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CITY OF PHOENIX
AUG 19 2026
Planning & Development
Department

HELEN DRAKE VILLAGE

CASE NO. Z-70-23-5

LOCATED WEST OF 27TH AVENUE AND APPROXIMATELY
1,630 FEET SOUTH OF NORTHERN AVENUE

DATE OF INITIAL SUBMISSION: SEPTEMBER 27, 2023
DATE OF SECOND DRAFT SUBMISSION: NOVEMBER 1, 2023
HEARING DRAFT: NOVEMBER 20, 2023
CITY COUNCIL ADOPTED: JANUARY 3, 2024
1ST MINOR AMENDMENT: AUGUST 7, 2026

A Planned Unit Development ("PUD") is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of way abandonments.

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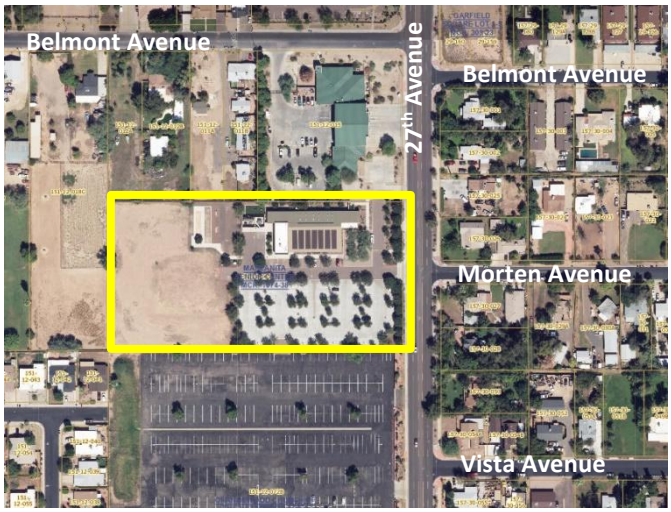
A. PURPOSE AND INTENT

A1: Project Overview and Goals

Helen Drake Village is an infill and co-location proposal to establish an integrated senior center residential campus on a 4.46-acre site located west of 27th Avenue and approximately 1,630 feet south of Northern Avenue. The project will provide a new and affordable high-quality senior multifamily residential community on the vacant portion of the partially developed site currently home to an approximately 14,000 square foot City-owned senior center, known as the Helen Drake Senior Center (the "Senior Center").



Owned and operated by the City of Phoenix Human Services Department, the Senior Center currently offers enrichment programs and activities for elderly community members, including sponsored events, off-site field trips, and educational, art and fitness classes.

Development of the vacant portion of the site as the envisioned Helen Drake Village is in response to the City's initiative to redevelop City-owned land with affordable and mixed-income housing. On December 12, 2022, the City of Phoenix issued a Request for Proposals ("RFP") for the redevelopment of the site. The City of Phoenix selected The Richman Group's ("TRG") proposal for redevelopment and on June 14, 2023, Phoenix City Council authorized the City Manager to enter into a development agreement with TRG to complete the affordable housing development project.

The primary goal of the project is to provide additional quality affordable housing opportunities to the City's elderly population in close proximity to established City services and programming, thereby creating an integrated and inclusive living experience.

The development proposal includes (i) the preservation of the existing senior center and the (ii) construction of one (1) new residential building of approximately 80 new residences including ample indoor and outdoor amenity spaces (the "Project"). The Project is designed in such a way as to allow the construction of approximately 124 future senior housing units. A future Phase 2 for the site will need to be further refined and designed in response to community demand and site conditions, therefore the purposed of this PUD is to provide flexibility necessary for possible future construction. At full build-out the site may contain up to 204 total units at a density of 43.5 dwelling units per gross acre, equivalent to an "R-5" zoning classification.

The Project will provide a mix of one- and two-bedroom units, appealing to a variety of housing preferences and needs. The residential component of the Project will incorporate modern residential amenities including a flexible communal space for resident activities, outdoor courtyards and seating area, a walking path, and areas for lawn games or gentle recreation. In addition to the abutting Senior Center, this Project provides a loteria, fitness center, library, billiards and shuffleboard, computer lab, and areas for game play, adding additional social amenities for future residents.

A2: Overall Design Concept

The overall design concept for the project is focused on an urban form, contemporary architectural design. The Helen Drake Village will achieve harmony and a cohesive aesthetic by drawing design influence from and the existing Senior Center's varied roof forms, landscape elements, and orthogonal building orientations.

As a development which caters exclusively to the senior community, the Project's design is deliberately focused on optimizing accessibility, comfort, and quality of life. Residential units are all oriented toward the surrounding walking path and outdoor courtyards, creating a connection between residents and the enhanced outdoor amenity spaces. The elevator-served building is designed to maximize universal accessibility while encouraging physical activity, mental health, and social activity. Units are oriented along a central spine with wings radiating outward creating nodes of activities for neighbors to interact.

The new housing development component of the Project integrates its circulation with the Senior Center, aligning pedestrian and vehicular circulation, emergency vehicle access and parking. Existing pedestrian paths to the south and north of the center are extended west into the housing development to create a quarter-mile walking loop devoid of vehicle traffic, creating a safe a relaxing area for resident recreation. Tree lined walkways engage a variety of existing and new amenities, programs, and outdoor spaces, ensuring an active pedestrian experience throughout. With this purposeful design, future residents will be able to enjoy a wider amount of social activities than a traditional, stand alone apartment community, with both on-site adjacent recreational opportunities available.

B. LAND USE PLAN

B1: Proposed Land Use Categories

The Helen Drake Village is an integrated community center and housing campus comprised of up to 204 affordable and age-restricted dwelling units (a maximum of 43.5 du/ac) with associated private residential amenities located on an approximately 4.7 gross acre site.

B2: Conceptual Site Plan Summary

The following provides an overview of the current proposed conceptual site plan[1] provided with this PUD:

Grade Level is the location of the existing senior center building, first floor residential units, the indoor residential amenity space, and all common outdoor amenity areas including three (3) residential courtyards, a bocce ball court, a seating and activity area enhanced with enhanced landscaping and pavement, and a walking path. Grade level is also the location of the surface parking, which is screened from public street view by a block wall in accordance with Section E1.c. The project provides adequate on-site parking to support the anticipated number of vehicle-owning residents and senior center membership holders.

Levels 2-3 are typical representation of the upper levels of the building, where residential dwelling units continue above grade level. A combination of 1 and 2-bedroom units will be offered. The typical residential building floor will have between approximately 24 and 28 dwelling units.

[1] This PUD is designed to permit future phases of development as permitted by the development standards and design guidelines herein. Section B2 is a non-regulatory section and does not require amendment if future phases of development are to occur as permitted by the PUD.

C. LIST OF USES

C1: Permitted Uses

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this Section, as authorized by Zoning Ordinance Section 307.A.3.

- Multifamily residential
- Community center (public)
- All R1-6 uses as permitted by and per the conditions of the Residential District Land Use Matrix table in Section 608.D of the Zoning Ordinance.

C2: Temporary Uses

- All temporary uses shall comply with Section 708 of the City of Phoenix Zoning Ordinance

C3: Prohibited Uses

The following land uses are not permitted:

- All land uses which are not specifically permitted in Section C1 of this document.

D. DEVELOPMENT STANDARDS

D1: Development Standards Table

The following development standards apply to any multifamily or public community center development of the property.

Development Standards	
a. Density **Maximum Density (within PUD boundary)** **Maximum Units (within PUD boundary)**	 43.13 Dwelling Units per Gross Acre 204 Units
b. Minimum Lot Width/Depth	No Minimum
c. Building Setbacks (Minimum)	
East (Perimeter) North (Perimeter) West (Perimeter) South (Perimeter) Interior Setback	**60'** north of Morten Avenue alignment, 20' south of Morten Avenue alignment **20'** adjacent to single-family residential uses, 10' adjacent to all other uses **20'** adjacent to single-family residential uses, 10' adjacent to all other uses **20'** adjacent to single-family residential uses, 10' adjacent to all other uses 0'
d. Detached Accessory Carport Shade Structure Setbacks (Minimum)	
East (Perimeter) North (Perimeter) West (Perimeter) South (Perimeter) Interior Separation (Minimum)	20' 10' 5' 5' 0'
e. Building Separation (Minimum)	No Minimum
f. Building Height (Maximum)	45' (4 stories)
g. Lot Coverage (Maximum)	50% of Total Net Site Area
h. Street Standards	Public streets or private accessway frontage is not required; access easement to 27th Avenue is required for any non-street fronting parcel
i. Project Phasing Standards	Phasing of the project may occur per Exhibit 8. At the time of Phase 2 development a minimum of one (1) neighborhood meeting shall be conducted prior to Preliminary Site Plan Approval. Notice of the

	neighborhood meeting shall be sent to all property owners within six hundred (600) feet of the PUD boundary and all neighborhood organizations registered with the City located within a one (1) mile radius of the PUD boundary.

D2: Streetscape Standards Table

D2: Streetscape Standards[2]	
a. 27th Avenue	Minimum Streetscape Zone Width: **from back of property line 20'** Public Sidewalk: Retain existing 5' wide attached sidewalk. If sidewalk is replaced, detach sidewalk by 10' and increase width to 6'. In the event detaching the sidewalk would result in the removal of mature trees, the sidewalk may remain attached or planting strip reduced as approved by the Planning and Development Department. Landscaping: The area between back of sidewalk and 20' back of property line shall be landscaped with a minimum of 2" caliper trees to be planted 25' on center or in equivalent groupings, except where utility conflicts exist. Minimum of five (5) 5-gallon drought-resistant shrubs per tree (maximum 24" tall at maturity) to be planted at grade. Minimum 50% living groundcover coverage, excluding areas within utility clearance zones. Bus Pad Exception: A bus pad measuring 40' x10' may encroach the required streetscape as permitted and approved by the Planning and Development Department. Utility Conflict Resolution: Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

D3: Landscape Standards Table

D3: Minimum Landscape Standards[3]	
a. Landscape Setbacks (Minimum)	
East (27th Avenue)	20'
North (Perimeter)	**10'**
West (Perimeter)	5'
South (Perimeter)	5'
Interior Setback	0'
b. North (Perimeter)	Landscaping: Adjacent to Single Family Residential Uses: A minimum of 2" caliper trees to be planted **15' on center** or in equivalent groupings, except

[2] Minimum streetscape standards are only triggered at the time Phase 2 development (per Exhibit 8) commences.
[3] Minimum landscape standards applicable to land within Phase 2 per Exhibit 8 are only triggered at the time Phase 2 development commences.

	where utility conflicts exist. Minimum of five (5) 5-gallon drought-resistant shrubs per tree (maximum 24" tall at maturity) to be planted at grade. Minimum 50% living groundcover coverage, excluding areas within utility clearance zones. Adjacent to All Other Land Uses: A minimum of 2" caliper trees to be planted 20' on center or in equivalent groupings, except where utility conflicts exist. Minimum of five (5) 5-gallon drought-resistant shrubs per tree (maximum 24" tall at maturity) to be planted at grade. Minimum 50% living groundcover coverage, excluding areas within utility clearance zones. Utility Conflict Resolution: Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
c. West (Perimeter)	Landscaping: A minimum of 2" caliper trees to be planted 20' on center or in equivalent groupings, except where utility conflicts exist. Minimum of five (5) 5-gallon drought-resistant shrubs per tree (maximum 24" tall at maturity) to be planted at grade. Minimum 50% living groundcover coverage, excluding areas within utility clearance zones. Utility Conflict Resolution: Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
d. South (Perimeter)	Landscaping: A minimum of 2" caliper trees to be planted 20' on center or in equivalent groupings, except where utility conflicts exist. Minimum of five (5) 5-gallon drought-resistant shrubs per tree (maximum 24" tall at maturity) to be planted at grade. Minimum 50% living groundcover coverage, excluding areas within utility clearance zones. Utility Conflict Resolution: Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
e. Minimum Required Common Outdoor Open Space Minimum Total Required Common Outdoor Open Space (within PUD boundary)	Required common outdoor open space areas with resident amenities shall be provided outside of required setbacks. A minimum of 6% of total gross lot area shall be provided for the residential component. A minimum 50% shade is to be provided in required common outdoor open spaces.[4]

[4] Minimum shade standards applicable to land within Phase 2 per Exhibit 8 are only required at the time Phase 2 development commences.

Phase 1 Required Common Outdoor Open Space	A minimum of 3% of total gross lot area shall be provided for the residential component.
Phase 2 Required Common Outdoor Open Space	A minimum of 3% of total gross lot area shall be provided for the residential component. See Section E.2.c for landscape design guidelines.
D4: Parking Standards	
a. Minimum Parking Standards[5]	
Phase 1	
Residents	0.25 spaces per dwelling unit
Guests	0.10 spaces per dwelling unit
Resident Bicycle Parking	0.25 spaces per dwelling unit
Guest Bicycle Parking	1 space per 25 vehicle parking spaces
Phase 2	
Senior Center	Per approved preliminary site plan PRLM 1001065
Residents	0.25 spaces per dwelling unit
Guests	0.10 spaces per dwelling unit
Secured Resident Bicycle Parking	0.25 spaces per dwelling unit
Guest Bicycle Parking	1 space per 25 vehicle parking spaces
b. Parking Location, Automotive	All parking is to be provided on a surface parking lot or within a parking structure. See Section E1.g for vehicle screening requirements. Ordinance Section 702.B.2.a.(5) does not apply.
c. Parking Location, Bicycle	To be installed in conformance with Section 1307.H, except as follows: (i) Inverted-U style bicycle racks or artistic style racks consistent with the City of Phoenix preferred designs (see Comprehensive Bicycle Master Plan, Appendix K) shall be provided and (ii) secured resident bike storage shall be located adjacent to or within the residential building.
d. Loading Bay	One (1) off-street loading space shall be provided on site. Loading spaces within 100' of the public street shall be screened from public street view. Loading spaces more than 100' from the public street are not required to be screened from public street view. Such space shall be a 10' x 20' minimum in size, exclusive of access aisles and maneuvering space.
e. EV Parking Spaces	A minimum of 5% of the required residential parking spaces shall include EV Capable infrastructure.
f. Safety Standards	A clearly separated pedestrian-oriented route of travel shall be provided between the parking lot and building entrances. A minimum of one (1) traffic calming measure shall be provided within the primary parking lot drive aisle in alignment with Morten Avenue in order to reduce traffic speeds, including but not limited to, speed bumps, speed tables, pedestrian crossing islands, appropriate signage, materials changes, etc.

D4: Parking

[5] Due to the unique parking needs of this site, parking may be further adjusted by future subsequent parking studies as permitted and approved by the Planning and Development Department.

D5: Fences/Walls

D5: Fences/Walls

Fences and walls shall comply with Ordinance Section 703.

A 6' tall perimeter wall and automated remote controlled vehicle access gate shall be constructed surrounding The Phase 1 development per Exhibit 8 in order to secure the multi-family residential building.

The 6' tall perimeter wall shall consist of partial view fencing around the southern and eastern boundaries of Phase 1, and a solid 6' tall block wall along the western and northern boundaries of Phase 1, as approved by the Planning and Development Department.

The location of the wall may be adjusted as necessary and as approved by the Planning and Development Department in order to accommodate safe vehicle maneuvering and site function.

D6: Shade

D6: Shade[6]

Shading, which may be architectural, vegetative or any combination thereof, shall be provided at a minimum of 50% for all private pathways, and 50% for all required common outdoor open spaces. All shade calculations shall be based on the analysis of summer solstice at noon.

Utility Conflict Resolution: Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

D7: Lighting Plan

D7: Lighting Plan[7]

All lighting will be consistent with the standards of Section 704, Section 507.Tab A.II.A.8 and Section 23-100 of the Phoenix Zoning Ordinance and City Code.

Site lighting shall be provided at new building entrances/exits, parking areas, and public assembly areas, as approved by the Planning and Development Department.

Pedestrian lighting to be provided along new public and private sidewalks that comply with the standards of Section 1304.D and Section 1304.H.5.

All new on-site lighting is to be shielded to prevent direct visibility of the light source from adjacent properties.

Newighting should 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.

New Parking lot and security lighting should not exceed a maximum of fifteen (15) feet in height including lamp, pole, and base within one hundred fifty (150) feet of a residential district.

[6] Minimum shade requirements applicable to land within Phase 2 per Exhibit 8 are only applicable at the time Phase 2 development commences.
[7] Minimum lighting standards applicable to land within Phase 2 per Exhibit 8 are only applicable at the time Phase 2 development commences.

E. DESIGN GUIDELINES

E1: Design Guidelines

The following design guidelines shall apply to any multifamily development or public community center development of the property. Those standards not addressed herein shall comply with Ordinance Section 507 Tab A.

E1. Design Guidelines[8]	
a. Exterior Materials	Building facades shall include: • Maximum 65% Stucco • Minimum 10% Glazing • Minimum 25% other materials (from list below) Other materials utilized (at least two): • Masonry • Non-reflective coated metal • Composite paneling • Lap siding • Composite wood
b. Architecture Guidelines	All sides of a structure should exhibit design continuity and conaint multiple exterior accent materials that exhibit quality and dirability. Multiple buildings on the same site should borrow and incorporate (not duplicate) archtectural styles, materials, forms, features and compatible elements from the same site.
b. Color Palette	Colors complementary to the existing Senior Center.
c. Roofline Guidelines	New development shall include variations in rooflines to provide added visual interest.
d. Façade Restriction	Blank walls shall not exceed 30' without a variation in texture, materials, color, or building fenestration.
e. Screen Walls	Architectural detailing shall be consistent or complementary to the building façade.
f. Surface Parking Screening	Parking areas shall be buffered from adjacent residential properties and screened from public right-of-way by maximum 36" tall wall.

E2: Security Guidelines

E2. Security Guidelines[9]	
a. Natural Surveillance	New buildings should be designed to enhance and maximize natural surveillance and line of sight. The thoughtful placement of building entrances and windows overlooking bike racks,

[8] Design guidelines applicable to land within Phase 2 per Exhibit 8 are only applicable at the time Phase 2 development commences. Buildings existing prior to adoption of this PUD are exempt from all design guidelines.
[9] Security guidelines applicable to land within Phase 2 per Exhibit 8 are only applicable at the time Phase 2 development commences.

	parking lots, and common spaces will enhance visibility and reduce undesirable activity on site. The site should be designed to avoid creating blind spots and hiding places.
b. Secured Access	Outside of normal business hours, automated vehicle access gates should remain closed and only accessible to residents or visitors granted entry through remote access.
c. Lighting	Site lighting should be provided at building entrances/exits, parking areas, and public assembly areas to increase visibility.
d. Landscaping	Landscaping placement should not obscure line of sight from building entrances or windows. Shrubs should not exceed a maximum height of 24" (planted at grade) to discourage use for screening of illegal or illicit activities.
e. Activation of Space	The space in front of building entrances and between buildings should be utilized as accessible and active communal open space.

E3: Landscape Design Guidelines

E3. Landscape Design Guidelines[10]	
a. Uniform Streets Landscaping Design	On the adjacent public rights-of-way, the following shall be included: On-site landscaping located between the back of curb and 20' back of sidewalk will provide a shade canopy of street trees and colorful mix of shrubs, accents, and groundcover to provide pedestrian comfort and buffer the site from the public street. The landscape will be comprised of: • Minimum 2" caliper trees planted at 25' on center, or equivalent groupings. • Three (3) different shrub species • Two (2) different accent species • Two (2) different groundcover species • Minimum 50% live ground coverage <u>Utility Conflict Resolution:</u> Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
b. Uniform North Perimeter Landscaping Design	<u>Adjacent to Single Family Residential Uses:</u> The perimeter property lines (adjacent to single family residential uses) will provide substantial landscape improvements including trees and a colorful mix of shrubs, accents, and groundcover to provide substantial buffering between the Project and the adjacent single family residential uses. The landscape will be comprised of:

[10] Landscape design guidelines applicable to land within Phase 2 per Exhibit 8 are only applicable at the time Phase 2 development commences.

	• Minimum 2" caliper trees planted **at 15' on center**, or equivalent groupings. • Three (3) different shrub species • Two (2) different accent species • Two (2) different groundcover species • Minimum 50% live ground coverage • Utility Conflict Resolution: Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment. Adjacent to All Other Land Uses: The perimeter property lines (adjacent to all other non-single family residential uses) will provide trees and a colorful mix of shrubs, accents, and groundcover. The landscape will be comprised of: • Minimum 2" caliper trees planted at 20' on center, or equivalent groupings. • Three (3) different shrub species • Two (2) different accent species • Two (2) different groundcover species • Minimum 50% live ground coverage Utility Conflict Resolution: Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
c. Uniform South, East and West Landscaping Perimeter Design	The perimeter property lines will provide trees and a colorful mix of shrubs, accents, and groundcover. The landscape will be comprised of: • Minimum 2" caliper trees planted at 20' on center, or equivalent groupings. • Three (3) different shrub species • Two (2) different accent species • Two (2) different groundcover species • Minimum 50% live ground coverage Utility Conflict Resolution: Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

E3: Amenities

E3. Amenities	
a. Resident Amenities	Residential amenities (private amenities) shall include a minimum of three of the following: • Community room • Wellness studio • Lounge • Courtyard and/or seating area(s) • Outdoor walking path • Sports courts (bocce ball, pickle ball, tennis, etc.) • Community garden

F. SIGNS

F1: Permitted Signs

Signage shall comply with Section 705 of the Zoning Ordinance except as modified below:

- Ground monument signs shall be permitted within the building and landscape setbacks.

G. SUSTAINABILITY

G1: City Enforced Standards

The following are standards that are measurable and enforceable by the City and will be incorporated within the new areas development:

- As encouraged by Reimagine Phoenix, recycling receptacles will be provided for residential development component.
- Dual Glaze Windows with High Performance Low-e Glazing.
- All landscape and exterior building lighting will be LED lighting.
- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a 'smart' controller to minimize water waste.
- Provide 50% shade on private sidewalks within the development.
- Retain and salvage existing on-site landscaping to the extent possible.
- A maximum of 10% of required residential parking spaces shall be EV Capable.

G2: Developer Enforced Standards

The following are sustainability practices that are highly encouraged and planned to be utilized but which are not enforceable by the City:

- Utilize low water usage plumbing fixtures.
- Encourage the design of buildings' HVAC systems to eliminate the usage of CFC's and CFC based refrigerants.
- Encourage the use of water-based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.
- Lower flow toilets and showerheads.
- Energy Star Rated appliances.
- Energy Star Rated lighting fixtures.
- Reduce heat island effect through ample open space, desert adapted landscaping and vegetation to include, shrubs etc.
- On-site amenities and activity programs to encourage residents to remain on property, reducing off-site traffic trips.
- Recycling services will be provided for tenants.
- Tenant invoicing and billing services will be paperless.
- Consider use of grey water or condensate to supplement potable irrigation water.
- Adoption of solar array system.

H. INFRASTRUCTURE

H1: Grading and Drainage

The east half of the site is developed with the Senior Center, asphalt drive aisles and a concrete surface parking lot. The west half of the site consists of a vacant, unimproved dirt lot. Areas of new development will be designed to provide necessary on-site retention.

H2: Water and Wastewater

Public water and sewer infrastructure exists in the adjacent public road and is assumed to be of sufficient capacity to service the proposed development. Infrastructure improvements will be constructed as deemed necessary by the City of Phoenix Planning and Development staff at time of civil design and permit review.

H3: Circulation

The site will continue to be accessed from its single existing driveway entrance along 27th Avenue. The new housing development integrates its circulation with the Helen Drake Senior Center, aligning pedestrian and vehicular circulation, emergency vehicle access and parking. Existing pedestrian paths to the south and north of the center are extended west into the housing development to create a quarter-mile walking loop devoid of vehicle traffic. The tree lined walkways engage a variety of existing and new amenities, programs, and outdoor spaces ensuring an active pedestrian experience throughout.

H4: Complete Streets

The City of Phoenix Complete Streets Design Guidelines include a number of suggestions for new development, some of which are applicable to this project:

- Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists. See **Section D5: Shade**, "Shading, which may be architectural, vegetative or any combination thereof, shall be provided …" at a minimum of 75% for all public sidewalks, 50% for all private pathways, and 50% for all required common outdoor open spaces.

- Streets should be designed to expand the availability of public seating and bicycle racks. See **Section D3.c Bicycle Parking**, “shall be located where accessible from the public street.”

I. COMPARATIVE ZONING STANDARDS

I: Comparative Zoning Standards Table

Standards	R-5 PRD	Proposed PUD Standards
a. Dwelling Unit Density (Units/Gross Acre)	45.68 du/ac; 52.20 du/ac with bonus	43.5 du/ac
b. Building Setbacks		
North (Perimeter)	10’	20’ adj. to single family uses/10’ adj. to non-single family uses
East (27th Avenue)	20’	60’ north of Morten Avenue, 20’ south of Morten Avenue
South (Perimeter)	10’	20’ adj. to single family/10’ adj. to non-single family
West (Perimeter)	10’	20’ adj. to single family/10’ adj. to non-single family
c. Landscape Setbacks		
North (Perimeter)	5’	10’
East (27th Avenue)	20’	20’
South (Perimeter)	5’	5’
West (Perimeter)	5’	5’
d. Maximum Height	4 stories of 48’	4 stories and 45’
e. Lot Coverage	50%	50%

J. LEGAL DESCRIPTION

LOT 1 OF THE FINAL PLAT FOR MANZANITA SENIOR CENTER ON BOOK 1074 PAGE 38 OF THE MARICOPA COUNTY RECORDER.

EXHIBIT 1

Conceptual Phase I Site Plan

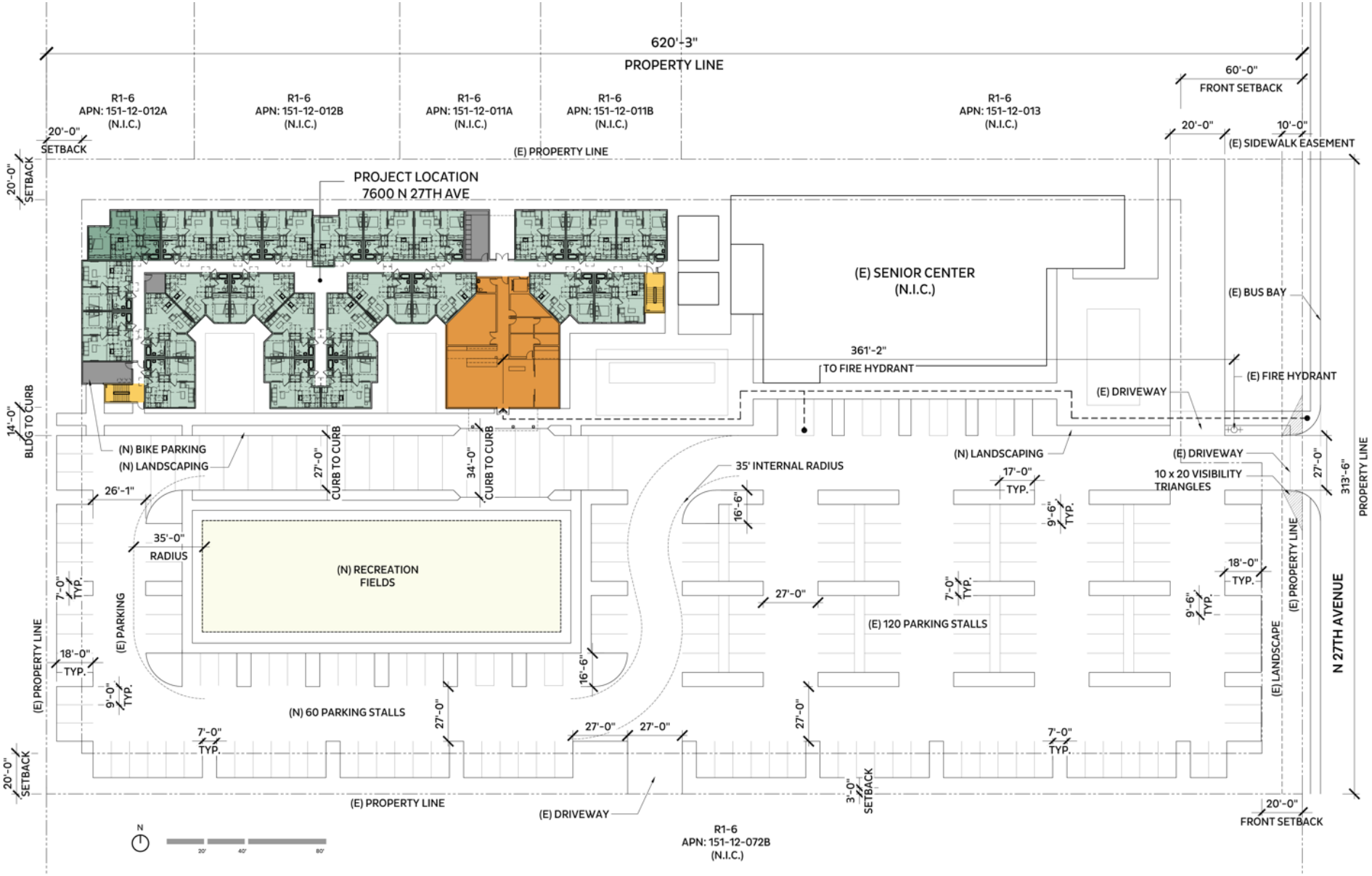


EXHIBIT 2

Conceptual Phase I Elevations

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION

EXHIBIT 3

Conceptual Phase I Landscape Plan

EXHIBIT 4

HELEN DRAKE VILLAGE

HELEN DRAKE VILLAGE

HELEN DRAKE VILLAGE

EXHIBIT 5

Conceptual Open Spaces and Amenities Exhibit

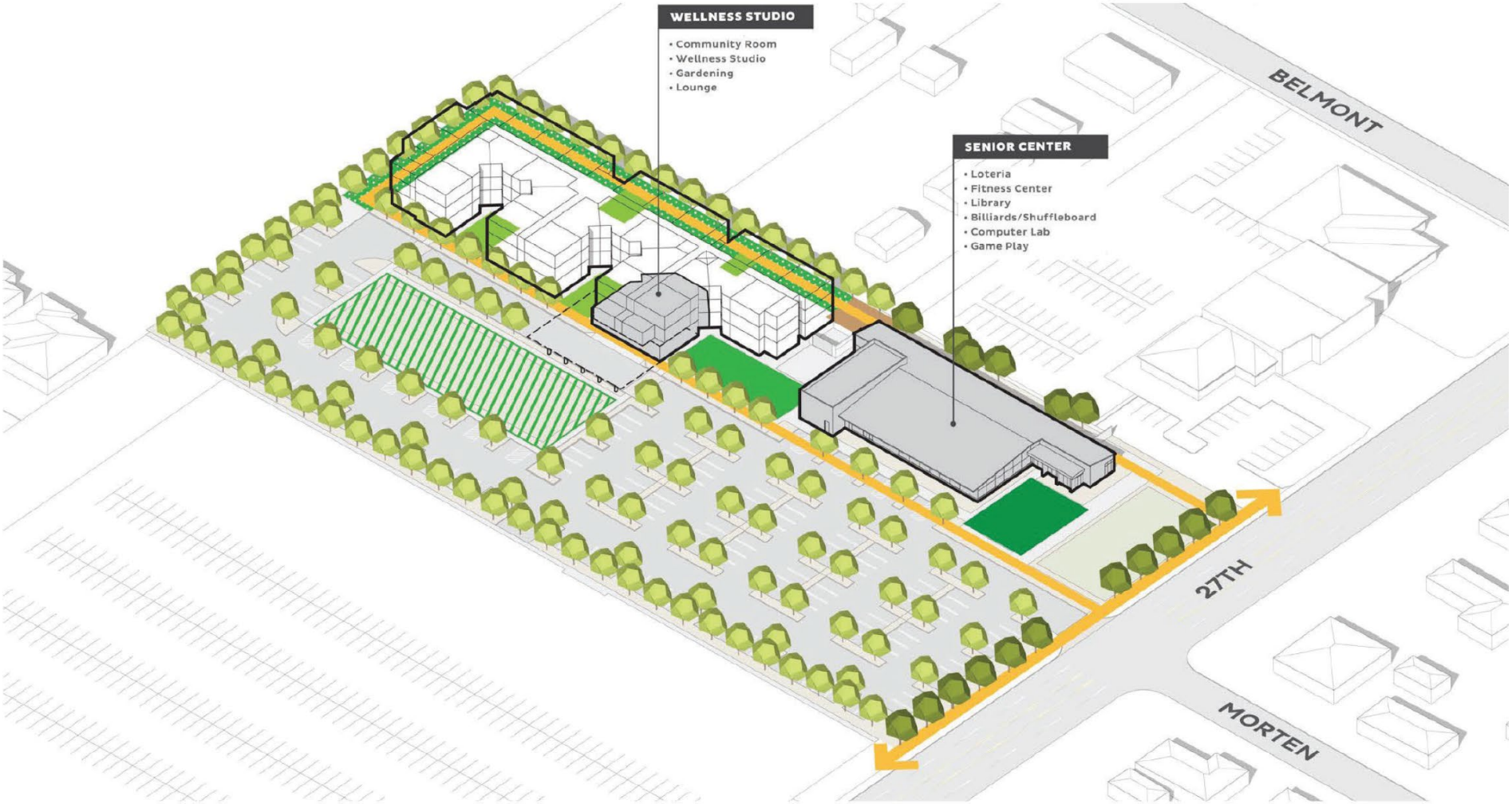


EXHIBIT 6

Conceptual Phase I Shade Plan

KEY

- SHADED PUBLIC SIDEWALK
- NON-SHADED PUBLIC SIDEWALK

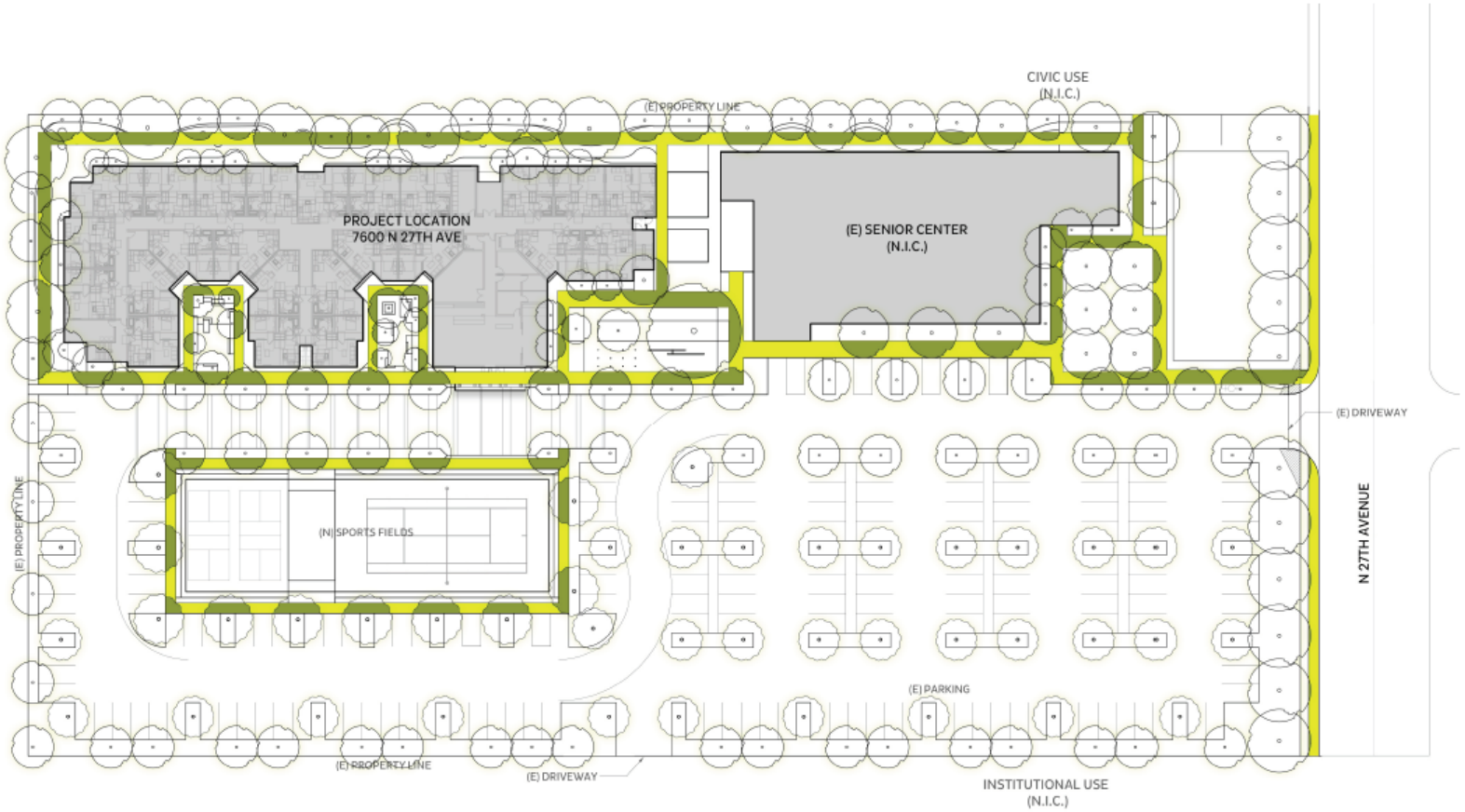
NOTES:

1. PUBLIC SIDEWALK SHADE CALCULATIONS INCLUDE SIDEWALK CONNECTIONS FROM THE RIGHT OF WAY TO POINTS OF EGRESS AS SHOWN.
2. GROUND LEVEL AMENITY COURTYARDS NOT INCLUDED IN ABOVE CALCULATION. USABLE PEDESTRIAN SPACE IN GROUND LEVEL AMENITY COURTYARDS TO BE SHADED AT 50% MINIMUM. SHADING, WHICH MAY BE ARCHITECTURAL, VEGETATIVE OR ANY COMBINATION THEREOF, SHALL BE PROVIDED AS FOLLOWS. ALL SHADE CALCULATIONS SHALL BE BASED ON THE ANALYSIS OF SUMMER SOLSTICE AT NOON.

SHADE CALCULATIONS:

SHADING, WHICH MAY BE ARCHITECTURAL, VEGETATIVE OR ANY COMBINATION THEREOF, SHALL BE PROVIDED AS FOLLOWS. ALL SHADE CALCULATIONS SHALL BE BASED ON THE ANALYSIS OF SUMMER SOLSTICE AT NOON.

SHADED AREA:	REQUIRED:	PROVIDED:
PUBLIC SIDEWALK	50%	60%



1444 EAST 4TH STREET
LONG BEACH, CA 90802
PHONE 562.901.2120
WWW.CITYFABRICK.ORG
A NONPROFIT CORPORATION
FEIN-45-1120302

HELEN DRAKE SHADE STUDY

DATE ISSUED		
1	23.092 6	ENTITLEMENT 'S

SCALE: 1"=50'-0"

SHEET TITLE:

SHEET NUMBER:

EXHIBIT 7

Phase 1 Conceptual Circulation and Security Plan

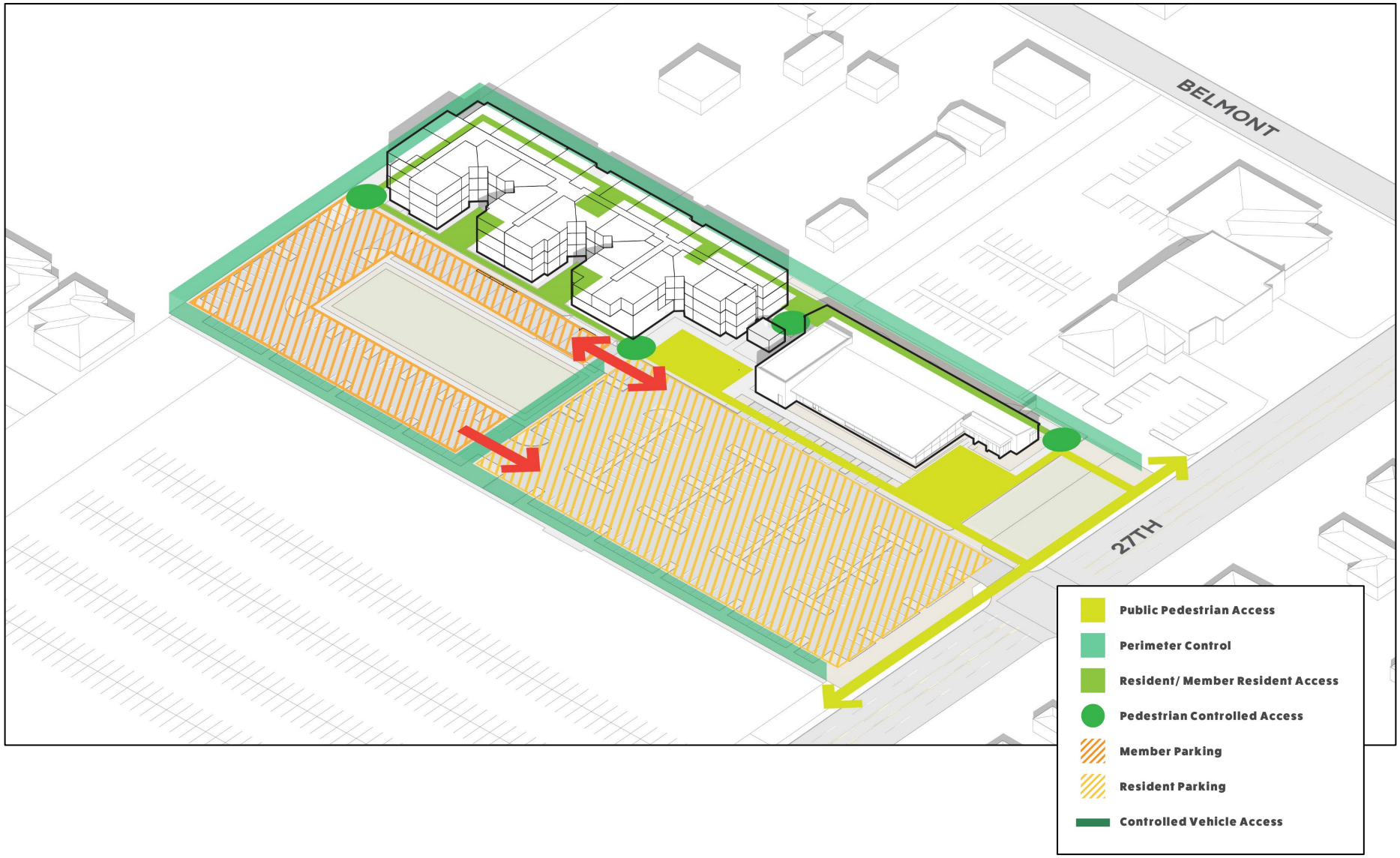
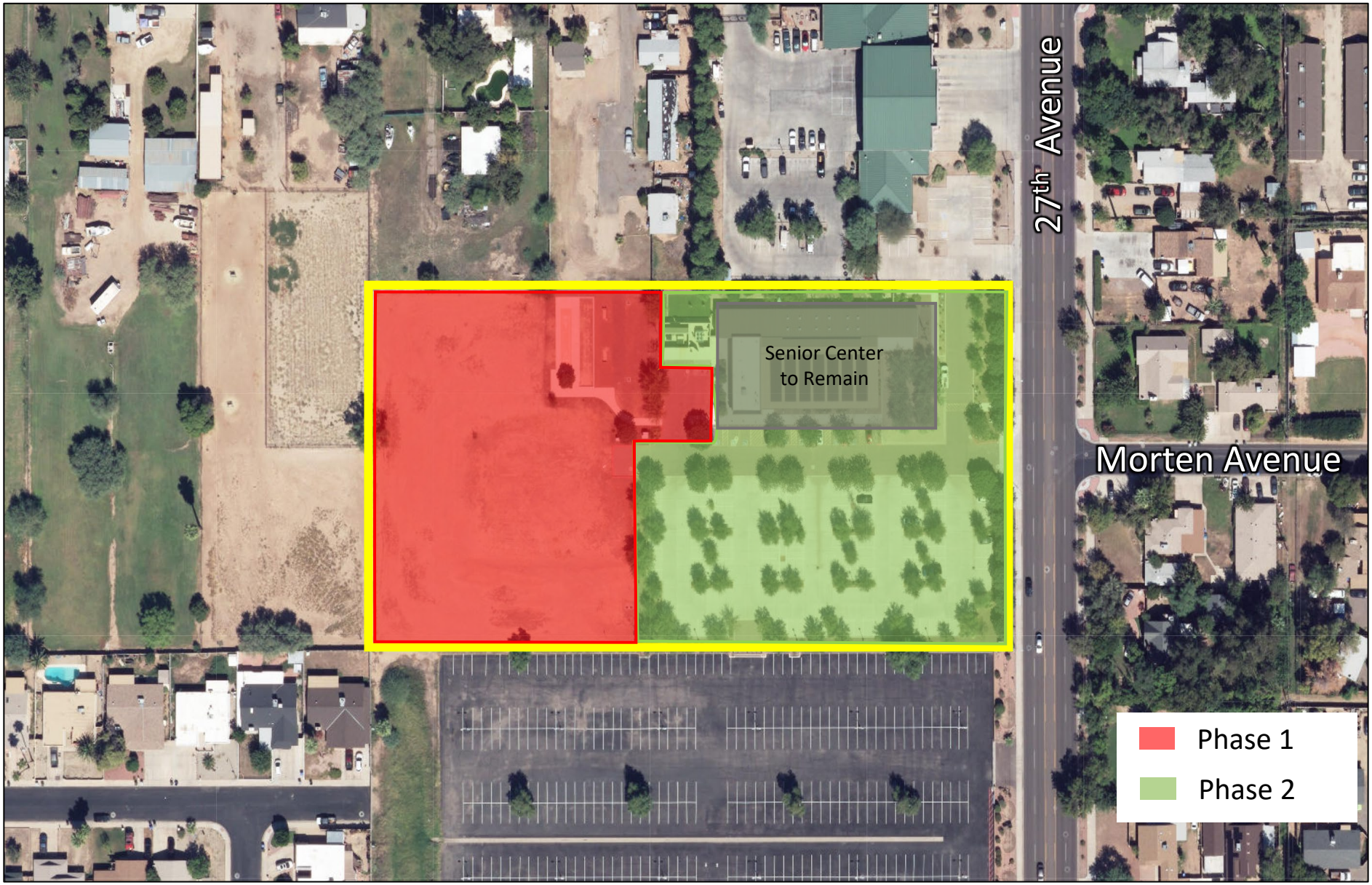


EXHIBIT 8

Conceptual Phasing Plan