

ALTA DOVE VALLEY PUD

Approximately 170 Feet West of the Southwest Corner of North Valley
Parkway and Dove Valley Road

Planned Unit Development **Development Narrative**

Case No. Z-21-22-2

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City Council Adopted:	[Add adoption date]

I. PRINCIPALS & DEVELOPMENT TEAM

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II. PUD Disclaimer, Zoning Ordinance Applicability and Amendments

A. Planned Unit Development Disclaimer

The Planned Unit Development (“PUD”) has been prepared pursuant to Section 671 of the Phoenix Zoning Ordinance and is intended to be a stand alone set of zoning regulations for a development. Provisions not specifically regulated by the PUD are governed by the city of Phoenix Zoning Ordinance. The PUD includes 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 to fit the unique character of the development, site characteristics and location. The PUD does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, use permits, right-of-way abandonments, etc.

B. Zoning Ordinance Applicability

This PUD provides regulatory zoning provisions designed to guide the implementation of the overall development plan and specific site plans for particular developments through the City of Phoenix development review and permit process. The provisions provided within this PUD shall apply to all property within the PUD development boundary. It is the intent of this PUD to establish the permitted uses, identify prohibited uses, create development standards, and modify various provisions of the Phoenix Zoning Ordinance that will govern this development. In the event of a conflict between a use, a development standard, or a described development procedure between the Phoenix Zoning Ordinance and the PUD, the PUD shall prevail. Similarly, where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance provision shall control.

C. Amendments

Amendments to the Alta Dove Valley PUD shall be regulated by Section 671.E of the Phoenix Zoning Ordinance.

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TABLE OF EXHIBITS
1. Vicinity Map
2. Regional and Local Aerials of the Site
3. Conceptual Site Plan
4. Conceptual Landscape Plan [Will be updated per 3/9/2023 Comment/Note 3 prior to submittal of the final hearing draft]
5. Conceptual Rendering and Elevations
6. Colors and Materials Board
7. Comparative Zoning Standards Table
8. Conceptual Open Space Plan
9. Conceptual Pedestrian Circulation Plan
APPENDIX
A. Legal Description

III. ALTA DOVE VALLEY PUD

A. PURPOSE AND INTENT

1. DEVELOPMENT OVERVIEW & GOALS

Wood Partners is the proposed developer of an approximately 7.5 gross acre vacant and challenging property located west of the southwest corner of Dove Valley Road and North Valley Parkway ("Site"). A Vicinity Map and Regional and local Aerials of the Site are provided at **Exhibits 1 and 2**, respectfully. Wood Partners intends to develop the Site with much-needed high quality multifamily housing for the area's workers and employees of the forthcoming semi-conductor facility and other employers along and nearby the I-17. The multifamily development will be named Alta Dove Valley. The purpose of this "Alta Dove Valley" Planned Unit Development ("PUD") is to provide standards to guide the development of this important and unutilized Site into a high-quality residential development. The Site is located less than a mile east of the I-17 Freeway within the North Gateway Village Core and the North Black Canyon Corridor. A legal description of the Site is provided at **Appendix "A."**

2. OVERALL DESIGN CONCEPT

Alta Dove Valley will be an exceptional residential development offering high-quality housing for area residents and members of the workforce. The approximately 400-unit multifamily community will be constructed as a single building wrapped around a parking structure and internal courtyards. A Conceptual Site Plan is provided at **Exhibit 3**. This "wrapped" design is one of the "creative solutions to isolating and concealing vast amounts of parking" encouraged by the North Gateway Village Core Plan (the "Core Plan"). See Page 32 of The North Gateway Village Core Plan.

B. LAND USE PLAN

This PUD consists of three parcels totaling approximately 7.5 gross acres. The proposed development will incorporate a visually intriguing and desert compatible building with approximately 400 multifamily units. The community will incorporate internal courtyards and green space with desert-appropriate vegetation throughout the Site. A Conceptual Landscape Plan is provided at **Exhibit 4**. The proposed multifamily development is compatible with the area's existing development, including a Fry's-anchored shopping center north of Dove Valley Road, Honor Health's Hospital/Medical Campus at I-17 Freeway and Dove Valley Road, Gore's manufacturing facility to the south, and Taiwanese semiconductor facility west of the I-17 Freeway.

C. GENERAL PLAN CONFORMANCE

The proposed development furthers the goals of the City of Phoenix General Plan, as well as the Core Plan. The General Plan seeks to promote appropriate growth and development throughout Phoenix. The Core Plan seeks to create an exciting place to live, work, shop and play. See Page 2 of The North Gateway Village Core Plan. To achieve that end, the Core Plan recognizes the Core must “develop using market conditions and the goals of the North Gateway Village Core Plan.” See Page 10 of The North Gateway Village Core Plan. This includes “diversified residential areas” within the North Black Canyon Corridor and Village Core. See North Black Canyon Corridor Overlay District (Section 654 of the Phoenix Zoning Ordinance). This supports the need for residential communities that provide a variety of housing choices within the Core. Particularly, “high density residential development is encouraged.” The proposed multifamily community promotes the following goals and core values:

General Plan Core Values:

- Connect People & Places; Cores, Centers & Corridors; Codes: Support healthy urban villages, with a balanced mix of housing, employment opportunities and services as a principal means to reduce vehicle trip length and associated emissions.
- Celebrate Our Diverse Communities & Neighborhoods; Diverse Neighborhoods; Goal: A diverse range of housing choices, densities, and prices in each village should be encouraged.
- Celebrate Our Diverse Communities & Neighborhoods; Diverse Neighborhoods; Land Use: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.

Prior General Plan Goals Listed by North Gateway Village Core Plan:

- Growth Area Element. Goal 1; Growth: Maintain a high quality of life and economically healthy community.
- Land Use Element. Goal 2; Employment and Population Balance: Development of each Village’s potential should be encouraged by distributing a diversity of employment and housing in a way that achieves a balanced citywide plan and that is consistent with commute travel patterns and the current character of each developed village.
- Housing Element. Goal 2; Housing Choice: A diverse choice of housing should be provided in all villages of the city to meet the needs of all households.
- Neighborhood Element. Goal 1; New Neighborhood Design: All neighborhoods should be designed to be safe, well maintained, pedestrian oriented, desirable places to live.

North Gateway Village Core Plan Goals:

- Goal 3 – Economic/Employment Opportunities; Policy B: Create a balance of quality employment and residential options to provide residents with an opportunity to live and work in the same or adjacent villages.

As is discussed on page 18 of the North Gateway Village Core Plan, “While retail is perhaps the most visible use in these projects, and requires considerable attention, housing is the essential ingredient that makes these projects successful. When people live within a core area, they take part in the life of the plan simply by carrying out their daily routines. The comings and goings of residents, office workers, moviegoers, diners, and shoppers, all contribute to the round-the clock rhythm of a mixed use project. Housing is a key component that supports mixed-use development.”

Consistent with the Core Plan, Wood Partners’ addition of approximately 400 high quality DUs will also support existing and future restaurants, retail, and service providers in the area, as well as meet future employment demands of the Taiwanese semiconductor facility and additional future employment facilities in the area.

D. LAND USES

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

Permitted Uses:

Multifamily residential development.

Accessory Uses:

Accessory uses shall be permitted as provided in Chapter 6, Section 608 of the Phoenix Zoning Ordinance. In addition, the following uses shall be permitted as accessory uses (or as amenities) under this PUD and this section:

- Subject to applicable liquor laws, the onsite sale and onsite consumption of alcohol by residents and their guests will be permitted.
- The onsite preparation of food for residents and their guests will also be permitted.
- The above alcohol and/or food amenities (if provided) will not have any exterior identification, will be accessed only through the primary facility’s entrances, and will be open only to residents, potential residents, and their guests.
- Commercial uses per Section 622 of the Phoenix Zoning Ordinance.

Temporary Uses:

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

E. DEVELOPMENT STANDARDS

Except where modified below, this PUD shall comply with the R-5 Multifamily Residence District, Table B, (a) Subdivision Development Option outlined in Section 618, the parking standards outlined in Section 654 and Section 702, and the landscaping and open space standards outlined in Section 507 Tab A and Section 703 of the Phoenix Zoning Ordinance. Any commercial uses provided shall be located on the ground floor of the multifamily residential building and shall comply with the same development standards as the multifamily residential building.

DEVELOPMENT STANDARDS	
Maximum Density	53.12 du/acre
Minimum Lot Width/Depth	None
Minimum Building Setbacks	North (Dove Valley): 30 feet South (Commitment Way): 20 feet West Side: 30 feet East Side: 50 feet
Minimum Building Separation	None
Maximum Building Height	Residential Buildings: 48 feet (4 stories) Parking Garage: 60 feet (6 levels) The parking garage shall be wrapped on a minimum of two sides by residential units. One of the wrapped sides shall be the side facing Dove Valley Road.
Maximum Lot Coverage	52%
Minimum Common Open Space¹	25% of gross acreage
FENCES/WALLS	
All Site fences and walls shall comply with Section 703 of the Phoenix Zoning Ordinance and shall use materials and decorative accents so the fences and walls complement or are compatible with the design of the primary building.	
COMMON OPEN SPACE/AMENITY AREAS	

¹ See **Exhibit 8**, *Conceptual Open Space Plan*.

Minimum Square Footage of Each Common Open Space/Amenity Area	5,000 SF (indoor) 20,000 SF (outdoor)
Minimum Number of Amenities	5 – minimum of 1 indoor amenity space and a minimum of 2 outdoor amenity spaces
PARKING STANDARDS	
Parking Spaces (vehicles)	Parking requirements shall comply with Section 702 of the Zoning Ordinance. Except for the parallel parking on the private drive west of the building, surface parking shall not be allowed.
Parking Spaces (Electric Vehicles (EV))	Minimum 2% of required spaces shall be EV installed spaces.
Parking Spaces (bicycles)	Minimum of 40 spaces located near entrances of buildings and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Bicycle repair station (“fix it station”) shall be provided and maintained by the developer near the main secured bicycle parking areas. Bicycle parking spaces shall be provided through inverted U and/or artistic racks within the parking garage, as approved by the Planning and Development Department. Artistic racks (if any) shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
Parking Spaces (Electric Bicycles (E-Bike) and Electric Scooter)	120-volt outlets for a minimum 10% of required bicycle parking spaces shall be installed for bicycle owners’ charging capabilities.
Minimum Number of Loading Bays	2
LIGHTING	
All lighting shall comply with Section 704 and Section 507 Tab A.II.A.8 of the Phoenix Zoning Ordinance and Section 23-100 of the Phoenix City Code. Lighting fixtures shall complement and be compatible with the design and character of the primary building. Pedestrian-scale lighting shall be provided along all sidewalks, multi-use trails and pedestrian walkways to maintain a minimum of one foot candle illumination throughout the pathway.	
LANDSCAPE STANDARDS	
General Landscape Requirements	All landscaping shall be irrigated with a permanent irrigation system with weather sensor (or similar system designed to control water use) All landscaping shall be drought-tolerant species, per the Arizona Department of Water Resources

	<p>Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List.</p> <p>All landscaping shall be consistent with the North Black Canyon Overlay District landscape design theme per Appendix A: Approved Plant Species List</p>
Minimum Number of Tree Species	3
Minimum Number of Shrub Species	5
Minimum Number of Groundcover Species	3
Minimum Number of Cactus/Succulent Species	3
Minimum Perimeter Landscape Setbacks	<p>North (Dove Valley): 10 feet</p> <p>East: 30 feet</p> <p>South: Average 20 feet inclusive of the sidewalk and fire lane</p> <p>West: 0 feet</p>
Streetscape Planting Requirements – Landscape Strip Between Back of Curb and Detached Sidewalk and Landscape Areas Within Right-Of-Way	<p>Dove Valley Road: Minimum 3-inch caliper single-trunk large canopy shade trees² planted at 20'-0" on center or equivalent groupings.</p> <p>Commitment Way: Minimum 2-inch caliper single-trunk large canopy shade trees planted at 20'-0" on center or equivalent groupings.</p> <p>Shrubs, accents and ground covers to achieve a minimum of 75% living vegetative ground coverage at maturity.</p> <p>Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design</p>

² In the event 3-inch caliper trees are not commercially available, then the aggregate caliper inches to be provided by 3-inch caliper trees within the allotted space ("Aggregate Caliper Inches") shall be provided by minimum 2-inch caliper trees equaling the Aggregate Caliper Inches.

	<p>solution consistent with a pedestrian environment.</p>
<p>Landscape Setback Planting Requirements</p>	<p>Minimum 2-inch caliper large canopy shade trees planted 20 feet on center or in equivalent groupings.</p> <p>Shrubs, accents and ground covers to achieve a minimum of 75% living vegetative ground coverage at maturity.</p>
<p>Landscape Areas Adjacent to Detached Sidewalk and Multi-Use Trail Planting Requirements</p>	<p>Minimum 3-inch caliper single-trunk canopy large shade trees² planted 20 feet on center or in equivalent groupings.</p> <p>Shrubs, accents and ground covers to achieve a minimum of 75% living vegetative ground coverage at maturity.</p>
<p>Private Sidewalk Landscape Strip Planting Requirements</p>	<p>Minimum 2-inch caliper trees planted 20 feet on center or in equivalent groupings.</p> <p>Shrubs, accents and ground covers to achieve a minimum of 75% living vegetative ground coverage at maturity.</p>
<p>Common Open Space and Retention Areas – Planting Requirements</p>	<p>Minimum 2-inch caliper trees planted 20 feet on center or in equivalent groupings along the perimeter of each open space and retention area</p> <p>Shrubs, accents and ground covers to achieve a minimum of 75% living vegetative ground coverage at maturity.</p>
<p>Adjacent to Building</p>	<p>Minimum 25% of the exterior wall length shall be treated with a landscaped strip a minimum of 10 feet in width</p> <p>Minimum 80% 2-inch caliper and 20% 3-inch caliper trees</p> <p>Shrubs, accents and ground covers to achieve a minimum of 75% living</p>

	vegetative ground coverage at maturity.
Rooftop Terrace Areas	<p>If rooftop areas are provided and if the developer opts to provide organic shade (rather than structural shade), a minimum 20% landscaped area, planted to the following standards:</p> <ul style="list-style-type: none"> • Minimum 2-inch caliper trees to achieve required shade in Shade Standards. • Shrubs, accents and ground covers to achieve a minimum of 75% living vegetative ground coverage at maturity.
SHADE STANDARDS	
General Shade Requirements	Shade shall be calculated at tree maturity and at summer solstice at noon. A shade study shall be submitted for review and approval by the Planning and Development Department.
Public and Private Sidewalks, Public and Private Walkways, and Multi-Use Trails and Paths	Minimum 75% shade coverage.
Common Open Space Areas	Minimum 50% shade coverage.
Rooftop Terrace Areas	If rooftop areas are provided, minimum 50% shade coverage to be provided by structural shade (such as lattices, permanent umbrellas or the like), or organic shade (such as trees), or a combination of structural or organic shade.
Bicycle Parking Areas	Minimum 75% shade coverage.
SIDEWALK AND PEDESTRIAN PATHWAY STANDARDS	
Dove Valley Road	<p>Sidewalk width: Minimum 5-foot-wide detached sidewalk</p> <p>Landscape strip: Minimum 11-foot-wide landscape strip located between the back of curb and detached sidewalk</p>
Commitment Way	<p>Sidewalk width: Minimum 5-foot-wide detached sidewalk</p> <p>Landscape strip: Minimum 8-foot-wide landscape strip located between</p>

		the back of curb and detached sidewalk.
Private Sidewalks		<p>Sidewalk width: Minimum 5-foot-wide detached private sidewalk adjacent to private drive (to west).</p> <p>Landscape strip: Minimum 5-foot-wide landscape strip located between the back of curb and detached sidewalk.</p>
Pedestrian Connection Pathway to Commercial Center to the West of this Site	Sidewalk width: Minimum 5-foot-wide sidewalk	

F. DESIGN GUIDELINES

Alta Dove Valley will conform with and enhance the requirements of Section 507 Tab A and the North Black Canyon Corridor Overlay District. In doing so, this development will provide a wide spectrum of high-quality amenities for its residents, including a large and hotel quality lobby, clubroom, full kitchen for residents to meet and socialize and well-equipped fitness room. There will be two generous courtyards that residents can access that will include a resort style swimming pool, spa, cabanas and BBQ’s and numerous areas to relax and enjoy the amenities.

Alta Dove Valley’s architectural character will complement the desert and Village Core by utilizing visually appealing architectural details and high-quality materials, such as decorative textured brick and refined smooth stucco and metal guardrails and canopies. The landscaping will further enhance the development and complement the desert by providing native plants found within the North Black Canyon Overlay District.

Exterior Materials:

The building will exhibit four-sided architecture. Exterior materials may include:

- Textured brick
- Refined smooth stucco
- Non-reflective coated metals
- Concrete
- Masonry
- Wood, painted or stained
- Tile

An average of 30% of each exterior perimeter elevation of the residential building shall be diversified with a minimum of three of the above accent materials with a minimum of 23% being brick or other masonry materials. An

illustrative architectural character-rendering (not site-specific) that generally portrays architectural form/articulation and currently anticipated materials, and Conceptual Building Elevations are provided at **Exhibit 5**. Additionally, these materials will create an upscale feel complementing the building's residential design and exhibiting quality and durability.

A minimum of 30% of the first-floor wall along the north elevation adjacent to Dove Valley Road will be glazed. A minimum of 18% of the first-floor wall along the south elevation adjacent to Commitment Way will be glazed. A minimum of 28% of the first-floor wall along the west elevation adjacent to the private drive will be glazed.

Exposed areas of the parking garage walls will be decoratively screened with stucco painted to match the exterior walls of the residential portions of the building and/or decorative accents, such as metal trellises or the like.

Where pedestrian walkways cross a vehicular path, the walkway shall be constructed of decorative pavers, stamped or colored concrete, or other materials that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.

Color Palette:

A Colors and Materials Board is provided at **Exhibit 6**.³ There will be multiple colors of brick and stucco used to add to the overall variety along with a stepped façade and parapet or roof line to create a distinct and thoughtful composition. The development shall include a minimum of 5 colors.

The color and material palette for the buildings shall comply with the North Black Canyon Overlay District, with specific regard to colors being muted and blend with, rather than contrast strongly, with the surrounding desert environment, as approved by the Planning and Development Department.

Architectural Character:

The development will create a diverse façade incorporating both vertical and horizontal architectural articulations including assorted detailing such as textural changes, pilasters, offsets, recesses, balconies and Juliet balconies, window fenestration and overhead canopies. There will be a minimum of 5 cornice types that range in height and elevation and all windows shall have a decorative head and sill. Two types of headers/sills and doors/windows will be incorporated. Moreover, all visible external sides of the residential building will have the same treatments/detailing to create 4-sided architecture.

The development will incorporate manipulation of massing and building articulation by incorporating changes in the façade plane at a minimum of 3 feet in depth. There shall not be a linear mass of more than 50 feet without a change in plane, excluding the parking garage.

³ The color palette may be updated as needed and shall comply with the North Black Canyon Overlay District.

The development will provide additional visual appeal by incorporating varied heights. The building shall include parapets that are varied in height and will not occur for more than 50 feet without at least a 1-foot change in height.

The entry ways will have distinct and attractive features designed to welcome residents and guests to the development. The main entry will incorporate 2 stories of glass flanked by brick columns and all other entries will receive an overhead canopy.

Any commercial uses provided shall be located on the ground floor of the multifamily residential building and shall comply with the residential building design guidelines.

Amenities:

The PUD’s numerous amenities will be designed and constructed with the same care and consideration as the other components within the multifamily community with consistent high-quality details and materials such that they are designed to be architecturally compatible with the primary building.

Complete Streets:

Design for Context: The proposed development will enhance and support the vitality of the area. Additional housing options in the area are necessary in light of the anticipated influx of people working in the area. The 53.12 du/acre density will facilitate the development of a maximum of 400 residential units for those looking to work and live in the area. The development will provide quality housing for current and future workers, as well as provide an additional customer base for the retail and other commercial uses nearby.

Design for Safety: The development has been thoughtfully designed to provide a safe connection to Dove Valley Road. Pedestrians will have the option of walking on a traditional sidewalk along Dove Valley Road and the north-south private drive to the west of the development or on a multi-use trail setback from the sidewalk and street. Additionally, the internalized parking will streamline vehicular circulation and increase safety.

Design for Connectivity: The development will provide a vehicular connection to Dove Valley Road. From there, vehicles will have easy access to the I-17 freeway, North Valley Parkway and more. As part of the development, a new street, known as Commitment Way, will be constructed south of the community. Commitment Way will provide another option for vehicles traveling east-west. Furthermore, the multi-use trail running along Dove Valley Road will provide connectivity with the surrounding area and community. The development will encourage a healthy, active lifestyle by providing bike parking spaces that will

enable residents and their guests to bike to nearby services and activities.

Design for Comfort and Convenience: The multi-use trail will provide shade and a comfortable environment for pedestrians. Residents and their guests will enjoy additional shade and amenities provided by the internal courtyards. The multi-use trail and other pedestrian pathways will be shaded at 75%, which far exceeds the 50% presumed by the Zoning Ordinance.

Design for Sustainability: The development will reduce the heat island effect by providing internalized parking, as well as green spaces in the internal courtyards.⁴ The parking garage will also provide secure bicycle parking, encouraging residents to bike to nearby destinations. The landscaping will be appropriate for a desert environment. The many trees will provide shade in the courtyards, as well as the sidewalks and multi-use trail, encouraging a healthy, active lifestyle.

G. PEDESTRIAN CIRCULATION AND CONNECTIVITY

As shown on **Exhibit 9**, Conceptual Pedestrian Circulation Plan, the development will provide a system of sidewalks and pathways allowing pedestrians to access all areas of the multifamily community and nearby retail, restaurants, and more. A multi-use trail extending east and west adjacent to Dove Valley Road will encourage pedestrians, bicyclists, and more to enjoy active, healthy lifestyles outdoors and utilize alternative modes of transportation to nearby destinations. A network of trees along the sidewalks and trail will provide shade and visual interest.

An east-west minimum 5-foot-wide concrete (or similar) pedestrian connection to the proposed commercial use located on the adjacent property to the west of this development will be provided to the west perimeter of this Site in a to-be-determined location that is mutually acceptable to the developer of this Site and the developer of the proposed commercial development to the west.

The pedestrian circulation system shall include the following:

- Pedestrian connection to Dove Valley Road, Commitment Way, and the private drive to the west.
- A multi-use trail within the development's frontage adjacent to Dove Valley Road which shall be shaded with trees to a minimum of 75% at maturity.
- Pedestrian connection to adjacent commercial uses to the west.

⁴ Artificial turf will be utilized to reduce water use and increase sustainability.

- Direct connections between the following site elements: multi-use trail, sidewalks, courtyard amenities, and building entrances and exits.

H. SIGNS

All signs shall comply with the City of Phoenix sign codes, including Phoenix Zoning Ordinance Section 654 and Section 705. All signs will require sign permit from City of Phoenix prior to installation.

I. SUSTAINABILITY

The proposed development will incorporate various design and building features to increase its sustainability. The development will achieve National Green Building Standards certification by meeting many of the National Green Building Standards. For example, the Site will be landscaped with native or regionally appropriate plants and will provide shade to the surface area of the light-colored hardscape. An inventory/salvage plan will be completed and salvageable trees or native plants above 4-inch caliper will be utilized, as appropriate. Shade will be incorporated throughout the development – public sidewalks and private walkways will be shaded at a minimum of 75%, and shaded parking spaces within the parking garage will be provided. The building will utilize sustainable lighting products, such as recessed lighting, motion sensor lights and high-efficacy lighting. The builders will also incorporate various materials to facilitate energy efficient water use including, drip irrigation and water closets using 1.28 gallons per flush or less. Energy efficient materials will be used, as applicable. Moreover, the development will be designed to encourage pedestrian and bicycle activity.

In addition to those discussed above, the development will comply with the following National Green Building Standards:

- Hardscape: not less than 50 percent of the surface area of the hardscape on the Site will meet one or a combination of the following methods:
 - Shading of hardscape: shade is provided from existing or new vegetation (within five years) or from trellises. Shade of hardscape is to be measured on the summer solstice at noon.
 - Light-colored hardscaping: horizontal hardscaping materials are installed with a solar reflectance index (SRI) of 29 or greater. The SRI shall be calculated in accordance with ASTM E1980. A default SRI value of 35 for new concrete without added color pigment is allowed to be used instead of measurements.
 - Permeable hardscaping: permeable hardscaping materials are installed.
- Insulation will be installed in accordance with Section 703.1.2

- Windows, skylights, and doors will be flashed, caulked, and sealed in accordance with manufacturer's instructions and in accordance with Section 701.4.3
- The total maximum combined flow rate of all showerheads controlled by a single valve at any point in time in a show compartment is 1.6 to less than 2.5 gpm. Maximum of two valves are installed per show compartment. The flow rate is tested at 80 psi (552 kPa) in accordance with ASME A112.18.1. Showerheads are served by an automatic compensating valve that complies with ASSE 1016 or ASME A112.18.1 and specifically designed to provide thermal shock and scald protection at the flow rate of the showerhead.
- Site is located within ½ mile (805 m) of 6 or more community resources [e.g., recreational facilities (such as pools, tennis courts, basketball courts), parks, grocery store, post office, place of worship, community center, daycare center, bank, school, restaurant, medical/dental office, laundromat/dry cleaner].
- Air handling equipment or return ducts are not located in the garage, unless placed in isolated, air-sealed mechanical rooms with an outside air source.
- Hard-surface flooring. Minimum of 10% of the conditioned floor space has pre-finished hard-surface flooring installed and a minimum of 85% of all prefinished installed hard-surface flooring is in accordance with the emission concentration limits of CDPH/EHLB Standard Method v1.1.
- Site-applied interior architectural coatings, which are inside the water proofing envelope, are in accordance with one or more of the following:
 - Zero VOC as determined by EPA Method 24
 - GreenSeal GS-11 Standard for Paints and Coatings
 - CARB Suggested Control Measure for Architectural Coatings
- 901.14 Non-smoking areas. Environmental tobacco smoke is minimized by one or more of the following:
 - All interior common areas of a multi-unit building are designated as non-smoking areas with posted signage.
 - Exterior smoking areas of a multi-unit building are designated with posted signage and located a minimum of 25 feet from entries, outdoor air intakes, and operable windows.
- Bicycle use is promoted by building on a lot located within a community that has rights-of-way specifically dedicated to bicycle use in the form of paved paths or bicycle lanes or on an infill lot located within ½ mile of a bicycle lane designated by the jurisdiction.
- Walkways, street crossings, and entrances designed to promote pedestrian activity are provided. New buildings are connected to existing sidewalks and areas of development.
- Exhaust fans are ENERGY STAR, as applicable.
- All bathrooms are vented to the outdoors – rate = 50 cfm or 20 cfm if continuous operation.
- Return ducts and transfer grilles. Return ducts or transfer grilles are installed in every room with a door. Return ducts or transfer grilles are

not required for bathrooms, kitchens, closets, pantries, and laundry rooms.

- A blower door test and a visual inspection are performed as described in 701.4.3.2.

In particular, with respect to City enforceability and Developer responsibility:

1. Practices or techniques that are measurable and enforceable by the City during site plan review and inspection process.
 - Reduce heat island effect with minimum shade requirement for sidewalks, open space, and bike parking areas.
 - Further reduce heat island effect by providing shaded, garage parking for the vast majority of parking spaces.
 - Development shall encourage pedestrian activity by providing pedestrian connections and bicycle parking.
 - Development shall include recycling.
 - Developer shall conserve water through the selection of drought tolerant landscaping.
 - Developer shall conserve water through drip irrigation system.
2. Practices or techniques for which the Developer will be responsible.
 - The building and interiors within the development are being thoughtfully designed and constructed with energy efficiency in mind.
 - Development bathrooms shall be vented to the outdoors.
 - Development shall include return ducts or transfer grilles in each room with a door.
 - Development shall use modern energy saving appliances (ENERGY STAR), as applicable, to minimize energy inefficiencies.
 - Development shall use sustainable lighting products (such as recessed lighting, motion sensor lights, and high-efficacy lighting).
 - Development shall conserve water by providing water closets that use only 1.28 gallons per flush.
 - Development shall improve air quality within the development by providing dedicated non-smoking areas.
 - Development shall install hard-surface flooring on a minimum of 10% of the conditioned floor space.
 - Development shall construct all units and install all components in accordance with the specifications noted above.

J. INFRASTRUCTURE

Water line:

The proposed development will connect to the water main constructed (or to be constructed) in Commitment Way from North Valley Parkway to the east property line of this Site. There will be a master meter installed near the south property line of the Site. The water lines will be private lines onsite once they pass the water meter.

Sewer Line:

The proposed development will connect to the sewer main constructed (or to be constructed) in Commitment Way from North Valley Parkway to the east property line of this Site. Due to the slope of the existing ground, this is the best option to enable a gravity sewer line to the south side of the Site without use of additional pumps or lift stations. The onsite sewer lines will be private lines until they reach the sewer main.

Water & Sewer Capacity:

There are no known current issues with water or sewer capacity available to serve this Site. We have worked with Water Department Management and staff on the means to assure sewage conveyance via an approved PSP.

Fireline:

There will be a separate fire line to serve this Site. This new fire line will connect to the water main planned to be constructed in Commitment Way. The onsite fire lines will be private fire lines.

Drainage Conveyance:

There is an existing drainage swale that runs through the Site from north to south. The drainage from the north enters the property from a culvert which runs under Dove Valley Road. The drainage swale will be redirected via open channel ditch along the east property line of the Site. From this channel it will flow south to the southeast corner of the property, then it will cross under Commitment Way.

Onsite Drainage Retention:

Onsite retention requirements will be handled with retention basins design primarily within the landscape areas. Underground retention systems may be utilized if the total storage volume cannot be supported within the above ground basins.

Streets:

Dove Valley Road runs east-west within the vicinity of the Site and currently provides one lane in each direction of travel with a center two-way left turn lane, beginning approximately 700 feet west of North Valley Parkway. Dove Valley Road is classified as an arterial. North Valley Parkway runs north-south within the vicinity of the Site and provides two lanes in each direction of travel with a raised landscaped median south of Dove Valley Road. North Valley

Parkway is classified as a major arterial. Per the Traffic Impact Study, driveway access to/from Dove Valley Road will be sufficient for the trips generated by the Alta Dove Valley development. The proposed Commitment Way south of the proposed development will provide additional travel routes and further reduce the impact of the trips generated by the Site.

IV. COMPARATIVE ZONING STANDARDS TABLE

The Comparative Zoning Standards Table is at **Exhibit 7**.

V. CONCLUSION

Wood Partners' best in class multifamily development on this vacant underutilized Site is a valuable community enhancement opportunity for the Site, surrounding area, nearby existing and future businesses, including the Taiwanese semiconductor facility, area residents and the City. This PUD provides Standards and Guidelines that will guide the development and ensure its high-quality development, desert compatibility and harmony with nearby existing and future developments that provide diverse opportunities for people to live, work, shop and play in this overall mixed-use North Gateway Village Core area.

VICINITY MAP (N.T.S)

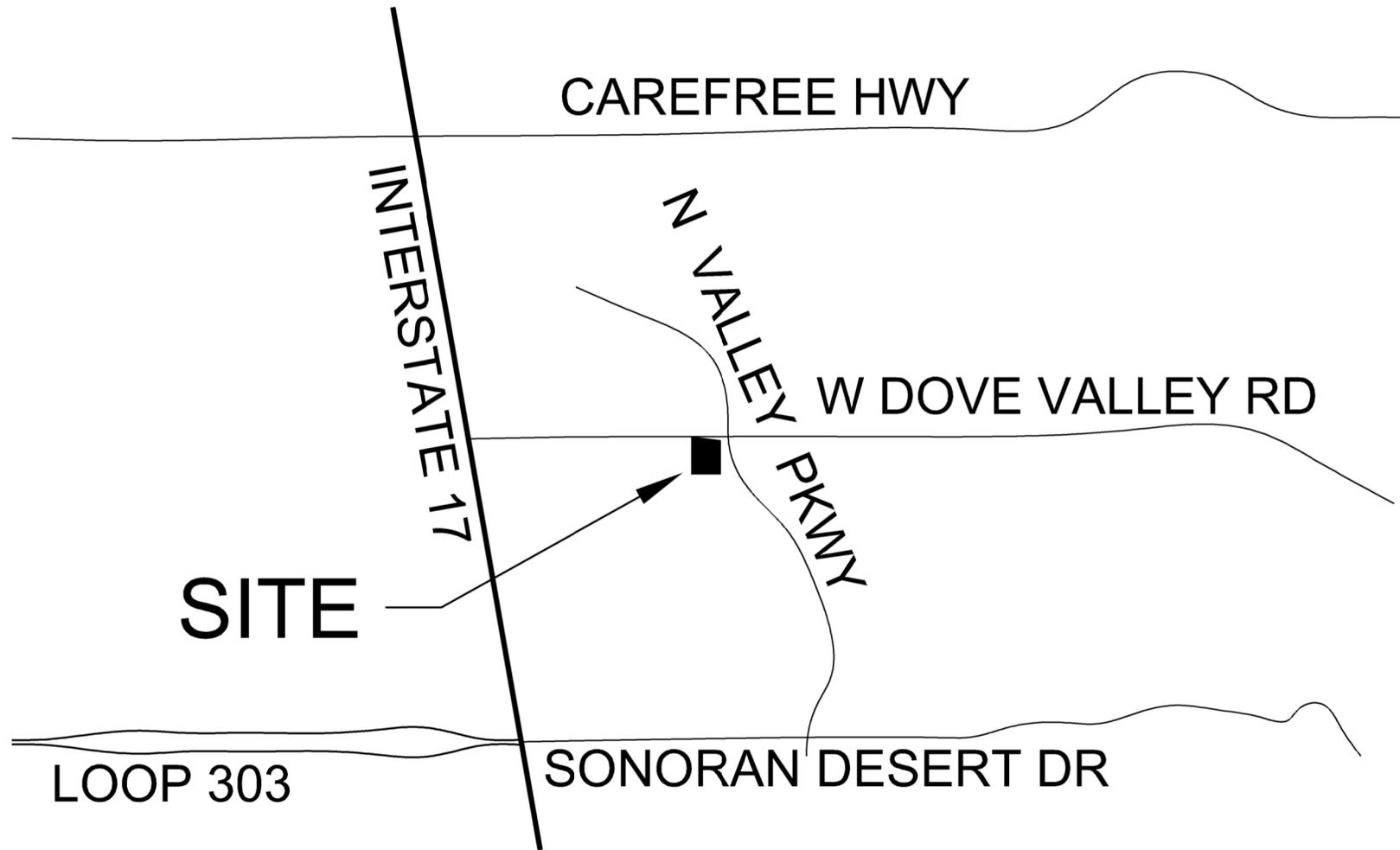
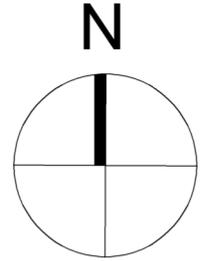
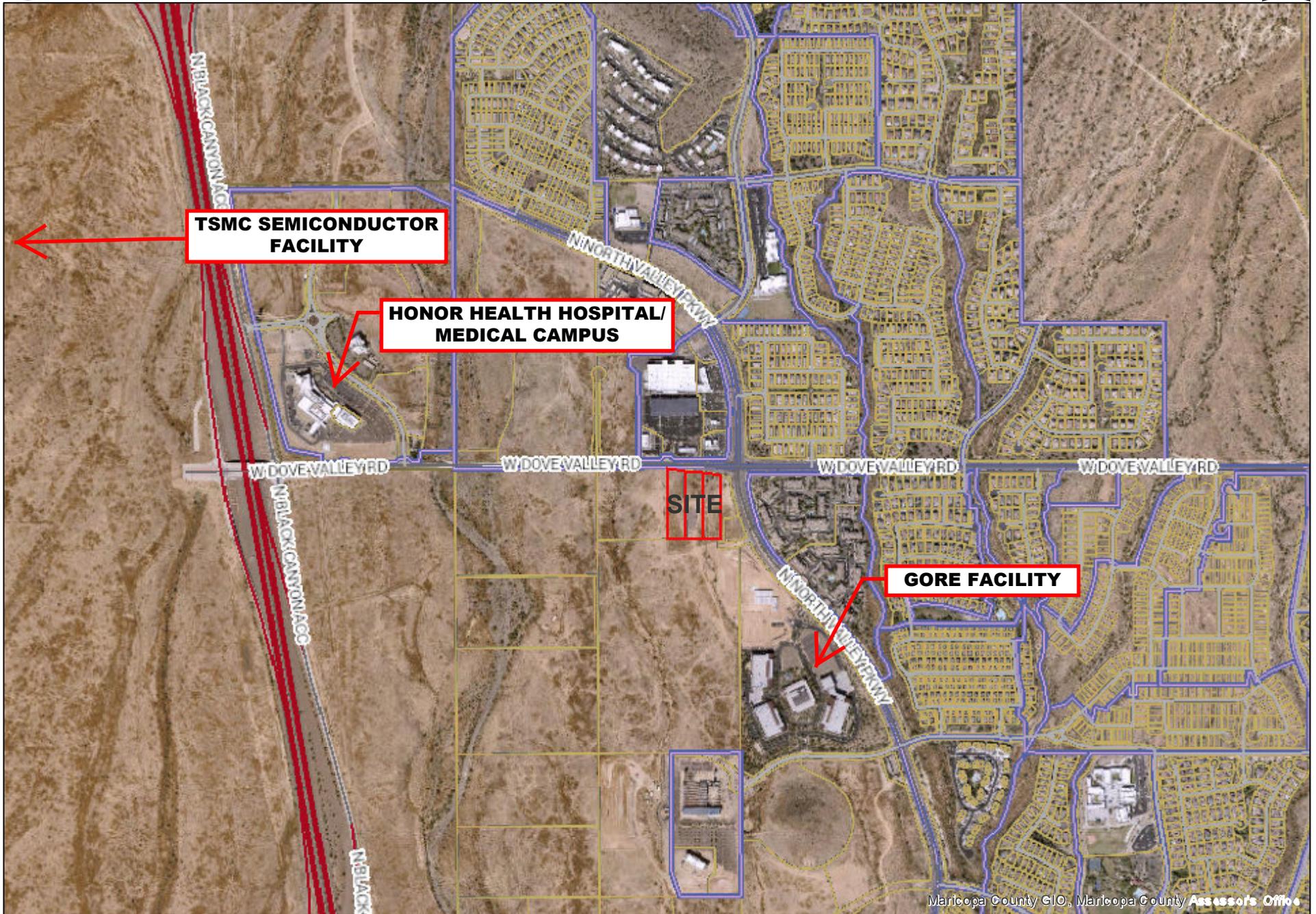


EXHIBIT 2



Regional Map





Aerial Map



EXHIBIT 3

**PRELIMINARY
NOT FOR
CONSTRUCTION**

**NEW APARTMENT BUILDING
ALTA DOVE VALLEY
WOOD PARTNERS
WEST DOVE VALLEY ROAD & N NORTH VALLEY PARKWAY
PHOENIX, ARIZONA 85005**

PROJECT DATA

DESCRIPTION
A NEW MULTIFAMILY WRAP DEVELOPMENT WILL BE MADE UP OF A 4-STORY BUILDING WITH A PARKING STRUCTURE. THERE WILL BE 8,000 SQUARE FOOT SET ASIDE FOR INTERIOR AMENITY SPACE INCLUDING A LOBBY/LEASING AREA, GAME/TV AREA AND A FITNESS CENTER. THE PROJECT WILL CONSIST OF 400 UNITS RANGING FROM 660 SF - 1440 SF 1, 2, AND 3 BEDROOMS.

LOCATION
THE PROJECT IS LOCATED ON THE SOUTHWEST CORNER OF WEST DOVE VALLEY ROAD AND N NORTH VALLEY PARKWAY IN PHOENIX, AZ.

LEGAL DESCRIPTION
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION FOURTEEN (14), TOWNSHIP FIVE (5) NORTH, RANGE TWO (2) EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CITY OF PHOENIX BRASS CAP IN A HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 14 FROM WHICH A BEARING AND IDENTIFICATION MARKING THE NORTH QUARTER CORNER OF SAID SECTION 14 BEARS SOUTH 89 DEGREES 26 MINUTES 10 SECONDS WEST 2038.84 FEET;
THENCE SOUTH 89 DEGREES 26 MINUTES 10 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 584.89 FEET;
THENCE DEPARTING SAID NORTH LINE, SOUTH 9 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 72.25 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 9 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 596.05 FEET;
THENCE SOUTH 89 DEGREES 27 MINUTES 53 SECONDS WEST, A DISTANCE OF 44.92 FEET;
THENCE NORTH 0 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 512.65 FEET;
THENCE NORTH 89 DEGREES 26 MINUTES 10 SECONDS EAST, A DISTANCE OF 477.84 FEET;
THENCE SOUTH 83 DEGREES 01 MINUTES 18 SECONDS EAST, A DISTANCE OF 17.14 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 20364 SQUARE FEET OR 6.7278 ACRES OF LAND, MORE OR LESS, INCLUDING ANY ENCUMBRANCES. SEE ATTACHED EXHIBIT "A", BY REFERENCE, MADE A PART HERETO.

SITE INFORMATION

ZONING:
EXISTING - PCD (NORTH BLACK CANYON OVERLAY DISTRICT)
PROPOSED - PUD
APN: 204-11-001X, 204-11-001T, 204-11-001Z
GROSS AREA: 105,387 SF + 169,746 SF + 110,104 SF = 325,237 SF (7.56 ACRES)
NET AREA: 105,312 SF + 102,722 SF + 99,133 SF = 307,167 SF (7.07 ACRES)
LOT SALES: NO
PROPOSED BUILDING HEIGHT: BUILDING HEIGHT (5-2) = 48'-0"
GARAGE HEIGHT (5-2) = 60'-0"
LOT COVERAGE: PROVIDED: BUILDING COVERAGE - 145,645 SF
NET LOT AREA - 307,167 SF
% LOT COVERAGE - 47.3%
OPEN SPACE: PROVIDED: PERIMETER 50,659 SF
COURTYARD A 27,862 SF
COURTYARD B 21,477 SF
TOTAL 99,418 SF
% OPEN SPACE 30.2%
DENSITY: GROSS ACREAGE - 7.56 ACRES
UNIT COUNT - 400 UNITS
52.9 UNITS PER ACRE

UNIT MIX

1 BEDROOM UNITS	NISF	27N1.5	417
A1 (660 SF)	40	A2	26,400 SF
A2 (720 SF)	56	A3	40,320 SF
A3 (750 SF)	100	A4	75,000 SF
A4 (780 SF)	60	A5	46,800 SF
A5 (800 SF)	16	A6	14,400 SF
TOTAL:	278	B1	88,100 SF
		B2	34,200 SF
		C1	14,000 SF
		C2	342,123 SF
2 BEDROOM UNITS	82	TOTAL:	112
B1 (1050 SF)	38		
B2 (1160 SF)	44		
3 BEDROOM UNIT	10		
C1 (1440 SF)	10		
TOTAL:	10		

PROJECT TOTAL

1 BD	278 (69%)
2 BD	112 (28%)
3 BD	10 (3%)
TOTAL:	400 UNITS

PARKING

REQUIRED PARKING	
1 BD (1.5 SPACES PER UNIT)	= 27N1.5 = 417
2 BD (1.5 SPACES PER UNIT)	= 112(1.5) = 168
3 BD (2 SPACES PER UNIT)	= 10(2) = 20
TOTAL REQUIRED PARKING	= 605 SPACES (1.51 PU)

PROVIDED PARKING	
PARALLEL PARKING	12 SPACES
GARAGE PARKING	608 SPACES
TOTAL PARKING	618 SPACES (1.55 PU)

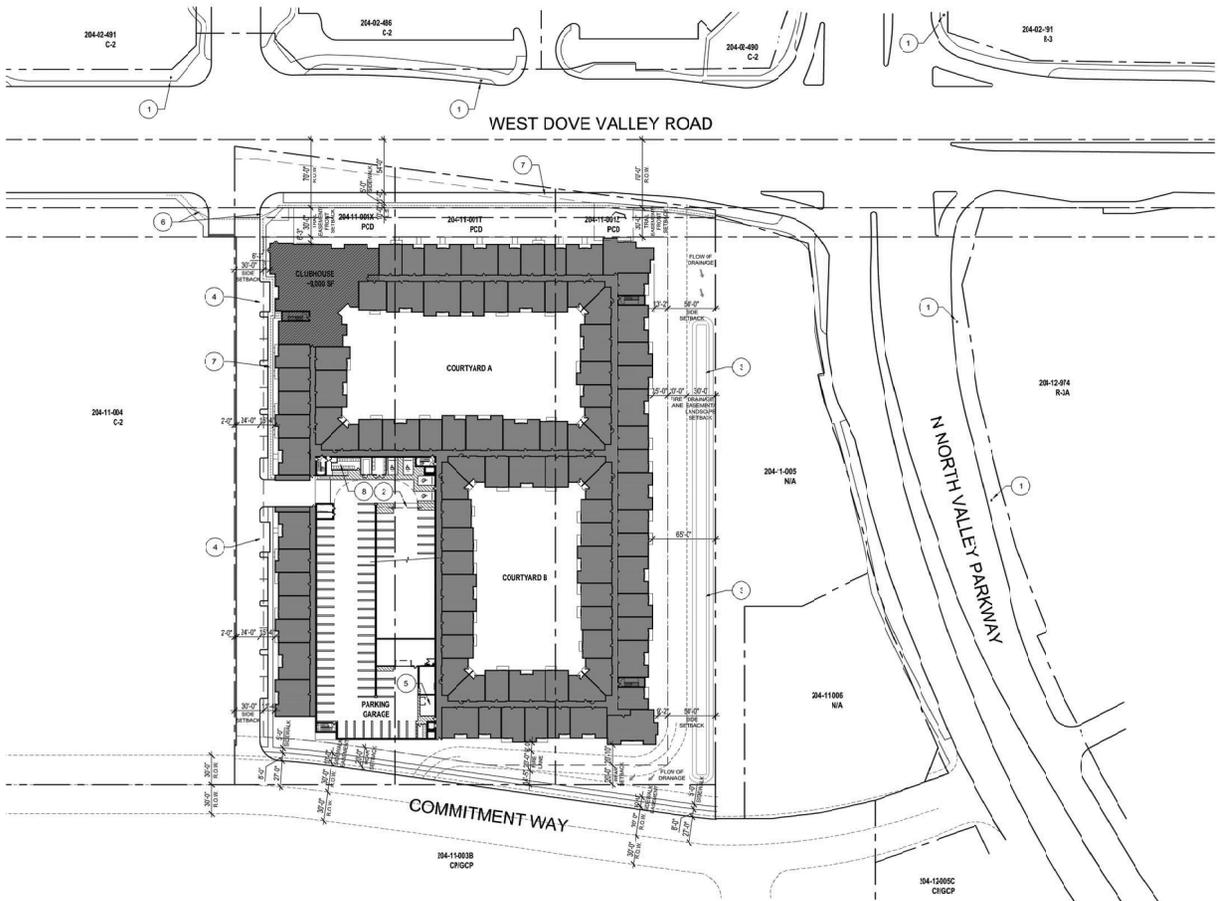
KVA # 21-5248
SDEV # 2100524
PAPP # 2109188
Q.S. # Q055-22

ISSUE

DATE	REV	FOR
11.08.2023		FREE APP SITE PLAN
03.16.2022		INITIAL PUD SUBMITTAL
05.25.2022		PUD RESUBMITTAL
12.1.2022		PUD 2ND SUBMITTAL
2.27.2023		PUD 3RD SUBMITTAL
3.26.2023		PUD 4TH SUBMITTAL

Drawn	JF
Checked	BC
Job Number	2168
Drawing	
REZONE	
SITE PLAN	
Sheet	

A1.0



KEYNOTES

- EXISTING FIRE HYDRANTS
- VEHICULAR GATE
- RETENTION BASIN/DRAINAGE
- LOADING SPACE (10-30')
- TRASH COMPACTOR/RECYCLE
- VISIBILITY TRIANGLE
- ACCESSIBLE PATH
- BICYCLE STORAGE
- FIRE ACCESS BREEZEWAY

STANDARD CITY OF PHOENIX NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED, IN ACCORDANCE WITH APPROVED PLANS.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.

PROJECT CONTACTS

OWNER/DEVELOPER
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CCBG ARCHITECTS
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LANDSCAPE ARCHITECT
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310 RIO SALADIC PARKWAY
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CONTACT: DAVE DIRREN

VICINITY MAP (N.T.S.)

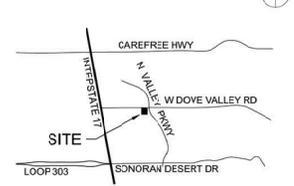


EXHIBIT 4

EXHIBIT 5



PRELIMINARY
NOT FOR
CONSTRUCTION

NEW APARTMENT BUILDING
ALTA DOVE VALLEY
WOOD PARTNERS
DOVE VALLEY & NORTH VALLEY PARKWAY
PHOENIX, AZ 85005

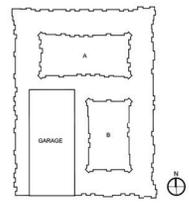
ISSUE
DATE REV FOR
3.16.2022 INITIAL PUD SUBMITTAL

Drawn
JF
Checked
JF
Job Number
2168
Drawing
EXTERIOR
ELEVATIONS -
COURTYARD
Sheet

A4.2.0



BUILDING KEY PLAN



GENERAL NOTES

- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED EQUIPMENT.
- ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.
- SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (E)(E)13, ZONING CODE.
- SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

MATERIAL/COLOR KEY

- | | |
|---|---|
| 1 | - BRICK - MCNEAR TOWN SERIES - HACIENDA |
| 2 | - ACCENT BRICK - MCNEAR SANDMOLD SERIES - EMBARCADERO |
| 3 | - STUCCO - SW 7009 PEARLY WHITE |
| 4 | - STUCCO - SW 7014 EIDER WHITE |
| 5 | - STUCCO - SW 7015 REPOSE GRAY |
| 6 | - STUCCO - SW 7016 MINIFUL GRAY |
| 7 | - HORIZONTAL TRIM / HEAD / SIL - SW 7005 PURE WHITE |
| 8 | - DOOR / WINDOW TRIM - DARK BRONZE |
| 9 | - METAL GUARDRAILS / CANOPIES - DARK BRONZE |

DRAWN BY: JEFFREY J. WOODS, ARCHITECT. CHECKED BY: JEFFREY J. WOODS, ARCHITECT. DATE: 3/16/2022. PROJECT: ALTA DOVE VALLEY APARTMENTS. BUILDING BY: WOOD PARTNERS. 20220222 - 20220304

EXHIBIT 6



1. MCNEAR - TOWN SERIES - HACIENDA

2. MCNEAR - SANDMOLD SERIES EMBARCADERO



3. SW 7009 PEARLY WHITE



4. SW 7014 EIDER WHITE



5. SW 7015 REPOSE GRAY



6. SW 7016 MINDFUL GRAY



7. SW 7005 PURE WHITE



8. & 9. DARK BRONZE

MATERIAL/COLOR KEY

1	- BRICK - MCNEAR TOWN SERIES - HACIENDA
2	- ACCENT BRICK - MCNEAR SANDMOLD SERIES - EMBARCADERO
3	- STUCCO - SW 7009 PEARLY WHITE
4	- STUCCO - SW 7014 EIDER WHITE
5	- STUCCO - SW 7015 REPOSE GRAY
6	- STUCCO - SW 7016 MINDFUL GRAY
7	- HORIZONTAL TRIM / HEAD / SILL - SW 7005 PURE WHITE
8	- DOOR / WINDOW TRIM - DARK BRONZE
9	- METAL GUARDRAILS / CANOPIES - DARK BRONZE

CCBG Architects, Inc.

102 E Buchanan Street
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 www.ccbgarchitects.com

ALTA Dove Valley

PHOENIX, ARIZONA
 Materials/Colors
 Design Review Submittal
 WOOD PARTNERS

March 11, 2022

CCBG
 Architects, Inc.

Phoenix - San Diego
 www.ccbgarch.com

EXHIBIT 7

DEVELOPMENT STANDARDS COMPARISON TABLE

STANDARD	R-5 (Subdivision)	PUD
Maximum Density	43.5	53.12 du/acre
Minimum Lot Width/Depth	Width: 60 feet Depth: 94 feet	None
Minimum Building setbacks	Front: 20 feet Rear: 15 feet Side: 10 feet and 3 feet	North (Dove Valley): 30 feet South (Commitment Way): 20 feet West Side: 30 feet East Side: 50 feet
Minimum Building Separation		None
Maximum Building Height	4 stories or 48 feet	Residential Buildings: 48 feet (4 stories) Parking Garage: 60 feet (6 levels) The parking garage shall be wrapped on a minimum of two sides by residential units. One of the wrapped sides shall be the side facing Dove Valley Road.
Maximum Lot coverage	50%	52%
Minimum Common Open Space	None	25% of gross acreage
FENCES/WALLS		
Fences/Walls		All Site fences and walls shall comply with Section 703 of the Phoenix Zoning Ordinance and shall use materials and decorative accents so the fences and walls complement or are compatible with the design of the primary building.
COMMON OPEN SPACE/AMENITY AREAS		
Minimum Square Footage of Each Common Open Space/ Amenity Area		5,000 SF (indoor) 20,000 SF (outdoor)

Minimum Number of Amenities		5 – minimum of 1 indoor amenity space and a minimum of 2 outdoor amenity spaces
PARKING STANDARDS		
Parking Spaces (vehicles)		<p>Parking requirements will comply with Section 702 of the Zoning Ordinance.</p> <p>Except for the parallel parking on the private drive west of the building, surface parking shall not be allowed.</p>
Parking Spaces (Electric Vehicles (EV))		Minimum 2% of required spaces shall be EV installed spaces.
Parking Spaces (bicycles)		<p>Minimum of 40 spaces located near entrances of buildings and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.</p> <p>Bicycle repair station (“fix it station”) shall be provided and maintained by the developer near the main secured bicycle parking areas.</p> <p>Bicycle parking spaces shall be provided through inverted U and/or artistic racks within the parking garage, as approved by the Planning and Development Department. Artistic racks (if any) shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.</p>
Parking Spaces (Electric Bicycles (E-Bike) and Electric Scooter)		120-volt outlets for a minimum 10% of required bicycle parking spaces shall be installed for bicycle owners’ charging capabilities.
Minimum Number of Loading bays	3	2

LIGHTING		
Lighting		<p>All lighting shall comply with Section 704 and Section 507 Tab A.II.A.8 of the Phoenix Zoning Ordinance and Section 23-100 of the Phoenix City Code.</p> <p>Lighting fixtures shall complement and be compatible with the design and character of the primary building.</p> <p>Pedestrian-scale lighting shall be provided along all sidewalks, multi-use trails and pedestrian walkways to maintain a minimum of one foot candle illumination throughout the pathway.</p>
LANDSCAPE STANDARDS		
General Landscape Requirements		<p>All landscaping shall be irrigated with a permanent irrigation system with weather sensor (or similar system designed to control water use)</p> <p>All landscaping shall be drought-tolerant species, per the Arizona Department of Water Resources Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List.</p> <p>All landscaping shall be consistent with the North Black Canyon Overlay District landscape design theme per Appendix A: Approved Plant Species List.</p>
Minimum Number of Tree Species		3
Minimum Number of Shrub Species		5
Minimum Number of Groundcover Species		3

Minimum Number of Cactus/Succulent Species		3
Minimum Perimeter Landscape Setbacks		North (Dove Valley): 10 feet East, West and South: 0 feet
Streetscape Planting Requirements – Landscape Strip Between Back of Curb and Detached Sidewalk and Landscape Areas Within Right-Of-Way		<p>Dove Valley Road: Minimum 3-inch caliper single-trunk large canopy shade trees planted at 20'-0" on center or equivalent groupings, except for within driveways and sidewalks.</p> <p>Commitment Way: Minimum 2-inch caliper single-trunk large canopy shade trees planted at 20'-0" on center or equivalent groupings.</p> <p>Shrubs, accents and ground covers to achieve a minimum of 75% of living vegetative ground coverage at maturity.</p> <p>Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.</p>
Landscape Setback Planting Requirements		<p>Minimum 2-inch caliper single-trunk large canopy shade trees planted 20 feet on center or in equivalent groupings.</p> <p>Shrubs, accents and ground covers to achieve a minimum of 75% living vegetative ground coverage at maturity.</p>
Landscape Areas Adjacent to Detached Sidewalk and Multi-Use Trail Planting Requirements		Minimum 3-inch caliper single-trunk canopy large shade trees planted 20 feet on center or in equivalent groupings.

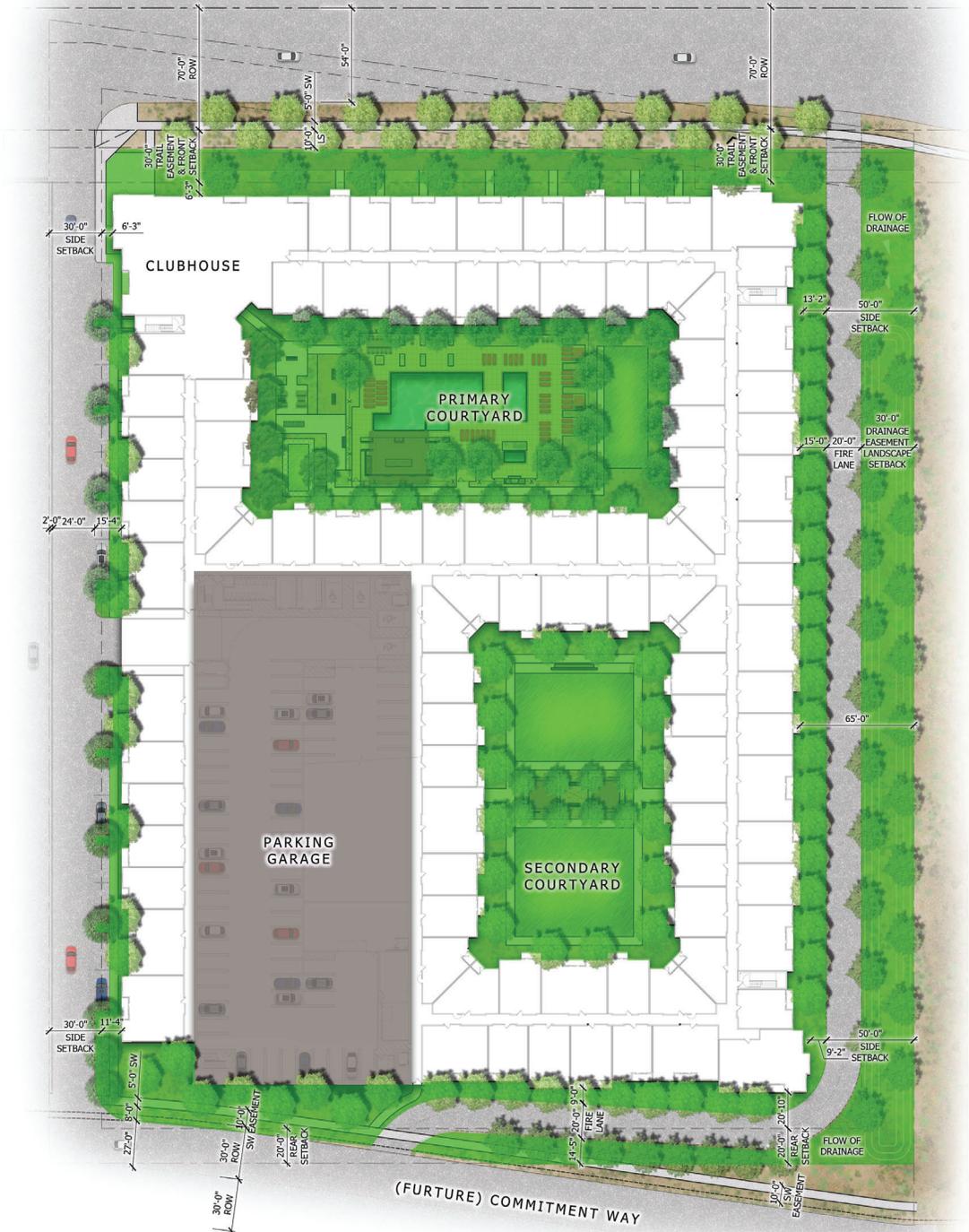
		<p>Shrubs, accents and ground covers to achieve a minimum of 75% living vegetative ground coverage at maturity.</p>
Private Sidewalk Landscape Strip Planting Requirements		<p>Minimum 2-inch caliper trees planted 20 feet on center or in equivalent groupings.</p> <p>Shrubs, accents and ground covers to achieve a minimum of 75% living vegetative ground coverage at maturity.</p>
Common Open Space and Retention Areas – Planting Requirements		<p>Minimum 2-inch caliper trees planted 20 feet on center or in equivalent groupings along the perimeter of each open space and retention area.</p> <p>Shrubs, accents and ground covers to achieve a minimum of 75% living vegetative ground coverage at maturity.</p>
Adjacent to Building		<p>Minimum 25% of the exterior wall length shall be treated with a landscaped strip a minimum of 10 feet in width.</p> <p>Minimum 80% 2-inch caliper and 20% 3-inch caliper trees.</p> <p>Shrubs, accents and ground covers to achieve a minimum of 75% living vegetative groundcover at maturity.</p>
Rooftop Terrace Areas		<p>If rooftop areas are provided and if the developer opts to provide organic shade (rather than structural shade), a minimum 20% landscaped area, planted to the following standards:</p> <ul style="list-style-type: none"> • Minimum 2-inch caliper trees to achieve required shade in Shade Standards.

		<ul style="list-style-type: none"> • Shrubs, accents and ground covers to achieve a minimum of 75% living vegetative ground coverage at maturity.
SHADE STANDARDS		
General Shade Requirements		Shade shall be calculated at tree maturity and at summer solstice at noon. A shade study shall be submitted for review and approval by the Planning and Development Department.
Public and Private Sidewalks, Public and Private Walkways, and Multi-Use Trails and Paths		Minimum 75% shade coverage.
Common Open Space Areas		Minimum 50% shade coverage.
Rooftop Terrace Areas		If rooftop areas are provided, minimum 50% shade coverage to be provided by structural shade (such as lattices, permanent umbrellas or the like), or organic shade (such as trees), or a combination of structural or organic shade.
Bicycle Parking Areas		Minimum 75% shade coverage.
SIDEWALK AND PEDESTRIAN PATHWAY STANDARDS		
Dove Valley Road		<p>Sidewalk width: Minimum 5-foot-wide detached sidewalk</p> <p>Landscape strip: Minimum 11-foot-wide landscape strip located between the back of curb and detached sidewalk</p>
Commitment Way		<p>Sidewalk width: Minimum 5-foot-wide and detached sidewalk</p> <p>Landscape strip: Minimum 8-foot-wide landscape strip located between the back of curb and detached sidewalk</p>

Private Sidewalks		Side width: Minimum 5-foot-wide detached private sidewalk adjacent to private drive (to west). Landscape strip: Minimum 5-foot-wide landscape strip located between the back of curb and detached sidewalk.
Pedestrian Connection Pathway to Commercial Center to the West of this Site		Sidewalk width: Minimum 5-foot-wide sidewalk

EXHIBIT 8

WEST DOVE VALLEY ROAD



OPEN SPACE LEGEND

SYMBOL	DESCRIPTION	PROVIDED
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	COMMON OPEN SPACE	99,418 S.F
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EXHIBIT 9



CIRCULATION LEGEND

SYMBOL	DESCRIPTION
	5'-0" CONCRETE WALKWAY
	PROPOSED 5' CONCRETE (OR SIMILAR) PEDESTRIAN CONNECTION (FINAL LOCATION TO BE DETERMINED), AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT
	4'-0" CONCRETE WALKWAY
	MULTI-USE TRAIL

APPENDIX A

PARCEL DESCRIPTION (FOR ZONING PURPOSES)

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION FOURTEEN (14), TOWNSHIP FIVE (5) NORTH, RANGE TWO (2) EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF PHOENIX BRASS CAP IN A HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 14 FROM WHICH A REBAR (NO IDENTIFICATION) MARKING THE NORTH QUARTER CORNER OF SAID SECTION 14 BEARS SOUTH 89 DEGREES 26 MINUTES 10 SECONDS WEST 2639.64 FEET;

THENCE SOUTH 89 DEGREES 26 MINUTES 10 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 164.99 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 0 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 72.25 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 590.05 FEET;

THENCE SOUTH 89 DEGREES 27 MINUTES 53 SECONDS WEST, A DISTANCE OF 494.92 FEET;

THENCE NORTH 0 DEGREES 21 MINUTES 38 SECONDS WEST, A DISTANCE OF 592.05 FEET;

THENCE NORTH 89 DEGREES 26 MINUTES 10 SECONDS EAST, A DISTANCE OF 477.94 FEET;

THENCE SOUTH 83 DEGREES 01 MINUTES 18 SECONDS EAST, A DISTANCE OF 17.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 293064 SQUARE FEET OR 6.7278 ACRES OF LAND, MORE OR LESS, INCLUDING ANY ENCUMBRANCES.

SEE ATTACHED EXHIBIT "A", BY REFERENCE, MADE A PART HERETO.



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