AURA UPTOWN

SEC 3rd Avenue & Coolidge Street
Planned Unit Development
Z-56-20-4

CITY OF PHOENIX
APR 29 2021
Planning & Development Department

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Purpose and Intent

The purpose of this PUD is intended to be a stand-alone document of zoning regulations for this particular project. Provisions not specifically regulated by the PUD are governed by the Phoenix Zoning Ordinance. If there are conflicts between specific provisions of this PUD, and the Phoenix Zoning Ordinance or design guidelines, the terms of this PUD shall apply. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. The purpose and intent statements are not requirements that will be enforced by the City.

A PUD is intended to be a stand-alone set of zoning regulations for a particular project or property. Uses and standards that the PUD does not specifically regulate are governed by the Phoenix Zoning Ordinance and City Code. This PUD includes information to illustrate its purpose and intent; the purpose and intent statements are not necessarily requirement that Phoenix will enforce. The PUD modifies only zoning regulations that address the unique character of the subject project/property, site characteristics and location. The PUD does not modify other City Code requirements or other Phoenix regulations.

A. Project Overview and Goals

The subject site for the proposed project is approximately 3.29 gross acres generally located at the southeast corner of 3rd Avenue and Coolidge Street in Phoenix, Arizona (the "Property"). See Aerial Map at **Exhibit 1**. To the north and west of the Property is the Pierson Place Historic District - a residential neighborhood of mostly single-family homes. East of the Property are the multi-family residential developments The Icon on Central and Elevation on Central. South of the Property is the Arizona Grand canal and the sprawling multi-family residential development Lex on Central.

The City of Phoenix 2015 General Plan Land Use Map indicates that the Property is identified for future development under the Higher Density Multi-Family Residential 15+ du/ac land use designation. See General Plan Map at **Exhibit 2**. The majority of the site is currently zoned R-5, with a small area on the hard southeast corner zoned R-3. See Zoning Map at **Exhibit 3**. Finally, the Property is located within the Uptown Transit Oriented Development District. See Uptown TOD Plan Map at **Exhibit 4**.

In the mid-1980s, the Property was redeveloped with the two-story, 34,000 square-foot commercial office building which still exists today. Until recently, the Property was owned and occupied by The Donor Network of Arizona – which relocated to a new facility. With the adoption of the Uptown TOD Plan, patterns of development along the Central Corridor, and recent improvements to the Grand Canal, the Property is ideally suited for redevelopment as pedestrian-oriented multi-family residential community. Approval of the PUD will benefit the Property and the surrounding community as follows:

- Creating development standards that allow for a development that is compatible with the surrounding neighborhood while meeting the urban-oriented development goals of the Uptown TOD Plan.
- Providing a multi-family residential development of superior quality and compatibility that could not be achieved with conventional development standards given the unique characteristics of the site.
- Supporting the goals and policies of the Uptown Transit Oriented Development Plan by providing canal-oriented development that will activate and engage the Arizona Grand Canal Trail.

- The high-quality development will provide residential density and housing diversity in an urban, infill area with ease of access to multi-modal transportation and major employment centers.

A PUD is the appropriate zoning mechanism for the Property given its uniqueness in the context its location at the crossroads of the Arizona Grand Canal Trail and Phoenix Sonoran Bikeway and its proximity to the Pierson Place Historic District neighborhood. Its placement within the Uptown TOD Plan and adjacency to existing single-family residential development call for tailored development standards that reflect the evolution and growth of the area due to light rail while remaining sensitive to the existing historic neighborhood that borders the development on two sides. The combination of these factors necessitates specifically-tailored development standards, design guidelines, and regulations for the Property in the form of a PUD.

B. Overall Design Concept

Aura Uptown is a luxury multi-family residential community situated in the heart of Uptown Central Phoenix at the crossroads of the Arizona Grand Canal and the Phoenix Sonoran Bikeway. See Site Plan at **Exhibit 5**. Using the Walkable Urban Code and Uptown TOD Plan as guideposts, the proposed project has been designed to engage with the surrounding community on three frontages – 3rd Avenue, Coolidge Street, and the Arizona Grand Canal. Along both 3rd Avenue and Coolidge Street, Aura Uptown offers pedestrian-scale engagement and residential feel with detached sidewalks, large canopy shade trees, and stoop-and-doorwell ground floor units with direct street access. Along the Grand Canal, resident amenity areas are oriented toward the Grand Canal with multiple pedestrian access points to the Grand Canal Trail and a large, landscaped, publicly-accessible open space area along the entirety of the southern frontage. Aura Uptown has been designed in the spirit of multi-modal, walkable urban development while remaining cognizant of and sensitive to its surroundings.

Land Use Plan

The proposed 210-unit development will have four floors of residences with a mezzanine element for a small number of units on the eastern and southern elevations. See Elevations at **Exhibit 6**. The residences will be wrapped around a parking structure located on the east side of the development, screened from view for the surrounding neighborhood. The property is accessed via a single driveway on Coolidge Street that is located on the eastern end of the Property closer to Central Avenue, to mitigate neighborhood traffic impact.

As the landscape plan and site plan illustrate, Aura Uptown will offer multiple, convenient points of access to the Grand Canal along its southern property line in a beautifully landscaped, interactive frontage that is oriented toward the canal that includes three separate lawn areas open to the public. Bike racks, an outdoor bike repair station, and benches, shaded by large-canopy trees, are appropriately located in the southwest corner of the site at the intersection of the two thoroughfares, providing a useful node for guests and passersby to rest and store or fix their bikes. Covered, secure bike parking and an additional bicycle repair station in the parking garage will be available to residents. See Landscape Plan at **Exhibit 7**.

Ground-level stoops and patios, large-canopy shade trees, and a landscaped, detached sidewalk provide shade, visual interest, and residential feel along 3rd Avenue. A combination of common access points and

direct unit access via ground-level stoops along both 3rd Avenue and Coolidge Street provide residents with multiple convenient options to access the Phoenix Sonoran Bikeway and Arizona Grand Canal for both walking and biking. Each of Aura Uptown's frontages has been thoughtfully designed with a combination of visual interest, landscaped shading, and convenient amenities to maximize and encourage walking and biking in and around the neighborhood.

In the design of Aura Uptown, special attention has been given to the project's interaction with the Pierson Place Historic Neighborhood to the north and the west of the Property. The parking garage has been pushed to the east side of the Property, away from the neighborhood and screened from view on all sides by the residence buildings. The garage is accessed via a single driveway similarly located at the east end of the Property along Coolidge Street to mitigate cut-through traffic in the neighborhood and encourage traffic circulation to and from Central Avenue. The garage driveway is the only vehicular access to the Property – in the interest of reducing traffic impacts in the neighborhood and improving bicycle safety on the Phoenix Sonoran Bikeway there is no vehicular access to the Property on 3rd Avenue.

The Coolidge Street and 3rd Avenue frontages have been thoughtfully designed to provide a residential feel at the pedestrian level to soften the transition between multi-family and single-family land uses. Ground level units along both frontages offer stoops and walkups with direct street access and street-oriented patios. A detached, landscaped sidewalk lined with a double row of large-canopy live oak trees provides shade along both frontages and the lush, green vegetation characteristic of neighborhoods in the Central Corridor. Finally, primary and accent materials like stone, brick, and metal are incorporated into each frontage to provide materiality reminiscent of the unique mix of modern and preserved historic homes found throughout the Pierson Place neighborhood.

List of Uses

Unless modified herein, the provisions of Section 13 of the Phoenix Zoning Ordinance for Transect T5:5 shall govern.

A. Permitted Uses

This PUD allows all uses permitted in the R-5 zoning district of the Phoenix Zoning Ordinance, except for the prohibited uses identified in the section below.

B. Prohibited Uses

This PUD prohibits the following uses:

1. Bed and breakfast establishment
2. Boarding house
3. Group foster home
4. Hotel or Motel
5. Environmental remediation facility
6. Branch offices for the following: banks, building and loan associations, brokerage houses, savings and loan associations, finance companies, title insurance companies and trust companies.

7. Veterinary offices

C. Temporary Uses

Temporary uses shall be subject 1306 of the Phoenix Zoning Ordinance.

D. Accessory Uses

Accessory uses shall be subject to 1306 of the Phoenix Zoning Ordinance.

Development Standards

Unless modified herein, the provisions of Section 13 of the Phoenix Zoning Ordinance for Transect T5:5 shall govern.

A. Development Standards Table

	Proposed	WU Code T5:5
Maximum Dwelling Units	210 units	No maximum
Minimum Building Setbacks	North (Coolidge Street): 20 feet between building façade and existing curb line West (3rd Avenue): 20 feet between building façade and existing curb line South: 0 feet East: 0 feet	Primary Frontage: 12-foot maximum Secondary Frontage: 10-foot maximum Side/Rear Lot Line: 0 feet
Minimum Landscape Setbacks	North (Coolidge Street): 20 feet between building façade and existing curb line West (3rd Avenue): 20 feet between building façade and existing curb line South: 0 feet East: 0 feet	Street Side: 10 feet
Maximum Height	East Frontage/South Frontage/Parking Structure: 56 feet North Street Frontage/West Street Frontage: 48 feet	56 feet
Maximum Lot Coverage	80%	80%
Minimum Open Space	10%	5%

Coolidge Street (Primary) Frontage	70% minimum Primary Building Frontage	70% minimum Primary Building Frontage
3rd Avenue (Secondary) Frontage	The frontage along 3rd Avenue shall conform to the stoop and doorwell, patio, or porch frontage type standards as described in Section 1305 of the Walkable Urban Code for a minimum of 70% of the building face.	50% minimum Secondary Building Frontage subject to Section 1305 Frontage Types.
Canal (South) Frontage	The south-facing mass of the building(s) oriented to the Grand Canal shall incorporate Walkable Urban Code Frontage Types described in Section 1305 for a minimum 20 percent of the building face(s). For the purpose applying the above provisions, the above shall be treated as a Secondary Frontage with regard to glazing.	N/A

B. Landscape

Landscaping shall be provided according to Section 1309 of the Phoenix Zoning Ordinance, with the following enhancements:

Canalscape	• A landscaped public-access greenspace area shall be provided adjacent to the Arizona Grand Canal Trail on the south side of the Property. • Between the southern mass of the building and the south property line (the Grand Canal right-of-way), the developer shall plant minimum 3-inch caliper, large canopy shade trees, at a minimum frequency of 25 feet on center or in equivalent groupings. • The provisions of Section 1310.A.2. of the Phoenix Zoning Ordinance shall apply to require shaded open space of which a minimum 50 percent shall be situated adjacent to the south property line (the Grand Canal right-of-way).
Streetscape (Coolidge Street and 3rd Avenue Frontages)	• Per Section 1312, provide detached minimum 5-foot-wide sidewalks on both frontages with minimum 5' landscape strip between back of curb and sidewalk if no conflict with utilities. • Trees of minimum 4"-caliper (25%), 3"-caliper (25%) and 2"-caliper (50%) planted 20' on center or in equivalent groupings, except for within driveways, sidewalks or sight visibility triangles. • Minimum of five (5) 5-gallon drought-resistant shrubs per tree (maximum 24 inches tall at maturity within all sight visibility triangles).

East Property Line	• Upright evergreen trees planted 20' on center or in equivalent groupings. • Minimum of three (3) 5-gallon drought-resistant shrubs per tree. All landscape setbacks shall be planted to achieve a minimum 50% living groundcover coverage.
Shade	• Minimum shade standards shall be provided per Section 1304.F of the Phoenix Zoning Ordinance.

C. Parking

Off-Street Parking	• Parking shall be provided in accordance with requirements for Transect 5 zoned properties within Section 1307 of the Phoenix Zoning Ordinance. • All off-street parking shall be located in the internal parking structure identified in the site plan.
On-Street Parking	• On-street parking along the 3rd Avenue and Coolidge Street frontages shall be prohibited.
Bicycle Parking and Amenities	• All required bicycle parking for multifamily use, per Section 1307.H.6.d. of the Phoenix Zoning Ordinance, shall be secured parking. • Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 spaces near entrances of buildings and installed per the requirements of Section 1306.H. of the Phoenix Zoning Ordinance. • A bicycle repair station (fix-it station) along the southern edge of the site, visible, and accessible from the public sidewalk and / or the Grand Canal Trail. The station shall include but not limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while adjusting the bike.

D. Fences/Walls

All fences and walls shall comply with Phoenix Zoning Ordinance Chapter 13 unless modified as follows:

- No solid perimeter wall greater than 36 inches in height shall be oriented to and located within 30 feet of the south property line (the Grand Canal right-of-way), as approved by the Planning and Development Department.

E. Lighting

Lighting shall comply with lighting standards as provided in Phoenix Zoning Ordinance Sections 704 and 507 Tab A, as well as Section 23-100 of the Phoenix City Code.

F. Access

Vehicular Access: The Property shall be limited to one (1) driveway, located on the Coolidge Street frontage. Vehicular access to the Property via 3rd Avenue is prohibited.

Traffic Calming: The developer shall provide speed bumps, speed humps, truncated domes, or a similar traffic calming device at the egress point of the vehicular driveway for traffic exiting onto Coolidge Street.

Pedestrian Access: The developer shall provide a minimum of two direct pedestrian connections from the amenity areas located south of the building mass to the shared use path along the Grand Canal Trail.

Design Guidelines

The Property shall comply with Sections 1311-1313 of the Phoenix Zoning Ordinance, and, as applicable, Section 507.

A. Building Architecture

- 3rd and 4th floor balconies along northern and western street frontages shall be "Juliet" balconies, which provide a very shallow balcony or railing which sits just outside a window or a door.
- The south facing mass of the building(s) oriented to the Grand Canal shall contain architectural embellishments, design detailing, and / or space programming to activate and provide visual access onto the canal, as approved by the Planning and Development Department. Examples of appropriate enhancements may include textural changes, offsets, recesses, variation in window size and location, overhang canopies, balconies with a depth greater of than 3 feet, and amenities such as gathering spaces.

B. Landscape

- Create generous landscaping along Coolidge Street and 3rd Avenue with Live Oak or similar species theme tree to shade both sides of the sidewalk.
- All sidewalks to receive 75% shade assuming 5 years of tree canopy growth on the summer solstice at noon.
- Between sidewalk and building face, a mix of drought-resistant vegetation to include accent plants, vines, shrubs and ground cover plants to achieve 75% living groundcover coverage.

C. Canalscape

- All landscape beds to be planted with a mix of drought-resistant vegetation to include accent plants, vines, shrubs and ground cover plants to achieve 50% living groundcover coverage.
- All walks, amenity areas and gathering spaces to receive 50% shade assuming 5 years of tree canopy growth on the summer solstice at noon. Standard applies to all spaces outside 16'-6" SRP Easement along southern property line.

Signs

Signs shall be provided in accordance with Phoenix Zoning Ordinance Section 1308.

Sustainability

The Applicant incorporates sustainability features in all of their projects they develop. This project will include many design features that help increase energy efficiency.

1. City Enforced Standards
    a. High efficiency HVAC – 14 SEER units
    b. Unit separation assemblies with STC 50 or greater for enhanced sound separation and energy retention
    c. High-performance LED building lighting
    d. Low-voltage LED landscape lighting
2. Developer Enforced Standards
    a. Photovoltaic solar array on top floor of parking structure
    b. Low E insulated glass
    c. Recycling program for residents and office/common areas
    d. Low-flow water fixtures
    e. Energy Star appliances
    f. Energy efficient pool pump and filtration equipment
    g. An irrigation design that employs low flow drip irrigation to maximize efficiency, and a smart controller with weather sensing technology

Infrastructure

A. Circulation

Access to the Property will be provided from a single driveway on Coolidge Street. The existing driveway and curb cut on 3rd Avenue will be removed.

B. Grading & Drainage

This parcel is in a Special Flood Hazard Area (SFHA) called Zone A, on panel 1740 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department:

1. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3); this includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
2. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements.
3. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit.

C. Water Services

Development of the site may require infrastructure improvements based on proposed uses and capacity demand at that time. The improvements will be designed and constructed in accordance with city Code requirements and Water Service Department Design Standards and Policies.

EXHIBIT 1

Aerial Map

N 3Rd Ave
W Coolidge St
W Hazelwood St
SUBURBAN ACRES
155-29-063B
155-29-069B
155-34-042
155-34-043
155-34-044
155-34-045
155-34-046
155-34-047
155-34-048
155-34-049
155-34-050
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155-34-075
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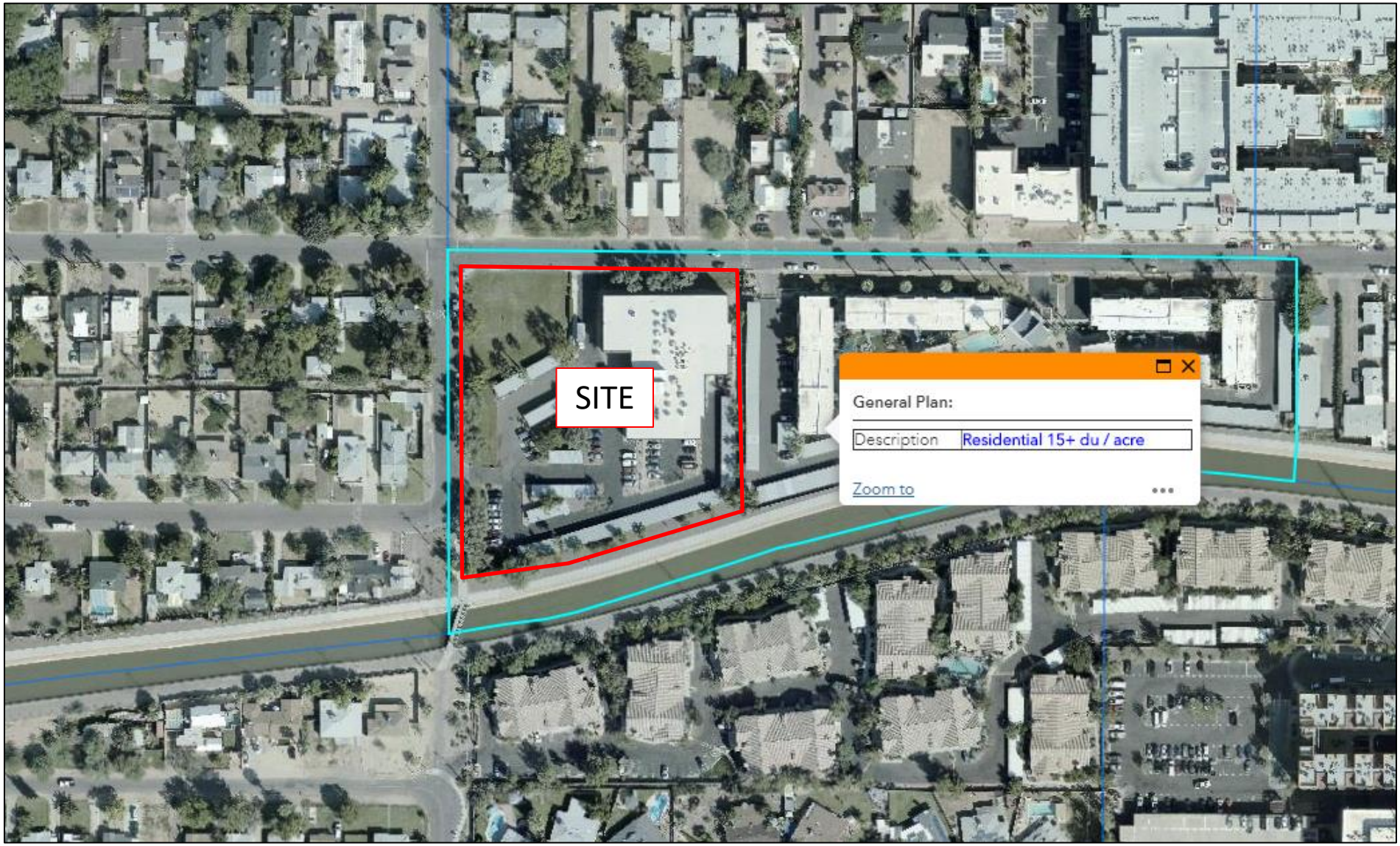
155-34-077
155-34-078
155-34-079
155-34-080
155-34-081

EXHIBIT 2

General Plan Map



N

SEC 3rd Avenue & Coolidge Street – Phoenix, AZ

EXHIBIT 3

Zoning Map

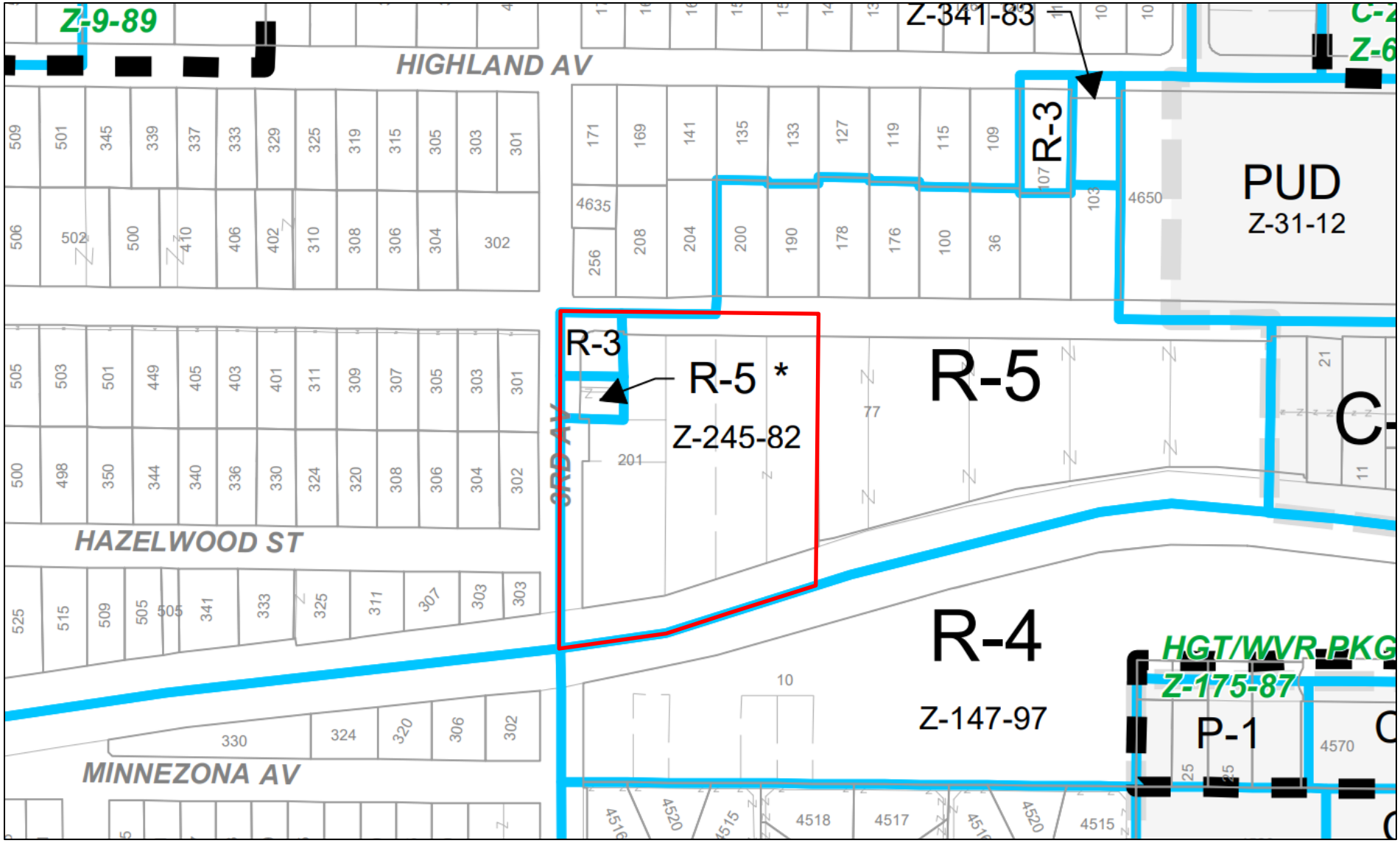
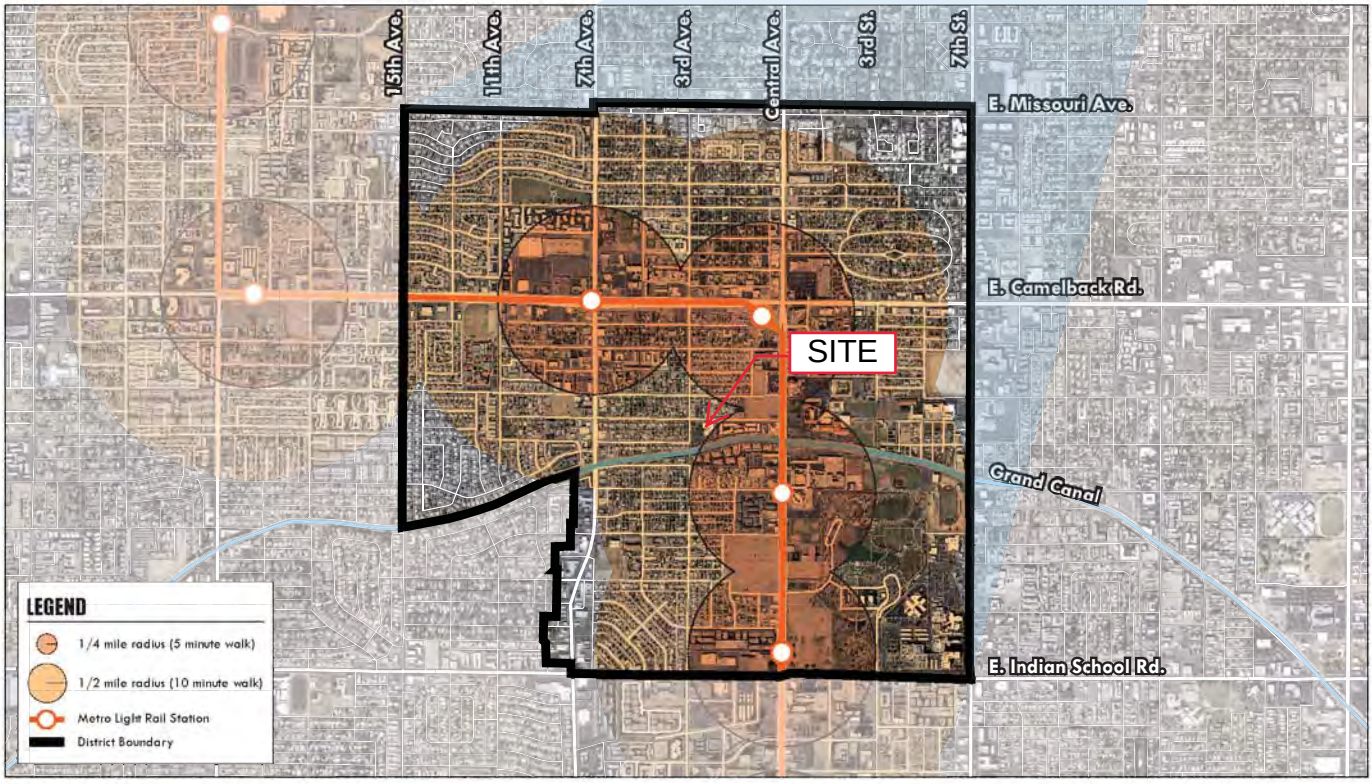

Z-9-89
HIGHLAND AV
Z-341-83
R-3
PUD
Z-31-12
R-3
R-5 *
Z-245-82
R-5
3RD AV
HAZELWOOD ST
R-4
Z-147-97
HGT/WVR-PKG
Z-175-87
P-1
MINNEZONA AV
N

EXHIBIT 4

Uptown in Context

ReinventPHX Districts



Uptown District

EXHIBIT 5

PRELIMINARY/FINAL SITE PLAN FOR AURA UPTOWN

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:
THE WEST HALF OF LOT 15 AND THE EAST HALF OF LOT 17, SUBURBAN ACRES, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 13 OF MAPS, PAGE 22;
EXCEPT THE NORTH 7.5 FEET FOR STREET PURPOSES.
PARCEL NO. 2
THE WEST HALF OF LOT 17, SUBURBAN ACRES, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 13 OF MAPS, PAGE 22;
EXCEPT THE NORTH 7.5 FEET FOR ROAD.
PARCEL NO. 3:
LOT 19, SUBURBAN ACRES, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 13 OF MAPS, PAGE 22.
EXCEPT THEREFROM THE NORTH 185 FEET THEREOF;
EXCEPT THEREFROM THE WEST 20 FEET THEREOF; AND
EXCEPT THEREFROM ANY PART, THEREOF, LYING WITHIN THE WEST 30 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS PROVIDED IN DEED RECORDED IN DOCKET 9401, PAGE 123.
PARCEL NO. 4:
THE SOUTH 60 FEET OF THE NORTH 185 FEET OF LOT 19, SUBURBAN ACRES, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 13 OF MAPS, PAGE 22;
EXCEPT THE FOLLOWING DESCRIBED PARCEL FOR ROADWAY PURPOSES;
THAT PART OF THE SOUTH 60 FEET OF THE NORTH 185 FEET OF LOT 19, SUBURBAN ACRES, LYING WITHIN 40 FEET OF THE MONUMENT LINE OF THIRD AVENUE, AS SAID MONUMENT LINE IS SHOWN ON THE PLAT OF SOUTH PIERSON PLACE, THE PLAT OF WHICH IS RECORDED IN BOOK 17 OF MAPS, PAGE 45.
PARCEL NO. 5:
THE SOUTH 38 FEET OF THE WEST 60 FEET OF THE EAST 120 FEET OF THE NORTH 125 FEET OF LOT 19, SUBURBAN ACRES, AND THE NORTH 5 FEET OF THE SOUTH 43 FEET OF THE WEST 60 FEET OF THE EAST 120 FEET OF THE NORTH 125 FEET OF LOT 19, SUBURBAN ACRES, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 13 OF MAPS, PAGE 22.
PARCEL NO. 6:
THE NORTH 92 FEET OF THE WEST 60 FEET OF THE EAST 120 FEET OF THE NORTH 125 FEET OF LOT 19, SUBURBAN ACRES, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 13 OF MAPS, PAGE 22.
EXCEPTING THEREFROM THAT PORTION OF THE LAND CONVEYED TO THE CITY OF PHOENIX, A MUNICIPAL CORPORATION, MORE PARTICULARLY DESCRIBED IN QUIT-CLAIM DEED, RECORDED NOVEMBER 06, 2012 AS 2012-1011309 OF OFFICIAL RECORDS.
PARCEL NO. 7:
THE EAST 60 FEET OF THE NORTH 125 FEET OF LOT 19, SUBURBAN ACRES, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 13 OF MAPS, PAGE 22;
EXCEPT THE NORTH 7.5 FEET THEREOF.

CITY OF PHOENIX SITE PLAN NOTES

1. Development and use of this site will conform with all applicable codes and ordinances
2. All new or relocated utilities will be placed underground
3. "Structures and landscaping within a triangle measured back 10' from the property line and 20' along the property line on each side of the driveways entrances will be maintained at a maximum height of 3'."
4. Structures and landscaping within a triangle measuring 33' x 33' along the property lines will be maintained at a maximum height of 3'
5. 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 by uses in the area outside of the site
6. 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
7. All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment
8. All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets
9. Barbed, razor, or concertina wire (or similar) shall not be used on this site where visible from public streets or adjacent residential areas
10. All signage requires separate reviews, approvals, and permits. No signs are approved per this plan.
11. Gates are to remain open, or are to open automatically, between the hours of _____ and _____

Please consider placing the following note (signed and dated) on the site plan to authorize minor amendment to the plan in the future:

I consent to the reproduction of this site plan provided that if modifications are made, the professionals who make such changes assume full responsibility and liability for the modified portions of the plan.

Rich Barber — 11/20/2020
SIGNATURE OF COPYRIGHT OWNER — DATE

Rich Barber
PRINTED NAME OF COPYRIGHT OWNER

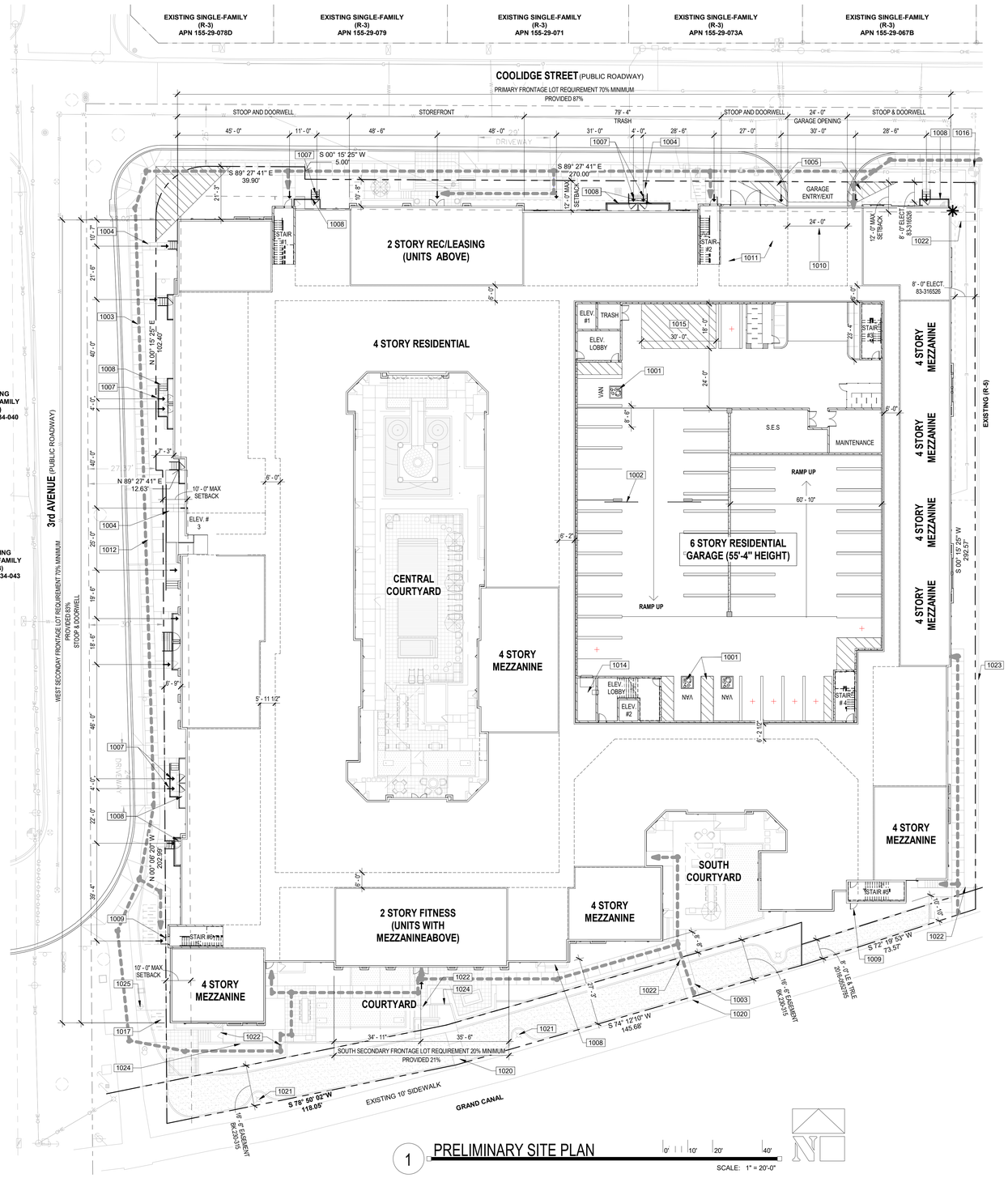
SOLID WASTE NOTES

SOLID WASTE NARRATIVE:
TRASH CHUTES ARE LOCATED IN THE PARKING GARAGE ON ALL FLOORS AND AN ADDITIONAL CHUTE LOCATED ON THE WEST SIDE OF BUILDING.

TRASH TERMINATION ROOMS ARE LOCATED IN PARKING GARAGE AT GRADE LEVEL AND ON WEST SIDE OF BUILDING WHERE TRASH IS COMPACTED AND PLACED INTO 2YD BINS. TRASH BINS ARE TAKEN TO HOLDING ROOM LOCATED AT GRADE LEVEL ON NORTH SIDE OF GARAGE. HOLDING ROOM IS COMPLETELY ENCLOSED AND SCREENED WITH GATES (SEE ELEVATIONS). ON TRASH PICK UP DAYS BINS ARE TAKEN OUT BY STAFF TO PROVIDED STAGING AREA FOR COLLECTION. 6YD RECYCLE BIN WILL BE PROVIDED IN GARAGE ACCESSIBLE TO ALL RESIDENTS. RECYCLE BIN WILL BE ROLLED OUT ON PICK UP DAY TO STAGING AREA.

REQUIRED SOLID WASTE CAPACITY:
(2) MINI TRASH COMPACTORS ARE LOCATED IN THE PARKING GARAGE LEVEL 1. EACH COMPACTOR COMPACTS TRASH INTO 2YD BINS.
(1) MINI TRASH COMPACTOR IS LOCATED ON LEVEL 1 (WEST SIDE OF BUILDING). COMPACTOR COMPACTS TRASH INTO 2YD BINS.
.5 CUBIC YARDS PER UNIT. 218X0.5 = 1109 CY. SERVICED TWICE PER WEEK = 109/2=55 CY. COMPACTION OF 3:1 = 19 CY PER SERVICE TWICE PER WEEK.
10 CY PER SERVICE2 CY PER BIN = MIN OF 5 BINS IN HOLDING ROOM.
A SINGLE 6 CY RECYCLE BIN ARE LOCATED IN GARAGE NEAR MAIN ENTRY. SERVICE WILL BE BASED ON USE AND BUILDING OCCUPANCY.

Z-56-19-4 STIPULATIONS



1 PRELIMINARY SITE PLAN — SCALE: 1" = 20'-0"

LEGEND

- DENOTES PROPERTY LINE
- DENOTES ACCESSIBLE PARKING
- FIRE HYDRANT
- DENOTES ACCESSIBLE ROUTE
- DENOTES BUILDING ENTRY
- DENOTES FIRE DEPARTMENT CONNECTION

KEYNOTES

1001 ACCESSIBLE GARAGE PARKING SPACE 18' x 11', PER A1.20/03.
1002 TYPICAL GARAGE PARKING SPACE 18' X 8', PER A1.20/02.
1003 5' SIDEWALK SEE LANDSCAPE.
1004 3' SIDEWALK SEE LANDSCAPE.
1005 20'x10' SIGHT VISIBILITY TRIANGLE.
1007 BUILDING ENTRY/EXIT.
1008 EXTENDED PATIO/STOOPS.
1009 ENTRY STAIR.
1010 GARAGE ENTRY AT GROUND LEVEL WITH RESIDENTIAL UNITS LEVELS 2-4.
1011 TRASH HOLDING ROOM FULLY SCREENED AT GROUND LEVEL WITH RESIDENTIAL UNITS LEVEL 2-4 - SEE SOLID WASTE NARRATIVE THIS SHEET.
1012 TRASH COMPACTOR.
1014 MECHANICAL VENTILATION SHAFT.
1016 EXISTING FIRE HYDRANT.
1017 BIKE RACKS, PER DETAIL A1.20/15.
1020 ACCESSIBLE PEDESTRIAN RAMP, PER DETAIL A1.20/06.
1021 EXISTING LIGHT POLE.
1022 WROUGHT IRON ENTRY GATE, SEE A1.20/12 FOR GATE CONSTRUCTION AND A1.20/10 FOR GATE CLEARANCES.
1023 PERIMETER STUCCO FINISHED CMU WALL, PER A1.20/09.
1024 WROUGH IRON FENCE MOUNTED ON CMU WALL RETAINING WALL, PER A1.20/13.
1025 BIKE REPAIR STATION

DEVELOPMENT DATA

PROJECT DESCRIPTION:
TRNSIC RESIDENTIAL GROUP INTENDS TO DEVELOP AN EXCEPTIONAL 210 UNIT MULTI-FAMILY RESIDENTIAL (FOR RENT) PROPERTY LOCATED ON THE SOUTHEAST CORNER OF 3RD AVENUE AND COOLIDGE STREET.

ZONING:
ZONING CASE #: Z-56-19-4
CURRENT: R-5 AND R-3 CANALSCAPE,, TOD DISTRICT- UPTOWN
PROPOSED: PUD

LOT AREA

GROSS:	142,789 SF	3.278 acres
NET:	111,909 SF	2.569 acres

CONSTRUCTION TYPE:
PARKING GARAGE: IA
RESIDENTIAL: VA

GARAGE BUILDING: 55'-4" (6 STORY)
RESIDENTIAL BUILDING: 55'-5" (4 STORY)

UNIT MIX:

STUDIO	38
1 BEDROOM	112
2 BEDROOM	60
TOTAL UNITS	210

- ALL UNITS SHALL BE OF AT LEAST ANSI TYPE 'B' ACCESSIBILITY STANDARDS
- 2% OF UNITS TO BE ANSI TYPE 'A' ACCESSIBILITY STANDARDS

LOT COVERAGE
AREA PROVIDED: 82,412 SF
SITE NET AREA: 111,909 SF
PERCENT PROVIDED: 73% (80% MAX)

PRIMARY FRONTAGE REQUIRED MINIMUM 70%
PROVIDED: 287-4"/330' = 87%

WEST SECONDARY FRONTAGE REQUIRED MINIMUM 70%
PROVIDED: 323'/385' = 83%

SOUTH SECONDARY FRONTAGE REQUIRED MINIMUM 20%
PROVIDED: *70'-5'/325'-6"* = 21%

OPEN SPACE:
(SEE SHEET A1.11 FOR ADDITIONAL INFORMATION)
REQUIRED: 10% OF GROSS ACREAGE (SEC. 1310)

PROVIDED: 19,658 SF / 142, 789 SF = 13%

CENTRAL COURTYARD	8,574 SF
SOUTH COURTYARD	11,084 SF
Grand total	19,658 SF

PARKING:
REQUIRED:
1.3 SPACES PER STUDIO 46 x 1.3 = 60
1.5 SPACES PER 1&2 BED 172x1.5 = 258
TOTAL REQUIRED: 318 P.S

REDUCTION:
10% REDUCTION FOR PROXIMITY TO LIGHT RAIL STATION (1.320')
318 P.S. x .90 = 287 REQUIRED SPACES

PROVIDED :

PROSPECTIVE RESIDENT	9
RESIDENT GARAGE	283
TOTAL PROVIDED	292

ACCESSIBLE PARKING: (INCLUDED IN COUNT)
REQUIRED: 292/ 02 = 6

GARAGE L1 3 PS (2 VAN ACCESIBLE)
GARAGE L2 2PS
GARAGE L3 1PS

PROVIDED: 6 PS (2 VAN ACCESSIBLE)

BICYCLE PARKING:
(PER SECTION 1307.H.6.d)
REQUIRED: 0.25 BICYCLE SPACES PER UNIT WITH A MAXIMUM OF 50 SPACES.
REQUIRED GUEST: 0.05 GUEST SPACE PER UNIT.
PROVIDED: 50 SPACES
PROVIDED GUEST: 210 UNITS X 0.05 = 10.5 (11 SPACES)
TOTAL: 61 SPACES

DENSITY:
PROPOSED: 65.60 D.U / ACRE (210 UNITS)

APN #:
155-29-068B

AMMENITIES:
POOL, SPA, FITNESS, RECREATIN CLUB ROOM, BIKE STORAGE,

SET BACKS:
NORTH (COOLIDGE STREET): 20' FEET BETWEEN BUILDING FACE AND EXISTING CURB LINES.
WEST (3RD AVE.): 20' FEET BETWEEN BUILDING FACE AND EXISTING CURB LINES.
EAST: 0' MIN.
SOUTH: 0' MIN.

BUILDING HEIGHT:
NORTH STREET FRONTAGE: 48' MAX
WEST STREET FRONTAGE: 48' MAX
EAST FRONTAGE: 56' MAX
SOUTH FRONTAGE: 56' MAX

PARKING STRUCTURE: 56' MAX

BUILDING AREAS:

LEVEL L1	BUILDING AREA	59,180 SF
LEVEL L2	BUILDING AREA	57,108 SF
LEVEL L3	BUILDING AREA	60,625 SF
LEVEL L4	BUILDING AREA	60,625 SF
TOTAL		237,539 SF

GARAGE BUILDING AREAS:

LEVEL L1	GARAGE AREA	21,601 SF
LEVEL L2	GARAGE AREA	20,634 SF
LEVEL L3	GARAGE AREA	20,634 SF
LEVEL L4	GARAGE AREA	20,634 SF
GARAGE LEVEL L5	GARAGE AREA	20,634 SF
GARAGE LEVEL L6	GARAGE AREA	5,276 SF
TOTAL		109,414 SF

GLAZING CALCULATIONS :
(SEE SHEET A3.40.1 FOR ADDITIONAL INFORMATION)

NORTH ELEVATION (PRIMARY FRONTAGE)

REQUIRED GLAZING % AT LEVEL 1: 25%
PROVIDED GLAZING % AT LEVEL 1: 35%

REQUIRED GLAZING % AT LEVEL 1 (STOREFRONT): 75% MIN.
PROVIDED GLAZING % AT LEVEL 1 (STOREFRONT): 78%

REQUIRED GLAZING % AT LEVEL 2: 25%
PROVIDED GLAZING % AT LEVEL 2: 43%

WEST ELEVATION (SECONDARY FRONTAGE)

REQUIRED GLAZING % AT LEVEL 1: 25%
PROVIDED GLAZING % AT LEVEL 1: 33%

REQUIRED GLAZING % AT LEVEL 2: 10%
PROVIDED GLAZING % AT LEVEL 2: 34%

BUILDING FRONTAGE ENTRY REQUIREMENTS:
COMMON ENTRY REQUIREMENT (TRANSECT T5):

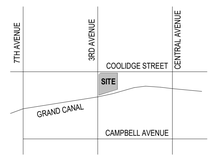
PRIMARY BUILDING FRONTAGE 1/50'

WEST SECONDARY BUILDING FRONTAGE 1/80'

BUILDING FRONTAGE TYPE:
(SEE SHEET A3.40.1 FOR ADDITIONAL INFORMATION)

PRIMARY FRONTAGE - COOLIDGE ST (70% MIN.): STOOP & DOORWELL / STOREFRONT
WEST SECONDARY FRONTAGE - 3RD AVE (70% MIN.): STOOP AND DOORWELL
SOUTH SECONDARY FRONTAGE - GRAND CANAL (20% MIN.): STOREFRONT

FIRE SPRINKLERS:
NFPA 13, PER 2018 IBC 903.3.1.1



VICINITY MAP
NOT TO SCALE

KIVA PROJECT: 20-3452
SDEV #: 2007876
FACT #: 2013599
PAPP: 2015606
QS: 18-27

AURA COOLIDGE

3RD AVENUE AND COOLIDGE
PHOENIX, AZ 85013

The Office of Rich Barber Architecture, LLC
ORB
WorldHQ@ORBArch.com

PRELIMINARY NOT FOR CONSTRUCTION

DATE: APRIL 14, 2021 ORB #: 20-212

A1.10
PRELIMINARY SITE PLAN

4/20/2021 12:36:16 PM
RM 365://20-212 Aura Coolidge/20212_Aura Coolidge.rvt

EXHIBIT 6

4/14/2021 3:54:59 PM

1 NORTH ELEVATION

0' 8' 16' 32'

SCALE:1/16" = 1'-0"

2 SOUTH ELEVATION

0' 8' 16' 32'

SCALE:1/16" = 1'-0"

3 EAST ELEVATION

0' 8' 16' 32'

SCALE:1/16" = 1'-0"

4 WEST ELEVATION

0' 8' 16' 32'

SCALE:1/16" = 1'-0"

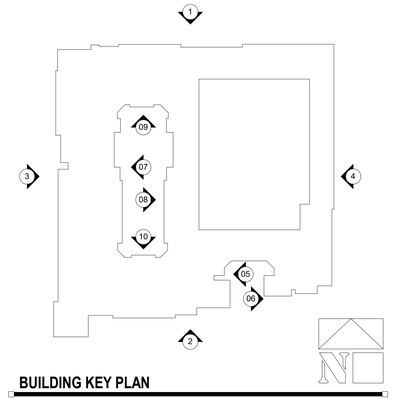
MATERIAL LEGEND

A	STUCCO FINISH DUNN EDWARDS DEW380 "WHITE" LRV 93
B	STUCCO FINISH DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
C	STUCCO FINISH DUNN EDWARDS DE6376 "LOOKING GLASS" LRV 23
D	STUCCO FINISH DUNN EDWARDS DE6378 "JET" LRV 9
E	STUCCO FINISH DUNN EDWARDS DET459 "RED ROOSTER" LRV 11
F	CANOPIES PAINTED, COLOR DUNN EDWARDS DE6378 "JET" LRV 9
G	BLOCK WALL - "PRECISION" COLOR: RED ROCK - NW SEDONA RED, SIZE: 8"X8"X16"
H	2X2 WIRE MESH BALCONY RAILING, PAINTED DUNN EDWARDS DE6378 "JET" LRV 9
I	STONE VENEER - CORONADO STONE "THE GETTY STONE" SIZE: 16"X24", COLOR: "BLACK FOREST"
J	HARDY PLANK PAINTED DEW380 "WHITE" LRV 93
K	HARDY PLANK PAINTED DE6376 "LOOKING GLASS" LRV 23

KEYNOTES

3415 MECHANICAL EQUIPMENT SCREENED BY PARAPET
3416 SERVICE DOOR
3417 SOLAR PANELS AT GARAGE DECK

GENERAL NOTE:
1. ALL 3RD AND 4TH FLOOR LEVEL UNITS ALONG NORTH AND WEST STREET FRONTAGES ARE NOT TO HAVE BALCONIES. JULIET DOORS ARE TO BE USED FOR FRESH AIR RATHER THAN BALCONIES.



BUILDING KEY PLAN

AURA COOLIDGE

3RD AVENUE AND COOLIDGE
PHOENIX, AZ 85013

The Office of Rich Barber Architecture, LLC
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PRELIMINARY
NOT FOR
CONSTRUCTION

KIVA PROJECT: 20-3452
SDEV #: 2007876
FACT #: 2013599
PAPP: 2015006
QS: 18-27

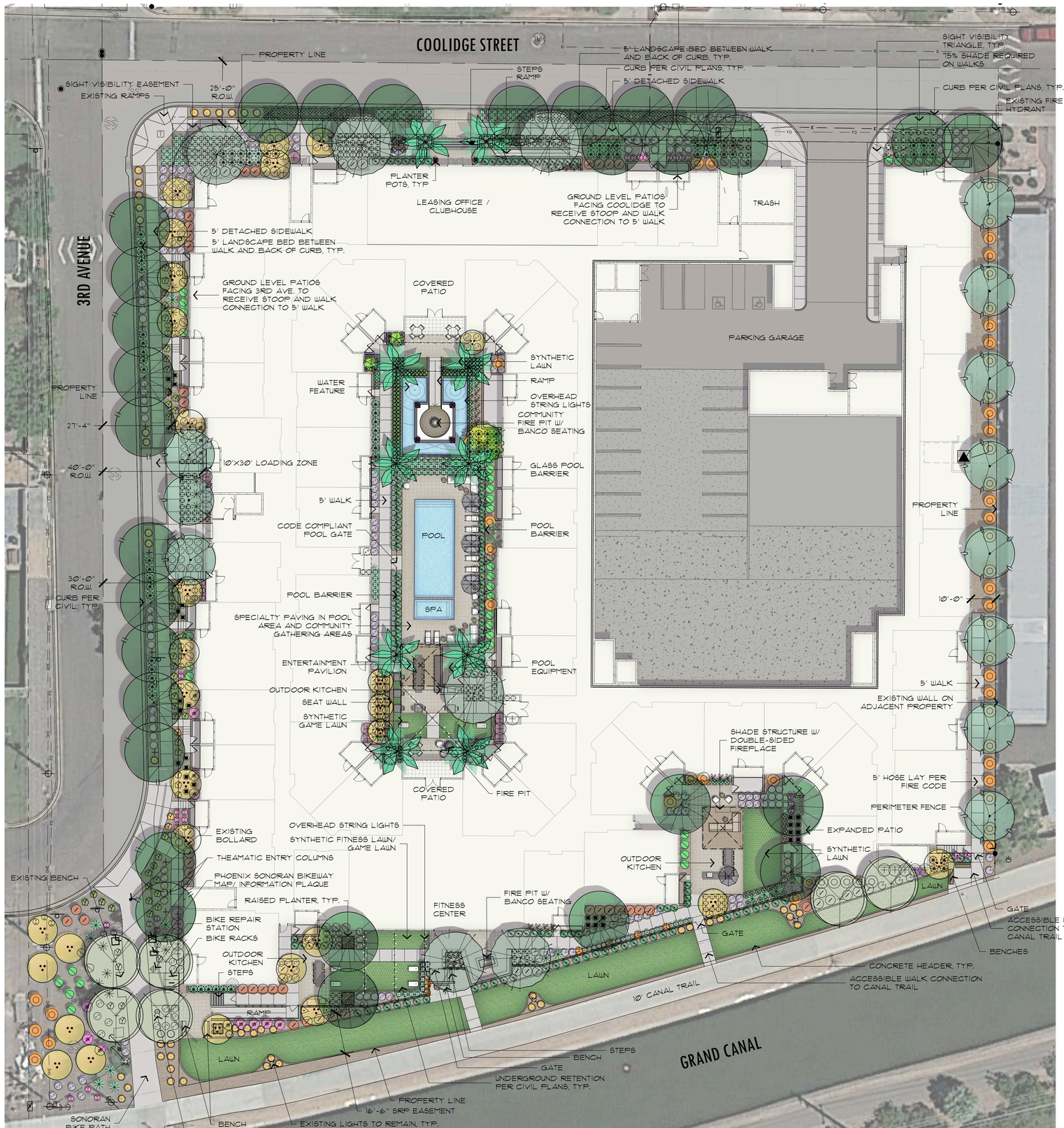
DATE: APRIL 14, 2021 ORB #: 20-212

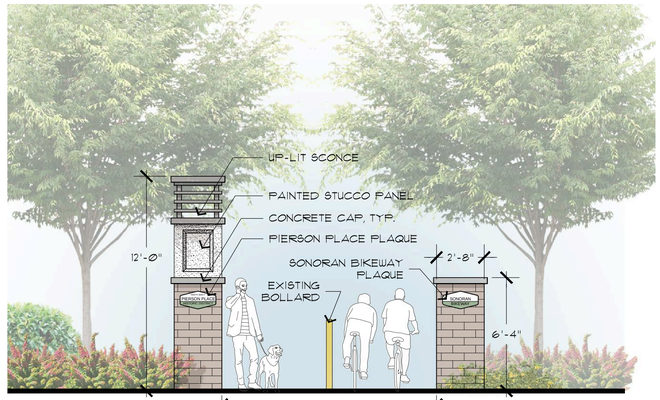
A3.40

BUILDING ELEVATIONS
COLOR

RIM 360://20-212 Aura Coolidge/20212_Aura Coolidge.rvt

EXHIBIT 7





COLUMN ELEVATIONS AT CANAL ENTRY

SCALE: 1/2" = 1'-0"

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	CALIPER (HxW)	QTY	COMMENTS
TREES				
Acacia aneura	Mulga	3" Cal. 12'X8'	6	Standard- Trunk Matching Form
Cassalpinia gilliesii	Yellow Bird of Paradise	3" Cal. 8'X6'	29	Multi- Trunk Dense Canopy
Eucalyptus papuana	Ghost Gum	1.5" Cal. 10'x4'	11	Standard Trunk Dense Canopy
Olea europaea 'Wilsonii'	Fruitless Olive	4" Cal. 12'X12'	6	Multi- Trunk Dense Canopy
Phoenix dactylifera	Date Palm	20' C.T.H. 20'X16'	10	Matching Form Diamond Cut
Quercus virginiana 'Empire'	Southern Live Oak	4" Cal. 18'X10'	10	Standard Trunk Dense Canopy
Quercus virginiana 'Empire'	Southern Live Oak	3" Cal. 14'X9'	20	Standard Trunk Dense Canopy
Tabebuia species	Tabebuia Tree	3" Cal. 14'X9'	1	Multi- Trunk Dense Canopy
ACCENTS/VINES				
Agave weberii	Webers Agave	24" Box	1	As Per Plan
Aloe barbadensis	Medicinal Aloe	5 Gal.	88	As Per Plan
Bignonia capreolata	Tangerine Beauty	15 Gal.	14	As Per Plan
Bougainvillea 'Barbara Karst'	Vine Bougainvillea	15 Gal.	12	As Per Plan
Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea	15 Gal.	12	As Per Plan
Dasylirion acrotrichum	Green Spoon	5 Gal.	30	As Per Plan
Dianella revoluta 'Little Rev'	Lil Rev Flax Lily	5 Gal.	117	As Per Plan
Dietes bicolor	Butterfly Iris	5 Gal.	18	As Per Plan
Euphorbia antisyphilitica Candelilla		5 Gal.	65	As Per Plan
Hesperaloe parviflora 'Perpa'	Brakelights Red Yucca	5 Gal.	169	As Per Plan
Pedilanthus bracteatus	Big Leaf Slipper Plant	5 Gal.	30	As Per Plan
Phoenix roebelenii	Pygmy Date Palm	15 Gal.	9	As Per Plan
Yucca pallida	Pale Leaf Yucca	5 Gal.	37	As Per Plan
SHRUBS				
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	15 Gal.	27	As Per Plan
Eremophila hygrophana	Blue Bells	5 Gal.	215	As Per Plan
Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal.	130	As Per Plan
Ruellia peninsularis	Baja Ruellia	5 Gal.	50	As Per Plan
Strelitzia reginae	Bird of Paradise	24" Box	5	As Per Plan
Tecoma hybrid 'Bells of Fire'	Bells of Fire	5 Gal.	56	As Per Plan
Tecoma stans 'Orange Jubilee'	Orange Jubilee	15 Gal.	53	As Per Plan
GROUND COVERS				
Bougainvillea 'Alexandra'	'Alexandra' Bougainvillea	1 Gal.	79	As Per Plan
Portulacaria afra 'Minima'	Dwarf Elephant Food	1 Gal.	22	As Per Plan
Carissa macrocarpa 'Green Carpet'	Green Carpet Natal Plum	1 Gal.	122	As Per Plan
Eremophila glabra 'Mingenew Gold'	Outback Sunrise	1 Gal.	57	As Per Plan
Lantana hybrid 'New Gold'	New Gold Lantana	1 Gal.	50	As Per Plan
Lantana montevidensis	Purple Trailing Lantana	1 Gal.	39	As Per Plan
Teucrium chamaedrys	Germander	1 Gal.	103	As Per Plan
Setcreasea pallida	Purple Hearts	1 Gal.	65	As Per Plan

NOTES

Decomposed Granite- 1/2" Screened 'Mahogany' by Pioneer Landscape Materials. 2" Depth in all planting areas - 18,005 S.F.

Synthetic Turf - Synscapes Coronado Platinum 100 oz with Envirofill Acrylic Coated Sand - 1,580 S.F. Contact Matthew Boggs (404) 698-8263)

Bermuda Hybrid Sod - 3,510 S.F.

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

AURA UPTOWN APARTMENTS

201 W COOLIDGE STREET
PHOENIX, ARIZONA 85013

Office of Rich Barber Architecture, LLC
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PRELIMINARY NOT FOR CONSTRUCTION

COLLABORATIVE V DESIGN STUDIO INC.
7116 E. 1ST AVENUE, SUITE 103
SCOTTSDALE, AZ 85251
OFFICE: 480-347-0590
FAX: 480-636-6012
CONTACT: SCOTT HEFFERNAN
SCOTTH@COLLABORATIVEV.COM

TRINSIC RESIDENTIAL GROUP
4040 E. CAMELBACK RD., STE. 222
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ORB ARCHITECTURE
2944 NORTH 44TH STREET, STE. 101
PHOENIX, ARIZONA 85018
TEL. 602.957.4530
FAX 480.717.4038
CONTACT: RICHARD ALVAREZ
EMAIL: RAA@ORBARCH.COM

SITE PLAN SUBMITTAL

REVISIONS

DATE: MARCH 5, 2020 ORB # 17-232

L1.10

LANDSCAPE PLAN

FILE: /Users/collaborativev/Collaborative V Dropbox/Landscape/Trinsic/Aura Coolidge/Site Plan Submittal/Aura Uptown – LS REV 2.dwg USER: collaborativev DATE: Mar, 09 2021 TIME: 10:25 am

EXHIBIT 8

GROSS LEGAL DESCRIPTION
201 WEST COOLIDGE STREET
PHOENIX, ARIZONA

October 19, 2020
Job No. 5629

A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CALCULATED CENTER CORNER OF SAID SECTION 20, BEING THE INTERSECTION OF CENTRAL AVENUE AND CAMPBELL AVENUE AS REFERENCED IN THE MONUMENT CORNER TIES FOR LINE SECTION 2 CENTRAL PHOENIX LIGHT RAIL TRANSIT PROJECT, IN DOCUMENT 2009-0003295, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 31 MINUTES 20 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 1,318.52 FEET TO A CITY OF PHOENIX BRASS CAP FLUSH “RLS 39131” MARKING THE CENTERLINE OF 3RD AVENUE AND CAMPBELL AVENUE;

THENCE NORTH 00 DEGREES 06 MINUTES 20 SECONDS WEST, ALONG THE CENTERLINE OF SAID 3RD AVENUE, A DISTANCE OF 564.11 FEET TO THE POINT OF **BEGINNING**;

THENCE CONTINUING NORTH 00 DEGREES 06 MINUTES 20 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 416.71 FEET TO THE CENTERLINE OF 3RD AVENUE AND COOLIDGE STREET, BEING SOUTH 1.69 FEET AND 3.40 FEET OF TWO CITY OF PHOENIX BRASS CAPS;

THENCE SOUTH 89 DEGREES 27 MINUTES 41 SECONDS EAST, ALONG THE CENTERLINE OF SAID COOLIDGE STREET A DISTANCE OF 358.31 FEET, BEING 966.10 FEET WEST OF THE INTERSECTION OF CENTRAL AVENUE AND COOLIDGE STREET;

THENCE SOUTH 00 DEGREES 15 MINUTES 25 SECONDS WEST, A DISTANCE OF 348.85, FEET DEPARTING SAID COOLIDGE STREET, ALONG THE EAST LINE OF PARCEL 1 OF THAT SPECIAL WARRANTY DEED RECORDED IN 2001-0882094, AND THE SOUTHERLY PROLONGATION THEREOF, TO A POINT 25 FEET SOUTHERLY OF THE SOUTHERLY LINE OF SAID PARCEL 1, MEASURED AT 90 DEGREES;

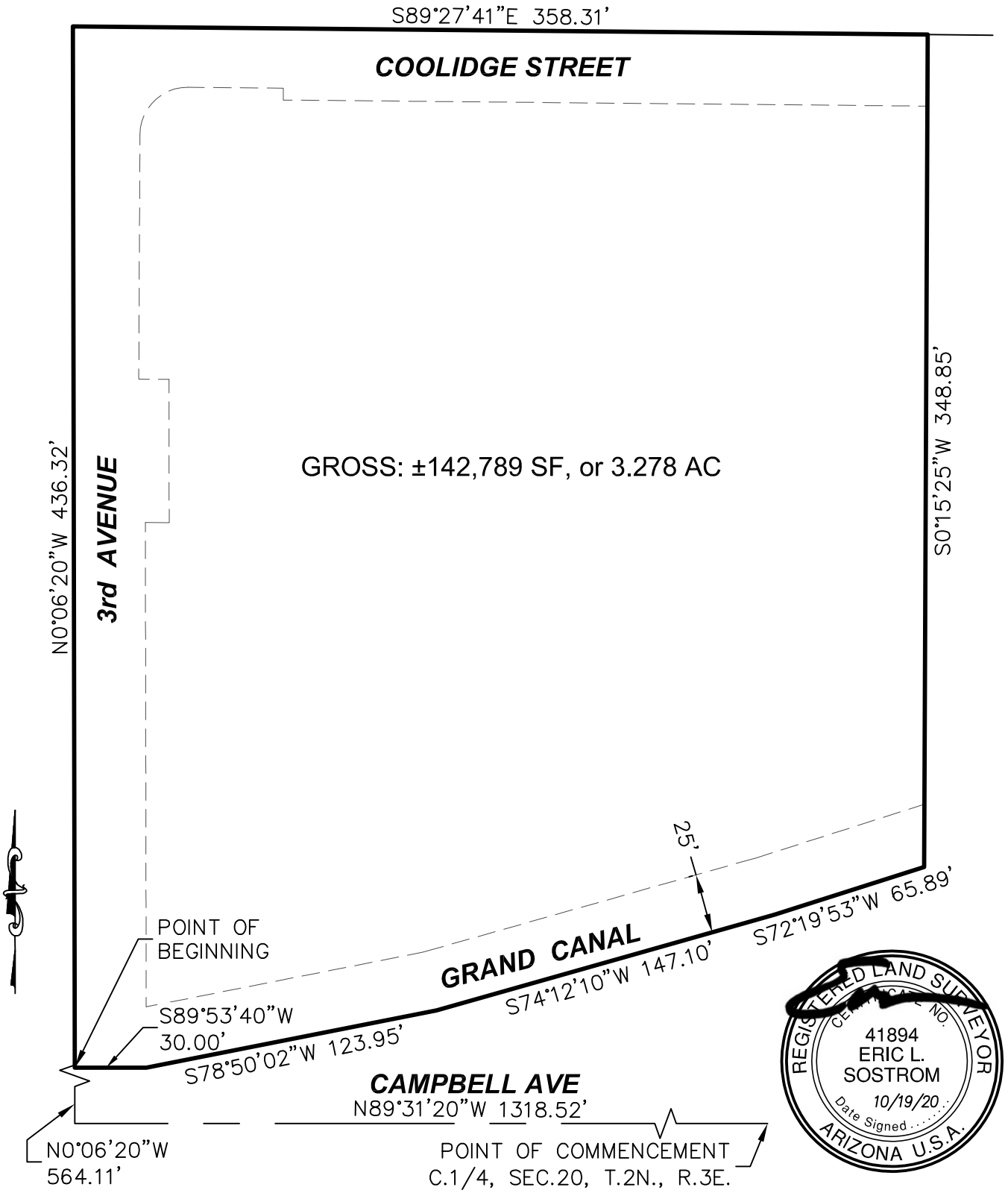
THENCE ALONG A 25 FOOT SOUTHERLY OFFSET OF THE SOUTH LINES FOR LOTS 15, 17 AND 19 OF ‘SUBURBAN ACRES’ AS RECORDED IN BOOK 13, PAGE 22 RECORDS OF MARICOPA COUNTY, ARIZONA, SOUTH 72 DEGREES 19 MINUTES 53 SECONDS WEST, DISTANCE OF 65.89 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY OFFSET, SOUTH 74 DEGREES 12 MINUTES 10 SECONDS WEST, A DISTANCE OF 147.10 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY OFFSET, SOUTH 78 DEGREES 50 MINUTES 02 SECONDS WEST, A DISTANCE OF 123.95 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 40 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF **BEGINNING**.

SAID PARCEL CONTAINS 142,789 SQUARE FEET OR 3.278 ACRES, MORE OR LESS.



SURVEY INNOVATION GROUP, INC

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781

22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024

GROSS EXHIBIT
201 W COOLIDGE STREET
PHOENIX, ARIZONA

JOB #P5629	DWG: P5629ALTA		DATE 10/19/20
SCALE: NTS	DRAWN: ELS	CHK: DSR	SHEET 1 OF 1