



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-152-25-8
20th Street & Jones Avenue PUD
July 2, 2026

[South Mountain Village Planning Committee Meeting Date:](#)

July 14, 2026

[Planning Commission Hearing Date:](#)

August 6, 2026

Request From:

[R-3 RSIOD](#) (Multi-Family Residence District, Rio Salado Interim Overlay District) (5.03 acres)

Request To:

[PUD](#) (Planned Unit Development) (5.03 acres)

Proposal:

PUD to allow warehouse, storage yard, and CP/GCP uses

Location:

Northeast corner of 20th Street and Jones Avenue

Owner:

Unbound Sky Harbor, LLC

Applicant/Representative:

Brennan Ray, Ray Law Firm

Staff Recommendation:

Approval, subject to stipulations

[General Plan Conformity](#)

[General Plan Land Use Map Designation](#)

Residential 15+ dwelling units per acre

[Street Map Classification](#)

20th Street

Local

25-foot east half street

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

The proposed PUD includes development standards, including enhanced building and landscape setbacks, architectural variation, design elements consistent with the Rio PHX Design Guidelines, a shaded sidewalk, and a public amenity, to prevent any negative impact on the adjacent residential properties.

General Plan Conformity

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.

The proposal, as required in the PUD narrative, will incorporate bicycle parking to provide convenient opportunities for employees to secure their bicycles while on the site.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES & SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The PUD narrative proposes a shaded, detached sidewalk along 20th Street, a shaded parking area, and shade throughout the development. These improvements will create a comfortable pedestrian environment along public streets and within the development, reduce the urban heat island effect, and make the walk to nearby destinations safer and more comfortable.

Applicable Plans, Overlays, and Initiatives

[Rio Phx Initiative](#): See Background Item No. 11.

[Rio Salado Interim Overlay District](#): See Background Item No. 12.

[Rio Salado Beyond the Banks Area Plan](#): See Background Item No. 13.

[Complete Streets Guiding Principles](#): See Background Item No. 14.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 15.

[Shade Phoenix Plan](#): See Background Item No. 16.

[Transportation Electrification Action Plan](#): See Background Item No. 17.

[Phoenix Climate Action Plan](#): See Background Item No. 18.

[Conservation Measures for New Development](#): See Background Item No. 19.

[Zero Waste PHX](#): See Background Item No. 20.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant land	R-3 RSIOD
North	Sand and gravel operation	R-3 SP RSIOD (Approved A-1 RSIOD and A-2 RSIOD) and A-2 RSIOD
South	Warehouse	Ind. Pk. RSIOD
East	Warehouse	A-1 RSIOD
West (across 20th Avenue)	Single-family residential	R-3 RSIOD

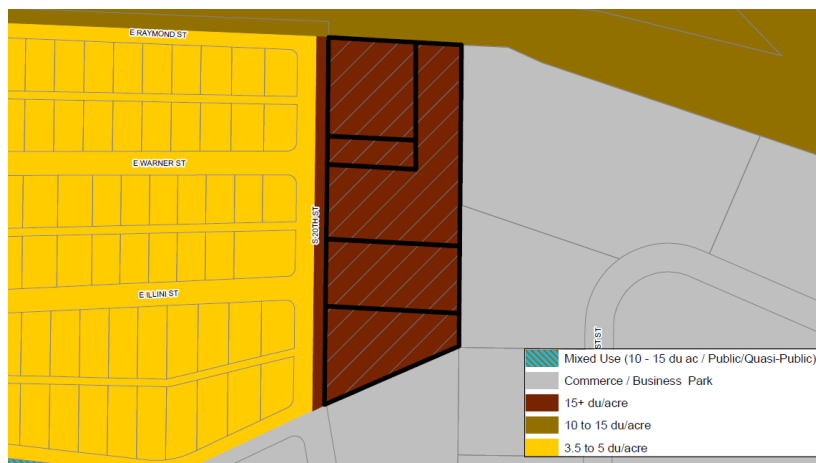
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 5.03-acre site located at the northeast corner of 20th Street and Jones Avenue from R-3 RSIOD (Multi-Family Residence District, Rio Salado Interim Overlay District) to PUD (Planned Unit Development) to allow warehouse, storage yard, and CP/GCP uses. The subject site is currently vacant.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The subject site is designated as Residential 15+ dwelling units per acre; the area to the north is designated Residential 10 to 15 dwelling units per acre; the area to the west, across 20th Street, is designated Residential 3.5 to 5 dwelling units per acre; and the areas to the south and east are designated Commerce / Business Park.

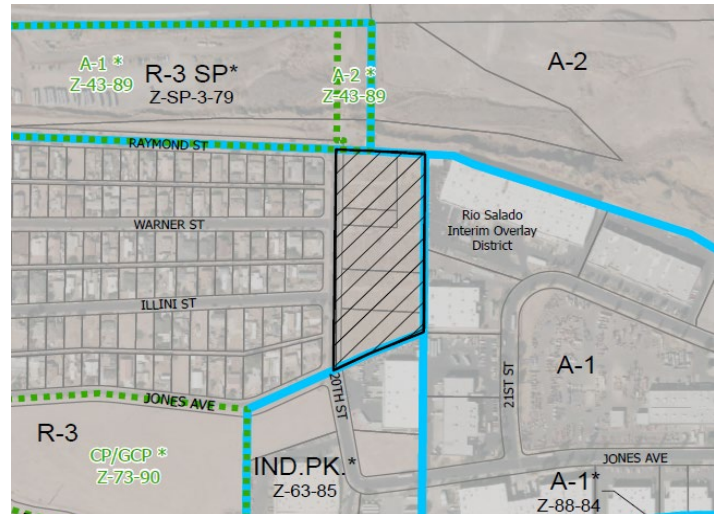


General Plan Land Use Map, Source: Planning and Development Department

The uses allowed within the proposed PUD are not consistent with the General Plan Land Use Map designation, however, a General Plan Amendment is not required as the site is under 10 acres.

SURROUNDING LAND USES AND ZONING

3. To the north is a sand and gravel operation zoned R-3 SP RSIOD (Approved A-1 RSIOD and A-2 RSIOD) (Multi-Family Residence District, Rio Salado Interim Overlay District, Approved Light Industrial, Rio Salado Interim Overlay District and Industrial District, Rio Salado Interim Overlay District) and A-2 RSIOD (Industrial District, Rio Salado Interim Overlay District); to the south is a warehouse zoned Ind. Pk. RSIOD (Industrial Park, Rio Salado Interim Overlay District); to the east are warehouses zoned A-1 RSIOD (Light Industrial District, Rio Salado Interim Overlay District); and to the west, across 20th Street, are single-family residences zoned R-3 RSIOD (Multi-Family Residence District, Rio Salado Interim Overlay District).



Zoning Aerial Map, Source: Planning and Development Department

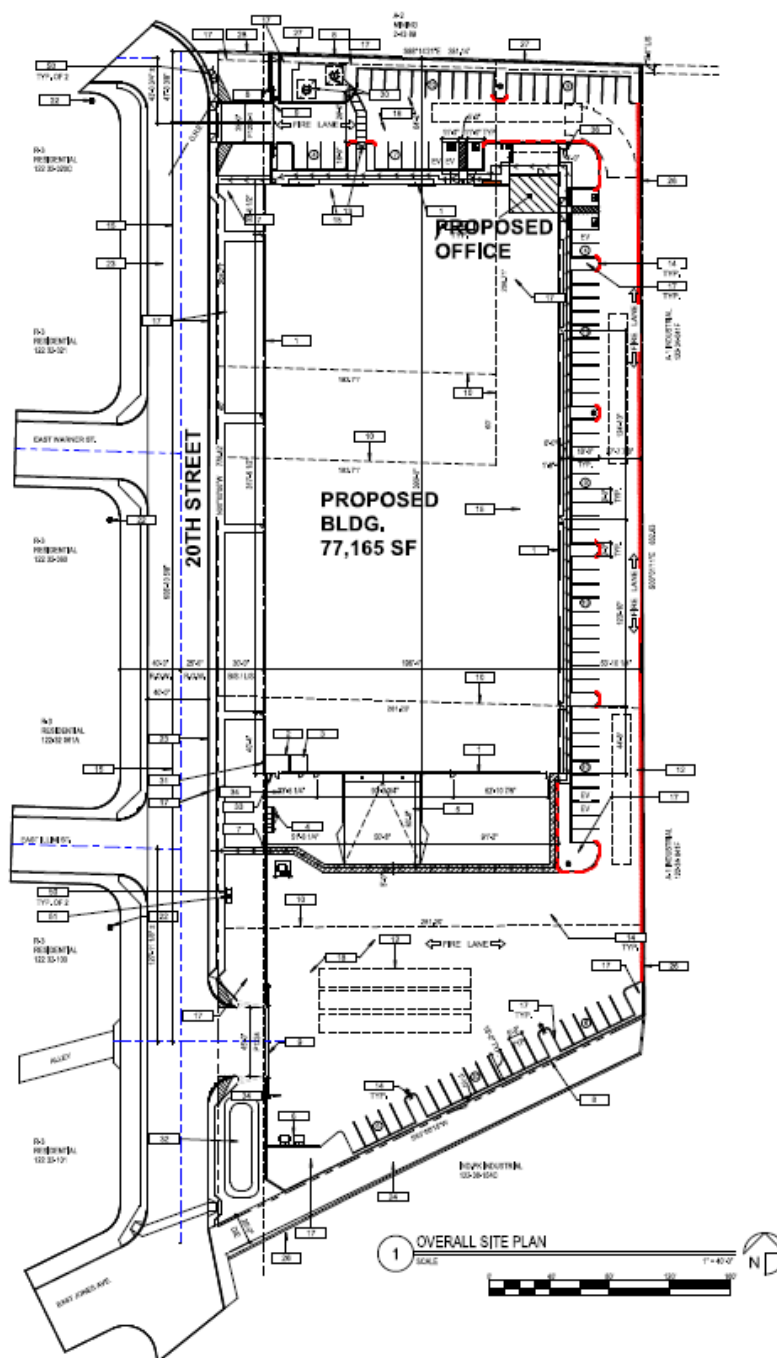
PROPOSAL

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.

The PUD was designed to allow for an office and warehouse development with development standards that are specific to this site. Below is a summary of the proposed development plan and permitted uses for the subject site as described in the attached PUD Development Narrative date stamped June 24, 2026.

5. **Site Plan**

The proposal is for an office and warehouse building. The conceptual site plan, attached as an exhibit, depicts the site layout including the location of the proposed office and warehouse building, the parking area, employee resting area, landscape setback, and bicycle parking. There are two points of ingress/egress on 20th Street.



Conceptual Site Plan; Source: Deutsch Architecture Group

6. **Land Use**

The PUD proposes a warehouse and office development. The PUD allows all uses permitted in the CP/GCP (Commerce Park District / General Commerce Park Option) zoning district and select manufacturing and warehouse uses allowed in the A-1 (Light Industrial District) zoning district. There are no data center uses or

outdoor storage uses allowed as primary uses, however, some outdoor storage will be allowed as accessory uses.

7. **Development Standards**

The PUD proposes development standards to facilitate an industrial warehouse and an office. The table below summarizes the key development standards set forth in the narrative. The PUD, per Stipulation No. 1.b shall comply with the CP/GCP (Commerce Park District / General Commerce Park Option) zoning district unless modified by the standards listed in the PUD narrative. The PUD reduces the maximum allowed height of the CP/GCP zoning district but also removes any stepback requirements. The PUD standards for the landscape setback to the north, shade coverage, and enhanced landscaping are beyond the minimum requirements of the CP/GCP zoning district.

<u>Standard</u>	<u>PUD Proposed</u>
<i>Maximum Building Height</i>	40 feet
<i>Maximum Lot Coverage</i>	50 percent
<i>Minimum Building Setbacks</i>	
<i>West (20th Street)</i>	30 feet
<i>North</i>	20 feet
<i>South</i>	20 feet
<i>East</i>	20 feet
<i>Minimum Landscape Setbacks</i>	
<i>West (20th Street)</i>	30 feet
<i>North</i>	5 feet
<i>South</i>	0 feet
<i>East</i>	0 feet
<i>Parking Minimum</i>	Industrial Plants, Manufacturing, Wholesale: 1 space per 1,500 square feet; minimum 5 percent shall be EV Installed Office: 1 space per 350 square feet Other Uses: Per Section 702
<i>Bicycle Parking</i>	1 space per 15,000 square feet of floor area
<i>Shade</i>	20th Street Sidewalk: 75 percent Surface Parking Lots: 30 percent

	Outdoor Amenities/Comfort Areas: 75 percent
--	---

8. **Landscape Standards**

The PUD sets forth standards for perimeter landscape setbacks and landscaping within adjacent rights-of-way. The table below summarizes the key landscape standards.

<u>Standard</u>	<u>PUD Proposed</u>
<i>Streetscape (20th Street)</i>	Landscape strip located between back of curb and sidewalk: 5 feet minimum Landscape strip planting standards: Minimum 2-inch caliper, single-trunk, large canopy, drought tolerant shade trees, planted 20 feet on center or in equivalent groupings. Sidewalk width: 5 feet Sidewalk tree shade coverage: 75%
<i>Minimum Landscape Setbacks</i>	
<i>West (20th Street)</i>	30 feet
<i>North</i>	5 feet
<i>South</i>	0 feet
<i>East</i>	0 feet

9. **Design Guidelines**

The PUD proposes design guidelines intended to comply with the City of Phoenix Zoning Ordinance and the Rio PHX Design Guidelines. The design standards require architectural variation, enhanced glazing, metal paneling, decorative or metal picket gates, and Crime Prevention Through Environmental Design (CPTED) design elements. Additionally, the PUD narrative requires a shaded outdoor employee resting area, a public amenity area, and enhanced landscaping along 20th Street.





Conceptual Building Elevations; Source: Deutsch Architecture Group

10. **Signage**

The PUD Narrative requires that all signs comply with section 705 of the City of Phoenix Zoning Ordinance.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

11. **Rio Phx Initiative**

The Rio Phx initiative is a collaborative effort by the City of Phoenix and various property/business owners and community stakeholders to create a series of land use policy documents that will help promote a 20-mile Rio Salado (Salt River) corridor as a local and regional destination that attracts positive investment for the benefit of businesses, residents, and tourists. This plan aims to be a key implementation component of the regional Rio Reimagined project. This initiative also seeks to identify outstanding needs in the area and opportunities for housing, employment, recreation, art, and ecological restoration. The final aim of this project is also to improve health outcomes for residents.

To support and enhance the Rio Phx Initiative the PUD Narrative requires bicycle parking, enhanced landscaping, architectural variation, enhanced gates, a detached sidewalk along 20th Street, and parking shade.

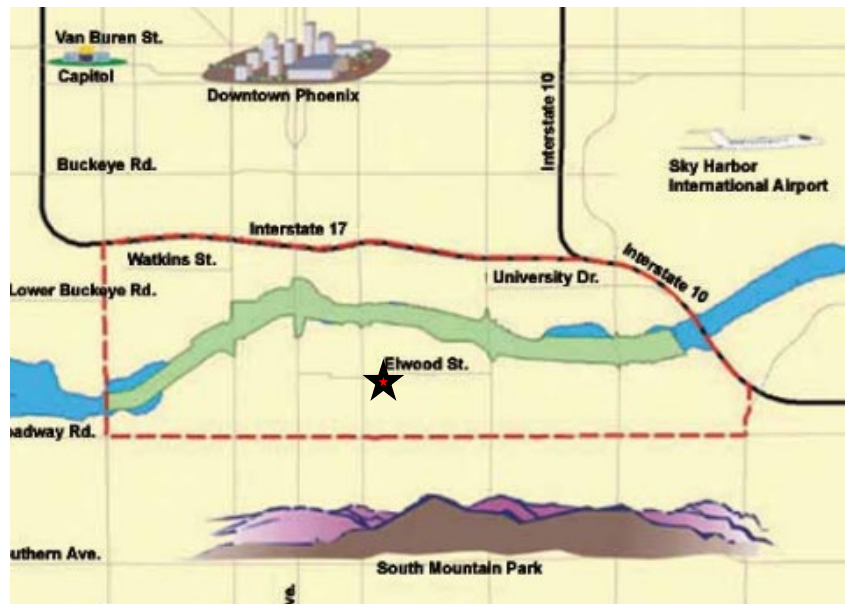
12. **Rio Salado Interim Overlay District**

The subject site is located within the Rio Salado Interim Overlay District (RSIOD). The district is designed to “control open, outdoor land uses and other uses in order to have a positive impact on the Rio Salado Habitat Restoration Project and add to

the long-term value of adjacent land.” The proposal is consistent with the intent of the Rio Salado Interim Overlay District by providing a 30-foot landscape setback adjacent to 20th Street. .

13. **Rio Salado Beyond the Banks Area Plan**

In December of 2003 the City of Phoenix adopted the Rio Salado Beyond the Banks Area Plan to identify goals and policies to guide development decisions for an area beyond the banks of the Rio Salado and to complement the Phoenix Rio Salado Habitat Restoration Project (Rio Salado Project).



The Rio Salado Beyond the Banks Area Plan recommends incorporation of Crime Prevention Through Environmental Design (CPTED) to improve neighborhood safety and deter crime. In alignment with the Rio Salado Beyond the Banks Area Plan, the PUD narrative requires enhanced site lighting, control access gates, and landscaping intended to minimize hiding spaces.

14. **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 a shaded, detached sidewalk along the east side of 20th Street and includes a section dedicated to complete streets in the Design Guidelines section. Additionally, per Stipulation No. 3, a sidewalk is required to be constructed on the west side of 20th Street.

15. **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 narrative incorporates requirements for bicycle parking to encourage

multi-modal transportation.

16. **Shade Phoenix Plan**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases.

The proposal provides robust shade standards including a comfortable streetscape environment with a shaded detached sidewalk along 20th Street, a shaded employee resting area, and a shaded public amenity area.

17. **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 requires that five percent EV-Installed infrastructure be provided for Industrial Plants, Manufacturing, and Wholesale uses.

18. **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 Sustainability section of the PUD Narrative.

19. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. The PUD incorporates requirements for water conservation in the Sustainability section.

20. **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.

The PUD incorporates requirements for recycling services in the Sustainability section.

COMMUNITY INPUT SUMMARY

21. At the time this staff report was written, staff has not received any letters in support or opposition related to the request.

INTERDEPARTMENTAL COMMENTS

22. The Street Transportation Department requires the dedication of 20th Street, the construction of sidewalks on both sides of 20th Street, that electrical utilities be undergrounded, and that the developer construct all streets within and adjacent to the development with all required improvements and comply with ADA standards. These are addressed in Stipulation Nos. 2 through 6.

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. 6 through 8.

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 final site plan approval. This is addressed in Stipulation No. 10.
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 proposal is compatible with adjacent industrial development.
2. The proposal contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment such as increased shade and detached sidewalks which will help to reduce the urban heat island effect.
3. The proposed PUD is consistent with several goals in the General Plan and other City policies

Stipulations

1. An updated Development Narrative for the 20th Street and Jones Avenue 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 June 25, 2026 as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information to add the following:
1st Submittal: October 23, 2025
2nd Submittal: April 20, 2026
3rd Submittal: June 2, 2026
Hearing Draft: June 25, 2026
City Council Adopted: [Add adoption date].

- b. Page 5, D. Development Standards: Add the following clause “The development shall comply with the CP/GCP (Commerce Park District / General Commerce Park Option) zoning district development standards, unless modified by this PUD.”
2. Sufficient right-of-way shall be dedicated and the full width of 20th Street from Jones Avenue to Raymond Street shall be reconstructed to an Industrial Local Cross Section F, with a minimum of 40 feet of asphalt tapering to match the existing 20th Street roadway south of Jones Avenue, as approved by the Street Transportation Department.
3. A minimum 5-foot wide sidewalk shall be constructed on the both sides of 20th Street, from Jones Avenue to Raymond Street.
4. All new or relocated electrical utilities within the public right-of-way shall be undergrounded, on both sides of 20th Street. The developer shall coordinate with the affected utility companies for their review and permitting, as approved or modified by the Street Transportation Department and/or the Planning and Development Department.
5. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
6. All streets within and adjacent to the development shall be constructed 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.
7. 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.
8. 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.
9. 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.

10. Prior to final 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

Samuel Rogers

July 2, 2026

Team Leader

Racelle Escolar

Exhibits

Sketch Map

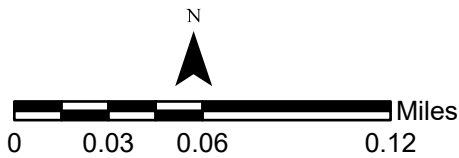
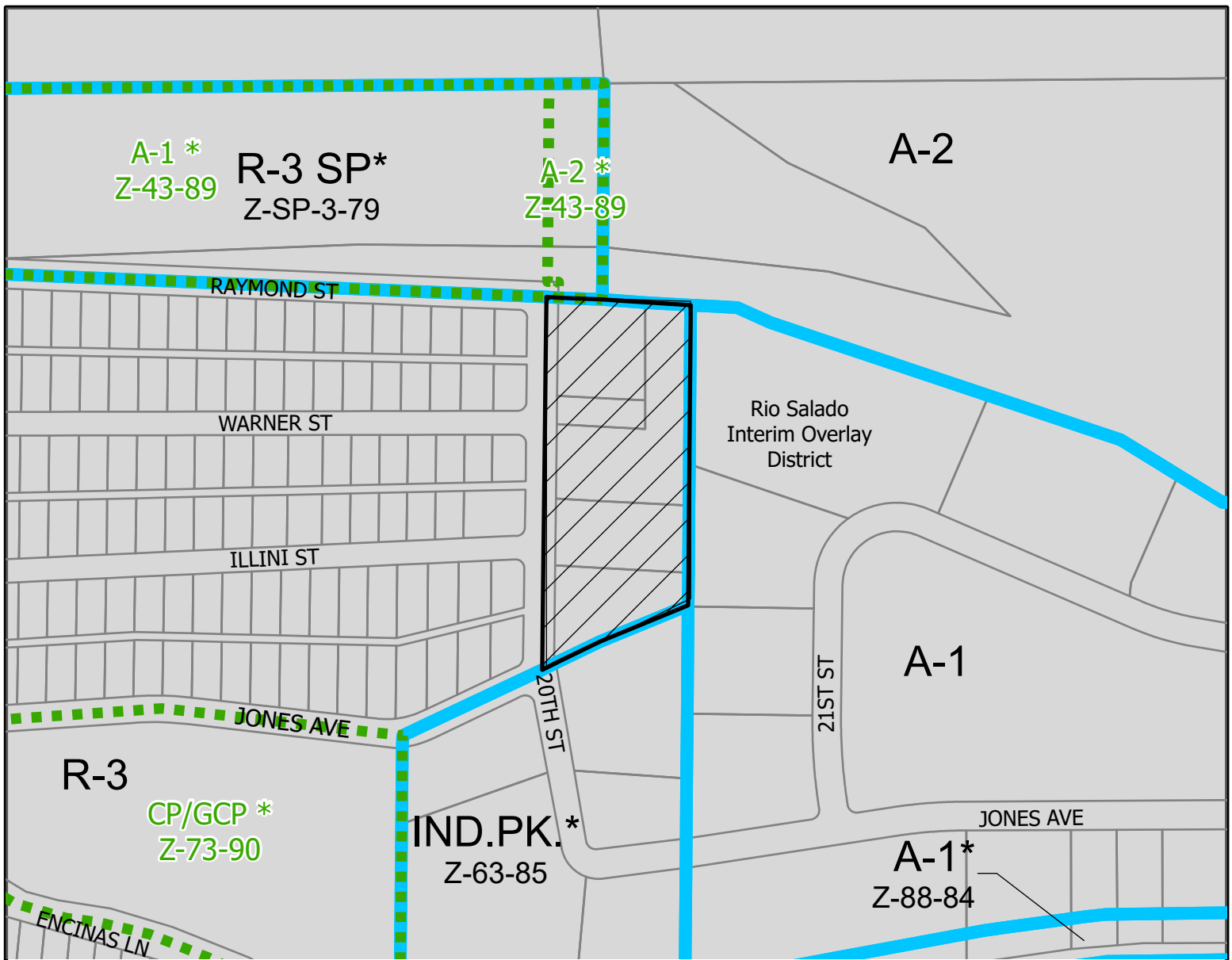
Aerial Map

Conceptual Site plan date stamped April 20, 2026

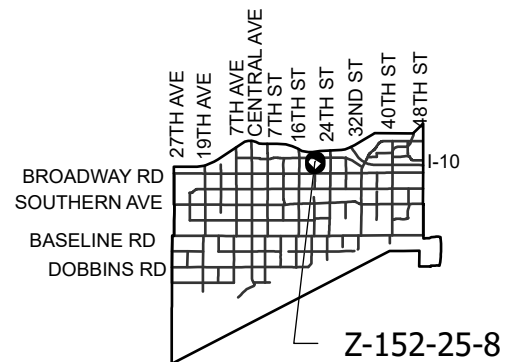
Conceptual Elevations date stamped April 20, 2026

Conceptual Renderings date stamped April 20, 2026 (4 pages)

[20th Street and Jones Avenue PUD](#) development narrative date stamped June 24, 2026

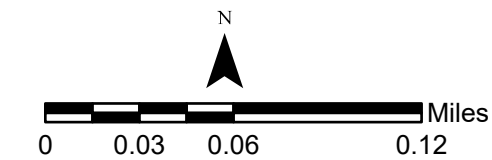
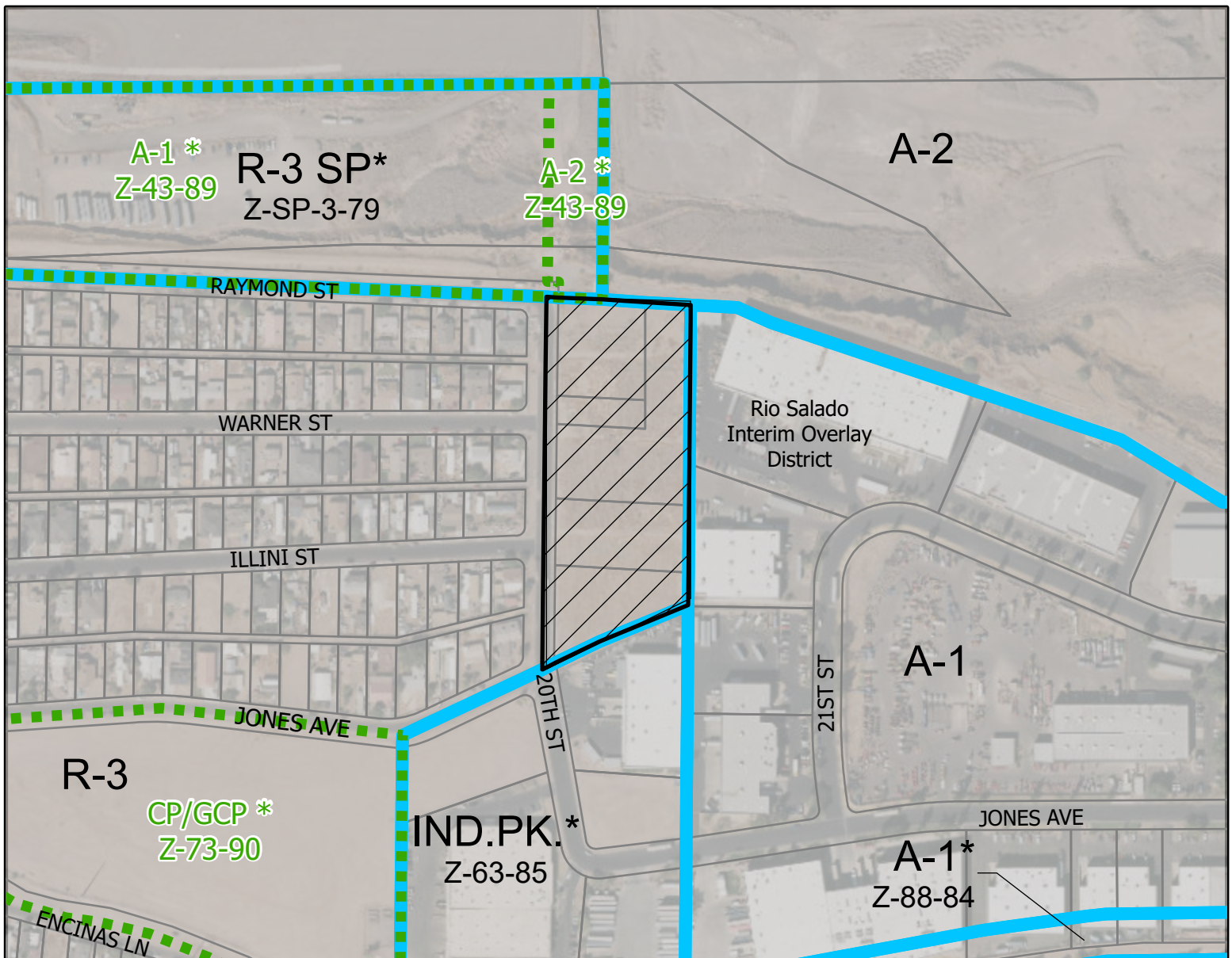


SOUTH MOUNTAIN VILLAGE
COUNCIL DISTRICT: 8

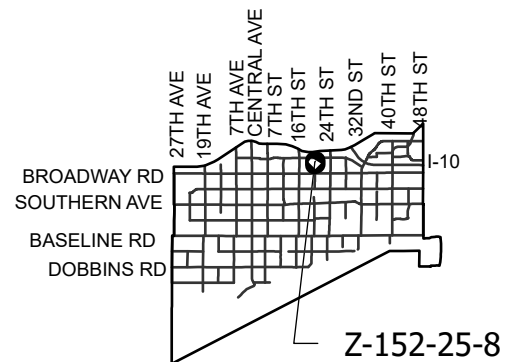


APPLICANT'S NAME: Ray Law Firm		REQUESTED CHANGE:	
APPLICATION NO: Z-152-25-8	DATE: 11/3/2025	FROM: R-3 RSIOD (5.03 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.03 Acres	REVISION DATES:	TO: PUD RSIOD (5.03 ac.)	
	2/18/2026		
AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP		
QS 5-31, QS 5-32	E-9		
MULTIPLES PERMITTED	STANDARD OPTION	* UNITS P.R.D OPTION	
R-3 RSIOD	73	88	
PUD RSIOD	N/A	N/A	

* Maximum Units Allowed with P.R.D. Bonus



SOUTH MOUNTAIN VILLAGE
COUNCIL DISTRICT: 8



APPLICANT'S NAME: Ray Law Firm		REQUESTED CHANGE:		
APPLICATION NO: Z-152-25-8		FROM: R-3 RSIOD (5.03 ac.)		
DATE: 11/3/2025		TO: PUD RSIOD (5.03 ac.)		
REVISION DATES:				
<table border="1"> <tr> <td>2/18/2026</td> <td></td> <td></td> </tr> </table>				2/18/2026
2/18/2026				
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		AERIAL PHOTO & QUARTER SEC. NO.		
5.03 Acres		QS 5-31, QS 5-32		
MULTIPLES PERMITTED		ZONING MAP		
R-3 RSIOD		E-9		
PUD RSIOD				
STANDARD OPTION		* UNITS P.R.D OPTION		
73		88		
N/A		N/A		

* Maximum Units Allowed with P.R.D. Bonus

[illegible][illegible]

DEVELOPMENT
4000 E. NORTON BLVD
SUITE 300
PHOENIX, AZ 85032
PHONE: (602) 998-4411
FAX: (602) 998-4411
E-MAIL: INFO@NBSUNDEVELOP.COM
WWW.NBSUNDEVELOP.COM
CONTACT: DUSTIN GAN
ARCHITECT
DEUTSCH ASSOCIATES
4000 E. NORTON BLVD
SUITE 300
PHOENIX, AZ 85032
PHONE: (602) 998-4411
FAX: (602) 998-4411
E-MAIL: INFO@NBSUNDEVELOP.COM
WWW.NBSUNDEVELOP.COM
CONTACT: DUSTIN GAN

DATE 5-12-2023

PRINT NAME OF COPYRIGHT OWNER
KARIN DIMAN

ABBREVIATIONS

SIMBOLS LEGEND

↑ LANE
20' ±
 FIRE TRUCK ACCESS OR DRIVE
FIRE TRUCK REQUIRED TURNING RADIUS

10'x20' SIGHT VISIBILITY AREA PER COP	PAINT CONCRETE PARKING CURBED PER CITY OF PHOENIX FIRE DEPARTMENT STANDARDS	NEW POLE MOUNTED LIGHT FIXTURE	ACCESSIBLE PATH TO PUBLIC WAY

WEDGE BENCH
5M

PHOENIX, ARIZONA 85040

40' 12-STORIES
40' 12-STORIES

30	0'	58'-10 3/4"	5'
40	0'	53'-10 1/4"	0'
50	0'	30'	30'
60	0'	168'-4"	0'

217.463 SE (A 90 ACRES)

ATED (0%)	1,312 SF
	75,853 SF
	77,165 SF
	208 SF

LANDSCAPING
ING AREA
LANDSCAPING

888 SF
730 SF
82%

4 (125)
5

21 STALLS

90 STALLS
4 STALLS
94 STALLS
4 STALLS

STALLS ARE SIZED FOR VANS.

ICINITY MAP

A map of the study area showing the coastline of the Bohai Sea. A hatched rectangular area indicates the location of the study site. A line points from the label 'SITE' to this hatched area. The map also shows the coastline of the Bohai Sea and the city of Tientsin.

APR 20 2026

Planning & Development
Department

[illegible]

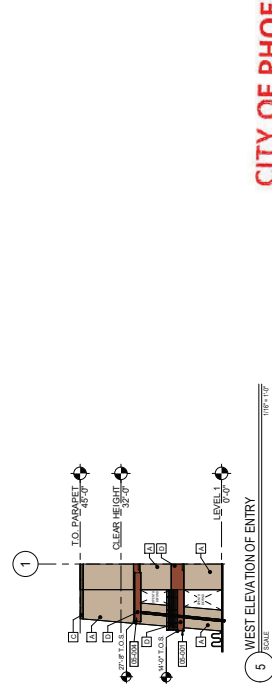
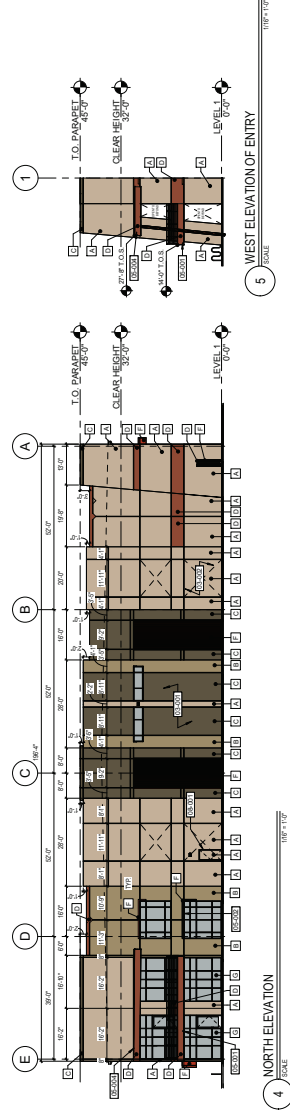
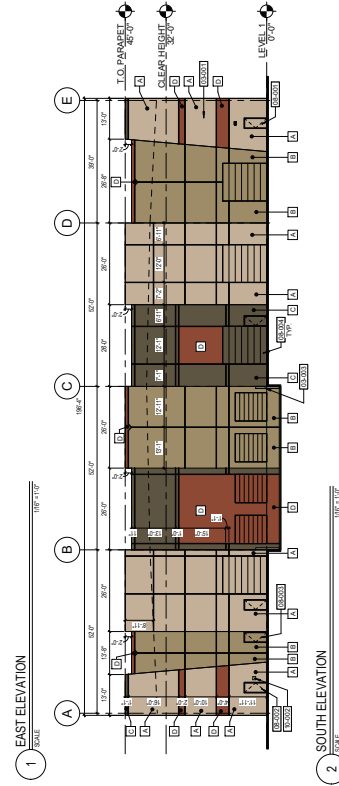
3955 S. 20TH STREET, PHOENIX, ARIZONA 85040

PRELIMINARY - NOT FOR CONSTRUCTION

No.	DATE	DESCRIPTION
-----	------	-------------

CHECKED BY: RA
COPYRIGHT 2026: DEUTSCHE
ARCHITECTURE GROUP

AS-100



CITY OF PHOENIX

APR 20 2026

Planning & Development
Department

EXTERIOR MATERIAL LEGEND

-  PAINT • SW 70 MAGNOLIA WHITE SHEEN • WALLS
-  PAINT • SW 70 MAGNOLIA WHITE SHEEN • TRIM
-  PAINT • DECKING • NATURAL BRIDGE • PLANK • DECKING
-  PAINT • CRYSTAL • 3.5 TABLE • BROWN • 6 • DINING • WALLS
-  PAINT • CRYSTAL • 3.5 TABLE • BROWN • 6 • DINING • CHAIRS
-  PAINT • CRYSTAL • 3.5 TABLE • BROWN • 6 • DINING • CHAIRS
-  5" • CONTINENTAL • DECK
-  PAINT • PAINT • FOAM • TOOLS • CONTINENTAL • BEDROOM • WALLS
-  PAINT • PAINT • FOAM • TOOLS • CONTINENTAL • BEDROOM • WALLS
-  10" • SOLID • BROWN • TOOLS • BEDROOM

MATERIAL @ WEST BUILDING ELEVATION		
PAINT 1 - SW TROUSARD LOUIS BRUCE BROWN VILLAGE		29%
PAINT 2 - COLUMBIA NATURAL BROWN CLAY EXTERIORS		37.0%
PAINT 3 - IVY TONE DUTABLE BROWN-SHERIDAN VILLAGE		37.0%
PAINT 4 - LOT 605/PORCELAIN CLAY CLAY EXTERIORS		1.37%
PAINT 5 - CORTEZ/IMPERIAL CLAY		1.56%
PAINT 6 - CONTEMPORARY DECOR		1.56%
PAINT 7 - PAINT TO MATCH CO-2 WITH 10% OFFICIAL		4.07%
PAINT 8 - PAINT TO MATCH CO-2 WITH 10% OFFICIAL		4.07%
PAINT 9 - PAINT TO MATCH CO-2 WITH 10% OFFICIAL		4.07%

MATERIAL @ ALONG WEST SCREEN WALL		
PAINT "R" - SW 7503 BARCELONA BEIGE S-PERIN+HILLIAMS	SMOOTH FACE	48.15%
PAINT "C" - SW 7054 SUTABLE BROWN/S-PERIN+HILLIAMS	SMOOTH FACE	28.86%

KEYNOTES

STAMP BOX

KJ 99-22-3110
PAUPW 2207167
Q.B. 5-31



UNBOUND NEC 20TH AND JONES

NORTHEAST CORNER PERSPECTIVE

22151.00
04/06/2026



4600 E INDIAN SCHOOL RD.
PHOENIX, ARIZONA 85018
602.840.2929 2929.COM

CITY OF PHOENIX

APR 20 2026

Planning & Development
Department

CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILED DRAWINGS, BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.



UNBOUND NEC 20TH AND JONES
NORTHWEST CORNER PERSPECTIVE

22151.00
04/06/2026



4600 E INDIAN SCHOOL RD.
PHOENIX, ARIZONA 85018
602.840.2929 2929.COM

CITY OF PHOENIX

APR 20 2026

Planning & Development
Department

CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILED DRAWINGS, BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.



UNBOUND NEC 20TH AND JONES

SOUTHWEST CORNER PERSPECTIVE

22151.00
04/06/2026



4600 E INDIAN SCHOOL RD.
PHOENIX, ARIZONA 85018
602.840.2929 2929.COM

CITY OF PHOENIX

APR 20 2026

**Planning & Development
Department**

CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILED DRAWINGS, BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.



UNBOUND NEC 20TH AND JONES

AMENITY AREA PERSPECTIVE

22151.00
04/06/2026



4600 E INDIAN SCHOOL RD.
PHOENIX, ARIZONA 85018
602.840.2929 2929.COM

CITY OF PHOENIX

APR 20 2026

Planning & Development
Department

CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILED DRAWINGS, BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.