TRANSPORTATION INFRASTRUCTURE MASTER PLANS AND IMPROVEMENTS WITH THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT).**

4. **PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE DEVELOPER SHALL HAVE EXECUTED CONCEPTUAL DEVELOPMENT MASTER PLANS AND A DEVELOPMENT AGREEMENT WITH THE CITY OF PHOENIX THAT DETAILS FUNDING OBLIGATIONS AND COMMITMENTS FOR CODE REQUIRED AND REGIONAL STREET, WATER, SEWER AND DRAINAGE INFRASTRUCTURE FOR EACH DEVELOPMENT UNIT, AS**

**REQUIRED BY THE APPROVED MASTER PLANS RELATED TO THAT DEVELOPMENT UNIT.**

**ENHANCED PERMITTED USES AND DEVELOPMENT STANDARDS:**

1. **PERMITTED USES: IN ADDITION TO THE BASE PERMITTED USES IN DEVELOPMENT PARCEL 3.CP/BP.1, THE FOLLOWING SHALL BE PERMITTED:**

   A. **MULTIFAMILY RESIDENTIAL, PER R-5 MULTIFAMILY RESIDENCE DISTRICT, PLANNED RESIDENTIAL DEVELOPMENT OPTION, SECTION 615 OF THE PHOENIX ZONING ORDINANCE**

   B. **SINGLE-FAMILY RESIDENTIAL, ATTACHED OR DETACHED, PER R-3 MULTIFAMILY RESIDENTIAL DISTRICT, PLANNED RESIDENTIAL DEVELOPMENT OPTION, SECTION 613 OF THE PHOENIX ZONING ORDINANCE**

   C. **COMMUNITY RESIDENCE CENTER OR HOME**

   D. **BIOMEDICAL AND MEDICAL RESEARCH OFFICES AND/OR LABORATORY**

   E. **HOSPICE**

   F. **MEDICAL SCHOOLS AND ASSOCIATED DORMITORIES AND MEDICALLY RELATED EDUCATIONAL FACILITIES**

   G. **MOBILE FOOD VENDING AS AN ACCESSORY USE, SUBJECT TO THE FOLLOWING LIMITATIONS:**

      1) **SUBJECT TO ALL CONDITIONS OF SECTION 624.D.87.A THROUGH M OF THE PHOENIX ZONING ORDINANCE, AS MODIFIED BELOW**

      2) **NO MORE THAN FIVE (5) MOBILE FOOD VENDING UNITS AT A TIME**

      3) **TO BE PARKED AND LOCATED ON A DUSTPROOFED, PAVED SURFACE ON PRIVATE PROPERTY**

      4) **SHALL NOT BE LOCATED WITHIN 100 FEET OF MAYO BOULEVARD, 56TH STREET OR 64TH STREET RIGHTS-OF-WAY**

5) **THE USE IS LIMITED TO THE HOURS OF 7:00 AM TO 10:00 PM.**

**H. MUSEUMS AND GALLERIES ONLY WITH SUBJECT MATTER RELATED TO THE MEDICAL PROFESSION**

**2. FLOOR AREA RATIO (FAR): .85 OVERALL LIMIT FOR DEVELOPMENT PARCEL.**

**3. MAXIMUM BUILDING HEIGHT: MAXIMUM BUILDING HEIGHTS ARE EXCLUSIVE OF (DO NOT INCLUDE) THE MECHANICAL FACILITIES ON TOP OF BUILDINGS. CONSEQUENTLY, THE TOTAL HEIGHT OF THE STRUCTURE MAY EXCEED THE HEIGHTS SPECIFIED BELOW TO ACCOUNT FOR THESE MECHANICAL FACILITIES AND ASSOCIATED SCREENING.**

**A. 250 FEET LIMITED TO 10% OF TOTAL NET AREA OF DEVELOPMENT PARCEL.**

**B. 70 FEET LIMITED TO 75% OF TOTAL NET AREA OF DEVELOPMENT PARCEL.**

**C. 35 FEET LIMITED TO 15% OF TOTAL NET AREA OF DEVELOPMENT PARCEL.**

3.CP/BP.2 – Development Parcel 3.CP/BP.2

Size: ~~205~~ **231.45** acres
Uses permitted: Permitted uses shall be as indicated in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance ~~(Supp. dated 4/19/95) (Ref. Appendix A.7)~~, as modified below.

~~Potential~~ **APPLICALBE** Zoning ~~to Be Applied~~: CP/BP as per Section 626 of the City of Phoenix Zoning Ordinance as modified below and per Section C.4.D of this chapter. This zoning ~~is to be~~ **WAS** applied upon City Council approval of the 1995 major amendment to the Desert Ridge Specific Plan relating to this superblock.

Special Conditions and Requirements:

~~1. Commerce Park uses are allowed subject to the standards described in Section C.4.D of this chapter.~~

~~2. The development of uses in Development Parcel 3.CP/BP.2 shall occur only in the following sequence:~~

~~a. Construction of a hospital structure with a minimum of 125 beds (hospital defined pursuant to the Phoenix Zoning Ordinance, Ref. Appendix A.9), including accessory retail wholly within the hospital structure.~~

~~b. Construction (which may occur simultaneously with the hospital structure defined above) of other medical facilities as defined in special condition and requirements 3.a.2 below.~~

~~c. After the completion of construction of the hospital structure, as evidenced by the issuance of a Certificate of Occupancy, construction will be allowed to commence for any other use allowed in Development Parcel 3.CP/BP.2.~~

~~3.~~ **1**. ~~The following is a list of modifications to certain design/development standards and the list of permitted uses included in Section 626, Commerce Park (Business Park Option), of the City of Phoenix Zoning Ordinance which shall apply exclusively to Development Parcel 3.CP/BP.2)~~ **PERMITTED USES: PER THE BASE PERMITTED USES AND ENHANCED PERMITTED USES OF DEVELOPMENT PARCEL 3.CP/BP.1, INCLUDING REQUIRED CONDITIONS TO USE THE ENHANCED PERMTTED USES, EXCEPT AS MODIFIED BELOW:**

**A. HOSPITAL**

**B. MEDICAL SCHOOLS AND ASSOCIATED DORMITORIES AND MEDICAL**

**C. NURSING HOME**

**D. DEPENDENT CARE FACILITIES**

**1) IF FREESTANDING, SUBJECT TO AREA LIMITATIONS OF SECTION 1.B.**

**E. MUSEUMS AND GALLERIES ONLY WITH SUBJECT MATTER RELATED TO THE MEDICAL PROFESSION**

**F. MEDICAL APPLIANCE AND OTHER MEDICALLY RELATED SALES**

~~a. Additional Permitted Uses/Development Conditions:~~

~~1) Hospitals (as defined in Appendix A.9)~~

~~2) Medical facilities, including~~

~~a) The provision of diagnostic services, extensive medical treatment including but not limited to surgical and other hospital services, as well as continuous nursing service, and including but not limited to general medical and surgical hospitals, specialty hospitals, medical clinics, medical laboratories, outpatient care facilities, medical schools and associated dormitories, medically related educational facilities, medical and associated accessory offices, pharmacies, and similar uses.~~

~~b) Facilities for conducting research in the natural or physical sciences, or engineering and development as an extension of investigation with the objective of creating end products on a contract or fee basis, and including pilot plant operation.~~

~~c) Manufacturing related to medical, pharmaceutical and biotechnical products or equipment. Manufacturing shall include the fabrication and assembly of finished products or sub-assemblies, so long as the primary use of the property is not the basic processing and compounding of raw material or food products.~~

~~d) The provision of intermediate or long term nursing and health related care to individuals, typically classified as nursing homes.~~

~~e) Dwelling providing shelter and services for the elderly or for disabled persons, which may include meals, housekeeping, personal care assistance and minor medical services including intermediate, long term or extended nursing care for residents.~~

~~f) Food services for the employees, visitors and patients of the medical facility~~

~~g) Non-freestanding retail uses within a medical facility/hospital building are allowed subject to the following conditions:~~

~~(1) The maximum gross leasable area for any one tenant/user shall be 5,000 square feet.~~

~~(2) All retail sales occur only within the walls of the~~

~~medical facility/hospital building. The entrance to a retail sales business shall be from within the walls of the medical facility/hospital building. No external signage of any kind shall be permitted so as to be visible from any public thoroughfare or adjacent property.~~

~~h) Helistops or heliports.~~

~~i) Clubs, private or public, qualifying by law as a non-profit entity.~~

~~j) Dependent care facilities, subject to the following conditions:~~

~~(1) If the dependent care facility is a freestanding structure, it shall be subject to the conditions for freestanding retail uses as described in 3.a.4 below.~~

~~k) Wellness centers/clinics.~~

~~l) Museums and galleries only with subject matter related to the medical profession.~~

~~m) Places of worship, only in non-freestanding and integrated into a hospital or a medical facility building.~~

~~n) Places of assembly, only if indoors, non-freestanding and integrated into a hospital or a medical facility building.~~

~~3) Medical appliance and other medically related sales.~~

~~4) Freestanding retail uses are allowed in Development Parcel 3.CP/BP.2 subject to the following conditions:~~

~~a) The maximum gross leasable area for any one tenant/user (other that a restaurant) shall be 5,000 square feet.~~

~~b) Freestanding retail uses must be located set back a minimum of 300 feet from 56th Street, 64th Street and Avenue K. External signage must not be visible from a public thoroughfare or adjacent property. (It is intended that the freestanding retail and restaurant uses in~~

~~Development Parcel 3.CP/BP.2 be used primarily by the employees, patients and visitors of the hospital and medical facilities. These freestanding retail uses are not intended to be used by persons not working or visiting within Development Parcel 3.CP/BP.2.)~~

~~c) The maximum aggregate gross leasable area or freestanding retail uses and freestanding restaurants/bars/cocktail lounges in Development Parcel 3.CP/BP.2 shall be 50,000 square feet.~~

~~5) Accessory uses with hotels/motels: Non-freestanding retail newsstands, gift shops or other customary services, restaurants and cocktail lounges are allowed as accessory uses within hotels and motels, provided that the entrance to such uses shall be from within the exterior walls of the building only.~~

~~6) Multiple family attached residential dwellings. A maximum of 300 multiple family dwellings shall be allowed in Development Parcel 3.CP/BP.2.~~

~~7) Single-family detached residential dwellings. A maximum of 20 single-family dwelling shall be allowed in Development Parcel 3.CP/BP.2.~~

~~b. Modifications of Permitted Building Heights.~~

~~The heights of buildings in Development Parcel 3.CP/BP.2 shall be governed by the table presented below. The maximum building heights are exclusive of (do not include) the mechanical facilities on top of the buildings. Consequently, the total height of the structure may exceed the heights specified below to account for these mechanical facilities.~~

**2. DEVELOPMENT STANDARDS: PER THE BASE DEVELOPMENT STANDARDS AND CONDITIONS FOR ENHANCED DEVELOPMENT STANDARDS OF DEVELOPMENT PARCEL 3.CP/BP.1, EXCEPT AS MODIFIED BELOW.**

**A. MAXIMUM BUILDING HEIGHT:**

**THE HEIGHTS OF BUILDINGS IN DEVELOPMENT PARCEL 3.CP/BP.2 SHALL BE GOVERNED BY THE TABLE PRESENTED BELOW. THE MAXIMUM BUILDING HEIGHTS ARE EXCLUSIVE OF (DO NOT INCLUDE) THE MECHANICAL FACILITIES ON TOP OF**

**THE BUILDINGS. CONSEQUENTLY, THE TOTAL HEIGHT OF THE STRUCTURE MAY EXCEED THE HEIGHTS SPECIFIED BELOW TO ACCOUNT FOR THESE MECHANICAL FACILITIES AND ASSOCIATED SCREENING.**

| Use | Maximum Building Height |
|---|---|
| Hospitals | 250 feet |
| Clinics | 250 feet |
| Hotels/motels | 56 feet |
| Medical facilities, except hospitals/clinics | 56 feet |
| Office building for non-two stories, not to exceed medical facilities | 40 feet |
| Retail and restaurant uses | 40 feet |
| Multifamily residential | 56 feet |
| All other uses | 40 feet |

~~4. Building Setbacks: Buildings must be setback a minimum of 100 feet and an average of 125 feet from 56th Street, 64th Street (if applicable) and Avenue K. Buildings must be setback 100 feet from all other streets. Buildings must be setback 30 feet from all other lot lines. Reach 11 setbacks are governed by Section C.4.D, Design Standards 2.a, of this chapter.~~

~~5~~ **B.** Floor Area Ratio: .85 overall limit for development parcel.

~~6 Parking. Off-street parking and loading requirements may be modified by the Development Service Department when supported by an appropriately documented study.~~

~~7 Signage.: This development parcel may be exempted from the Desert Ridge Comprehensive Sign Plan if the city approves a separate comprehensive sign plan for this development parcel.~~

~~8.~~ **3.** Relationship of Parcel 3.CP/BP.2 to balance of Specific Plan. ~~In the event that Parcel 3.CP/BP.2 is developed with a minimum 125 bed hospital, then~~

~~after the completion of such hospital, the~~ **THE DEVELOPMENT** parcel shall be treated as a separate and distinct entity within the Desert Ridge Specific Plan. Specifically**,** a single development entity may be designated by the owner of Parcel 3.CP/BP.2 at the owner~~s~~'s discretion to be responsible to the City of Phoenix for all matters related to the specific plan, including but not limited to reporting on development progress within the parcel, applying for major and minor amendments**,** and acting in the place of the Master Developer with regard to Parcel 3.CP/BP.2. The relationship between Parcel 3.CP/BP.2 and the Desert Ridge Master Developer shall be governed by the CC**&**R's, design guidelines**,** and other contractual documents that may be entered into by the property owner and the Master Developer. This specific plan shall continue to control land uses, design standards within Parcel 3.CP/BP.2 as described above in Section C.4.D of this chapter, and the permitted 25 percent increase or decrease in area of Parcel 3.CP/BP.2 as described in Chapter 4 of this specific plan.

**4. MASTER PLANS: MASTER PLANS, PER THE REQUIREMENTS OF CHAPTER 4 OF THE DESERT RIDGE SPECIFIC PLAN AND PER THE PLANNED COMMUNITY DISTRICT (PCD), SECTION 636 OF THE PHOENIX ZONING ORDINANCE, SHALL BE SUBMITTED, AND SHALL BE UPDATED WITH EACH PHASE OF DEVELOPMENT, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT. THE INITIAL MASTER PLANS SUBMITTED BY THE MASTER DEVELOPER SHALL INCLUDE THE FOLLOWING:**

**A. COMPLETE BUILD-OUT OF DETACHED SIDEWALKS, LANDSCAPE WITHIN LANDSCAPE STRIPS, BUFFERED BIKE LANES, AND SHARED-USE PATHS ALONG 56TH STREET, MAYO BOULEVARD AND 64TH STREET PER SECTION 7 OF THIS CHAPTER, TO BE INCLUDED ON THE MASTER OPEN SPACE, PEDESTRIAN, BICYCLE AND TRAILS PLAN AND MASTER LANDSCAPE PLAN.**

**B. COMPLETE BUILD-OUT OF BICYCLE REPAIR STATIONS PER SECTION 10.C OF THIS CHAPTER, TO BE INCLUDED ON THE MASTER OPEN SPACE, PEDESTRIAN, BICYCLE AND TRAILS PLAN.**

**C. A PEDESTRIAN AND BICYCLE CIRCULATION PLAN TO INCLUDE INTERNAL PEDESTRIAN AND BICYCLE CIRCULATION ON SITE THAT ENHANCES PEDESTRIAN AND BICYCLIST CONVENIENCE, SAFETY AND COMFORT, WITH A FOCUS ON CONNECTING THE EAST AND WEST SIDES OF DEVELOPMENT PARCEL 3.CP/BP.1 NORTH OF MAYO BOULEVARD.**

9 The development of Parcel 3.CP/BP.2 as a medically-related commerce park is intended to occur in an integrated manner over a period of years. In order to assure that Parcel 3.CP/BP.2 develops in accordance with the provisions of the 1995 Major Specific Plan Amendment creating this development parcel, the following regulations are established. In the event that construction of a hospital structure, as defined in Appendix A.9, has commenced by December 31, 1996, the commencement and completion of such construction shall be permitted pursuant to those applicable provisions of the 1995 Major Specific Plan Amendment in effect as of the effective date of said amendment, governing permitted and accessory uses, height of buildings, lot coverage limitations, floor area ratios, and off-street parking and loading standards (hereinafter, the "current regulation"), and the development of the balance of Development Parcel 3.CP/BP.2 may be completed pursuant to the current regulations subject to the following conditions:

a. That within 180 days of the adoption of the 1995 Major Specific Plan Amendment creating this development parcel, the owner of Development Parcel 3.CP/BP.2 shall file with the city a conceptual site plan (the "site plan"), which plan shall describe, at a minimum and with a reasonable degree of certainty, all of the following:

1) A conceptual layout of this entire development parcel showing individual development units which shall list the use or uses intended in each individual development unit.

2) The height of the buildings in each individual development unit.

3) The total square footage of all buildings proposed for Parcel 3.CP/BP.2, together with the proposed allocation of the total square footage to each individual development unit.

4) The boundaries of Parcel 3.CP/BP.2, together with the total gross land area and net land area of Parcel 3.CP/BP.2, as defined in Section 202 of the City of Phoenix Zoning Ordinance.

5) The required off-street parking facilities indicating the number of parking spaces provided for each use within each individual development unit.

6) The location of any proposed loading space or dock within any individual development unit.

~~b. All construction and development within Parcel 3.CP/BP.2 shall be in accordance with the site plan, as may be revised from time to time as set forth in this paragraph 9.~~

~~c. Prior to the completion of construction of the hospital structure, the owner of Parcel 3.CP/BP.2 shall submit to the city a revised site plan showing the hospital structure and any changes to the square footage of buildings. Changes to the square footage shall be limited to a reallocation of the total square footage of all buildings to different development units within Parcel 3.CP/BP.2, or within an existing individual development unit, but the total square footage of buildings in Parcel 3.CP/BP.2 as shown on the original site plan shall not be changed. Following the submittal of the revised site plan, the owner of Parcel 3.CP/BP.2 shall be permitted to commence and complete construction of another building or buildings or structure or structures in any one of the individual development units pursuant to the current regulations, so long as the commencement of construction of said building(s) or structure(s) shall occur not later than 7 years from the submittal of the revised site plan.~~

~~Prior to the completion of the second building or structure, and each building or structure thereafter, the owner of Parcel 3.CP/BP.2 shall submit to the city a revised site plan showing all buildings completed and any changes to the allocation of the total square footage of buildings between different development units within Parcel 3.CP/BP.2, or within an existing individual development unit. Following the submittal of each revised site plan, the owner of Parcel 3.CP/BP.2 shall be permitted to commence and complete construction of the next building or structure, and each building or structure thereafter, under the current regulations, so long as the commencement of said construction occurs not later than 7 years after the submittal of each revised site plan. Construction of each building or structure within Parcel 3.CP/BP.2 shall follow this procedure.~~

~~d. Whenever the owner of Parcel 3.CP/BP.2 submits a site plan to the city in accordance with this paragraph 9, the owner of Parcel 3.CP/BP.2 shall provide a copy of the submitted site plan to the Master Developer.~~

~~e. If the owner of Parcel 3.CP/BP.2 fails to comply with the provisions of subparagraphs 9.a, 9.b and 9.c above, then future development of Parcel 3.CP/BP.2 shall be governed by the regulations relating to permitted and accessory uses, height of buildings, lot coverage limitations, floor area ratios, and off-street parking and loading~~

~~standards then in effect.~~

**SUPERBLOCK 3 – OVERALL DESIGN GUIDELINES**

**THE FOLLOWING DESIGN GUIDELINES FROM SECTION 507 TAB A OF THE PHOENIX ZONING ORDINANCE SHALL BE ELEVATED FROM CONSIDERATIONS (C) AND PRESUMPTIONS (P) TO REQUIREMENTS (R):**

**A. SITE DESIGN/DEVELOPMENT.**

**1. DESERT PRESERVATION.**

**(1.1) DEVELOPMENT SHALL MINIMIZE THE REMOVAL OF EXISTING HEALTHY SONORAN DESERT VEGETATION (TREES OVER 4" CALIPER IN DIAMETER) AND CACTI OVER 3' IN ACCORDANCE WITH CITY NATIVE PLANT PRESERVATION STANDARDS (TABLE 1). IF REMOVAL IS NECESSARY, MATURE TREES AND CACTI SHALL BE SALVAGED AND UTILIZED ON SITE. (R)**

**PROTECTED NATIVE PLANTS SHALL MEAN CACTI, WHICH ARE THREE (3) FEET, OR GREATER IN HEIGHT AND TREES WHICH ARE FOUR (4) INCHES OR GREATER IN CALIPER OF THE FOLLOWING SPECIES:**

**TABLE 1. PROTECTED NATIVE PLANT PRESERVATION STANDARDS**

| **TREES:** | |
|---|---|
| **BOTANICAL NAME** | **COMMON NAME** |
| ***ACACIA CONSTRICTA*** | **WHITETHORN ACACIA** |
| ***ACACIA GREGGII*** | **CATCLAW ACACIA** |
| ***BERBERIS HAEMATOCARPA*** | **RED BARBERY** |
| ***CANOTIA HOLOCANTHA*** | **CRUCIFIXION THORN** |
| ***CELTIS PALLIDA*** | **HACKBERRY** |
| ***CERCIDIUM FLORIDUM*** | **BLUE PALO VERDE** |
| ***CERCIDIUM MICROPHYLLUM*** | **FOOTHILL PALO VERDE** |
| ***CHILOPSIS LINERARIS*** | **DESERT WILLOW** |
| ***JUNIPERUS SPECIES*** | **JUNIPER** |
| ***OLNEYA TESOTA*** | **IRONWOOD** |
| ***POPULUS FREMONTII*** | **COTTONWOOD** |
| ***PROSOPIS SPECIES*** | **MESQUITE** |
| ***QUERCUS SPECIES*** | **SCRIB OAK** |
| ***RHUS OVATA*** | **SUGAR SUMAC** |

| | |
|---|---|
| ***VAUQUELINEA CALIFORNICA*** | **ARIZONA ROSEWOOD** |
| **CACTI:** | |
| **BOTANICAL NAME** | **COMMON NAME** |
| ***CARNEGIEA GIGANTEA*** | **SAGUARO** |
| ***FEROCACTUS SPECIES*** | **BARREL** |
| ***FOUQUIERIA SPLENDENS*** | **OCOTILLO** |
| ***PENICEREUS GREGGII*** | **NIGHT-BLOOMING CEREUS** |

**2. GRADING/DRAINAGE.**

**(2.2) SURFACE, SITE DRAINAGE AND RETENTION SHALL BE DESIGNED TO AVOID HARD LINED CHANNELS. (R)**

**(2.3) SURFACE SITE DRAINAGE AND RETENTION SHOULD BE INTEGRATED WITH THE OVERALL LANDSCAPE DESIGN. (R)**

**(2.5) REQUIRED LANDSCAPE SETBACKS ADJACENT TO PERIMETER STREETS MAY UTILIZE THE REQUIRED SETBACK FOR RETENTION PROVIDED:**

**- A MAXIMUM 50% OF THE REQUIRED LANDSCAPE SETBACK IS DEVOTED TO RETENTION.**

**- THE MAXIMUM DEPTH OF RETENTION WITHIN 20 FEET OF RIGHT-OF-WAY IS 24-INCHES.**

**- SIDE SLOPES ARE A MAXIMUM 4:1 (R)**

**3. LANDSCAPE ARCHITECTURE.**

**(3.1) PLANT MATERIALS.**

**3.1.1 DEVELOPMENT SHOULD MINIMIZE THE REMOVAL OF EXISTING, NON-NATIVE HEALTHY PLANTS (TREES 4" CALIPER IN DIAMETER) OR GREATER) AND CACTI (6' HIGH OR GREATER). IF REMOVAL IS NECESSARY, MATURE TREES SHOULD BE SALVAGED AND UTILIZED ON SITE. (R)**

**3.1.3 LOW WATER USE PLANTS THAT REFLECT AND ENHANCE THE IMAGE OF THE SONORAN DESERT SHALL BE USED. (R)**

**3.1.5 ANY PROPOSED LANDSCAPE TREATMENT SHALL BE COMPATIBLE WITH AND RELATE TO ANY ESTABLISHED DISTINCTIVE CHARACTER IN THE SURROUNDING CONTEXT AREA. (R)**

**3.1.9 COORDINATE SITE UTILITY ELEMENTS SUCH AS OVERHEAD POWER LINES, TRANSFORMERS, METER BOXES, BACKFLOW PREVENTERS, AND FIRE PROTECTION DEVICES, WITH LANDSCAPE DESIGN TO EFFECTIVELY DIMINISH THE IMPACT OF SUCH ELEMENTS ON THE SITE CHARACTER. (R)**

**3.1.10 TREES SHALL BE LOCATED ADJACENT TO PUBLIC AND PRIVATE WALKWAYS, AND MULTI-USE TRAILS AND PATHS, TO PROVIDE A MINIMUM OF 50 PERCENT SHADE AND A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES. (R)**

**3.1.11 PEDESTRIAN SAFETY AND COMFORT SHALL BE CONSIDERED WHEN SELECTING TREES AND PLANT MATERIAL. (R)**

**3.1.13 NO MORE THAN 50% OF THE LANDSCAPED AREA AT MATURITY OR 10% OF THE NET LOT AREA, WHICHEVER IS LESS, SHALL BE PLANTED IN TURF OR HIGH-WATER USE PLANTS. FUNCTIONAL TURF AREAS SUCH AS IN PARKS, SCHOOLS, MULTIPLE-FAMILY AND SINGLE-FAMILY COMMON AREAS, INDIVIDUAL SINGLE-FAMILY LOT, AND GOLF COURSES ARE EXEMPT. (R)**

**3.1.14 A MINIMUM 50% OF THE LANDSCAPED AREA AT MATURITY (EXCLUDING HARDSCAPE AREAS) SHALL BE TREATED WITH LIVING VEGETATION INCLUDING GROUNDCOVER, SHRUBS AND TREES, AS WELL AS INORGANIC MATERIAL AND AN AUTOMATIC IRRIGATION SYSTEM. (R)**

**3.1.15 IF ALLOWED BY SPECIFIC PROVISIONS OF THE ZONING ORDINANCE, THE PLACEMENT OF RECYCLING CONTAINERS IN A REQUIRED LANDSCAPE SETBACK OR REQUIRED LANDSCAPED ISLAND SHALL NOT RESULT IN THE ELIMINATION OF ANY REQUIRED TREES. (R)**

**(3.2) MAINTENANCE OF LANDSCAPE AREAS.**

**3.2.1 NATIVE SONORAN DESERT VEGETATION SHALL NOT BE PRUNED OR REMOVED FROM AREAS IDENTIFIED ON APPROVED PLANS AS PERMANENT UNDISTURBED OPEN SPACE UNLESS DEMONSTRATED TO THE CITY THAT A HEALTH, SAFETY OR WELFARE ISSUE EXISTS. THIS INCLUDES REMOVAL OF DEAD TREES OR CACTI. (R)**

**3.2.3 A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL TREES, CACTI, AND PLANTS INSTALLED**

**IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLANS OR OTHER DEVELOPMENT REVIEW DOCUMENTS TO MINIMIZE MAINTENANCE AND WATER CONSUMPTION, AND TO MAXIMIZE PLANT HEALTH, SURVIVABILITY, AND VIABILITY, UNLESS OTHERWISE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. (R)**

**(3.4) ART/WATER ELEMENTS.**

**3.4.1 WATER FEATURES, INCLUDING FOUNTAINS, SHALL BE SITED TO ALLOW SIGNIFICANT ENVIRONMENTAL ENHANCEMENT PRIMARILY TO ON-SITE AND INCIDENTALLY TO OFF-SITE USERS AND TO MINIMIZE WATER CONSUMPTION. (R)**

**3.4.2 IF THERE IS PUBLIC ART, IT SHALL BE INTEGRATED INTO THE OVERALL DESIGN OF A PROJECT. (R)**

**4. OPEN SPACE/AMENITIES.**

**(4.1) IMPROVED OPEN SPACES, PLAZAS AND COURTYARDS SHALL BE SHADED A MINIMUM 50 PERCENT AND FUNCTIONAL IN TERMS OF AREA, DIMENSIONS, LOCATION AND AMENITIES TO PROMOTE SAFE HUMAN INTERACTION. (R)**

**(4.2) USABLE PUBLIC SPACE SHALL INCORPORATE A MINIMUM OF 50 PERCENT SHADING THROUGH THE USE OF TREES OR STRUCTURES THAT PROVIDE SHADING, OR A COMBINATION OF THE TWO UNLESS OTHERWISE PROHIBITED BY SITE VISIBILITY TRIANGLES OR OTHER TECHNICAL CONSTRAINTS. (R)**

**6. PARKING/CIRCULATION.**

**(6.1) SURFACE PARKING DESIGN.**

**6.1.3 PARKING AREAS SHALL BE BUFFERED FROM ADJACENT RESIDENTIAL PROPERTIES AND SCREENED FROM STREETS SO THAT CARS ARE NOT VISIBLE BELOW THE AVERAGE HEIGHT OF THE HEADLIGHTS. (R)**

**6.1.7 SURFACE PARKING DESIGN SHALL UTILIZE SHARED ACCESS DRIVES WITH ADJACENT, SIMILARLY ZONED PROPERTIES. (R)**

**6.1.9 EXCESSIVE ASPHALT/HARDSCAPE NOT NEEDED FOR ADEQUATE VEHICULAR MANEUVERING OR PARKING, STAGING OR MATERIAL STORAGE SHALL BE MINIMIZED. (R)**

**(6.2) PARKING STRUCTURE DESIGN.**

**6.2.3 THE PARKING STRUCTURE EXTERIOR SHALL BE FINISHED WITH ARCHITECTURAL EMBELLISHMENTS AND DETAILING THAT WILL CREATE VISUAL INTEREST FOR ADJOINING PROPERTIES. (R)**

**6.2.4 LIGHTING WITHIN THE PARKING STRUCTURE SHALL PROVIDE SAFETY AND SECURITY AND BE INTEGRATED INTO THE ARCHITECTURAL CHARACTER BOTH IN TERMS OF ILLUMINATION AND FIXTURES. (R)**

**6.2.7 APPROPRIATE VISIBILITY TRIANGLES AND PEDESTRIAN CROSSING AT EXITS AND ENTRANCES SHALL BE PROVIDED IN ALL PARKING STRUCTURES. (R)**

**6.2.10 THERE SHALL BE A CONVENIENT, CLEAR, SAFE AND EFFICIENT INTERNAL CIRCULATION SYSTEM WITHIN THE PARKING STRUCTURE FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC INCLUDING APPROPRIATE SIGNAGE AND PLACEMENT OF PEDESTRIAN CIRCULATION CORES (ELEVATORS AND STAIRS). (R)**

**(6.3) ACCESS/CIRCULATION.**

**6.3.2 THE SITE PLAN SHALL CLEARLY EXPRESS THE SEPARATION BETWEEN PEDESTRIAN AND VEHICULAR TRAFFIC. (R)**

**7. WALLS/FENCING.**

**(7.1) WALLS ADJACENT TO ARTERIAL AND COLLECTOR STREETS SHALL HAVE A FINISHED APPEARANCE. UNTEXTURED, UNFINISHED BLOCK AND REINFORCED, MORTAR-FREE CONCRETE WALLS SHALL BE AVOIDED. (R)**

**(7.2) WALL LENGTHS EXCEEDING 50 FEET ADJACENT TO ARTERIAL AND COLLECTOR STREETS SHALL BE ARTICULATED OR CONTAIN SUBSTANTIAL LANDSCAPING TO BREAK THE CONTINUOUS WALL SURFACE AND CREATE VARYING SHADING PATTERNS. (R)**

**8. SITE LIGHTING.**

**(8.1) ALL ON-SITE LIGHTING SHALL BE SHIELDED TO PREVENT DIRECT VISIBILITY OF THE LIGHT SOURCE FROM ADJACENT PROPERTY. (R)**

**(8.2) LIGHTING SHALL BE SHIELDED WITH CUT-OFF FIXTURES AND**

**DEFLECTORS TO DIRECT LIGHT DOWNWARD AND LIMIT ON-SITE LIGHTING LEVELS TO A MAXIMUM OF ONE (1) FOOT CANDLE AT THE PROPERTY LINE. (R)**

**(8.5) SERVICE AREAS AND OTHER SCREENED AREAS SHALL HAVE PROPER SECURITY LIGHTING. (R)**

**(8.6) LIGHTING FIXTURES AND ILLUMINATION SHALL BE OF SIMILAR DESIGN AND CHARACTER AS THE PROJECT'S BUILDING COMPONENTS. (R)**

**(8.7) SITE LIGHTING SHALL BE PROVIDED TO ENSURE PERSONAL SAFETY AT BUILDING ENTRANCE/EXITS, AND IN PUBLIC ASSEMBLY AND PARKING AREAS. (R)**

**(8.8) RECOMMENDED LIGHTING LEVELS AND UNIFORMITY RATIOS ESTABLISHED BY THE ILLUMINATION ENGINEERING SOCIETY OF NORTH AMERICA (IESNA), AS MAY BE MODIFIED BY THE CITY OF PHOENIX, SHALL BE INCORPORATED IN LIGHTING DESIGN FOR ON-SITE NON-RESIDENTIAL AND MULTI-FAMILY DEVELOPMENT. (R)**

**B. BUILDING DESIGN/CONSTRUCTION.**

**1. PLACEMENT/ORIENTATION.**

**(1.2) THE PROPOSED BUILDING ORIENTATION SHALL RESPECT THE ORIENTATION OF SURROUNDING BUILDINGS AND SURROUNDING STREETS BY MAINTAINING CONTINUITY OF PEDESTRIAN ROUTES AND PROMOTING OPPORTUNITIES FOR PEDESTRIAN INTERACTION AT THE STREET LEVEL. (R)**

**(1.4) THE PROPOSED BUILDING ORIENTATION SHALL RESPECT CLIMATIC CONDITIONS BY MINIMIZING HEAT GAIN AND CONSIDERING THE IMPACT OF SHADE ON ADJACENT LAND USES AND AREAS. (R)**

**(1.5) NATURAL SURVEILLANCE SHALL BE MAXIMIZED IN PROJECT DESIGN TO ENCOURAGE EASY OBSERVATION OF PEOPLE AND PROPERTY NEAR ENTRYWAYS, PATHWAYS, PUBLIC SPACES AND PARKING LOTS. (R)**

**(1.6) PROJECTS OR PORTIONS OF PROJECTS IN PUBLIC VIEW (ADJACENT TO STREETS AND RESIDENTIAL AREAS) SHALL DEMONSTRATE A GREATER LEVEL OF DESIGN SENSITIVITY AND DETAIL TO VISUAL IMAGE THAN OTHER DEVELOPMENT. (R)**

**2. HEIGHT, BULK, AND AREA.**

**(2.2) PARAPET WALLS SHALL NOT EXTEND BEYOND THE BUILDING HEIGHT MORE THAN FIVE FEET (5') FOR A BUILDING THAT IS TWENTY FEET (20') OR LESS IN HEIGHT OR SEVEN FEET (7') FOR A BUILDING ABOVE TWENTY FEET IN HEIGHT UNLESS GREATER HEIGHT IS NEEDED TO SCREEN MECHANICAL EQUIPMENT. (R)**

**3. ARCHITECTURE.**

**(3.1) ARCHITECTURE AND APPLIED TREATMENTS THAT EXPRESS CORPORATE IDENTITY SHALL BE TEMPERED TO PROVIDE UNIQUE STRUCTURES THAT COMPLIMENT AND BLEND WITH THEIR IMMEDIATE CONTEXT. (R)**

**(3.2) PARKING SHADE AND CANOPY STRUCTURES SHALL BE COMPLIMENTARY TO THE ARCHITECTURE OF THE PRIMARY BUILDINGS AND HAVE MINIMAL VISUAL IMPACT TO THE PUBLIC STREETSCAPE AND ADJACENT RESIDENTIAL AREAS. (R)**

**4. ARTICULATION.**

**(4.1) BUILDING FACADES VISIBLE FROM PUBLIC STREETS AND ADJACENT TO RESIDENTIAL PROPERTY THAT EXCEED 100-FEET SHALL CONTAIN ARCHITECTURAL EMBELLISHMENTS AND DETAILING SUCH AS TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, WINDOW FENESTRATION, SHADOW BOXES AND OVERHEAD/CANOPIES. (R)**

**(4.2) THE BUILDING FACADE SHALL BE DESIGNED TO PROVIDE A SENSE OF HUMAN SCALE AT GROUND LEVEL BY PROVIDING A CLEAR ARCHITECTURAL DISTINCTION BETWEEN GROUND FLOOR LEVELS AND ALL ADDITIONAL LEVELS. (R)**

**(4.3) BUILDING ENTRANCES SHALL BE IDENTIFIABLE AND DIRECTLY ACCESSIBLE FROM A PUBLIC SIDEWALK. (R)**

**5. COLORS/MATERIALS.**

**(5.1) ALL SIDES OF A STRUCTURE SHALL EXHIBIT DESIGN CONTINUITY AND CONTAIN MULTIPLE EXTERIOR ACCENT MATERIALS THAT EXHIBIT QUALITY AND DURABILITY. EXAMPLES INCLUDE MATERIALS SUCH AS BRICK, STONE, COLORED TEXTURED CONCRETE OR STUCCO. ROOF MATERIALS MAY INCLUDE TREATED METAL, CONCRETE, AND CLAY TILES,**

**DECORATIVE WOOD, OR SIMILAR MATERIALS. (R)**

**(5.2) MULTIPLE BUILDINGS ON THE SAME SITE SHALL BORROW AND INCORPORATE (NOT DUPLICATE) ARCHITECTURAL STYLES, MATERIALS, FORMS, FEATURES, COLORS AND COMPATIBLE ELEMENTS FROM THE SAME SITE. THESE SHALL INCLUDE: CONTINUATION OF DISTINCTIVE ROOFLINES, COVERED WALKWAY ALIGNMENTS, CONSISTENT DETAILING OF FINISH, ACCENT FEATURES ON ALL VISIBLE SIDES OF STRUCTURES, COMPATIBLE SHAPES, MATERIAL, WALL AND LANDSCAPING TREATMENT. (R)**

**(5.3) THE EXTENSIVE USE OF THE FOLLOWING ARCHITECTURAL TREATMENTS AND DETAILS ARE STRONGLY DISCOURAGED AND SHALL BE LIMITED IN THEIR PROPOSED APPLICATION:**

**- COLORED PLASTIC OR FIBERGLASS**

**- SHINY METAL DETAILS OR REFLECTIVE MATERIALS**

**- UNTEXTURED CONCRETE, UNFINISHED BLOCK, STEEL PANELS, OR ASPHALT SHINGLES AS A PREDOMINANT EXTERIOR MATERIAL. (R)**

**(5.4) CORPORATE COLORS, ASSOCIATED GRAPHICS, AND HIGHLY CONTRASTING BANDS OF VIBRANT COLORS ON BUILDINGS AND ON ACCESSORY STRUCTURES (EXCLUDING SIGNAGE) SHALL BE USED AS AN ACCENT FEATURE WITH RESTRAINT AS A MINOR ELEMENT OF THE BUILDING'S EXTERIOR. (R)**

**(5.5) PRE-ENGINEERED METAL BUILDINGS VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL AREAS SHALL HAVE AT LEAST 30% OF EXTERIOR ELEVATIONS COMPOSED OF ALTERNATIVE BUILDING MATERIALS SUCH AS GLASS, BRICK, MASONRY, STONE AND STUCCO. (R)**

**6. PUBLIC AMENITIES/ENVIRONMENTAL PROTECTION.**

**(6.1) PUBLIC AND PRIVATE PEDESTRIAN WALKWAYS AND GATHERING AREAS SHALL BE SHADED (MINIMUM 50 PERCENT AT MATURITY) FOR THE HEALTH, SAFETY, AND WELFARE OF PEDESTRIANS AND TO ENCOURAGE USE. (R)**

**(6.2) OVERHANGS AND CANOPIES SHALL BE INTEGRATED IN THE BUILDING DESIGN ALONG ALL PEDESTRIAN THOROUGHFARES. FOR PLANNED COMMERCIAL SHOPPING CENTERS WITH EXTERIOR PEDESTRIAN CIRCULATION, CONTINUOUS SHADE PROTECTED**

**WALKWAYS SHALL BE PROVIDED. (R)**

**(6.3) THERE SHALL BE CONVENIENT ACCESSIBLE PEDESTRIAN WALKWAYS BETWEEN BUS STOP/SHELTER AND THE BUILDING ENTRY AND/OR ACTIVITY AREA(S). (R)**

**7. SCREENING.**

**(7.1) SERVICE AREAS SHALL BE LOCATED AWAY FROM PUBLIC VIEW. (R)**

**(7.3) ALL SCREENING SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PRIMARY STRUCTURE. (R)**

**(7.5) ALL NEW OR RELOCATED ELECTRIC LINES 12 KV AND SMALLER, COMMUNICATIONS AND CABLE TELEVISION AND ALL ON PREMISE WIRING SHALL BE PLACED UNDERGROUND IN ALL DEVELOPMENTS WHERE VISIBLE FROM STREETS OR ADJOINING PROPERTIES. (R)**

**ADDITIONAL DESIGN GUIDELINES.**

**THE FOLLOWING ARE ADDITIONAL DESIGN GUIDELINES APPLICABLE TO ALL DEVELOPMENT WITHIN SUPERBLOCK 3, USING THE SAME IMPLEMENTATION STANDARDS PER SECTION 507.C OF THE PHOENIX ZONING ORDINANCE:**

**1. A MAXIMUM OF 60% OF EXTERIOR BUILDING FACADES SHALL BE FINISHED WITH STUCCO MATERIAL. (R)**

**2. LIGHTING SHALL BE PROVIDED ADJACENT TO ALL PUBLIC AND PRIVATE SIDEWALKS, SHARED-USE PATHS, AND PEDESTRIAN WALKWAYS PER SECTION 1304.H.5 OF THE PHOENIX ZONING ORDINANCE. (R)**

**3. LIGHTING SHOULD BE PROVIDED ADJACENT TO ALL MULTI-USE TRAILS PER SECTION 1304.H.5 OF THE PHOENIX ZONING ORDINANCE. (P)**

**4. WHERE PEDESTRIAN WALKWAYS CROSS A VEHICULAR PATH, THE PATHWAY SHALL BE CONSTRUCTED OF DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR OTHER PAVEMENT TREATMENTS, THAT VISUALLY CONTRASTS PARKING AND DRIVE AISLE SURFACES. (R)**

**5. PRIMARY ENTRY/EXIT DRIVES SHALL INCORPORATE DECORATIVE**

**PAVERS, STAMPED OR COLORED CONCRETE, OR SIMILAR ALTERNATIVE MATERIAL. (R)**

6. **PRIMARY ENTRY/EXIT DRIVES SHALL INCORPORATE ENHANCED LANDSCAPING ON BOTH SIDES WITHIN MINIMUM 250-SQUARE-FOOT LANDSCAPE AREAS AND SHALL INCORPORATE A MINIMUM 5-FOOT-WIDE LANDSCAPE MEDIAN, PLANTED WITH A VARIETY OF AT LEAST THREE PLANT MATERIALS, AND MINIMUM 2-INCH CALIPER SINGLE-TRUNK LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS WITH THE LANDSCAPE MEDIAN. (R)**

7. **TRAFFIC CALMING MEASURES SHALL BE PROVIDED AT ALL SITE ENTRIES AND EXITS TO SLOW DOWN VEHICULAR SPEEDS AS THEY APPROACH SIDEWALKS. (R)**

8. **INTERIOR WALLS AND PRIVACY FENCING SHALL USE MATERIALS AND COLORS THAT BLEND WITH THE NATURAL DESERT ENVIRONMENT. (R)**

9. **A COMBINATION OF VIEW WALLS/FENCING AND PARTIAL VIEW WALLS/FENCING SHALL BE INCORPORATED ALONG PROPERTY LINES ADJACENT TO DEDICATED PUBLIC OR PRIVATE OPEN SPACE AREAS, NATURAL AND/OR IMPROVED DRAINAGEWAYS OR RECREATIONAL AREAS. (R)**

10. **DRAINAGE CHANNELS SHALL BE DESIGNED TO LOOK NATURAL IN THE DESERT SETTING THROUGH COLOR, TEXTURE, LANDSCAPING, OR OTHER MEANS. (R)**

11. **ENHANCED PEDESTRIAN CONNECTIONS SHALL BE DESIGNED AND CONSTRUCTED AT ALL PUBLIC STREET CROSSING LOCATIONS TO INTERCONNECT THE PEDESTRIAN TRAILS THROUGHOUT THE ENTIRETY OF THE SITE. (R)**

12. **WASTE STATIONS SHOULD INCLUDE A COMPOST RECEPTACLE WHENEVER POSSIBLE, WITH INFORMATIONAL SIGNS INDICATING WHAT TYPE OF WASTE SHOULD GO IN WHICH RECEPTACLE. (P)**

***

**Amend Appendices A.2 (Plant Lists), Page A-2 as follows:**

A.2 Plant Lists

The Staff Recommended Plant List was prepared by the City of Phoenix Planning

Department staff with assistance from the staff botanist/horticulturalist in the Water Conservation and Resources Division of the Water and Wastewater Department. The list includes a combination of native and introduced plants that are suitable to the Sonoran Desert. Suitability includes drought tolerance and mature height similar to Sonoran Desert vegetation. These plants were also selected for their adaptability to the climatic conditions, lower winter nighttime temperatures and more frequent frosts in Area C.

A Supplemental Plant List is included which identifies six specific development areas in the Desert Ridge project. In each of the six development areas, additional plant materials are listed that can be used to supplement the recommended plant list. Compliance with the Desert Ridge Plant List and the Supplemental Plant List will be enforced by the Desert Ridge Review Board. Tall palm trees (i.e., Date Palm, Fan Palm, Mexican Blue Palm) shall be located only in the Village Core, ~~and~~ resort areas~~;~~**,** **SUPERBLOCK 3 DEVELOPMENT PARCELS, AND** parcels 4RH and 5A.

***

**Amend Appendices A.2 (Plant Lists. Supplemental Plant List), Page A-9 as follows:**

***

**SUPERBLOCK 3**

***PALMS***

**DATE PALMS**

***TREES***

**HERITAGE LIVE OAK**
**EVERGREEN ELM**
**RED PUSH PISTACHE**

***

Desert View
VILLAGE PLANNING COMMITTEE

# Village Planning Committee Meeting Summary
## GPA-DSTV-1-23-2

| | |
|---|---|
| **Date of VPC Meeting** | April 4, 2023 |
| **Proposal** | Amendment to the Desert Ridge Specific Plan for Development Parcels 3.CP/BP.1 and 3.CP/BP.2 to facilitate the Mayo Clinic expansion including integrated clinical practice, education and research, as well as the creation of a new "Discovery Oasis" biotech and healthcare corridor. |
| **Location** | Generally located south of the 101 Freeway, east of 56th Street, west of 64th Street, and north of the Reach 11 |

**VPC DISCUSSION:**

*Cases GPA-DSTV-1-23-2 and Z-4-23-2 were heard concurrently.*

*Five members of the public registered to speak on this item.*

STAFF PRESENTATION

**Sarah Stockham**, staff, described the Desert Ridge Specific Plan amendment process and provided an overview of the location of the subject site and the proposed amended text.

APPLICANT PRESENTATION

**Nick Wood,** representing the applicant with Snell and Wilmer, LLP, described the project area, purchase history, GPA and rezoning requests, proposed development types, traffic improvements and displayed the open space and pedestrian circulation plan.

**Mark Engstrom**, with Mayo Clinic, described Mayo's initiative to further to expand their facilities. Mr. Engstrom stated Mayo's three focus areas are regarding a sustainable environment and that new buildings will be built to LEED standards, community engagement via food trucks, parks and events that residents can enjoy on the weekends and managing traffic. Mr. Engstrom added that they would like to add retail and amenities on site to support employees and visitors and are exploring a mechanism to get users from/to Mayo and the Desert Ridge shopping center.

QUESTIONS FROM COMMITTEE

**Committee Member Rick Powell** stated he enjoyed the presentation and inquired about the southeast corner of 56th Street and the 101 Freeway and if that would be developed early on. **Mr. Wood** stated it would be developed early on and they are expecting a mix of uses. Mr. Powell inquired about Mayo Clinic being a not-for-profit organization and if they pay some property taxes. **Mr. Engstrom** stated Mayo Clinic is tax-exempt, retains ownership of the land but each development will be privately owned and not tax-exempt.

**Committee Member Rick Nowell** asked the applicant to speak to being exempt from the Desert Ridge Comprehensive Sign Plan. **Mr. Engstrom** replied that they will integrate signage standards from the Desert Ridge Specific Plan and the PUD so that it is all cohesive given the different users on the site, there are some existing monument signs, and they are looking to have signage to direct patients and families from the freeway. **Mr. Wood** added that they do not intend to have billboards.

PUBLIC COMMENTS

**Kelli Slavik** introduced herself as a resident in Paradise Ridge who recently purchased a home in the area. Ms. Slavik asked for clarification on the lot coverage and number of stories being requested under this PUD, sharing that 100% lot coverage and 250 feet in height abutting residential is inappropriate, asked that she be kept in the loop even though she is outside of the 600-foot notification area, shared a concern about water flow and potential flooding, and asked that a traffic study be completed.

**Committee Member Michelle Santoro** asked what the distance is between 64th Street and the homes to the east.

**Mr. Wood** replied that there is a vacant parcel zoned R1-6 owned by ASLD that is around 50 acres in size east of 64th Street, the homes are to the east of that, the wash will be channelized which will reduce flood impact, 250 feet in height is already approved in the Desert Ridge Specific Plan, those buildings will not be put near residential, but they are asking for the height so that they have options. **Mr. Engstrom** added that they are trying to address two surrounding washes nearby that fall across their site, and the lot coverage is 75% for the PUD.

**Committee Member Rick Nowell** asked for clarification that the Desert Ridge Specific Plan allows for 0.85 FAR (floor area ratio). **Mr. Engstrom** replied affirmatively.

**Carol Shilliday** introduced herself as a nearby resident and a board member of the Paradise Ridge Homeowner's Association. **Ms. Shilliday** inquired about the notification requirement as she hasn't received anything and shared concern that this request is a blank check for Mayo.

**Rich Santoro** introduced himself as a nearby resident and inquired about Mayo's current height. **Mr. Engstrom** shared it is not 250 tall, the clinic is around 175 feet tall. Mr. Santoro asked if the facility is going to be used to treat and research infectious diseases, and if it will use CRISPR technology. Mr. Engstrom replied that they will not have Level 4 labs, will not have experimental disease research and they will not treat animals or birds. Mr. Santoro added that Mayo does not take Medicare unless you are a legacy patient, asked what the benefit is to the community, and shared a concern with getting to the hospital on time. Mr. Engstrom replied that he believed Mayo does take Medicare and that due to high demand, scheduling appointments can be difficult.

**Vijay Vittal** introduced himself as a local resident and inquired about the Mayo Clinic being in proximity to the City of Phoenix Water Treatment Facility and asked how the proposal will impact the facility. **Mr. Wood** replied the applicant is aware and their proposal will not impact the facility.

**Katherine Box** yielded her team to **Carol Shilliday. Ms. Shilliday** mentioned she was unaware of the ongoings of what Mayo has planned, shared that she thought the applicant needed to go back and have a neighborhood meeting, the Desert Ridge Specific Plan calls for two-story buildings, and that there is no guarantee Mayo will not sell the site once it is rezoned.

APPLICANT RESPONSE

**Mr. Wood** shared the city requires applicants to send letters to registered neighborhood organizations in a one-mile radius and to property owners within 600 feet of the site, and they go above that and notify those within 700 feet. Mr. Wood added that the Desert Ridge Specific Plan already allows 250 feet in height, they are looking for flexibility, and that Mayo does not intent to sell the land. Mr. Wood shared there are no site plans, elevations, or landscape plans at this time, however they look forward to coming back before the VPC.

COMMITTEE DICUSSION

**Chairman Bowser** inquired about impact fees and if they apply. **Mr. Wood** stated there are impact fees that apply in the area.

**Committee Member Rick Powell** inquired about $50 million that will be used for infrastructure and asked what is it for and when it will be used. **Mr. Engstrom** shared those fees will be codified in a development agreement that includes improvements to roads, drainage, and the signalization of 64th Street and Mayo.

**Committee Member Doug Dickson** recommended that Ms. Shilliday register the HOA with the City of Phoenix to receive notification for all items like this one, the VPC had approved the height years ago, and the public can provide more input on this topic as this rezoning case continues and they can speak to the Mayor and City Council as well.

**Committee Member Rick Nowell** shared there is a lot of open space on the site and asked if each site development will have to go through the rezoning process and come back to the VPC. **Mr. Wood** replied that individual sites would not come back to the VPC.

**Chair Bowser** added that the sites would go through the development review process and be reviewed by staff, and if they need to request variances they would need to go through that process. Chair Bowser reiterated that this request would come back to the VPC for recommendation, and then to Planning Commission and City Council for final approval.

Desert View
VILLAGE PLANNING COMMITTEE

# Village Planning Committee Meeting Summary
## GPA-DSTV-1-23-2

| | |
|---|---|
| **Date of VPC Meeting** | August 1, 2023 |
| **Proposal** | Amendment to the Desert Ridge Specific Plan for Development Parcels 3.CP/BP.1 and 3.CP/BP.2 to facilitate the Mayo Clinic expansion including integrated clinical practice, education and research, as well as the creation of a new "Discovery Oasis" biotech and healthcare corridor. |
| **Location** | Generally located south of the 101 Freeway, east of 56th Street, west of 64th Street, and north of the Reach 11 |
| **VPC Recommendation** | Approval, per the staff recommendation |
| **VPC Vote** | 10-1 |

**VPC DISCUSSION:**

*Item No. 6 (GPA-DSTV-1-23-2) and Item No. 7 (Z-4-23-2) are companion cases and were heard together.*

*Committee Member Michelle Santoro returned to the meeting, bringing quorum to 11 members.*

*No members of the public registered to speak on this item.*

STAFF PRESENTATION
**Adrian Zambrano**, staff, provided a presentation on the proposal, summarizing the Desert Ridge Specific Plan amendment and the rezoning to PUD, providing information about the proposed development, and describing the staff recommendation on both cases, including recommended stipulations.

APPLICANT PRESENTATION
**Nick Wood**, representing the applicant with Snell & Wilmer, LLP, described the proposed development and the goals for the Mayo Clinic expansion. He further described the proposed development standards and the enhanced features related to the city's policy goals.

QUESTIONS FROM COMMITTEE
**Committee Member Powell** asked about the height of the proposed subacute facility at the eastern edge of the site. **Mr. Wood** replied that it would be three stories. **Mr. Powell**

asked about the build-out of 64th Street. **Christine Mackay**, the City of Phoenix Community and Economic Development Department Director, replied that the City is responsible for the build-out of 64th Street, per a development agreement. **Chuck Wright**, a member of the development team with Kimley-Horn, added that it will be three lanes in each direction with a median. **Mr. Powell** asked if the shared use paths would be landscaped. **Mr. Wood** replied that they will be.

**Committee Member Nowell** asked for clarification on the bicycle lanes on Mayo Boulevard and the space for pedestrian traffic. **Mr. Wright** replied that they will be buffered bike lanes and that pedestrians will be in a separate sidewalk area.

**Committee Member Kirkilas** asked about the necessity of reducing the setback to the Reach 11 from 100 feet to 65 feet. **Mr. Wood** replied that the development needs the space.

**Vice Chair Lagrave** asked about the timeframe for build-out. **Mr. Wood** stated it would be 20 to 30 years.

**Committee Member Kollar** asked about the biosecurity level of the proposed wet lab. **Ms. Mackay** replied that it will be BSL 2.

**Committee Member Nowell** stated a concern about after hours lighting at the proposed development. **Mr. Wood** replied with the lighting requirements, which will be 1 foot candle at the property boundaries. **Chair Bowser** added that 1 foot candle is a low level of light.

**Committee Member Powell** stated a concern about the proposed 250-foot height limit, adding that near the freeway is appropriate, but not near the eastern edge. **Mr. Wood** stated that the development needs the flexibility, although they may never build that tall.

**Vice Chair Lagrave** stated that the proposal is near the core and is designated as a regional center, adding that he is in favor.

**Committee Member Dickson** stated that the original 250-foot height limit for the Mayo Clinic was approved without much controversy and that this proposal isn't much different since it is still a far distance from the nearest homeowners, adding that he is in favor.

**Committee Member Younger** asked for clarification that the 250-foot height limit is proposed in case a portion of the development needs it in the future. **Mr. Wood** replied affirmatively, adding it is needed for flexibility. **Chair Bowser** clarified that the 250-foot height would only be for a maximum of 10 percent of the site.

**Committee Member Kirkilas** stated that the height proposed isn't a compromise if the height is not allowed today. **Mr. Wood** stated that the proposal could do more than 10

percent of the lot area with the additional height, but the proposed 10 percent limit represents a more limited approach.

**Vice Chair Lagrave** stated that he supports the proposal.

**Committee Member Powell** stated he has concerns about the height in the PUD area. **Mr. Wood** reiterated the need for the option of additional height.

PUBLIC COMMENTS
None.

**MOTION - GPA-DSTV-1-23-2**
**Vice Chair Lagrave** made a motion to recommend approval of GPA-DSTV-1-23-2, per the staff recommendation. **Committee Member Doug Dickson** seconded the motion for approval.

**VOTE - GPA-DSTV-1-23-2**
**10-1**, motion to recommend approval of GPA-DSTV-1-23-2, per the staff recommendation, passed; Committee Members Barto, Dickson, Kollar, Nowell, Powell, Reynolds, Santoro, Younger, Lagrave, and Bowser in favor; Committee Member Kirkilas opposed.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

None.

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

# ADDENDUM A
# GPA-DSTV-1-23-2
# STAFF ANALYSIS
October 3, 2023

| | |
|---|---|
| Application: | GPA-DSTV-1-23-2 |
| Applicant/Representative: | Nick Wood, Snell & Wilmer, LLP |
| Owner: | Arizona State Land Department and Mayo Clinic Arizona |
| Location: | Generally located south of the 101 Freeway, east of 56th Street, west of 64th Street, and north of the Reach 11 |
| Acreage: | 417.63 acres |
| Proposal: | Amend the Desert Ridge Specific Plan text for Development Parcels 3.CP/BP.1 and 3.CP/BP.2 to facilitate the Mayo Clinic expansion including integrated clinical practice, education and research, as well as the creation of a new “Discovery Oasis” biotech and healthcare corridor. |
| Planning Commission Meeting Date: | October 5, 2023 |
| Staff Recommendation: | Approval, as shown in the recommended text in Exhibit A |

## SUMMARY:

General Plan Amendment Case No. GPA-DSTV-1-23-2 is a request to amend the Desert Ridge Specific Plan text for Development Parcels 3.CP/BP.1 and 3.CP/BP.2 to facilitate the Mayo Clinic expansion including integrated clinical practice, education and research, as well as the creation of a new “Discovery Oasis” biotech and healthcare corridor.

The Desert View Village Planning Committee (VPC) heard this request on April 4, 2023 for information only and August 1, 2023. The VPC recommended approval, per the staff recommendation, by a 10-1 vote.

The Street Transportation Department requested that the applicant limit medical office uses due to trip generation created by this use. This will be limited during the master planning process as required by the proposed amendment language. The applicant proposed some additional limitations on non-residential uses and proposed to limit the density for multifamily residential in Development Parcel 3.CP/BP.1. Additionally, the applicant has requested to change back to the original language that exists in the Desert Ridge Specific Plan for Development Parcel 3.CP/BP.2, where the existing Mayo Clinic Hospital is located, in order to avoid unintended consequences with what is permitted with the existing zoning entitlement. Lastly, the applicant is proposing to create a new development parcel, 3.CP/BP.3, for the ASU Health Futures Center, to retain the existing zoning entitlements for the ASU site with no changes made.

The previous request was per the proposed amendment language attached to the staff report dated July 24, 2023. The following modifications are included in the amended request:

- Development Parcel 3.CP/BP.1:
    - Modify the size of the development parcel to 162.30 gross acres.
    - Add a clarifying statement prior to the “Base Permitted Uses and Development Standards” section to clarify the regulatory framework of the “Base” and “Enhanced” permitted uses and development standards.
    - “Base” section:
        - List multifamily residential as a use separate from C-1 uses in order to clarify that multifamily residential uses are not limited to a maximum area of the development parcel.
        - Add the word “Non-residential” prior to C-1 uses as a permitted use.
        - Modify the maximum density to 200 dwelling units.
        - Modify the non-residential use limitation to 500,000 square feet of gross floor area.
        - Delete the provision requiring a certain percentage of non-residential uses to be internal to a building.
        - Delete the provision requiring each new development to update the master development plan to track the limitations for non-residential uses, since master plans are already a requirement in a separate provision.
        - Add the design guidelines that were previously listed as being applicable to the entire superblock to this section to clarify the applicable design guidelines for this development parcel.
        - Relocate the street standards specific for Development Parcel 3.CP/BP.2 into the section for 3.CP/BP.2.
    - “Enhanced” section:
        - Add a clarifying statement indicating when the “Enhanced” section can be utilized.

        - Delete multifamily residential per R-5 standards and single-family residential per R-3 standards. Retain “Multifamily residential” as an enhanced permitted use.
        - Delete “biomedical and medical research offices and/or laboratory” since “research laboratories for scientific research, investigation, testing or experimentation which may include prototype product development” is already a permitted use in the Commerce Park District / Business Park Option.
        - Reduce maximum floor area ratio (FAR) to 0.65.
    - Relocate the design guidelines to the 3.CP/BP.1 section so the design guidelines are only applicable to Development Parcel 3.CP/BP.1.
    - Delete a design guideline related to sight visibility triangles within parking garages due to this already being required and reviewed normally through the development review process.
    - Modify several design guidelines from (R) to (R*) to require that any modification requests are reviewed by the Design Review Committee (DRC) due to their subjective nature, rather than to apply for a variance, as established in Section 507.C of the Phoenix Zoning Ordinance.
- Development Parcel 3.CP/BP.2:
    - Modify the size of the development parcel to 231.45 gross acres.
    - Revise the language back to the original language for permitted uses.
    - Delete the reference to Appendix A.9 for the definition of “Hospital”.
    - Delete “Enhanced” section for this development parcel.
    - Add development standards previously listed under Development Parcel 3.CP/BP.1, that were intended to be for the entire superblock, to this section to clarify the applicable development standards for Development Parcel 3.CP/BP.2, in order for the development to be compatible in design for both Development Parcel 3.CP/BP.1 and 3.CP/BP.2.
- Update the FAA’S FORM-7460 requirement to apply to buildings that exceed 70 feet in height.
- Add clarifying words or statements, section numbers, re-lettering and re-numbering as needed, and other technical corrections.
- Create a new section, Development Parcel 3.CP/BP.3, for the ASU Health Futures Center, using the existing language in the Desert Ridge Specific Plan for Development Parcel 3.CP/BP.1.

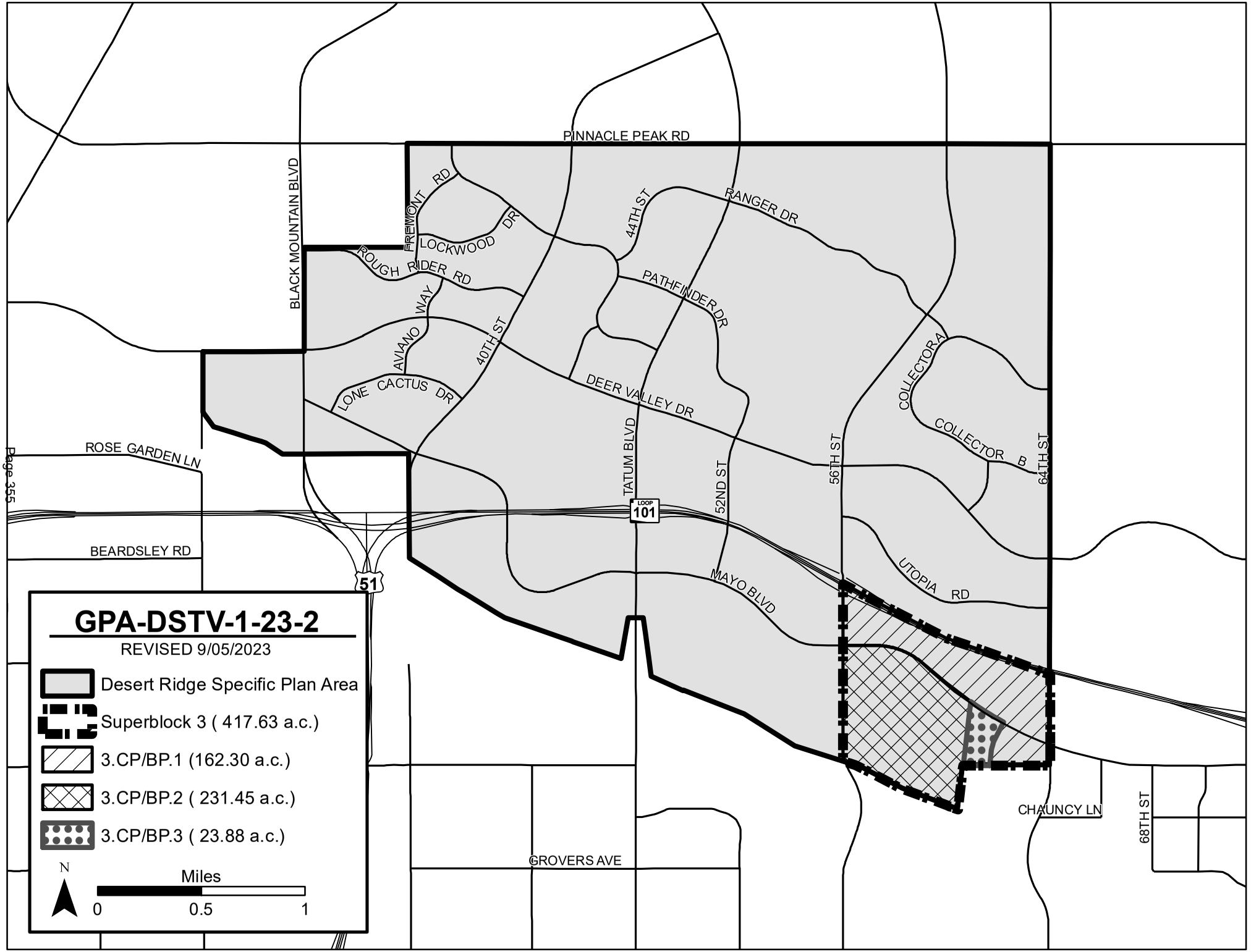
## CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-DSTV-1-23-2, as shown in the recommended text in Exhibit A. The proposed amendment to the Desert Ridge Specific Plan promotes economic development in an area that is within close proximity to a freeway and within a Major Employment Center.

**Writer**
Adrian Zambrano
October 3, 2023

**Team Leader**
Racelle Escolar

**Exhibits**
Location Map
Aerial Map
A: Proposed Amendment Language (58 pages)



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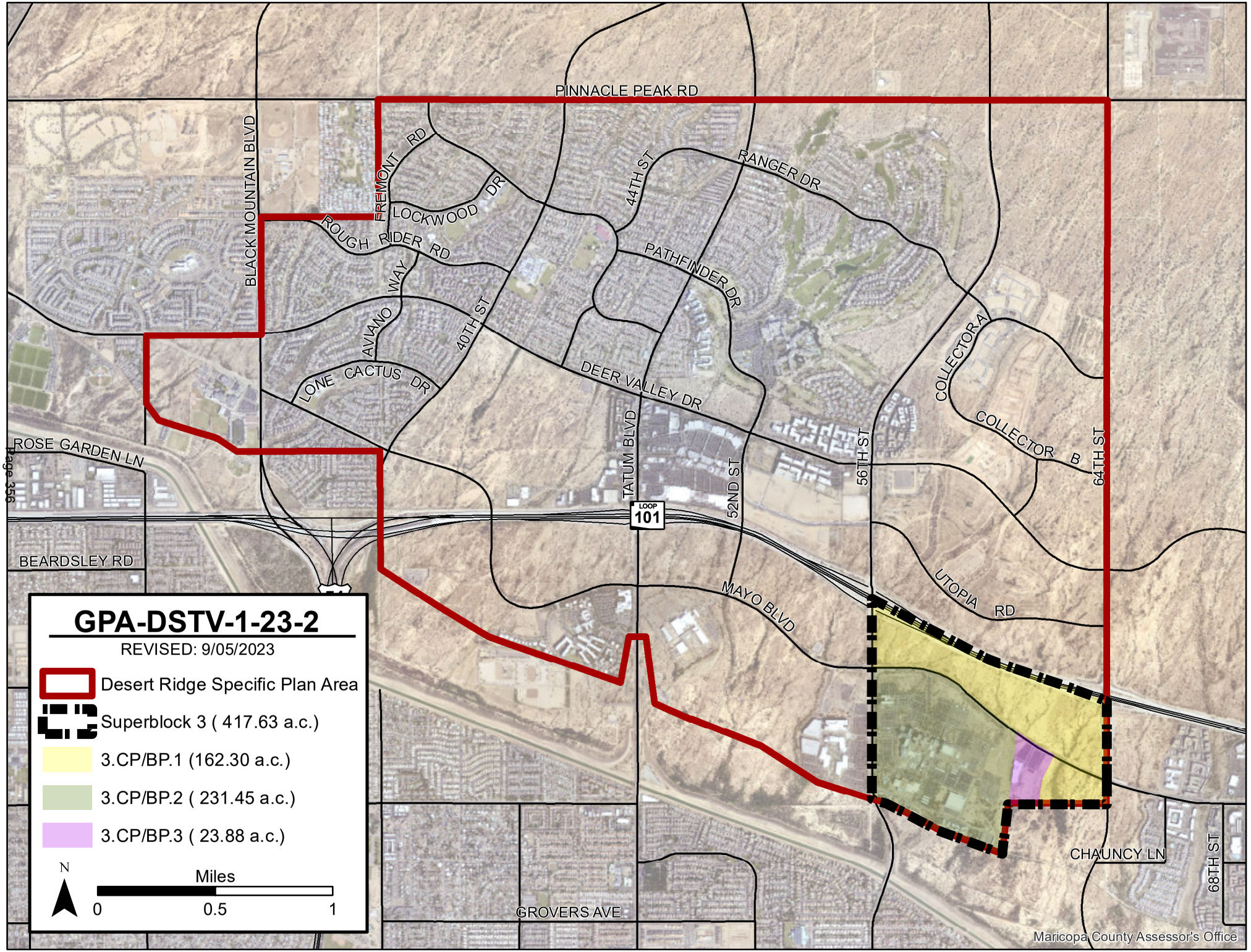




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## EXHIBIT A

## GPA-DSTV-1-23-2: Desert Ridge Specific Plan Amendment

**Proposed Language:**

**Amend Chapter 6 (Development Parcel Regulations), Section C.4.D (Non-Core Parcel Regulations, Modified City of Phoenix Commerce Park/Business Park Regulations Imposed by Desert Ridge Specific Plan), Pages 6-10 to 6-11 as follows:**

***

Site Plan Requirement

1. A site plan is required for all CP/BP development parcels.

Design Standards

1. All parcels, EXCEPT AS NOTED.

    a. Building Height/Setback Relationship: Height is limited to 18 feet within 30 feet of lot lines, with one additional foot of height for every additional foot of setback to the otherwise permitted maximum height. DEVELOPMENT PARCELS IN SUPERBLOCK 3 ARE EXEMPT.

    b. Required Parking Lot and Wall Setbacks:

        1) Tatum Boulevard, 56th Street, 64th Street and ~~Avenue K~~ MAYO BOULEVARD (FORMERLY AVENUE K): 50 feet minimum from street right-of-way.

        2) 52nd Street, Pima Freeway and all other streets: 30 feet minimum from right-of-way, EXCEPT FOR THE PORTION OF PIMA FREEWAY WHICH ABUTS SUPERBLOCK 3 SHALL BE 10 FEET MINIMUM FROM RIGHT-OF-WAY.

        3) All other lot lines except lot lines which abut Reach 11: Parking lots must be 10 feet minimum from all lot lines; there is no minimum setback from lot lines for walls. NO MINIMUM SETBACK FOR SUPERBLOCK 3 PARCELS.

    c. Landscaping: Landscaping shall be required in all street rights-of-way, building and parking lot setback area, parking areas and open space areas pursuant to City of Phoenix requirements, except that a minimum of 25% of the required trees shall be 24-inch box or larger.

d. Walls and Fences: Walls and fences located within or adjacent to a building or parking lot setback which is adjacent to Tatum Boulevard, 56th Street, 64th Street, MAYO BOULEVARD (FORMELY AVENUE K), and 52nd Street shall not exceed eight feet in height. Walls and fences adjacent to all other streets and interior and perimeter lot lines shall not exceed eight feet in height.

e. Screening: Loading, service, storage, delivery, refuse collection and parking area must be screened with landscaping, walls or berming (or combinations thereof) so as to be non-visible when standing six feet in height on the boundary lines of adjacent streets and properties. Rooftop treatment shall screen exposure of pipes and mechanical equipment from view so as to be non-visible when standing six feet in height on the boundary lines of adjacent streets and properties. Exhaust stacks are exempt from these screening requirements.

2. Developments Abutting Reach 11: Reach 11 will be developed as a regional recreational area with a variety of facilities which will provide active and passive recreational opportunities. Development adjacent to Reach 11 should be encouraged to consider the recreational facilities as site amenities that have the long term potential to enhance adjacent land uses. Where a development abuts Reach 11, the following standards shall apply:

a. Setbacks and Building Height: Buildings shall be set back an average of 100 feet from the Reach 11 property line. If any portion of a building is over 56 feet in height, the setback for the portion of the building shall be increased one foot for every one foot of height over 56 feet, up to the maximum permitted height. The first 60 feet of setback from Reach 11 shall remain as a buffer of open space with native-plant landscaping. Parking and walls may be placed with a maximum of 50% of the balance of the setback area. Any buildings with window treatments, architectural facades/building designs, landscape designs, etc., which focus on Reach 11 may reduce the required average setback to 60 feet, as approved by the PLANNING AND Development ~~Services~~ Department. DEVELOPMENT PARCELS IN SUPERBLOCK 3 ARE EXEMPT, EXCEPT THAT A MINIMUM 65-FOOT SETBACK SHALL BE REQUIRED FROM REACH 11 REGARDLESS OF BUILDING HEIGHT.

b. Fencing: If fencing is used at the perimeter of the property or within the required setback as permitted in the immediately preceding paragraph, it should be view fencing or an acceptable substitute as permitted by the PLANNING AND Development ~~Services~~ Department**,** ~~and~~ Parks AND Recreation DEPARTMENT, and Library Department. Chain link fencing is prohibited, except where used within the interior of the site and only where

it is not visible from the exterior property boundaries, as approved by the PLANNING AND Development ~~Services~~ Department.

c. Building Architecture/Screening: All building ~~evaluations~~ ELEVATIONS shall include a mix of building material, vertical and horizontal elements around the entire building, and shall maintain a campus continuity. Loading, service, storage, deliver, refuse collection and parking areas which face Reach 11 must be screened from view. Rooftop treatment shall screen exposure of pipes and mechanical equipment form view of Reach 11. Exhaust stacks are exempt from these screening requirements.

***

**Amend Chapter 6 (Development Parcel Regulations), Section C.5. (Development Regulations by Superblock), Pages 6-18 to 6-24 as follows:**

***

SUPERBLOCK 3

Superblock 3 is located south of the Pima Freeway, between 56th Street, 64th Street and Reach 11. This superblock is an area designated for medically-related commerce park economic development efforts. The uses, zoning, ~~and~~ development standards, AND DESIGN GUIDELINES included in this amendment are specifically intended to ~~address these issues~~ SUPPORT SUCH USES.

3.CP/BP.1 – Development Parcel 3.CP/BP.1

Size: ~~210~~ ~~**186.18**~~ **162.30** acres
Uses Permitted: Permitted uses shall be as indicated in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance ~~(Supp. dated 4/19/95) (Ref. Appendix A.7)~~, as modified below.

~~Potential~~ APPLICABLE Zoning ~~to Be Applied~~: CP/BP as per Section 626 of the City of Phoenix Zoning Ordinance as modified below and per Section C.4.D of this chapter. This zoning ~~is to be~~ WAS applied upon City Council approval of the 1995 Major Amendment to the Desert Ridge Specific Plan relating to this superblock.

**REGULATORY FRAMEWORK: THE FOLLOWING SECTION HAS A REGULATORY FRAMEWORK THAT INCLUDES A "BASE" SECTION AND AN "ENHANCED" SECTION. THE "BASE" SECTION INCLUDES PERMITTED USES AND DEVELOPMENT STANDARDS THAT ARE ALLOWED BY RIGHT WITHOUT TRIGGERING ANY ADDITIONAL REQUIREMENTS. THE "ENHANCED" SECTION INCLUDES ADDITIONAL PERMITTED USES AND DEVELOPMENT STANDARDS THAT ARE ONLY ALLOWED TO BE USED**

**SUBJECT TO COMPLIANCE WITH THE CONDITIONS LISTED IN THIS SECTION FURTHER BELOW.**

~~Special Conditions and Requirements~~ **I.** BASE PERMITTED USES AND DEVELOPMENT STANDARDS:

~~1. Commerce Park uses are allowed subject to the standards described in Section C.4.D of this chapter.~~

~~2.~~ **1.** ~~Additional~~ Permitted Uses~~/Development Conditions: The following is a list of modifications to the permitted uses included in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance which shall apply exclusively to Development Parcel 3.CP/BP.1~~:

a. ~~Manufacturing related to medical, pharmaceutical and biotechnical products or equipment. Manufacturing shall include the fabrication and assembly of finished products or sub-assemblies, so long as the primary use of the property is not the basic processing and compounding of raw materials or food products.~~

COMMERCE PARK (BUSINESS PARK OPTION) USES, SUBJECT TO THE STANDARDS DESCRIBED IN SECTION C.4.D OF THIS CHAPTER.

**b.** ~~Multiple~~ **MULTIfamily** ~~attached~~ **residential**~~. uses at a minimum density of 17.0 dwelling units per gross acre.~~

**c.** ~~B.~~ ~~Retail uses. The maximum gross leasable area for any one tenant/user shall be 5,000 square feet. The maximum aggregate gross leasable area of retail uses in Development Parcel 3.CP/BP.1 shall be 50,000 square feet.~~
**NON-RESIDENTIAL** USES PERMITTED PER SECTION 622, COMMERCIAL C-1 DISTRICT, OF THE PHOENIX ZONING ORDINANCE, SUBJECT TO THE FOLLOWING LIMITATIONS:

1) SUCH USES ARE LIMITED TO NO MORE THAN ~~**5% OF THE NET AREA OF THE DEVELOPMENT PARCEL**~~ **500,000 SQUARE FEET IN GROSS FLOOR AREA**.

~~**2) OF THE 5% OF THE NET AREA OF THE DEVELOPMENT PARCEL, 50% OF SUCH USES ARE LIMITED TO BEING INTERNAL TO A BUILDING (NOT STAND-ALONE USES).**~~

~~3~~**2**) THE MAXIMUM GROSS FLOOR AREA FOR ANY ONE TENANT OR USER SHALL NOT EXCEED 10,000 SQUARE FEET.

~~**4) EACH NEW DEVELOPMENT SHALL UPDATE THE MAYO CLINIC MASTER SITE PLAN TO TRACK THESE PERCENTAGES.**~~

~~C.~~**D.** MEDICAL, PHARMACEUTICAL AND BIOTECHNICAL PRODUCTS OR EQUIPMENT, MANUFACTURING

**2. MAXIMUM DENSITY: 200 DWELLING UNITS.**

**3.** ~~2.~~ Building Setbacks: ~~Buildings must be setback a minimum of 100 feet and an average of 125 feet from 56th Street, 64th Street and Avenue K. Buildings must be setback 50 feet from all other streets, and the Pima Freeway. Buildings must be setback 30 feet from all other lot lines.~~

A. ADJACENT TO MAYO BOULEVARD, 56TH STREET AND 64TH STREET: MINIMUM 100 FEET, AVERAGE OF 125 FEET

B. ALL OTHER PUBLIC STREETS: MINIMUM 50 FEET

C. PRIVATE STREETS: MINIMUM 25 FEET

D. INTERIOR LOT LINES: 0 FEET

E. ADJACENT TO REACH 11: PER SECTION C.4.D, DESIGN STANDARDS 2.A, OF THIS CHAPTER.

**4.** ~~3.~~ Floor Area Ratio: **0**.20 overall limit for development parcel; individual developments may be up to **0**.25.

~~4.~~ **5.** MAXIMUM BUILDING HEIGHT: 56 FEET. MAXIMUM BUILDING HEIGHTS ARE EXCLUSIVE OF (DO NOT INCLUDE) THE MECHANICAL FACILITIES ON TOP OF BUILDINGS. CONSEQUENTLY, THE TOTAL HEIGHT OF THE STRUCTURE MAY EXCEED THE HEIGHTS SPECIFIED BELOW TO ACCOUNT FOR THESE MECHANICAL FACILITIES AND ASSOCIATED SCREENING.

~~**5. LOT COVERAGE: MAXIMUM 50% FOR DEVELOPMENT PARCEL.**~~

6. COMMON OPEN SPACE: MINIMUM 10% OF GROSS DEVELOPMENT PARCEL AREA, ALLOCATED THROUGHOUT THE DEVELOPMENT PARCEL AREA.

7. STREET STANDARDS:

A. MAYO BOULEVARD CROSS SECTION: THE 24-FOOT-WIDE LANDSCAPE MEDIAN ALONG MAYO BOULEVARD MAY BE REDUCED TO ALLOW FOR WIDENED AND BUFFERED BIKE LANES, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT. LANDSCAPE MEDIANS SHALL BE PLANTED TO THE STREETSCAPE LANDSCAPE STANARDS PER SECTION **3.CP/BP.1.I.**8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

B. SIDEWALK EASEMENTS AND SHARED-USE PATH EASEMENTS: SIDEWALK EASEMENTS AND SHARED-USE PATH EASEMENTS SHALL BE DEDICATED WHERE NECESSARY TO PERMIT DETACHED SIDEWALKS AND SHARED-USE PATHS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

C. MAYO BOULEVARD (NORTH SIDE): A DETACHED SIDEWALK SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED ALONG THE NORTH SIDE OF MAYO BOULEVARD, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION **3.CP/BP.1.I.**8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

D. MAYO BOULEVARD (SOUTH SIDE): ~~**WITH RESPECT TO DEVELOPMENT PARCEL 3.CP/BP.2,**~~ A MINIMUM 8-FOOT-WIDE DETACHED SIDEWALK SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED ALONG THE SOUTH SIDE OF MAYO BOULEVARD, EXCEPT WHERE THERE ARE EXISTING SIDEWALKS, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION **3.CP/BP.1.I.**8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

~~**E. 56TH STREET (SOUTH OF MAYO BOULEVARD): THE EXISTING LANDSCAPE STRIP ON THE EAST SIDE OF 56TH STREET ADJACENT TO THE DETACHED SIDEWALK SHALL BE REPLENISHED AND PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS**~~

~~**APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**~~

~~F~~**E**. 56TH STREET (NORTH OF MAYO BOULEVARD): A MINIMUM 10-FOOT-WIDE DETACHED SIDEWALK, WHICH MAY BE LOCATED WITHIN AN EASEMENT, SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED ALONG THE EAST SIDE OF 56TH STREET, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION **3.CP/BP.1.I.**8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

~~G~~**F**. 64TH STREET: A DETACHED SIDEWALK SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED ALONG THE WEST SIDE OF 64TH STREET, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION **3.CP/BP.1.I.**8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

~~H~~**G**. PRIVATE AND PUBLIC LOCAL STREETS: MINIMUM 5-FOOT-WIDE DETACHED SIDEWALKS SEPARATED BY A MINIMUM 5-FOOT-WIDE LANDSCAPE STRIPS LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED FOR PRIVATE AND PUBLIC LOCAL STREETS, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION **3.CP/BP.1.I.**8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

~~I~~**H**. SHARED-USE PATH ON NORTH SIDE OF MAYO BOULEVARD: A MINIMUM 12-FOOT-WIDE SHARED-USE PATH EASEMENT (SUPE) SHALL BE DEDICATED AND A MINIMUM 12-FOOT-WIDE SHARED-USE PATH (SUP) SHALL BE CONSTRUCTED WITHIN THE EASEMENT IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE SUP MAY BE PROVIDED IN LIEU OF THE REQUIRED DETACHED SIDEWALK WITHIN THE RIGHT-OF-WAY IF THE LANDSCAPE STRIP IS PROVIDED PER SECTION 7.C OF THIS CHAPTER.

J. SHARED-USE PATH ON WEST SIDE OF 64TH STREET: SUBJECT TO ANY APPLICABLE ADOT STANDARDS NORTH OF

MAYO BOULEVARD, A 10-FOOT-WIDE SHARED-USE PATH EASEMENT (SUPE) SHALL BE DEDICATED AND A MINIMUM 10-FOOT-WIDE SHARED-USE PATH (SUP) SHALL BE CONSTRUCTED WITHIN THE EASEMENT IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE SUP MAY BE PROVIDED IN LIEU OF THE REQUIRED DETACHED SIDEWALK WITHIN THE RIGHT-OF-WAY IF THE LANDSCAPE STRIP IS PROVIDED PER SECTION 7.~~G~~**GF** OF THIS CHAPTER.

~~**K. MULTI-USE TRAIL CONNECTING TO REACH 11: A 10-FOOT-WIDE MULTI-USE TRAIL EASEMENT (MUTE) SHALL BE DEDICATED WITHIN THE EASTERN EDGE OF DEVELOPMENT PARCEL 3.CP/BP.2, AND A MINIMUM 10-FOOT-WIDE MULTI-USE TRAIL (MUT) SHALL BE CONSTRUCTED WITHIN THE EASEMENT TO CONNECT SOUTH TO REACH 11 TRAILS IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**~~

~~L~~**K**. LANDSCAPE STRIP REDUCTION OR ELIMINATION: IN AREAS WHERE DRAINAGE CULVERTS, RIGHT TURN LANES AND BUS BAYS OCCUR AND LIMIT AVAILABLE RIGHT-OF-WAY, THE REQUIRED LANDSCAPE STRIPS OF THIS SECTION MAY BE REDUCED OR ELIMINATED BY THE STREET TRANSPORATION DEPARTMENT TO ENSURE SIDEWALKS AND SHARED USE PATHWAYS MAY BE PROVIDED IN SUCH AREAS WITHOUT SIGNIFICANT OFFSET.

8. LANDSCAPE STANDARDS:

A. MILKWEED OR NATIVE NECTAR SPECIES FOR MONARCH BUTTERFLIES: A MINIMUM OF 10% OF THE REQUIRED SHRUBS SHALL BE A MILKWEED OR OTHER NATIVE NECTAR SPECIES AND SHALL BE PLANTED IN GROUPS OF THREE OR MORE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

B. MINIMUM LANDSCAPE SETBACKS:

1) ADJACENT TO PUBLIC AND PRIVATE STREETS AND REACH 11: 25 FEET

2) ADJACENT TO PIMA FREEWAY: 10 FEET

3) ADJACENT TO PROPERTY LINE ADJACENT TO DEVELOPMENT WITH NO SHARED PARKING OR SHARED DRIVEWAY: 5 FEET

4) ADJACENT TO PROPERTY LINE ADJACENT TO DEVELOPMENT WITH SHARED PARKING OR SHARED DRIVEWAY: 0 FEET

C. PARKING LOT AREAS: MINIMUM 10% OF INTERIOR SURFACE AREA, EXCLUSIVE OF PERIMTER LANDSCAPING AND ALL REQUIRED SETBACKS.

D. MINIMUM LANDSCAPE PLANTING STANDARDS:

1) STREETSCAPE:

A) TREES FOR 10-FOOT-WIDE OR WIDER LANDSCAPE STRIPS: MINIMUM 3-INCH CALIPER SINGLE-TRUNK LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.

B) TREES FOR 5-FOOT-WIDE, LESS THAN 10-FOOT-WIDE, LANDSCAPE STRIPS: MINIMUM 2-INCH CALIPER SINGLE-TRUNK LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.

C) LIVE COVERAGE: DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS MAINTAINED TO A MAXIMUM HEIGHT OF 36 INCHES TO ACHIEVE A MINIMUM OF 75% LIVE COVERAGE AT MATURITY.

D) UTILITY CONFLICTS: WHERE UTILITY CONFLICTS EXIST, THE DEVELOPER SHALL WORK WITH THE PLANNING AND DEVELOPMENT DEPARTMENT ON AN ALTERNATIVE DESIGN SOLUTION CONSISTENT WITH A PEDESTRIAN ENVIRONMENT.

2) LANDSCAPE SETBACKS:

A) TREES FOR 10-FOOT OR WIDER LANDSCAPE SETBACKS: MINIMUM 50% 2-INCH CALIPER, 25%

3-INCH CALIPER AND 25% 4-INCH CALIPER LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.

B) TREES FOR LESS THAN 10-FOOT-WIDE LANDSCAPE SETBACKS: MINIMUM 2-INCH CALIPER LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.

C) LIVE COVERAGE: DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS TO ACHIEVE A MINIMUM OF 50% LIVE COVERAGE AT MATURITY.

3) UNCOVERED PARKING AREAS:

A) TREES: MINIMUM 2-INCH CALIPER LARGE CANOPY DROUGHT-TOLERANT SHADE TREES DISPERSED THROUGHOUT THE PARKING AREA TO ACHIEVE MINIMUM SHADING REQUIREMENTS PER SECTION ~~13~~ **3.CP/BP.1.I.11.E** OF THIS CHAPTER.

B) LIVE COVERAGE: DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS MAINTAINED TO A MAXIMUM HEIGHT OF 36 INCHES TO ACHIEVE A MINIMUM OF 50% LIVE COVERAGE AT MATURITY.

4) COMMON OPEN SPACE AND RETENTION AREAS:

A) TREES: MINIMUM 2-INCH CALIPER LARGE CANOPY DROUGHT-TOLERANT SHADE TREES ~~**DISPERSED THROUGHOUT THE PARKING AREA TO ACHIEVE MINIMUM SHADING REQUIREMENTS PER SECTION 13 OF THIS CHAPTER**~~ **PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS ALONG THE PERIMETER OF OPEN SPACE AND RETENETION AREAS**.

B) LIVE COVERAGE: DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS MAINTAINED TO A MAXIMUM HEIGHT OF 36

INCHES TO ACHIEVE A MINIMUM OF 50% LIVE COVERAGE AT MATURITY.

9. VEHICULAR PARKING: OFF-STREET PARKING AND LOADING REQUIREMENTS MAY BE MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT WHEN SUPPORTED BY AN APPROPRIATELY DOCUMENTED STUDY.

   A. EV INSTALLED SPACES: A MINIMUM OF 2.5% OF THE REQUIRED PARKING SPACES, LOCATED WITHIN PARKING STRUCTURES, SHALL BE ELECTRIC VEHICLE (EV) INSTALLED SPACES, DEFINED AS A PARKING SPACE THAT INCLUDES ACCESS TO AN EV CHARGER, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

   B. EV CAPABLE SPACES: A MINIMUM OF 2.5% OF THE REQUIRED PARKING SPACES, LOCATED WITHIN PARKING STRUCTURES, SHALL BE EV CAPABLE SPACES, DEFINED AS A PARKING SPACE THAT INCLUDES ACCESS TO ELECTRICAL WIRING TO ALLOW FOR A FUTURE JUNCTION BOX AND APPROPRIATE VOLTAGE FOR AN OUTLET CAPABLE OF CHARGING A VEHICLE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

10. BICYCLE INFRASTRUCTURE:

   A. BUFFERED AND WIDENED BIKE LANES: EXISTING BIKE LANES SHOULD BE WIDENED AND SHALL BE BUFFERED ON BOTH SIDES OF MAYO BOULEVARD, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT AND THE PLANNING AND DEVELOPMENT DEPARTMENT.

   B. ON-SITE BICYCLE CIRCULATION: BIKE LANES, BIKE BOULEVARDS, OR OTHER DESIGN STANDARDS TO MAXIMIZE BICYCLIST VISIBILITY, SAFETY AND BICYCLIST CIRCULATION ON SITE THROUGHOUT THE DEVELOPMENT PARCEL SHALL BE PROVIDED AND INSTALLED PER THE RECOMMENDATIONS IN THE BICYCLE & PEDESTRIAN DESIGN GUIDANCE ELEMENT, CHAPTER 3 (BICYCLE TOOLBOX), OF THE ACTIVE TRANSPORTATION PLAN, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

   C. BICYCLE PARKING: BICYCLE PARKING SHALL BE PROVIDED PER THE REQUIREMENTS OF SECTION 1307.H.6 OF THE PHOENIX ZONING ORDINANCE, IN ADDITION TO ~~**THE FOLLOWING**~~ **SECURED BICYCLE PARKING SPACES FOR**

**MULTIFAMILY RESIDENTIAL AT A MINIMUM RATE OF 0.25 SPACES PER DWELLING UNIT AND GUEST BICYCLE PARKING SPACES FOR MULTIFAMILY RESIDENTIAL AT A MINIMUM RATE OF 0.05 SPACES PER DWELLING UNIT**. **NON-SECURED** BICYCLE PARKING SHALL BE PROVIDED THROUGH INVERTED U AND ARTISTIC RACKS LOCATED NEAR ALL BUILDING ENTRANCES**~~, OR AS OTHERWISE SPECIFIED BELOW~~ AND OPEN SPACE AREAS**, AND INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H OF THE PHOENIX ZONING ORDINANCE.

~~**1) MULTIFAMILY RESIDENTIAL SHALL PROVIDE SECURED BICYCLE PARKING SPACES AT A MINIMUM RATE OF 0.25 SPACES PER DWELLING UNIT AND GUEST BICYCLE PARKING SPACES AT A MINIMUM RATE OF 0.05 SPACES PER DWELLING UNIT.**~~

~~**2) SINGLE-FAMILY RESIDENTIAL USES SHALL PROVIDE BICYCLE PARKING LOCATED IN COMMON OPEN SPACE AREAS AT A MINIMUM RATE OF 0.05 SPACES PER DWELLING UNIT.**~~

D. BICYCLE REPAIR STATIONS: BICYCLE REPAIR STATIONS ("FIX IT STATIONS") SHALL BE PROVIDED, MAINTAINED AND EVENLY DISTRIBUTED THROUGHOUT THE DEVELOPMENT PARCEL AND SHALL BE LOCATED ADJACENT TO SIDEWALKS, WALKWAYS, SHARED-USE PATHS AND MULTI-USE TRAILS, SPACED A MINIMUM OF A QUARTER MILE APART. THE BICYCLE REPAIR STATIONS ("FIX IT STATIONS") SHALL BE PROVIDED IN AN AREA OF HIGH VISIBILITY AND SEPARATED FROM VEHICULAR MANEUVERING AREAS, WHERE APPLICABLE. THE REPAIR STATION SHALL INCLUDE, BUT NOT BE LIMITED TO:

1) STANDARD REPAIR TOOLS AFFIXED TO THE STATION.

2) A TIRE GAUGE AND PUMP AFFIXED TO THE BASE OF THE STATION OR THE GROUND.

3) A BICYCLE REPAIR STAND WHICH ALLOWS PEDALS AND WHEELS TO SPIN FREELY WHILE MAKING ADJUSTMENTS TO THE BIKE.

E. ELECTRIC BICYCLE CHARGING: A MINIMUM OF 10% OF THE REQUIRED BICYCLE PARKING SPACES SHALL INCLUDE STANDARD ELECTRICAL RECEPTACLES, OR STANDARD

ELECTRICAL OUTLETS FOR SECURED BICYCLE PARKING, FOR ELECTRIC BICYCLE CHARGING CAPABILITIES.

11. SHADE STANDARDS:

A. SHADE CALCULATIONS AND SHADE STUDY: SHADE CALCULATIONS SHALL BE BASED ON THE SUMMER SOLSTICE AT NOON, AS SHOWN ON A SHADING STUDY TO BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

B. SOURCE OF SHADE: SHADE SHALL BE FROM A STRUCTURE, LANDSCAPING AT MATURITY, OR A COMBINATION OF THE TWO, UNLESS OTHERWISE SPECIFIED.

C. PUBLIC SIDEWALKS AND SHARED-USE PATHS: MINIMUM 75%

D. PUBLIC AND PRIVATE OPEN SPACE AREAS: MINIMUM 50%

E. UNCOVERED PARKING AREAS: MINIMUM 25%, SHADED PER SECTION **3.CP/BP.1.I.**8.D.3**.A** OF THIS CHAPTER.

F. OCCUPIABLE ROOF AREAS: MINIMUM 50%

G. BICYCLE REPAIR STATIONS AND BICYCLE PARKING SPACES: MINIMUM 75%

H. BIKE LANES: MINIMUM 50%

I. CORNERS OF TRAFFIC LIGHTS: MINIMUM 75%, TO ALLOW PEDESTRIANS TO WAIT COMFORTABLY FOR THE SIGNAL TO CHANGE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL SHADE STRUCTURES WITHIN THE RIGHT-OF-WAY SHALL REQUIRE A REVOCABLE PERMIT FOR ENCROACHMENT IN THE RIGHT-OF-WAY AND SHALL COMPLY WITH VISIBILITY TRIANGLES.

12. GREEN STORMWATER INFRASTRUCTURE: EACH PROJECT WITHIN THE DEVELOPMENT PARCEL SHALL IMPLEMENT A MINIMUM OF TWO GREEN INFRASTRUCTURE (GI) TECHNIQUES FOR STORMWATER MANAGEMENT, PER THE GREATER PHOENIX METRO GREEN INFRASTRUCTURE AND LOW IMPACT DEVELOPMENT DETAILS FOR ALTERNATIVE STORMWATER MANAGEMENT, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

13. WASTE STATIONS: WASTE STATIONS INCLUDING A LANDFILL RECEPTACLE AND RECYCLING RECEPTACLE WITH INFORMATIONAL SIGNS INDICATING WHAT TYPE OF WASTE SHOULD GO IN WHICH RECEPTACLE SHALL BE PROVIDED AT ALL BUILDING ENTRANCES/EXITS (EXCEPT FOR EMERGENCY ONLY EXITS) AND SHALL BE ALLOCATED THROUGHOUT THE SITE IN COMMON OPEN SPACE ARES AND ALONG SIDEWALKS, SHARED-USE PATHS AND PEDESTRIAN PATHWAYS AT CONVENIENT LOCATIONS, TYPICALLY WITHIN A QUARTER MILE OF EACH OTHER. ADDITIONALLY, RECYCLING CONTAINERS SHALL BE PROVIDED FOR EACH GARBAGE CONTAINER PROVIDED.

14. SIGNAGE: THIS DEVELOPMENT PARCEL IS EXEMPTED FROM THE DESERT RIDGE COMPREHENSIVE SIGN PLAN IF A SEPARATE COMPREHNESIVE SIGN PLAN FOR THE DEVELOPMENT PARCEL IS APPROVED.

15. RESIDENTIAL DEVELOPMENT ON A LOT ADJACENT TO (WITHIN 100 FEET OF) THE LOOP 101 FREEWAY: IN THE EVENT THAT RESIDENTIAL DEVELOPMENT OCCURS NEAR THE LOOP 101 FREEWAY, THE FOLLOWING STANDARDS SHALL APPLY:

    A. INDOOR NOISE LEVELS OF RESIDENTIAL UNITS SHALL NOT EXCEED A DECIBEL DAY NIGHTLEVEL (DNL) OF 45 DECIBELS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. A SEALED AND SIGNED ANALYSIS BY AN ENGINEER LICENSED IN ARIZONA WITH A PROFICIENCY IN RESIDENTIAL SOUND MITIGATION OR NOISE CONTROL SHALL BE INCLUDED WITH THE BUILDING PLANS SUBMITTED FOR PHOENIX BUILDING CONSTRUCTION CODE COMPLIANCE REVIEW TO THE PLANNING AND DEVELOPMENT DEPARTMENT. THE ENGINEER SHALL NOTE IN THE ANALYSIS THAT THE BUILDING DESIGN IS CAPABLE OF ACHIEVING THE REQUIRED NOISE LEVEL REDUCTION.

    B. NOISE MITIGATION WALLS SHALL BE PROVIDED ALONG THE NORTH SIDE OF DEVELOPMENT PARCEL 3.CP/BP.1 ADJACENT TO THE LOOP 101 FREEWAY. THE WALL HEIGHT SHALL BE DETERMINED THROUGH A NOISE ANALYSIS PREPARED BY A REGISTERED PROFESSIONAL ENGINEER. THE WALL SHALL BE CONSTRUCTED OF MINIMUM 8-INCH-THICK CONCRETE MASONRY UNITS (CMU) OR OF CAST-IN-PLACE CONCRETE AND CONTAIN NO OPENINGS UNLESS THEY ARE ABOVE THE MINIMUM HEIGHT REQUIRED FOR ADEQUATE NOISE MITIGATION OR FOR DRAINAGE. NOISE WALLS SHALL BE CONSTRUCTED TO WRAP AROUND

CORNER LOTS AND AREAS NEAR INTERSECTIONS. WRAP AROUND WALLS, UPON TURNING A CORNER, SHALL CONTINUE FOR AT LEAST 120 FEET (APPROXIMATELY TWO LOT WIDTHS), AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

C. NOISE WALLS SHALL VARY BY A MINIMUM OF FOUR FEET EVERY 400 LINEAL FEET TO VISUALLY REFLECT A MEANDERING OR STAGGERED SETBACK, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

D. THE NOISE WALL, SHALL INCORPORATE STONE VENEER, STONEWORK, OR INTEGRAL COLOR CMU BLOCK, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

E. THE DEVELOPER SHALL RECORD DOCUMENTS THAT DISCLOSE TO PROSPECTIVE PURCHASERS AND RENTERS OF PROPERTY WITHIN THE DEVELOPMENT THE EXISTENCE OF NOISE FROM THE LOOP 101 FREEWAY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO RECORDATION.

16. MASTER PLANS: MASTER PLANS: MASTER PLANS, PER THE REQUIREMENTS OF CHAPTER 4 OF THIS PLAN, AND PER THE PLANNED COMMUNITY DISTRICT (PCD), SECTION 636 OF THE PHOENIX ZONING ORDINANCE, SHALL BE SUBMITTED, AND SHALL BE UPDATED WITH EACH PHASE OF DEVELOPMENT, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT. IN ADDITION, THE INITIAL MASTER PLANS SUBMITTED BY THE MASTER DEVELOPER SHALL ALSO INCLUDE THE FOLLOWING:

A. COMPLETE BUILD-OUT OF DETACHED SIDEWALKS, LANDSCAPE WITHIN LANDSCAPE STRIPS, BUFFERED BIKE LANES, AND SHARED-USE PATHS ALONG 56TH STREET, MAYO BOULEVARD AND 64TH STREET PER SECTION 7 OF THIS CHAPTER, TO BE INCLUDED ON THE MASTER OPEN SPACE, PEDESTRIAN, BICYCLE AND TRAILS PLAN AND MASTER LANDSCAPE PLAN.

B. COMPLETE BUILD-OUT OF BICYCLE REPAIR STATIONS PER SECTION ~~**10.C**~~ **3.CP/BP.1.I.10.D** OF THIS CHAPTER, TO BE INCLUDED ON THE MASTER OPEN SPACE, PEDESTRIAN, BICYCLE AND TRAILS PLAN.

C. A PEDESTRIAN AND BICYCLE CIRCULATION PLAN TO INCLUDE INTERNAL PEDESTRIAN AND BICYCLE CIRCULATION ON SITE THAT ENHANCES PEDESTRIAN AND BICYCLIST CONVENIENCE, SAFETY AND COMFORT, WITH A FOCUS ON CONNECTING THE EAST AND WEST SIDES OF DEVELOPMENT PARCEL 3.CP/BP.1 NORTH OF MAYO BOULEVARD.

17. ADDITIONAL STIPULATIONS FOR DEVELOPMENT:

A. THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, SIDEWALK, CURB RAMPS, STREETLIGHTS, MEDIAN ISLANDS, LANDSCAPING, AND OTHER INCIDENTALS, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH ALL ADA ACCESSIBILITY STANDARDS.

B. A RED BORDER LETTER SHALL BE SUBMITTED TO THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) FOR THIS DEVELOPMENT.

C. THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA (SFHA) CALLED ZONE AO, ON PANEL 1315 L OF THE FLOOD INSURANCE RATE MAPS (FIRM) DATED JANUARY 4, 2021. THE FOLLOWING REQUIREMENTS SHALL APPLY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:

1) THE ARCHITECT/ENGINEER IS REQUIRED TO SHOW THE FLOODPLAIN BOUNDARY LIMITS ON THE GRADING AND DRAINAGE PLAN AND ENSURE THAT IMPACTS TO THE PROPOSED FACILITIES HAVE BEEN CONSIDERED, FOLLOWING THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) REGULATIONS (44 CFR PARAGRAPH 60.3). THIS INCLUDES, BUT NOT LIMITED TO PROVISIONS IN THE LATEST VERSIONS OF THE FLOODPLAIN ORDINANCE OF THE PHOENIX CITY CODE.

2) A COPY OF THE GRADING AND DRAINAGE PLAN SHALL BE SUBMITTED TO THE FLOODPLAIN MANAGEMENT SECTION OF THE STREET TRANSPORTATION DEPARTMENT FOR REVIEW AND APPROVAL OF FLOODPLAIN REQUIREMENTS.

3) THE DEVELOPER SHALL PROVIDE AN ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON CONSTRUCTION PLANS TO FLOODPLAIN

MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF GRADING AND DRAINAGE PERMITS.

4) THE DEVELOPER SHALL PROVIDE AN ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON BUILDINGS UNDER CONSTRUCTION AND A MINIMUM 95% COMPACTION TEST RESULTS FOR THE BUILDING PADS TO FLOODPLAIN MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS.

5) THE DEVELOPER SHALL PROVIDE ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON FINISHED CONSTRUCTION TO FLOODPLAIN MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

D. THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF THE SCOTTSDALE MUNICIPAL AIRPORT (SDL) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE TEMPLATES AND INSTRUCTIONS PROVIDED WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CITY ATTORNEY.

E. THE DEVELOPER SHALL PROVIDE A NO HAZARD DETERMINATION FOR THE PROPOSED DEVELOPMENT **THAT EXCEEDS 70 FEET IN HEIGHT** FROM THE FAA PURSUANT TO THE FAA'S FORM-7460 OBSTRUCTION ANALYSIS REVIEW PROCESS, PRIOR TO CONSTRUCTION PERMIT APPROVAL, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

F. IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.

G. IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT

SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.

H. IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33-FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.

I. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

**II.** CONDITIONS FOR ENHANCED PERMITTED USES AND DEVELOPMENT STANDARDS:

DEVELOPMENT WITHIN PARCEL 3.CP/BP.1 CAN UTILIZE THE DEVELOPMENT STANDARDS OF THIS SUBSECTION ONLY UPON THE FOLLOWING CONDITIONS BEING APPROVED AND ACCEPTED BY THE CITY:

1. BEFORE PRELIMINARY APPROVAL OF DEVELOPMENT PLANS FOR ANY INDIVIDUAL BUILDING, PROJECT OR USE BY THE CITY WITHIN THE DEVELOPMENT PARCEL, A CONCEPTUAL MASTER DEVELOPMENT PARCEL SITE PLAN (CMDPSP) FOR THE ENTIRETY OF SUPERBLOCK 3 AND THE MAYO CLINIC PUD SITE SHALL BE SUBMITTED FOR CITY APPROVAL. THIS MEANS, FOR EXAMPLE, THAT BEFORE ANY PLANS FOR ANY INDIVIDUAL BUILDING, PROJECT OR USE WITHIN PARCEL 3.CP/BP.1 ARE PROCESSED FOR APPROVAL BY THE CITY, A CMDPSP FOR THE ENTIRETY OF SUPERBLOCK 3 AND THE MAYO CLINIC PUD SITE MUST BE FILED WITH THE CITY. THE CITY WILL THEN PROCESS THE CMDPSP THROUGH A STAFF APPROVAL PROCESS. AT A MINIMUM THE CMDPSP SHALL PROVIDE INFORMATION REGARDING THE FOLLOWING:

   A. INDIVIDUAL DEVELOPMENT UNIT BOUNDARIES WITHIN THE SUPERBLOCK.

B. FLOOR AREA RATIO (FAR) CALCULATIONS FOR EACH INDIVIDUAL DEVELOPMENT UNIT AND THE ENTIRE SUPER BLOCK AND MAYO CLINIC PUD AREA.

C. PROPOSED BUILDING HEIGHTS.

D. PROPOSED DWELLING UNITS.

E. LAND USE FOR EACH DEVELOPMENT UNIT.

2. FOR ANY DEVELOPMENT UNITS WITHIN THE DEVELOPMENT PARCEL, THE INITIAL APPLICANT SHALL SUBMIT CONCEPTUAL MASTER PLANS FOR THE ENTIRE SUPERBLOCK AND MAYO CLINIC PUD SITE, AS DESCRIBED IN THE PLANNED COMMUNITY DISTRICT (PCD) SECTION OF THE PHOENIX ZONING ORDINANCE, AND AS FURTHER CLARIFIED IN THIS SECTION. THE INITIAL DEVELOPER WITHIN THE DEVELOPMENT PARCEL WILL BE REQUIRED TO IDENTIFY THE REGIONAL ROADWAY INFRASTRUCTURE IMPROVEMENTS NECESSARY TO SERVE THE ENTIRE DESERT RIDGE SPECIFIC PLAN DEVELOPMENT AREA WITH ASSIGNMENT OF CONTRIBUTION FUNDS AND ROADWAY IMPROVEMENTS TO EACH DEVELOPMENT UNIT WITHIN SUPERBLOCK 3 AND THE MAYO CLINIC PUD, WHICH SHALL INCLUDE, BUT IS NOT LIMITED TO:

A. 64TH STREET CONNECTION TO BELL ROAD.

B. ULTIMATE MAYO BOULEVARD FROM TATUM BOULEVARD TO 66TH STREET.

C. TATUM BOULEVARD FROM PINNACLE PEAK ROAD TO THE SOUTH SIDE OF THE CENTRAL ARIZONA PROJECT (CAP) CANAL BRIDGE.

D. 56TH STREET FROM RANGER DRIVE TO PINNACLE PEAK ROAD, AND OTHER AFFECTED CORRIDORS.

E. 64TH STREET FROM LOOP 101 FREEWAY TO PINNACLE PEAK ROAD.

ANY SUBSEQUENT DEVELOPMENT UNITS CREATED WITHIN A DEVELOPMENT PARCEL SEEKING AMENDMENT TO THE OVERALL CONCEPTUAL DEVELOPMENT PARCEL MASTER PLANS, SHALL BE REQUIRED TO SUBMIT REVISED DEVELOPMENT PARCEL MASTER PLANS AND OBTAIN CITY APPROVAL TO AMEND, ASSIGN OR PHASE ANY IMPROVEMENTS ASSIGNED TO THE DEVELOPMENT PARCEL.

3. A TRAFFIC IMPACT STUDY (TIS) SHALL BE SUBMITTED TO THE CITY FOR THE ENTIRE SUPERBLOCK 3 AND MAYO CLINIC PUD SITE TO SUPPORT THE CONCEPTUAL DEVELOPMENT MASTER PLANS AS DETERMINED BY THE CITY OF PHOENIX STREET TRANSPORTATION DEPARTMENT. NO PRELIMINARY PLANS WITHIN A DEVELOPMENT PARCEL SHALL BE SUBMITTED UNTIL THE STUDY IS REVIEWED AND APPROVED BY THE CITY OF PHOENIX STREET TRANSPORTATION DEPARTMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR TIS SUBMISSION TO AND COORDINATING TRANSPORTATION INFRASTRUCTURE MASTER PLANS AND IMPROVEMENTS WITH THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT).

4. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE DEVELOPER SHALL HAVE EXECUTED CONCEPTUAL DEVELOPMENT MASTER PLANS AND A DEVELOPMENT AGREEMENT WITH THE CITY OF PHOENIX THAT DETAILS FUNDING OBLIGATIONS AND COMMITMENTS FOR CODE REQUIRED AND REGIONAL STREET, WATER, SEWER AND DRAINAGE INFRASTRUCTURE FOR EACH DEVELOPMENT UNIT, AS REQUIRED BY THE APPROVED MASTER PLANS RELATED TO THAT DEVELOPMENT UNIT.

**III.** ENHANCED PERMITTED USES AND DEVELOPMENT STANDARDS:

1. **ADDITIONAL** PERMITTED USES: **UPON COMPLIANCE OF THE CONDITIONS LISTED IN THE SECTION ABOVE**, IN ADDITION TO THE BASE PERMITTED USES IN DEVELOPMENT PARCEL 3.CP/BP.1, THE FOLLOWING SHALL BE PERMITTED:

   ~~**A. MULTIFAMILY RESIDENTIAL, PER R-5 MULTIFAMILY RESIDENCE DISTRICT, PLANNED RESIDENTIAL DEVELOPMENT OPTION, SECTION 615 OF THE PHOENIX ZONING ORDINANCE**~~

   ~~**B. SINGLE-FAMILY RESIDENTIAL, ATTACHED OR DETACHED, PER R-3 MULTIFAMILY RESIDENTIAL DISTRICT, PLANNED RESIDENTIAL DEVELOPMENT OPTION, SECTION 613 OF THE PHOENIX ZONING ORDINANCE**~~

   ~~C~~**A**. COMMUNITY RESIDENCE CENTER ~~**OR HOME**~~

   ~~**D. BIOMEDICAL AND MEDICAL RESEARCH OFFICES AND/OR LABORATORY**~~

   ~~E~~**B**. HOSPICE

~~F~~**C**. MEDICAL SCHOOLS AND ASSOCIATED DORMITORIES AND MEDICALLY RELATED EDUCATIONAL FACILITIES

~~G~~**D**. MOBILE FOOD VENDING AS AN ACCESSORY USE, SUBJET TO THE FOLLOWING LIMITATIONS:

1) SUBJECT TO ALL CONDITIONS OF SECTION 624.D.87.A THROUGH M OF THE PHOENIX ZONING ORDINANCE, AS MODIFIED BELOW

2) NO MORE THAN FIVE (5) MOBILE FOOD VENDING UNITS AT A TIME

3) TO BE PARKED AND LOCATED ON A DUSTPROOFED, PAVED SURFACE ON PRIVATE PROPERTY

4) SHALL NOT BE LOCATED WITHIN 100 FEET OF MAYO BOULEVARD, 56TH STREET OR 64TH STREET RIGHTS-OF-WAY

5) THE USE IS LIMITED TO THE HOURS OF 7:00 AM TO 10:00 PM.

~~H~~**E**. MUSEUMS AND GALLERIES ONLY WITH SUBJECT MATTER RELATED TO THE MEDICAL PROFESSION

2. **INCREASED** FLOOR AREA RATIO (FAR): ~~**.85**~~ **0.65** OVERALL LIMIT FOR DEVELOPMENT PARCEL.

3. **INCREASED** MAXIMUM BUILDING HEIGHT: MAXIMUM BUILDING HEIGHTS ARE EXCLUSIVE OF (DO NOT INCLUDE) THE MECHANICAL FACILITIES ON TOP OF BUILDINGS. CONSEQUENTLY, THE TOTAL HEIGHT OF THE STRUCTURE MAY EXCEED THE HEIGHTS SPECIFIED BELOW TO ACCOUNT FOR THESE MECHANICAL FACILITIES AND ASSOCIATED SCREENING.

A. 250 FEET LIMITED TO 10% OF TOTAL NET AREA OF DEVELOPMENT PARCEL.

B. 70 FEET LIMITED TO 75% OF TOTAL NET AREA OF DEVELOPMENT PARCEL.

C. 35 FEET LIMITED TO 15% OF TOTAL NET AREA OF DEVELOPMENT PARCEL.

## IV. DESIGN GUIDELINES FOR DEVELOPMENT PARCEL 3.CP/BP.1

**THESE DESIGN GUIDELINES SHALL APPLY TO ALL DEVELOPMENT WITHIN DEVELOPMENT PARCEL 3.CP/BP.1.**

**THE FOLLOWING DESIGN GUIDELINES FROM SECTION 507 TAB A OF THE PHOENIX ZONING ORDINANCE SHALL BE ELEVATED FROM CONSIDERATIONS (C) AND PRESUMPTIONS (P) TO REQUIREMENTS (R) AND (R*):**

### A. SITE DESIGN/DEVELOPMENT.

#### 1. DESERT PRESERVATION.

**(1.1) DEVELOPMENT SHALL MINIMIZE THE REMOVAL OF EXISTING HEALTHY SONORAN DESERT VEGETATION (TREES OVER 4-INCH CALIPER IN DIAMETER) AND CACTI OVER 3 FEET IN ACCORDANCE WITH CITY NATIVE PLANT PRESERVATION STANDARDS (TABLE 1). IF REMOVAL IS NECESSARY, MATURE TREES AND CACTI SHALL BE SALVAGED AND UTILIZED ON SITE. (R)**

**PROTECTED NATIVE PLANTS SHALL MEAN CACTI, WHICH ARE 3 FEET, OR GREATER IN HEIGHT AND TREES WHICH ARE 4 INCHES OR GREATER IN CALIPER OF THE FOLLOWING SPECIES:**

**TABLE 1. PROTECTED NATIVE PLANT PRESERVATION STANDARDS**

| **TREES:** | |
|---|---|
| **BOTANICAL NAME** | **COMMON NAME** |
| ***ACACIA CONSTRICTA*** | **WHITETHORN ACACIA** |
| ***ACACIA GREGGII*** | **CATCLAW ACACIA** |
| ***BERBERIS HAEMATOCARPA*** | **RED BARBERY** |
| ***CANOTIA HOLOCANTHA*** | **CRUCIFIXION THORN** |
| ***CELTIS PALLIDA*** | **HACKBERRY** |
| ***CERCIDIUM FLORIDUM*** | **BLUE PALO VERDE** |
| ***CERCIDIUM MICROPHYLLUM*** | **FOOTHILL PALO VERDE** |
| ***CHILOPSIS LINERARIS*** | **DESERT WILLOW** |
| ***JUNIPERUS SPECIES*** | **JUNIPER** |
| ***OLNEYA TESOTA*** | **IRONWOOD** |
| ***POPULUS FREMONTII*** | **COTTONWOOD** |
| ***PROSOPIS SPECIES*** | **MESQUITE** |
| ***QUERCUS SPECIES*** | **SCRIB OAK** |
| ***RHUS OVATA*** | **SUGAR SUMAC** |

| | |
|---|---|
| ***VAUQUELINEA CALIFORNICA*** | **ARIZONA ROSEWOOD** |
| **CACTI:** | |
| **BOTANICAL NAME** | **COMMON NAME** |
| ***CARNEGIEA GIGANTEA*** | **SAGUARO** |
| ***FEROCACTUS SPECIES*** | **BARREL** |
| ***FOUQUIERIA SPLENDENS*** | **OCOTILLO** |
| ***PENICEREUS GREGGII*** | **NIGHT-BLOOMING CEREUS** |

**2. GRADING/DRAINAGE.**

**(2.2) SURFACE, SITE DRAINAGE AND RETENTION SHALL BE DESIGNED TO AVOID HARD LINED CHANNELS. (R)**

**(2.3) SURFACE SITE DRAINAGE AND RETENTION SHALL BE INTEGRATED WITH THE OVERALL LANDSCAPE DESIGN. (R*)**

**(2.5) REQUIRED LANDSCAPE SETBACKS ADJACENT TO PERIMETER STREETS MAY UTILIZE THE REQUIRED SETBACK FOR RETENTION PROVIDED:**

**- A MAXIMUM 50% OF THE REQUIRED LANDSCAPE SETBACK IS DEVOTED TO RETENTION.**

**- THE MAXIMUM DEPTH OF RETENTION WITHIN 20 FEET OF RIGHT-OF-WAY IS 24 INCHES.**

**- SIDE SLOPES ARE A MAXIMUM 4:1 (R)**

**3. LANDSCAPE ARCHITECTURE.**

**(3.1) PLANT MATERIALS.**

**3.1.1 DEVELOPMENT SHALL MINIMIZE THE REMOVAL OF EXISTING, NON-NATIVE HEALTHY PLANTS (TREES 4-INCH CALIPER IN DIAMETER) OR GREATER) AND CACTI (6 FEET HIGH OR GREATER). IF REMOVAL IS NECESSARY, MATURE TREES SHALL BE SALVAGED AND UTILIZED ON SITE. (R)**

**3.1.3 LOW WATER USE PLANTS THAT REFLECT AND ENHANCE THE IMAGE OF THE SONORAN DESERT SHALL BE USED. (R)**

**3.1.5 ANY PROPOSED LANDSCAPE TREATMENT SHALL BE COMPATIBLE WITH AND RELATE TO ANY ESTABLISHED DISTINCTIVE CHARACTER IN THE SURROUNDING CONTEXT AREA. (R*)**

**3.1.9 COORDINATE SITE UTILITY ELEMENTS SUCH AS OVERHEAD POWER LINES, TRANSFORMERS, METER BOXES, BACKFLOW PREVENTERS, AND FIRE PROTECTION DEVICES, WITH LANDSCAPE DESIGN TO EFFECTIVELY DIMINISH THE IMPACT OF SUCH ELEMENTS ON THE SITE CHARACTER. (R*)**

**3.1.10 TREES SHALL BE LOCATED ADJACENT TO PUBLIC AND PRIVATE WALKWAYS, AND MULTI-USE TRAILS AND PATHS, TO PROVIDE A MINIMUM OF 50% SHADE AND A MINIMUM CANOPY CLEARANCE OF 6 FEET 8 INCHES. (R)**

**3.1.11 PEDESTRIAN SAFETY AND COMFORT SHALL BE CONSIDERED WHEN SELECTING TREES AND PLANT MATERIAL. (R*)**

**3.1.13 NO MORE THAN 50% OF THE LANDSCAPED AREA AT MATURITY OR 10% OF THE NET LOT AREA, WHICHEVER IS LESS, SHALL BE PLANTED IN TURF OR HIGH-WATER USE PLANTS. FUNCTIONAL TURF AREAS SUCH AS IN PARKS, SCHOOLS, MULTIPLE-FAMILY AND SINGLE-FAMILY COMMON AREAS, INDIVIDUAL SINGLE-FAMILY LOT, AND GOLF COURSES ARE EXEMPT. (R)**

**3.1.14 A MINIMUM 50% OF THE LANDSCAPED AREA AT MATURITY (EXCLUDING HARDSCAPE AREAS) SHALL BE TREATED WITH LIVING VEGETATION INCLUDING GROUNDCOVER, SHRUBS AND TREES, AS WELL AS INORGANIC MATERIAL AND AN AUTOMATIC IRRIGATION SYSTEM. (R)**

**3.1.15 IF ALLOWED BY SPECIFIC PROVISIONS OF THE ZONING ORDINANCE, THE PLACEMENT OF RECYCLING CONTAINERS IN A REQUIRED LANDSCAPE SETBACK OR REQUIRED LANDSCAPED ISLAND SHALL NOT RESULT IN THE ELIMINATION OF ANY REQUIRED TREES. (R)**

**(3.2) MAINTENANCE OF LANDSCAPE AREAS.**

**3.2.1 NATIVE SONORAN DESERT VEGETATION SHALL NOT BE PRUNED OR REMOVED FROM AREAS IDENTIFIED ON APPROVED PLANS AS PERMANENT UNDISTURBED OPEN SPACE UNLESS DEMONSTRATED TO THE CITY THAT A HEALTH, SAFETY OR WELFARE ISSUE EXISTS. THIS INCLUDES REMOVAL OF DEAD TREES OR CACTI. (R)**

**3.2.3 A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL TREES, CACTI, AND PLANTS INSTALLED**

**IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLANS OR OTHER DEVELOPMENT REVIEW DOCUMENTS TO MINIMIZE MAINTENANCE AND WATER CONSUMPTION, AND TO MAXIMIZE PLANT HEALTH, SURVIVABILITY, AND VIABILITY, UNLESS OTHERWISE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. (R)**

**(3.4) ART/WATER ELEMENTS.**

**3.4.1 WATER FEATURES, INCLUDING FOUNTAINS, SHALL BE SITED TO ALLOW SIGNIFICANT ENVIRONMENTAL ENHANCEMENT PRIMARILY TO ON-SITE AND INCIDENTALLY TO OFF-SITE USERS AND TO MINIMIZE WATER CONSUMPTION. (R*)**

**3.4.2 IF THERE IS PUBLIC ART, IT SHALL BE INTEGRATED INTO THE OVERALL DESIGN OF A PROJECT. (R*)**

**4. OPEN SPACE/AMENITIES.**

**(4.1) IMPROVED OPEN SPACES, PLAZAS AND COURTYARDS SHALL BE SHADED A MINIMUM 50% AND FUNCTIONAL IN TERMS OF AREA, DIMENSIONS, LOCATION AND AMENITIES TO PROMOTE SAFE HUMAN INTERACTION. (R*)**

**(4.2) USABLE PUBLIC SPACE SHALL INCORPORATE A MINIMUM OF 50% SHADING THROUGH THE USE OF TREES OR STRUCTURES THAT PROVIDE SHADING, OR A COMBINATION OF THE TWO UNLESS OTHERWISE PROHIBITED BY SITE VISIBILITY TRIANGLES OR OTHER TECHNICAL CONSTRAINTS. (R)**

**6. PARKING/CIRCULATION.**

**(6.1) SURFACE PARKING DESIGN.**

**6.1.3 PARKING AREAS SHALL BE BUFFERED FROM ADJACENT RESIDENTIAL PROPERTIES AND SCREENED FROM STREETS SO THAT CARS ARE NOT VISIBLE BELOW THE AVERAGE HEIGHT OF THE HEADLIGHTS. (R)**

**6.1.7 SURFACE PARKING DESIGN SHALL UTILIZE SHARED ACCESS DRIVES WITH ADJACENT, SIMILARLY ZONED PROPERTIES. (R)**

**6.1.9 EXCESSIVE ASPHALT/HARDSCAPE NOT NEEDED FOR ADEQUATE VEHICULAR MANEUVERING OR PARKING, STAGING OR MATERIAL STORAGE SHALL BE MINIMIZED. (R*)**

**(6.2) PARKING STRUCTURE DESIGN.**

**6.2.3 THE PARKING STRUCTURE EXTERIOR SHALL BE FINISHED WITH ARCHITECTURAL EMBELLISHMENTS AND DETAILING THAT WILL CREATE VISUAL INTEREST FOR ADJOINING PROPERTIES. (R*)**

**6.2.4 LIGHTING WITHIN THE PARKING STRUCTURE SHALL PROVIDE SAFETY AND SECURITY AND BE INTEGRATED INTO THE ARCHITECTURAL CHARACTER BOTH IN TERMS OF ILLUMINATION AND FIXTURES. (R*)**

**6.2.10 THERE SHALL BE A CONVENIENT, CLEAR, SAFE AND EFFICIENT INTERNAL CIRCULATION SYSTEM WITHIN THE PARKING STRUCTURE FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC INCLUDING APPROPRIATE SIGNAGE AND PLACEMENT OF PEDESTRIAN CIRCULATION CORES (ELEVATORS AND STAIRS). (R*)**

**(6.3) ACCESS/CIRCULATION.**

**6.3.2 THE SITE PLAN SHALL CLEARLY EXPRESS THE SEPARATION BETWEEN PEDESTRIAN AND VEHICULAR TRAFFIC. (R*)**

**7. WALLS/FENCING.**

**(7.1) WALLS ADJACENT TO ARTERIAL AND COLLECTOR STREETS SHALL HAVE A FINISHED APPEARANCE. UNTEXTURED, UNFINISHED BLOCK AND REINFORCED, MORTAR-FREE CONCRETE WALLS SHALL BE AVOIDED. (R*)**

**(7.2) WALL LENGTHS EXCEEDING 50 FEET ADJACENT TO ARTERIAL AND COLLECTOR STREETS SHALL BE ARTICULATED OR CONTAIN SUBSTANTIAL LANDSCAPING TO BREAK THE CONTINUOUS WALL SURFACE AND CREATE VARYING SHADING PATTERNS. (R*)**

**8. SITE LIGHTING.**

**(8.1) ALL ON-SITE LIGHTING SHALL BE SHIELDED TO PREVENT DIRECT VISIBILITY OF THE LIGHT SOURCE FROM ADJACENT PROPERTY. (R)**

**(8.2) LIGHTING SHALL BE SHIELDED WITH CUT-OFF FIXTURES AND DEFLECTORS TO DIRECT LIGHT DOWNWARD AND LIMIT ON-SITE LIGHTING LEVELS TO A MAXIMUM OF 1-FOOT CANDLE AT THE PROPERTY LINE. (R)**

**(8.5) SERVICE AREAS AND OTHER SCREENED AREAS SHALL HAVE PROPER SECURITY LIGHTING. (R*)**

**(8.6) LIGHTING FIXTURES AND ILLUMINATION SHALL BE OF SIMILAR DESIGN AND CHARACTER AS THE PROJECT'S BUILDING COMPONENTS. (R*)**

**(8.7) SITE LIGHTING SHALL BE PROVIDED TO ENSURE PERSONAL SAFETY AT BUILDING ENTRANCE/EXITS, AND IN PUBLIC ASSEMBLY AND PARKING AREAS. (R*)**

**(8.8) RECOMMENDED LIGHTING LEVELS AND UNIFORMITY RATIOS ESTABLISHED BY THE ILLUMINATION ENGINEERING SOCIETY OF NORTH AMERICA (IESNA), AS MAY BE MODIFIED BY THE CITY OF PHOENIX, SHALL BE INCORPORATED IN LIGHTING DESIGN FOR ON-SITE NON-RESIDENTIAL AND MULTIFAMILY DEVELOPMENT. (R*)**

**B. BUILDING DESIGN/CONSTRUCTION.**

**1. PLACEMENT/ORIENTATION.**

**(1.2) THE PROPOSED BUILDING ORIENTATION SHALL RESPECT THE ORIENTATION OF SURROUNDING BUILDINGS AND SURROUNDING STREETS BY MAINTAINING CONTINUITY OF PEDESTRIAN ROUTES AND PROMOTING OPPORTUNITIES FOR PEDESTRIAN INTERACTION AT THE STREET LEVEL. (R*)**

**(1.4) THE PROPOSED BUILDING ORIENTATION SHALL RESPECT CLIMATIC CONDITIONS BY MINIMIZING HEAT GAIN AND CONSIDERING THE IMPACT OF SHADE ON ADJACENT LAND USES AND AREAS. (R*)**

**(1.5) NATURAL SURVEILLANCE SHALL BE MAXIMIZED IN PROJECT DESIGN TO ENCOURAGE EASY OBSERVATION OF PEOPLE AND PROPERTY NEAR ENTRYWAYS, PATHWAYS, PUBLIC SPACES AND PARKING LOTS. (R*)**

**(1.6) PROJECTS OR PORTIONS OF PROJECTS IN PUBLIC VIEW (ADJACENT TO STREETS AND RESIDENTIAL AREAS) SHALL DEMONSTRATE A GREATER LEVEL OF DESIGN SENSITIVITY AND DETAIL TO VISUAL IMAGE THAN OTHER DEVELOPMENT. (R*)**

**2. HEIGHT, BULK, AND AREA.**

**(2.2) PARAPET WALLS SHALL NOT EXTEND BEYOND THE BUILDING HEIGHT MORE THAN 5 FEET FOR A BUILDING THAT IS 20**

**FEET OR LESS IN HEIGHT OR 7 FEET FOR A BUILDING ABOVE 20 FEET IN HEIGHT UNLESS GREATER HEIGHT IS NEEDED TO SCREEN MECHANICAL EQUIPMENT. (R*)**

**3. ARCHITECTURE.**

**(3.1) ARCHITECTURE AND APPLIED TREATMENTS THAT EXPRESS CORPORATE IDENTITY SHALL BE TEMPERED TO PROVIDE UNIQUE STRUCTURES THAT COMPLEMENT AND BLEND WITH THEIR IMMEDIATE CONTEXT. (R*)**

**(3.2) PARKING SHADE AND CANOPY STRUCTURES SHALL BE COMPLEMENTARY TO THE ARCHITECTURE OF THE PRIMARY BUILDINGS AND HAVE MINIMAL VISUAL IMPACT TO THE PUBLIC STREETSCAPE AND ADJACENT RESIDENTIAL AREAS. (R*)**

**4. ARTICULATION.**

**(4.1) BUILDING FACADES VISIBLE FROM PUBLIC STREETS AND ADJACENT TO RESIDENTIAL PROPERTY THAT EXCEED 100 FEET SHALL CONTAIN ARCHITECTURAL EMBELLISHMENTS AND DETAILING SUCH AS TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, WINDOW FENESTRATION, SHADOW BOXES AND OVERHEAD/CANOPIES. (R*)**

**(4.2) THE BUILDING FACADE SHALL BE DESIGNED TO PROVIDE A SENSE OF HUMAN SCALE AT GROUND LEVEL BY PROVIDING A CLEAR ARCHITECTURAL DISTINCTION BETWEEN GROUND FLOOR LEVELS AND ALL ADDITIONAL LEVELS. (R*)**

**(4.3) BUILDING ENTRANCES SHALL BE IDENTIFIABLE AND DIRECTLY ACCESSIBLE FROM A PUBLIC SIDEWALK. (R*)**

**5. COLORS/MATERIALS.**

**(5.1) ALL SIDES OF A STRUCTURE SHALL EXHIBIT DESIGN CONTINUITY AND CONTAIN MULTIPLE EXTERIOR ACCENT MATERIALS THAT EXHIBIT QUALITY AND DURABILITY. EXAMPLES INCLUDE MATERIALS SUCH AS BRICK, STONE, COLORED TEXTURED CONCRETE OR STUCCO. ROOF MATERIALS MAY INCLUDE TREATED METAL, CONCRETE, AND CLAY TILES, DECORATIVE WOOD, OR SIMILAR MATERIALS. (R*)**

**(5.2) MULTIPLE BUILDINGS ON THE SAME SITE SHALL BORROW AND INCORPORATE (NOT DUPLICATE) ARCHITECTURAL STYLES, MATERIALS, FORMS, FEATURES, COLORS AND COMPATIBLE**

**ELEMENTS FROM THE SAME SITE. THESE SHALL INCLUDE: CONTINUATION OF DISTINCTIVE ROOFLINES, COVERED WALKWAY ALIGNMENTS, CONSISTENT DETAILING OF FINISH, ACCENT FEATURES ON ALL VISIBLE SIDES OF STRUCTURES, COMPATIBLE SHAPES, MATERIAL, WALL AND LANDSCAPING TREATMENT. (R*)**

**(5.3) THE EXTENSIVE USE OF THE FOLLOWING ARCHITECTURAL TREATMENTS AND DETAILS ARE STRONGLY DISCOURAGED AND SHALL BE LIMITED IN THEIR PROPOSED APPLICATION:**

**- COLORED PLASTIC OR FIBERGLASS**

**- SHINY METAL DETAILS OR REFLECTIVE MATERIALS**

**- UNTEXTURED CONCRETE, UNFINISHED BLOCK, STEEL PANELS, OR ASPHALT SHINGLES AS A PREDOMINANT EXTERIOR MATERIAL. (R*)**

**(5.4) CORPORATE COLORS, ASSOCIATED GRAPHICS, AND HIGHLY CONTRASTING BANDS OF VIBRANT COLORS ON BUILDINGS AND ON ACCESSORY STRUCTURES (EXCLUDING SIGNAGE) SHALL BE USED AS AN ACCENT FEATURE WITH RESTRAINT AS A MINOR ELEMENT OF THE BUILDING'S EXTERIOR. (R*)**

**(5.5) PRE-ENGINEERED METAL BUILDINGS VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL AREAS SHALL HAVE AT LEAST 30% OF EXTERIOR ELEVATIONS COMPOSED OF ALTERNATIVE BUILDING MATERIALS SUCH AS GLASS, BRICK, MASONRY, STONE AND STUCCO. (R*)**

**6. PUBLIC AMENITIES/ENVIRONMENTAL PROTECTION.**

**(6.1) PUBLIC AND PRIVATE PEDESTRIAN WALKWAYS AND GATHERING AREAS SHALL BE SHADED (MINIMUM 50% AT MATURITY) FOR THE HEALTH, SAFETY, AND WELFARE OF PEDESTRIANS AND TO ENCOURAGE USE. (R)**

**(6.2) OVERHANGS AND CANOPIES SHALL BE INTEGRATED IN THE BUILDING DESIGN ALONG ALL PEDESTRIAN THOROUGHFARES. FOR PLANNED COMMERCIAL SHOPPING CENTERS WITH EXTERIOR PEDESTRIAN CIRCULATION, CONTINUOUS SHADE PROTECTED WALKWAYS SHALL BE PROVIDED. (R*)**

**(6.3) THERE SHALL BE CONVENIENT ACCESSIBLE PEDESTRIAN WALKWAYS BETWEEN BUS STOP/SHELTER AND THE BUILDING ENTRY AND/OR ACTIVITY AREA(S). (R*)**

**7. SCREENING.**

**(7.1) SERVICE AREAS SHALL BE LOCATED AWAY FROM PUBLIC VIEW. (R*)**

**(7.3) ALL SCREENING SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PRIMARY STRUCTURE. (R*)**

**(7.5) ALL NEW OR RELOCATED ELECTRIC LINES 12 KV AND SMALLER, COMMUNICATIONS AND CABLE TELEVISION AND ALL ON PREMISE WIRING SHALL BE PLACED UNDERGROUND IN ALL DEVELOPMENTS WHERE VISIBLE FROM STREETS OR ADJOINING PROPERTIES. (R*)**

**V. ADDITIONAL DESIGN GUIDELINES FOR DEVELOPMENT PARCEL 3.CP/BP.1**

**THE FOLLOWING ARE ADDITIONAL DESIGN GUIDELINES APPLICABLE TO ALL DEVELOPMENT WITHIN DEVELOPMENT PARCEL 3.CP/BP.1, USING THE SAME IMPLEMENTATION STANDARDS PER SECTION 507.C OF THE PHOENIX ZONING ORDINANCE:**

**1. A MAXIMUM OF 60% OF EXTERIOR BUILDING FACADES SHALL BE FINISHED WITH STUCCO MATERIAL. (R*)**

**2. LIGHTING SHALL BE PROVIDED ADJACENT TO ALL PUBLIC AND PRIVATE SIDEWALKS, SHARED-USE PATHS, AND PEDESTRIAN WALKWAYS PER SECTION 1304.H.5 OF THE PHOENIX ZONING ORDINANCE. (R*)**

**3. LIGHTING SHOULD BE PROVIDED ADJACENT TO ALL MULTI-USE TRAILS PER SECTION 1304.H.5 OF THE PHOENIX ZONING ORDINANCE. (P)**

**4. WHERE PEDESTRIAN WALKWAYS CROSS A VEHICULAR PATH, THE PATHWAY SHALL BE CONSTRUCTED OF DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR OTHER PAVEMENT TREATMENTS, THAT VISUALLY CONTRASTS PARKING AND DRIVE AISLE SURFACES. (R*)**

**5. PRIMARY ENTRY/EXIT DRIVES SHALL INCORPORATE DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR SIMILAR ALTERNATIVE MATERIAL. (R*)**

**6. PRIMARY ENTRY/EXIT DRIVES SHALL INCORPORATE ENHANCED**

**LANDSCAPING ON BOTH SIDES WITHIN MINIMUM 250-SQUARE-FOOT LANDSCAPE AREAS AND SHALL INCORPORATE A MINIMUM 5-FOOT-WIDE LANDSCAPE MEDIAN, PLANTED WITH A VARIETY OF AT LEAST THREE PLANT MATERIALS, AND MINIMUM 2-INCH CALIPER SINGLE-TRUNK LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS WITH THE LANDSCAPE MEDIAN. (R)**

7. **TRAFFIC CALMING MEASURES SHALL BE PROVIDED AT ALL SITE ENTRIES AND EXITS TO SLOW DOWN VEHICULAR SPEEDS AS THEY APPROACH SIDEWALKS. (R*)**

8. **INTERIOR WALLS AND PRIVACY FENCING SHALL USE MATERIALS AND COLORS THAT BLEND WITH THE NATURAL DESERT ENVIRONMENT. (R*)**

9. **IF PROVIDED, A COMBINATION OF VIEW WALLS/FENCING AND PARTIAL VIEW WALLS/FENCING SHALL BE INCORPORATED ALONG PROPERTY LINES ADJACENT TO DEDICATED PUBLIC OR PRIVATE OPEN SPACE AREAS, NATURAL AND/OR IMPROVED DRAINAGEWAYS OR RECREATIONAL AREAS. (R*)**

10. **DRAINAGE CHANNELS SHALL BE DESIGNED TO LOOK NATURAL IN THE DESERT SETTING THROUGH COLOR, TEXTURE, LANDSCAPING, OR OTHER MEANS. (R*)**

11. **ENHANCED PEDESTRIAN CONNECTIONS SHALL BE DESIGNED AND CONSTRUCTED AT ALL PUBLIC STREET CROSSING LOCATIONS TO INTERCONNECT THE PEDESTRIAN TRAILS THROUGHOUT THE ENTIRETY OF THE SITE. (R*)**

12. **WASTE STATIONS SHOULD INCLUDE A COMPOST RECEPTACLE WHENEVER POSSIBLE, WITH INFORMATIONAL SIGNS INDICATING WHAT TYPE OF WASTE SHOULD GO IN WHICH RECEPTACLE. (C)**

3.CP/BP.2 – Development Parcel 3.CP/BP.2

Size: ~~205~~ 231.45 acres
Uses permitted: Permitted uses shall be as indicated in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance ~~(Supp. dated 4/19/95) (Ref. Appendix A.7)~~, as modified below.

~~Potential~~ APPLICABLE Zoning ~~to Be Applied~~: CP/BP as per Section 626 of the City of Phoenix Zoning Ordinance as modified below and per Section C.4.D of this chapter. This zoning ~~is to be~~ WAS applied upon City Council approval of the 1995 major amendment to the Desert Ridge Specific Plan relating to this superblock.

**~~Special Conditions and Requirements: I.~~ PERMITTED USES AND DEVELOPMENT STANDARDS:**

**1. Commerce Park (BUSINESS PARK OPTION) uses are allowed subject to the standards described in Section C.4.D of this chapter.**

~~2. The development of uses in Development Parcel 3.CP/BP.2 shall occur only in the following sequence:~~

~~a. Construction of a hospital structure with a minimum of 125 beds (hospital defined pursuant to the Phoenix Zoning Ordinance, Ref. Appendix A.9), including accessory retail wholly within the hospital structure.~~

~~b. Construction (which may occur simultaneously with the hospital structure defined above) of other medical facilities as defined in special condition and requirements 3.a.2 below.~~

~~c. After the completion of construction of the hospital structure, as evidenced by the issuance of a Certificate of Occupancy, construction will be allowed to commence for any other use allowed in Development Parcel 3.CP/BP.2.~~

~~3 1~~ **2. The following is a list of modifications to certain design/development standards and the list of permitted uses included in Section 626, Commerce Park (Business Park Option), of the City of Phoenix Zoning Ordinance which shall apply exclusively to Development Parcel 3.CP/BP.2) ~~PERMITTED USES~~: ~~PER THE BASE PERMITTED USES OF DEVELOPMENT PARCEL 3.CP/BP.1, INCLUDING REQUIRED CONDITIONS TO USE THE ENHANCED PERMTTED USES, EXCEPT AS MODIFIED BELOW:~~**

**~~A. HOSPITAL~~**

**~~B. MEDICAL SCHOOLS AND ASSOCIATED DORMITORIES AND MEDICAL~~**

**~~C. NURSING HOME~~**

**~~D. DEPENDENT CARE FACILITIES~~**

**~~1) IF FREESTANDING, SUBJECT TO AREA LIMITATIONS OF SECTION 1.B.~~**

~~**E. MUSEUMS AND GALLERIES ONLY WITH SUBJECT MATTER RELATED TO THE MEDICAL PROFESSION**~~

~~**F. MEDICAL APPLIANCE AND OTHER MEDICALLY RELATED SALES**~~

**a. Additional Permitted Uses~~/Development Conditions~~:**

**1) Hospitals** ~~(as defined in Appendix A.9)~~

**2) Medical facilities, including:**

**a) The provision of diagnostic services, extensive medical treatment including but not limited to surgical and other hospital services, as well as continuous nursing service, and including but not limited to general medical and surgical hospitals, specialty hospitals, medical clinics, medical laboratories, outpatient care facilities, medical schools and associated dormitories, medically related educational facilities, medical and associated accessory offices, pharmacies, and similar uses.**

**b) Facilities for conducting research in the natural or physical sciences, or engineering and development as an extension of investigation with the objective of creating end products on a contract or fee basis, and including pilot plant operation.**

**c) Manufacturing related to medical, pharmaceutical and biotechnical products or equipment. Manufacturing shall include the fabrication and assembly of finished products or sub-assemblies, so long as the primary use of the property is not the basic processing and compounding of raw material or food products.**

**d) The provision of intermediate or long-term nursing and health related care to individuals, typically classified as nursing home~~s~~.**

**e) Dwelling providing shelter and services for the elderly or for disabled persons, which may include meals, housekeeping, personal care assistance**

**and minor medical services including intermediate, long term or extended nursing care for residents.**

**f) Food services for the employees, visitors and patients of the medical facility**

**g) Non-freestanding retail uses within a medical facility/hospital building, are allowed subject to the following conditions:**

**(1) The maximum gross leasable area for any one tenant/user shall be 5,000 square feet.**

**(2) All retail sales occur only within the walls of the medical facility/hospital building. The entrance to a retail sales business shall be from within the walls of the medical facility/hospital building. No external signage of any kind shall be permitted so as to be visible from any public thoroughfare or adjacent property.**

**h) Helistops or heliports.**

**i) Clubs, private or public, qualifying by law as a non-profit entity.**

**j) Dependent care facilities, subject to the following conditions:**

**(1) If the dependent care facility is a freestanding structure, it shall be subject to the conditions for freestanding retail uses as described ~~in 3.a.4~~ below.**

**k) Wellness centers/clinics.**

**l) Museums and galleries only with subject matter related to the medical profession.**

**m) Places of worship, only in non-freestanding and integrated into a hospital or a medical facility building.**

**n) Places of assembly, only if indoors, non-freestanding and integrated into a hospital or a**

**medical facility building.**

**3) Medical appliance and other medically related sales.**

**4) Freestanding retail uses, are allowed in Development Parcel 3.CP/BP.2 subject to the following conditions:**

**a) The maximum gross leasable area for any one tenant/user (other thaN~~t~~ a restaurant) shall be 5,000 square feet.**

**b)** ~~Freestanding retail uses must be located set back a~~ **A minimum SETBACK of 300 feet from 56th Street, 64th Street and** ~~Avenue K~~ **MAYO BOULEVARD. External signage must not be visible from a public thoroughfare or adjacent property. (It is intended that the freestanding retail and restaurant uses in Development Parcel 3.CP/BP.2 be used primarily by the employees, patients and visitors of the hospital and medical facilities. These freestanding retail uses are not intended to be used by persons not working or visiting within Development Parcel 3.CP/BP.2.)**

**c) The maximum aggregate gross leasable area** ~~or~~ **OF freestanding retail uses and freestanding restaurants/bars/cocktail lounges in Development Parcel 3.CP/BP.2 shall be 50,000 square feet.**

**5) Accessory uses with hotels/motels: Non-freestanding retail newsstands, gift shops or other customary services, restaurants and cocktail lounges are allowed as accessory uses within hotels and motels, provided that the entrance to such uses shall be from within the exterior walls of the building only.**

**6)** ~~Multiple family attached~~ **MULTIFAMILY residential** ~~dwellings. A maximum of 300 multiple family dwellings shall be allowed in Development Parcel 3.CP/BP.2.~~

**7) Single-family** ~~detached~~ **residential, DETACHED** ~~dwellings. A maximum of 20 single-family dwelling shall be allowed in Development Parcel 3.CP/BP.2.~~

~~b. Modifications of Permitted Building Heights.~~

~~The heights of buildings in Development Parcel 3.CP/BP.2 shall be governed by the table presented below. The maximum building heights are exclusive of (do not include) the mechanical facilities on top of the buildings. Consequently, the total height of the structure may exceed the heights specified below to account for these mechanical facilities.~~

2. **DEVELOPMENT STANDARDS: ~~PER THE BASE DEVELOPMENT STANDARDS AND CONDITIONS FOR ENHANCED DEVELOPMENT STANDARDS OF DEVELOPMENT PARCEL 3.CP/BP.1, EXCEPT AS MODIFIED BELOW~~ THE FOLLOWING IS A LIST OF MODIFICATIONS TO THE DEVELOPMENT STANDARDS OF THE COMMERCE PARK (BUSINESS PARK OPTION) ZONING DISTRICT.**

A. MAXIMUM BUILDING HEIGHT:

THE HEIGHTS OF BUILDINGS IN DEVELOPMENT PARCEL 3.CP/BP.2 SHALL BE GOVERNED BY THE TABLE PRESENTED BELOW. THE MAXIMUM BUILDING HEIGHTS ARE EXCLUSIVE OF (DO NOT INCLUDE) THE MECHANICAL FACILITIES ON TOP OF THE BUILDINGS. CONSEQUENTLY, THE TOTAL HEIGHT OF THE STRUCTURE MAY EXCEED THE HEIGHTS SPECIFIED BELOW TO ACCOUNT FOR THESE MECHANICAL FACILITIES AND ASSOCIATED SCREENING.

| Use | Maximum Building Height |
|---|---|
| Hospitals | 250 feet |
| Clinics | 250 feet |
| Hotels/motels | 56 feet |
| Medical facilities, except hospitals/clinics | 56 feet |
| Office building for non-two stories, not to exceed medical facilities | 40 feet |
| Retail and restaurant uses | 40 feet |
| Multifamily residential | 56 feet |

All other uses 40 feet

~~4. Building Setbacks: Buildings must be setback a minimum of 100 feet and an average of 125 feet from 56th Street, 64th Street (if applicable) and Avenue K. Buildings must be setback 100 feet from all other streets. Buildings must be setback 30 feet from all other lot lines. Reach 11 setbacks are governed by Section C.4.D, Design Standards 2.a, of this chapter.~~

~~5~~ B. Floor Area Ratio: **0**.85 overall limit for development parcel.

**C. MAXIMUM DENSITY: 300 MULTIFAMILY DWELLING UNITS AND 20 SINGLE-FAMILY DWELLING UNITS.**

~~6 Parking. Off-street parking and loading requirements may be modified by the Development Service Department when supported by an appropriately documented study.~~

~~7 Signage.: This development parcel may be exempted from the Desert Ridge Comprehensive Sign Plan if the city approves a separate comprehensive sign plan for this development parcel.~~

~~8.~~ 3. Relationship of Parcel 3.CP/BP.2 to balance of Specific Plan. ~~In the event that Parcel 3.CP/BP.2 is developed with a minimum 125 bed hospital, then after the completion of such hospital, the~~ THE DEVELOPMENT parcel shall be treated as a separate and distinct entity within the Desert Ridge Specific Plan. Specifically, a single development entity may be designated by the owner of Parcel 3.CP/BP.2 at the owner~~s~~'s discretion to be responsible to the City of Phoenix for all matters related to the specific plan, including but not limited to reporting on development progress within the parcel, applying for major and minor amendments, and acting in the place of the Master Developer with regard to Parcel 3.CP/BP.2. The relationship between Parcel 3.CP/BP.2 and the Desert Ridge Master Developer shall be governed by the CC&R's, design guidelines, and other contractual documents that may be entered into by the property owner and the Master Developer. This specific plan shall continue to control land uses, design standards within Parcel 3.CP/BP.2 as described above in Section C.4.D of this chapter, and the permitted 25 percent increase or decrease in area of Parcel 3.CP/BP.2 as described in Chapter 4 of this specific plan.

4. MASTER PLANS: MASTER PLANS, PER THE REQUIREMENTS OF CHAPTER 4 OF THE DESERT RIDGE SPECIFIC PLAN AND PER THE PLANNED COMMUNITY DISTRICT (PCD), SECTION 636 OF THE PHOENIX ZONING ORDINANCE, SHALL BE SUBMITTED, AND SHALL BE UPDATED WITH EACH PHASE OF DEVELOPMENT, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT. THE INITIAL MASTER PLANS

SUBMITTED BY THE MASTER DEVELOPER SHALL INCLUDE THE FOLLOWING:

A. COMPLETE BUILD-OUT OF DETACHED SIDEWALKS, LANDSCAPE WITHIN LANDSCAPE STRIPS, BUFFERED BIKE LANES, AND SHARED-USE PATHS ALONG 56TH STREET, MAYO BOULEVARD AND 64TH STREET PER SECTION 7 OF THIS CHAPTER, TO BE INCLUDED ON THE MASTER OPEN SPACE, PEDESTRIAN, BICYCLE AND TRAILS PLAN AND MASTER LANDSCAPE PLAN.

B. COMPLETE BUILD-OUT OF BICYCLE REPAIR STATIONS PER SECTION ~~**10.C**~~ **3.CP/BP.2.II.4.D** OF THIS CHAPTER, TO BE INCLUDED ON THE MASTER OPEN SPACE, PEDESTRIAN, BICYCLE AND TRAILS PLAN.

C. A PEDESTRIAN AND BICYCLE CIRCULATION PLAN TO INCLUDE INTERNAL PEDESTRIAN AND BICYCLE CIRCULATION ON SITE THAT ENHANCES PEDESTRIAN AND BICYCLIST CONVENIENCE, SAFETY AND COMFORT~~**, WITH A FOCUS ON CONNECTING THE EAST AND WEST SIDES OF DEVELOPMENT PARCEL 3.CP/BP.1 NORTH OF MAYO BOULEVARD**~~.

~~9 The development of Parcel 3.CP/BP.2 as a medically-related commerce park is intended to occur in an integrated manner over a period of years. In order to assure that Parcel 3.CP/BP.2 develops in accordance with the provisions of the 1995 Major Specific Plan Amendment creating this development parcel, the following regulations are established. In the event that construction of a hospital structure, as defined in Appendix A.9, has commenced by December 31, 1996, the commencement and completion of such construction shall be permitted pursuant to those applicable provisions of the 1995 Major Specific Plan Amendment in effect as of the effective date of said amendment, governing permitted and accessory uses, height of buildings, lot coverage limitations, floor area ratios, and off-street parking and loading standards (hereinafter, the "current regulation"), and the development of the balance of Development Parcel 3.CP/BP.2 may be completed pursuant to the current regulations subject to the following conditions:~~

~~a. That within 180 days of the adoption of the 1995 Major Specific Plan Amendment creating this development parcel, the owner of Development Parcel 3.CP/BP.2 shall file with the city a conceptual site plan (the "site plan"), which plan shall describe, at a minimum and with a reasonable degree of certainty, all of the following:~~

~~1) A conceptual layout of this entire development parcel~~

showing individual development units which shall list the use or uses intended in each individual development unit.

2) The height of the buildings in each individual development unit.

3) The total square footage of all buildings proposed for Parcel 3.CP/BP.2, together with the proposed allocation of the total square footage to each individual development unit.

4) The boundaries of Parcel 3.CP/BP.2, together with the total gross land area and net land area of Parcel 3.CP/BP.2, as defined in Section 202 of the City of Phoenix Zoning Ordinance.

5) The required off-street parking facilities indicating the number of parking spaces provided for each use within each individual development unit.

6) The location of any proposed loading space or dock within any individual development unit.

b. All construction and development within Parcel 3.CP/BP.2 shall be in accordance with the site plan, as may be revised from time to time as set forth in this paragraph 9.

c. Prior to the completion of construction of the hospital structure, the owner of Parcel 3.CP/BP.2 shall submit to the city a revised site plan showing the hospital structure and any changes to the square footage of buildings. Changes to the square footage shall be limited to a reallocation of the total square footage of all buildings to different development units within Parcel 3.CP/BP.2, or within an existing individual development unit, but the total square footage of buildings in Parcel 3.CP/BP.2 as shown on the original site plan shall not be changed. Following the submittal of the revised site plan, the owner of Parcel 3.CP/BP.2 shall be permitted to commence and complete construction of another building or buildings or structure or structures in any one of the individual development units pursuant to the current regulations, so long as the commencement of construction of said building(s) or structure(s) shall occur not later than 7 years from the submittal of the revised site plan.

Prior to the completion of the second building or structure, and each building or structure thereafter, the owner of Parcel 3.CP/BP.2 shall submit to the city a revised site plan showing all buildings

~~completed and any changes to the allocation of the total square footage of buildings between different development units within Parcel 3.CP/BP.2, or within an existing individual development unit. Following the submittal of each revised site plan, the owner of Parcel 3.CP/BP.2 shall be permitted to commence and complete construction of the next building or structure, and each building or structure thereafter, under the current regulations, so long as the commencement of said construction occurs not later than 7 years after the submittal of each revised site plan. Construction of each building or structure within Parcel 3.CP/BP.2 shall follow this procedure.~~

~~d. Whenever the owner of Parcel 3.CP/BP.2 submits a site plan to the city in accordance with this paragraph 9, the owner of Parcel 3.CP/BP.2 shall provide a copy of the submitted site plan to the Master Developer.~~

~~e. If the owner of Parcel 3.CP/BP.2 fails to comply with the provisions of subparagraphs 9.a, 9.b and 9.c above, then future development of Parcel 3.CP/BP.2 shall be governed by the regulations relating to permitted and accessory uses, height of buildings, lot coverage limitations, floor area ratios, and off-street parking and loading standards then in effect.~~

**II. ADDITIONAL DEVELOPMENT STANDARDS FOR DEVELOPMENT PARCEL 3.CP/BP.2:**

**1. STREET STANDARDS:**

**A. MAYO BOULEVARD CROSS SECTION: THE 24-FOOT-WIDE LANDSCAPE MEDIAN ALONG MAYO BOULEVARD MAY BE REDUCED TO ALLOW FOR WIDENED AND BUFFERED BIKE LANES, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT. LANDSCAPE MEDIANS SHALL BE PLANTED TO THE STREETSCAPE LANDSCAPE STANARDS PER SECTION 3.CP/BP.2.II.2 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**B. SIDEWALK EASEMENTS AND SHARED-USE PATH EASEMENTS: SIDEWALK EASEMENTS AND SHARED-USE PATH EASEMENTS SHALL BE DEDICATED WHERE NECESSARY TO PERMIT DETACHED SIDEWALKS AND SHARED-USE PATHS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**C. MAYO BOULEVARD (SOUTH SIDE): A MINIMUM 8-FOOT-WIDE DETACHED SIDEWALK SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED ALONG THE SOUTH SIDE OF MAYO BOULEVARD, EXCEPT WHERE THERE ARE EXISTING SIDEWALKS, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 3.CP/BP.2.II.2 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**D. 56TH STREET (SOUTH OF MAYO BOULEVARD): THE EXISTING LANDSCAPE STRIP ON THE EAST SIDE OF 56TH STREET ADJACENT TO THE DETACHED SIDEWALK SHALL BE REPLENISHED AND PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 3.CP/BP.2.II.2 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**E. MULTI-USE TRAIL CONNECTING TO REACH 11: A 10-FOOT-WIDE MULTI-USE TRAIL EASEMENT (MUTE) SHALL BE DEDICATED WITHIN THE EASTERN EDGE OF DEVELOPMENT PARCEL 3.CP/BP.2, AND A MINIMUM 10-FOOT-WIDE MULTI-USE TRAIL (MUT) SHALL BE CONSTRUCTED WITHIN THE EASEMENT TO CONNECT SOUTH TO REACH 11 TRAILS IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**F. LANDSCAPE STRIP REDUCTION OR ELIMINATION: IN AREAS WHERE DRAINAGE CULVERTS, RIGHT TURN LANES AND BUS BAYS OCCUR AND LIMIT AVAILABLE RIGHT-OF-WAY, THE REQUIRED LANDSCAPE STRIPS OF THIS SECTION MAY BE REDUCED OR ELIMINATED BY THE STREET TRANSPORATION DEPARTMENT TO ENSURE SIDEWALKS AND SHARED USE PATHWAYS MAY BE PROVIDED IN SUCH AREAS WITHOUT SIGNIFICANT OFFSET.**

**2. STREETSCAPE LANDSCAPE PLANTING STANDARDS:**

**A. TREES FOR 10-FOOT-WIDE OR WIDER LANDSCAPE STRIPS: MINIMUM 3-INCH CALIPER, SINGLE-TRUNK, LARGE CANOPY, DROUGHT-TOLERANT, SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.**

**B. TREES FOR 5-FOOT-WIDE, LESS THAN 10-FOOT-WIDE, LANDSCAPE STRIPS: MINIMUM 2-INCH CALIPER, SINGLE-TRUNK, LARGE CANOPY, DROUGHT-TOLERANT, SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.**

**C. LIVE COVERAGE: DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS MAINTAINED TO A MAXIMUM HEIGHT OF 36 INCHES TO ACHIEVE A MINIMUM OF 75% LIVE COVERAGE AT MATURITY.**

**D. UTILITY CONFLICTS: WHERE UTILITY CONFLICTS EXIST, THE DEVELOPER SHALL WORK WITH THE PLANNING AND DEVELOPMENT DEPARTMENT ON AN ALTERNATIVE DESIGN SOLUTION CONSISTENT WITH A PEDESTRIAN ENVIRONMENT.**

**3. VEHICULAR PARKING: OFF-STREET PARKING AND LOADING REQUIREMENTS MAY BE MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT WHEN SUPPORTED BY AN APPROPRIATELY DOCUMENTED STUDY.**

**A. EV INSTALLED SPACES: A MINIMUM OF 2.5% OF THE REQUIRED PARKING SPACES, LOCATED WITHIN PARKING STRUCTURES, SHALL BE ELECTRIC VEHICLE (EV) INSTALLED SPACES, DEFINED AS A PARKING SPACE THAT INCLUDES ACCESS TO AN EV CHARGER, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**B. EV CAPABLE SPACES: A MINIMUM OF 2.5% OF THE REQUIRED PARKING SPACES, LOCATED WITHIN PARKING STRUCTURES, SHALL BE EV CAPABLE SPACES, DEFINED AS A PARKING SPACE THAT INCLUDES ACCESS TO ELECTRICAL WIRING TO ALLOW FOR A FUTURE JUNCTION BOX AND APPROPRIATE VOLTAGE FOR AN OUTLET CAPABLE OF CHARGING A VEHICLE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**4. BICYCLE INFRASTRUCTURE:**

**A. BUFFERED AND WIDENED BIKE LANES: EXISTING BIKE LANES SHOULD BE WIDENED AND SHALL BE BUFFERED ON BOTH SIDES OF MAYO BOULEVARD, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT AND THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**B. ON-SITE BICYCLE CIRCULATION: BIKE LANES, BIKE BOULEVARDS, OR OTHER DESIGN STANDARDS TO MAXIMIZE BICYCLIST VISIBILITY, SAFETY AND BICYCLIST CIRCULATION ON SITE THROUGHOUT THE DEVELOPMENT PARCEL SHALL BE PROVIDED AND INSTALLED PER THE RECOMMENDATIONS IN THE BICYCLE & PEDESTRIAN DESIGN GUIDANCE ELEMENT, CHAPTER 3 (BICYCLE TOOLBOX), OF THE ACTIVE TRANSPORTATION PLAN, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**C. BICYCLE PARKING: BICYCLE PARKING SHALL BE PROVIDED PER THE REQUIREMENTS OF SECTION 1307.H.6 OF THE PHOENIX ZONING ORDINANCE, IN ADDITION TO THE FOLLOWING. NON-SECURED BICYCLE PARKING SHALL BE PROVIDED THROUGH INVERTED U AND ARTISTIC RACKS LOCATED NEAR ALL BUILDING ENTRANCES, OR AS OTHERWISE SPECIFIED BELOW, AND INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H OF THE PHOENIX ZONING ORDINANCE.**

**1) MULTIFAMILY RESIDENTIAL SHALL PROVIDE SECURED BICYCLE PARKING SPACES AT A MINIMUM RATE OF 0.25 SPACES PER DWELLING UNIT AND GUEST BICYCLE PARKING SPACES AT A MINIMUM RATE OF 0.05 SPACES PER DWELLING UNIT.**

**2) SINGLE-FAMILY RESIDENTIAL USES SHALL PROVIDE BICYCLE PARKING LOCATED IN COMMON OPEN SPACE AREAS AT A MINIMUM RATE OF 0.05 SPACES PER DWELLING UNIT.**

**D. BICYCLE REPAIR STATIONS: BICYCLE REPAIR STATIONS ("FIX IT STATIONS") SHALL BE PROVIDED, MAINTAINED AND EVENLY DISTRIBUTED THROUGHOUT THE DEVELOPMENT PARCEL AND SHALL BE LOCATED ADJACENT TO SIDEWALKS, WALKWAYS, SHARED-USE PATHS AND MULTI-USE TRAILS, SPACED A MINIMUM OF A QUARTER MILE APART. THE BICYCLE REPAIR STATIONS ("FIX IT STATIONS") SHALL BE PROVIDED IN AN AREA OF HIGH VISIBILITY AND SEPARATED FROM VEHICULAR MANEUVERING AREAS, WHERE APPLICABLE. THE REPAIR STATION SHALL INCLUDE, BUT NOT BE LIMITED TO:**

**1) STANDARD REPAIR TOOLS AFFIXED TO THE STATION.**

**2) A TIRE GAUGE AND PUMP AFFIXED TO THE BASE OF THE STATION OR THE GROUND.**

**3) A BICYCLE REPAIR STAND WHICH ALLOWS PEDALS AND WHEELS TO SPIN FREELY WHILE MAKING ADJUSTMENTS TO THE BIKE.**

**E. ELECTRIC BICYCLE CHARGING: A MINIMUM OF 10% OF THE REQUIRED BICYCLE PARKING SPACES SHALL INCLUDE STANDARD ELECTRICAL RECEPTACLES, OR STANDARD ELECTRICAL OUTLETS FOR SECURED BICYCLE PARKING, FOR ELECTRIC BICYCLE CHARGING CAPABILITIES.**

**5. SIGNAGE: THIS DEVELOPMENT PARCEL IS EXEMPTED FROM THE DESERT RIDGE COMPREHENSIVE SIGN PLAN IF A SEPARATE COMPREHNESIVE SIGN PLAN FOR THE DEVELOPMENT PARCEL IS APPROVED.**

**6. ADDITIONAL STIPULATIONS FOR DEVELOPMENT:**

**A. THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, SIDEWALK, CURB RAMPS, STREETLIGHTS, MEDIAN ISLANDS, LANDSCAPING, AND OTHER INCIDENTALS, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH ALL ADA ACCESSIBILITY STANDARDS.**

**B. THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA (SFHA) CALLED ZONE AO, ON PANEL 1315 L OF THE FLOOD INSURANCE RATE MAPS (FIRM) DATED JANUARY 4, 2021. THE FOLLOWING REQUIREMENTS SHALL APPLY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:**

**1) THE ARCHITECT/ENGINEER IS REQUIRED TO SHOW THE FLOODPLAIN BOUNDARY LIMITS ON THE GRADING AND DRAINAGE PLAN AND ENSURE THAT IMPACTS TO THE PROPOSED FACILITIES HAVE BEEN CONSIDERED, FOLLOWING THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) REGULATIONS (44 CFR PARAGRAPH 60.3). THIS INCLUDES, BUT NOT LIMITED TO PROVISIONS IN THE LATEST VERSIONS OF THE FLOODPLAIN ORDINANCE OF THE PHOENIX CITY CODE.**

**2) A COPY OF THE GRADING AND DRAINAGE PLAN SHALL BE SUBMITTED TO THE FLOODPLAIN MANAGEMENT SECTION OF THE STREET TRANSPORTATION DEPARTMENT FOR REVIEW AND APPROVAL OF FLOODPLAIN REQUIREMENTS.**

**3) THE DEVELOPER SHALL PROVIDE AN ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON CONSTRUCTION PLANS TO FLOODPLAIN MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF GRADING AND DRAINAGE PERMITS.**

**4) THE DEVELOPER SHALL PROVIDE AN ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON BUILDINGS UNDER CONSTRUCTION AND A MINIMUM 95% COMPACTION TEST RESULTS FOR THE BUILDING PADS TO FLOODPLAIN MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS.**

**5) THE DEVELOPER SHALL PROVIDE ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON FINISHED CONSTRUCTION TO FLOODPLAIN MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.**

**C. THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF THE SCOTTSDALE MUNICIPAL AIRPORT (SDL) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE TEMPLATES AND INSTRUCTIONS PROVIDED WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CITY ATTORNEY.**

**D. THE DEVELOPER SHALL PROVIDE A NO HAZARD DETERMINATION FOR PROPOSED DEVELOPMENT THAT EXCEEDS 70 FEET IN HEIGHT FROM THE FAA PURSUANT TO THE FAA'S FORM-7460 OBSTRUCTION ANALYSIS REVIEW PROCESS, PRIOR TO CONSTRUCTION PERMIT APPROVAL, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**E. IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW**

**AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.**

**F. IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.**

**G. IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33-FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.**

**H. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.**

**3.CP/BP.3 – Development Parcel 3.CP/BP.3**

**SIZE: 23.88 ACRES**
**USES PERMITTED: PERMITTED USES SHALL BE AS INDICATED IN SECTION 626, COMMERCE PARK DISTRICT (BUSINESS PARK OPTION), OF THE CITY OF PHOENIX ZONING ORDINANCE, AS MODIFIED BELOW.**

**APPLICABLE ZONING: CP/BP AS PER SECTION 626 OF THE CITY OF PHOENIX ZONING ORDINANCE AS MODIFIED BELOW AND PER SECTION C.4.D OF THIS CHAPTER. THIS ZONING WAS APPLIED UPON CITY COUNCIL APPROVAL OF THE 1995 MAJOR AMENDMENT TO THE DESERT RIDGE SPECIFIC PLAN RELATING TO THIS SUPERBLOCK.**

**I. SPECIAL CONDITIONS AND REQUIREMENTS:**

**1. COMMERCE PARK USES ARE ALLOWED SUBJECT TO THE STANDARDS DESCRIBED IN SECTION C.4.D OF THIS CHAPTER.**

**2. ADDITIONAL PERMITTED USES/DEVELOPMENT CONDITIONS: THE**

**FOLLOWING IS A LIST OF MODIFICATIONS TO THE PERMITTED USES INCLUDED IN SECTION 626, COMMERCE PARK DISTRICT (BUSINESS PARK OPTION), OF THE CITY OF PHOENIX ZONING ORDINANCE WHICH SHALL APPLY EXCLUSIVELY TO DEVELOPMENT PARCEL 3.CP/BP.3:**

**A. MANUFACTURING RELATED TO MEDICAL, PHARMACEUTICAL AND BIOTECHNICAL PRODUCTS OR EQUIPMENT. MANUFACTURING SHALL INCLUDE THE FABRICATION AND ASSEMBLY OF FINISHED PRODUCTS OR SUB-ASSEMBLIES, SO LONG AS THE PRIMARY USE OF THE PROPERTY IS NOT THE BASIC PROCESSING AND COMPOUNDING OF RAW MATERIALS OR FOOD PRODUCTS.**

**B. MULTIFAMILY RESIDENTIAL.**

**C. RETAIL USES. THE MAXIMUM GROSS LEASABLE AREA FOR ANY ONE TENANT/USER SHALL BE 5,000 SQUARE FEET. THE MAXIMUM AGGREGATE GROSS LEASABLE AREA OF RETAIL USES SHALL BE 50,000 SQUARE FEET.**

**3. BUILDING SETBACKS: MINIMUM 100 FEET AND AN AVERAGE OF 125 FEET FROM 56TH STREET, 64TH STREET AND MAYO BOULEVARD. MINIMUM 50 FEET FROM ALL OTHER STREETS. MINIMUM 30 FEET FROM ALL OTHER LOT LINES.**

**4. FLOOR AREA RATIO: 0.20 OVERALL LIMIT FOR DEVELOPMENT PARCEL; INDIVIDUAL DEVELOPMENTS MAY BE UP TO 0.25.**

**5. DENSITY: MINIMUM 17.0 DWELLING UNITS PER GROSS ACRE.**

~~**SUPERBLOCK 3 – OVERALL DESIGN GUIDELINES**~~

~~**THE FOLLOWING DESIGN GUIDELINES FROM SECTION 507 TAB A OF THE PHOENIX ZONING ORDINANCE SHALL BE ELEVATED FROM CONSIDERATIONS (C) AND PRESUMPTIONS (P) TO REQUIREMENTS (R):**~~

~~**A. SITE DESIGN/DEVELOPMENT.**~~

~~**1. DESERT PRESERVATION.**~~

~~**(1.1) DEVELOPMENT SHALL MINIMIZE THE REMOVAL OF EXISTING HEALTHY SONORAN DESERT VEGETATION (TREES OVER 4" CALIPER IN DIAMETER) AND CACTI OVER 3' IN ACCORDANCE WITH CITY NATIVE PLANT PRESERVATION STANDARDS (TABLE 1). IF REMOVAL IS NECESSARY, MATURE TREES AND CACTI SHALL BE**~~

~~SALVAGED AND UTILIZED ON SITE. (R)~~

~~PROTECTED NATIVE PLANTS SHALL MEAN CACTI, WHICH ARE THREE (3) FEET, OR GREATER IN HEIGHT AND TREES WHICH ARE FOUR (4) INCHES OR GREATER IN CALIPER OF THE FOLLOWING SPECIES:~~

~~TABLE 1. PROTECTED NATIVE PLANT PRESERVATION STANDARDS~~

| ~~TREES:~~ | |
|---|---|
| ~~BOTANICAL NAME~~ | ~~COMMON NAME~~ |
| ~~*ACACIA CONSTRICTA*~~ | ~~WHITETHORN ACACIA~~ |
| ~~*ACACIA GREGGII*~~ | ~~CATCLAW ACACIA~~ |
| ~~*BERBERIS HAEMATOCARPA*~~ | ~~RED BARBERY~~ |
| ~~*CANOTIA HOLOCANTHA*~~ | ~~CRUCIFIXION THORN~~ |
| ~~*CELTIS PALLIDA*~~ | ~~HACKBERRY~~ |
| ~~*CERCIDIUM FLORIDUM*~~ | ~~BLUE PALO VERDE~~ |
| ~~*CERCIDIUM MICROPHYLLUM*~~ | ~~FOOTHILL PALO VERDE~~ |
| ~~*CHILOPSIS LINERARIS*~~ | ~~DESERT WILLOW~~ |
| ~~*JUNIPERUS SPECIES*~~ | ~~JUNIPER~~ |
| ~~*OLNEYA TESOTA*~~ | ~~IRONWOOD~~ |
| ~~*POPULUS FREMONTII*~~ | ~~COTTONWOOD~~ |
| ~~*PROSOPIS SPECIES*~~ | ~~MESQUITE~~ |
| ~~*QUERCUS SPECIES*~~ | ~~SCRIB OAK~~ |
| ~~*RHUS OVATA*~~ | ~~SUGAR SUMAC~~ |
| ~~*VAUQUELINEA CALIFORNICA*~~ | ~~ARIZONA ROSEWOOD~~ |
| ~~CACTI:~~ | |
| ~~BOTANICAL NAME~~ | ~~COMMON NAME~~ |
| ~~*CARNEGIEA GIGANTEA*~~ | ~~SAGUARO~~ |
| ~~*FEROCACTUS SPECIES*~~ | ~~BARREL~~ |
| ~~*FOUQUIERIA SPLENDENS*~~ | ~~OCOTILLO~~ |
| ~~*PENICEREUS GREGGII*~~ | ~~NIGHT-BLOOMING CEREUS~~ |

~~2. GRADING/DRAINAGE.~~

~~(2.2) SURFACE, SITE DRAINAGE AND RETENTION SHALL BE DESIGNED TO AVOID HARD LINED CHANNELS. (R)~~

~~(2.3) SURFACE SITE DRAINAGE AND RETENTION SHOULD BE INTEGRATED WITH THE OVERALL LANDSCAPE DESIGN. (R)~~

~~(2.5) REQUIRED LANDSCAPE SETBACKS ADJACENT TO PERIMETER STREETS MAY UTILIZE THE REQUIRED SETBACK FOR RETENTION~~

~~**PROVIDED:**~~

~~**- A MAXIMUM 50% OF THE REQUIRED LANDSCAPE SETBACK IS DEVOTED TO RETENTION.**~~

~~**- THE MAXIMUM DEPTH OF RETENTION WITHIN 20 FEET OF RIGHT-OF-WAY IS 24-INCHES.**~~

~~**- SIDE SLOPES ARE A MAXIMUM 4:1 (R)**~~

~~**3. LANDSCAPE ARCHITECTURE.**~~

~~**(3.1) PLANT MATERIALS.**~~

~~**3.1.1 DEVELOPMENT SHOULD MINIMIZE THE REMOVAL OF EXISTING, NON-NATIVE HEALTHY PLANTS (TREES 4" CALIPER IN DIAMETER) OR GREATER) AND CACTI (6' HIGH OR GREATER). IF REMOVAL IS NECESSARY, MATURE TREES SHOULD BE SALVAGED AND UTILIZED ON SITE. (R)**~~

~~**3.1.3 LOW WATER USE PLANTS THAT REFLECT AND ENHANCE THE IMAGE OF THE SONORAN DESERT SHALL BE USED. (R)**~~

~~**3.1.5 ANY PROPOSED LANDSCAPE TREATMENT SHALL BE COMPATIBLE WITH AND RELATE TO ANY ESTABLISHED DISTINCTIVE CHARACTER IN THE SURROUNDING CONTEXT AREA. (R)**~~

~~**3.1.9 COORDINATE SITE UTILITY ELEMENTS SUCH AS OVERHEAD POWER LINES, TRANSFORMERS, METER BOXES, BACKFLOW PREVENTERS, AND FIRE PROTECTION DEVICES, WITH LANDSCAPE DESIGN TO EFFECTIVELY DIMINISH THE IMPACT OF SUCH ELEMENTS ON THE SITE CHARACTER. (R)**~~

~~**3.1.10 TREES SHALL BE LOCATED ADJACENT TO PUBLIC AND PRIVATE WALKWAYS, AND MULTI-USE TRAILS AND PATHS, TO PROVIDE A MINIMUM OF 50 PERCENT SHADE AND A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES. (R)**~~

~~**3.1.11 PEDESTRIAN SAFETY AND COMFORT SHALL BE CONSIDERED WHEN SELECTING TREES AND PLANT MATERIAL. (R)**~~

~~**3.1.13 NO MORE THAN 50% OF THE LANDSCAPED AREA AT MATURITY OR 10% OF THE NET LOT AREA, WHICHEVER IS LESS, SHALL BE PLANTED IN TURF OR HIGH-WATER USE PLANTS. FUNCTIONAL TURF AREAS SUCH AS IN PARKS, SCHOOLS,**~~

~~**MULTIPLE-FAMILY AND SINGLE-FAMILY COMMON AREAS, INDIVIDUAL SINGLE-FAMILY LOT, AND GOLF COURSES ARE EXEMPT. (R)**~~

~~**3.1.14 A MINIMUM 50% OF THE LANDSCAPED AREA AT MATURITY (EXCLUDING HARDSCAPE AREAS) SHALL BE TREATED WITH LIVING VEGETATION INCLUDING GROUNDCOVER, SHRUBS AND TREES, AS WELL AS INORGANIC MATERIAL AND AN AUTOMATIC IRRIGATION SYSTEM. (R)**~~

~~**3.1.15 IF ALLOWED BY SPECIFIC PROVISIONS OF THE ZONING ORDINANCE, THE PLACEMENT OF RECYCLING CONTAINERS IN A REQUIRED LANDSCAPE SETBACK OR REQUIRED LANDSCAPED ISLAND SHALL NOT RESULT IN THE ELIMINATION OF ANY REQUIRED TREES. (R)**~~

~~**(3.2) MAINTENANCE OF LANDSCAPE AREAS.**~~

~~**3.2.1 NATIVE SONORAN DESERT VEGETATION SHALL NOT BE PRUNED OR REMOVED FROM AREAS IDENTIFIED ON APPROVED PLANS AS PERMANENT UNDISTURBED OPEN SPACE UNLESS DEMONSTRATED TO THE CITY THAT A HEALTH, SAFETY OR WELFARE ISSUE EXISTS. THIS INCLUDES REMOVAL OF DEAD TREES OR CACTI. (R)**~~

~~**3.2.3 A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL TREES, CACTI, AND PLANTS INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLANS OR OTHER DEVELOPMENT REVIEW DOCUMENTS TO MINIMIZE MAINTENANCE AND WATER CONSUMPTION, AND TO MAXIMIZE PLANT HEALTH, SURVIVABILITY, AND VIABILITY, UNLESS OTHERWISE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. (R)**~~

~~**(3.4) ART/WATER ELEMENTS.**~~

~~**3.4.1 WATER FEATURES, INCLUDING FOUNTAINS, SHALL BE SITED TO ALLOW SIGNIFICANT ENVIRONMENTAL ENHANCEMENT PRIMARILY TO ON-SITE AND INCIDENTALLY TO OFF-SITE USERS AND TO MINIMIZE WATER CONSUMPTION. (R)**~~

~~**3.4.2 IF THERE IS PUBLIC ART, IT SHALL BE INTEGRATED INTO THE OVERALL DESIGN OF A PROJECT. (R)**~~

~~**4. OPEN SPACE/AMENITIES.**~~

~~(4.1) IMPROVED OPEN SPACES, PLAZAS AND COURTYARDS SHALL BE SHADED A MINIMUM 50 PERCENT AND FUNCTIONAL IN TERMS OF AREA, DIMENSIONS, LOCATION AND AMENITIES TO PROMOTE SAFE HUMAN INTERACTION. (R)~~

~~(4.2) USABLE PUBLIC SPACE SHALL INCORPORATE A MINIMUM OF 50 PERCENT SHADING THROUGH THE USE OF TREES OR STRUCTURES THAT PROVIDE SHADING, OR A COMBINATION OF THE TWO UNLESS OTHERWISE PROHIBITED BY SITE VISIBILITY TRIANGLES OR OTHER TECHNICAL CONSTRAINTS. (R)~~

~~6. PARKING/CIRCULATION.~~

~~(6.1) SURFACE PARKING DESIGN.~~

~~6.1.3 PARKING AREAS SHALL BE BUFFERED FROM ADJACENT RESIDENTIAL PROPERTIES AND SCREENED FROM STREETS SO THAT CARS ARE NOT VISIBLE BELOW THE AVERAGE HEIGHT OF THE HEADLIGHTS. (R)~~

~~6.1.7 SURFACE PARKING DESIGN SHALL UTILIZE SHARED ACCESS DRIVES WITH ADJACENT, SIMILARLY ZONED PROPERTIES. (R)~~

~~6.1.9 EXCESSIVE ASPHALT/HARDSCAPE NOT NEEDED FOR ADEQUATE VEHICULAR MANEUVERING OR PARKING, STAGING OR MATERIAL STORAGE SHALL BE MINIMIZED. (R)~~

~~(6.2) PARKING STRUCTURE DESIGN.~~

~~6.2.3 THE PARKING STRUCTURE EXTERIOR SHALL BE FINISHED WITH ARCHITECTURAL EMBELLISHMENTS AND DETAILING THAT WILL CREATE VISUAL INTEREST FOR ADJOINING PROPERTIES. (R)~~

~~6.2.4 LIGHTING WITHIN THE PARKING STRUCTURE SHALL PROVIDE SAFETY AND SECURITY AND BE INTEGRATED INTO THE ARCHITECTURAL CHARACTER BOTH IN TERMS OF ILLUMINATION AND FIXTURES. (R)~~

~~6.2.7 APPROPRIATE VISIBILITY TRIANGLES AND PEDESTRIAN CROSSING AT EXITS AND ENTRANCES SHALL BE PROVIDED IN ALL PARKING STRUCTURES. (R)~~

~~6.2.10 THERE SHALL BE A CONVENIENT, CLEAR, SAFE AND EFFICIENT INTERNAL CIRCULATION SYSTEM WITHIN THE PARKING STRUCTURE FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC INCLUDING APPROPRIATE SIGNAGE AND PLACEMENT OF~~

~~**PEDESTRIAN CIRCULATION CORES (ELEVATORS AND STAIRS). (R)**~~

~~**(6.3) ACCESS/CIRCULATION.**~~

~~**6.3.2 THE SITE PLAN SHALL CLEARLY EXPRESS THE SEPARATION BETWEEN PEDESTRIAN AND VEHICULAR TRAFFIC. (R)**~~

~~**7. WALLS/FENCING.**~~

~~**(7.1) WALLS ADJACENT TO ARTERIAL AND COLLECTOR STREETS SHALL HAVE A FINISHED APPEARANCE. UNTEXTURED, UNFINISHED BLOCK AND REINFORCED, MORTAR-FREE CONCRETE WALLS SHALL BE AVOIDED. (R)**~~

~~**(7.2) WALL LENGTHS EXCEEDING 50 FEET ADJACENT TO ARTERIAL AND COLLECTOR STREETS SHALL BE ARTICULATED OR CONTAIN SUBSTANTIAL LANDSCAPING TO BREAK THE CONTINUOUS WALL SURFACE AND CREATE VARYING SHADING PATTERNS. (R)**~~

~~**8. SITE LIGHTING.**~~

~~**(8.1) ALL ON-SITE LIGHTING SHALL BE SHIELDED TO PREVENT DIRECT VISIBILITY OF THE LIGHT SOURCE FROM ADJACENT PROPERTY. (R)**~~

~~**(8.2) LIGHTING SHALL BE SHIELDED WITH CUT-OFF FIXTURES AND DEFLECTORS TO DIRECT LIGHT DOWNWARD AND LIMIT ON-SITE LIGHTING LEVELS TO A MAXIMUM OF ONE (1) FOOT CANDLE AT THE PROPERTY LINE. (R)**~~

~~**(8.5) SERVICE AREAS AND OTHER SCREENED AREAS SHALL HAVE PROPER SECURITY LIGHTING. (R)**~~

~~**(8.6) LIGHTING FIXTURES AND ILLUMINATION SHALL BE OF SIMILAR DESIGN AND CHARACTER AS THE PROJECT'S BUILDING COMPONENTS. (R)**~~

~~**(8.7) SITE LIGHTING SHALL BE PROVIDED TO ENSURE PERSONAL SAFETY AT BUILDING ENTRANCE/EXITS, AND IN PUBLIC ASSEMBLY AND PARKING AREAS. (R)**~~

~~**(8.8) RECOMMENDED LIGHTING LEVELS AND UNIFORMITY RATIOS ESTABLISHED BY THE ILLUMINATION ENGINEERING SOCIETY OF NORTH AMERICA (IESNA), AS MAY BE MODIFIED BY THE CITY OF PHOENIX, SHALL BE INCORPORATED IN LIGHTING DESIGN FOR ON-**~~

~~SITE NON-RESIDENTIAL AND MULTI-FAMILY DEVELOPMENT. (R)~~

~~B. BUILDING DESIGN/CONSTRUCTION.~~

~~1. PLACEMENT/ORIENTATION.~~

~~(1.2) THE PROPOSED BUILDING ORIENTATION SHALL RESPECT THE ORIENTATION OF SURROUNDING BUILDINGS AND SURROUNDING STREETS BY MAINTAINING CONTINUITY OF PEDESTRIAN ROUTES AND PROMOTING OPPORTUNITIES FOR PEDESTRIAN INTERACTION AT THE STREET LEVEL. (R)~~

~~(1.4) THE PROPOSED BUILDING ORIENTATION SHALL RESPECT CLIMATIC CONDITIONS BY MINIMIZING HEAT GAIN AND CONSIDERING THE IMPACT OF SHADE ON ADJACENT LAND USES AND AREAS. (R)~~

~~(1.5) NATURAL SURVEILLANCE SHALL BE MAXIMIZED IN PROJECT DESIGN TO ENCOURAGE EASY OBSERVATION OF PEOPLE AND PROPERTY NEAR ENTRYWAYS, PATHWAYS, PUBLIC SPACES AND PARKING LOTS. (R)~~

~~(1.6) PROJECTS OR PORTIONS OF PROJECTS IN PUBLIC VIEW (ADJACENT TO STREETS AND RESIDENTIAL AREAS) SHALL DEMONSTRATE A GREATER LEVEL OF DESIGN SENSITIVITY AND DETAIL TO VISUAL IMAGE THAN OTHER DEVELOPMENT. (R)~~

~~2. HEIGHT, BULK, AND AREA.~~

~~(2.2) PARAPET WALLS SHALL NOT EXTEND BEYOND THE BUILDING HEIGHT MORE THAN FIVE FEET (5') FOR A BUILDING THAT IS TWENTY FEET (20') OR LESS IN HEIGHT OR SEVEN FEET (7') FOR A BUILDING ABOVE TWENTY FEET IN HEIGHT UNLESS GREATER HEIGHT IS NEEDED TO SCREEN MECHANICAL EQUIPMENT. (R)~~

~~3. ARCHITECTURE.~~

~~(3.1) ARCHITECTURE AND APPLIED TREATMENTS THAT EXPRESS CORPORATE IDENTITY SHALL BE TEMPERED TO PROVIDE UNIQUE STRUCTURES THAT COMPLIMENT AND BLEND WITH THEIR IMMEDIATE CONTEXT. (R)~~

~~(3.2) PARKING SHADE AND CANOPY STRUCTURES SHALL BE COMPLIMENTARY TO THE ARCHITECTURE OF THE PRIMARY BUILDINGS AND HAVE MINIMAL VISUAL IMPACT TO THE PUBLIC~~

~~STREETSCAPE AND ADJACENT RESIDENTIAL AREAS. (R)~~

~~4. ARTICULATION.~~

~~(4.1) BUILDING FACADES VISIBLE FROM PUBLIC STREETS AND ADJACENT TO RESIDENTIAL PROPERTY THAT EXCEED 100-FEET SHALL CONTAIN ARCHITECTURAL EMBELLISHMENTS AND DETAILING SUCH AS TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, WINDOW FENESTRATION, SHADOW BOXES AND OVERHEAD/CANOPIES. (R)~~

~~(4.2) THE BUILDING FACADE SHALL BE DESIGNED TO PROVIDE A SENSE OF HUMAN SCALE AT GROUND LEVEL BY PROVIDING A CLEAR ARCHITECTURAL DISTINCTION BETWEEN GROUND FLOOR LEVELS AND ALL ADDITIONAL LEVELS. (R)~~

~~(4.3) BUILDING ENTRANCES SHALL BE IDENTIFIABLE AND DIRECTLY ACCESSIBLE FROM A PUBLIC SIDEWALK. (R)~~

~~5. COLORS/MATERIALS.~~

~~(5.1) ALL SIDES OF A STRUCTURE SHALL EXHIBIT DESIGN CONTINUITY AND CONTAIN MULTIPLE EXTERIOR ACCENT MATERIALS THAT EXHIBIT QUALITY AND DURABILITY. EXAMPLES INCLUDE MATERIALS SUCH AS BRICK, STONE, COLORED TEXTURED CONCRETE OR STUCCO. ROOF MATERIALS MAY INCLUDE TREATED METAL, CONCRETE, AND CLAY TILES, DECORATIVE WOOD, OR SIMILAR MATERIALS. (R)~~

~~(5.2) MULTIPLE BUILDINGS ON THE SAME SITE SHALL BORROW AND INCORPORATE (NOT DUPLICATE) ARCHITECTURAL STYLES, MATERIALS, FORMS, FEATURES, COLORS AND COMPATIBLE ELEMENTS FROM THE SAME SITE. THESE SHALL INCLUDE: CONTINUATION OF DISTINCTIVE ROOFLINES, COVERED WALKWAY ALIGNMENTS, CONSISTENT DETAILING OF FINISH, ACCENT FEATURES ON ALL VISIBLE SIDES OF STRUCTURES, COMPATIBLE SHAPES, MATERIAL, WALL AND LANDSCAPING TREATMENT. (R)~~

~~(5.3) THE EXTENSIVE USE OF THE FOLLOWING ARCHITECTURAL TREATMENTS AND DETAILS ARE STRONGLY DISCOURAGED AND SHALL BE LIMITED IN THEIR PROPOSED APPLICATION:~~

~~- COLORED PLASTIC OR FIBERGLASS~~

~~- SHINY METAL DETAILS OR REFLECTIVE MATERIALS~~

~~- UNTEXTURED CONCRETE, UNFINISHED BLOCK, STEEL PANELS, OR ASPHALT SHINGLES AS A PREDOMINANT EXTERIOR MATERIAL. (R)~~

~~(5.4) CORPORATE COLORS, ASSOCIATED GRAPHICS, AND HIGHLY CONTRASTING BANDS OF VIBRANT COLORS ON BUILDINGS AND ON ACCESSORY STRUCTURES (EXCLUDING SIGNAGE) SHALL BE USED AS AN ACCENT FEATURE WITH RESTRAINT AS A MINOR ELEMENT OF THE BUILDING'S EXTERIOR. (R)~~

~~(5.5) PRE-ENGINEERED METAL BUILDINGS VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL AREAS SHALL HAVE AT LEAST 30% OF EXTERIOR ELEVATIONS COMPOSED OF ALTERNATIVE BUILDING MATERIALS SUCH AS GLASS, BRICK, MASONRY, STONE AND STUCCO. (R)~~

~~6. PUBLIC AMENITIES/ENVIRONMENTAL PROTECTION.~~

~~(6.1) PUBLIC AND PRIVATE PEDESTRIAN WALKWAYS AND GATHERING AREAS SHALL BE SHADED (MINIMUM 50 PERCENT AT MATURITY) FOR THE HEALTH, SAFETY, AND WELFARE OF PEDESTRIANS AND TO ENCOURAGE USE. (R)~~

~~(6.2) OVERHANGS AND CANOPIES SHALL BE INTEGRATED IN THE BUILDING DESIGN ALONG ALL PEDESTRIAN THOROUGHFARES. FOR PLANNED COMMERCIAL SHOPPING CENTERS WITH EXTERIOR PEDESTRIAN CIRCULATION, CONTINUOUS SHADE PROTECTED WALKWAYS SHALL BE PROVIDED. (R)~~

~~(6.3) THERE SHALL BE CONVENIENT ACCESSIBLE PEDESTRIAN WALKWAYS BETWEEN BUS STOP/SHELTER AND THE BUILDING ENTRY AND/OR ACTIVITY AREA(S). (R)~~

~~7. SCREENING.~~

~~(7.1) SERVICE AREAS SHALL BE LOCATED AWAY FROM PUBLIC VIEW. (R)~~

~~(7.3) ALL SCREENING SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PRIMARY STRUCTURE. (R)~~

~~(7.5) ALL NEW OR RELOCATED ELECTRIC LINES 12 KV AND SMALLER, COMMUNICATIONS AND CABLE TELEVISION AND ALL ON PREMISE WIRING SHALL BE PLACED UNDERGROUND IN ALL DEVELOPMENTS WHERE VISIBLE FROM STREETS OR ADJOINING PROPERTIES. (R)~~

~~**ADDITIONAL DESIGN GUIDELINES.**~~

~~**THE FOLLOWING ARE ADDITIONAL DESIGN GUIDELINES APPLICABLE TO ALL DEVELOPMENT WITHIN SUPERBLOCK 3, USING THE SAME IMPLEMENTATION STANDARDS PER SECTION 507.C OF THE PHOENIX ZONING ORDINANCE:**~~

~~**1. A MAXIMUM OF 60% OF EXTERIOR BUILDING FACADES SHALL BE FINISHED WITH STUCCO MATERIAL. (R)**~~

~~**2. LIGHTING SHALL BE PROVIDED ADJACENT TO ALL PUBLIC AND PRIVATE SIDEWALKS, SHARED-USE PATHS, AND PEDESTRIAN WALKWAYS PER SECTION 1304.H.5 OF THE PHOENIX ZONING ORDINANCE. (R)**~~

~~**3. LIGHTING SHOULD BE PROVIDED ADJACENT TO ALL MULTI-USE TRAILS PER SECTION 1304.H.5 OF THE PHOENIX ZONING ORDINANCE. (P)**~~

~~**4. WHERE PEDESTRIAN WALKWAYS CROSS A VEHICULAR PATH, THE PATHWAY SHALL BE CONSTRUCTED OF DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR OTHER PAVEMENT TREATMENTS, THAT VISUALLY CONTRASTS PARKING AND DRIVE AISLE SURFACES. (R)**~~

~~**5. PRIMARY ENTRY/EXIT DRIVES SHALL INCORPORATE DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR SIMILAR ALTERNATIVE MATERIAL. (R)**~~

~~**6. PRIMARY ENTRY/EXIT DRIVES SHALL INCORPORATE ENHANCED LANDSCAPING ON BOTH SIDES WITHIN MINIMUM 250-SQUARE-FOOT LANDSCAPE AREAS AND SHALL INCORPORATE A MINIMUM 5-FOOT-WIDE LANDSCAPE MEDIAN, PLANTED WITH A VARIETY OF AT LEAST THREE PLANT MATERIALS, AND MINIMUM 2-INCH CALIPER SINGLE-TRUNK LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS WITH THE LANDSCAPE MEDIAN. (R)**~~

~~**7. TRAFFIC CALMING MEASURES SHALL BE PROVIDED AT ALL SITE ENTRIES AND EXITS TO SLOW DOWN VEHICULAR SPEEDS AS THEY APPROACH SIDEWALKS. (R)**~~

~~**8. INTERIOR WALLS AND PRIVACY FENCING SHALL USE MATERIALS AND COLORS THAT BLEND WITH THE NATURAL DESERT ENVIRONMENT. (R)**~~

~~**9. A COMBINATION OF VIEW WALLS/FENCING AND PARTIAL VIEW WALLS/FENCING SHALL BE INCORPORATED ALONG PROPERTY LINES ADJACENT TO DEDICATED PUBLIC OR PRIVATE OPEN SPACE AREAS, NATURAL AND/OR IMPROVED DRAINAGEWAYS OR RECREATIONAL AREAS. (R)**~~

~~**10. DRAINAGE CHANNELS SHALL BE DESIGNED TO LOOK NATURAL IN THE DESERT SETTING THROUGH COLOR, TEXTURE, LANDSCAPING, OR OTHER MEANS. (R)**~~

~~**11. ENHANCED PEDESTRIAN CONNECTIONS SHALL BE DESIGNED AND CONSTRUCTED AT ALL PUBLIC STREET CROSSING LOCATIONS TO INTERCONNECT THE PEDESTRIAN TRAILS THROUGHOUT THE ENTIRETY OF THE SITE. (R)**~~

~~**12. WASTE STATIONS SHOULD INCLUDE A COMPOST RECEPTACLE WHENEVER POSSIBLE, WITH INFORMATIONAL SIGNS INDICATING WHAT TYPE OF WASTE SHOULD GO IN WHICH RECEPTACLE. (P)**~~

***

**Amend Appendices A.2 (Plant Lists), Page A-2 as follows:**

***

A.2 Plant Lists

The Staff Recommended Plant List was prepared by the City of Phoenix Planning Department staff with assistance from the staff botanist/horticulturalist in the Water Conservation and Resources Division of the Water and Wastewater Department. The list includes a combination of native and introduced plants that are suitable to the Sonoran Desert. Suitability includes drought tolerance and mature height similar to Sonoran Desert vegetation. These plants were also selected for their adaptability to the climatic conditions, lower winter nighttime temperatures and more frequent frosts in Area C.

A Supplemental Plant List is included which identifies six specific development areas in the Desert Ridge project. In each of the six development areas, additional plant materials are listed that can be used to supplement the recommended plant list. Compliance with the Desert Ridge Plant List and the Supplemental Plant List will be enforced by the Desert Ridge Review Board. Tall palm trees (i.e., Date Palm, Fan Palm, Mexican Blue Palm) shall be located only in the Village Core,~~ and~~ resort areas~~;~~, SUPERBLOCK 3 DEVELOPMENT PARCELS, AND parcels 4RH and 5A.

***

**Amend Appendices A.2 (Plant Lists. Supplemental Plant List), Page A-9 as follows:**

***

SUPERBLOCK 3

*PALMS*

DATE PALMS

*TREES*

HERITAGE LIVE OAK
EVERGREEN ELM
RED PUSH PISTACHE

***

# ATTACHMENT F

REPORT OF PLANNING COMMISSION ACTION
October 5, 2023

| | |
|---|---|
| ITEM NO: 2 | |
| | DISTRICT NO.: 2 |
| SUBJECT: | |
| | |
| Application #: | GPA-DSTV-1-23-2 (Related Case Z-4-23-2) (Continued from June 1, 2023; August 3, 2023; and September 7, 2023) |
| Location: | Generally located south of the 101 Freeway, east of 56th Street, west of 64th Street, and north of the Reach 11 |
| Acreage: | 417.63 |
| Proposal: | Amend the DRSP text for Development Parcels 3.CP/BP.1 and 3.CP/BP.2 to facilitate the Mayo Clinic expansion including integrated clinical practice, education, and research, as well as the creation of a new “Discovery Oasis” biotech and healthcare corridor. |
| Applicant: | Nick Wood, Snell & Wilmer, LLP |
| Owner: | ASLD and Mayo Clinic Arizona |
| Representative: | Nick Wood, Snell & Wilmer, LLP |

**ACTIONS:**

Staff Recommendation: Approval, as shown in the recommended text in Exhibit A (Addendum A).

Village Planning Committee (VPC) Recommendation:
**Desert View** 4/4/2023 Information only.
**Desert View** 5/2/2023 Continued. Vote: 9-0.
**Desert View** 6/6/2023 Continued. Vote: 10-0.
**Desert View** 8/1/2023 Approval, per the staff recommendation. Vote: 10-1.

Planning Commission Recommendation: Approval, per the Addendum A Staff Report.

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a MOTION to approve GPA-DSTV-1-23-2, per the Addendum A Staff Report.

Maker: Gorraiz
Second: Boyd
Vote: 6-0-1 (Conflict: Simon)
Absent: Gaynor and Mangum
Opposition Present: No

Findings:

1. The proposed amendment to the Desert Ridge Specific Plan will reinforce Superblock 3 as a future destination for investment within the Loop 101 employment corridor.

2. The proposal updates permitted uses and development standards to allow the development of a medical campus with enhanced design guidelines.

3. The subject site is appropriate for additional height and floor area, as it is strategically located near a freeway and undeveloped land, away from single-family residential uses.

Proposed Language:

Amend Chapter 6 (Development Parcel Regulations), Section C.4.D (Non-Core Parcel Regulations, Modified City of Phoenix Commerce Park/Business Park Regulations Imposed by Desert Ridge Specific Plan), Pages 6-10 to 6-11 as follows:

***

Site Plan Requirement

1. A site plan is required for all CP/BP development parcels.

Design Standards

1. All parcels, EXCEPT AS NOTED.

   a. Building Height/Setback Relationship: Height is limited to 18 feet within 30 feet of lot lines, with one additional foot of height for every additional foot of setback to the otherwise permitted maximum height. DEVELOPMENT PARCELS IN SUPERBLOCK 3 ARE EXEMPT.

   b. Required Parking Lot and Wall Setbacks:

      1) Tatum Boulevard, 56th Street, 64th Street and ~~Avenue K~~ MAYO BOULEVARD (FORMERLY AVENUE K): 50 feet minimum from street right-of-way.

      2) 52nd Street, Pima Freeway, and all other streets: 30 feet minimum from right-of-way, EXCEPT FOR THE PORTION OF PIMA FREEWAY WHICH ABUTS SUPERBLOCK 3 SHALL BE 10 FEET MINIMUM FROM RIGHT-OF-WAY.

      3) All other lot lines except lot lines which abut Reach 11: Parking lots must be 10 feet minimum from all lot lines; there is no minimum setback from lot lines for walls. NO MINIMUM SETBACK FOR SUPERBLOCK 3 PARCELS.

   c. Landscaping: Landscaping shall be required in all street rights-of-way, building and parking lot setback area, parking areas and open space areas pursuant to City of Phoenix requirements, except that a minimum of 25% of the required trees shall be 24-inch box or larger.

   d. Walls and Fences: Walls and fences located within or adjacent to a building or parking lot setback which is adjacent to Tatum Boulevard, 56th Street, 64th Street, MAYO BOULEVARD (FORMELY AVENUE K), and 52nd Street shall not exceed eight feet in height. Walls and fences adjacent to all other streets and interior and perimeter lot lines shall not exceed eight feet in height.

   e. Screening: Loading, service, storage, delivery, refuse collection and parking area must be screened with landscaping, walls or berming (or combinations thereof) so as to be non-visible when standing six feet in height on the boundary lines of

adjacent streets and properties. Rooftop treatment shall screen exposure of pipes and mechanical equipment from view so as to be non-visible when standing six feet in height on the boundary lines of adjacent streets and properties. Exhaust stacks are exempt from these screening requirements.

2. Developments Abutting Reach 11: Reach 11 will be developed as a regional recreational area with a variety of facilities which will provide active and passive recreational opportunities. Development adjacent to Reach 11 should be encouraged to consider the recreational facilities as site amenities that have the long term potential to enhance adjacent land uses. Where a development abuts Reach 11, the following standards shall apply:

   a. Setbacks and Building Height: Buildings shall be set back an average of 100 feet from the Reach 11 property line. If any portion of a building is over 56 feet in height, the setback for the portion of the building shall be increased one foot for every one foot of height over 56 feet, up to the maximum permitted height. The first 60 feet of setback from Reach 11 shall remain as a buffer of open space with native-plant landscaping. Parking and walls may be placed with a maximum of 50% of the balance of the setback area. Any buildings with window treatments, architectural facades/building designs, landscape designs, etc., which focus on Reach 11 may reduce the required average setback to 60 feet, as approved by the PLANNING AND Development ~~Services~~ Department. DEVELOPMENT PARCELS IN SUPERBLOCK 3 ARE EXEMPT, EXCEPT THAT A MINIMUM 65-FOOT SETBACK SHALL BE REQUIRED FROM REACH 11 REGARDLESS OF BUILDING HEIGHT.

   b. Fencing: If fencing is used at the perimeter of the property or within the required setback as permitted in the immediately preceding paragraph, it should be view fencing or an acceptable substitute as permitted by the PLANNING AND Development ~~Services~~ Department, ~~and~~ Parks AND Recreation DEPARTMENT, and Library Department. Chain link fencing is prohibited, except where used within the interior of the site and only where it is not visible from the exterior property boundaries, as approved by the PLANNING AND Development ~~Services~~ Department.

   c. Building Architecture/Screening: All building ~~evaluations~~ ELEVATIONS shall include a mix of building material, vertical and horizontal elements around the entire building, and shall maintain a campus continuity. Loading, service, storage, deliver, refuse collection and parking areas which face Reach 11 must be screened from view. Rooftop treatment shall screen exposure of pipes and mechanical equipment form view of Reach 11. Exhaust stacks are exempt from these screening requirements.

***

Amend Chapter 6 (Development Parcel Regulations), Section C.5. (Development Regulations by Superblock), Pages 6-18 to 6-24 as follows:

***

SUPERBLOCK 3

Superblock 3 is located south of the Pima Freeway, between 56th Street, 64th Street and Reach 11. This superblock is an area designated for medically-related commerce park economic

development efforts. The uses, zoning, ~~and~~ development standards, AND DESIGN GUIDELINES included in this amendment are specifically intended to ~~address these issues~~ SUPPORT SUCH USES.

3.CP/BP.1 – Development Parcel 3.CP/BP.1

Size: ~~210 186.18~~ 162.30 acres
Uses Permitted: Permitted uses shall be as indicated in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance ~~(Supp. dated 4/19/95) (Ref. Appendix A.7)~~, as modified below.

~~Potential~~ APPLICABLE Zoning ~~to Be Applied~~: CP/BP as per Section 626 of the City of Phoenix Zoning Ordinance as modified below and per Section C.4.D of this chapter. This zoning ~~is to be~~ WAS applied upon City Council approval of the 1995 Major Amendment to the Desert Ridge Specific Plan relating to this superblock.

REGULATORY FRAMEWORK: THE FOLLOWING SECTION HAS A REGULATORY FRAMEWORK THAT INCLUDES A "BASE" SECTION AND AN "ENHANCED" SECTION. THE "BASE" SECTION INCLUDES PERMITTED USES AND DEVELOPMENT STANDARDS THAT ARE ALLOWED BY RIGHT WITHOUT TRIGGERING ANY ADDITIONAL REQUIREMENTS. THE "ENHANCED" SECTION INCLUDES ADDITIONAL PERMITTED USES AND DEVELOPMENT STANDARDS THAT ARE ONLY ALLOWED TO BE USED SUBJECT TO COMPLIANCE WITH THE CONDITIONS LISTED IN THIS SECTION FURTHER BELOW.

~~Special Conditions and Requirements~~ I. BASE PERMITTED USES AND DEVELOPMENT STANDARDS:

~~1. Commerce Park uses are allowed subject to the standards described in Section C.4.D of this chapter.~~

~~2.~~ 1. ~~Additional~~ Permitted Uses~~/Development Conditions~~: ~~The following is a list of modifications to the permitted uses included in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance which shall apply exclusively to Development Parcel 3.CP/BP.1~~:

a. ~~Manufacturing related to medical, pharmaceutical and biotechnical products or equipment. Manufacturing shall include the fabrication and assembly of finished products or sub-assemblies, so long as the primary use of the property is not the basic processing and compounding of raw materials or food products.~~

COMMERCE PARK (BUSINESS PARK OPTION) USES, SUBJECT TO THE STANDARDS DESCRIBED IN SECTION C.4.D OF THIS CHAPTER.

b. ~~Multiple~~ MULTIfamily ~~attached~~ residential. ~~uses at a minimum~~ ~~density of 17.0 dwelling units per gross acre.~~

c. ~~B.~~ ~~Retail uses. The maximum gross leasable area for any one tenant/user shall be 5,000 square feet. The maximum aggregate gross leasable area of retail uses in Development Parcel 3.CP/BP.1 shall be 50,000 square feet.~~

NON-RESIDENTIAL USES PERMITTED PER SECTION 622, COMMERCIAL C-1 DISTRICT, OF THE PHOENIX ZONING ORDINANCE, SUBJECT TO THE FOLLOWING LIMITATIONS:

1) SUCH USES ARE LIMITED TO NO MORE THAN ~~5% OF THE NET AREA OF THE DEVELOPMENT PARCEL~~ 500,000 SQUARE FEET IN GROSS FLOOR AREA.

~~2) OF THE 5% OF THE NET AREA OF THE DEVELOPMENT PARCEL, 50% OF SUCH USES ARE LIMITED TO BEING INTERNAL TO A BUILDING (NOT STAND-ALONE USES).~~

~~3~~2) THE MAXIMUM GROSS FLOOR AREA FOR ANY ONE TENANT OR USER SHALL NOT EXCEED 10,000 SQUARE FEET.

~~4) EACH NEW DEVELOPMENT SHALL UPDATE THE MAYO CLINIC MASTER SITE PLAN TO TRACK THESE PERCENTAGES.~~

~~C.~~D. MEDICAL, PHARMACEUTICAL AND BIOTECHNICAL PRODUCTS OR EQUIPMENT, MANUFACTURING

2. MAXIMUM DENSITY: 200 DWELLING UNITS.

3. ~~2.~~ Building Setbacks: ~~Buildings must be setback a minimum of 100 feet and an average of 125 feet from 56th Street, 64th Street and Avenue K. Buildings must be setback 50 feet from all other streets, and the Pima Freeway. Buildings must be setback 30 feet from all other lot lines.~~

A. ADJACENT TO MAYO BOULEVARD, 56TH STREET AND 64TH STREET: MINIMUM 100 FEET, AVERAGE OF 125 FEET

B. ALL OTHER PUBLIC STREETS: MINIMUM 50 FEET

C. PRIVATE STREETS: MINIMUM 25 FEET

D. INTERIOR LOT LINES: 0 FEET

E. ADJACENT TO REACH 11: PER SECTION C.4.D, DESIGN STANDARDS 2.A, OF THIS CHAPTER.

4. ~~3.~~ Floor Area Ratio: 0.20 overall limit for development parcel; individual developments may be up to 0.25.

~~4.~~ 5. MAXIMUM BUILDING HEIGHT: 56 FEET. MAXIMUM BUILDING HEIGHTS ARE EXCLUSIVE OF (DO NOT INCLUDE) THE MECHANICAL FACILITIES ON TOP OF BUILDINGS. CONSEQUENTLY, THE TOTAL HEIGHT OF THE STRUCTURE MAY EXCEED THE HEIGHTS SPECIFIED BELOW TO ACCOUNT FOR THESE MECHANICAL FACILITIES AND ASSOCIATED SCREENING.

~~5. LOT COVERAGE: MAXIMUM 50% FOR DEVELOPMENT PARCEL.~~

6. COMMON OPEN SPACE: MINIMUM 10% OF GROSS DEVELOPMENT PARCEL AREA, ALLOCATED THROUGHOUT THE DEVELOPMENT PARCEL AREA.

7. STREET STANDARDS:

A. MAYO BOULEVARD CROSS SECTION: THE 24-FOOT-WIDE LANDSCAPE MEDIAN ALONG MAYO BOULEVARD MAY BE REDUCED TO ALLOW FOR WIDENED AND BUFFERED BIKE LANES, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT. LANDSCAPE MEDIANS SHALL BE PLANTED TO THE STREETSCAPE LANDSCAPE STANARDS PER SECTION 3.CP/BP.1.I.8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

B. SIDEWALK EASEMENTS AND SHARED-USE PATH EASEMENTS: SIDEWALK EASEMENTS AND SHARED-USE PATH EASEMENTS SHALL BE DEDICATED WHERE NECESSARY TO PERMIT DETACHED SIDEWALKS AND SHARED-USE PATHS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

C. MAYO BOULEVARD (NORTH SIDE): A DETACHED SIDEWALK SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED ALONG THE NORTH SIDE OF MAYO BOULEVARD, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 3.CP/BP.1.I.8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

D. MAYO BOULEVARD (SOUTH SIDE): ~~WITH RESPECT TO DEVELOPMENT PARCEL 3.CP/BP.2, A~~ A MINIMUM 8-FOOT-WIDE DETACHED SIDEWALK SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED ALONG THE SOUTH SIDE OF MAYO BOULEVARD, EXCEPT WHERE THERE ARE EXISTING SIDEWALKS, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 3.CP/BP.1.I.8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

~~E. 56TH STREET (SOUTH OF MAYO BOULEVARD): THE EXISTING LANDSCAPE STRIP ON THE EAST SIDE OF 56TH STREET ADJACENT TO THE DETACHED SIDEWALK SHALL BE REPLENISHED AND PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.~~

~~F~~E. 56TH STREET (NORTH OF MAYO BOULEVARD): A MINIMUM 10-FOOT-WIDE DETACHED SIDEWALK, WHICH MAY BE LOCATED WITHIN AN EASEMENT, SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED ALONG THE EAST SIDE OF 56TH STREET, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 3.CP/BP.1.I.8.D.1 OF THIS CHAPTER AND

MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

~~G~~F. 64TH STREET: A DETACHED SIDEWALK SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED ALONG THE WEST SIDE OF 64TH STREET, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 3.CP/BP.1.I.8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

~~H~~G. PRIVATE AND PUBLIC LOCAL STREETS: MINIMUM 5-FOOT-WIDE DETACHED SIDEWALKS SEPARATED BY A MINIMUM 5-FOOT-WIDE LANDSCAPE STRIPS LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED FOR PRIVATE AND PUBLIC LOCAL STREETS, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 3.CP/BP.1.I.8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

~~I~~H. SHARED-USE PATH ON NORTH SIDE OF MAYO BOULEVARD: A MINIMUM 12-FOOT-WIDE SHARED-USE PATH EASEMENT (SUPE) SHALL BE DEDICATED AND A MINIMUM 12-FOOT-WIDE SHARED-USE PATH (SUP) SHALL BE CONSTRUCTED WITHIN THE EASEMENT IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE SUP MAY BE PROVIDED IN LIEU OF THE REQUIRED DETACHED SIDEWALK WITHIN THE RIGHT-OF-WAY IF THE LANDSCAPE STRIP IS PROVIDED PER SECTION 7.C OF THIS CHAPTER.

J. SHARED-USE PATH ON WEST SIDE OF 64TH STREET: SUBJECT TO ANY APPLICABLE ADOT STANDARDS NORTH OF MAYO BOULEVARD, A 10-FOOT-WIDE SHARED-USE PATH EASEMENT (SUPE) SHALL BE DEDICATED AND A MINIMUM 10-FOOT-WIDE SHARED-USE PATH (SUP) SHALL BE CONSTRUCTED WITHIN THE EASEMENT IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE SUP MAY BE PROVIDED IN LIEU OF THE REQUIRED DETACHED SIDEWALK WITHIN THE RIGHT-OF-WAY IF THE LANDSCAPE STRIP IS PROVIDED PER SECTION 7.~~G~~F OF THIS CHAPTER.

~~K. MULTI-USE TRAIL CONNECTING TO REACH 11: A 10-FOOT-WIDE MULTI-USE TRAIL EASEMENT (MUTE) SHALL BE DEDICATED WITHIN THE EASTERN EDGE OF DEVELOPMENT PARCEL 3.CP/BP.2, AND A MINIMUM 10-FOOT-WIDE MULTI-USE TRAIL (MUT) SHALL BE CONSTRUCTED WITHIN THE EASEMENT TO CONNECT SOUTH TO REACH 11 TRAILS IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.~~

~~L~~K. LANDSCAPE STRIP REDUCTION OR ELIMINATION: IN AREAS WHERE DRAINAGE CULVERTS, RIGHT TURN LANES AND BUS BAYS

OCCUR AND LIMIT AVAILABLE RIGHT-OF-WAY, THE REQUIRED LANDSCAPE STRIPS OF THIS SECTION MAY BE REDUCED OR ELIMINATED BY THE STREET TRANSPORATION DEPARTMENT TO ENSURE SIDEWALKS AND SHARED USE PATHWAYS MAY BE PROVIDED IN SUCH AREAS WITHOUT SIGNIFICANT OFFSET.

8. LANDSCAPE STANDARDS:

A. MILKWEED OR NATIVE NECTAR SPECIES FOR MONARCH BUTTERFLIES: A MINIMUM OF 10% OF THE REQUIRED SHRUBS SHALL BE A MILKWEED OR OTHER NATIVE NECTAR SPECIES AND SHALL BE PLANTED IN GROUPS OF THREE OR MORE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

B. MINIMUM LANDSCAPE SETBACKS:

1) ADJACENT TO PUBLIC AND PRIVATE STREETS AND REACH 11: 25 FEET

2) ADJACENT TO PIMA FREEWAY: 10 FEET

3) ADJACENT TO PROPERTY LINE ADJACENT TO DEVELOPMENT WITH NO SHARED PARKING OR SHARED DRIVEWAY: 5 FEET

4) ADJACENT TO PROPERTY LINE ADJACENT TO DEVELOPMENT WITH SHARED PARKING OR SHARED DRIVEWAY: 0 FEET

C. PARKING LOT AREAS: MINIMUM 10% OF INTERIOR SURFACE AREA, EXCLUSIVE OF PERIMTER LANDSCAPING AND ALL REQUIRED SETBACKS.

D. MINIMUM LANDSCAPE PLANTING STANDARDS:

1) STREETSCAPE:

A) TREES FOR 10-FOOT-WIDE OR WIDER LANDSCAPE STRIPS: MINIMUM 3-INCH CALIPER SINGLE-TRUNK LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.

B) TREES FOR 5-FOOT-WIDE, LESS THAN 10-FOOT-WIDE, LANDSCAPE STRIPS: MINIMUM 2-INCH CALIPER SINGLE-TRUNK LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.

C) LIVE COVERAGE: DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS MAINTAINED TO A MAXIMUM HEIGHT OF 36 INCHES TO ACHIEVE A MINIMUM OF 75% LIVE COVERAGE AT MATURITY.

D) UTILITY CONFLICTS: WHERE UTILITY CONFLICTS EXIST, THE DEVELOPER SHALL WORK WITH THE PLANNING AND DEVELOPMENT DEPARTMENT ON AN ALTERNATIVE DESIGN SOLUTION CONSISTENT WITH A PEDESTRIAN ENVIRONMENT.

2) LANDSCAPE SETBACKS:

A) TREES FOR 10-FOOT OR WIDER LANDSCAPE SETBACKS: MINIMUM 50% 2-INCH CALIPER, 25% 3-INCH CALIPER AND 25% 4-INCH CALIPER LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.

B) TREES FOR LESS THAN 10-FOOT-WIDE LANDSCAPE SETBACKS: MINIMUM 2-INCH CALIPER LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.

C) LIVE COVERAGE: DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS TO ACHIEVE A MINIMUM OF 50% LIVE COVERAGE AT MATURITY.

3) UNCOVERED PARKING AREAS:

A) TREES: MINIMUM 2-INCH CALIPER LARGE CANOPY DROUGHT-TOLERANT SHADE TREES DISPERSED THROUGHOUT THE PARKING AREA TO ACHIEVE MINIMUM SHADING REQUIREMENTS PER SECTION ~~13~~ 3.CP/BP.1.I.11.E OF THIS CHAPTER.

B) LIVE COVERAGE: DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS MAINTAINED TO A MAXIMUM HEIGHT OF 36 INCHES TO ACHIEVE A MINIMUM OF 50% LIVE COVERAGE AT MATURITY.

4) COMMON OPEN SPACE AND RETENTION AREAS:

A) TREES: MINIMUM 2-INCH CALIPER LARGE CANOPY DROUGHT-TOLERANT SHADE TREES ~~DISPERSED THROUGHOUT THE PARKING AREA TO ACHIEVE MINIMUM SHADING REQUIREMENTS PER SECTION 13 OF THIS CHAPTER~~ PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS ALONG THE PERIMETER OF OPEN SPACE AND RETENETION AREAS.

B) LIVE COVERAGE: DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS MAINTAINED TO A MAXIMUM HEIGHT OF 36 INCHES TO

ACHIEVE A MINIMUM OF 50% LIVE COVERAGE AT MATURITY.

9. VEHICULAR PARKING: OFF-STREET PARKING AND LOADING REQUIREMENTS MAY BE MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT WHEN SUPPORTED BY AN APPROPRIATELY DOCUMENTED STUDY.

    A. EV INSTALLED SPACES: A MINIMUM OF 2.5% OF THE REQUIRED PARKING SPACES, LOCATED WITHIN PARKING STRUCTURES, SHALL BE ELECTRIC VEHICLE (EV) INSTALLED SPACES, DEFINED AS A PARKING SPACE THAT INCLUDES ACCESS TO AN EV CHARGER, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

    B. EV CAPABLE SPACES: A MINIMUM OF 2.5% OF THE REQUIRED PARKING SPACES, LOCATED WITHIN PARKING STRUCTURES, SHALL BE EV CAPABLE SPACES, DEFINED AS A PARKING SPACE THAT INCLUDES ACCESS TO ELECTRICAL WIRING TO ALLOW FOR A FUTURE JUNCTION BOX AND APPROPRIATE VOLTAGE FOR AN OUTLET CAPABLE OF CHARGING A VEHICLE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

10. BICYCLE INFRASTRUCTURE:

    A. BUFFERED AND WIDENED BIKE LANES: EXISTING BIKE LANES SHOULD BE WIDENED AND SHALL BE BUFFERED ON BOTH SIDES OF MAYO BOULEVARD, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT AND THE PLANNING AND DEVELOPMENT DEPARTMENT.

    B. ON-SITE BICYCLE CIRCULATION: BIKE LANES, BIKE BOULEVARDS, OR OTHER DESIGN STANDARDS TO MAXIMIZE BICYCLIST VISIBILITY, SAFETY AND BICYCLIST CIRCULATION ON SITE THROUGHOUT THE DEVELOPMENT PARCEL SHALL BE PROVIDED AND INSTALLED PER THE RECOMMENDATIONS IN THE BICYCLE & PEDESTRIAN DESIGN GUIDANCE ELEMENT, CHAPTER 3 (BICYCLE TOOLBOX), OF THE ACTIVE TRANSPORTATION PLAN, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

    C. BICYCLE PARKING: BICYCLE PARKING SHALL BE PROVIDED PER THE REQUIREMENTS OF SECTION 1307.H.6 OF THE PHOENIX ZONING ORDINANCE, IN ADDITION TO ~~THE FOLLOWING~~ SECURED BICYCLE PARKING SPACES FOR MULTIFAMILY RESIDENTIAL AT A MINIMUM RATE OF 0.25 SPACES PER DWELLING UNIT AND GUEST BICYCLE PARKING SPACES FOR MULTIFAMILY RESIDENTIAL AT A MINIMUM RATE OF 0.05 SPACES PER DWELLING UNIT. NON-SECURED BICYCLE PARKING SHALL BE PROVIDED THROUGH INVERTED U AND ARTISTIC RACKS LOCATED NEAR ALL BUILDING ENTRANCES~~, OR AS OTHERWISE SPECIFIED BELOW~~ AND OPEN SPACE AREAS, AND INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H OF THE PHOENIX ZONING ORDINANCE.

~~1) MULTIFAMILY RESIDENTIAL SHALL PROVIDE SECURED BICYCLE PARKING SPACES AT A MINIMUM RATE OF 0.25 SPACES PER DWELLING UNIT AND GUEST BICYCLE PARKING SPACES AT A MINIMUM RATE OF 0.05 SPACES PER DWELLING UNIT.~~

~~2) SINGLE-FAMILY RESIDENTIAL USES SHALL PROVIDE BICYCLE PARKING LOCATED IN COMMON OPEN SPACE AREAS AT A MINIMUM RATE OF 0.05 SPACES PER DWELLING UNIT.~~

D. BICYCLE REPAIR STATIONS: BICYCLE REPAIR STATIONS ("FIX IT STATIONS") SHALL BE PROVIDED, MAINTAINED AND EVENLY DISTRIBUTED THROUGHOUT THE DEVELOPMENT PARCEL AND SHALL BE LOCATED ADJACENT TO SIDEWALKS, WALKWAYS, SHARED-USE PATHS AND MULTI-USE TRAILS, SPACED A MINIMUM OF A QUARTER MILE APART. THE BICYCLE REPAIR STATIONS ("FIX IT STATIONS") SHALL BE PROVIDED IN AN AREA OF HIGH VISIBILITY AND SEPARATED FROM VEHICULAR MANEUVERING AREAS, WHERE APPLICABLE. THE REPAIR STATION SHALL INCLUDE, BUT NOT BE LIMITED TO:

1) STANDARD REPAIR TOOLS AFFIXED TO THE STATION.

2) A TIRE GAUGE AND PUMP AFFIXED TO THE BASE OF THE STATION OR THE GROUND.

3) A BICYCLE REPAIR STAND WHICH ALLOWS PEDALS AND WHEELS TO SPIN FREELY WHILE MAKING ADJUSTMENTS TO THE BIKE.

E. ELECTRIC BICYCLE CHARGING: A MINIMUM OF 10% OF THE REQUIRED BICYCLE PARKING SPACES SHALL INCLUDE STANDARD ELECTRICAL RECEPTACLES, OR STANDARD ELECTRICAL OUTLETS FOR SECURED BICYCLE PARKING, FOR ELECTRIC BICYCLE CHARGING CAPABILITIES.

11. SHADE STANDARDS:

A. SHADE CALCULATIONS AND SHADE STUDY: SHADE CALCULATIONS SHALL BE BASED ON THE SUMMER SOLSTICE AT NOON, AS SHOWN ON A SHADING STUDY TO BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

B. SOURCE OF SHADE: SHADE SHALL BE FROM A STRUCTURE, LANDSCAPING AT MATURITY, OR A COMBINATION OF THE TWO, UNLESS OTHERWISE SPECIFIED.

C. PUBLIC SIDEWALKS AND SHARED-USE PATHS: MINIMUM 75%

D. PUBLIC AND PRIVATE OPEN SPACE AREAS: MINIMUM 50%

E. UNCOVERED PARKING AREAS: MINIMUM 25%, SHADED PER SECTION 3.CP/BP.1.I.8.D.3.A OF THIS CHAPTER.

F. OCCUPIABLE ROOF AREAS: MINIMUM 50%

G. BICYCLE REPAIR STATIONS AND BICYCLE PARKING SPACES: MINIMUM 75%

H. BIKE LANES: MINIMUM 50%

I. CORNERS OF TRAFFIC LIGHTS: MINIMUM 75%, TO ALLOW PEDESTRIANS TO WAIT COMFORTABLY FOR THE SIGNAL TO CHANGE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL SHADE STRUCTURES WITHIN THE RIGHT-OF-WAY SHALL REQUIRE A REVOCABLE PERMIT FOR ENCROACHMENT IN THE RIGHT-OF-WAY AND SHALL COMPLY WITH VISIBILITY TRIANGLES.

12. GREEN STORMWATER INFRASTRUCTURE: EACH PROJECT WITHIN THE DEVELOPMENT PARCEL SHALL IMPLEMENT A MINIMUM OF TWO GREEN INFRASTRUCTURE (GI) TECHNIQUES FOR STORMWATER MANAGEMENT, PER THE GREATER PHOENIX METRO GREEN INFRASTRUCTURE AND LOW IMPACT DEVELOPMENT DETAILS FOR ALTERNATIVE STORMWATER MANAGEMENT, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

13. WASTE STATIONS: WASTE STATIONS INCLUDING A LANDFILL RECEPTACLE AND RECYCLING RECEPTACLE WITH INFORMATIONAL SIGNS INDICATING WHAT TYPE OF WASTE SHOULD GO IN WHICH RECEPTACLE SHALL BE PROVIDED AT ALL BUILDING ENTRANCES/EXITS (EXCEPT FOR EMERGENCY ONLY EXITS) AND SHALL BE ALLOCATED THROUGHOUT THE SITE IN COMMON OPEN SPACE ARES AND ALONG SIDEWALKS, SHARED-USE PATHS AND PEDESTRIAN PATHWAYS AT CONVENIENT LOCATIONS, TYPICALLY WITHIN A QUARTER MILE OF EACH OTHER. ADDITIONALLY, RECYCLING CONTAINERS SHALL BE PROVIDED FOR EACH GARBAGE CONTAINER PROVIDED.

14. SIGNAGE: THIS DEVELOPMENT PARCEL IS EXEMPTED FROM THE DESERT RIDGE COMPREHENSIVE SIGN PLAN IF A SEPARATE COMPREHNESIVE SIGN PLAN FOR THE DEVELOPMENT PARCEL IS APPROVED.

15. RESIDENTIAL DEVELOPMENT ON A LOT ADJACENT TO (WITHIN 100 FEET OF) THE LOOP 101 FREEWAY: IN THE EVENT THAT RESIDENTIAL DEVELOPMENT OCCURS NEAR THE LOOP 101 FREEWAY, THE FOLLOWING STANDARDS SHALL APPLY:

A. INDOOR NOISE LEVELS OF RESIDENTIAL UNITS SHALL NOT EXCEED A DECIBEL DAY NIGHTLEVEL (DNL) OF 45 DECIBELS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. A SEALED AND SIGNED ANALYSIS BY AN ENGINEER LICENSED IN ARIZONA WITH A PROFICIENCY IN RESIDENTIAL SOUND MITIGATION OR NOISE CONTROL SHALL BE INCLUDED WITH THE BUILDING PLANS SUBMITTED FOR PHOENIX BUILDING CONSTRUCTION CODE COMPLIANCE REVIEW TO THE PLANNING AND DEVELOPMENT DEPARTMENT. THE ENGINEER SHALL NOTE IN

THE ANALYSIS THAT THE BUILDING DESIGN IS CAPABLE OF ACHIEVING THE REQUIRED NOISE LEVEL REDUCTION.

B. NOISE MITIGATION WALLS SHALL BE PROVIDED ALONG THE NORTH SIDE OF DEVELOPMENT PARCEL 3.CP/BP.1 ADJACENT TO THE LOOP 101 FREEWAY. THE WALL HEIGHT SHALL BE DETERMINED THROUGH A NOISE ANALYSIS PREPARED BY A REGISTERED PROFESSIONAL ENGINEER. THE WALL SHALL BE CONSTRUCTED OF MINIMUM 8-INCH-THICK CONCRETE MASONRY UNITS (CMU) OR OF CAST-IN-PLACE CONCRETE AND CONTAIN NO OPENINGS UNLESS THEY ARE ABOVE THE MINIMUM HEIGHT REQUIRED FOR ADEQUATE NOISE MITIGATION OR FOR DRAINAGE. NOISE WALLS SHALL BE CONSTRUCTED TO WRAP AROUND CORNER LOTS AND AREAS NEAR INTERSECTIONS. WRAP AROUND WALLS, UPON TURNING A CORNER, SHALL CONTINUE FOR AT LEAST 120 FEET (APPROXIMATELY TWO LOT WIDTHS), AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

C. NOISE WALLS SHALL VARY BY A MINIMUM OF FOUR FEET EVERY 400 LINEAL FEET TO VISUALLY REFLECT A MEANDERING OR STAGGERED SETBACK, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

D. THE NOISE WALL, SHALL INCORPORATE STONE VENEER, STONEWORK, OR INTEGRAL COLOR CMU BLOCK, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

E. THE DEVELOPER SHALL RECORD DOCUMENTS THAT DISCLOSE TO PROSPECTIVE PURCHASERS AND RENTERS OF PROPERTY WITHIN THE DEVELOPMENT THE EXISTENCE OF NOISE FROM THE LOOP 101 FREEWAY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO RECORDATION.

16. MASTER PLANS: MASTER PLANS: MASTER PLANS, PER THE REQUIREMENTS OF CHAPTER 4 OF THIS PLAN, AND PER THE PLANNED COMMUNITY DISTRICT (PCD), SECTION 636 OF THE PHOENIX ZONING ORDINANCE, SHALL BE SUBMITTED, AND SHALL BE UPDATED WITH EACH PHASE OF DEVELOPMENT, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT. IN ADDITION, THE INITIAL MASTER PLANS SUBMITTED BY THE MASTER DEVELOPER SHALL ALSO INCLUDE THE FOLLOWING:

A. COMPLETE BUILD-OUT OF DETACHED SIDEWALKS, LANDSCAPE WITHIN LANDSCAPE STRIPS, BUFFERED BIKE LANES, AND SHARED-USE PATHS ALONG 56TH STREET, MAYO BOULEVARD AND 64TH STREET PER SECTION 7 OF THIS CHAPTER, TO BE INCLUDED ON THE MASTER OPEN SPACE, PEDESTRIAN, BICYCLE AND TRAILS PLAN AND MASTER LANDSCAPE PLAN.

B. COMPLETE BUILD-OUT OF BICYCLE REPAIR STATIONS PER SECTION ~~10.C~~ 3.CP/BP.1.I.10.D OF THIS CHAPTER, TO BE INCLUDED ON THE MASTER OPEN SPACE, PEDESTRIAN, BICYCLE AND TRAILS PLAN.

C. A PEDESTRIAN AND BICYCLE CIRCULATION PLAN TO INCLUDE INTERNAL PEDESTRIAN AND BICYCLE CIRCULATION ON SITE THAT ENHANCES PEDESTRIAN AND BICYCLIST CONVENIENCE, SAFETY AND COMFORT, WITH A FOCUS ON CONNECTING THE EAST AND WEST SIDES OF DEVELOPMENT PARCEL 3.CP/BP.1 NORTH OF MAYO BOULEVARD.

17. ADDITIONAL STIPULATIONS FOR DEVELOPMENT:

A. THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, SIDEWALK, CURB RAMPS, STREETLIGHTS, MEDIAN ISLANDS, LANDSCAPING, AND OTHER INCIDENTALS, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH ALL ADA ACCESSIBILITY STANDARDS.

B. A RED BORDER LETTER SHALL BE SUBMITTED TO THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) FOR THIS DEVELOPMENT.

C. THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA (SFHA) CALLED ZONE AO, ON PANEL 1315 L OF THE FLOOD INSURANCE RATE MAPS (FIRM) DATED JANUARY 4, 2021. THE FOLLOWING REQUIREMENTS SHALL APPLY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:

1) THE ARCHITECT/ENGINEER IS REQUIRED TO SHOW THE FLOODPLAIN BOUNDARY LIMITS ON THE GRADING AND DRAINAGE PLAN AND ENSURE THAT IMPACTS TO THE PROPOSED FACILITIES HAVE BEEN CONSIDERED, FOLLOWING THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) REGULATIONS (44 CFR PARAGRAPH 60.3). THIS INCLUDES, BUT NOT LIMITED TO PROVISIONS IN THE LATEST VERSIONS OF THE FLOODPLAIN ORDINANCE OF THE PHOENIX CITY CODE.

2) A COPY OF THE GRADING AND DRAINAGE PLAN SHALL BE SUBMITTED TO THE FLOODPLAIN MANAGEMENT SECTION OF THE STREET TRANSPORTATION DEPARTMENT FOR REVIEW AND APPROVAL OF FLOODPLAIN REQUIREMENTS.

3) THE DEVELOPER SHALL PROVIDE AN ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON CONSTRUCTION PLANS TO FLOODPLAIN MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF GRADING AND DRAINAGE PERMITS.

4) THE DEVELOPER SHALL PROVIDE AN ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON BUILDINGS UNDER CONSTRUCTION AND A MINIMUM 95% COMPACTION TEST RESULTS FOR THE BUILDING PADS TO FLOODPLAIN

MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS.

5) THE DEVELOPER SHALL PROVIDE ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON FINISHED CONSTRUCTION TO FLOODPLAIN MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

D. THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF THE SCOTTSDALE MUNICIPAL AIRPORT (SDL) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE TEMPLATES AND INSTRUCTIONS PROVIDED WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CITY ATTORNEY.

E. THE DEVELOPER SHALL PROVIDE A NO HAZARD DETERMINATION FOR THE PROPOSED DEVELOPMENT THAT EXCEEDS 70 FEET IN HEIGHT FROM THE FAA PURSUANT TO THE FAA'S FORM-7460 OBSTRUCTION ANALYSIS REVIEW PROCESS, PRIOR TO CONSTRUCTION PERMIT APPROVAL, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

F. IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.

G. IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.

H. IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33-FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.

I. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

II. CONDITIONS FOR ENHANCED PERMITTED USES AND DEVELOPMENT STANDARDS:

DEVELOPMENT WITHIN PARCEL 3.CP/BP.1 CAN UTILIZE THE DEVELOPMENT STANDARDS OF THIS SUBSECTION ONLY UPON THE FOLLOWING CONDITIONS BEING APPROVED AND ACCEPTED BY THE CITY:

1. BEFORE PRELIMINARY APPROVAL OF DEVELOPMENT PLANS FOR ANY INDIVIDUAL BUILDING, PROJECT, OR USE BY THE CITY WITHIN THE DEVELOPMENT PARCEL, A CONCEPTUAL MASTER DEVELOPMENT PARCEL SITE PLAN (CMDPSP) FOR THE ENTIRETY OF SUPERBLOCK 3 AND THE MAYO CLINIC PUD SITE SHALL BE SUBMITTED FOR CITY APPROVAL. THIS MEANS, FOR EXAMPLE, THAT BEFORE ANY PLANS FOR ANY INDIVIDUAL BUILDING, PROJECT, OR USE WITHIN PARCEL 3.CP/BP.1 ARE PROCESSED FOR APPROVAL BY THE CITY, A CMDPSP FOR THE ENTIRETY OF SUPERBLOCK 3 AND THE MAYO CLINIC PUD SITE MUST BE FILED WITH THE CITY. THE CITY WILL THEN PROCESS THE CMDPSP THROUGH A STAFF APPROVAL PROCESS. AT A MINIMUM THE CMDPSP SHALL PROVIDE INFORMATION REGARDING THE FOLLOWING:

    A. INDIVIDUAL DEVELOPMENT UNIT BOUNDARIES WITHIN THE SUPERBLOCK.

    B. FLOOR AREA RATIO (FAR) CALCULATIONS FOR EACH INDIVIDUAL DEVELOPMENT UNIT AND THE ENTIRE SUPER BLOCK AND MAYO CLINIC PUD AREA.

    C. PROPOSED BUILDING HEIGHTS.

    D. PROPOSED DWELLING UNITS.

    E. LAND USE FOR EACH DEVELOPMENT UNIT.

2. FOR ANY DEVELOPMENT UNITS WITHIN THE DEVELOPMENT PARCEL, THE INITIAL APPLICANT SHALL SUBMIT CONCEPTUAL MASTER PLANS FOR THE ENTIRE SUPERBLOCK AND MAYO CLINIC PUD SITE, AS DESCRIBED IN THE PLANNED COMMUNITY DISTRICT (PCD) SECTION OF THE PHOENIX ZONING ORDINANCE, AND AS FURTHER CLARIFIED IN THIS SECTION. THE INITIAL DEVELOPER WITHIN THE DEVELOPMENT PARCEL WILL BE REQUIRED TO IDENTIFY THE REGIONAL ROADWAY INFRASTRUCTURE IMPROVEMENTS NECESSARY TO SERVE THE ENTIRE DESERT RIDGE SPECIFIC PLAN DEVELOPMENT AREA WITH ASSIGNMENT OF CONTRIBUTION FUNDS AND ROADWAY IMPROVEMENTS TO EACH DEVELOPMENT UNIT WITHIN SUPERBLOCK 3 AND THE MAYO CLINIC PUD, WHICH SHALL INCLUDE, BUT IS NOT LIMITED TO:

    A. 64TH STREET CONNECTION TO BELL ROAD.

    B. ULTIMATE MAYO BOULEVARD FROM TATUM BOULEVARD TO 66TH STREET.

    C. TATUM BOULEVARD FROM PINNACLE PEAK ROAD TO THE SOUTH SIDE OF THE CENTRAL ARIZONA PROJECT (CAP) CANAL BRIDGE.

    D. 56TH STREET FROM RANGER DRIVE TO PINNACLE PEAK ROAD, AND OTHER AFFECTED CORRIDORS.

E. 64TH STREET FROM LOOP 101 FREEWAY TO PINNACLE PEAK ROAD.

ANY SUBSEQUENT DEVELOPMENT UNITS CREATED WITHIN A DEVELOPMENT PARCEL SEEKING AMENDMENT TO THE OVERALL CONCEPTUAL DEVELOPMENT PARCEL MASTER PLANS, SHALL BE REQUIRED TO SUBMIT REVISED DEVELOPMENT PARCEL MASTER PLANS AND OBTAIN CITY APPROVAL TO AMEND, ASSIGN OR PHASE ANY IMPROVEMENTS ASSIGNED TO THE DEVELOPMENT PARCEL.

3. A TRAFFIC IMPACT STUDY (TIS) SHALL BE SUBMITTED TO THE CITY FOR THE ENTIRE SUPERBLOCK 3 AND MAYO CLINIC PUD SITE TO SUPPORT THE CONCEPTUAL DEVELOPMENT MASTER PLANS AS DETERMINED BY THE CITY OF PHOENIX STREET TRANSPORTATION DEPARTMENT. NO PRELIMINARY PLANS WITHIN A DEVELOPMENT PARCEL SHALL BE SUBMITTED UNTIL THE STUDY IS REVIEWED AND APPROVED BY THE CITY OF PHOENIX STREET TRANSPORTATION DEPARTMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR TIS SUBMISSION TO AND COORDINATING TRANSPORTATION INFRASTRUCTURE MASTER PLANS AND IMPROVEMENTS WITH THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT).

4. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE DEVELOPER SHALL HAVE EXECUTED CONCEPTUAL DEVELOPMENT MASTER PLANS AND A DEVELOPMENT AGREEMENT WITH THE CITY OF PHOENIX THAT DETAILS FUNDING OBLIGATIONS AND COMMITMENTS FOR CODE REQUIRED AND REGIONAL STREET, WATER, SEWER AND DRAINAGE INFRASTRUCTURE FOR EACH DEVELOPMENT UNIT, AS REQUIRED BY THE APPROVED MASTER PLANS RELATED TO THAT DEVELOPMENT UNIT.

III. ENHANCED PERMITTED USES AND DEVELOPMENT STANDARDS:

1. ADDITIONAL PERMITTED USES: UPON COMPLIANCE OF THE CONDITIONS LISTED IN THE SECTION ABOVE, IN ADDITION TO THE BASE PERMITTED USES IN DEVELOPMENT PARCEL 3.CP/BP.1, THE FOLLOWING SHALL BE PERMITTED:

~~A. MULTIFAMILY RESIDENTIAL, PER R-5 MULTIFAMILY RESIDENCE DISTRICT, PLANNED RESIDENTIAL DEVELOPMENT OPTION, SECTION 615 OF THE PHOENIX ZONING ORDINANCE~~

~~B. SINGLE-FAMILY RESIDENTIAL, ATTACHED OR DETACHED, PER R-3 MULTIFAMILY RESIDENTIAL DISTRICT, PLANNED RESIDENTIAL DEVELOPMENT OPTION, SECTION 613 OF THE PHOENIX ZONING ORDINANCE~~

~~C~~A. COMMUNITY RESIDENCE CENTER ~~OR HOME~~

~~D. BIOMEDICAL AND MEDICAL RESEARCH OFFICES AND/OR LABORATORY~~

~~E~~B. HOSPICE

~~F~~C. MEDICAL SCHOOLS AND ASSOCIATED DORMITORIES AND MEDICALLY RELATED EDUCATIONAL FACILITIES

~~G~~D. MOBILE FOOD VENDING AS AN ACCESSORY USE, SUBJET TO THE FOLLOWING LIMITATIONS:

1) SUBJECT TO ALL CONDITIONS OF SECTION 624.D.87.A THROUGH M OF THE PHOENIX ZONING ORDINANCE, AS MODIFIED BELOW

2) NO MORE THAN FIVE (5) MOBILE FOOD VENDING UNITS AT A TIME

3) TO BE PARKED AND LOCATED ON A DUSTPROOFED, PAVED SURFACE ON PRIVATE PROPERTY

4) SHALL NOT BE LOCATED WITHIN 100 FEET OF MAYO BOULEVARD, 56TH STREET OR 64TH STREET RIGHTS-OF-WAY

5) THE USE IS LIMITED TO THE HOURS OF 7:00 AM TO 10:00 PM.

~~H~~E. MUSEUMS AND GALLERIES ONLY WITH SUBJECT MATTER RELATED TO THE MEDICAL PROFESSION

2. INCREASED FLOOR AREA RATIO (FAR): ~~.85~~ 0.65 OVERALL LIMIT FOR DEVELOPMENT PARCEL.

3. INCREASED MAXIMUM BUILDING HEIGHT: MAXIMUM BUILDING HEIGHTS ARE EXCLUSIVE OF (DO NOT INCLUDE) THE MECHANICAL FACILITIES ON TOP OF BUILDINGS. CONSEQUENTLY, THE TOTAL HEIGHT OF THE STRUCTURE MAY EXCEED THE HEIGHTS SPECIFIED BELOW TO ACCOUNT FOR THESE MECHANICAL FACILITIES AND ASSOCIATED SCREENING.

A. 250 FEET LIMITED TO 10% OF TOTAL NET AREA OF DEVELOPMENT PARCEL.

B. 70 FEET LIMITED TO 75% OF TOTAL NET AREA OF DEVELOPMENT PARCEL.

C. 35 FEET LIMITED TO 15% OF TOTAL NET AREA OF DEVELOPMENT PARCEL.

## IV. DESIGN GUIDELINES FOR DEVELOPMENT PARCEL 3.CP/BP.1

THESE DESIGN GUIDELINES SHALL APPLY TO ALL DEVELOPMENT WITHIN DEVELOPMENT PARCEL 3.CP/BP.1.

THE FOLLOWING DESIGN GUIDELINES FROM SECTION 507 TAB A OF THE PHOENIX ZONING ORDINANCE SHALL BE ELEVATED FROM CONSIDERATIONS (C) AND PRESUMPTIONS (P) TO REQUIREMENTS (R) AND (R*):

A. SITE DESIGN/DEVELOPMENT.

1. DESERT PRESERVATION.

(1.1) DEVELOPMENT SHALL MINIMIZE THE REMOVAL OF EXISTING HEALTHY SONORAN DESERT VEGETATION (TREES OVER 4-INCH CALIPER IN DIAMETER) AND CACTI OVER 3 FEET IN ACCORDANCE WITH CITY NATIVE PLANT PRESERVATION STANDARDS (TABLE 1). IF REMOVAL IS NECESSARY, MATURE TREES AND CACTI SHALL BE SALVAGED AND UTILIZED ON SITE. (R)

PROTECTED NATIVE PLANTS SHALL MEAN CACTI, WHICH ARE 3 FEET, OR GREATER IN HEIGHT AND TREES WHICH ARE 4 INCHES OR GREATER IN CALIPER OF THE FOLLOWING SPECIES:

TABLE 1. PROTECTED NATIVE PLANT PRESERVATION STANDARDS

| TREES: | |
|---|---|
| BOTANICAL NAME | COMMON NAME |
| *ACACIA CONSTRICTA* | WHITETHORN ACACIA |
| *ACACIA GREGGII* | CATCLAW ACACIA |
| *BERBERIS HAEMATOCARPA* | RED BARBERY |
| *CANOTIA HOLOCANTHA* | CRUCIFIXION THORN |
| *CELTIS PALLIDA* | HACKBERRY |
| *CERCIDIUM FLORIDUM* | BLUE PALO VERDE |
| *CERCIDIUM MICROPHYLLUM* | FOOTHILL PALO VERDE |
| *CHILOPSIS LINERARIS* | DESERT WILLOW |
| *JUNIPERUS SPECIES* | JUNIPER |
| *OLNEYA TESOTA* | IRONWOOD |
| *POPULUS FREMONTII* | COTTONWOOD |
| *PROSOPIS SPECIES* | MESQUITE |
| *QUERCUS SPECIES* | SCRIB OAK |
| *RHUS OVATA* | SUGAR SUMAC |
| *VAUQUELINEA CALIFORNICA* | ARIZONA ROSEWOOD |
| CACTI: | |
| BOTANICAL NAME | COMMON NAME |
| *CARNEGIEA GIGANTEA* | SAGUARO |
| *FEROCACTUS SPECIES* | BARREL |
| *FOUQUIERIA SPLENDENS* | OCOTILLO |
| *PENICEREUS GREGGII* | NIGHT-BLOOMING CEREUS |

2. GRADING/DRAINAGE.

(2.2) SURFACE, SITE DRAINAGE AND RETENTION SHALL BE DESIGNED TO AVOID HARD LINED CHANNELS. (R)

(2.3) SURFACE SITE DRAINAGE AND RETENTION SHALL BE INTEGRATED WITH THE OVERALL LANDSCAPE DESIGN. (R*)

(2.5) REQUIRED LANDSCAPE SETBACKS ADJACENT TO PERIMETER STREETS MAY UTILIZE THE REQUIRED SETBACK FOR RETENTION

PROVIDED:

- A MAXIMUM 50% OF THE REQUIRED LANDSCAPE SETBACK IS DEVOTED TO RETENTION.

- THE MAXIMUM DEPTH OF RETENTION WITHIN 20 FEET OF RIGHT-OF-WAY IS 24 INCHES.

- SIDE SLOPES ARE A MAXIMUM 4:1 (R)

3. LANDSCAPE ARCHITECTURE.

(3.1) PLANT MATERIALS.

3.1.1 DEVELOPMENT SHALL MINIMIZE THE REMOVAL OF EXISTING, NON-NATIVE HEALTHY PLANTS (TREES 4-INCH CALIPER IN DIAMETER) OR GREATER) AND CACTI (6 FEET HIGH OR GREATER). IF REMOVAL IS NECESSARY, MATURE TREES SHALL BE SALVAGED AND UTILIZED ON SITE. (R)

3.1.3 LOW WATER USE PLANTS THAT REFLECT AND ENHANCE THE IMAGE OF THE SONORAN DESERT SHALL BE USED. (R)

3.1.5 ANY PROPOSED LANDSCAPE TREATMENT SHALL BE COMPATIBLE WITH AND RELATE TO ANY ESTABLISHED DISTINCTIVE CHARACTER IN THE SURROUNDING CONTEXT AREA. (R*)

3.1.9 COORDINATE SITE UTILITY ELEMENTS SUCH AS OVERHEAD POWER LINES, TRANSFORMERS, METER BOXES, BACKFLOW PREVENTERS, AND FIRE PROTECTION DEVICES, WITH LANDSCAPE DESIGN TO EFFECTIVELY DIMINISH THE IMPACT OF SUCH ELEMENTS ON THE SITE CHARACTER. (R*)

3.1.10 TREES SHALL BE LOCATED ADJACENT TO PUBLIC AND PRIVATE WALKWAYS, AND MULTI-USE TRAILS AND PATHS, TO PROVIDE A MINIMUM OF 50% SHADE AND A MINIMUM CANOPY CLEARANCE OF 6 FEET 8 INCHES. (R)

3.1.11 PEDESTRIAN SAFETY AND COMFORT SHALL BE CONSIDERED WHEN SELECTING TREES AND PLANT MATERIAL. (R*)

3.1.13 NO MORE THAN 50% OF THE LANDSCAPED AREA AT MATURITY OR 10% OF THE NET LOT AREA, WHICHEVER IS LESS, SHALL BE PLANTED IN TURF OR HIGH-WATER USE PLANTS. FUNCTIONAL TURF AREAS SUCH AS IN PARKS, SCHOOLS, MULTIPLE-FAMILY AND SINGLE-FAMILY COMMON AREAS, INDIVIDUAL SINGLE-FAMILY LOT, AND GOLF COURSES ARE EXEMPT. (R)

3.1.14 A MINIMUM 50% OF THE LANDSCAPED AREA AT MATURITY (EXCLUDING HARDSCAPE AREAS) SHALL BE TREATED WITH LIVING VEGETATION INCLUDING GROUNDCOVER, SHRUBS AND TREES, AS WELL AS INORGANIC MATERIAL AND AN AUTOMATIC IRRIGATION SYSTEM. (R)

3.1.15 IF ALLOWED BY SPECIFIC PROVISIONS OF THE ZONING ORDINANCE, THE PLACEMENT OF RECYCLING CONTAINERS IN A

REQUIRED LANDSCAPE SETBACK OR REQUIRED LANDSCAPED ISLAND SHALL NOT RESULT IN THE ELIMINATION OF ANY REQUIRED TREES. (R)

(3.2) MAINTENANCE OF LANDSCAPE AREAS.

3.2.1 NATIVE SONORAN DESERT VEGETATION SHALL NOT BE PRUNED OR REMOVED FROM AREAS IDENTIFIED ON APPROVED PLANS AS PERMANENT UNDISTURBED OPEN SPACE UNLESS DEMONSTRATED TO THE CITY THAT A HEALTH, SAFETY OR WELFARE ISSUE EXISTS. THIS INCLUDES REMOVAL OF DEAD TREES OR CACTI. (R)

3.2.3 A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL TREES, CACTI, AND PLANTS INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLANS OR OTHER DEVELOPMENT REVIEW DOCUMENTS TO MINIMIZE MAINTENANCE AND WATER CONSUMPTION, AND TO MAXIMIZE PLANT HEALTH, SURVIVABILITY, AND VIABILITY, UNLESS OTHERWISE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. (R)

(3.4) ART/WATER ELEMENTS.

3.4.1 WATER FEATURES, INCLUDING FOUNTAINS, SHALL BE SITED TO ALLOW SIGNIFICANT ENVIRONMENTAL ENHANCEMENT PRIMARILY TO ON-SITE AND INCIDENTALLY TO OFF-SITE USERS AND TO MINIMIZE WATER CONSUMPTION. (R*)

3.4.2 IF THERE IS PUBLIC ART, IT SHALL BE INTEGRATED INTO THE OVERALL DESIGN OF A PROJECT. (R*)

4. OPEN SPACE/AMENITIES.

(4.1) IMPROVED OPEN SPACES, PLAZAS AND COURTYARDS SHALL BE SHADED A MINIMUM 50% AND FUNCTIONAL IN TERMS OF AREA, DIMENSIONS, LOCATION AND AMENITIES TO PROMOTE SAFE HUMAN INTERACTION. (R*)

(4.2) USABLE PUBLIC SPACE SHALL INCORPORATE A MINIMUM OF 50% SHADING THROUGH THE USE OF TREES OR STRUCTURES THAT PROVIDE SHADING, OR A COMBINATION OF THE TWO UNLESS OTHERWISE PROHIBITED BY SITE VISIBILITY TRIANGLES OR OTHER TECHNICAL CONSTRAINTS. (R)

6. PARKING/CIRCULATION.

(6.1) SURFACE PARKING DESIGN.

6.1.3 PARKING AREAS SHALL BE BUFFERED FROM ADJACENT RESIDENTIAL PROPERTIES AND SCREENED FROM STREETS SO THAT CARS ARE NOT VISIBLE BELOW THE AVERAGE HEIGHT OF THE HEADLIGHTS. (R)

6.1.7 SURFACE PARKING DESIGN SHALL UTILIZE SHARED ACCESS DRIVES WITH ADJACENT, SIMILARLY ZONED PROPERTIES. (R)

6.1.9 EXCESSIVE ASPHALT/HARDSCAPE NOT NEEDED FOR ADEQUATE VEHICULAR MANEUVERING OR PARKING, STAGING OR MATERIAL STORAGE SHALL BE MINIMIZED. (R*)

(6.2) PARKING STRUCTURE DESIGN.

6.2.3 THE PARKING STRUCTURE EXTERIOR SHALL BE FINISHED WITH ARCHITECTURAL EMBELLISHMENTS AND DETAILING THAT WILL CREATE VISUAL INTEREST FOR ADJOINING PROPERTIES. (R*)

6.2.4 LIGHTING WITHIN THE PARKING STRUCTURE SHALL PROVIDE SAFETY AND SECURITY AND BE INTEGRATED INTO THE ARCHITECTURAL CHARACTER BOTH IN TERMS OF ILLUMINATION AND FIXTURES. (R*)

6.2.10 THERE SHALL BE A CONVENIENT, CLEAR, SAFE AND EFFICIENT INTERNAL CIRCULATION SYSTEM WITHIN THE PARKING STRUCTURE FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC INCLUDING APPROPRIATE SIGNAGE AND PLACEMENT OF PEDESTRIAN CIRCULATION CORES (ELEVATORS AND STAIRS). (R*)

(6.3) ACCESS/CIRCULATION.

6.3.2 THE SITE PLAN SHALL CLEARLY EXPRESS THE SEPARATION BETWEEN PEDESTRIAN AND VEHICULAR TRAFFIC. (R*)

7. WALLS/FENCING.

(7.1) WALLS ADJACENT TO ARTERIAL AND COLLECTOR STREETS SHALL HAVE A FINISHED APPEARANCE. UNTEXTURED, UNFINISHED BLOCK AND REINFORCED, MORTAR-FREE CONCRETE WALLS SHALL BE AVOIDED. (R*)

(7.2) WALL LENGTHS EXCEEDING 50 FEET ADJACENT TO ARTERIAL AND COLLECTOR STREETS SHALL BE ARTICULATED OR CONTAIN SUBSTANTIAL LANDSCAPING TO BREAK THE CONTINUOUS WALL SURFACE AND CREATE VARYING SHADING PATTERNS. (R*)

8. SITE LIGHTING.

(8.1) ALL ON-SITE LIGHTING SHALL BE SHIELDED TO PREVENT DIRECT VISIBILITY OF THE LIGHT SOURCE FROM ADJACENT PROPERTY. (R)

(8.2) LIGHTING SHALL BE SHIELDED WITH CUT-OFF FIXTURES AND DEFLECTORS TO DIRECT LIGHT DOWNWARD AND LIMIT ON-SITE LIGHTING LEVELS TO A MAXIMUM OF 1-FOOT CANDLE AT THE PROPERTY LINE. (R)

(8.5) SERVICE AREAS AND OTHER SCREENED AREAS SHALL HAVE PROPER SECURITY LIGHTING. (R*)

(8.6) LIGHTING FIXTURES AND ILLUMINATION SHALL BE OF SIMILAR DESIGN AND CHARACTER AS THE PROJECT'S BUILDING COMPONENTS. (R*)

(8.7) SITE LIGHTING SHALL BE PROVIDED TO ENSURE PERSONAL SAFETY

AT BUILDING ENTRANCE/EXITS, AND IN PUBLIC ASSEMBLY AND PARKING AREAS. (R*)

(8.8) RECOMMENDED LIGHTING LEVELS AND UNIFORMITY RATIOS ESTABLISHED BY THE ILLUMINATION ENGINEERING SOCIETY OF NORTH AMERICA (IESNA), AS MAY BE MODIFIED BY THE CITY OF PHOENIX, SHALL BE INCORPORATED IN LIGHTING DESIGN FOR ON-SITE NON-RESIDENTIAL AND MULTIFAMILY DEVELOPMENT. (R*)

B. BUILDING DESIGN/CONSTRUCTION.

1. PLACEMENT/ORIENTATION.

(1.2) THE PROPOSED BUILDING ORIENTATION SHALL RESPECT THE ORIENTATION OF SURROUNDING BUILDINGS AND SURROUNDING STREETS BY MAINTAINING CONTINUITY OF PEDESTRIAN ROUTES AND PROMOTING OPPORTUNITIES FOR PEDESTRIAN INTERACTION AT THE STREET LEVEL. (R*)

(1.4) THE PROPOSED BUILDING ORIENTATION SHALL RESPECT CLIMATIC CONDITIONS BY MINIMIZING HEAT GAIN AND CONSIDERING THE IMPACT OF SHADE ON ADJACENT LAND USES AND AREAS. (R*)

(1.5) NATURAL SURVEILLANCE SHALL BE MAXIMIZED IN PROJECT DESIGN TO ENCOURAGE EASY OBSERVATION OF PEOPLE AND PROPERTY NEAR ENTRYWAYS, PATHWAYS, PUBLIC SPACES AND PARKING LOTS. (R*)

(1.6) PROJECTS OR PORTIONS OF PROJECTS IN PUBLIC VIEW (ADJACENT TO STREETS AND RESIDENTIAL AREAS) SHALL DEMONSTRATE A GREATER LEVEL OF DESIGN SENSITIVITY AND DETAIL TO VISUAL IMAGE THAN OTHER DEVELOPMENT. (R*)

2. HEIGHT, BULK, AND AREA.

(2.2) PARAPET WALLS SHALL NOT EXTEND BEYOND THE BUILDING HEIGHT MORE THAN 5 FEET FOR A BUILDING THAT IS 20 FEET OR LESS IN HEIGHT OR 7 FEET FOR A BUILDING ABOVE 20 FEET IN HEIGHT UNLESS GREATER HEIGHT IS NEEDED TO SCREEN MECHANICAL EQUIPMENT. (R*)

3. ARCHITECTURE.

(3.1) ARCHITECTURE AND APPLIED TREATMENTS THAT EXPRESS CORPORATE IDENTITY SHALL BE TEMPERED TO PROVIDE UNIQUE STRUCTURES THAT COMPLEMENT AND BLEND WITH THEIR IMMEDIATE CONTEXT. (R*)

(3.2) PARKING SHADE AND CANOPY STRUCTURES SHALL BE COMPLEMENTARY TO THE ARCHITECTURE OF THE PRIMARY BUILDINGS AND HAVE MINIMAL VISUAL IMPACT TO THE PUBLIC STREETSCAPE AND ADJACENT RESIDENTIAL AREAS. (R*)

4. ARTICULATION.

(4.1) BUILDING FACADES VISIBLE FROM PUBLIC STREETS AND ADJACENT

TO RESIDENTIAL PROPERTY THAT EXCEED 100 FEET SHALL CONTAIN ARCHITECTURAL EMBELLISHMENTS AND DETAILING SUCH AS TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, WINDOW FENESTRATION, SHADOW BOXES AND OVERHEAD/CANOPIES. (R*)

(4.2) THE BUILDING FACADE SHALL BE DESIGNED TO PROVIDE A SENSE OF HUMAN SCALE AT GROUND LEVEL BY PROVIDING A CLEAR ARCHITECTURAL DISTINCTION BETWEEN GROUND FLOOR LEVELS AND ALL ADDITIONAL LEVELS. (R*)

(4.3) BUILDING ENTRANCES SHALL BE IDENTIFIABLE AND DIRECTLY ACCESSIBLE FROM A PUBLIC SIDEWALK. (R*)

5. COLORS/MATERIALS.

(5.1) ALL SIDES OF A STRUCTURE SHALL EXHIBIT DESIGN CONTINUITY AND CONTAIN MULTIPLE EXTERIOR ACCENT MATERIALS THAT EXHIBIT QUALITY AND DURABILITY. EXAMPLES INCLUDE MATERIALS SUCH AS BRICK, STONE, COLORED TEXTURED CONCRETE OR STUCCO. ROOF MATERIALS MAY INCLUDE TREATED METAL, CONCRETE, AND CLAY TILES, DECORATIVE WOOD, OR SIMILAR MATERIALS. (R*)

(5.2) MULTIPLE BUILDINGS ON THE SAME SITE SHALL BORROW AND INCORPORATE (NOT DUPLICATE) ARCHITECTURAL STYLES, MATERIALS, FORMS, FEATURES, COLORS AND COMPATIBLE ELEMENTS FROM THE SAME SITE. THESE SHALL INCLUDE: CONTINUATION OF DISTINCTIVE ROOFLINES, COVERED WALKWAY ALIGNMENTS, CONSISTENT DETAILING OF FINISH, ACCENT FEATURES ON ALL VISIBLE SIDES OF STRUCTURES, COMPATIBLE SHAPES, MATERIAL, WALL AND LANDSCAPING TREATMENT. (R*)

(5.3) THE EXTENSIVE USE OF THE FOLLOWING ARCHITECTURAL TREATMENTS AND DETAILS ARE STRONGLY DISCOURAGED AND SHALL BE LIMITED IN THEIR PROPOSED APPLICATION:

- COLORED PLASTIC OR FIBERGLASS

- SHINY METAL DETAILS OR REFLECTIVE MATERIALS

- UNTEXTURED CONCRETE, UNFINISHED BLOCK, STEEL PANELS, OR ASPHALT SHINGLES AS A PREDOMINANT EXTERIOR MATERIAL. (R*)

(5.4) CORPORATE COLORS, ASSOCIATED GRAPHICS, AND HIGHLY CONTRASTING BANDS OF VIBRANT COLORS ON BUILDINGS AND ON ACCESSORY STRUCTURES (EXCLUDING SIGNAGE) SHALL BE USED AS AN ACCENT FEATURE WITH RESTRAINT AS A MINOR ELEMENT OF THE BUILDING'S EXTERIOR. (R*)

(5.5) PRE-ENGINEERED METAL BUILDINGS VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL AREAS SHALL HAVE AT LEAST 30% OF EXTERIOR ELEVATIONS COMPOSED OF ALTERNATIVE BUILDING MATERIALS SUCH AS GLASS, BRICK, MASONRY, STONE AND STUCCO. (R*)

6. PUBLIC AMENITIES/ENVIRONMENTAL PROTECTION.

(6.1) PUBLIC AND PRIVATE PEDESTRIAN WALKWAYS AND GATHERING AREAS SHALL BE SHADED (MINIMUM 50% AT MATURITY) FOR THE HEALTH, SAFETY, AND WELFARE OF PEDESTRIANS AND TO ENCOURAGE USE. (R)

(6.2) OVERHANGS AND CANOPIES SHALL BE INTEGRATED IN THE BUILDING DESIGN ALONG ALL PEDESTRIAN THOROUGHFARES. FOR PLANNED COMMERCIAL SHOPPING CENTERS WITH EXTERIOR PEDESTRIAN CIRCULATION, CONTINUOUS SHADE PROTECTED WALKWAYS SHALL BE PROVIDED. (R*)

(6.3) THERE SHALL BE CONVENIENT ACCESSIBLE PEDESTRIAN WALKWAYS BETWEEN BUS STOP/SHELTER AND THE BUILDING ENTRY AND/OR ACTIVITY AREA(S). (R*)

7. SCREENING.

(7.1) SERVICE AREAS SHALL BE LOCATED AWAY FROM PUBLIC VIEW. (R*)

(7.3) ALL SCREENING SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PRIMARY STRUCTURE. (R*)

(7.5) ALL NEW OR RELOCATED ELECTRIC LINES 12 KV AND SMALLER, COMMUNICATIONS AND CABLE TELEVISION AND ALL ON PREMISE WIRING SHALL BE PLACED UNDERGROUND IN ALL DEVELOPMENTS WHERE VISIBLE FROM STREETS OR ADJOINING PROPERTIES. (R*)

V. ADDITIONAL DESIGN GUIDELINES FOR DEVELOPMENT PARCEL 3.CP/BP.1

THE FOLLOWING ARE ADDITIONAL DESIGN GUIDELINES APPLICABLE TO ALL DEVELOPMENT WITHIN DEVELOPMENT PARCEL 3.CP/BP.1, USING THE SAME IMPLEMENTATION STANDARDS PER SECTION 507.C OF THE PHOENIX ZONING ORDINANCE:

1. A MAXIMUM OF 60% OF EXTERIOR BUILDING FACADES SHALL BE FINISHED WITH STUCCO MATERIAL. (R*)

2. LIGHTING SHALL BE PROVIDED ADJACENT TO ALL PUBLIC AND PRIVATE SIDEWALKS, SHARED-USE PATHS, AND PEDESTRIAN WALKWAYS PER SECTION 1304.H.5 OF THE PHOENIX ZONING ORDINANCE. (R*)

3. LIGHTING SHOULD BE PROVIDED ADJACENT TO ALL MULTI-USE TRAILS PER SECTION 1304.H.5 OF THE PHOENIX ZONING ORDINANCE. (P)

4. WHERE PEDESTRIAN WALKWAYS CROSS A VEHICULAR PATH, THE PATHWAY SHALL BE CONSTRUCTED OF DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR OTHER PAVEMENT TREATMENTS, THAT VISUALLY CONTRASTS PARKING AND DRIVE AISLE SURFACES. (R*)

5. PRIMARY ENTRY/EXIT DRIVES SHALL INCORPORATE DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR SIMILAR ALTERNATIVE MATERIAL. (R*)

6. PRIMARY ENTRY/EXIT DRIVES SHALL INCORPORATE ENHANCED LANDSCAPING ON BOTH SIDES WITHIN MINIMUM 250-SQUARE-FOOT LANDSCAPE AREAS AND SHALL INCORPORATE A MINIMUM 5-FOOT-WIDE LANDSCAPE MEDIAN, PLANTED WITH A VARIETY OF AT LEAST THREE PLANT MATERIALS, AND MINIMUM 2-INCH CALIPER SINGLE-TRUNK LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS WITH THE LANDSCAPE MEDIAN. (R)

7. TRAFFIC CALMING MEASURES SHALL BE PROVIDED AT ALL SITE ENTRIES AND EXITS TO SLOW DOWN VEHICULAR SPEEDS AS THEY APPROACH SIDEWALKS. (R*)

8. INTERIOR WALLS AND PRIVACY FENCING SHALL USE MATERIALS AND COLORS THAT BLEND WITH THE NATURAL DESERT ENVIRONMENT. (R*)

9. IF PROVIDED, A COMBINATION OF VIEW WALLS/FENCING AND PARTIAL VIEW WALLS/FENCING SHALL BE INCORPORATED ALONG PROPERTY LINES ADJACENT TO DEDICATED PUBLIC OR PRIVATE OPEN SPACE AREAS, NATURAL AND/OR IMPROVED DRAINAGEWAYS OR RECREATIONAL AREAS. (R*)

10. DRAINAGE CHANNELS SHALL BE DESIGNED TO LOOK NATURAL IN THE DESERT SETTING THROUGH COLOR, TEXTURE, LANDSCAPING, OR OTHER MEANS. (R*)

11. ENHANCED PEDESTRIAN CONNECTIONS SHALL BE DESIGNED AND CONSTRUCTED AT ALL PUBLIC STREET CROSSING LOCATIONS TO INTERCONNECT THE PEDESTRIAN TRAILS THROUGHOUT THE ENTIRETY OF THE SITE. (R*)

12. WASTE STATIONS SHOULD INCLUDE A COMPOST RECEPTACLE WHENEVER POSSIBLE, WITH INFORMATIONAL SIGNS INDICATING WHAT TYPE OF WASTE SHOULD GO IN WHICH RECEPTACLE. (C)

3.CP/BP.2 – Development Parcel 3.CP/BP.2

Size: ~~205~~ 231.45 acres
Uses permitted: Permitted uses shall be as indicated in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance ~~(Supp. dated 4/19/95) (Ref. Appendix A.7)~~, as modified below.

~~Potential~~ APPLICABLE Zoning ~~to Be Applied~~: CP/BP as per Section 626 of the City of Phoenix Zoning Ordinance as modified below and per Section C.4.D of this chapter. This zoning ~~is to be~~ WAS applied upon City Council approval of the 1995 major amendment to the Desert Ridge Specific Plan relating to this superblock.

~~Special Conditions and Requirements:~~ I. PERMITTED USES AND DEVELOPMENT STANDARDS:

1. Commerce Park (BUSINESS PARK OPTION) uses are allowed subject to the standards described in Section C.4.D of this chapter.

~~2. The development of uses in Development Parcel 3.CP/BP.2 shall occur only in the~~

~~following sequence:~~

~~a. Construction of a hospital structure with a minimum of 125 beds (hospital defined pursuant to the Phoenix Zoning Ordinance, Ref. Appendix A.9), including accessory retail wholly within the hospital structure.~~

~~b. Construction (which may occur simultaneously with the hospital structure defined above) of other medical facilities as defined in special condition and requirements 3.a.2 below.~~

~~c. After the completion of construction of the hospital structure, as evidenced by the issuance of a Certificate of Occupancy, construction will be allowed to commence for any other use allowed in Development Parcel 3.CP/BP.2.~~

~~3.1~~ 2. The following is a list of modifications to certain design/development standards and the list of permitted uses included in Section 626, Commerce Park (Business Park Option), of the City of Phoenix Zoning Ordinance which shall apply exclusively to Development Parcel 3.CP/BP.2) ~~PERMITTED USES~~: ~~PER THE BASE PERMITTED USES OF DEVELOPMENT PARCEL 3.CP/BP.1, INCLUDING REQUIRED CONDITIONS TO USE THE ENHANCED PERMTTED USES, EXCEPT AS MODIFIED BELOW:~~

~~A. HOSPITAL~~

~~B. MEDICAL SCHOOLS AND ASSOCIATED DORMITORIES AND MEDICAL~~

~~C. NURSING HOME~~

~~D. DEPENDENT CARE FACILITIES~~

~~1) IF FREESTANDING, SUBJECT TO AREA LIMITATIONS OF SECTION 1.B.~~

~~E. MUSEUMS AND GALLERIES ONLY WITH SUBJECT MATTER RELATED TO THE MEDICAL PROFESSION~~

~~F. MEDICAL APPLIANCE AND OTHER MEDICALLY RELATED SALES~~

a. Additional Permitted Uses~~/Development Conditions~~:

1) Hospitals (~~as defined in Appendix A.9)~~

2) Medical facilities, including:

a) The provision of diagnostic services, extensive medical treatment including but not limited to surgical and other hospital services, as well as continuous nursing service, and including but not limited to general medical and surgical hospitals, specialty hospitals, medical clinics, medical laboratories, outpatient care facilities, medical schools and associated dormitories, medically related educational facilities, medical and associated accessory offices,

pharmacies, and similar uses.

b) Facilities for conducting research in the natural or physical sciences, or engineering and development as an extension of investigation with the objective of creating end products on a contract or fee basis and including pilot plant operation.

c) Manufacturing related to medical, pharmaceutical, and biotechnical products or equipment. Manufacturing shall include the fabrication and assembly of finished products or sub-assemblies, so long as the primary use of the property is not the basic processing and compounding of raw material or food products.

d) The provision of intermediate or long-term nursing and health related care to individuals, typically classified as nursing home~~s~~.

e) Dwelling providing shelter and services for the elderly or for disabled persons, which may include meals, housekeeping, personal care assistance and minor medical services including intermediate, long term or extended nursing care for residents.

f) Food services for the employees, visitors and patients of the medical facility

g) Non-freestanding retail uses within a medical facility/hospital building, are allowed subject to the following conditions:

(1) The maximum gross leasable area for any one tenant/user shall be 5,000 square feet.

(2) All retail sales occur only within the walls of the medical facility/hospital building. The entrance to a retail sales business shall be from within the walls of the medical facility/hospital building. No external signage of any kind shall be permitted so as to be visible from any public thoroughfare or adjacent property.

h) Helistops or heliports.

i) Clubs, private or public, qualifying by law as a non-profit entity.

j) Dependent care facilities, subject to the following conditions:

(1) If the dependent care facility is a freestanding structure, it shall be subject to the conditions for freestanding retail uses as described ~~in 3.a.4~~ below.

k) Wellness centers/clinics.

l) Museums and galleries only with subject matter related to the medical profession.

m) Places of worship, only in non-freestanding and integrated into a hospital or a medical facility building.

n) Places of assembly, only if indoors, non-freestanding and integrated into a hospital or a medical facility building.

3) Medical appliance and other medically related sales.

4) Freestanding retail uses, are allowed in Development Parcel 3.CP/BP.2 subject to the following conditions:

a) The maximum gross leasable area for any one tenant/user (other thaN~~t~~ a restaurant) shall be 5,000 square feet.

b) ~~Freestanding retail uses must be located set back a~~ A minimum SETBACK of 300 feet from 56th Street, 64th Street and ~~Avenue K~~ MAYO BOULEVARD. External signage must not be visible from a public thoroughfare or adjacent property. (It is intended that the freestanding retail and restaurant uses in Development Parcel 3.CP/BP.2 be used primarily by the employees, patients and visitors of the hospital and medical facilities. These freestanding retail uses are not intended to be used by persons not working or visiting within Development Parcel 3.CP/BP.2.)

c) The maximum aggregate gross leasable area ~~or~~ OF freestanding retail uses and freestanding restaurants/bars/cocktail lounges in Development Parcel 3.CP/BP.2 shall be 50,000 square feet.

5) Accessory uses with hotels/motels: Non-freestanding retail newsstands, gift shops or other customary services, restaurants and cocktail lounges are allowed as accessory uses within hotels and motels, provided that the entrance to such uses shall be from within the exterior walls of the building only.

6) ~~Multiple family attached~~ MULTIFAMILY residential ~~dwellings~~. ~~A maximum of 300 multiple family dwellings shall be allowed in Development Parcel 3.CP/BP.2.~~

7) Single-family ~~detached~~ residential, DETACHED ~~dwellings~~. ~~A maximum of 20 single-family dwelling shall be allowed in Development Parcel 3.CP/BP.2.~~

~~b. Modifications of Permitted Building Heights.~~

~~The heights of buildings in Development Parcel 3.CP/BP.2 shall be governed by the table presented below. The maximum building heights are exclusive of (do not include) the mechanical facilities on top of the~~

~~buildings. Consequently, the total height of the structure may exceed the heights specified below to account for these mechanical facilities.~~

2. DEVELOPMENT STANDARDS: ~~PER THE BASE DEVELOPMENT STANDARDS AND CONDITIONS FOR ENHANCED DEVELOPMENT STANDARDS OF DEVELOPMENT PARCEL 3.CP/BP.1, EXCEPT AS MODIFIED BELOW~~ THE FOLLOWING IS A LIST OF MODIFICATIONS TO THE DEVELOPMENT STANDARDS OF THE COMMERCE PARK (BUSINESS PARK OPTION) ZONING DISTRICT.

   A. MAXIMUM BUILDING HEIGHT:

      THE HEIGHTS OF BUILDINGS IN DEVELOPMENT PARCEL 3.CP/BP.2 SHALL BE GOVERNED BY THE TABLE PRESENTED BELOW. THE MAXIMUM BUILDING HEIGHTS ARE EXCLUSIVE OF (DO NOT INCLUDE) THE MECHANICAL FACILITIES ON TOP OF THE BUILDINGS. CONSEQUENTLY, THE TOTAL HEIGHT OF THE STRUCTURE MAY EXCEED THE HEIGHTS SPECIFIED BELOW TO ACCOUNT FOR THESE MECHANICAL FACILITIES AND ASSOCIATED SCREENING.

| Use | Maximum Building Height |
|---|---|
| Hospitals | 250 feet |
| Clinics | 250 feet |
| Hotels/motels | 56 feet |
| Medical facilities, except hospitals/clinics | 56 feet |
| Office building for non-two stories, not to exceed medical facilities | 40 feet |
| Retail and restaurant uses | 40 feet |
| Multifamily residential | 56 feet |
| All other uses | 40 feet |

~~4. Building Setbacks: Buildings must be setback a minimum of 100 feet and an average of 125 feet from 56th Street, 64th Street (if applicable) and Avenue K. Buildings must be setback 100 feet from all other streets. Buildings must be setback 30 feet from all other lot lines. Reach 11 setbacks are governed by Section C.4.D, Design Standards 2.a, of this chapter.~~

~~5~~ B. Floor Area Ratio: 0.85 overall limit for development parcel.

   C. MAXIMUM DENSITY: 300 MULTIFAMILY DWELLING UNITS AND 20 SINGLE-FAMILY DWELLING UNITS.

~~6 Parking. Off-street parking and loading requirements may be modified by the Development Service Department when supported by an appropriately~~

~~documented study.~~

~~7 Signage.: This development parcel may be exempted from the Desert Ridge Comprehensive Sign Plan if the city approves a separate comprehensive sign plan for this development parcel.~~

~~8.~~ 3. Relationship of Parcel 3.CP/BP.2 to balance of Specific Plan. ~~In the event that Parcel 3.CP/BP.2 is developed with a minimum 125 bed hospital, then after the completion of such hospital, the~~ THE DEVELOPMENT parcel shall be treated as a separate and distinct entity within the Desert Ridge Specific Plan. Specifically, a single development entity may be designated by the owner of Parcel 3.CP/BP.2 at the owner~~s~~'s discretion to be responsible to the City of Phoenix for all matters related to the specific plan, including but not limited to reporting on development progress within the parcel, applying for major and minor amendments, and acting in the place of the Master Developer with regard to Parcel 3.CP/BP.2. The relationship between Parcel 3.CP/BP.2 and the Desert Ridge Master Developer shall be governed by the CC&R's, design guidelines, and other contractual documents that may be entered into by the property owner and the Master Developer. This specific plan shall continue to control land uses, design standards within Parcel 3.CP/BP.2 as described above in Section C.4.D of this chapter, and the permitted 25 percent increase or decrease in area of Parcel 3.CP/BP.2 as described in Chapter 4 of this specific plan.

4. MASTER PLANS: MASTER PLANS, PER THE REQUIREMENTS OF CHAPTER 4 OF THE DESERT RIDGE SPECIFIC PLAN AND PER THE PLANNED COMMUNITY DISTRICT (PCD), SECTION 636 OF THE PHOENIX ZONING ORDINANCE, SHALL BE SUBMITTED, AND SHALL BE UPDATED WITH EACH PHASE OF DEVELOPMENT, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT. THE INITIAL MASTER PLANS SUBMITTED BY THE MASTER DEVELOPER SHALL INCLUDE THE FOLLOWING:

   A. COMPLETE BUILD-OUT OF DETACHED SIDEWALKS, LANDSCAPE WITHIN LANDSCAPE STRIPS, BUFFERED BIKE LANES, AND SHARED-USE PATHS ALONG 56TH STREET, MAYO BOULEVARD AND 64TH STREET PER SECTION 7 OF THIS CHAPTER, TO BE INCLUDED ON THE MASTER OPEN SPACE, PEDESTRIAN, BICYCLE AND TRAILS PLAN AND MASTER LANDSCAPE PLAN.

   B. COMPLETE BUILD-OUT OF BICYCLE REPAIR STATIONS PER SECTION ~~10.C~~ 3.CP/BP.2.II.4.D OF THIS CHAPTER, TO BE INCLUDED ON THE MASTER OPEN SPACE, PEDESTRIAN, BICYCLE AND TRAILS PLAN.

   C. A PEDESTRIAN AND BICYCLE CIRCULATION PLAN TO INCLUDE INTERNAL PEDESTRIAN AND BICYCLE CIRCULATION ON SITE THAT ENHANCES PEDESTRIAN AND BICYCLIST CONVENIENCE, SAFETY AND COMFORT~~, WITH A FOCUS ON CONNECTING THE EAST AND WEST SIDES OF DEVELOPMENT PARCEL 3.CP/BP.1 NORTH OF MAYO BOULEVARD~~.

~~9 The development of Parcel 3.CP/BP.2 as a medically-related commerce park is intended to occur in an integrated manner over a period of years. In order to assure that Parcel 3.CP/BP.2 develops in accordance with the provisions of the 1995~~

Major Specific Plan Amendment creating this development parcel, the following regulations are established. In the event that construction of a hospital structure, as defined in Appendix A.9, has commenced by December 31, 1996, the commencement and completion of such construction shall be permitted pursuant to those applicable provisions of the 1995 Major Specific Plan Amendment in effect as of the effective date of said amendment, governing permitted and accessory uses, height of buildings, lot coverage limitations, floor area ratios, and off-street parking and loading standards (hereinafter, the "current regulation"), and the development of the balance of Development Parcel 3.CP/BP.2 may be completed pursuant to the current regulations subject to the following conditions:

a. That within 180 days of the adoption of the 1995 Major Specific Plan Amendment creating this development parcel, the owner of Development Parcel 3.CP/BP.2 shall file with the city a conceptual site plan (the "site plan"), which plan shall describe, at a minimum and with a reasonable degree of certainty, all of the following:

   1) A conceptual layout of this entire development parcel showing individual development units which shall list the use or uses intended in each individual development unit.

   2) The height of the buildings in each individual development unit.

   3) The total square footage of all buildings proposed for Parcel 3.CP/BP.2, together with the proposed allocation of the total square footage to each individual development unit.

   4) The boundaries of Parcel 3.CP/BP.2, together with the total gross land area and net land area of Parcel 3.CP/BP.2, as defined in Section 202 of the City of Phoenix Zoning Ordinance.

   5) The required off-street parking facilities indicating the number of parking spaces provided for each use within each individual development unit.

   6) The location of any proposed loading space or dock within any individual development unit.

b. All construction and development within Parcel 3.CP/BP.2 shall be in accordance with the site plan, as may be revised from time to time as set forth in this paragraph 9.

c. Prior to the completion of construction of the hospital structure, the owner of Parcel 3.CP/BP.2 shall submit to the city a revised site plan showing the hospital structure and any changes to the square footage of buildings. Changes to the square footage shall be limited to a reallocation of the total square footage of all buildings to different development units within Parcel 3.CP/BP.2, or within an existing individual development unit, but the total square footage of buildings in Parcel 3.CP/BP.2 as shown on the original site plan shall not be changed. Following the submittal of the revised site plan, the owner of Parcel 3.CP/BP.2 shall be permitted to commence and complete construction of another building or buildings or structure or structures in any one of the individual development units pursuant to the current regulations, so long as the commencement of

~~construction of said building(s) or structure(s) shall occur not later than 7 years from the submittal of the revised site plan.~~

~~Prior to the completion of the second building or structure, and each building or structure thereafter, the owner of Parcel 3.CP/BP.2 shall submit to the city a revised site plan showing all buildings completed and any changes to the allocation of the total square footage of buildings between different development units within Parcel 3.CP/BP.2, or within an existing individual development unit. Following the submittal of each revised site plan, the owner of Parcel 3.CP/BP.2 shall be permitted to commence and complete construction of the next building or structure, and each building or structure thereafter, under the current regulations, so long as the commencement of said construction occurs not later than 7 years after the submittal of each revised site plan. Construction of each building or structure within Parcel 3.CP/BP.2 shall follow this procedure.~~

~~d. Whenever the owner of Parcel 3.CP/BP.2 submits a site plan to the city in accordance with this paragraph 9, the owner of Parcel 3.CP/BP.2 shall provide a copy of the submitted site plan to the Master Developer.~~

~~e. If the owner of Parcel 3.CP/BP.2 fails to comply with the provisions of subparagraphs 9.a, 9.b and 9.c above, then future development of Parcel 3.CP/BP.2 shall be governed by the regulations relating to permitted and accessory uses, height of buildings, lot coverage limitations, floor area ratios, and off-street parking and loading standards then in effect.~~

II. ADDITIONAL DEVELOPMENT STANDARDS FOR DEVELOPMENT PARCEL 3.CP/BP.2:

1. STREET STANDARDS:

A. MAYO BOULEVARD CROSS SECTION: THE 24-FOOT-WIDE LANDSCAPE MEDIAN ALONG MAYO BOULEVARD MAY BE REDUCED TO ALLOW FOR WIDENED AND BUFFERED BIKE LANES, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT. LANDSCAPE MEDIANS SHALL BE PLANTED TO THE STREETSCAPE LANDSCAPE STANARDS PER SECTION 3.CP/BP.2.II.2 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

B. SIDEWALK EASEMENTS AND SHARED-USE PATH EASEMENTS: SIDEWALK EASEMENTS AND SHARED-USE PATH EASEMENTS SHALL BE DEDICATED WHERE NECESSARY TO PERMIT DETACHED SIDEWALKS AND SHARED-USE PATHS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

C. MAYO BOULEVARD (SOUTH SIDE): A MINIMUM 8-FOOT-WIDE DETACHED SIDEWALK SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED ALONG THE SOUTH SIDE OF MAYO BOULEVARD, EXCEPT WHERE THERE ARE EXISTING SIDEWALKS, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 3.CP/BP.2.II.2 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

D. 56TH STREET (SOUTH OF MAYO BOULEVARD): THE EXISTING LANDSCAPE STRIP ON THE EAST SIDE OF 56TH STREET ADJACENT TO THE DETACHED SIDEWALK SHALL BE REPLENISHED AND PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 3.CP/BP.2.II.2 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

E. MULTI-USE TRAIL CONNECTING TO REACH 11: A 10-FOOT-WIDE MULTI-USE TRAIL EASEMENT (MUTE) SHALL BE DEDICATED WITHIN THE EASTERN EDGE OF DEVELOPMENT PARCEL 3.CP/BP.2, AND A MINIMUM 10-FOOT-WIDE MULTI-USE TRAIL (MUT) SHALL BE CONSTRUCTED WITHIN THE EASEMENT TO CONNECT SOUTH TO REACH 11 TRAILS IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

F. LANDSCAPE STRIP REDUCTION OR ELIMINATION: IN AREAS WHERE DRAINAGE CULVERTS, RIGHT TURN LANES AND BUS BAYS OCCUR AND LIMIT AVAILABLE RIGHT-OF-WAY, THE REQUIRED LANDSCAPE STRIPS OF THIS SECTION MAY BE REDUCED OR ELIMINATED BY THE STREET TRANSPORATION DEPARTMENT TO ENSURE SIDEWALKS AND SHARED USE PATHWAYS MAY BE PROVIDED IN SUCH AREAS WITHOUT SIGNIFICANT OFFSET.

2. STREETSCAPE LANDSCAPE PLANTING STANDARDS:

A. TREES FOR 10-FOOT-WIDE OR WIDER LANDSCAPE STRIPS: MINIMUM 3-INCH CALIPER, SINGLE-TRUNK, LARGE CANOPY, DROUGHT-TOLERANT, SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.

B. TREES FOR 5-FOOT-WIDE, LESS THAN 10-FOOT-WIDE, LANDSCAPE STRIPS: MINIMUM 2-INCH CALIPER, SINGLE-TRUNK, LARGE CANOPY, DROUGHT-TOLERANT, SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.

C. LIVE COVERAGE: DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS MAINTAINED TO A MAXIMUM HEIGHT OF 36 INCHES TO ACHIEVE A MINIMUM OF 75% LIVE COVERAGE AT MATURITY.

D. UTILITY CONFLICTS: WHERE UTILITY CONFLICTS EXIST, THE DEVELOPER SHALL WORK WITH THE PLANNING AND DEVELOPMENT DEPARTMENT ON AN ALTERNATIVE DESIGN SOLUTION CONSISTENT WITH A PEDESTRIAN ENVIRONMENT.

3. VEHICULAR PARKING: OFF-STREET PARKING AND LOADING REQUIREMENTS MAY BE MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT WHEN SUPPORTED BY AN APPROPRIATELY DOCUMENTED STUDY.

A. EV INSTALLED SPACES: A MINIMUM OF 2.5% OF THE REQUIRED PARKING SPACES, LOCATED WITHIN PARKING STRUCTURES, SHALL BE ELECTRIC VEHICLE (EV) INSTALLED SPACES, DEFINED AS A PARKING SPACE THAT INCLUDES ACCESS TO AN EV CHARGER, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

B. EV CAPABLE SPACES: A MINIMUM OF 2.5% OF THE REQUIRED PARKING SPACES, LOCATED WITHIN PARKING STRUCTURES, SHALL BE EV CAPABLE SPACES, DEFINED AS A PARKING SPACE THAT INCLUDES ACCESS TO ELECTRICAL WIRING TO ALLOW FOR A FUTURE JUNCTION BOX AND APPROPRIATE VOLTAGE FOR AN OUTLET CAPABLE OF CHARGING A VEHICLE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

4. BICYCLE INFRASTRUCTURE:

A. BUFFERED AND WIDENED BIKE LANES: EXISTING BIKE LANES SHOULD BE WIDENED AND SHALL BE BUFFERED ON BOTH SIDES OF MAYO BOULEVARD, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT AND THE PLANNING AND DEVELOPMENT DEPARTMENT.

B. ON-SITE BICYCLE CIRCULATION: BIKE LANES, BIKE BOULEVARDS, OR OTHER DESIGN STANDARDS TO MAXIMIZE BICYCLIST VISIBILITY, SAFETY AND BICYCLIST CIRCULATION ON SITE THROUGHOUT THE DEVELOPMENT PARCEL SHALL BE PROVIDED AND INSTALLED PER THE RECOMMENDATIONS IN THE BICYCLE & PEDESTRIAN DESIGN GUIDANCE ELEMENT, CHAPTER 3 (BICYCLE TOOLBOX), OF THE ACTIVE TRANSPORTATION PLAN, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

C. BICYCLE PARKING: BICYCLE PARKING SHALL BE PROVIDED PER THE REQUIREMENTS OF SECTION 1307.H.6 OF THE PHOENIX ZONING ORDINANCE, IN ADDITION TO THE FOLLOWING. NON-SECURED BICYCLE PARKING SHALL BE PROVIDED THROUGH INVERTED U AND ARTISTIC RACKS LOCATED NEAR ALL BUILDING ENTRANCES, OR AS OTHERWISE SPECIFIED BELOW, AND INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H OF THE PHOENIX ZONING ORDINANCE.

1) MULTIFAMILY RESIDENTIAL SHALL PROVIDE SECURED BICYCLE PARKING SPACES AT A MINIMUM RATE OF 0.25 SPACES PER DWELLING UNIT AND GUEST BICYCLE PARKING SPACES AT A MINIMUM RATE OF 0.05 SPACES PER DWELLING UNIT.

2) SINGLE-FAMILY RESIDENTIAL USES SHALL PROVIDE BICYCLE PARKING LOCATED IN COMMON OPEN SPACE AREAS AT A MINIMUM RATE OF 0.05 SPACES PER DWELLING UNIT.

D. BICYCLE REPAIR STATIONS: BICYCLE REPAIR STATIONS (“FIX IT STATIONS”) SHALL BE PROVIDED, MAINTAINED AND EVENLY DISTRIBUTED THROUGHOUT THE DEVELOPMENT PARCEL AND SHALL BE LOCATED ADJACENT TO SIDEWALKS, WALKWAYS, SHARED-USE PATHS AND MULTI-USE TRAILS, SPACED A MINIMUM OF A QUARTER MILE APART. THE BICYCLE REPAIR STATIONS (“FIX IT STATIONS”) SHALL BE PROVIDED IN AN AREA OF HIGH VISIBILITY AND SEPARATED FROM VEHICULAR MANEUVERING AREAS, WHERE APPLICABLE. THE REPAIR STATION SHALL INCLUDE, BUT NOT BE LIMITED TO:

1) STANDARD REPAIR TOOLS AFFIXED TO THE STATION.

2) A TIRE GAUGE AND PUMP AFFIXED TO THE BASE OF THE STATION OR THE GROUND.

3) A BICYCLE REPAIR STAND WHICH ALLOWS PEDALS AND WHEELS TO SPIN FREELY WHILE MAKING ADJUSTMENTS TO THE BIKE.

E. ELECTRIC BICYCLE CHARGING: A MINIMUM OF 10% OF THE REQUIRED BICYCLE PARKING SPACES SHALL INCLUDE STANDARD ELECTRICAL RECEPTACLES, OR STANDARD ELECTRICAL OUTLETS FOR SECURED BICYCLE PARKING, FOR ELECTRIC BICYCLE CHARGING CAPABILITIES.

5. SIGNAGE: THIS DEVELOPMENT PARCEL IS EXEMPTED FROM THE DESERT RIDGE COMPREHENSIVE SIGN PLAN IF A SEPARATE COMPREHNESIVE SIGN PLAN FOR THE DEVELOPMENT PARCEL IS APPROVED.

6. ADDITIONAL STIPULATIONS FOR DEVELOPMENT:

A. THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, SIDEWALK, CURB RAMPS, STREETLIGHTS, MEDIAN ISLANDS, LANDSCAPING, AND OTHER INCIDENTALS, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH ALL ADA ACCESSIBILITY STANDARDS.

B. THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA (SFHA) CALLED ZONE AO, ON PANEL 1315 L OF THE FLOOD INSURANCE RATE MAPS (FIRM) DATED JANUARY 4, 2021. THE FOLLOWING REQUIREMENTS SHALL APPLY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:

1) THE ARCHITECT/ENGINEER IS REQUIRED TO SHOW THE FLOODPLAIN BOUNDARY LIMITS ON THE GRADING AND DRAINAGE PLAN AND ENSURE THAT IMPACTS TO THE PROPOSED FACILITIES HAVE BEEN CONSIDERED, FOLLOWING THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) REGULATIONS (44 CFR PARAGRAPH 60.3). THIS INCLUDES, BUT NOT LIMITED TO PROVISIONS IN THE LATEST

VERSIONS OF THE FLOODPLAIN ORDINANCE OF THE PHOENIX CITY CODE.

2) A COPY OF THE GRADING AND DRAINAGE PLAN SHALL BE SUBMITTED TO THE FLOODPLAIN MANAGEMENT SECTION OF THE STREET TRANSPORTATION DEPARTMENT FOR REVIEW AND APPROVAL OF FLOODPLAIN REQUIREMENTS.

3) THE DEVELOPER SHALL PROVIDE AN ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON CONSTRUCTION PLANS TO FLOODPLAIN MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF GRADING AND DRAINAGE PERMITS.

4) THE DEVELOPER SHALL PROVIDE AN ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON BUILDINGS UNDER CONSTRUCTION AND A MINIMUM 95% COMPACTION TEST RESULTS FOR THE BUILDING PADS TO FLOODPLAIN MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS.

5) THE DEVELOPER SHALL PROVIDE ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON FINISHED CONSTRUCTION TO FLOODPLAIN MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

C. THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF THE SCOTTSDALE MUNICIPAL AIRPORT (SDL) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE TEMPLATES AND INSTRUCTIONS PROVIDED WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CITY ATTORNEY.

D. THE DEVELOPER SHALL PROVIDE A NO HAZARD DETERMINATION FOR PROPOSED DEVELOPMENT THAT EXCEEDS 70 FEET IN HEIGHT FROM THE FAA PURSUANT TO THE FAA'S FORM-7460 OBSTRUCTION ANALYSIS REVIEW PROCESS, PRIOR TO CONSTRUCTION PERMIT APPROVAL, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

E. IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.

F. IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.

G. IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33-FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.

H. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

3.CP/BP.3 – Development Parcel 3.CP/BP.3

SIZE: 23.88 ACRES
USES PERMITTED: PERMITTED USES SHALL BE AS INDICATED IN SECTION 626, COMMERCE PARK DISTRICT (BUSINESS PARK OPTION), OF THE CITY OF PHOENIX ZONING ORDINANCE, AS MODIFIED BELOW.

APPLICABLE ZONING: CP/BP AS PER SECTION 626 OF THE CITY OF PHOENIX ZONING ORDINANCE AS MODIFIED BELOW AND PER SECTION C.4.D OF THIS CHAPTER. THIS ZONING WAS APPLIED UPON CITY COUNCIL APPROVAL OF THE 1995 MAJOR AMENDMENT TO THE DESERT RIDGE SPECIFIC PLAN RELATING TO THIS SUPERBLOCK.

I. SPECIAL CONDITIONS AND REQUIREMENTS:

1. COMMERCE PARK USES ARE ALLOWED SUBJECT TO THE STANDARDS DESCRIBED IN SECTION C.4.D OF THIS CHAPTER.

2. ADDITIONAL PERMITTED USES/DEVELOPMENT CONDITIONS: THE FOLLOWING IS A LIST OF MODIFICATIONS TO THE PERMITTED USES INCLUDED IN SECTION 626, COMMERCE PARK DISTRICT (BUSINESS PARK OPTION), OF THE CITY OF PHOENIX ZONING ORDINANCE WHICH SHALL APPLY EXCLUSIVELY TO DEVELOPMENT PARCEL 3.CP/BP.3:

   A. MANUFACTURING RELATED TO MEDICAL, PHARMACEUTICAL AND BIOTECHNICAL PRODUCTS OR EQUIPMENT. MANUFACTURING SHALL INCLUDE THE FABRICATION AND ASSEMBLY OF FINISHED PRODUCTS OR SUB-ASSEMBLIES, SO LONG AS THE PRIMARY USE OF THE PROPERTY IS NOT THE BASIC PROCESSING AND COMPOUNDING OF RAW MATERIALS OR FOOD PRODUCTS.

   B. MULTIFAMILY RESIDENTIAL.

   C. RETAIL USES. THE MAXIMUM GROSS LEASABLE AREA FOR ANY ONE TENANT/USER SHALL BE 5,000 SQUARE FEET. THE MAXIMUM AGGREGATE GROSS LEASABLE AREA OF RETAIL USES SHALL BE 50,000 SQUARE FEET.

3. BUILDING SETBACKS: MINIMUM 100 FEET AND AN AVERAGE OF 125 FEET FROM 56TH STREET, 64TH STREET AND MAYO BOULEVARD. MINIMUM 50

FEET FROM ALL OTHER STREETS. MINIMUM 30 FEET FROM ALL OTHER LOT LINES.

4. FLOOR AREA RATIO: 0.20 OVERALL LIMIT FOR DEVELOPMENT PARCEL; INDIVIDUAL DEVELOPMENTS MAY BE UP TO 0.25.

5. DENSITY: MINIMUM 17.0 DWELLING UNITS PER GROSS ACRE.

~~SUPERBLOCK 3 – OVERALL DESIGN GUIDELINES~~

~~THE FOLLOWING DESIGN GUIDELINES FROM SECTION 507 TAB A OF THE PHOENIX ZONING ORDINANCE SHALL BE ELEVATED FROM CONSIDERATIONS (C) AND PRESUMPTIONS (P) TO REQUIREMENTS (R):~~

~~A. SITE DESIGN/DEVELOPMENT.~~

~~1. DESERT PRESERVATION.~~

~~(1.1) DEVELOPMENT SHALL MINIMIZE THE REMOVAL OF EXISTING HEALTHY SONORAN DESERT VEGETATION (TREES OVER 4" CALIPER IN DIAMETER) AND CACTI OVER 3' IN ACCORDANCE WITH CITY NATIVE PLANT PRESERVATION STANDARDS (TABLE 1). IF REMOVAL IS NECESSARY, MATURE TREES AND CACTI SHALL BE SALVAGED AND UTILIZED ON SITE. (R)~~

~~PROTECTED NATIVE PLANTS SHALL MEAN CACTI, WHICH ARE THREE (3) FEET, OR GREATER IN HEIGHT AND TREES WHICH ARE FOUR (4) INCHES OR GREATER IN CALIPER OF THE FOLLOWING SPECIES:~~

~~TABLE 1. PROTECTED NATIVE PLANT PRESERVATION STANDARDS~~

| ~~TREES:~~ | |
|---|---|
| ~~BOTANICAL NAME~~ | ~~COMMON NAME~~ |
| ~~*ACACIA CONSTRICTA*~~ | ~~WHITETHORN ACACIA~~ |
| ~~*ACACIA GREGGII*~~ | ~~CATCLAW ACACIA~~ |
| ~~*BERBERIS HAEMATOCARPA*~~ | ~~RED BARBERY~~ |
| ~~*CANOTIA HOLOCANTHA*~~ | ~~CRUCIFIXION THORN~~ |
| ~~*CELTIS PALLIDA*~~ | ~~HACKBERRY~~ |
| ~~*CERCIDIUM FLORIDUM*~~ | ~~BLUE PALO VERDE~~ |
| ~~*CERCIDIUM MICROPHYLLUM*~~ | ~~FOOTHILL PALO VERDE~~ |
| ~~*CHILOPSIS LINERARIS*~~ | ~~DESERT WILLOW~~ |
| ~~*JUNIPERUS SPECIES*~~ | ~~JUNIPER~~ |
| ~~*OLNEYA TESOTA*~~ | ~~IRONWOOD~~ |
| ~~*POPULUS FREMONTII*~~ | ~~COTTONWOOD~~ |
| ~~*PROSOPIS SPECIES*~~ | ~~MESQUITE~~ |
| ~~*QUERCUS SPECIES*~~ | ~~SCRIB OAK~~ |
| ~~*RHUS OVATA*~~ | ~~SUGAR SUMAC~~ |
| ~~*VAUQUELINEA CALIFORNICA*~~ | ~~ARIZONA ROSEWOOD~~ |
| ~~CACTI:~~ | |
| ~~BOTANICAL NAME~~ | ~~COMMON NAME~~ |

| | |
|---|---|
| *CARNEGIEA GIGANTEA* | SAGUARO |
| *FEROCACTUS SPECIES* | BARREL |
| *FOUQUIERIA SPLENDENS* | OCOTILLO |
| *PENICEREUS GREGGII* | NIGHT-BLOOMING CEREUS |

2. GRADING/DRAINAGE.

(2.2) SURFACE, SITE DRAINAGE AND RETENTION SHALL BE DESIGNED TO AVOID HARD LINED CHANNELS. (R)

(2.3) SURFACE SITE DRAINAGE AND RETENTION SHOULD BE INTEGRATED WITH THE OVERALL LANDSCAPE DESIGN. (R)

(2.5) REQUIRED LANDSCAPE SETBACKS ADJACENT TO PERIMETER STREETS MAY UTILIZE THE REQUIRED SETBACK FOR RETENTION PROVIDED:

- A MAXIMUM 50% OF THE REQUIRED LANDSCAPE SETBACK IS DEVOTED TO RETENTION.

- THE MAXIMUM DEPTH OF RETENTION WITHIN 20 FEET OF RIGHT-OF-WAY IS 24-INCHES.

- SIDE SLOPES ARE A MAXIMUM 4:1 (R)

3. LANDSCAPE ARCHITECTURE.

(3.1) PLANT MATERIALS.

3.1.1 DEVELOPMENT SHOULD MINIMIZE THE REMOVAL OF EXISTING, NON-NATIVE HEALTHY PLANTS (TREES 4" CALIPER IN DIAMETER) OR GREATER) AND CACTI (6' HIGH OR GREATER). IF REMOVAL IS NECESSARY, MATURE TREES SHOULD BE SALVAGED AND UTILIZED ON SITE. (R)

3.1.3 LOW WATER USE PLANTS THAT REFLECT AND ENHANCE THE IMAGE OF THE SONORAN DESERT SHALL BE USED. (R)

3.1.5 ANY PROPOSED LANDSCAPE TREATMENT SHALL BE COMPATIBLE WITH AND RELATE TO ANY ESTABLISHED DISTINCTIVE CHARACTER IN THE SURROUNDING CONTEXT AREA. (R)

3.1.9 COORDINATE SITE UTILITY ELEMENTS SUCH AS OVERHEAD POWER LINES, TRANSFORMERS, METER BOXES, BACKFLOW PREVENTERS, AND FIRE PROTECTION DEVICES, WITH LANDSCAPE DESIGN TO EFFECTIVELY DIMINISH THE IMPACT OF SUCH ELEMENTS ON THE SITE CHARACTER. (R)

3.1.10 TREES SHALL BE LOCATED ADJACENT TO PUBLIC AND PRIVATE WALKWAYS, AND MULTI-USE TRAILS AND PATHS, TO PROVIDE A MINIMUM OF 50 PERCENT SHADE AND A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES. (R)

3.1.11 PEDESTRIAN SAFETY AND COMFORT SHALL BE CONSIDERED

WHEN SELECTING TREES AND PLANT MATERIAL. (R)

3.1.13 NO MORE THAN 50% OF THE LANDSCAPED AREA AT MATURITY OR 10% OF THE NET LOT AREA, WHICHEVER IS LESS, SHALL BE PLANTED IN TURF OR HIGH-WATER USE PLANTS. FUNCTIONAL TURF AREAS SUCH AS IN PARKS, SCHOOLS, MULTIPLE-FAMILY AND SINGLE-FAMILY COMMON AREAS, INDIVIDUAL SINGLE-FAMILY LOT, AND GOLF COURSES ARE EXEMPT. (R)

3.1.14 A MINIMUM 50% OF THE LANDSCAPED AREA AT MATURITY (EXCLUDING HARDSCAPE AREAS) SHALL BE TREATED WITH LIVING VEGETATION INCLUDING GROUNDCOVER, SHRUBS AND TREES, AS WELL AS INORGANIC MATERIAL AND AN AUTOMATIC IRRIGATION SYSTEM. (R)

3.1.15 IF ALLOWED BY SPECIFIC PROVISIONS OF THE ZONING ORDINANCE, THE PLACEMENT OF RECYCLING CONTAINERS IN A REQUIRED LANDSCAPE SETBACK OR REQUIRED LANDSCAPED ISLAND SHALL NOT RESULT IN THE ELIMINATION OF ANY REQUIRED TREES. (R)

(3.2) MAINTENANCE OF LANDSCAPE AREAS.

3.2.1 NATIVE SONORAN DESERT VEGETATION SHALL NOT BE PRUNED OR REMOVED FROM AREAS IDENTIFIED ON APPROVED PLANS AS PERMANENT UNDISTURBED OPEN SPACE UNLESS DEMONSTRATED TO THE CITY THAT A HEALTH, SAFETY OR WELFARE ISSUE EXISTS. THIS INCLUDES REMOVAL OF DEAD TREES OR CACTI. (R)

3.2.3 A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL TREES, CACTI, AND PLANTS INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLANS OR OTHER DEVELOPMENT REVIEW DOCUMENTS TO MINIMIZE MAINTENANCE AND WATER CONSUMPTION, AND TO MAXIMIZE PLANT HEALTH, SURVIVABILITY, AND VIABILITY, UNLESS OTHERWISE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. (R)

(3.4) ART/WATER ELEMENTS.

3.4.1 WATER FEATURES, INCLUDING FOUNTAINS, SHALL BE SITED TO ALLOW SIGNIFICANT ENVIRONMENTAL ENHANCEMENT PRIMARILY TO ON-SITE AND INCIDENTALLY TO OFF-SITE USERS AND TO MINIMIZE WATER CONSUMPTION. (R)

3.4.2 IF THERE IS PUBLIC ART, IT SHALL BE INTEGRATED INTO THE OVERALL DESIGN OF A PROJECT. (R)

4. OPEN SPACE/AMENITIES.

(4.1) IMPROVED OPEN SPACES, PLAZAS AND COURTYARDS SHALL BE SHADED A MINIMUM 50 PERCENT AND FUNCTIONAL IN TERMS OF AREA, DIMENSIONS, LOCATION AND AMENITIES TO PROMOTE SAFE HUMAN INTERACTION. (R)

(4.2) USABLE PUBLIC SPACE SHALL INCORPORATE A MINIMUM OF 50 PERCENT SHADING THROUGH THE USE OF TREES OR STRUCTURES THAT

PROVIDE SHADING, OR A COMBINATION OF THE TWO UNLESS OTHERWISE PROHIBITED BY SITE VISIBILITY TRIANGLES OR OTHER TECHNICAL CONSTRAINTS. (R)

6. PARKING/CIRCULATION.

(6.1) SURFACE PARKING DESIGN.

6.1.3 PARKING AREAS SHALL BE BUFFERED FROM ADJACENT RESIDENTIAL PROPERTIES AND SCREENED FROM STREETS SO THAT CARS ARE NOT VISIBLE BELOW THE AVERAGE HEIGHT OF THE HEADLIGHTS. (R)

6.1.7 SURFACE PARKING DESIGN SHALL UTILIZE SHARED ACCESS DRIVES WITH ADJACENT, SIMILARLY ZONED PROPERTIES. (R)

6.1.9 EXCESSIVE ASPHALT/HARDSCAPE NOT NEEDED FOR ADEQUATE VEHICULAR MANEUVERING OR PARKING, STAGING OR MATERIAL STORAGE SHALL BE MINIMIZED. (R)

(6.2) PARKING STRUCTURE DESIGN.

6.2.3 THE PARKING STRUCTURE EXTERIOR SHALL BE FINISHED WITH ARCHITECTURAL EMBELLISHMENTS AND DETAILING THAT WILL CREATE VISUAL INTEREST FOR ADJOINING PROPERTIES. (R)

6.2.4 LIGHTING WITHIN THE PARKING STRUCTURE SHALL PROVIDE SAFETY AND SECURITY AND BE INTEGRATED INTO THE ARCHITECTURAL CHARACTER BOTH IN TERMS OF ILLUMINATION AND FIXTURES. (R)

6.2.7 APPROPRIATE VISIBILITY TRIANGLES AND PEDESTRIAN CROSSING AT EXITS AND ENTRANCES SHALL BE PROVIDED IN ALL PARKING STRUCTURES. (R)

6.2.10 THERE SHALL BE A CONVENIENT, CLEAR, SAFE AND EFFICIENT INTERNAL CIRCULATION SYSTEM WITHIN THE PARKING STRUCTURE FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC INCLUDING APPROPRIATE SIGNAGE AND PLACEMENT OF PEDESTRIAN CIRCULATION CORES (ELEVATORS AND STAIRS). (R)

(6.3) ACCESS/CIRCULATION.

6.3.2 THE SITE PLAN SHALL CLEARLY EXPRESS THE SEPARATION BETWEEN PEDESTRIAN AND VEHICULAR TRAFFIC. (R)

7. WALLS/FENCING.

(7.1) WALLS ADJACENT TO ARTERIAL AND COLLECTOR STREETS SHALL HAVE A FINISHED APPEARANCE. UNTEXTURED, UNFINISHED BLOCK AND REINFORCED, MORTAR-FREE CONCRETE WALLS SHALL BE AVOIDED. (R)

(7.2) WALL LENGTHS EXCEEDING 50 FEET ADJACENT TO ARTERIAL AND COLLECTOR STREETS SHALL BE ARTICULATED OR CONTAIN SUBSTANTIAL LANDSCAPING TO BREAK THE CONTINUOUS WALL

SURFACE AND CREATE VARYING SHADING PATTERNS. (R)

8. SITE LIGHTING.

(8.1) ALL ON-SITE LIGHTING SHALL BE SHIELDED TO PREVENT DIRECT VISIBILITY OF THE LIGHT SOURCE FROM ADJACENT PROPERTY. (R)

(8.2) LIGHTING SHALL BE SHIELDED WITH CUT-OFF FIXTURES AND DEFLECTORS TO DIRECT LIGHT DOWNWARD AND LIMIT ON-SITE LIGHTING LEVELS TO A MAXIMUM OF ONE (1) FOOT CANDLE AT THE PROPERTY LINE. (R)

(8.5) SERVICE AREAS AND OTHER SCREENED AREAS SHALL HAVE PROPER SECURITY LIGHTING. (R)

(8.6) LIGHTING FIXTURES AND ILLUMINATION SHALL BE OF SIMILAR DESIGN AND CHARACTER AS THE PROJECT'S BUILDING COMPONENTS. (R)

(8.7) SITE LIGHTING SHALL BE PROVIDED TO ENSURE PERSONAL SAFETY AT BUILDING ENTRANCE/EXITS, AND IN PUBLIC ASSEMBLY AND PARKING AREAS. (R)

(8.8) RECOMMENDED LIGHTING LEVELS AND UNIFORMITY RATIOS ESTABLISHED BY THE ILLUMINATION ENGINEERING SOCIETY OF NORTH AMERICA (IESNA), AS MAY BE MODIFIED BY THE CITY OF PHOENIX, SHALL BE INCORPORATED IN LIGHTING DESIGN FOR ON-SITE NON-RESIDENTIAL AND MULTI-FAMILY DEVELOPMENT. (R)

B. BUILDING DESIGN/CONSTRUCTION.

1. PLACEMENT/ORIENTATION.

(1.2) THE PROPOSED BUILDING ORIENTATION SHALL RESPECT THE ORIENTATION OF SURROUNDING BUILDINGS AND SURROUNDING STREETS BY MAINTAINING CONTINUITY OF PEDESTRIAN ROUTES AND PROMOTING OPPORTUNITIES FOR PEDESTRIAN INTERACTION AT THE STREET LEVEL. (R)

(1.4) THE PROPOSED BUILDING ORIENTATION SHALL RESPECT CLIMATIC CONDITIONS BY MINIMIZING HEAT GAIN AND CONSIDERING THE IMPACT OF SHADE ON ADJACENT LAND USES AND AREAS. (R)

(1.5) NATURAL SURVEILLANCE SHALL BE MAXIMIZED IN PROJECT DESIGN TO ENCOURAGE EASY OBSERVATION OF PEOPLE AND PROPERTY NEAR ENTRYWAYS, PATHWAYS, PUBLIC SPACES AND PARKING LOTS. (R)

(1.6) PROJECTS OR PORTIONS OF PROJECTS IN PUBLIC VIEW (ADJACENT TO STREETS AND RESIDENTIAL AREAS) SHALL DEMONSTRATE A GREATER LEVEL OF DESIGN SENSITIVITY AND DETAIL TO VISUAL IMAGE THAN OTHER DEVELOPMENT. (R)

2. HEIGHT, BULK, AND AREA.

(2.2) PARAPET WALLS SHALL NOT EXTEND BEYOND THE BUILDING HEIGHT MORE THAN FIVE FEET (5') FOR A BUILDING THAT IS TWENTY FEET (20') OR LESS IN HEIGHT OR SEVEN FEET (7') FOR A BUILDING ABOVE TWENTY FEET IN HEIGHT UNLESS GREATER HEIGHT IS NEEDED TO SCREEN MECHANICAL EQUIPMENT. (R)

3. ARCHITECTURE.

(3.1) ARCHITECTURE AND APPLIED TREATMENTS THAT EXPRESS CORPORATE IDENTITY SHALL BE TEMPERED TO PROVIDE UNIQUE STRUCTURES THAT COMPLIMENT AND BLEND WITH THEIR IMMEDIATE CONTEXT. (R)

(3.2) PARKING SHADE AND CANOPY STRUCTURES SHALL BE COMPLIMENTARY TO THE ARCHITECTURE OF THE PRIMARY BUILDINGS AND HAVE MINIMAL VISUAL IMPACT TO THE PUBLIC STREETSCAPE AND ADJACENT RESIDENTIAL AREAS. (R)

4. ARTICULATION.

(4.1) BUILDING FACADES VISIBLE FROM PUBLIC STREETS AND ADJACENT TO RESIDENTIAL PROPERTY THAT EXCEED 100 FEET SHALL CONTAIN ARCHITECTURAL EMBELLISHMENTS AND DETAILING SUCH AS TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, WINDOW FENESTRATION, SHADOW BOXES AND OVERHEAD/CANOPIES. (R)

(4.2) THE BUILDING FACADE SHALL BE DESIGNED TO PROVIDE A SENSE OF HUMAN SCALE AT GROUND LEVEL BY PROVIDING A CLEAR ARCHITECTURAL DISTINCTION BETWEEN GROUND FLOOR LEVELS AND ALL ADDITIONAL LEVELS. (R)

(4.3) BUILDING ENTRANCES SHALL BE IDENTIFIABLE AND DIRECTLY ACCESSIBLE FROM A PUBLIC SIDEWALK. (R)

5. COLORS/MATERIALS.

(5.1) ALL SIDES OF A STRUCTURE SHALL EXHIBIT DESIGN CONTINUITY AND CONTAIN MULTIPLE EXTERIOR ACCENT MATERIALS THAT EXHIBIT QUALITY AND DURABILITY. EXAMPLES INCLUDE MATERIALS SUCH AS BRICK, STONE, COLORED TEXTURED CONCRETE OR STUCCO. ROOF MATERIALS MAY INCLUDE TREATED METAL, CONCRETE, AND CLAY TILES, DECORATIVE WOOD, OR SIMILAR MATERIALS. (R)

(5.2) MULTIPLE BUILDINGS ON THE SAME SITE SHALL BORROW AND INCORPORATE (NOT DUPLICATE) ARCHITECTURAL STYLES, MATERIALS, FORMS, FEATURES, COLORS AND COMPATIBLE ELEMENTS FROM THE SAME SITE. THESE SHALL INCLUDE: CONTINUATION OF DISTINCTIVE ROOFLINES, COVERED WALKWAY ALIGNMENTS, CONSISTENT DETAILING OF FINISH, ACCENT FEATURES ON ALL VISIBLE SIDES OF STRUCTURES, COMPATIBLE SHAPES, MATERIAL, WALL AND LANDSCAPING TREATMENT. (R)

(5.3) THE EXTENSIVE USE OF THE FOLLOWING ARCHITECTURAL TREATMENTS AND DETAILS ARE STRONGLY DISCOURAGED AND SHALL

~~BE LIMITED IN THEIR PROPOSED APPLICATION:~~

~~- COLORED PLASTIC OR FIBERGLASS~~

~~- SHINY METAL DETAILS OR REFLECTIVE MATERIALS~~

~~- UNTEXTURED CONCRETE, UNFINISHED BLOCK, STEEL PANELS, OR ASPHALT SHINGLES AS A PREDOMINANT EXTERIOR MATERIAL. (R)~~

~~(5.4) CORPORATE COLORS, ASSOCIATED GRAPHICS, AND HIGHLY CONTRASTING BANDS OF VIBRANT COLORS ON BUILDINGS AND ON ACCESSORY STRUCTURES (EXCLUDING SIGNAGE) SHALL BE USED AS AN ACCENT FEATURE WITH RESTRAINT AS A MINOR ELEMENT OF THE BUILDING'S EXTERIOR. (R)~~

~~(5.5) PRE-ENGINEERED METAL BUILDINGS VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL AREAS SHALL HAVE AT LEAST 30% OF EXTERIOR ELEVATIONS COMPOSED OF ALTERNATIVE BUILDING MATERIALS SUCH AS GLASS, BRICK, MASONRY, STONE AND STUCCO. (R)~~

~~6. PUBLIC AMENITIES/ENVIRONMENTAL PROTECTION.~~

~~(6.1) PUBLIC AND PRIVATE PEDESTRIAN WALKWAYS AND GATHERING AREAS SHALL BE SHADED (MINIMUM 50 PERCENT AT MATURITY) FOR THE HEALTH, SAFETY, AND WELFARE OF PEDESTRIANS AND TO ENCOURAGE USE. (R)~~

~~(6.2) OVERHANGS AND CANOPIES SHALL BE INTEGRATED IN THE BUILDING DESIGN ALONG ALL PEDESTRIAN THOROUGHFARES. FOR PLANNED COMMERCIAL SHOPPING CENTERS WITH EXTERIOR PEDESTRIAN CIRCULATION, CONTINUOUS SHADE PROTECTED WALKWAYS SHALL BE PROVIDED. (R)~~

~~(6.3) THERE SHALL BE CONVENIENT ACCESSIBLE PEDESTRIAN WALKWAYS BETWEEN BUS STOP/SHELTER AND THE BUILDING ENTRY AND/OR ACTIVITY AREA(S). (R)~~

~~7. SCREENING.~~

~~(7.1) SERVICE AREAS SHALL BE LOCATED AWAY FROM PUBLIC VIEW. (R)~~

~~(7.3) ALL SCREENING SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PRIMARY STRUCTURE. (R)~~

~~(7.5) ALL NEW OR RELOCATED ELECTRIC LINES 12 KV AND SMALLER, COMMUNICATIONS AND CABLE TELEVISION AND ALL ON PREMISE WIRING SHALL BE PLACED UNDERGROUND IN ALL DEVELOPMENTS WHERE VISIBLE FROM STREETS OR ADJOINING PROPERTIES. (R)~~

~~ADDITIONAL DESIGN GUIDELINES.~~

~~THE FOLLOWING ARE ADDITIONAL DESIGN GUIDELINES APPLICABLE TO ALL DEVELOPMENT WITHIN SUPERBLOCK 3, USING THE SAME IMPLEMENTATION STANDARDS PER SECTION 507.C OF THE PHOENIX ZONING ORDINANCE:~~

1. A MAXIMUM OF 60% OF EXTERIOR BUILDING FACADES SHALL BE FINISHED WITH STUCCO MATERIAL. (R)

2. LIGHTING SHALL BE PROVIDED ADJACENT TO ALL PUBLIC AND PRIVATE SIDEWALKS, SHARED-USE PATHS, AND PEDESTRIAN WALKWAYS PER SECTION 1304.H.5 OF THE PHOENIX ZONING ORDINANCE. (R)

3. LIGHTING SHOULD BE PROVIDED ADJACENT TO ALL MULTI-USE TRAILS PER SECTION 1304.H.5 OF THE PHOENIX ZONING ORDINANCE. (P)

4. WHERE PEDESTRIAN WALKWAYS CROSS A VEHICULAR PATH, THE PATHWAY SHALL BE CONSTRUCTED OF DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR OTHER PAVEMENT TREATMENTS, THAT VISUALLY CONTRASTS PARKING AND DRIVE AISLE SURFACES. (R)

5. PRIMARY ENTRY/EXIT DRIVES SHALL INCORPORATE DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR SIMILAR ALTERNATIVE MATERIAL. (R)

6. PRIMARY ENTRY/EXIT DRIVES SHALL INCORPORATE ENHANCED LANDSCAPING ON BOTH SIDES WITHIN MINIMUM 250-SQUARE-FOOT LANDSCAPE AREAS AND SHALL INCORPORATE A MINIMUM 5-FOOT-WIDE LANDSCAPE MEDIAN, PLANTED WITH A VARIETY OF AT LEAST THREE PLANT MATERIALS, AND MINIMUM 2-INCH CALIPER SINGLE-TRUNK LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS WITH THE LANDSCAPE MEDIAN. (R)

7. TRAFFIC CALMING MEASURES SHALL BE PROVIDED AT ALL SITE ENTRIES AND EXITS TO SLOW DOWN VEHICULAR SPEEDS AS THEY APPROACH SIDEWALKS. (R)

8. INTERIOR WALLS AND PRIVACY FENCING SHALL USE MATERIALS AND COLORS THAT BLEND WITH THE NATURAL DESERT ENVIRONMENT. (R)

9. A COMBINATION OF VIEW WALLS/FENCING AND PARTIAL VIEW WALLS/FENCING SHALL BE INCORPORATED ALONG PROPERTY LINES ADJACENT TO DEDICATED PUBLIC OR PRIVATE OPEN SPACE AREAS, NATURAL AND/OR IMPROVED DRAINAGEWAYS OR RECREATIONAL AREAS. (R)

10. DRAINAGE CHANNELS SHALL BE DESIGNED TO LOOK NATURAL IN THE DESERT SETTING THROUGH COLOR, TEXTURE, LANDSCAPING, OR OTHER MEANS. (R)

11. ENHANCED PEDESTRIAN CONNECTIONS SHALL BE DESIGNED AND CONSTRUCTED AT ALL PUBLIC STREET CROSSING LOCATIONS TO INTERCONNECT THE PEDESTRIAN TRAILS THROUGHOUT THE ENTIRETY OF THE SITE. (R)

12. WASTE STATIONS SHOULD INCLUDE A COMPOST RECEPTACLE WHENEVER POSSIBLE, WITH INFORMATIONAL SIGNS INDICATING WHAT TYPE OF WASTE SHOULD GO IN WHICH RECEPTACLE. (P)

***

Amend Appendices A.2 (Plant Lists), Page A-2 as follows:

***

A.2 Plant Lists

The Staff Recommended Plant List was prepared by the City of Phoenix Planning Department staff with assistance from the staff botanist/horticulturalist in the Water Conservation and Resources Division of the Water and Wastewater Department. The list includes a combination of native and introduced plants that are suitable to the Sonoran Desert. Suitability includes drought tolerance and mature height similar to Sonoran Desert vegetation. These plants were also selected for their adaptability to the climatic conditions, lower winter nighttime temperatures and more frequent frosts in Area C.

A Supplemental Plant List is included which identifies six specific development areas in the Desert Ridge project. In each of the six development areas, additional plant materials are listed that can be used to supplement the recommended plant list. Compliance with the Desert Ridge Plant List and the Supplemental Plant List will be enforced by the Desert Ridge Review Board. Tall palm trees (i.e., Date Palm, Fan Palm, Mexican Blue Palm) shall be located only in the Village Core, ~~and~~ resort areas~~;~~, SUPERBLOCK 3 DEVELOPMENT PARCELS, AND parcels 4RH and 5A.

***

Amend Appendices A.2 (Plant Lists. Supplemental Plant List), Page A-9 as follows:

***

SUPERBLOCK 3

*PALMS*

DATE PALMS

*TREES*

HERITAGE LIVE OAK
EVERGREEN ELM
RED PUSH PISTACHE

***

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City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 86

## Public Hearing and Ordinance Adoption - Rezoning Application Z-4-23-2 (Mayo Clinic PUD) - Approximately 530 Feet South of the Southwest Corner of 64th Street and Mayo Boulevard (Ordinance G-7180)

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-4-23-2 and rezone the site from R1-18 (Approved CP/BP PCD) (Single-Family Residence District) (Approved Commerce Park, Business Park Option, Planned Community District) to PUD (Planned Unit Development) to allow commercial/commerce-business park uses.

## Summary

Current Zoning: R1-18 (Approved CP/BP PCD)
Proposed Zoning: PUD
Acreage: 76.76 acres
Proposal: Commercial/Commerce-Business Park uses

Owner: Mayo Clinic Arizona
Applicant/Representative: Nick Wood, Snell & Wilmer, LLP

Staff Recommendation: Approval per Addendum A, subject to stipulations.
VPC Information Only: The Desert View Village Planning Committee heard this case on April 4, 2023, for information only.
VPC Action: The Desert Village Planning Committee heard this case on May 2, 2023, and continued the case, by a vote of 9-0. The Desert View Village Planning Committee heard this case on June 6, 2023, and continued the case, by a vote of 10-0. The Desert View Village Planning Committee heard this case on Aug. 1, 2023, and recommended approval, per the staff recommendation (Addendum A), by a vote of 9-2.
PC Action: The Planning Commission heard this case on Oct. 5, 2023, and recommended approval, per the Addendum B Staff Report, by a vote of 6-0.

## Location

Approximately 530 feet south of the southwest corner of 64th Street and Mayo Boulevard
Council District: 2
Parcel Address: 6175 E. Mayo Blvd.

## Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

**ATTACHMENT A**

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-4-23-2) FROM R1-18 (APPROVED CP/BP PCD) (SINGLE-FAMILY RESIDENCE DISTRICT) (APPROVED COMMERCE PARK DISTRICT, BUSINESS PARK OPTION, PLANNED COMMUNITY DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 76.76-acre property located approximately 530 feet south of the southwest corner of 64th Street and Mayo Boulevard in a portion of Section 33, Township 4 North, Range 4 East, as described more specifically in Exhibit “A,” is hereby changed from “R1-18 (Approved CP/BP PCD)” (Single-Family Residence District) (Approved Commerce Park District, Business Park Option, Planned Community District) to “PUD” (Planned Unit Development).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

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SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the Mayo Clinic PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped July 20, 2023, as modified by the following stipulations:

    a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].

    b. Page 5, Purpose and Intent, A2: Overall Design Concept: Update map image to indicate the ASU property (Development Parcel 3.CP/BP.3) is not a part.

    c. Page 6, Land Use Plan, B2: Conceptual Site Plan Summary, second paragraph: Revise target of development from 3.3 million square feet to 2.17 million square feet.

    d. Page 7, List of Uses: After the first paragraph, add a new paragraph stating, "the following uses are separated into a "Base" section and an "Enhanced" section. The "Base" section includes uses that would not trigger additional requirements. The "Enhanced" section includes uses that would trigger additional requirements, per Section D5 of this PUD".

    e. Page 7, List of Uses: Add a header "Base Permitted Uses" above A.

    f. Page 7, List of Uses: Move the "Enhanced Permitted Uses" header above B.

    g. Page 7, List of Uses, B.: Replace with the following:

        Non-residential uses permitted per Section 622, Commercial C-1 District, of the Phoenix Zoning Ordinance, subject to the following limitations:

        1) Such uses are limited to no more than 500,000 square feet

        2) The maximum gross floor area for any one tenant or user shall not exceed 10,000 square feet

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h. Page 7, List of Uses: Add “Hospital” as a permitted use in the “Base” section after B.

i. Page 7, List of Uses, Enhanced Permitted Uses: Delete text after “multifamily residential” for D, delete E (single-family residential), delete “or home” after community residence center, and re-letter accordingly.

j. Page 7, List of Uses, Enhanced Permitted Uses: Delete G “Biomedical and medical research offices and/or laboratory” and re-letter accordingly.

k. Page 9, Development Standards: After the first paragraph, add a new paragraph that states, “maximum building height and floor area ratio (FAR) standards are separated into a “Base” section and an “Enhanced” section. The “Base” section includes uses that would not trigger additional requirements. The “Enhanced” section includes uses that would trigger additional requirements, per section D5 of this PUD. All other development standards apply for all type of development within the PUD.”

l. Page 9, Development Standards: Add a new development standard for “maximum density” before “maximum building heights”, to say “Maximum density: 200 dwelling units”, and re-letter accordingly.

m. Page 9, Development Standards, Floor Area Ratio, Enhanced FAR: Replace 0.85 with 0.65.

n. Page 10, Development Standards, Bicycle Parking, 2: Delete the provision for single-family residential uses and re-number accordingly.

o. Page 17, Design Guidelines, Enhanced Design Guidelines: Replace “Enhanced” with “Elevated” in the title and add a paragraph before the first paragraph that states “these design guidelines shall apply to all development within the PUD.”

p. Page 17, Design Guidelines, Enhanced Design Guidelines, 1st paragraph: Add “and (R*)” at the end of the paragraph, before the colon.

q. Page 18, Design Guidelines, Enhanced Design Guidelines, Grading/Drainage, 2.3: Replace “should” with “shall”.

r. Page 18, Design Guidelines, Enhanced Design Guidelines, Landscape Architecture, Plant Materials, 3.1.1: Replace “should” with “shall” in the beginning and end of the sentence.

s. Page 20, Design Guidelines, Enhanced Design Guidelines, Parking/Circulation, Parking Structure Design, 6.2.7: Delete this design guideline.

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t. Page 22, Design Guidelines, Enhanced Design Guidelines, Building Design/Construction, Architecture, 3.1: Replace “compliment” with “complement”.

u. Page 22, Design Guidelines, Enhanced Design Guidelines, Building Design/Construction, Architecture, 3.2: Replace “complimentary” with “complementary”.

v. Page 17 – 24, Design Guidelines, Enhanced Design Guidelines: Replace (R) with (R*) for design guidelines a.2.3, a.3.1.5, a.3.1.9, a.3.1.11, a.3.4.1, a.3.4.2, a.4.1, a.6.1.9, a.6.2.3, a.6.2.4, a.6.2.10, a.6.3.2, a.7.1, a.7.2, a.8.5 through a.8.8, b.1.2 through b.5.5, and b.6.2 through b.7.5.

w. Page 24 – 25, Design Guidelines, Additional Design Guidelines: Replace (R) with (R*) for design guidelines 1, 2, 4, 5, and 7 through 11.

x. Page 27, Sustainability: Include the Green Stormwater Infrastructure and Waste Stations provisions in the “Additional Design Guidelines” section.

2. A 10-foot-wide shared-use path easement (SUPE) shall be dedicated along the east property line, adjacent to 64th Street, and a minimum 10-foot-wide shared-use path (SUP) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved by the Planning and Development Department. The SUP may be provided in lieu of the required detached sidewalk within the right-of-way if the landscape strip is provided per Section D1.I.2 of the PUD Development Narrative.

3. A 10-foot-wide multi-use trail easement (MUTE) shall be dedicated adjacent to the western edge of the PUD area, and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement to connect south to Reach 11 trails in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.

4. Master plans, per the requirements of the Planned Community District (PCD), Section 636 of the Phoenix Zoning Ordinance, shall be submitted, and shall be updated with each phase of development, as approved by the Street Transportation Department and the Planning and Development Department. The initial master plans submitted by the master developer shall include the following:

   a. Complete build-out of detached sidewalks, landscape within landscape strips, buffered bike lanes, and shared-use paths along 56th Street, Mayo Boulevard and 64th Street per the Street Standards section of the PUD Narrative, to be included on the Master Open Space, Pedestrian, Bicycle and Trails Plan and the Master Landscape Plan.

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b. Complete build-out of bicycle repair stations per the Bicycle Infrastructure section of the PUD Narrative, to be included on the Master Open Space, Pedestrian, Bicycle and Trails Plan.

c. A Pedestrian and Bicycle Circulation Plan to include internal pedestrian and bicycle circulation on site that enhances pedestrian and bicyclist convenience, safety, and comfort.

5. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AO, on Panel 1315 L of the Flood Insurance Rate Maps (FIRM) dated January 4, 2021. The following requirements shall apply, as approved by the Planning and Development Department:

a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage Plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.

b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of the Street Transportation Department for review and approval of Floodplain requirements.

c. The developer shall provide an Elevation Certificate (FEMA Form 086-0-33) based on construction plans to Floodplain Management for approval prior to issuance of Grading and Drainage permits.

d. The developer shall provide an Elevation Certificate (FEMA Form 086-0-33) based on buildings under construction and a minimum 95% compaction test results for the building pads to Floodplain Management for approval prior to issuance of building permits.

e. The developer shall provide Elevation Certificate (FEMA Form 086-0-33) based on finished construction to Floodplain Management for approval prior to issuance of a Certificate of Occupancy.

6. The developer shall submit Master Street Plans associated with the Traffic Impact Analysis, as approved by the Street Transportation Department.

7. The developer shall be responsible for design, redesign, and construction of all warranted and affected traffic signals as identified by the approved Street Transportation Department Traffic Impact Study and Master Street Plans by the Street Transportation Department.

8. Roadway improvements, as stipulated, shall be installed in accordance with the approved Master Street Plan and Traffic Impact Study approved phasing plan.

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9. Any proposed access to public right-of-way shall conform to the City-approved Street Transportation Planning and Design Guidelines for location and spacing, as approved or modified by the Street Transportation Department.

10. The developer shall construct all necessary roadway infrastructure improvements as required by the Arizona Department of Transportation (ADOT) within ADOT jurisdiction, as approved or modified by ADOT.

11. The developer shall be required to perfect existing right-of-way easements controlled by the property as fee title, as approved or modified by the Street Transportation Department and the Planning and Development Department.

12. The subject site shall conform to the Arizona State Land Department (ASLD) land sale, Application No. 53-122049, stipulations or subsequent development agreements, as approved by the Street Transportation Department and the Planning and Development Department.

13. The developer shall construct the ultimate 100-year storm event box culvert dry crossing along arterial streets identified for construction by the approved Master Street Plan to their full limits, including the construction of the upstream and downstream maintenance access ramps.

14. The developer shall be responsible for all 404 permitting, environmental and archeological assessments and associated easement dedications to construct and maintain the ultimate box culvert dry crossing along arterial streets identified for construction by the approved Master Street Plan.

15. Right-of-way shall be dedicated for 64th Street from the existing Arizona Department of Transportation (ADOT) traffic interchange north to Deer Valley Road, as approved by the Planning and Development Department. The dedication shall consist of applicable slope and drainage easements from existing interchange tapering to a minimum 140-foot right-of-way to Deer Valley Road, as approved or modified by the Street Transportation Department and the Planning and Development Department.

16. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

17. The property owner shall record documents that disclose the existence and operational characteristics of the Scottsdale Municipal Airport (SDL) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

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18. The developer shall provide a No Hazard Determination for the proposed development that exceeds 70 feet in height from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

19. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

20. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.

21. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.

22. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 18th day of October, 2023.

_____
MAYOR

ATTEST:

DRAFT

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

A PARCEL OF LAND LOCATED NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA. A PORTION OF THE LAND DESCRIBED AS LOT 7, STATE PLAT NO.55, PARADISE RIDGE SECOND AMENDED, RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, SOUTH 00 DEGREES 02 MINUTES 16 SECONDS EAST, A DISTANCE OF 2003.76 FEET TO THE SOUTHEAST CORNER OF LOT 7, BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA:

THENCE LEAVING SAID EAST LINE, AND ALONG THE SOUTH LINE OF SAID LOT 7, THE NEXT 3 COURSES, NOTH 54 DEGREES 15 MINUTES 57 SECONDS WEST, A DISTANCE OF 763.76 FEET;

THENCE NORTH 75 DEGREES 44 MINUTES 37 SECONDS WEST, A DISTANCE OF 1775.42 FEET;

THENCE NORTH 66 DEGREES 29 MINUTES 20 SECONDS WEST, A DISTANCE OF 12.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE ALONG THE WEST LINE OF SAID LOT 7, NORTH 06 DEGREES 40 MINUTES 18 MINUTES EAST, A DISTANCE OF 1125.04 FEET TO THE NORTH LINE OF SAID SECTION 33,

THENCE LEAVING SAID WEST LINE, AND ALONG SAID NORTH LINE, SOUTH 89 DEGREES 56 MINUTES 59 SECONDS EAST, A DISTANCE OF 2220.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,349,195 SQUARE FEET OR 76.887 ACRES, MORE OR LESS.

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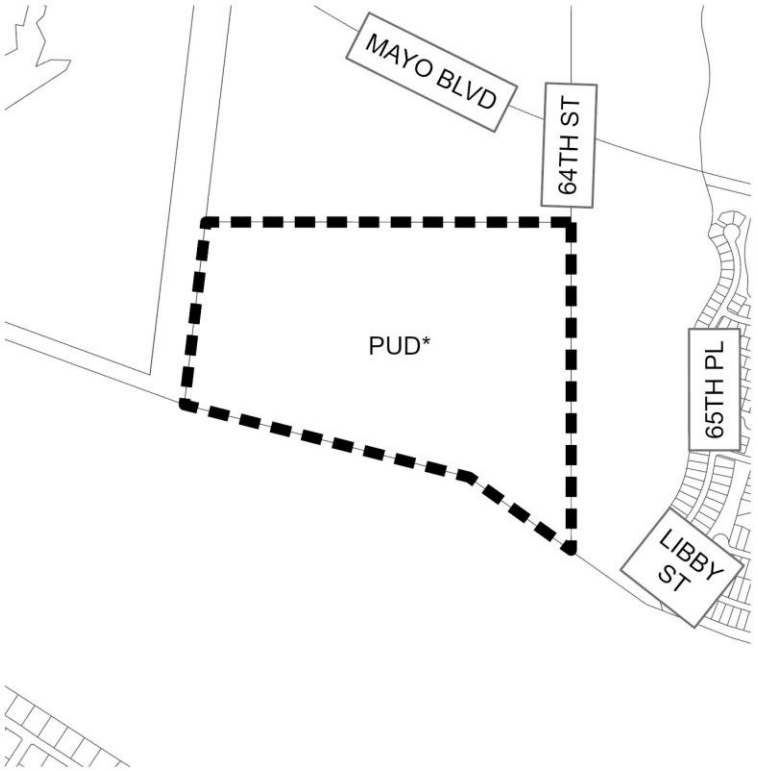
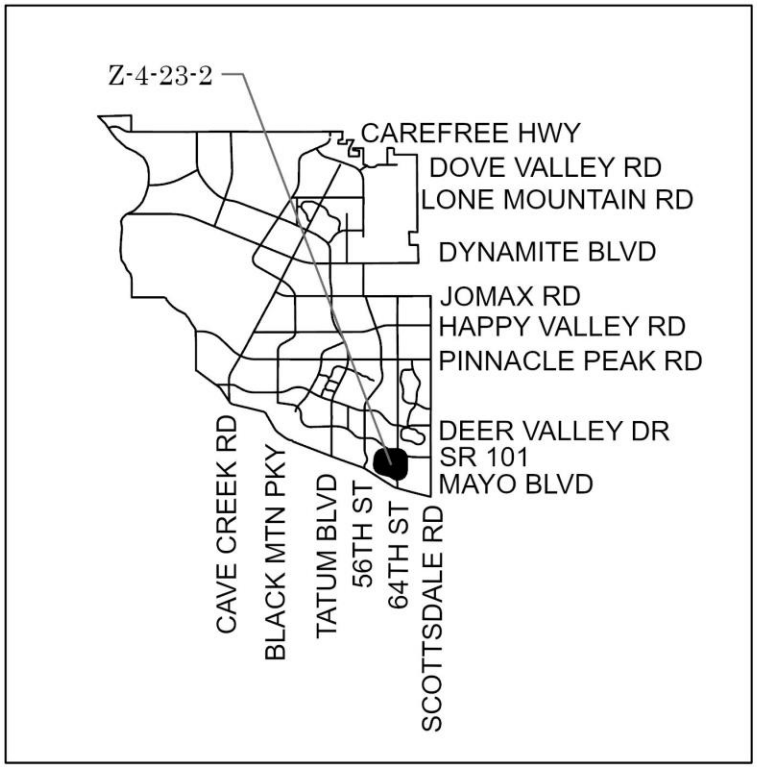
# ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-4-23-2
Zoning Overlay: N/A
Planning Village: Desert View




NOT TO SCALE

N

Drawn Date: 8/22/2023

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2023 Ord\9-20-23\9-20-23.aprx

**ATTACHMENT B**

**City of Phoenix**
PLANNING & DEVELOPMENT DEPARTMENT

# Staff Report Z-4-23-2
# Mayo Clinic PUD
July 24, 2023

| | |
|---|---|
| **Desert View Village Planning Committee Meeting Date:** | August 1, 2023 |
| **Planning Commission Hearing Date:** | September 7, 2023 |
| **Request From:** | R1-18 (Approved CP/BP PCD) (Single-Family Residence District) (Approved Commerce Park District, Business Park Option, Planned Community District) (76.76 acres) |
| **Request To:** | PUD (Planned Unit Development) (76.76 acres) |
| **Proposal:** | PUD to allow commercial / commerce-business park uses |
| **Location:** | Approximately 530 feet south of the southwest corner of 64th Street and Mayo Boulevard |
| **Owner:** | Mayo Clinic Arizona |
| **Applicant/Representative:** | Nick Wood, Snell & Wilmer, LLP |
| **Staff Recommendation:** | Approval, subject to stipulations |

| General Plan Conformity | | | |
|---|---|---|---|
| General Plan Land Use Map Designation | | Mixed-Use (Commercial / Commerce/ Business Park) | |
| Street Map Classification | 64th Street | Arterial | 0-foot west half street |

***CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Encourage development of taller and large buildings in Areas of Change away from single-family and low-rise, multifamily housing.***

The PUD will be located away from single-family and low-rise multifamily housing. The existing vacant land to the east and the Reach 11 Park to the south serve as large buffers between the site and existing single-family subdivisions.

| General Plan Conformity |
| --- |
| ***CONNECT PEOPLE AND PLACES CORE VALUE; CANAILS AND TRAILS; DESIGN PRINCIPLE: Plan, design and develop pedestrian linkages between parks, open spaces, village cores, neighborhood shopping centers, neighborhood schools, and neighboring municipalities.***<br><br>As stipulated, and as provided in the PUD Street Standards, the proposal will construct pedestrian connections to the multi-use trail on the Reach 11 property, south of the site, in addition to the shared-use path along the east side of the property to connect to the overall Mayo Clinic development and to adjacent developments. |
| ***STRENGTHEN OUR LOCAL ECONOMY; JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.***<br><br>The PUD will permit land uses that will facilitate the location of employment generating uses located within a major employment center within the Mayo Clinic campus. |
| ***BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPILE*: *Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.***<br><br>As stipulated, and as provided in the PUD Street Standards, the proposal integrates trees and shade in the design, including enhanced landscaping around the perimeter of the site, shaded detached sidewalks, and shaded pedestrian walkways. |

| Applicable Plans, Overlays, and Initiatives |
| --- |
| **Monarch Butterfly Pledge** – See Background Item No. 10. |
| **Phoenix Climate Action Plan** – See Background Item No. 11. |
| **Tree and Shade Master Plan** – See Background Item No. 12. |
| **Complete Streets Guiding Principles** – See Background Item No. 13. |
| **Comprehensive Bicycle Master Plan** – See Background Item No. 14. |
| **Zero Waste PHX** – See Background Item No. 15. |
| **Transportation Electrification Action Plan** – See Background Item No. 16. |

| Surrounding Land Uses/Zoning | | |
|---|---|---|
| | **Land Use** | **Zoning** |
| **On Site** | Vacant | R1-18 (Approved CP/BP PCD) |
| **North** | ASU Health Futures Center and vacant land | CP/BP DRSP |
| **South** | Reach 11 recreation area | R1-18 |
| **East (across 64th Street)** | Vacant, utility facility | R1-18 (Approved R1-8 PCD) |
| **West** | Mayo Clinic campus | CP/BP DRSP |

## Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 76.76-acre site located approximately 530 feet south of the southwest corner of 64th Street and Mayo Boulevard. The request is to rezone from R1-18 (Approved CP/BP PCD) (Single-Family Residence District, Approved Commerce Park District, Business Park Option, Planned Community District) to PUD (Planned Unit Development) to allow commercial / commerce – business park and residential uses.

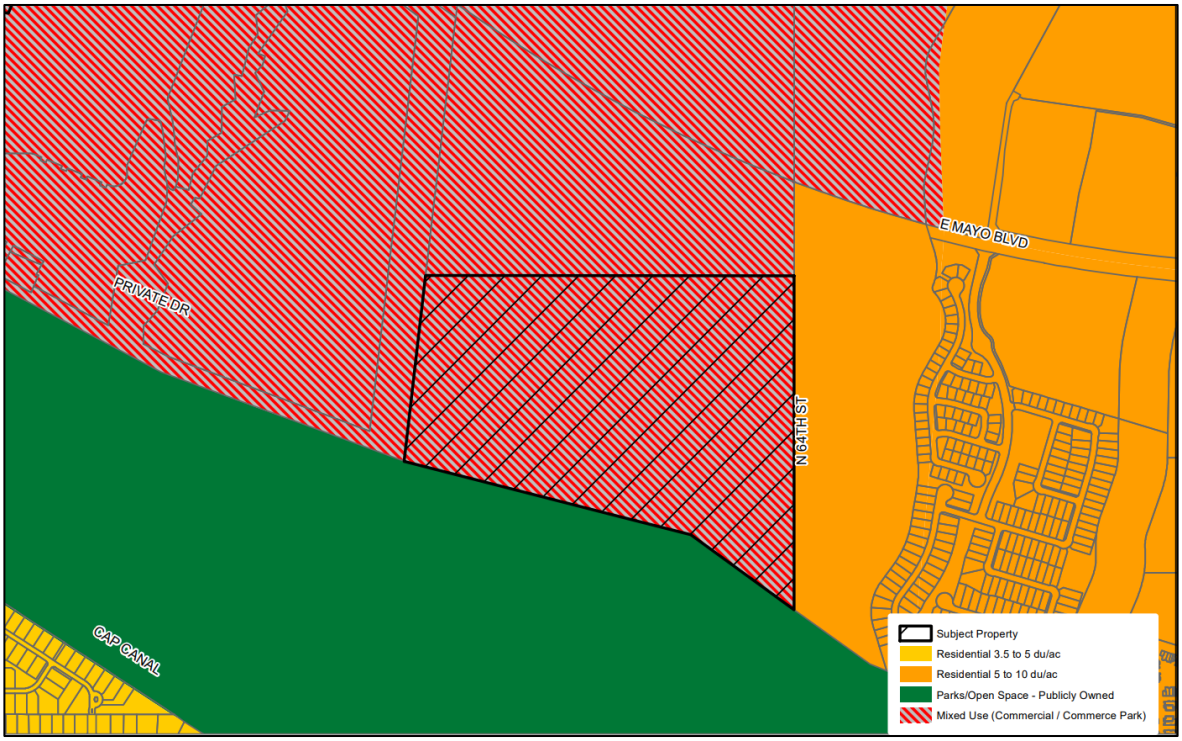
   The subject site is within the larger 2,167-acre Paradise Ridge Planned Community District (PCD). The Paradise Ridge PCD was originally rezoned in 1994 (Z-75-94-2) for the Arizona State Land Department to allow a variety of residential, commercial and office along with a resort and golf course.

   At the time the Paradise Ridge PCD was established, the subject property was given the CP/BP (Commerce Park District, Business Park Option) zoning district. Through this process of removing the PCD designation, the applicant has chosen to use the PUD zoning district for the subject property instead in order to facilitate a cohesive development for the Mayo Clinic campus. The subject property is along the west edge of the Paradise Ridge PCD and is separated from the built-out portion of the PCD to the east by vacant land which could serve as a buffer between the subject property and the PCD.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designation for the subject site is Mixed Use (Commercial / Commerce/Business Park). The PUD proposal is consistent with the General Plan Land Use Map designation as it would allow a mix of commercial, commerce park and multifamily residential uses.

The General Plan Land Use Map designations to the north and west of the site are also Mixed Use (Commercial / Commerce/Business Park). The General Plan Land Use Map designation to the east of the site (across 64th Street) is designated as Residential 5 to 10 dwelling units per acre. The General Plan Land Use Map designation to the south is Parks / Open Space – Publicly Owned.




*General Plan Land Use Map*
*Source: Planning and Development Department*

SURROUNDING ZONING AND LAND USES

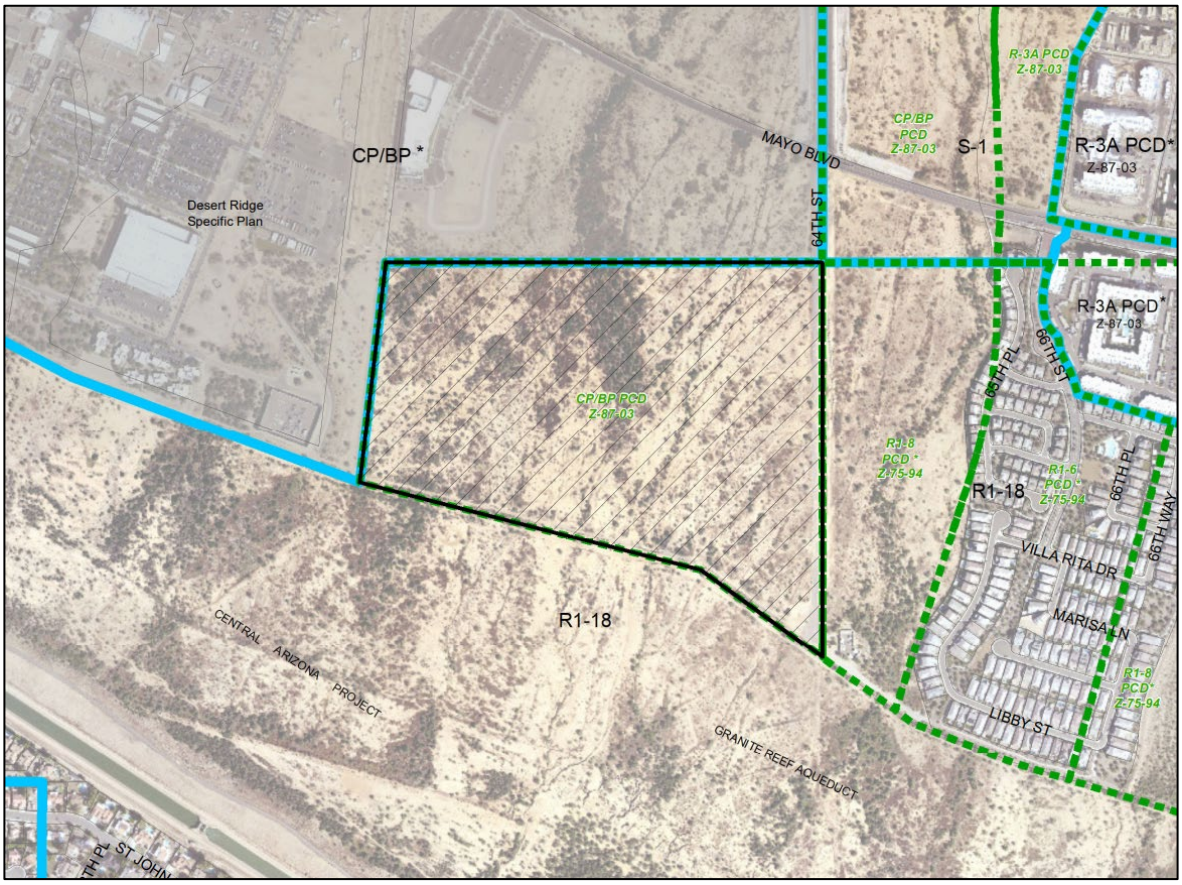
3. The subject site is vacant land zoned R1-18 (Approved CP/BP PCD) (Single-Family Residence District, Approved Commerce Park District, Business Park Option, Planned Community District) and is primarily surrounded by vacant land, except for the ASU Health Futures Center to the north and the Mayo Clinic Hospital to the west.

   North of the site is the ASU Health Futures Center and vacant land, zoned CP/BP DRSP (Commerce Park District, Business Park Option, Desert Ridge Specific Plan).

   East of the site is vacant land and a City lift station zoned R1-18 (Approved R1-8 PCD) (Single-Family Residence District, Approved Single-Family Residence District, Planned Community District). Further to the east (approximately 460 feet at its closest point) is a single-family residential subdivision zoned R1-18 (Approved R1-6 PCD and R1-8 PCD).

South of the site is the Reach 11 recreation area, zoned R1-18 (Single-Family Residence District).

West of the site is the Mayo Clinic Hospital, zoned CP/BP DRSP (Commerce Park District, Business Park Option, Desert Ridge Specific Plan).




*Zoning Aerial Map*
*Source: Planning and Development Department*

PROPOSAL

4. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case-by-case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

5. The PUD proposes standards that support the vision of a built environment that is superior to that produced by conventional zoning districts and design guidelines,

including enhanced landscaping and shading. The purpose of this PUD is to be a tool that would allow the incorporation of this parcel, which is located outside of the Desert Ridge Specific Plan, to be tied into the overall Mayo Clinic campus. This PUD case is running concurrently with a text amendment to the Desert Ridge Specific Plan for Superblock 3 (GPA-DSTV-1-23-2), which encompasses the Mayo Clinic campus, to establish the same type of zoning entitlements across the overall campus. Permitted uses, development standards and design guidelines are intended to be the same across the campus in order to facilitate a cohesive development. The plan for the campus is conceptual and the end users, the overall site layout, and the building elevations are unknown at this time. The applicant provided a land use plan and “Illustrative Images”, or images of existing buildings throughout the Valley used as an inspiration for the desired architecture of this campus. These are both attached as exhibits.

The PUD proposes a regulatory framework to promote investment surrounding the existing Mayo Clinic Hospital, which is split into two sections to accommodate the long-term growth of the campus – base permitted uses and development standards, which includes the uses and standards already allowed with the existing zoning entitlements of Development Parcel 3.CP/BP.1 of the Desert Ridge Specific Plan, and enhanced permitted uses and development standards, which includes more intense zoning entitlements that can only be used upon complying with certain conditions. The enhanced permitted uses and development standards can only be used if the following conditions are met, which are identified in Section D5 of the PUD:

1. Submittal and approval of a conceptual master development parcel site plan for the overall Mayo Clinic campus with individual development unit boundaries, floor area ratio calculations for each individual development unit and the entire Mayo Clinic campus, proposed building heights, proposed dwelling units, and land uses for each development unit.
2. Submittal and approval of conceptual master plans for the entire area with regional roadway infrastructure improvements assigned to each development unit.
3. Submittal and approval of a Traffic Impact Study (TIS) prior to any preliminary site plan approvals for the entire area.
4. Execution of conceptual master plans and a development agreement with details of funding obligations for regional infrastructure improvements.

The General Plan designates a Shared-Use Path (SUP) along the east side of the site, along the west side of 64th Street. The developer will be required to dedicate a Shared-Use Path Easement (SUPE) along the east side of the site and construct a SUP within the SUPE. This is addressed in Stipulation No. 2.

Staff recommends constructing a 10-foot-wide multi-use trail (MUT) within a 10-foot-wide multi-use trail easement (MUTE) adjacent to the western edge of the

PUD site to provide connectivity to the Reach 11 trails to the south. This is addressed in Stipulation No. 3.
Master Plans will be required to be submitted as part of the overall Mayo Clinic campus. Staff recommends the master plans include the complete build-out of detached sidewalks, landscape within landscape strips, buffered bike lanes, shared-use paths along 56th Street, Mayo Boulevard and 64th Street, bicycle repair stations, and a Pedestrian and Bicycle Circulation Plan that includes internal pedestrian and bicyclist circulation on site. This is addressed in Stipulation No. 4.

6. **Land Use**

The PUD proposes a mixed-use development to include a range of Commerce Park/Business Park, commercial, medical, multifamily residential and single-family residential uses. The proposed uses are the same as the proposed permitted uses in the Specific Plan Amendment to the Desert Ridge Specific Plan for Superblock 3, Development Parcel 3.CP/BP.1, split into base and enhanced permitted uses.

The base permitted uses includes uses permitted in the Commerce Park District (Business Park Option) of the Phoenix Zoning Ordinance, commercial uses permitted in the Commercial C-1 District – Neighborhood Retail (Section 622) of the Phoenix Zoning Ordinance, and the manufacturing of medical, pharmaceutical, and biotechnical products or equipment.

The enhanced permitted uses mainly includes uses currently permitted in Development Parcel 3.CP/BP.2 of the Desert Ridge Specific Plan, in addition to multifamily residential uses up to the R-5 Multifamily Residence District standards, single-family residential up to the R-3 Multifamily Residential District standards, and mobile food vending as an accessory use.

7. **Development Standards**

The PUD proposes development standards, consistent with the vision of a pedestrian-oriented mixed-use development, the same as the proposed development standards in the Specific Plan Amendment to the Desert Ridge Specific Plan for Superblock 3, Development Parcel 3.CP/BP.1, split into the base and enhanced development standards. The base development standards include a floor area ratio (FAR) of 0.20 overall for the development parcel and a FAR of 0.25 for individual developments. Additionally, a maximum building height of 56 feet, exclusive of rooftop mechanical facilities and associated screening, is permitted. On top of these base development standards, additional standards were added to enhance the overall development of the campus, including standards for minimum open space, detached sidewalks, shared-use paths, a multi-use trail, minimum landscaping, electric vehicle (EV) parking, bicycle infrastructure, minimum shade, green stormwater infrastructure, and recycling. A condition of approval for use of the base section was also added to clarify that master plans for the overall campus are required and must be updated with each phase of development.

The enhanced development standards include an FAR of 0.85 for the overall development parcel and a maximum building height of 250 feet (limited to 10 percent of the net area of the development parcel), a maximum building height of 70 feet (limited to 75 percent of the net area of the development parcel), and a maximum building height of 35 feet (limited to 15 percent of the net area of the development parcel).

Below are the base development standards from the PUD Narrative:

| | |
|---|---|
| **Maximum Building Height** | 56 feet |
| **Minimum Building Setbacks** | 64th Street: 100 feet, average 125<br>All other public streets: 50 feet<br>Private streets: 25 feet<br>Interior lot lines: 0 feet<br>Reach 11: 65 feet |
| **Lot Coverage** | Maximum 50% |
| **Common Open Space** | Minimum 10% of gross area, allocated throughout |
| **Vehicular Parking** | Off-street parking and loading requirements may be modified by the Planning and Development Department when supported by an appropriately documented study.<br><br>Minimum 2.5% of required parking spaces shall be Electric Vehicle (EV) Installed spaces<br><br>Minimum 2.5% of required parking spaces shall be EV Ready spaces |
| **Bicycle Infrastructure** | Bike lanes, bike boulevards, or other bike visibility infrastructure shall be provided throughout the development to provide bicycle circulation throughout<br><br>Bicycle parking shall be provided per the requirements of Section 1307.H.6 of the Phoenix Zoning Ordinance, in addition to the following. Bicycle parking shall be provided through Inverted U and artistic racks located near all building entrances, or as otherwise specified below, and installed per the requirements of Section 1307.H. |

| | |
|---|---|
| | 1) Multifamily residential: secured bicycle parking spaces at a minimum rate of 0.25 spaces per dwelling unit and guest bicycle parking spaces at a minimum rate of 0.05 spaces per dwelling unit<br><br>2) Single-family residential uses: 0.05 spaces per dwelling unit, located in improved open space areas<br><br>Bicycle repair stations ("fix it stations") shall be provided, maintained and evenly distributed throughout the development parcel and shall be located adjacent to sidewalks, walkways, shared-use paths and multi-use trails, spaced a minimum of a quarter mile apart. The bicycle repair stations ("fix it stations") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:<br><br>1) Standard repair tools affixed to the station.<br><br>2) A tire gauge and pump affixed to the base of the station or the ground.<br><br>3) A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.<br><br>A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles, or standard electric outlets for secured bicycle parking, for electric bicycle charging capabilities. |

8. **Landscape Standards**

The PUD proposes landscaping which includes more vegetative live coverage, larger tree caliper sizes along the streetscape and within landscape setbacks, and

enhanced shade standards, including a minimum of 75 percent of public sidewalks, shared-use paths, bicycle parking spaces and bicycle repair stations to be shaded and a minimum of 50 percent of multi-use trails and bike lanes to be shaded at summer solstice at noon. The proposal includes shade and landscape planting standards that are an enhancement compared to the conventional Phoenix Zoning Ordinance standards.

9. **Design Guidelines and Standards**

The PUD proposes elevating many of the design guidelines in Section 507 Tab A of the Phoenix Zoning Ordinance from either Considerations (C) or Presumptions (P) to Requirements (R), in addition to adding several other design guidelines using the same implementation standards as Section 507 Tab A. The proposed design guidelines are an enhancement compared to the conventional design guidelines of the Phoenix Zoning Ordinance and will guide development with an overall better design. Design precent images, attached as an exhibit, were provided to exemplify the anticipated design of the Mayo Clinic campus once end users are known in the future.

PLANS, OVERLAY DISTRICTS, AND INITIATIVES

10. **Monarch Butterfly Pledge**

In April 2021, Mayor Kate Gallego signed the National Wildlife Federation's Mayor's Monarch Pledge. This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, the PUD addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

11. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in the PUD Narrative, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

12. **Tree and Shade Master Plan**
The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. The PUD includes standards for detached sidewalks along 64th Street separated by a landscape strip to include drought-tolerant shade trees placed 20 feet on center, minimum 75 percent shade along public sidewalks and shared-use paths, minimum 50 percent shade along public and private walkways and multi-use trails, minimum 50 percent shade within public and private open space areas, minimum 25 percent shade in parking areas with drought-tolerant shade trees, minimum 50 percent shade for occupiable roof areas, minimum 75 percent shade for bicycle repair stations and bicycle parking spaces, minimum 50 percent shade for bike lanes, and shade at the corners of traffic lights for pedestrians. The PUD also includes standards for larger caliper drought-tolerant shade trees within landscape setbacks.

13. **Complete Streets Guiding Principles**
In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To promote safety and connectivity for all users, the PUD proposes standards for detached sidewalks along 64th Street and along public and private local streets. Additionally, the PUD proposes a shared-use path along 64th Street and enhanced treatments to streets shared by bicyclists, as recommended by the Active Transportation Plan, to increase visibility and safety to bicyclists, which is also addressed in Stipulation No. 2.

14. **Comprehensive Bicycle Master Plan**
The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The PUD incorporates requirements for bicycle parking, street treatments for increased bicyclist visibility and safety, and bicycle repair stations to encourage multi-modal transportation.

15. **Zero Waste PHX**
The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. The PUD proposes to provide waste stations to include a landfill

receptacle and recycling receptacle, and compost receptacles, when possible, with informational signs indicating what type of waste should go in which receptacle, located at all building entrances/exits and allocated throughout the site in common open spaces areas and along sidewalks, pedestrian walkways and shared-use paths at convenient locations, typically within a quarter mile of each other.

16. **Transportation Electrification Action Plan**
In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. The PUD proposes standards to provide EV Installed and EV Capable parking spaces and to provide standard electrical receptacles for bicycle parking spaces and standard electrical outlets (for secured bicycle parking spaces) for electric bicycle charging capabilities.

COMMUNITY INPUT SUMMARY

17. At the time the staff report was written, staff has received one letter of opposition regarding this proposal. The stated concerns are building height, lack of firm development plans, infrastructure burdens on the City, property values, traffic, noise, and inconsistency with neighborhood character.

INTERDEPARTMENTAL COMMENTS

18. **Community and Economic Development**
The Community and Economic Development Department commented that they are very supportive of this request.

19. **Floodplain Management**
Floodplain Management commented that the subject property is within a Special Flood Hazard Area (SFHA), as designated by the Federal Emergency Management Agency (FEMA) and is subject to inundation by a 100-year flood. The subject property is within a SFHA called Zone AO. The architect or engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3), including the latest versions of the Floodplain Ordinance of the Phoenix City

Code. The Grading and Drainage plan needs to be submitted to the Floodplain Management section of the Street Transportation Department for review and approval of floodplain requirements. An Elevation Certificate (FEMA Form 086-0-33) based on construction plans, based on buildings under construction and a minimum 95% compaction test results for the building pads, and based on finished construction must be provided to Floodplain Management for approval prior to issuance of Grading and Drainage permits, prior to issuance of building permits, and prior to issuance of a Certificate of Occupancy. This is addressed in Stipulation No. 5.

20. **Water Services Department**

The Water Services Department commented that the property has existing water and sewer mains that can potentially serve the development. In addition, the Water Services Department commented that capacity is a dynamic condition that can change over time due to a variety of factors.

21. **Street Transportation Department**

The Street Transportation Department (STD) commented that STD and the Planning and Development Department (PDD) have worked together closely to draft components of the "Enhanced Permitted Uses and Development Standards" section of the proposed Specific Plan Amendment text language for GPA-DSTV-1-23-2, which was mirrored into the Mayo Clinic PUD. This section addresses initial concerns from STD regarding intensity of the zoning entitlement request and impact on the regional transportation system without a Traffic Impact Study (TIS) having been submitted for review at this stage. STD also requested the following:

- That master plans associated with the Traffic Impact Analysis (TIA) be submitted for review and approval.
- That the developer design and construct all warranted and affected traffic signals as identified by the TIS and Master Street Plans.
- That roadway improvements be installed in accordance with the Master Street Plan and TIS approved phasing plan.
- That any proposed access to public right-of-way conform to the City-approved Street Transportation Planning and Design Guidelines for location and spacing.
- That the developer construct all necessary roadway infrastructure improvements as required by the Arizona Department of Transportation (ADOT) within ADOT jurisdiction.
- That the developer be required to perfect existing right-of-way easements controlled by the property as fee title.
- That the site conform to Arizona State Land Department (ASLD) land sale (Application No. 53-122049) stipulations or subsequent development agreements.

- That the developer construct the ultimate 100-year storm event box culvert dry crossing along arterial streets identified for construction by the Master Street Plan to their full limits, including the construction of the upstream and downstream maintenance access ramps.
- That the developer be responsible for all 404 permitting, environmental and archeological assessments and associated easement dedications to construct and maintain the ultimate box culvert dry crossing along arterial streets identified for construction by the Master Street Plan.
- That right-of-way be dedicated for 64th Street from the existing Arizona Department of Transportation (ADOT) traffic interchange north to Deer Valley Road and consist of applicable slope and drainage easements from existing interchange tapering to a minimum 140-foot right-of-way to Deer Valley Road.
- That all streets be constructed with all required elements and meet ADA standards.

These are addressed in Stipulation Nos. 6 through 16.

22. **City of Scottsdale Aviation Department**
The City of Scottsdale Aviation Department requested that the developer provide notice to prospective purchasers of the existence and operational characteristics of the Scottsdale Municipal Airport (SDL) and provide documentation that Form 7460 has been filed with the FAA with an FAA response of “No Hazard Determination”. These are addressed in Stipulation Nos. 17 and 18.

OTHER

23. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 19 through 21.

24. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to

require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 22.

25. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

## Findings

1. The proposed PUD is consistent with the General Plan Land Use Map designation and compatible with the existing land use pattern in the surrounding area.

2. The proposed PUD will allow for development that will provide employment opportunities in a designated employment center.

3. The proposed PUD sets forth design and development standards that will enhance connectivity in the immediate vicinity by providing shaded detached sidewalks, a shared-use path, and enhanced shading, visibility and safety for pedestrians and bicyclists.

## Stipulations

1. An updated Development Narrative for the Mayo Clinic Discovery Oasis PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped July 20, 2023, as modified by the following stipulations:

    a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].

2. A 10-foot-wide shared-use path easement (SUPE) shall be dedicated along the east property line, adjacent to 64th Street, and a minimum 10-foot-wide shared-use path (SUP) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved by the Planning and Development Department. The SUP may be provided in lieu of the required detached sidewalk within the right-of-way if the landscape strip is provided per Section D1.I.2 of the PUD Development Narrative.

3. A 10-foot-wide multi-use trail easement (MUTE) shall be dedicated adjacent to the western edge of the PUD area, and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement to connect south to Reach 11 trails in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.

4. Master plans, per the requirements of the Planned Community District (PCD), Section 636 of the Phoenix Zoning Ordinance, shall be submitted, and shall be updated with each phase of development, as approved by the Street Transportation Department and the Planning and Development Department. The initial master plans submitted by the master developer shall include the following:

    a. Complete build-out of detached sidewalks, landscape within landscape strips, buffered bike lanes, and shared-use paths along 56th Street, Mayo Boulevard and 64th Street per the Street Standards section of the PUD Narrative, to be included on the Master Open Space, Pedestrian, Bicycle and Trails Plan and the Master Landscape Plan.

    b. Complete build-out of bicycle repair stations per the Bicycle Infrastructure section of the PUD Narrative, to be included on the Master Open Space, Pedestrian, Bicycle and Trails Plan.

    c. A Pedestrian and Bicycle Circulation Plan to include internal pedestrian and bicycle circulation on site that enhances pedestrian and bicyclist convenience, safety, and comfort.

5. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AO, on Panel 1315 L of the Flood Insurance Rate Maps (FIRM) dated January 4, 2021. The following requirements shall apply, as approved by the Planning and Development Department:

    a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage Plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.

    b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of the Street Transportation Department for review and approval of Floodplain requirements.

    c. The developer shall provide an Elevation Certificate (FEMA Form 086-0-33) based on construction plans to Floodplain Management for approval prior to issuance of Grading and Drainage permits.

d. The developer shall provide an Elevation Certificate (FEMA Form 086-0-33) based on buildings under construction and a minimum 95% compaction test results for the building pads to Floodplain Management for approval prior to issuance of building permits.

e. The developer shall provide Elevation Certificate (FEMA Form 086-0-33) based on finished construction to Floodplain Management for approval prior to issuance of a Certificate of Occupancy.

6. The developer shall submit Master Street Plans associated with the Traffic Impact Analysis, as approved by the Street Transportation Department.

7. The developer shall be responsible for design, redesign, and construction of all warranted and affected traffic signals as identified by the Traffic Impact Study and Master Street Plans, as approved or modified by the Street Transportation Department.

8. Roadway improvements, as stipulated, shall be installed in accordance with the approved Master Street Plan and Traffic Impact Study approved phasing plan, as approved or modified by the Street Transportation Department.

9. Any proposed access to public right-of-way shall conform to the City-approved Street Transportation Planning and Design Guidelines for location and spacing, as approved or modified by the Street Transportation Department.

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15. Right-of-way shall be dedicated for 64th Street from the existing Arizona Department of Transportation (ADOT) traffic interchange north to Deer Valley Road, as approved by the Planning and Development Department. The dedication shall consist of applicable slope and drainage easements from existing interchange tapering to a minimum 140-foot right-of-way to Deer Valley Road, as approved or modified by the Street Transportation Department and the Planning and Development Department.

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20. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.

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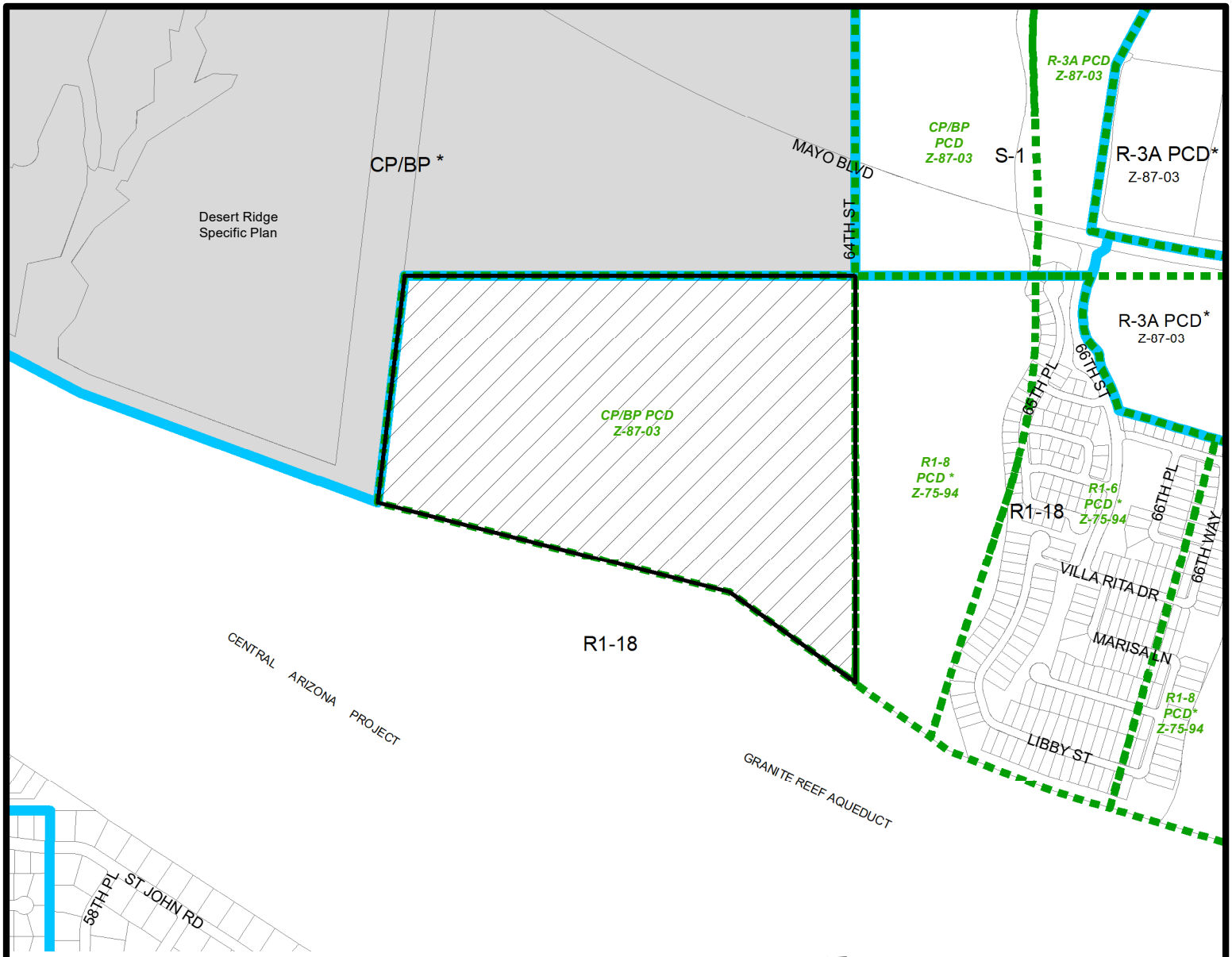
22. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Writer**
Adrian Zambrano
July 24, 2023

**Team Leader**
Racelle Escolar

**Exhibits**
Sketch Map
Aerial Map
Conceptual Land Use Plan date stamped July 20, 2023
Illustrative Images date stamped July 20, 2023 (24 pages)
Correspondence (2 pages)
Mayo Clinic PUD Development Narrative date stamped July 20, 2023

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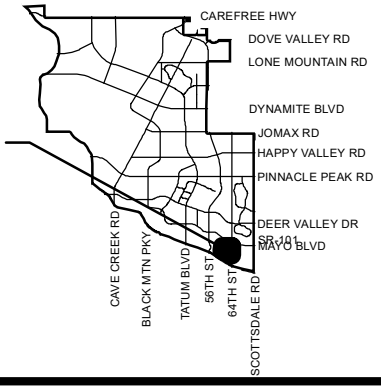
# DESERT VIEW VILLAGE

CITY COUNCIL DISTRICT: 2

Z-4-23




City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

| | |
|---|---|
| **APPLICANT'S NAME:** Nick Wood, Snell & Wilmer, LLP | **REQUESTED CHANGE:** |
| **APPLICATION NO.** Z-4-23 | DATE: 1/26/2023 REVISION DATES: |
| GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 76.76 Acres | AERIAL PHOTO & QUARTER SEC. NO. QS 38-42 / ZONING MAP M-12 |
| | FROM: R1-18 (Approved CP/BP PCD ( 76.76 a.c.) |
| | TO: PUD ( 76.76 a.c.) |

| MULTIPLES PERMITTED | CONVENTIONAL OPTION | * UNITS P.R.D. OPTION |
|---|---|---|
| R1-18 (Approved CP/BP PCD) PUD | 149 (N/A) N/A | 179 (N/A) N/A |

* **Maximum Units Allowed with P.R.D. Bonus**



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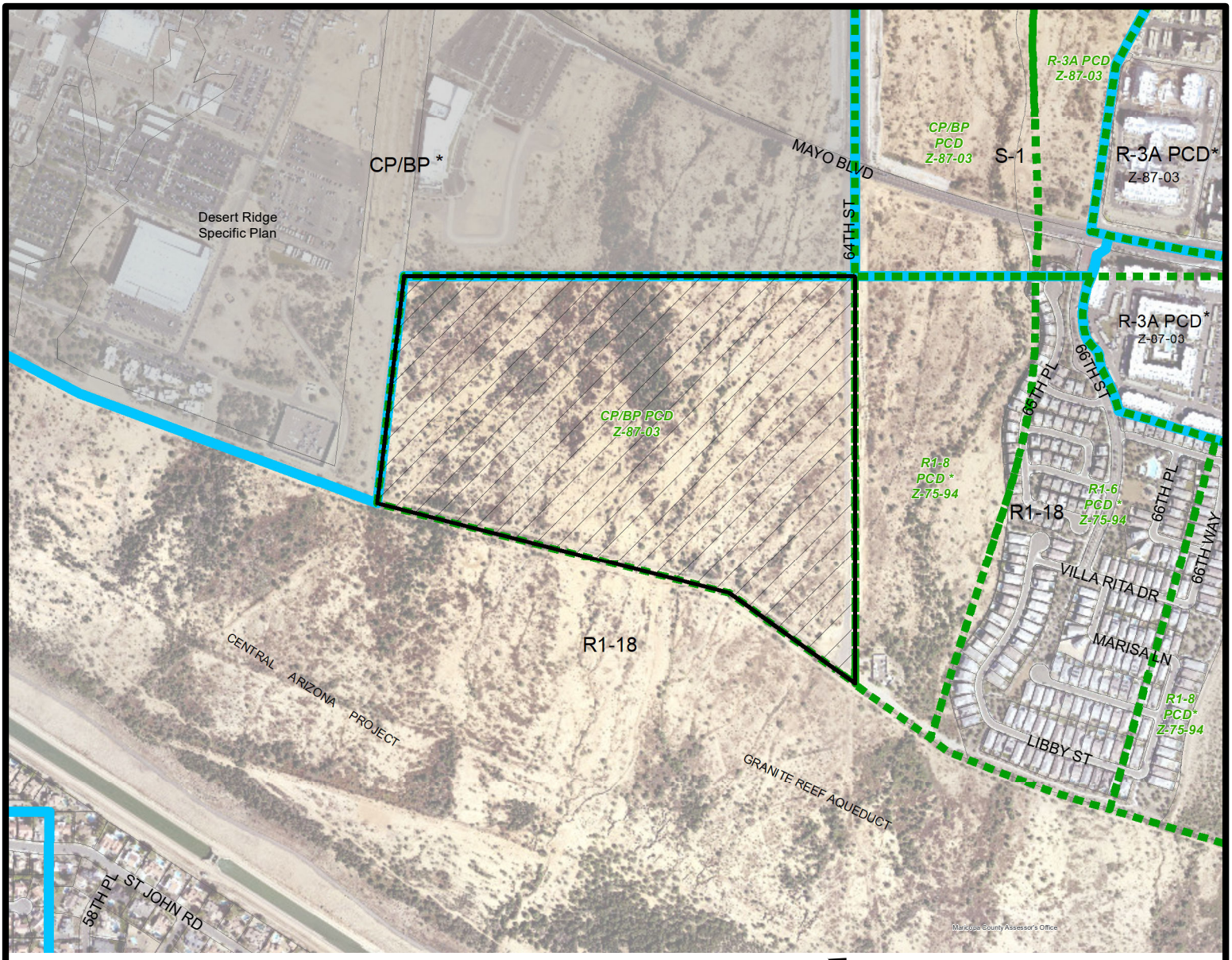


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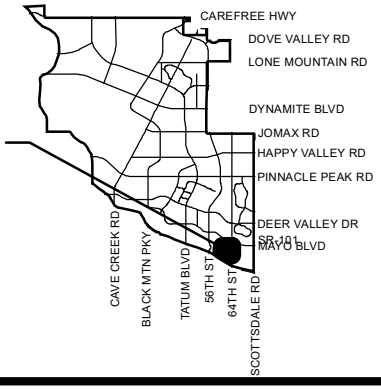
# DESERT VIEW VILLAGE

CITY COUNCIL DISTRICT: 2

Z-4-23




City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

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# Framework Concept and Program Zones

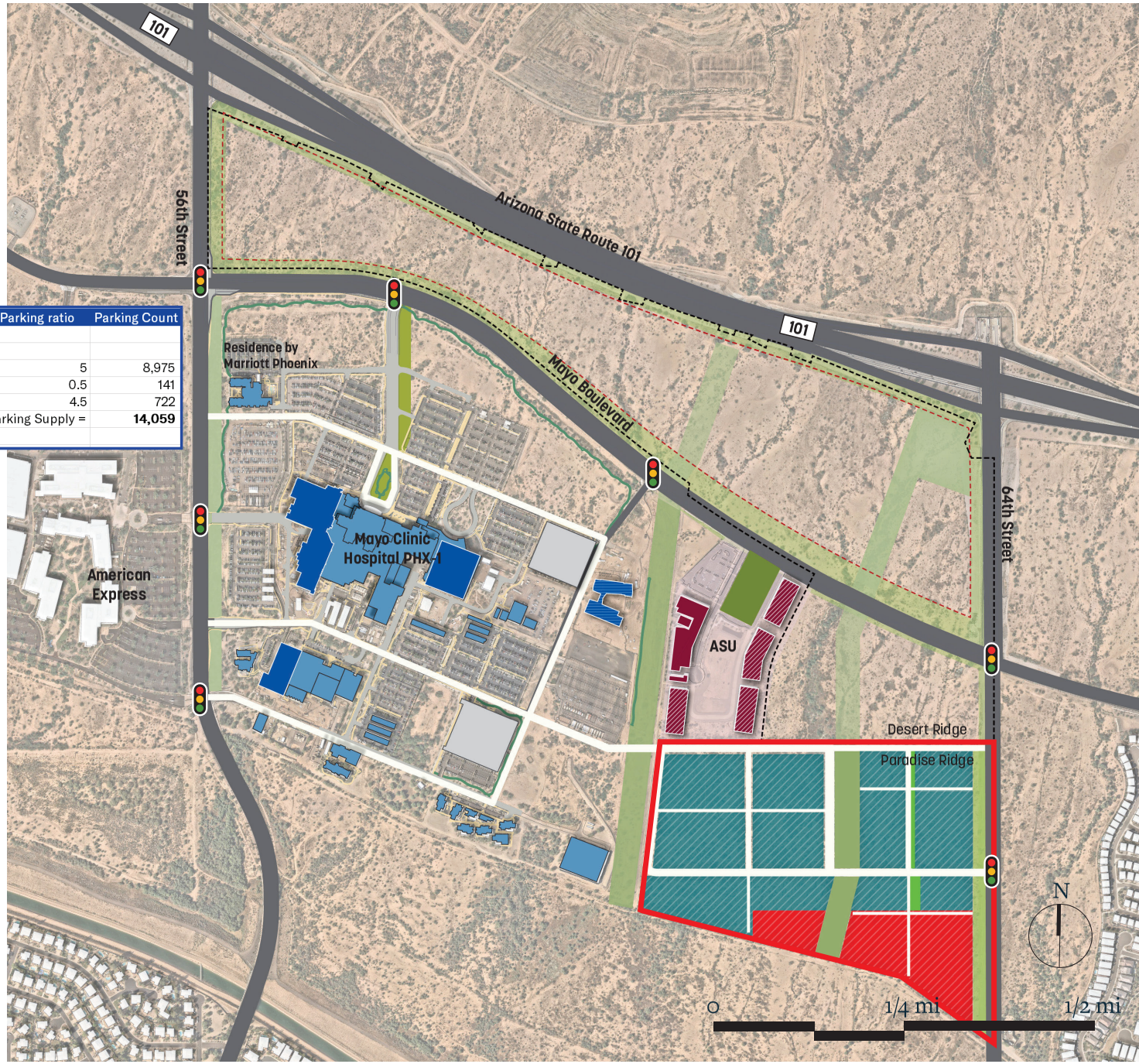
## Paradise Ridge

### Proposed Development

| | Acres | SF | FAR (sf) | % | Parking ratio | Parking Count |
|---|---|---|---|---|---|---|
| **Paradise Ridge** | 77 | 3,354,120 | 2,237,230 | 100% | | |
| | | Outpatient Clinic** | 1,795,050 | 80% | 5 | 8,975 |
| | | Ancillary Retail | 281,680 | 13% | 0.5 | 141 |
| | | Subacute Facility* | 160,500 | 7% | 4.5 | 722 |
| | | *160 beds | | | Parking Supply = | **14,059** |
| | | **Outpatient Clinic buildings are medical offices | | | | |

CITY OF PHOENIX
JUL 20 2023
Planning & Development Department






- Signalized Intersections
- Mayo Paseo
- Major Open Spaces
- Washes
- Plaza
- Amenities / Mixed Use
- Office
- Wet Lab
- Advanced Manufacturing
- Outpatient Clinic
- Parking Garages
- Surface Parking
- Mayo Clinic Buildings (Ongoing)
- Mayo Clinic Buildings (Existing)

CITY OF PHOENIX
JUL 20 2023
Planning & Development Department

# Buildings: Amenity Hub

## Biltmore Fashion Park, Phoenix, AZ

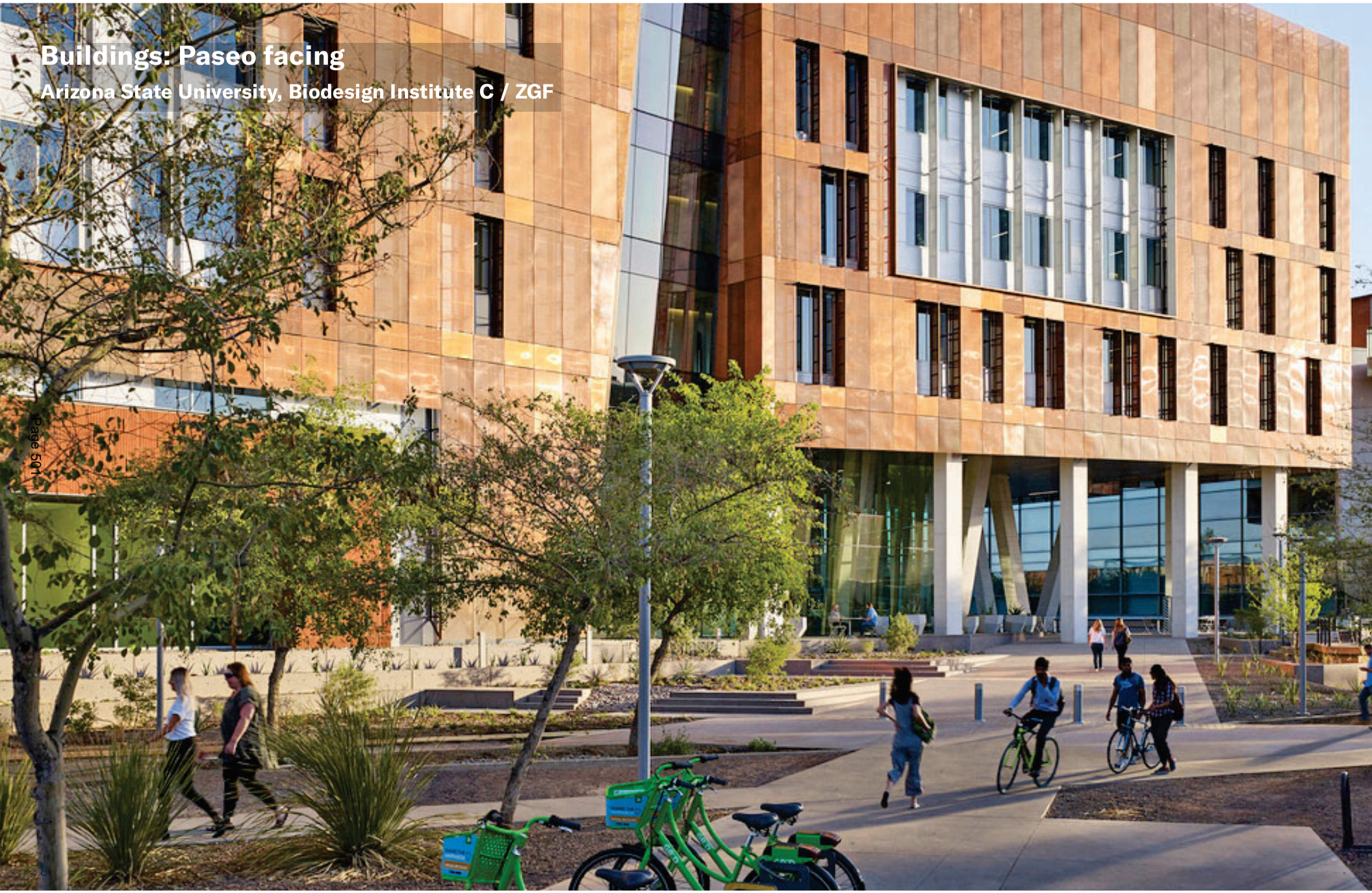
Buildings: Amenity Hub
Tempe Marketplace, Tempe, AZ

# Buildings: Commercial Office

## Arizona State University, Biodesign Institute C / ZGF

# Buildings: Commercial Office

## ASU Health Services Building / Lake|Flato



## Buildings: Paseo facing

**Arizona State University, Biodesign Institute C / ZGF**

## Buildings: Paseo facing

**Arizona State University, Biodesign Institute C / ZGF**

## Buildings: Paseo facing

### ASU Health Services Building / Lake|Flato

# Buildings: Mayo Boulevard facing

## Health Sciences Education Building, Phoenix / CO Architects

Buildings: Mayo Boulevard facing
Health Sciences Education Building, Phoenix / CO Architects
2

# Buildings: Commercial Lab

## ASU 850 Phoenix Bioscience Core / HKS

# Buildings: Commercial Lab

## ASU 850 Phoenix Bioscience Core / HKS

# Buildings: Commercial Lab

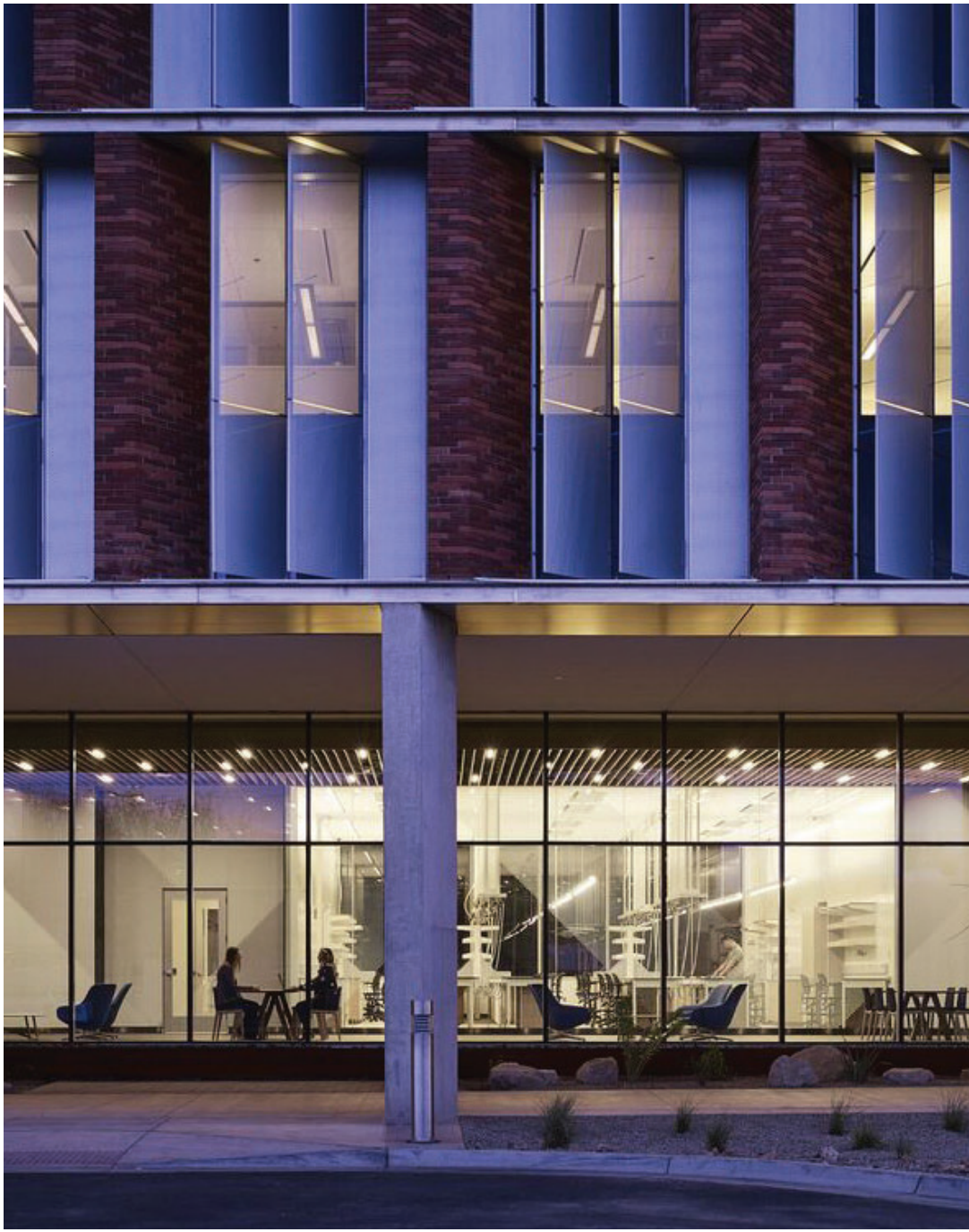
## University of Arizona Health Sciences Innovation Building, Tucson, AZ / CO Architects

# Buildings: Commercial Lab

## ASU Bioscience Research Laboratories, Tucson, AZ / ZGF

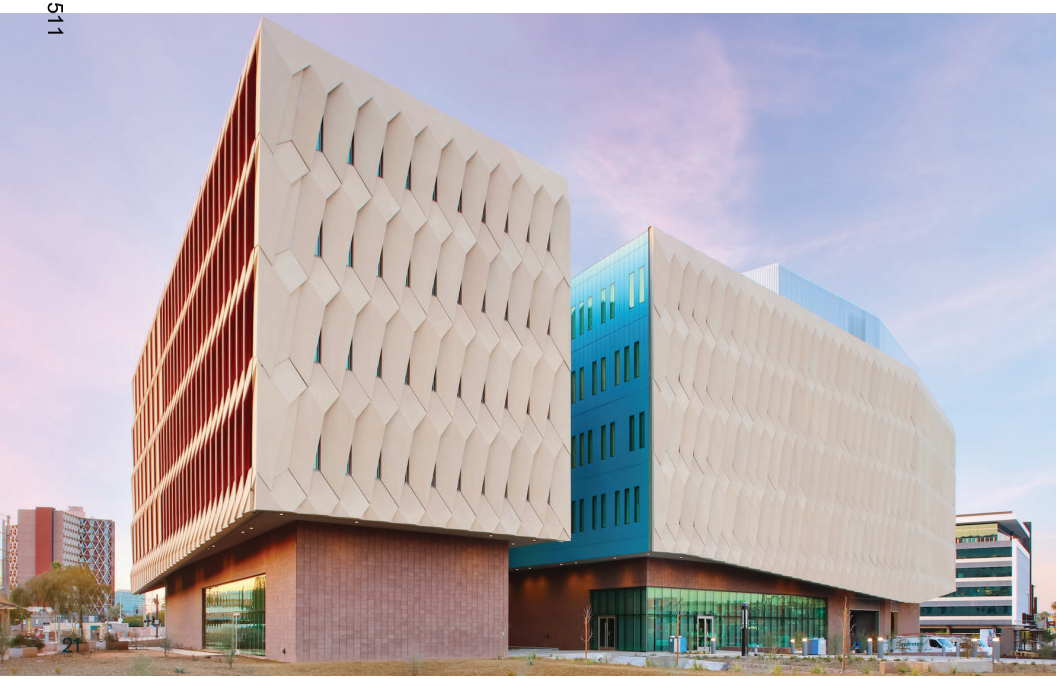
# Buildings: Commercial Lab

## ASU Bioscience Research Laboratories, Tucson, AZ / ZGF



# Buildings: Commercial Lab

## ASU Global Futures Laboratory™ / Grimshaw Architects



# Landscape: Shade structures at Amenity Hubs

## V&A Museum, London / University of Stuttgart

# Landscape: Shade structures at Amenity Hubs

## Easytiger: Austin Beer Garden / FK Architects

# Landscape: Amenity Hub

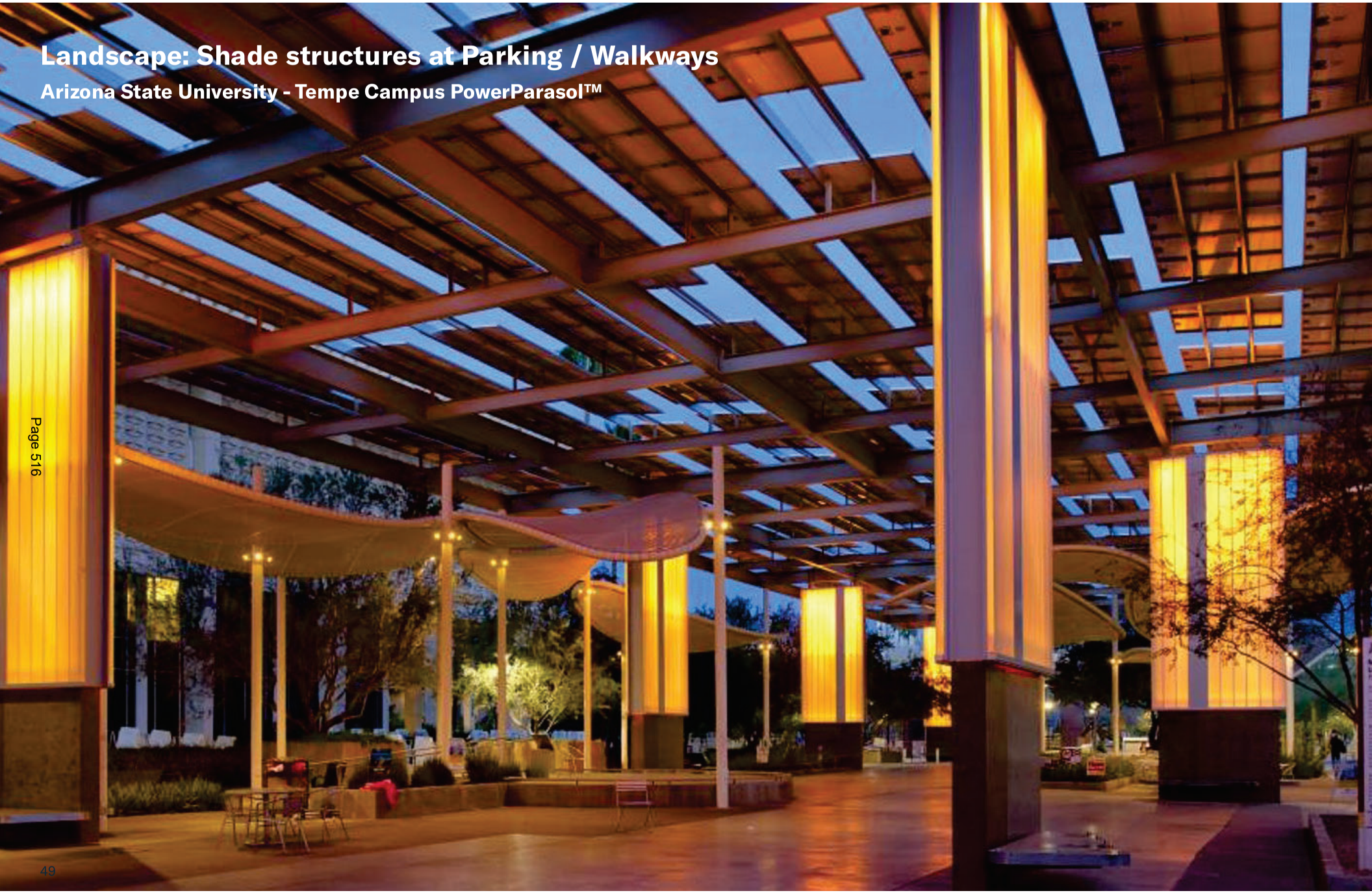
## Playa District, Los Angeles CA

# Landscape: Buffer areas / Trails

## Grand Canalscape Multi-Use Trail, Phoenix, AZ

# Landscape: Shade structures at Parking / Walkways

## Arizona State University - Tempe Campus PowerParasol™



# Buildings: Parking Structures

## Washington University 560 Garage, St. Louis, MO / Clayco

# Buildings: Parking Structures

**Penn State Health Westview Garage, Hershey, PA / Lamar Johnson Collaborative**

# Buildings: Parking Structures

**Phoenix Biomedical Campus / Watry Design, Inc.**

## Adrian G Zambrano

**From:** Adrian G Zambrano
**Sent:** Monday, July 10, 2023 10:58 AM
**To:** Adrian G Zambrano
**Subject:** 2023-07-07 - Opposition - Carol Shilliday

---

**From:** carol shilliday <c.shillidayprhoa@gmail.com>
**Sent:** Friday, July 7, 2023 3:45 PM
**To:** PDD Long Range Planning <pdd.longrange@phoenix.gov>; Mayor Gallego <mayor.gallego@phoenix.gov>; Council District 1 PCC <council.district.1@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>; Council District 4 <council.district.4@phoenix.gov>; Council District 5 PCC <council.district.5@phoenix.gov>; Council District 7 PCC <council.district.7@phoenix.gov>; Council District 8 PCC <council.district.8@phoenix.gov>; PDD PHO <pdd.pho@phoenix.gov>; Anthony M Grande <anthony.grande@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>
**Subject:** Unprecedented Favor Granted for Zoning Case Z-4-23 at Taxpayer Expense

Subject: Concerns Regarding the Proposed Change in Zoning from Residential R-18 with 30 foot building height to PUD commercial use with 250 foot building height for Parcel 215-04-717: Zoning Case Z-4-23

To Whom It May Concern;

On behalf of the 265 homeowners in the Paradise Ridge Community, located less than 600 feet from the proposed zoning change, we write to express our deep concerns regarding the proposed change in zoning from residential use R-18 with a maximum height of 30 feet to Planned Unit Development (PUD) with a height of 250 feet or more for parcel 215-04-717, as requested by the Mayo Clinic. We firmly believe that this change in zoning would deviate from the General Plan, negatively impacting the surrounding community. The General Plan serves as a vital blueprint for guiding development and land use in our city, and it clearly designates parcel 215-07-717 for residential development. Mayo Clinic's use of parcel 215-04-717 for commercial development with a height of 250 feet, contradicts the specific land use as outlined.

Mayo Clinic has NOT come forward with firm plans, yet they seek a significant departure from the residential use originally intended for parcel 215-04-717. This gives them excessive developer influence, control and flexibility in designing and implementing their projects without giving sufficient consideration to the long-term impacts on the neighborhood or the needs of the existing community.

Moreover, the statements made during the Village Planning Committee meeting suggesting that the project's approval has been pre-determined, and the zoning meetings are merely a formality, are concerning. The city's extraordinary measures of waiving the requirement for neighborhood meetings further compounds our apprehension about the transparency and fairness of the process.

Mayo Clinic's tax-exempt status as a non-profit organization raises concerns about the impact on the city's revenue. Allowing the PUD designation on parcel 215-04-717 would grant Mayo Clinic the opportunity to construct commercial buildings up to 250 feet tall without fully considering the infrastructure cost burden on the city. As stated in the Village Planning Meeting, Mayo Clinic will be requiring the city to expand 64th street without the developer contributing to the cost for improvements. It is troubling that Mayo Clinic, as a non-profit organization, seeks to transfer the burden of infrastructure costs to the City of Phoenix, while enjoying tax exemptions that deprive the city of much-needed revenue.

At the same time Mayo Clinic uses tax exempt privileges, they plan to engage in for profit activity. Their first project is a proposed land lease to an apartment developer that will be able to build under Mayo's proposed PUD zoning without the same constraints of the surrounding development.

The proposed zoning change has already begun to affect property values in the area, as residents face the prospect of towering 250-foot commercial buildings in their backyards, in direct conflict with the intentions of the General Plan for residential use with a building maximum of 30 feet. Distressed by these zoning changes, residents have started listing their properties for sale, fearing the irreparable damage that could be inflicted upon our community.

Rezoning from residential to commercial would have significant and adverse impacts on our community. It would introduce increased traffic, noise, and disrupt the character and aesthetics of our neighborhood. As homeowners, citizens and stakeholders, we firmly believe that our concerns, interests and property values should be considered.

Moreover, why the massive departure from the General Plan intention for building height no greater than 30 feet? It is a rare case that a city approves a large leap in zoning with literally no planning in place.

Granting PUD zoning to Mayo Clinic would not only do harm to the surrounding community, it rewards big organizations unprecedented favor not normally given to local developers.

Thank you,

Carol Shilliday

Paradise Ridge Homeowners Association Board Member

18032 N. 65th Place

Phoenix, AZ 85054

**ATTACHMENT C**

**City of Phoenix**
PLANNING AND DEVELOPMENT DEPARTMENT

# ADDENDUM A
## Staff Report: Z-4-23-2
July 31, 2023

| | |
|---|---|
| **Desert View Village Planning Committee Meeting Date** | August 1, 2023 |
| **Planning Commission Hearing Date** | September 7, 2023 |
| **Request From:** | R1-18 (Approved CP/BP PCD) (Single-Family Residence District) (Approved Commerce Park District, Business Park Option, Planned Community District) (76.76 acres) |
| **Request To:** | PUD (Planned Unit Development) (76.76 acres) |
| **Proposed Use** | PUD to allow commercial / commerce-business park uses |
| **Location** | Approximately 530 feet south of the southwest corner of 64th Street and Mayo Boulevard |
| **Owner** | Mayo Clinic Arizona |
| **Applicant/Representative** | Nick Wood, Snell & Wilmer, LLP |
| **Staff Recommendation** | Approval, subject to stipulations |

The purpose of this addendum is to revise the staff recommended stipulations to account for modifications requested from the Street Transportation Department to remove any inference that there is flexibility to administratively modify improvement requirements established through a Traffic Impact Analysis (TIA) or approved master plans.

Staff recommends approval subject to the following revised stipulations:

1. An updated Development Narrative for the Mayo Clinic Discovery Oasis PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped July 20, 2023, as modified by the following stipulations:

    a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].

2. A 10-foot-wide shared-use path easement (SUPE) shall be dedicated along the east property line, adjacent to 64th Street, and a minimum 10-foot-wide shared-use path (SUP) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved by the Planning and Development Department. The SUP may be provided in lieu of the required detached sidewalk within the right-of-way if the landscape strip is provided per Section D1.I.2 of the PUD Development Narrative.

3. A 10-foot-wide multi-use trail easement (MUTE) shall be dedicated adjacent to the western edge of the PUD area, and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement to connect south to Reach 11 trails in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.

4. Master plans, per the requirements of the Planned Community District (PCD), Section 636 of the Phoenix Zoning Ordinance, shall be submitted, and shall be updated with each phase of development, as approved by the Street Transportation Department and the Planning and Development Department. The initial master plans submitted by the master developer shall include the following:

    a. Complete build-out of detached sidewalks, landscape within landscape strips, buffered bike lanes, and shared-use paths along 56th Street, Mayo Boulevard and 64th Street per the Street Standards section of the PUD Narrative, to be included on the Master Open Space, Pedestrian, Bicycle and Trails Plan and the Master Landscape Plan.

    b. Complete build-out of bicycle repair stations per the Bicycle Infrastructure section of the PUD Narrative, to be included on the Master Open Space, Pedestrian, Bicycle and Trails Plan.

    c. A Pedestrian and Bicycle Circulation Plan to include internal pedestrian and bicycle circulation on site that enhances pedestrian and bicyclist convenience, safety, and comfort.

5. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AO, on Panel 1315 L of the Flood Insurance Rate Maps (FIRM) dated January 4, 2021. The following requirements shall apply, as approved by the Planning and Development Department:

    a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage Plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.

b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of the Street Transportation Department for review and approval of Floodplain requirements.

c. The developer shall provide an Elevation Certificate (FEMA Form 086-0-33) based on construction plans to Floodplain Management for approval prior to issuance of Grading and Drainage permits.

d. The developer shall provide an Elevation Certificate (FEMA Form 086-0-33) based on buildings under construction and a minimum 95% compaction test results for the building pads to Floodplain Management for approval prior to issuance of building permits.

e. The developer shall provide Elevation Certificate (FEMA Form 086-0-33) based on finished construction to Floodplain Management for approval prior to issuance of a Certificate of Occupancy.

6. The developer shall submit Master Street Plans associated with the Traffic Impact Analysis, as approved by the Street Transportation Department.

7. The developer shall be responsible for design, redesign, and construction of all warranted and affected traffic signals as identified by the **APPROVED STREET TRANSPORTATION DEPARTMENT** Traffic Impact Study and Master Street Plans~~, as approved or modified~~ by the Street Transportation Department.

8. Roadway improvements, as stipulated, shall be installed in accordance with the approved Master Street Plan and Traffic Impact Study approved phasing plan~~, as approved or modified by the Street Transportation Department~~.

9. Any proposed access to public right-of-way shall conform to the City-approved Street Transportation Planning and Design Guidelines for location and spacing, as approved or modified by the Street Transportation Department.

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22. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Desert View
VILLAGE PLANNING COMMITTEE

# Village Planning Committee Meeting Summary
## Z-4-23-2

| | |
|---|---|
| **Date of VPC Meeting** | April 4, 2023 |
| **Request From** | R1-18 (Approved CP/BP PCD) |
| **Request To** | PUD |
| **Proposed Use** | Commercial/commerce-business park uses. |
| **Location** | Approximately 530 feet south of the southwest corner of 64th Street and Mayo Boulevard |

**VPC DISCUSSION:**

*Cases GPA-DSTV-1-23-2 and Z-4-23-2 were heard concurrently.*

*Five members of the public registered to speak on this item.*

STAFF PRESENTATION

**Sarah Stockham**, staff, described the Desert Ridge Specific Plan amendment process and provided an overview of the location of the subject site and the proposed amended text.

APPLICANT PRESENTATION

**Nick Wood,** representing the applicant with Snell and Wilmer, LLP, described the project area, purchase history, GPA and rezoning requests, proposed development types, traffic improvements and displayed the open space and pedestrian circulation plan.

**Mark Engstrom**, with Mayo Clinic, described Mayo's initiative to further to expand their facilities. Mr. Engstrom stated Mayo's three focus areas are regarding a sustainable environment and that new buildings will be built to LEED standards, community engagement via food trucks, parks and events that residents can enjoy on the weekends and managing traffic. Mr. Engstrom added that they would like to add retail and amenities on site to support employees and visitors and are exploring a mechanism to get users from/to Mayo and the Desert Ridge shopping center.

QUESTIONS FROM COMMITTEE

**Committee Member Rick Powell** stated he enjoyed the presentation and inquired about the southeast corner of 56th Street and the 101 Freeway and if that would be developed early on. **Mr. Wood** stated it would be developed early on and they are expecting a mix of uses. Mr. Powell inquired about Mayo Clinic being a not-for-profit organization and if they pay some property taxes. **Mr. Engstrom** stated Mayo Clinic is tax-exempt, retains ownership of the land but each development will be privately owned and not tax-exempt.

**Committee Member Rick Nowell** asked the applicant to speak to being exempt from the Desert Ridge Comprehensive Sign Plan. **Mr. Engstrom** replied that they will integrate signage standards from the Desert Ridge Specific Plan and the PUD so that it is all cohesive given the different users on the site, there are some existing monument signs, and they are looking to have signage to direct patients and families from the freeway. **Mr. Wood** added that they do not intend to have billboards.

PUBLIC COMMENTS

**Kelli Slavik** introduced herself as a resident in Paradise Ridge who recently purchased a home in the area. Ms. Slavik asked for clarification on the lot coverage and number of stories being requested under this PUD, sharing that 100% lot coverage and 250 feet in height abutting residential is inappropriate, asked that she be kept in the loop even though she is outside of the 600-foot notification area, shared a concern about water flow and potential flooding, and asked that a traffic study be completed.

**Committee Member Michelle Santoro** asked what the distance is between 64th Street and the homes to the east.

**Mr. Wood** replied that there is a vacant parcel zoned R1-6 owned by ASLD that is around 50 acres in size east of 64th Street, the homes are to the east of that, the wash will be channelized which will reduce flood impact, 250 feet in height is already approved in the Desert Ridge Specific Plan, those buildings will not be put near residential, but they are asking for the height so that they have options. **Mr. Engstrom** added that they are trying to address two surrounding washes nearby that fall across their site, and the lot coverage is 75% for the PUD.

**Committee Member Rick Nowell** asked for clarification that the Desert Ridge Specific Plan allows for 0.85 FAR (floor area ratio). **Mr. Engstrom** replied affirmatively.

**Carol Shilliday** introduced herself as a nearby resident and a board member of the Paradise Ridge Homeowner's Association. **Ms. Shilliday** inquired about the notification requirement as she hasn't received anything and shared concern that this request is a blank check for Mayo.

**Rich Santoro** introduced himself as a nearby resident and inquired about Mayo's current height. **Mr. Engstrom** shared it is not 250 tall, the clinic is around 175 feet tall. Mr. Santoro asked if the facility is going to be used to treat and research infectious diseases, and if it will use CRISPR technology. Mr. Engstrom replied that they will not have Level 4 labs, will not have experimental disease research and they will not treat animals or birds. Mr. Santoro added that Mayo does not take Medicare unless you are a legacy patient, asked what the benefit is to the community, and shared a concern with getting to the hospital on time. Mr. Engstrom replied that he believed Mayo does take Medicare and that due to high demand, scheduling appointments can be difficult.

**Vijay Vittal** introduced himself as a local resident and inquired about the Mayo Clinic being in proximity to the City of Phoenix Water Treatment Facility and asked how the proposal will impact the facility. **Mr. Wood** replied the applicant is aware and their proposal will not impact the facility.

**Katherine Box** yielded her team to **Carol Shilliday. Ms. Shilliday** mentioned she was unaware of the ongoings of what Mayo has planned, shared that she thought the applicant needed to go back and have a neighborhood meeting, the Desert Ridge Specific Plan calls for two-story buildings, and that there is no guarantee Mayo will not sell the site once it is rezoned.

APPLICANT RESPONSE

**Mr. Wood** shared the city requires applicants to send letters to registered neighborhood organizations in a one-mile radius and to property owners within 600 feet of the site, and they go above that and notify those within 700 feet. Mr. Wood added that the Desert Ridge Specific Plan already allows 250 feet in height, they are looking for flexibility, and that Mayo does not intent to sell the land. Mr. Wood shared there are no site plans, elevations, or landscape plans at this time, however they look forward to coming back before the VPC.

COMMITTEE DICUSSION

**Chairman Bowser** inquired about impact fees and if they apply. **Mr. Wood** stated there are impact fees that apply in the area.

**Committee Member Rick Powell** inquired about $50 million that will be used for infrastructure and asked what is it for and when it will be used. **Mr. Engstrom** shared those fees will be codified in a development agreement that includes improvements to roads, drainage, and the signalization of 64th Street and Mayo.

**Committee Member Doug Dickson** recommended that Ms. Shilliday register the HOA with the City of Phoenix to receive notification for all items like this one, the VPC had approved the height years ago, and the public can provide more input on this topic as this rezoning case continues and they can speak to the Mayor and City Council as well.

**Committee Member Rick Nowell** shared there is a lot of open space on the site and asked if each site development will have to go through the rezoning process and come back to the VPC. **Mr. Wood** replied that individual sites would not come back to the VPC.

**Chair Bowser** added that the sites would go through the development review process and be reviewed by staff, and if they need to request variances they would need to go through that process. Chair Bowser reiterated that this request would come back to the VPC for recommendation, and then to Planning Commission and City Council for final approval.

Desert View
VILLAGE PLANNING COMMITTEE

# Village Planning Committee Meeting Summary
## Z-4-23-2
* REVISED October 5, 2023

| | |
|---|---|
| **Date of VPC Meeting** | August 1, 2023 |
| **Request From** | R1-18 (Approved CP/BP PCD) |
| **Request To** | PUD |
| **Proposed Use** | Commercial/commerce-business park uses. |
| **Location** | Approximately 530 feet south of the southwest corner of 64th Street and Mayo Boulevard |
| *** VPC Recommendation** | Approval, per the staff recommendation (Addendum A) |
| **VPC Vote** | 9-2 |

**VPC DISCUSSION:**

*Item No. 6 (GPA-DSTV-1-23-2) and Item No. 7 (Z-4-23-2) are companion cases and were heard together.*

*Committee Member Michelle Santoro returned to the meeting, bringing quorum to 11 members.*

*No members of the public registered to speak on this item.*

STAFF PRESENTATION
**Adrian Zambrano**, staff, provided a presentation on the proposal, summarizing the Desert Ridge Specific Plan amendment and the rezoning to PUD, providing information about the proposed development, and describing the staff recommendation on both cases, including recommended stipulations.

APPLICANT PRESENTATION
**Nick Wood**, representing the applicant with Snell & Wilmer, LLP, described the proposed development and the goals for the Mayo Clinic expansion. He further described the proposed development standards and the enhanced features related to the city's policy goals.

QUESTIONS FROM COMMITTEE
**Committee Member Powell** asked about the height of the proposed subacute facility at the eastern edge of the site. **Mr. Wood** replied that it would be three stories. **Mr. Powell** asked about the build-out of 64th Street. **Christine Mackay**, the City of Phoenix

Community and Economic Development Department Director, replied that the City is responsible for the build-out of 64th Street, per a development agreement. **Chuck Wright**, a member of the development team with Kimley-Horn, added that it will be three lanes in each direction with a median. **Mr. Powell** asked if the shared use paths would be landscaped. **Mr. Wood** replied that they will be.

**Committee Member Nowell** asked for clarification on the bicycle lanes on Mayo Boulevard and the space for pedestrian traffic. **Mr. Wright** replied that they will be buffered bike lanes and that pedestrians will be in a separate sidewalk area.

**Committee Member Kirkilas** asked about the necessity of reducing the setback to the Reach 11 from 100 feet to 65 feet. **Mr. Wood** replied that the development needs the space.

**Vice Chair Lagrave** asked about the timeframe for build-out. **Mr. Wood** stated it would be 20 to 30 years.

**Committee Member Kollar** asked about the biosecurity level of the proposed wet lab. **Ms. Mackay** replied that it will be BSL 2.

**Committee Member Nowell** stated a concern about after hours lighting at the proposed development. **Mr. Wood** replied with the lighting requirements, which will be 1 foot candle at the property boundaries. **Chair Bowser** added that 1 foot candle is a low level of light.

**Committee Member Powell** stated a concern about the proposed 250-foot height limit, adding that near the freeway is appropriate, but not near the eastern edge. **Mr. Wood** stated that the development needs the flexibility, although they may never build that tall.

**Vice Chair Lagrave** stated that the proposal is near the core and is designated as a regional center, adding that he is in favor.

**Committee Member Dickson** stated that the original 250-foot height limit for the Mayo Clinic was approved without much controversy and that this proposal isn't much different since it is still a far distance from the nearest homeowners, adding that he is in favor.

**Committee Member Younger** asked for clarification that the 250-foot height limit is proposed in case a portion of the development needs it in the future. **Mr. Wood** replied affirmatively, adding it is needed for flexibility. **Chair Bowser** clarified that the 250-foot height would only be for a maximum of 10 percent of the site.

**Committee Member Kirkilas** stated that the height proposed isn't a compromise if the height is not allowed today. **Mr. Wood** stated that the proposal could do more than 10

percent of the lot area with the additional height, but the proposed 10 percent limit represents a more limited approach.

**Vice Chair Lagrave** stated that he supports the proposal.

**Committee Member Powell** stated he has concerns about the height in the PUD area. **Mr. Wood** reiterated the need for the option of additional height.

PUBLIC COMMENTS
None.

**MOTION - Z-4-23-2**
**Vice Chair Lagrave** made a motion to recommend approval of Z-4-23-2, per the staff * recommendation (Addendum A). **Committee Member Reginald Younger** seconded the motion for approval.

**VOTE - Z-4-23-2**
**9-2**, motion to recommend approval of Z-4-23-2, per the staff recommendation * (Addendum A), passed; Committee Members Barto, Dickson, Kollar, Nowell, Reynolds, Santoro, Younger, Lagrave, and Bowser in favor; Committee Members Kirkilas and Powell opposed.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

None.

**ATTACHMENT F**

**City of Phoenix**
PLANNING AND DEVELOPMENT DEPARTMENT

# ADDENDUM B
## Staff Report: Z-4-23-2
October 3, 2023

| | |
|---|---|
| **Desert View Village Planning Committee Meeting Date** | August 1, 2023 |
| **Planning Commission Hearing Date** | October 5, 2023 |
| **Request From:** | R1-18 (Approved CP/BP PCD) (Single-Family Residence District) (Approved Commerce Park District / Business Park Option, Planned Community District) (76.76 acres) |
| **Request To:** | PUD (Planned Unit Development) (76.76 acres) |
| **Proposed Use** | PUD to allow commercial / commerce-business park uses |
| **Location** | Approximately 530 feet south of the southwest corner of 64th Street and Mayo Boulevard |
| **Owner** | Mayo Clinic Arizona |
| **Applicant/Representative** | Nick Wood, Snell & Wilmer, LLP |
| **Staff Recommendation** | Approval, subject to stipulations |

The purpose of this addendum is to recommend additional stipulations to further limit certain uses due to trip generation and to clarify and refine site design standards.

Rezoning Case No. Z-4-23-2 is a request to rezone 76.76 acres from R1-18 (Approved CP/BP PCD) (Single-Family Residence District, Approved Commerce Park District/Business Park Option, Planned Community District) to PUD (Planned Unit Development) for the Mayo Clinic PUD to allow commercial / commerce-business park uses.

The Desert View Village Planning Committee (VPC) heard this request on August 1, 2023, and recommended approval, per the staff recommendation, by a 9-2 vote.

The Street Transportation Department requested that the applicant limit medical office uses due to the use's higher trip generation. Medical office uses will become limited during the master planning process as required by the PUD and as currently stipulated. The applicant also requested the following modifications to the PUD to further limit other uses, such as non-residential uses and multifamily residential, along with some other changes necessary:

- Add "hospital" to the permitted uses list due to uses with overnight facilities that would be likely, such as post-surgical care or rehab.
- Change non-residential uses from a five percent limitation of the development parcel area to a gross floor area limitation of 500,000 square feet.

- Delete “single-family residential” as a permitted use.
- Reduce the Floor Area Ratio (FAR) from 0.85 to 0.65.
- Limit the maximum density to 200 dwelling units.

Additionally, staff recommends the following modifications to the PUD:

- List multifamily residential as a use separate from commercial uses to clarify that multifamily residential uses are not limited to a maximum area of the development parcel that non-residential uses will be limited to.
- Change “Uses permitted per Section 622…” to “Non-residential uses permitted per Section 622…” since multifamily residential will be listed separately.
- List both non-residential uses and multifamily residential in the “enhanced” permitted uses list since they are not currently permitted uses.
- List all other uses, other than Commerce Park (Business Park Option) uses, in the “enhanced” section since those uses are not currently permitted.
- Delete the “biomedical and medical research offices and/or laboratory” use since it is already a permitted use in the Commerce Park District/Business Park Option.
- Delete a design guideline related to sight visibility triangles within parking garages as this is already a requirement.
- Modify several design guidelines from (R) requirements to (R*) requirements due to their subjective nature, which would go before the Design Review Committee if the applicant elected to pursue relief from those requirement.
- Update the FAA’S FORM-7460 requirement to apply to buildings that exceed 70 feet in height.
- Make technical corrections.

Staff recommends approval subject to the following revised stipulations:

1. An updated Development Narrative for the Mayo Clinic PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped July 20, 2023, as modified by the following stipulations:

    a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].

    **B. PAGE 5, PURPOSE AND INTENT, A2: OVERALL DESIGN CONCEPT: UPDATE MAP IMAGE TO INDICATE THE ASU PROPERTY (DEVELOPMENT PARCEL 3.CP/BP.3) IS NOT A PART.**

    **C. PAGE 6, LAND USE PLAN, B2: CONCEPTUAL SITE PLAN SUMMARY, 2ND PARAGRAPH: REVISE TARGET OF DEVELOPMENT FROM 3.3 MILLION SQUARE FEET TO 2.17 MILLION SQUARE FEET.**

**D. PAGE 7, LIST OF USES: AFTER THE FIRST PARAGRAPH, ADD A NEW PARAGRAPH STATING, "THE FOLLOWING USES ARE SEPARATED INTO A "BASE" SECTION AND AN "ENHANCED" SECTION. THE "BASE" SECTION INCLUDES USES THAT WOULD NOT TRIGGER ADDITIONAL REQUIREMENTS. THE "ENHANCED" SECTION INCLUDES USES THAT WOULD TRIGGER ADDITIONAL REQUIREMENTS, PER SECTION D5 OF THIS PUD".**

**E. PAGE 7, LIST OF USES: ADD A HEADER "BASE PERMITTED USES" ABOVE A.**

**F. PAGE 7, LIST OF USES: MOVE THE "ENHANCED PERMITTED USES" HEADER ABOVE B.**

**G. PAGE 7, LIST OF USES, B.: REPLACE WITH THE FOLLOWING:**

**NON-RESIDENTIAL USES PERMITTED PER SECTION 622, COMMERCIAL C-1 DISTRICT, OF THE PHOENIX ZONING ORDINANCE, SUBJECT TO THE FOLLOWING LIMITATIONS:**

1) **SUCH USES ARE LIMITED TO NO MORE THAN 500,000 SQUARE FEET**

2) **THE MAXIMUM GROSS FLOOR AREA FOR ANY ONE TENANT OR USER SHALL NOT EXCEED 10,000 SQUARE FEET**

**H. PAGE 7, LIST OF USES: ADD "HOSPITAL" AS A PERMITTED USE IN THE "BASE" SECTION AFTER B.**

**I. PAGE 7, LIST OF USES, ENHANCED PERMITTED USES: DELETE TEXT AFTER "MULTIFAMILY RESIDENTIAL" FOR D, DELETE E (SINGLE-FAMILY RESIDENTIAL), DELETE "OR HOME" AFTER COMMUNITY RESIDENCE CENTER, AND RE-LETTER ACCORDINGLY.**

**J. PAGE 7, LIST OF USES, ENHANCED PERMITTED USES: DELETE G "BIOMEDICAL AND MEDICAL RESEARCH OFFICES AND/OR LABORATORY" AND RE-LETTER ACCORDINGLY.**

**K. PAGE 9, DEVELOPMENT STANDARDS: AFTER THE FIRST PARAGRAPH, ADD A NEW PARAGRAPH THAT STATES, "MAXIMUM BUILDING HEIGHT AND FLOOR AREA RATIO (FAR) STANDARDS ARE SEPARATED INTO A "BASE" SECTION AND AN "ENHANCED" SECTION. THE "BASE" SECTION INCLUDES USES THAT WOULD NOT TRIGGER ADDITIONAL REQUIREMENTS. THE "ENHANCED" SECTION INCLUDES USES THAT WOULD TRIGGER ADDITIONAL REQUIREMENTS, PER SECTION D5 OF THIS PUD. ALL OTHER DEVELOPMENT STANDARDS APPLY FOR ALL TYPE OF DEVELOPMENT WITHIN THE PUD.".**

**L. PAGE 9, DEVELOPMENT STANDARDS: ADD A NEW DEVELOPMENT STANDARD FOR "MAXIMUM DENSITY" BEFORE "MAXIMUM BUILDING HEIGHTS", TO SAY "MAXIMUM DENSITY: 200 DWELLING UNITS", AND RE-LETTER ACCORDINGLY.**

**M. PAGE 9, DEVELOPMENT STANDARDS, FLOOR AREA RATIO, ENHANCED FAR: REPLACE 0.85 WITH 0.65.**

**N. PAGE 10, DEVELOPMENT STANDARDS, BICYCLE PARKING, 2: DELETE THE PROVISION FOR SINGLE-FAMILY RESIDENTIAL USES AND RE-NUMBER ACCORDINGLY.**

**O. PAGE 17, DESIGN GUIDELINES, ENHANCED DESIGN GUIDELINES: REPLACE "ENHANCED" WITH "ELEVATED" IN THE TITLE AND ADD A PARAGRAPH BEFORE THE FIRST PARAGRAPH THAT STATES "THESE DESIGN GUIDELINES SHALL APPLY TO ALL DEVELOPMENT WITHIN THE PUD."**

**P. PAGE 17, DESIGN GUIDELINES, ENHANCED DESIGN GUIDELINES, 1ST PARAGRAPH: ADD "AND (R*)" AT THE END OF THE PARAGRAPH, BEFORE THE COLON.**

**Q. PAGE 18, DESIGN GUIDELINES, ENHANCED DESIGN GUIDELINES, GRADING/DRAINAGE, 2.3: REPLACE "SHOULD" WITH "SHALL".**

**R. PAGE 18, DESIGN GUIDELINES, ENHANCED DESIGN GUIDELINES, LANDSCAPE ARCHITECTURE, PLANT MATERIALS, 3.1.1: REPLACE "SHOULD" WITH "SHALL" IN THE BEGINNING AND END OF THE SENTENCE.**

**S. PAGE 20, DESIGN GUIDELINES, ENHANCED DESIGN GUIDELINES, PARKING/CIRCULATION, PARKING STRUCTURE DESIGN, 6.2.7: DELETE THIS DESIGN GUIDELINE.**

**T. PAGE 22, DESIGN GUIDELINES, ENHANCED DESIGN GUIDELINES, BUILDING DESIGN/CONSTRUCTION, ARCHITECTURE, 3.1: REPLACE "COMPLIMENT" WITH "COMPLEMENT".**

**U. PAGE 22, DESIGN GUIDELINES, ENHANCED DESIGN GUIDELINES, BUILDING DESIGN/CONSTRUCTION, ARCHITECTURE, 3.2: REPLACE "COMPLIMENTARY" WITH "COMPLEMENTARY".**

**V. PAGE 17 – 24, DESIGN GUIDELINES, ENHANCED DESIGN GUIDELINES: REPLACE (R) WITH (R*) FOR DESIGN GUIDELINES A.2.3, A.3.1.5, A.3.1.9, A.3.1.11, A.3.4.1, A.3.4.2, A.4.1, A.6.1.9, A.6.2.3, A.6.2.4, A.6.2.10, A.6.3.2, A.7.1, A.7.2, A.8.5 THROUGH A.8.8, B.1.2 THROUGH B.5.5, AND B.6.2 THROUGH B.7.5.**

**W. PAGE 24 – 25, DESIGN GUIDELINES, ADDITIONAL DESIGN GUIDELINES: REPLACE (R) WITH (R*) FOR DESIGN GUIDELINES 1, 2, 4, 5, AND 7 THROUGH 11.**

**X. PAGE 27, SUSTAINABILITY: INCLUDE THE GREEN STORMWATER INFRASTRUCTURE AND WASTE STATIONS PROVISIONS IN THE "ADDITIONAL DESIGN GUIDELINES" SECTION.**

2. A 10-foot-wide shared-use path easement (SUPE) shall be dedicated along the east property line, adjacent to 64th Street, and a minimum 10-foot-wide shared-use path (SUP) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved by the Planning and Development Department. The SUP may be provided in lieu of the required detached sidewalk within the right-of-way if the landscape strip is provided per Section D1.I.2 of the PUD Development Narrative.

3. A 10-foot-wide multi-use trail easement (MUTE) shall be dedicated adjacent to the western edge of the PUD area, and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement to connect south to Reach 11 trails in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.

4. Master plans, per the requirements of the Planned Community District (PCD), Section 636 of the Phoenix Zoning Ordinance, shall be submitted, and shall be updated with each phase of development, as approved by the Street Transportation Department and the Planning and Development Department. The initial master plans submitted by the master developer shall include the following:

    a. Complete build-out of detached sidewalks, landscape within landscape strips, buffered bike lanes, and shared-use paths along 56th Street, Mayo Boulevard and 64th Street per the Street Standards section of the PUD Narrative, to be included on the Master Open Space, Pedestrian, Bicycle and Trails Plan and the Master Landscape Plan.

    b. Complete build-out of bicycle repair stations per the Bicycle Infrastructure section of the PUD Narrative, to be included on the Master Open Space, Pedestrian, Bicycle and Trails Plan.

    c. A Pedestrian and Bicycle Circulation Plan to include internal pedestrian and bicycle circulation on site that enhances pedestrian and bicyclist convenience, safety, and comfort.

5. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AO, on Panel 1315 L of the Flood Insurance Rate Maps (FIRM) dated January 4, 2021. The following requirements shall apply, as approved by the Planning and Development Department:

a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage Plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.

b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of the Street Transportation Department for review and approval of Floodplain requirements.

c. The developer shall provide an Elevation Certificate (FEMA Form 086-0-33) based on construction plans to Floodplain Management for approval prior to issuance of Grading and Drainage permits.

d. The developer shall provide an Elevation Certificate (FEMA Form 086-0-33) based on buildings under construction and a minimum 95% compaction test results for the building pads to Floodplain Management for approval prior to issuance of building permits.

e. The developer shall provide Elevation Certificate (FEMA Form 086-0-33) based on finished construction to Floodplain Management for approval prior to issuance of a Certificate of Occupancy.

6. The developer shall submit Master Street Plans associated with the Traffic Impact Analysis, as approved by the Street Transportation Department.

7. The developer shall be responsible for design, redesign, and construction of all warranted and affected traffic signals as identified by the APPROVED STREET TRANSPORTATION DEPARTMENT Traffic Impact Study and Master Street Plans~~, as approved or modified~~ by the Street Transportation Department.

8. Roadway improvements, as stipulated, shall be installed in accordance with the approved Master Street Plan and Traffic Impact Study approved phasing plan~~, as approved or modified by the Street Transportation Department~~.

9. Any proposed access to public right-of-way shall conform to the City-approved Street Transportation Planning and Design Guidelines for location and spacing, as approved or modified by the Street Transportation Department.

10. The developer shall construct all necessary roadway infrastructure improvements as required by the Arizona Department of Transportation (ADOT) within ADOT jurisdiction, as approved or modified by ADOT.

11. The developer shall be required to perfect existing right-of-way easements controlled by the property as fee title, as approved or modified by the Street Transportation Department and the Planning and Development Department.

12. The subject site shall conform to the Arizona State Land Department (ASLD) land sale, Application No. 53-122049, stipulations or subsequent development agreements, as approved by the Street Transportation Department and the Planning and Development Department.

13. The developer shall construct the ultimate 100-year storm event box culvert dry crossing along arterial streets identified for construction by the APPROVED Master Street Plan to their full limits, including the construction of the upstream and downstream maintenance access ramps~~, as approved or modified by the Street Transportation Department and the Planning and Development Department~~.

14. The developer shall be responsible for all 404 permitting, environmental and archeological assessments and associated easement dedications to construct and maintain the ultimate box culvert dry crossing along arterial streets identified for construction by the APPROVED Master Street Plan~~, as approved or modified by the Street Transportation Department and the Planning and Development Department~~.

15. Right-of-way shall be dedicated for 64th Street from the existing Arizona Department of Transportation (ADOT) traffic interchange north to Deer Valley Road, as approved by the Planning and Development Department. The dedication shall consist of applicable slope and drainage easements from existing interchange tapering to a minimum 140-foot right-of-way to Deer Valley Road, as approved or modified by the Street Transportation Department and the Planning and Development Department.

16. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

17. The property owner shall record documents that disclose the existence and operational characteristics of the Scottsdale Municipal Airport (SDL) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

18. The developer shall provide a No Hazard Determination for the proposed development **THAT EXCEEDS 70 FEET IN HEIGHT** from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

19. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

20. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.

21. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.

22. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

# ATTACHMENT G

REPORT OF PLANNING COMMISSION ACTION
October 5, 2023

| | |
|---|---|
| ITEM NO: 3 | |
| | DISTRICT NO.: 2 |
| SUBJECT: | |
| | |
| Application #: | Z-4-23-2 (Mayo Clinic PUD) (Related Case GPA-DSTV-1-23-2) (Continued from June 1, 2023; August 3, 2023; and September 7, 2023) |
| Location: | Approximately 530 feet south of the southwest corner of 64th Street and Mayo Boulevard |
| From: | R1-18 (Approved CP/BP PCD) |
| To: | PUD |
| Acreage: | 76.76 |
| Proposal: | Planned Unit Development (PUD) to allow commercial/commerce-business park uses |
| Applicant: | Nick Wood, Snell & Wilmer, LLP |
| Owner: | Mayo Clinic Arizona |
| Representative: | Nick Wood, Snell & Wilmer, LLP |

**ACTIONS:**

Staff Recommendation: Approval, per the Addendum B Staff Report.

Village Planning Committee (VPC) Recommendation:
**Desert View** 4/4/2023 Information only.
**Desert View** 5/2/2023 Continued. Vote: 9-0.
**Desert View** 6/6/2023 Continued. Vote: 10-0.
**Desert View** 8/1/2023 Approval, per the staff recommendation (Addendum A). Vote: 9-2.

Planning Commission Recommendation: Approval, per the Addendum B Staff Report.

Motion Discussion: Commissioner Boyd made a MOTION to approve Z-4-23-2, per the Addendum B Staff Report, with the deletion of Stipulation 1.L.

Commissioner Busching seconded the MOTION.

There was discussion amongst the commission members.

Chairman Howard called for a vote. The motion failed with a tie vote, 3 (Boyd, Busching, Perez) to 3 (Gorraiz, Howard, Jaramillo).

Commissioner Gorraiz then made a MOTION to approve Z-4-23-2, per the Addendum B Staff Report.

Commissioner Jaramillo seconded the MOTION.

Motion details: Commissioner Gorraiz made a MOTION to approve Z-4-23-2, per the Addendum B Staff Report.

Maker: Gorraiz
Second: Jaramillo
Vote: 6-0-1 (Conflict: Simon)
Absent: Gaynor and Mangum
Opposition Present: No

Findings:

1. The proposed PUD is consistent with the General Plan Land Use Map designation and compatible with the existing land use pattern in the surrounding area.

2. The proposed PUD will allow for development that will provide employment opportunities in a designated employment center.

3. The proposed PUD sets forth design and development standards that will enhance connectivity in the immediate vicinity by providing shaded detached sidewalks, a shared-use path, and enhanced shading, visibility and safety for pedestrians and bicyclists.

Stipulations:

1. An updated Development Narrative for the Mayo Clinic PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped July 20, 2023, as modified by the following stipulations:

    a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].

    B. PAGE 5, PURPOSE AND INTENT, A2: OVERALL DESIGN CONCEPT: UPDATE MAP IMAGE TO INDICATE THE ASU PROPERTY (DEVELOPMENT PARCEL 3.CP/BP.3) IS NOT A PART.

    C. PAGE 6, LAND USE PLAN, B2: CONCEPTUAL SITE PLAN SUMMARY, 2ND PARAGRAPH: REVISE TARGET OF DEVELOPMENT FROM 3.3 MILLION SQUARE FEET TO 2.17 MILLION SQUARE FEET.

    D. PAGE 7, LIST OF USES: AFTER THE FIRST PARAGRAPH, ADD A NEW PARAGRAPH STATING, “THE FOLLOWING USES ARE SEPARATED INTO A “BASE” SECTION AND AN “ENHANCED” SECTION. THE “BASE” SECTION INCLUDES USES THAT WOULD NOT TRIGGER ADDITIONAL REQUIREMENTS. THE “ENHANCED” SECTION INCLUDES USES THAT WOULD TRIGGER ADDITIONAL REQUIREMENTS, PER SECTION D5 OF THIS PUD”.

    E. PAGE 7, LIST OF USES: ADD A HEADER “BASE PERMITTED USES” ABOVE A.

    F. PAGE 7, LIST OF USES: MOVE THE “ENHANCED PERMITTED USES” HEADER ABOVE B.

G. PAGE 7, LIST OF USES, B.: REPLACE WITH THE FOLLOWING:

NON-RESIDENTIAL USES PERMITTED PER SECTION 622, COMMERCIAL C-1 DISTRICT, OF THE PHOENIX ZONING ORDINANCE, SUBJECT TO THE FOLLOWING LIMITATIONS:

1) SUCH USES ARE LIMITED TO NO MORE THAN 500,000 SQUARE FEET

2) THE MAXIMUM GROSS FLOOR AREA FOR ANY ONE TENANT OR USER SHALL NOT EXCEED 10,000 SQUARE FEET

H. PAGE 7, LIST OF USES: ADD “HOSPITAL” AS A PERMITTED USE IN THE “BASE” SECTION AFTER B.

I. PAGE 7, LIST OF USES, ENHANCED PERMITTED USES: DELETE TEXT AFTER “MULTIFAMILY RESIDENTIAL” FOR D, DELETE E (SINGLE-FAMILY RESIDENTIAL), DELETE “OR HOME” AFTER COMMUNITY RESIDENCE CENTER, AND RE-LETTER ACCORDINGLY.

J. PAGE 7, LIST OF USES, ENHANCED PERMITTED USES: DELETE G “BIOMEDICAL AND MEDICAL RESEARCH OFFICES AND/OR LABORATORY” AND RE-LETTER ACCORDINGLY.

K. PAGE 9, DEVELOPMENT STANDARDS: AFTER THE FIRST PARAGRAPH, ADD A NEW PARAGRAPH THAT STATES, “MAXIMUM BUILDING HEIGHT AND FLOOR AREA RATIO (FAR) STANDARDS ARE SEPARATED INTO A “BASE” SECTION AND AN “ENHANCED” SECTION. THE “BASE” SECTION INCLUDES USES THAT WOULD NOT TRIGGER ADDITIONAL REQUIREMENTS. THE “ENHANCED” SECTION INCLUDES USES THAT WOULD TRIGGER ADDITIONAL REQUIREMENTS, PER SECTION D5 OF THIS PUD. ALL OTHER DEVELOPMENT STANDARDS APPLY FOR ALL TYPE OF DEVELOPMENT WITHIN THE PUD.”.

L. PAGE 9, DEVELOPMENT STANDARDS: ADD A NEW DEVELOPMENT STANDARD FOR “MAXIMUM DENSITY” BEFORE “MAXIMUM BUILDING HEIGHTS”, TO SAY “MAXIMUM DENSITY: 200 DWELLING UNITS”, AND RE-LETTER ACCORDINGLY.

M. PAGE 9, DEVELOPMENT STANDARDS, FLOOR AREA RATIO, ENHANCED FAR: REPLACE 0.85 WITH 0.65.

N. PAGE 10, DEVELOPMENT STANDARDS, BICYCLE PARKING, 2: DELETE THE PROVISION FOR SINGLE-FAMILY RESIDENTIAL USES AND RE-NUMBER ACCORDINGLY.

O. PAGE 17, DESIGN GUIDELINES, ENHANCED DESIGN GUIDELINES: REPLACE “ENHANCED” WITH “ELEVATED” IN THE TITLE AND ADD A PARAGRAPH BEFORE THE FIRST PARAGRAPH THAT STATES “THESE DESIGN GUIDELINES SHALL APPLY TO ALL DEVELOPMENT WITHIN THE PUD.”

P. PAGE 17, DESIGN GUIDELINES, ENHANCED DESIGN GUIDELINES, 1ST PARAGRAPH: ADD “AND (R*)” AT THE END OF THE PARAGRAPH, BEFORE THE COLON.

Q. PAGE 18, DESIGN GUIDELINES, ENHANCED DESIGN GUIDELINES, GRADING/DRAINAGE, 2.3: REPLACE “SHOULD” WITH “SHALL”.

R. PAGE 18, DESIGN GUIDELINES, ENHANCED DESIGN GUIDELINES, LANDSCAPE ARCHITECTURE, PLANT MATERIALS, 3.1.1: REPLACE “SHOULD” WITH “SHALL” IN THE BEGINNING AND END OF THE SENTENCE.

S. PAGE 20, DESIGN GUIDELINES, ENHANCED DESIGN GUIDELINES, PARKING/CIRCULATION, PARKING STRUCTURE DESIGN, 6.2.7: DELETE THIS DESIGN GUIDELINE.

T. PAGE 22, DESIGN GUIDELINES, ENHANCED DESIGN GUIDELINES, BUILDING DESIGN/CONSTRUCTION, ARCHITECTURE, 3.1: REPLACE “COMPLIMENT” WITH “COMPLEMENT”.

U. PAGE 22, DESIGN GUIDELINES, ENHANCED DESIGN GUIDELINES, BUILDING DESIGN/CONSTRUCTION, ARCHITECTURE, 3.2: REPLACE “COMPLIMENTARY” WITH “COMPLEMENTARY”.

V. PAGE 17 – 24, DESIGN GUIDELINES, ENHANCED DESIGN GUIDELINES: REPLACE (R) WITH (R*) FOR DESIGN GUIDELINES A.2.3, A.3.1.5, A.3.1.9, A.3.1.11, A.3.4.1, A.3.4.2, A.4.1, A.6.1.9, A.6.2.3, A.6.2.4, A.6.2.10, A.6.3.2, A.7.1, A.7.2, A.8.5 THROUGH A.8.8, B.1.2 THROUGH B.5.5, AND B.6.2 THROUGH B.7.5.

W. PAGE 24 – 25, DESIGN GUIDELINES, ADDITIONAL DESIGN GUIDELINES: REPLACE (R) WITH (R*) FOR DESIGN GUIDELINES 1, 2, 4, 5, AND 7 THROUGH 11.

X. PAGE 27, SUSTAINABILITY: INCLUDE THE GREEN STORMWATER INFRASTRUCTURE AND WASTE STATIONS PROVISIONS IN THE “ADDITIONAL DESIGN GUIDELINES” SECTION.

2. A 10-foot-wide shared-use path easement (SUPE) shall be dedicated along the east property line, adjacent to 64th Street, and a minimum 10-foot-wide shared-use path (SUP) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved by the Planning and Development Department. The SUP may be provided in lieu of the required detached sidewalk within the right-of-way if the landscape strip is provided per Section D1.I.2 of the PUD Development Narrative.

3. A 10-foot-wide multi-use trail easement (MUTE) shall be dedicated adjacent to the western edge of the PUD area, and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement to connect south to Reach 11 trails in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.

4. Master plans, per the requirements of the Planned Community District (PCD), Section 636 of the Phoenix Zoning Ordinance, shall be submitted, and shall be updated with each phase of development, as approved by the Street Transportation Department and the Planning and Development Department. The initial master plans submitted by the master developer shall include the following:

    a. Complete build-out of detached sidewalks, landscape within landscape strips, buffered bike lanes, and shared-use paths along 56th Street, Mayo Boulevard and 64th Street per the Street Standards section of the PUD Narrative, to be included on the Master Open Space, Pedestrian, Bicycle and Trails Plan and the Master Landscape Plan.

    b. Complete build-out of bicycle repair stations per the Bicycle Infrastructure section of the PUD Narrative, to be included on the Master Open Space, Pedestrian, Bicycle and Trails Plan.

    c. A Pedestrian and Bicycle Circulation Plan to include internal pedestrian and bicycle circulation on site that enhances pedestrian and bicyclist convenience, safety, and comfort.

5. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AO, on Panel 1315 L of the Flood Insurance Rate Maps (FIRM) dated January 4, 2021. The following requirements shall apply, as approved by the Planning and Development Department:

    a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage Plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.

    b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of the Street Transportation Department for review and approval of Floodplain requirements.

    c. The developer shall provide an Elevation Certificate (FEMA Form 086-0-33) based on construction plans to Floodplain Management for approval prior to issuance of Grading and Drainage permits.

    d. The developer shall provide an Elevation Certificate (FEMA Form 086-0-33) based on buildings under construction and a minimum 95% compaction test results for the building pads to Floodplain Management for approval prior to issuance of building permits.

    e. The developer shall provide Elevation Certificate (FEMA Form 086-0-33) based on finished construction to Floodplain Management for approval prior to issuance of a Certificate of Occupancy.

6. The developer shall submit Master Street Plans associated with the Traffic Impact Analysis, as approved by the Street Transportation Department.

7. The developer shall be responsible for design, redesign, and construction of all warranted and affected traffic signals as identified by the APPROVED STREET TRANSPORTATION DEPARTMENT Traffic Impact Study and Master Street Plans~~, as approved or modified~~ by the Street Transportation Department.

8. Roadway improvements, as stipulated, shall be installed in accordance with the approved Master Street Plan and Traffic Impact Study approved phasing plan~~, as approved or modified by the Street Transportation Department~~.

9. Any proposed access to public right-of-way shall conform to the City-approved Street Transportation Planning and Design Guidelines for location and spacing, as approved or modified by the Street Transportation Department.

10. The developer shall construct all necessary roadway infrastructure improvements as required by the Arizona Department of Transportation (ADOT) within ADOT jurisdiction, as approved or modified by ADOT.

11. The developer shall be required to perfect existing right-of-way easements controlled by the property as fee title, as approved or modified by the Street Transportation Department and the Planning and Development Department.

12. The subject site shall conform to the Arizona State Land Department (ASLD) land sale, Application No. 53-122049, stipulations or subsequent development agreements, as approved by the Street Transportation Department and the Planning and Development Department.

13. The developer shall construct the ultimate 100-year storm event box culvert dry crossing along arterial streets identified for construction by the APPROVED Master Street Plan to their full limits, including the construction of the upstream and downstream maintenance access ramps~~, as approved or modified by the Street Transportation Department and the Planning and Development Department~~.

14. The developer shall be responsible for all 404 permitting, environmental and archeological assessments and associated easement dedications to construct and maintain the ultimate box culvert dry crossing along arterial streets identified for construction by the APPROVED Master Street Plan~~, as approved or modified by the Street Transportation Department and the Planning and Development Department~~.

15. Right-of-way shall be dedicated for 64th Street from the existing Arizona Department of Transportation (ADOT) traffic interchange north to Deer Valley Road, as approved by the Planning and Development Department. The dedication shall consist of applicable slope and drainage easements from existing interchange tapering to a minimum 140-foot right-of-way to Deer Valley Road, as approved or modified by the Street Transportation Department and the Planning and Development Department.

16. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

17. The property owner shall record documents that disclose the existence and operational characteristics of the Scottsdale Municipal Airport (SDL) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

18. The developer shall provide a No Hazard Determination for the proposed development THAT EXCEEDS 70 FEET IN HEIGHT from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

19. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

20. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.

21. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.

22. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

This publication can be made available in alternate format upon request. Please contact Teleia Galaviz 602-602-291-2559, TTY use 7-1-1

City of Phoenix

Report

**Agenda Date:** 10/18/2023, **Item No.** 87

## Consideration of Citizen Petition by Ms. Elizabeth Venable

This report provides the City Council with information in response to the citizen petition submitted by Ms. Elizabeth Venable at the Sept. 20, 2023, Formal Meeting (**Attachment A**).

### Summary

On Sept. 20, 2023, Ms. Elizabeth Venable submitted a citizen petition to request that the City of Phoenix “continuously record and regularly report data”, “retroactively and moving forward”, related to the Office of Homeless Solution’s (OHS) engagement efforts around the Human Services Campus. Upon review by the Law Department, this submittal was determined to qualify as a citizen petition requiring action by the City Council.

Ms. Venable requests the following data be reported to Council and the “public/media” on a biweekly or monthly basis:

1. Locations of placements for each cleanup (engagement) in terms of name.
2. Number of constituents transported to each individual facility and location of each facility.
3. Number of constituents accepting/rejecting initial offers of shelter from each cleanup (engagement).
4. Length of stay of constituents in each facility in the following categories-Less than 1 whole day (24 hours), 1-7 whole days (1 week), 8-14 days (2 weeks), 15-21 days (3 weeks), 22-28 days (4 weeks), 29+ days (one month or more).
5. Reason for exit of the facility including but not limited to: 1. No exit; 2. Transfer to another facility; 3. Personal voluntary exit/choice to leave; 4. Disciplinary/violations of rules/emotional-behavioral disruption/drugs/weapons/other non-voluntary exit/not choice to leave; 5. End of program limitations on time.

Staff Response

The Office of Homeless Solutions provides aggregate data (Items 2 and 3) related to

its engagement efforts near the Human Services Campus. Most recently, this information was provided during the September 13, 2023 report and presentation to the City Council Economic Development and Housing Subcommittee. Updated data is included in **Attachment B**. In the future, this information will continue to be provided via the Office of Homeless Solutions Program report provided to the City Council in the General Information Packet which is available to the public online.

With respect to information on individuals and families served including demographic information, shelter placements and outcomes (Items 1, 4, and 5), OHS is not able to release client-level data or personal identifiable information (PII). The City is legally obligated to protect personal information of any resident for whom services are provided, such as addresses of water and sanitation customers. Clients served through OHS have the same right to privacy and safety.

In addition, once clients enter shelter or homelessness-related service, they cease to become a client of OHS and become a client of the program entered. Homeless service programs funded by the U.S. Department of Housing and Urban Development must use a common database called the Homeless Information Management System ("HMIS") for tracking information on individuals and families served including demographic information, shelter placements and outcomes, which is the information sought in Items 1, 4, and 5 of Ms. Venable's petition. The Maricopa Association of Governments (MAG) is responsible for the maintenance, confidentiality, and security of regional HMIS records. HMIS policies require confidentiality of client PII and prohibit public disclosure of the location where a particular client is housed. Additional confidentiality obligations apply in cases of family or domestic violence victims and shelters that serve these populations.

OHS intends to evaluate the overall success of clients receiving services through engagement efforts. Staff requested aggregate and anonymous information regarding clients served and will be providing a report to City Council and the public when that data becomes available.

## Location

7th Avenue to 15th Avenue, Jefferson Street to the railroad tracks
Council District: 7

## Recommendations

1. Approve the citizen petition in part by direction staff to provide additional requested information that can be publicly shared through regular reporting process.

2. Deny the citizen petition; information is already publicly available, while other information is with other agencies or is personal identifying information that cannot be publicly shared.

**Responsible Department**
This item is submitted by Deputy City Manager Gina Montes and the Office of Homeless Solutions.

# ATTACHMENT A

Citizen Petition Elizabeth Venable September 20, 2023

To: Phoenix City Council Members and Phoenix City Manager

From:Elizabeth Venable, Fund for Empowerment, 1950 E Cortez St, Phoenix, AZ 85020, 602-872-3465

It is my Citizens Petition request that the City of Phoenix, in the honor of transparency and accountability, both retroactively and moving forward, continuously record and regularly report data regarding the effectiveness of the placements of Phoenix residents from the “Zone” in downtown.

The data I am requesting be continuously, regularly, and retroactively collected includes:

1. Locations of placements for each cleanup in terms of name
2. Number of constituents transported to each individual facility and location of each facility
3. Number of constituents accepting/rejecting initial offers of shelter from each cleanup
4. Length of stay of constituents in each facility in the following categories—Less than 1 whole day (24 hours), 1-7 whole days (1 week), 8-14 days (2 weeks), 15-21 days (3 weeks), 22-28 days (4 weeks), 29+ days (one month or more)
5. Reason for exit of the facility including but not limited to 1. No exit 2. Transfer to another facility 3. Personal voluntary exit/choice to leave 4. Disciplinary/violations of rules/emotional-behavioral disruption/drugs/weapons/other nonvoluntary exit/not choice to leave 5. End of program limitations on time

The preceding measures should be collected continuously and reported biweekly or monthly to Council and the public/media

The preceding measures together should be considered a more accurate tool of assessment of the success of the placements of constituents relocated from the Zone, as listing the initial acceptance rate is facile and does not relate a full portrait of the ability of the City to successfully place constituents in shelters which meet their needs for a reasonable length of time (by this assessment, a “month” or more).

This shall be considered creation of an ongoing assessment program as opposed to a one time request for information.

As a member of the public who spent ages 0-18 in the same zip code as the Zone (85007) these measures are important to me personally as I care about the lives of people from my community and their treatment.

These measures should not be considered a feature of compliance with Fund for Empowerment v. City of Phoenix or a manifestation of it at all, as it doesn’t specifically assess these measures of success.

This request and citizen petition should not be stopped in light of it being related to the specific litigation, because it is not. It is an independent set of  measures of how the City treats its most vulnerable constituents.

Elizabeth Venable MA MPA

**ATTACHMENT B**

Engagement Efforts Thus Far

| Date | Location | # of People Engaged on Day of Effort | # of People Accepting Indoor Shelter | Percentage Acceptance |
|---|---|---|---|---|
| **5/10/23** | 9th Avenue, Washington to Jefferson | 60 | 47 | 78% |
| **5/31/23** | 12th Avenue, Washington to Jefferson | 44 | 37 | 84% |
| **6/21/23** | Madison, 8th to 9th Avenue | 17 | 12 | 70.5% |
| **7/12/23** | 9th Avenue, Jefferson to Madison | 29 | 25 | 85% |
| **7/19/23** | 13th Avenue, Jefferson to Madison | 34 | 26 | 76% |
| **8/2/23** | Madison, 9th to 10th Avenue | 25 | 20 | 80% |
| **8/23/23** | 9th Avenue, South of Jackson | 39 | 28 | 72% |
| **9/1/23** | 10th Avenue, Jefferson to Madison | 11 | 11 | 100% |
| **9/20/23** | Madison, 10th to 11th Avenue | 30 | 22 | 73% |
| | **TOTAL** | **289** | **228** | **79%** |

| Shelter | Percentage |
|---|---|
| CBI Bridge Housing | 2.6% |
| CASS - Single Adult Shelter | 3.8% |
| Diverted to Family/Friends | 1.7% |
| Halle Women's Shelter | 12.3% |
| Human Services Campus Weather Relief/Overflow | 0.9% |
| Permanent Housing | 0.9% |
| Respiro | 1.7% |
| CBI - Rio Fresco | 4.3% |
| CBI - Saguaro | 4.3% |
| CBI - Maricopa County Temporary Hotel | 0.4% |
| UMOM Family Shelter | 4.3% |
| Washington Relief Center | 49.8% |
| Native American Connections - The Lodge | 9.8% |
| Treatment Facility | 1.3% |
| Human Services Campus Temporary Hotel Shelter | 2.1% |
| East Valley Men's Center | 0.4% |