



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-SP-3-26-7
June 1, 2026

Central City [Village Planning Committee](#) June 8, 2026
Meeting Date:
[Planning Commission](#) Hearing Date: August 6, 2026

Request From: [A-1 SP CMOD MH](#) (Light Industrial District, Special Permit, Capitol Mall Overlay District, Middle Housing Overlay District) (5.50 acres)

Request To: [A-1 SP CMOD MH](#) (Light Industrial District, Special Permit, Capitol Mall Overlay District, Middle Housing Overlay District) (5.50 acres)

Proposal: Special Permit for a safe outdoor space/structured campground for unsheltered individuals

Location: Southwest corner of 15th Avenue and Jackson Street

Owner: City of Phoenix

Applicant/Representative: City of Phoenix, Office of Homeless Solutions

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Industrial	
Street Map Classification	15th Avenue	Minor Collector	15-foot west half street
	Jackson Street	Local	30-foot south half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create or maintain spacing requirements for small-scale incompatible land uses such as adult businesses, homeless shelters, residential treatment facilities and other group facilities, to avoid concentrations that change the character of an area.</i></p>			

The proposal is for a safe outdoor space for unsheltered individuals / structured campground and supportive services on a site with an existing building and shade area. No new construction is proposed, maintaining the existing character of the area.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.

The proposal is compatible with the surrounding area and is an allowable use within the Capitol Mall Overlay District with a Special Permit.

CELEBRATE OUR DIVERSE COMMUNITY CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Support new compatible land uses that remove extremely deteriorated structures, excessive trash and debris, and other blight in neighborhoods.

As stipulated, the proposal includes increased trash and recycling receptacles and prohibits camping along the perimeter of the property.

Applicable Plans, Overlays, and Initiatives

[Capitol Mall Overlay District](#): See Background Item No. 3.

[Governmental Mall Master Plan](#): See Background Item No. 4.

[Housing Phoenix Plan](#): See Background Item No. 8.

[Strategies to Address Homelessness](#): See Background Item No. 9.

[Shade Phoenix Plan](#): See Background Item No. 10.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 11.

[Complete Streets Guiding Principles](#): See Background Item No. 12.

[Zero Waste Phoenix PHX](#): See Background Item No. 13.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Safe outdoor space/structured campground for unsheltered individuals	A-1 SP CMOD MH
North	Offices and fleet vehicle parking	A-1 CMOD MH
South	Railroad tracks	A-2 CCSIOD MH
East	Cemetery	A-1 CMOD HP-L MH
West	Offices	A-1 CMOD MH

Background/Issues/Analysis

PROPOSAL

1. This request is to rezone 5.50 acres at the southwest corner of 15th Avenue and Jackson Street from A-1 SP CMOD MH (Light Industrial District, Special Permit, Capitol Mall Overlay District, Middle Housing Overlay District) to A-1 SP CMOD MH (Light Industrial District, Special Permit, Capitol Mall Overlay District, Middle Housing Overlay District) to allow a temporary safe outdoor space/structured campground for unsheltered individuals. The goal is to continue the operation of a healthier, safer environment for neighbors and unsheltered individuals.

The creation of the safe outdoor space was in response to the City’s efforts to help engage individuals camping in the area outside the Human Services Campus, now known as the Keys to Change campus. The safe outdoor space is a voluntary alternative location for people who are not able or ready to move to indoor locations. The safe outdoor space has been successfully operating on the site for nearly three years and has not resulted in any adverse impacts to the surrounding community. A special permit for the safe outdoor space was previously granted for the site, with an effective date of October 20, 2023. The 2023 special permit included a stipulation requiring that the special permit be removed three years after the effective date of the ordinance. This special permit request will allow the safe outdoor space to continue operating for an additional three years.

HOMELESSNESS IN PHOENIX

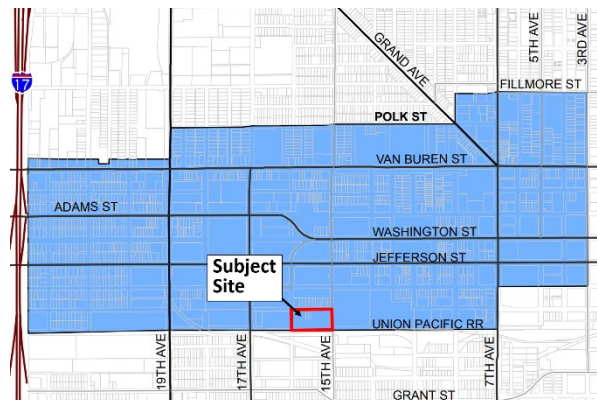
2. The City of Phoenix, along with the State of Arizona, Maricopa County and neighboring cities in the metropolitan region, is committed to focusing on solutions for persons experiencing homelessness.

Annual counts are performed in Maricopa County in an effort to learn more about individuals and families experiencing homelessness throughout the county. The unsheltered count has steadily increased over the years, with the largest percentage being adults over the age of 25. Nationally, the number of elderly homeless Americans is projected to triple over the next decade. In Arizona, roughly one in three households includes a resident that is 65 years in age or older.

In 2020, the Phoenix City Council requested a strategic plan to focus on strategies for persons experiencing homelessness. An interdepartmental City team was formed to develop a comprehensive plan with both long-term and short-term strategies to address the wide variety of challenges faced by those in the city. The [Strategies to Address Homelessness](#) plan contains sections that address outreach and resources, mental health, workforce development, housing, clean-up, communication, policy and neighborhoods. This plan is further discussed in Item 9 below.

CAPITOL MALL OVERLAY DISTRICT

3. The subject site is within the Capitol Mall Overlay District. The Capitol Mall Overlay District acknowledges the varied uses of the area including governmental offices, industrial and commercial businesses and historic residences. Many activities in this area are near each other, and the compatibility of these activities is critical to their property and orderly function. The purpose of this district is to prevent a concentration of certain uses which can restrict businesses and residences from functioning normally and contributes to the deterioration of the business and living environment, the downgrading of property values, and the diminishment of health, safety and general welfare conditions in the area. The Capitol Mall Overlay District permits temporary shelters subject to a Special Permit. The proposed use is analogous to the temporary shelter use and therefore requires a Special Permit, pursuant to the overlay district.



Capitol Mall Overlay District Map, Source: City of Phoenix Planning and Development Department

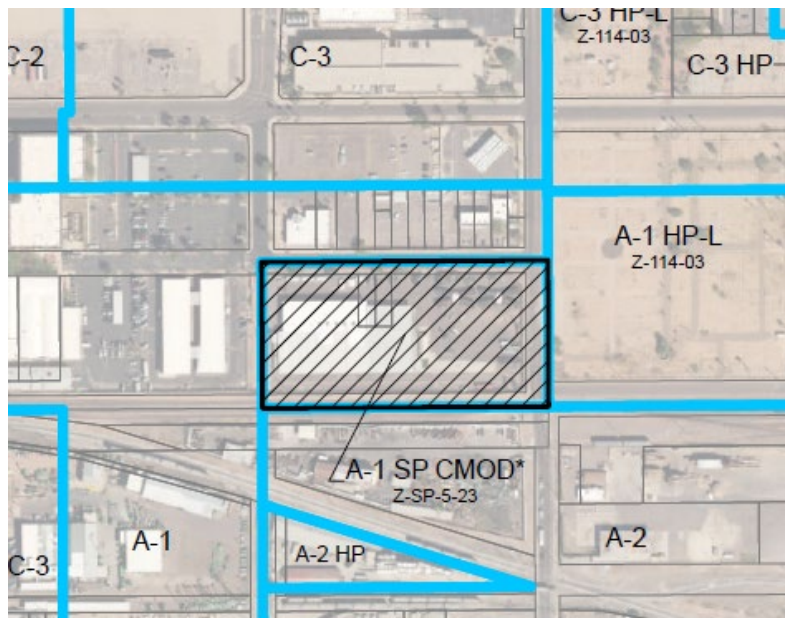
GOVERNMENTAL MALL MASTER PLAN

- The subject site falls within the boundaries of the Government Mall Master Plan area, as defined by state law. Arizona Revised Statutes (ARS) 41-1362 provides the Arizona Department of Administration (ADOA) with authority over the planning, growth, and development of the Governmental Mall area. Prior to approval of any rezoning or Special Permit by the City of Phoenix, the ADOA Director must first issue a letter approving the request. Accordingly, the ADOA Director approved this Special Permit request on March 17, 2026.

Additionally, the plan recommends the incorporation of Crime Prevention Through Environmental Design (CPTED) principles. Staff recommends Stipulation No. 6 regarding CPTED lighting to enhance the subject site's safety.

SURROUNDING LAND USES AND ZONING

- North and west of the subject site is property zoned A-1 CMOD MH with office uses and fleet vehicle parking. To the south are railroad tracks, and beyond the tracks are industrial uses zoned A-2 CCSIOD MH (Industrial District, Central City South Interim Overlay District, Middle Housing Overlay District). To the east is a cemetery zoned A-1 CMOD HP-L MH (Light Industrial District, Capitol Mall Overlay District, Historic Preservation Landmark District, Middle Housing Overlay District). The intent of the Middle Housing Overlay District is to entitle properties within the Middle Housing Overlay District to have up to four primary dwelling units per lot.

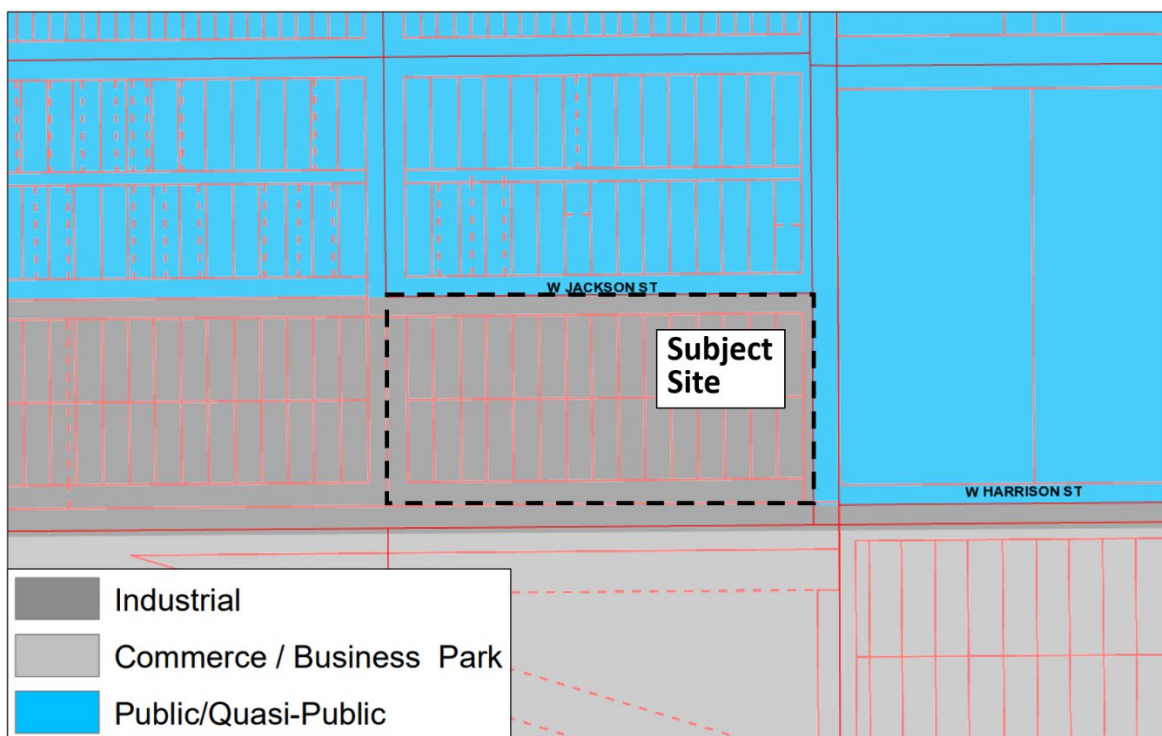


Zoning Aerial Map, Source: City of Phoenix Planning and Development Department

The Middle Housing Overlay District applies to specific commercial and residential zoning districts but does not apply to industrially zoned properties. The Middle Housing Overlay District will not impact this request.

GENERAL PLAN LAND USE MAP DESIGNATION

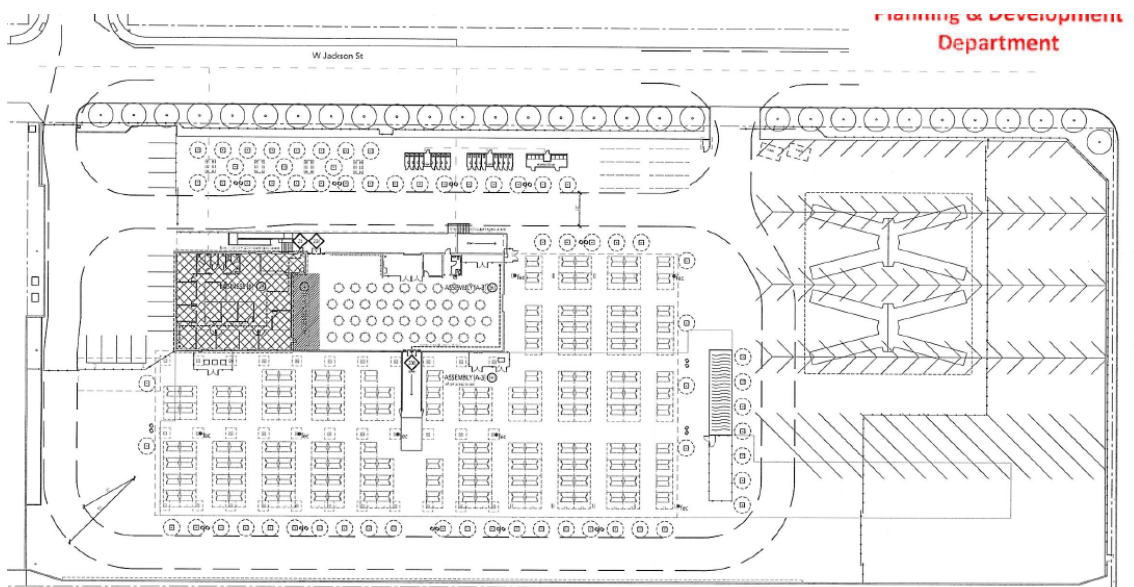
- The General Plan Land Use Map designation for the site is Industrial. The Industrial land use category allows warehousing, manufacturing and processing businesses. The proposal is consistent with the General Plan Land Use Map, as homeless shelters are an allowed use in the A-1 district. The General Plan Land Use Map designation to the west is also Industrial. To the north and east is Public/Quasi-Public and to the south is Commerce / Business Park land use designations.



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

SITE PLAN AND OPERATIONS

7. The proposal is to maintain the existing structures on the subject site and provide safe outdoor spaces for individuals experiencing homelessness in the surrounding area. The conceptual site plan, attached as an exhibit depicts the tent spaces under a large shade structure, pedestrian pathways, parking area, perimeter fencing, office and assembly building, and X-Wing buildings (converted shipping containers) used for sleeping units. The subject site has two points of vehicular ingress and egress on Jackson Street.



Conceptual Site Plan; Source:Holly Street Studio Architects

The proposal is for a maximum of 200 designated safe outdoor spaces and a maximum of 300 individuals, per Stipulation No. 1. Additionally, Stipulation No. 2 requires that the Special Permit be removed three years after the effective date of the ordinance, per Section 504.1.C.2 of the Phoenix Zoning Ordinance. In order to protect the surrounding area, the facility will operate under an operational plan, and per Stipulation No. 3, the existing operational plan shall be maintained and include the following:

- Priority shall be given to unsheltered individuals around the Keys to Change campus.
- Basic hygiene services shall be provided on-site.
- Supportive services will be provided on site.
- On-site security shall be provided 24 hours a day, 7 days a week.
- An email address shall be maintained for surrounding businesses to notify the operator of any potential issues.
- Drugs and/or alcohol are to be prohibited.

- Signage discouraging camping shall be posted and visible from public rights-of-way.
- A code of conduct acknowledgement shall be signed by all participants.
- Trash/recycling receptacles shall be provided within the property boundaries of the Special Permit area.

To further enhance safety and promote compatibility with the surrounding area, the operator of the site will be required to provide the Operational Plan to all registered neighborhood groups within one mile of the site, the perimeter of the site shall be fenced, no outdoor fires will be permitted by anyone residing on the property, and all walkways must be maintained and kept clear. These are addressed in Stipulation Nos. 4, 5, 8, and 10. Additionally, Stipulation Nos. 11 and 13 require that storage space be provided for each person/designated safe space area, that artificial turf or other comparable material shall be located under the shade canopy, and that the landscape materials along the perimeter of the subject site must be maintained or replenished

Per Stipulation No. 9, a staff advisory committee is required to hold outreach meetings to discuss compliance with the rezoning stipulations, the number of people served, the outcomes of the service provided, any issues, and how those issues are being addressed. Notification of the staff advisory committee meeting is required to be sent to property owners and registered neighborhood organizations in the area and a summary of the meetings are required to be submitted to the Planning and Development Department.

STUDIES AND POLICIES

8. [Housing Phoenix Plan](#)

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing.

While shelter beds are not considered "units" of housing, the proposal seeks to provide accommodations for persons experiencing homelessness and is consistent the Housing Phoenix Plan Policy.

9. [Strategies to Address Homelessness](#)

In June 2020, the City of Phoenix released the Strategies to Address Homelessness plan focusing on strategies for persons experiencing homelessness as well as developing best practices to mitigate impacts to

surrounding communities and neighborhoods. The plan notes a chronic shortage of shelter beds and identifies the goal of providing adequate shelter space to meet the needs of unsheltered individuals. The proposal advances this objective and works to alleviate the shortage of shelter space in Phoenix.

10. [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, as stipulated, will create a streetscape environment by requiring that the box trees/shrubs along the perimeter of the safe outdoor space area shall be maintained and/or replenished. Additionally, the proposal will improve the thermal comfort of the safe outdoor site's users by requiring that all safe outdoor spaces be shaded. These are addressed in Stipulation Nos. 7 and 13.

11. [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 short-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations.

To create a bike-supportive environment for participants and employees, bicycle infrastructure is incorporated into the proposed project. Staff recommends Stipulation Nos. 11 and 12 which will require secure bicycle parking for each participant that needs bike parking and that the bicycle racks be maintained.

12. [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. The proposal will allow the movement of unsheltered individuals from the public street to a safer, healthier environment on private property, freeing the public street for transportation uses.

13. [Zero Waste Phoenix 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 application materials indicate that recycling service will be provided and use will be encouraged.

COMMUNITY INPUT SUMMARY

14. As of the writing of this report, staff has not received any community correspondence regarding this request.

INTERDEPARTMENTAL COMMENTS

15. The Street Transportation Department commented that upon any redevelopment of the site, the developer shall construct the adjacent street to all applicable standards, including ADA accessibility standards and dedicate a minimum 30 feet of right-of-way for 15th Avenue. This is addressed in Stipulation No. 14.

OTHER

16. The Arizona Department of Administration approved of this request on March 17, 2026 pursuant to ARS 34-225 and ARS 41-1362.
17. 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. 15 through 17.
18. 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. 18.
19. This Special Permit may be revoked by the City Council per Section 504.1.C.6 of the zoning ordinance upon finding that there has been material noncompliance with any condition prescribed in conjunction with the issuance of the Special Permit or approval of the site plan or that the use covered by the permit or the

manner of conduction the same is a safety hazard or is in any way detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general.

20. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

Findings

1. The request is compatible with the surrounding area, the Capitol Mall Overlay District, and supports the need for additional accommodations for people experiencing homelessness in Phoenix.
2. As stipulated, the request will improve the safety and cleanliness of the surrounding area.
3. As stipulated, the proposal will enhance the usability of the public streets in the surrounding area.

Stipulations

1. The site shall contain a maximum of 200 safe outdoor spaces, and no more than 300 total individuals.
2. The Special Permit shall be removed per Section 504.1.C.2 of the Phoenix Zoning Ordinance three years after the effective date of the ordinance.
3. The existing Operational Plan shall be maintained to govern operational features of the safe outdoor space. The plan shall address at minimum the following:
 - a. Priority shall be given to unsheltered individuals camping around the Keys to Change campus.
 - b. Basic hygiene services shall be provided such as restrooms and showers.
 - c. Supportive services shall be available on site, such as case management.
 - d. On-site security shall be provided 24 hours a day, 7 days a week.
 - e. An email address shall be maintained for surrounding businesses to notify the operator of any potential issues.

- f. Drugs and/or alcohol are to be prohibited.
 - g. Camping shall be prohibited along the perimeter of the property and signage discouraging camping shall be posted and visible from public rights-of-way.
 - h. A code of conduct acknowledgement shall be signed by all participants.
 - i. Trash/recycling receptacles shall be provided within the property boundaries.
4. The operator shall provide a summary of the Operational Plan to all registered neighborhood associations within one mile of the site.
 5. The perimeter of the site shall be fenced to secure the site, as approved by the Planning and Development Department.
 6. Site lighting shall be provided at building entrances/exits and refuse areas, as approved by the Planning and Development Department.
 7. All safe outdoor spaces (camping spaces) shall be fully shaded by structural shade.
 8. No outdoor fires shall be permitted by anyone residing on the property.
 9. A staff advisory committee shall hold quarterly community outreach meetings for the first two years following approval and then semiannually thereafter, unless the Planning and Development Department Director requests that additional meetings are necessary during any particular calendar year.
 - a. The meetings shall discuss the following:
 - i. Compliance with the rezoning stipulations;
 - ii. Number of people served and the outcomes of the services provided;
 - iii. Any issues/concerns from the community, and how those concerns could be addressed by the operator;
 - b. Notification for each meeting shall be sent to all property owners and all registered neighborhood associations within one mile of the site.

- c. A summary of the community meetings and any notes from the public shall be submitted to the Planning and Development Department. The community meeting summaries shall include the following meeting details:
 - i. Date, time, and location;
 - ii. Number of participants;
 - iii. Questions or concerns that arose; and
 - iv. How the questions or concerns were addressed.
10. The operator shall maintain all on site walkways free from any hazards or accumulation of garbage, debris, rubble, hazardous waste, litter, rubbish, refuse, waste material, or blight.
11. Storage space shall be provided for each person/designated safe space area for personal belongings. Bicycle racks shall also be provided on-site for any participant that needs secure bicycle parking.
12. Bike racks shall be maintained in a neat and orderly manner and located in a secure area in close proximity to the on-site security.
13. Artificial turf or other comparable material located within the safe outdoor space area (under the shade canopy) and box trees/shrubs along the perimeter of the safe outdoor space area shall be maintained and/or replenished.
14. Upon complete redevelopment or development that modifies the cumulative floor area of any building by more than 15%, including demolition, from that depicted on the site plan date stamped March 24, 2026 the following shall apply:
 - a. A minimum 30 feet of right-of-way shall be dedicated for the west side of 15th Avenue, adjacent to the development.
 - b. 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.
15. 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.

16. 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.
17. 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.
18. 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. This stipulation shall not be applicable if the property is owned by the City of Phoenix.

Writer

Samuel Rogers

June 1, 2026

Team Leader

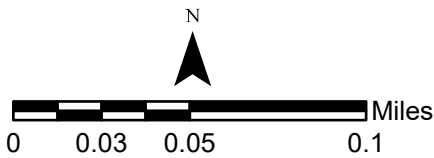
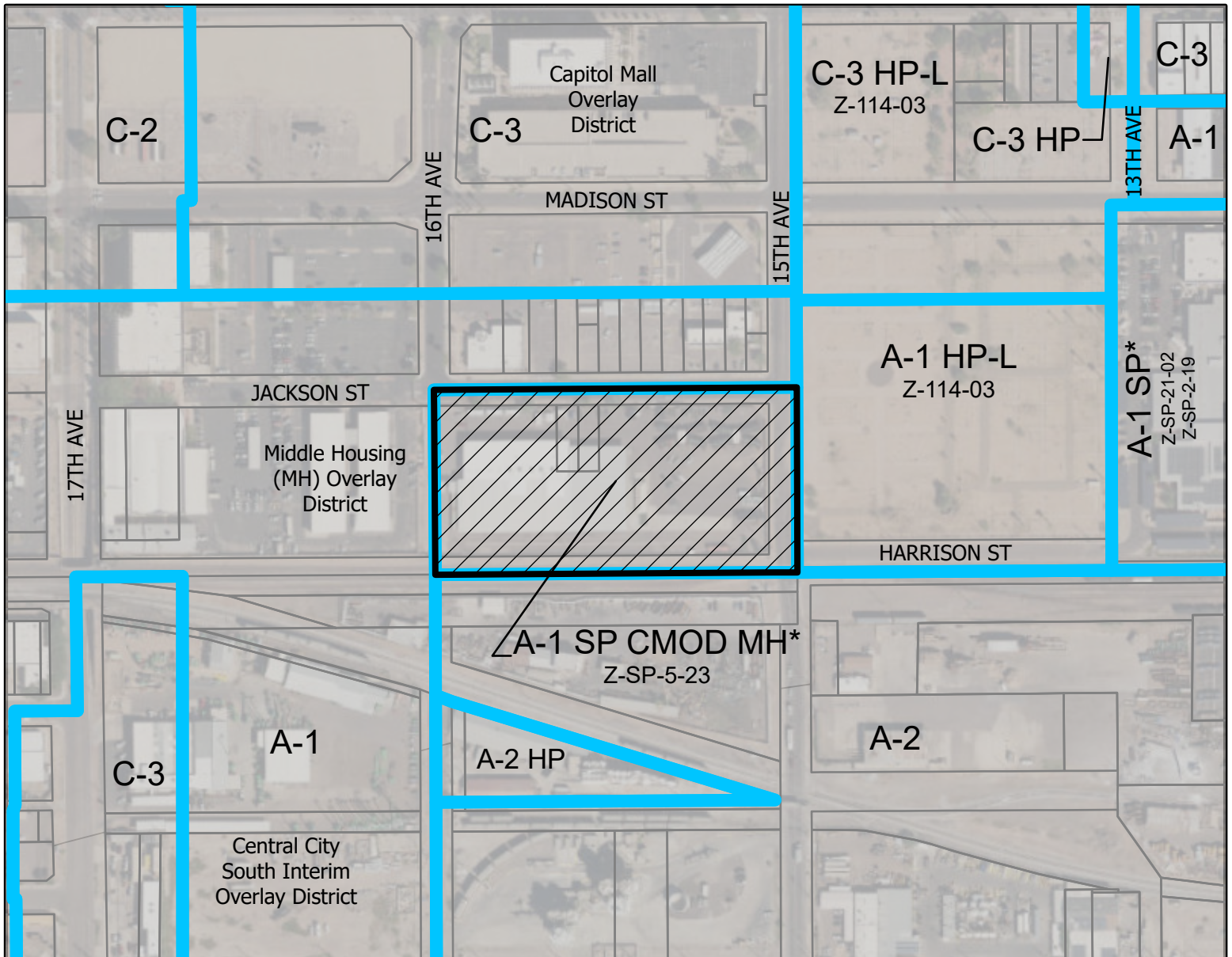
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Exhibits

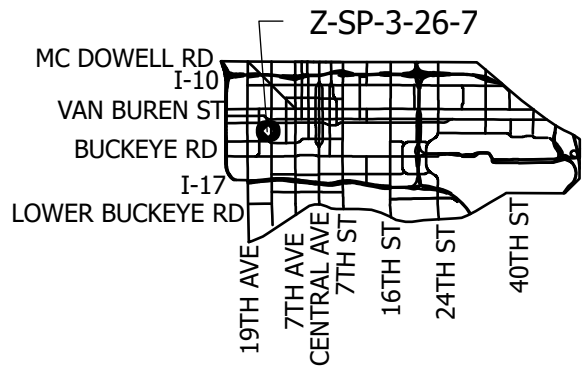
Aerial Sketch Map

Zoning Sketch Map

Conceptual site plan date stamped March 24, 2026 (2 pages)

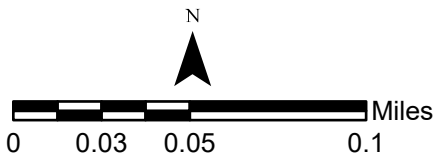
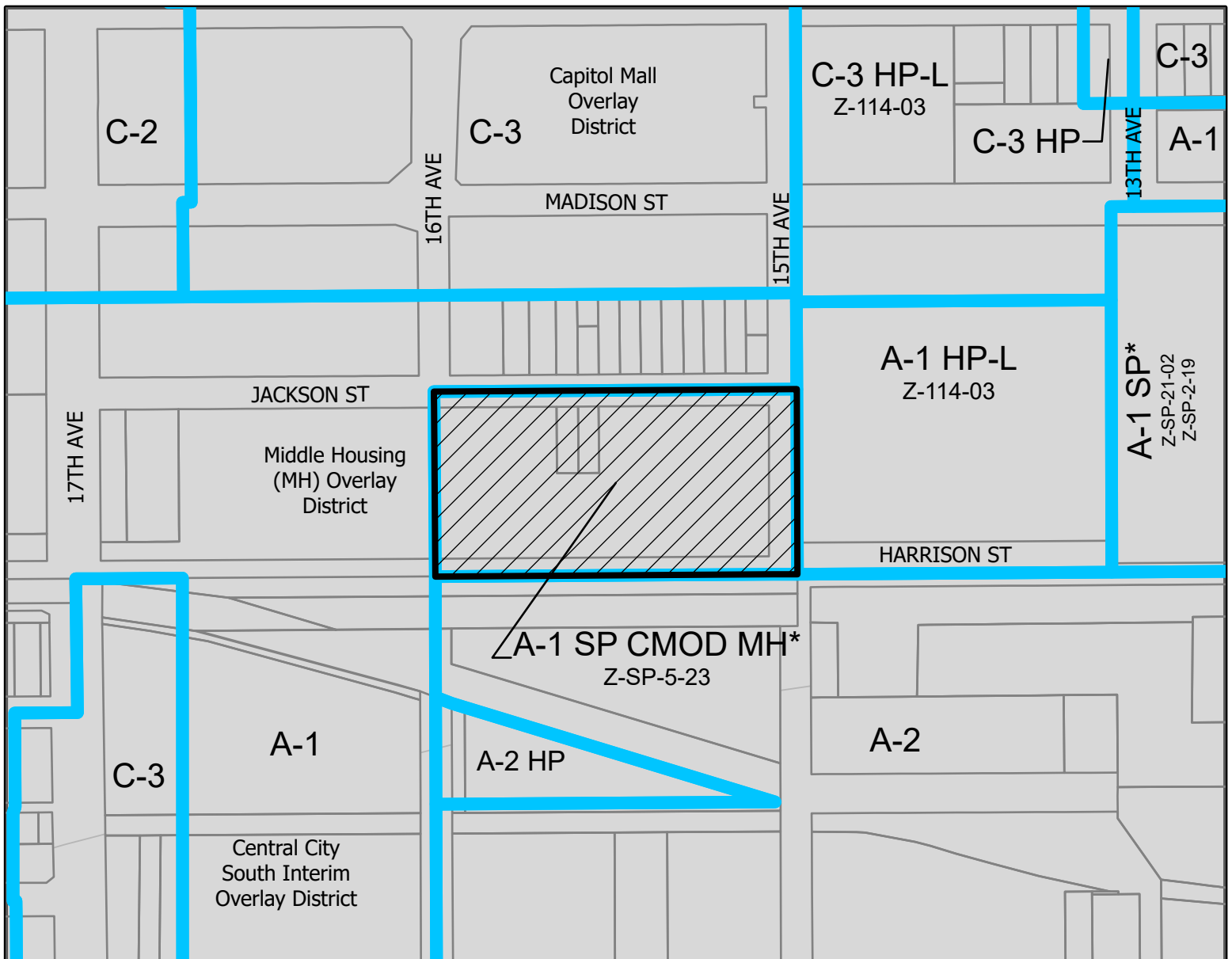


CENTRAL CITY VILLAGE
COUNCIL DISTRICT: 7

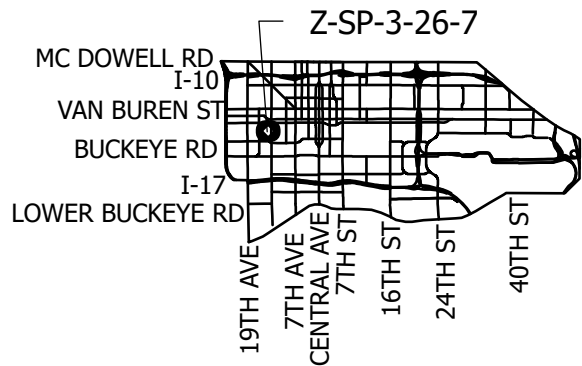


APPLICANT'S NAME: City of Phoenix		REQUESTED CHANGE:	
APPLICATION NO: Z-SP-3-26-7		FROM: A-1 SP CMOD MH (5.50 ac.)	
DATE: 4/6/2025		TO: A-1 SP CMOD MH (5.50 ac.)	
REVISION DATES:			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.50 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 10-25	
		ZONING MAP F-7	
MULTIPLES PERMITTED A-1 SP CMOD MH A-1 SP CMOD MH		STANDARD OPTION N/A N/A	
		* UNITS P.R.D OPTION N/A N/A	

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



CENTRAL CITY VILLAGE
COUNCIL DISTRICT: 7



APPLICANT'S NAME: City of Phoenix		REQUESTED CHANGE:	
APPLICATION NO: Z-SP-3-26-7	DATE: 4/6/2025	FROM: A-1 SP CMOD MH (5.50 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.50 Acres	REVISION DATES:		TO: A-1 SP CMOD MH (5.50 ac.)
	AERIAL PHOTO & QUARTER SEC. NO. QS 10-25	ZONING MAP F-7	
MULTIPLES PERMITTED A-1 SP CMOD MH A-1 SP CMOD MH	STANDARD OPTION N/A N/A		* UNITS P.R.D OPTION N/A N/A

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

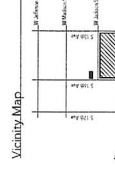
Project Narrative
 This site plan is a preliminary design for the City of Phoenix, Arizona. The site is located at the intersection of W Jackson St and S 15th Ave. The site is currently vacant and is being developed for a new purpose. The site plan shows the layout of the building, parking, and landscaping. The site is bounded by W Jackson St to the north, S 15th Ave to the east, and an unnamed street to the south. The site is approximately 100 feet wide and 200 feet deep. The building is located in the center of the site and is surrounded by parking. The site plan shows the layout of the building, parking, and landscaping. The site is bounded by W Jackson St to the north, S 15th Ave to the east, and an unnamed street to the south. The site is approximately 100 feet wide and 200 feet deep. The building is located in the center of the site and is surrounded by parking. The site plan shows the layout of the building, parking, and landscaping.

Development Standards
 The site plan is designed to comply with the following standards:
 - Building height: 4 stories
 - Building setbacks: 10 feet from all sides
 - Building footprint: 100% of the lot area
 - Building materials: High quality materials
 - Building orientation: South-facing
 - Building color: Neutral colors
 - Building style: Modern architecture
 - Building use: Office space
 - Building density: 100 units per acre
 - Building parking: 1 parking space per unit
 - Building landscaping: Landscaping throughout the site
 - Building security: Security measures throughout the site
 - Building sustainability: Sustainable design features throughout the site

Building Code (IBC)
 The building code for this project is the International Building Code (IBC) 2018 edition with all amendments through 2022. The code is enforced by the City of Phoenix Department of Building Inspection. The code is available at www.phoenix.gov/building. The code is updated annually and is subject to change. The code is enforced by the City of Phoenix Department of Building Inspection. The code is available at www.phoenix.gov/building. The code is updated annually and is subject to change.

Descriptive Notes
 1. All work shall be in accordance with the City of Phoenix Building Code (IBC) 2018 edition with all amendments through 2022.
 2. All work shall be in accordance with the City of Phoenix Department of Building Inspection (DBI) standards.
 3. All work shall be in accordance with the City of Phoenix Department of Public Works (DPW) standards.
 4. All work shall be in accordance with the City of Phoenix Department of Transportation (DOT) standards.
 5. All work shall be in accordance with the City of Phoenix Department of Public Safety (DPS) standards.
 6. All work shall be in accordance with the City of Phoenix Department of Parks and Recreation (DPR) standards.
 7. All work shall be in accordance with the City of Phoenix Department of Cultural Affairs (DCA) standards.
 8. All work shall be in accordance with the City of Phoenix Department of Economic Development (DED) standards.
 9. All work shall be in accordance with the City of Phoenix Department of Information Technology (DIT) standards.
 10. All work shall be in accordance with the City of Phoenix Department of Health and Human Services (DHS) standards.
 11. All work shall be in accordance with the City of Phoenix Department of Social Services (DSS) standards.
 12. All work shall be in accordance with the City of Phoenix Department of Community Development (DCD) standards.
 13. All work shall be in accordance with the City of Phoenix Department of Planning and Development (DPA) standards.
 14. All work shall be in accordance with the City of Phoenix Department of Public Utilities (DPU) standards.
 15. All work shall be in accordance with the City of Phoenix Department of Public Works (DPW) standards.
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 32. All work shall be in accordance with the City of Phoenix Department of Economic Development (DED) standards.
 33. All work shall be in accordance with the City of Phoenix Department of Information Technology (DIT) standards.
 34. All work shall be in accordance with the City of Phoenix Department of Health and Human Services (DHS) standards.
 35. All work shall be in accordance with the City of Phoenix Department of Social Services (DSS) standards.
 36. All work shall be in accordance with the City of Phoenix Department of Community Development (DCD) standards.
 37. All work shall be in accordance with the City of Phoenix Department of Planning and Development (DPA) standards.
 38. All work shall be in accordance with the City of Phoenix Department of Public Utilities (DPU) standards.
 39. All work shall be in accordance with the City of Phoenix Department of Public Works (DPW) standards.
 40. All work shall be in accordance with the City of Phoenix Department of Transportation (DOT) standards.
 41. All work shall be in accordance with the City of Phoenix Department of Public Safety (DPS) standards.
 42. All work shall be in accordance with the City of Phoenix Department of Parks and Recreation (DPR) standards.
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 50. All work shall be in accordance with the City of Phoenix Department of Public Utilities (DPU) standards.

City of Phoenix
MAR 24 2026
Planning & Development Department



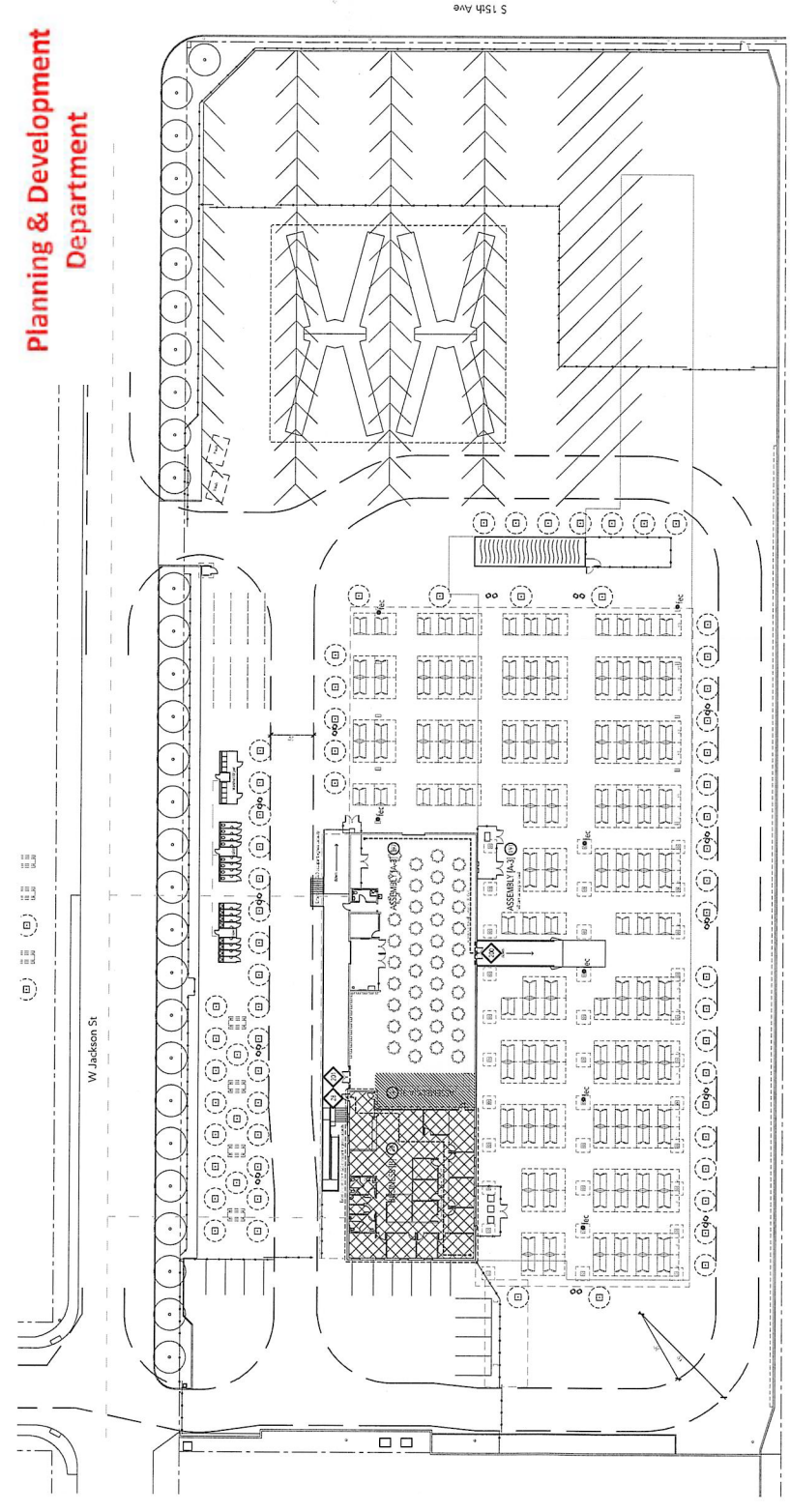
HOLLY STREET ARCHITECTS

1318 E Van Buren St
 Phoenix, AZ 85007
 602.258.8485 Fax
 602.258.8477 EMail
 hollystreetstudio.com

CITY OF PHOENIX

MAR 24 2026

Planning & Development Department





VICINITY MAP
SCALE: NTS

KEY NOTES:

- PROPERTY LINE
- LINE OF PROPOSED FACTORY-BUILT BUILDINGS
- DASHED LINE INDICATES SOLAR CANOPY OVERHANG ABOVE
- EXISTING PAVING (N.L.C.)
- EXISTING MASONRY WALL (N.L.C.)
- EXISTING WALKWAY (N.L.C.)
- EXISTING LANDSCAPE AREA (N.L.C.)
- EXISTING FENCING (N.L.C.)
- EXISTING CITY CURB AND GUTTER (N.L.C.)
- EXISTING BUILDING (N.L.C.)
- EXISTING LIGHT POLE (N.L.C.)
- EXISTING LIGHT POLE (N.L.C.)
- DASHED LINE INDICATES EXISTING ROOFING STRUCTURES (N.L.C.)

PROJECT INFORMATION

PROJECT DESCRIPTION:
AN EMERGENCY HOUSING INSTALLATION FOR THE HOMELESS CONSISTING OF (2) SPARKBOX-WINGS & (2) SPARKBOX OFFICE UNITS

PROJECT ADDRESS:
1537 W. JACKSON ST.
PHOENIX AZ, 85007
112-07-166A

ASSESSORS PARCEL NUMBERS:
112-07-164, 112-07-165,
112-07-166A

ARCHITECT:
STEEL + SPARK
205 E. PORTLAND STREET
#101
PHOENIX AZ, 85004

PROPERTY OWNER:
CITY OF PHOENIX
200 W. WASHINGTON STREET
4TH FLOOR
PHOENIX AZ, 85003

ZONING: A-1

NET LOT AREA: 186,570 SF
GROSS LOT AREA: 178,300 SF

BUILDING AREA: 812 GSF
S+S-PHXAZ-SB3.002X1: 812 GSF
S+S-PHXAZ-SB3.002X2: 812 GSF
S+S-PHXAZ-SB3.003X1: 812 GSF
S+S-PHXAZ-SB3.003X2: 812 GSF

BUILDING HEIGHT:
9'-6" TO TOP OF CONTAINERS
10'-2" TO TOP OF SOLAR FRAME

BUILDING CODES

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
- 2017 NATIONAL EXISTING BUILDING CODE (IEBC)
- 2017 NATIONAL ELECTRICAL CODE (NEC)
- 2018 PHOENIX FIRE CODE (IFC)

CODE INFORMATION

OCCUPANCY:
R-3 PER 2018 IBC, SECTION 310.4 CONGREGATE LIVING FACILITIES (TRANSIENT) WITH 10 OR FEWER OCCUPANTS PER BUILDING OR (NON-TRANSIENT) WITH 16 OR FEWER OCCUPANTS PER BUILDING

S+S-PHXAZ-SB3.002X1: 10 OCCUPANTS PER BUILDING
S+S-PHXAZ-SB3.002X2: 10 OCCUPANTS PER BUILDING
S+S-PHXAZ-SB3.003X1: 10 OCCUPANTS PER BUILDING
S+S-PHXAZ-SB3.003X2: 10 OCCUPANTS PER BUILDING

CONSTRUCTION TYPE:
V-B

FULLY SPRINKLED:
NFPA 13D FIRE SPRINKLER SYSTEM PROVIDED
FIRE ALARM SYSTEM NOT REQUIRED FOR R-3 OCCUPANCY PER 2018 IBC 420.5

NO FIRE ALARM SYSTEM REQUIRED
SMOKE ALARM SYSTEM REQUIRED FOR R-3 OCCUPANCY PER 2018 IBC 420.5

MULTI-STATION SMOKE ALARMS PROVIDED IN EACH SLEEPING UNIT PER SEC. 907.2.10

FIRE RESISTIVE REQUIREMENTS:
TABLE 601 (FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS); OHR RATINGS
TABLE 602 (FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE);
<5 = 1HR >5 AND <10 = 1HR >10 AND <30 = 0HR

WALLS SEPARATING SLEEPING UNITS PER SECTION 420 AND SECTION 708, 1 HOUR SEPARATION WALL REQUIRED

SITE UTILITIES:
SPARKBOX-WINGS HAVE BEEN REVIEWED AND APPROVED BY THE STATE OF ARIZONA DEPARTMENT OF HOUSING AS AN OFF-GRID FACTORY-BUILT BUILDING WITH NO UTILITY CONNECTIONS TO PROVIDE TEMPORARY EMERGENCY HOUSING FOR THE HOMELESS.

SPARKBOX-X-MING
1537 W. JACKSON ST, PHOENIX AZ, 85007

ISSUED: 3/15/2023
RVA #: _____
RVA NUMBER: _____
DATE: _____
BY: _____
FOR: _____

CITY OF PHOENIX

MAR 24 2026

Planning & Development
Department

SITE PLAN

A-0.1

1 | SHEET N/A
DATE: 1-1-2024