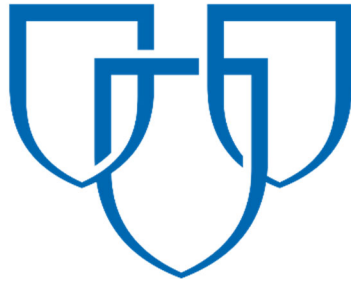


MAYO CLINIC



Project Name: Mayo Clinic PUD



Case Number: Z-4-23-2

1st Submittal: January 19, 2023

2nd Submittal: April 14, 2023

Hearing Draft: July 20, 2023

City Council Adopted: October 18, 2023

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

In the event of a conflict between this PUD, the City of Zoning Administrator shall apply these two (2) documents in the following order of statutory control: the terms of this PUD, then the Phoenix Zoning Ordinance.

This PUD covers approximately 77 acres abutting Superblock 3 of the Desert Ridge Specific Plan, but is not located within Superblock 3 nor the Desert Ridge Specific Plan. The intent of this PUD is to provide a “copy” of the processes, standards and guidelines applicable to the larger area of Superblock 3 located within the Desert Ridge Specific Plan. In the event of a conflict between the applicable regulatory documents, any interpretation and/or application of this PUD shall be done with the intent and purpose of providing the same result as would be the result of the application of the provisions of the Desert Ridge Specific Plan.

Principals and Development Team

Developer

Mayo Clinic Arizona
5777 E Mayo Boulevard
Phoenix, AZ 85054
480-342-2000
www.mayoclinic.org



Architect

Sasaki
110 Chauncey Street
Suite 200
Boston, MA, 02111
Martin Zogran
617-923-7228
mzogran@sasaki.com
www.sasaki.com



Civil & Traffic Engineer

Kimley-Horn
7740 N 16th Street, Suite 300
Phoenix, AZ 85020
Michael Delmarter, PE
602-906-1374
mike.delmarter@kimley-horn.com
www.kimley-horn.com



Zoning Attorney

Snell & Wilmer, LLP
1 East Washington Street
27th Floor
Phoenix, AZ 85004
Nick Wood, Esq.
602-382-6269
nwood@swlaw.com
www.swlaw.com



Table of Contents

	<u>Page #</u>
A. Purpose and Intent	5
B. Land Use Plan	6
C. List of Uses	7
D. Development Standards	9
E. Design Guidelines	17
F. Signs	27
G. Sustainability	28
H. Infrastructure	29
I. Comparative Zoning Standards	30
J. Legal Description	31
 <u>Exhibits</u>	
Exhibit 1: Conceptual Site Plan	32
Exhibit 2: Illustrative Images	33

A. PURPOSE AND INTENT

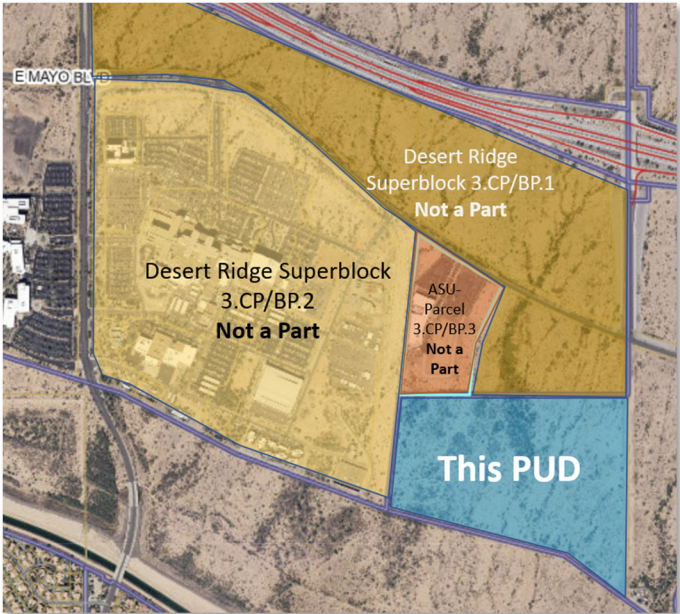
A1: Project Overview and Goals

The Mayo Clinic PUD is a proposed medical-focused campus that will include outpatient clinics, patient services, medically related education facilities, and advanced research and development (“R/D”) and medical equipment manufacturing space, with associated tenant amenities, to total up to 2.17 million square feet (the “Project”). The Project encompasses a property approximately 530 feet south of the southwest corner of Mayo Boulevard and 64th Street and is approximately 77 acres in size (the “Site”). The overall goal of the Project is to assist Mayo Clinic’s continuing development and expansion of its existing adjacent Phoenix Campus and related operations in support of its three-shield mission of intergrade clinical practice, education and research. The Project will also leverage the Site’s proximity to Arizona State University’s adjacent campus and programs including its Health Futures Center, as well as Mayo Clinic’s creation of a new “Discovery Oasis” biotech and healthcare innovation corridor located north of Mayo Boulevard along the Loop 101.

Note that the Site abuts Superblock 3 that covers approximately 459 total acres of land illustrated below and generally located south of the Loop 101, east of 56th Street, west of 64th Street and north of the Reach 11. As the larger area of land within Superblock 3 is subject to the Desert Ridge Specific Plan, the intent and purpose of this PUD is to mirror those entitlements for consistency in the development of the entry of Superblock 3 over time. This PUD ran concurrently with a text amendment to the Desert Ridge Specific Plan for Superblock 3 (GPA-DSTV-1-23-2), which modified and added permitted uses and development standards for both development parcels within Superblock 3, and added new design guidelines for the superblock. The intent of this PUD is to mirror the same uses, standards and guidelines.

A2: Overall Design Concept

This PUD mirrors the standards of the Desert Ridge Specific Plan as applicable to Superblock 3 to govern the physical development of the Project in a consistent manner across the entirety of Superblock 3. The overall design concept is the establishment of a modern campus environment, utilizing quality materials, contemporary design integrated into an internal circulation system. The resulting campus will be a built environment that links various medical fields, research, medically related educational facilities, treatment, and advanced manufacturing to facilitate the best in healthcare now and in the future.



B. LAND USE PLAN

B1: Proposed Land Use Categories

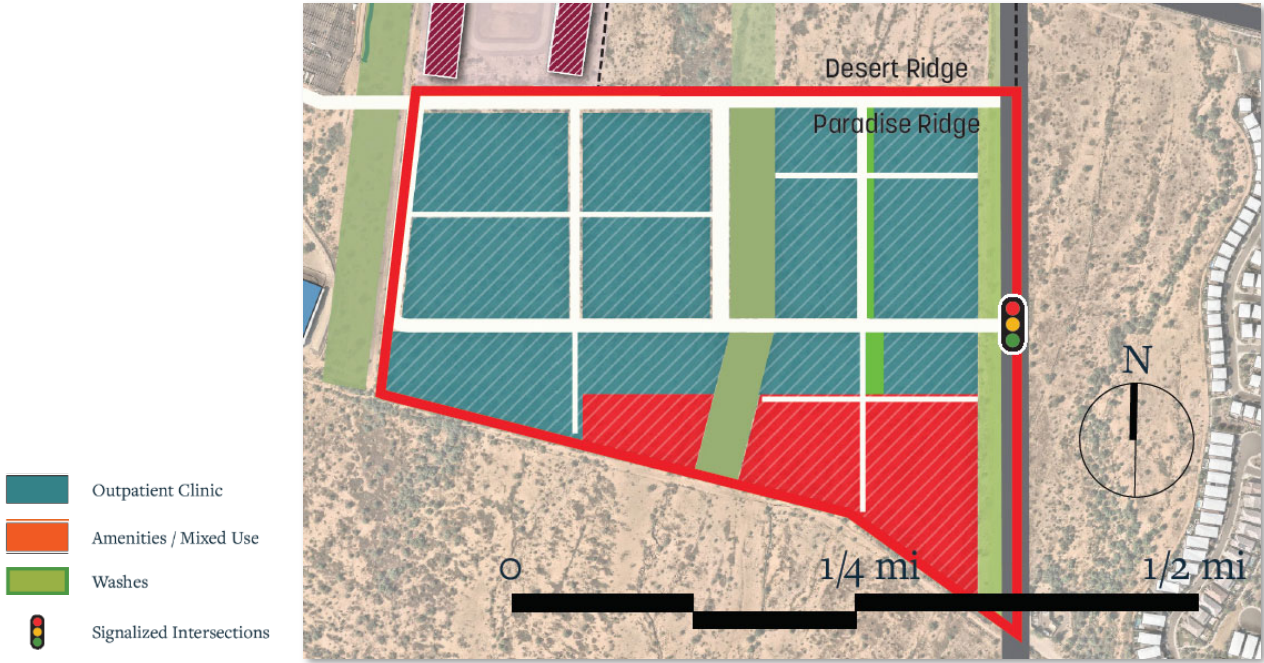
The Mayo Clinic PUD builds upon the existing Mayo Clinic Phoenix campus and its Commerce Park/Business Park (CP/BP) zoning classification (as per Phoenix Zoning Ordinance Section 626), as modified by the Desert Ridge Specific Plan, particularly Sections C.4.D and Superblock 3.

Uses include, but are not limited to, medical related services, clinics, research and advanced manufacturing uses, as more specifically allowed by both the base CP/BP zoning as well as the Desert Ridge Specific Plan.

B2: Conceptual Site Plan Summary

The conceptual site plan for the Project provides conceptual ideas of the roadway circulation grid (in white), the major north/south wash corridor (in green), as well as the potential location of clinical uses and supporting amenity uses (such as retail or support facilities for patient and employee use). The key concept is a continuation of the growth pattern of the existing Mayo Clinic Phoenix campus facilities to the west and an internal “grid” system of circulation roadways to establish development subunits for future users.

The current conceptual iteration contemplates a clinic focused development with 2.17 million square feet of total development over the approximate 77 acres of the Site (see [Exhibit 1](#)).



C. LIST OF USES

C1: Permitted Uses

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

The following uses are separated into a “Base” section and an “Enhanced” section. The “Base” section includes uses that would not trigger additional requirements. The “Enhanced” section includes uses that would trigger additional requirements, per Section D5 of this PUD.

Base Permitted Uses

- A. All Commerce Park/Business Park uses, per Section 626 of the Phoenix Zoning Ordinance, are allowed subject to the standards described in this PUD.
- B. Hospital.

Enhanced Permitted Uses (see Section D5 for requirements to permit the following uses)

- C. Non-residential uses permitted per Section 622, Commercial C-1 District, of the Phoenix Zoning Ordinance, subject to the following limitations:
 - 1. Such uses are limited to no more than 500,000 square feet.
 - 2. The maximum gross floor area for any one tenant or user shall not exceed 10,000 square feet.
- D. Medical, pharmaceutical and biotechnical products or equipment, manufacturing.
- E. Multifamily residential.
- F. Community residence center.
- G. Hospice.
- H. Medical schools and associated dormitories and medically related educational facilities.
- I. Museums and galleries only with subject matter related to the medical profession.

C2: Accessory Uses

- A. Mobile food vending, subject to the following limitations:
 - 1. Subject to Section D5 of this PUD and all conditions of Section 624.D.87.a through m of the Phoenix Zoning Ordinance, as modified below:
 - a. No more than 5 mobile food vending units at a time
 - b. To be parked and located on a dustproofed, paved surface on private property
 - c. Shall not be located within 64th street right-of-way
 - d. The use is limited to the hours of 7:00 am to 10:00 pm

C3: Temporary Uses

- A. Per Section 708 of the Phoenix Zoning Ordinance.

D. DEVELOPMENT STANDARDS

D1: Development Standards

Development Standards shall be as indicated in Section 626, Commerce Park District/Business Park Option of the City of Phoenix Zoning Ordinance, as modified below.

Maximum Building Height and Floor Area Ratio (FAR) standards are separated into a “Base” section and an “Enhanced” section. The “Base” section includes uses that would not trigger additional requirements. The “Enhanced” section includes uses that would trigger additional requirements, per Section D5 of this PUD. All other development standards apply for all type of development within the PUD.

- A. **Maximum Density:** 200 dwelling units.

- B. **Maximum Building Heights:** Maximum building heights are exclusive of (do not include) the mechanical facilities on top of buildings. Consequently, the total height of the structure may exceed the heights specified below to account for these mechanical facilities and associated screening.
 - 1. **Base Building Height:** 56 feet

 - 2. **Enhanced Building Height (see Section D5 for requirements to utilize enhanced heights):**
 - a. 250 feet limited to 10% of total net area of the PUD
 - b. 70 feet limited to 75% of total net area of the PUD
 - c. 35 feet limited to 15% of total net area of the PUD

- C. **Minimum Building Setbacks:**
 - 1. **Adjacent to 64th Street:** 100 feet; average of 125 feet
 - 2. **All other public streets:** 50 feet
 - 3. **Private streets:** 25 feet
 - 4. **Interior lot lines:** 0 feet
 - 5. **Adjacent to Reach 11:** 65 feet

- D. **Minimum Parking Lot and Wall Setbacks:**
 - 1. **Adjacent to 64th Street:** 50 feet
 - 2. **Adjacent to All Other Streets:** 30 feet

E. **Floor Area Ratio (FAR):**

1. **Base FAR:** 0.20 overall limit for the PUD area; individual developments may be up to 0.25
2. **Enhanced FAR (see Section D5 for requirements to utilize this increased standard):** 0.65 overall limit for the PUD area

F. **Lot Coverage:** Maximum 50% for PUD area

G. **Common Open Space:** Minimum 10% of gross PUD area, allocated throughout the PUD area

H. **Parking, Vehicular:** Off-street parking and loading requirements may be modified by the Planning and Development Department when supported by an appropriately documented study.

1. A minimum of 2.5% of the required parking spaces, to be located within parking structures, shall be electric vehicle (EV) Installed spaces, defined as a parking space that includes access to an EV charger, as approved by the Planning and Development Department.
2. A minimum of 2.5% of the required parking spaces, to be located within parking structures, shall be EV Capable spaces, defined as a parking space that includes access to electrical wiring to allow for a future junction box and appropriate voltage for an outlet capable of charging a vehicle, as approved by the Planning and Development Department.

I. **Parking, Bicycle:** Bicycle parking shall be provided per the requirements of Section 1307.H.6 of the Phoenix Zoning Ordinance, in addition to the following requirements below. Non-secured bicycle parking shall be provided through Inverted U and artistic racks located near all building entrances, or as otherwise specified below, and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.

1. Multifamily residential shall provide secured bicycle parking spaces at a minimum rate of 0.25 spaces per dwelling unit and guest bicycle parking spaces at a minimum rate of 0.05 spaces per dwelling unit.
2. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles, or standard electrical outlets for secured bicycle parking, for electric bicycle charging capabilities.

J. **Street Standards:**

1. **Sidewalk and Shared-Use Path Easements:** Sidewalk easements and shared-use path (SUP) easements shall be dedicated where necessary to permit detached sidewalks and shared-use paths, as approved by the Planning and Development Department.
2. **64th Street:** A detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed along the west side of 64th street, planted to the streetscape landscape standards per Section D2.D.1 and maintained with a watering system, as approved by the Planning and Development Department.
3. **Private and Public Local Streets:** Minimum 5-foot-wide detached sidewalks separated by minimum 5-foot-wide landscape strips located between the back of curb and sidewalk shall be constructed for private and public local streets, planted to the streetscape landscape standards per Section D2.D.1 and maintained with a watering system, as approved by the Planning and Development Department.
4. **Shared-Use Path on West Side of 64th Street:** A 10-foot-wide Shared-Use Path Easement (SUPE) shall be dedicated, and a minimum 10-foot-wide Shared-Use Path (SUP) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department. The SUP may be provided in lieu of the required detached sidewalk within the right-of-way if the landscape strip is provided per Section D1.J.2.
5. **Multi-Use Trail Connecting to Reach 11:** A 10-foot-wide Multi-Use Trail Easement (MUTE) shall be dedicated adjacent to the western edge of the PUD area, and a minimum 10-foot-wide Multi-Use Trail (MUT) shall be constructed within the easement to connect south to Reach 11 trails in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
6. **Landscape Strip Reduction or Elimination:** In areas where drainage culverts, right turn lanes and bus bays occur and limit available right-of-way, the required landscape strips of this section may be reduced or eliminated by the Street Transportation Department to ensure sidewalks and shared-use paths may be provided in such areas without significant offset.

- A. **Milkweed or Native Nectar Species for Monarch Butterflies:** A minimum of 10% of the required shrubs shall be a milkweed or other native nectar species and shall be planted in groups of three or more, as approved by the Planning and Development Department.

- B. **Minimum Landscape Setbacks:**
 - 1. **Adjacent to Public and Private Streets and Reach 11:** 25 feet

 - 2. **Adjacent to Property Line Adjacent to Development with No Shared Parking or Shared Driveway:** 5 feet

 - 3. **Adjacent to Property Line Adjacent to Development with Shared Parking or Shared Driveway:** 0 feet

- C. **Parking Lot Areas:** Minimum 10% of interior surface area, exclusive of perimeter landscaping and all required setbacks, shall be landscaped.

- D. **Minimum Landscape Planting Standards:**
 - 1. **Streetscape:**
 - a. **Trees for 10-Foot-Wide or Wider Landscape Strips:** Minimum 3-inch caliper single-trunk large canopy drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.

 - b. **Trees for 5-Foot-Wide, Less Than 10-Foot-Wide, Landscape Strips:** Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.

 - c. **Live Coverage:** Drought-tolerant shrubs, accents and vegetative groundcovers with a maximum mature height of 36 inches to achieve a minimum of 75% live coverage at maturity.

 - d. **Utility Conflicts:** Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

2. **Landscape Setbacks:**

- a. **Trees in 10-Foot or Wider Landscape Setbacks:** Minimum 50% 2-inch caliper, 25% 3-inch caliper and 25% 4-inch caliper large canopy drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.
- b. **Trees in Less Than 10-Foot-Wide Landscape Setbacks:** Minimum 2-inch caliper large canopy drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.
- c. **Live Coverage:** Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 50% live coverage at maturity.

3. **Parking Lot Areas:**

- a. **Trees:** Minimum 2-inch caliper large canopy drought-tolerant shade trees dispersed throughout the parking areas to achieve minimum shading requirements per Section E1.D.
- b. **Live Coverage:** Drought-tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of 36 inches to achieve a minimum of 50% live coverage at maturity.

4. **Common Open Space and Retention Areas:**

- a. **Trees:** Minimum 2-inch caliper large canopy drought-tolerant shade trees along the perimeter of open space and retention areas, planted 20 feet on center or in equivalent groupings.
- b. **Live Coverage:** Drought-tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of 36 inches to achieve a minimum of 50% live coverage at maturity.

D3: Fences/Walls and Screening

A. **Walls and Fences:** Walls and fences located within or adjacent to a building or parking lot setback which is adjacent to 64th Street shall not exceed 8 feet in height. Walls and fences adjacent to all other streets and interior and perimeter lot lines shall not exceed 8 feet in height.

If fencing is used at the perimeter of the property or within the required setback as permitted in the immediately preceding paragraph, it should be view fencing or an acceptable substitute as permitted by the Planning and Development Department and the Parks and Recreation Department. Chain link fencing is prohibited, except where used within the interior of the site and only where it is not visible from the exterior property boundaries, as approved by the Planning and Development Department.

B. **Screening:** Loading, service, storage, delivery, refuse collection and parking area must be screened with landscaping, walls or berming (or combinations thereof) so as to be non-visible when standing six feet in height on the boundary lines of adjacent streets and properties.

1. Rooftop treatment shall screen exposure of pipes and mechanical equipment from view so as to be non-visible when standing six feet in height on the boundary lines of adjacent streets and properties.
2. Loading, service, storage, deliver, refuse collection and parking areas which face Reach 11 must be screened from view.
3. Rooftop treatment shall screen exposure of pipes and mechanical equipment from view of Reach 11.
4. Exhaust stacks are exempt from these screening requirements.

D4: Master Planning

A. **Master Plans:** Master Plans, per the Planned Community District (PCD), Section 636, shall be submitted, and shall be updated with each phase of development, as approved by the street transportation department and planning and development department. The initial master plans submitted by the master developer shall include the following:

1. Complete build-out of detached sidewalks, landscape within landscape strips, buffered bike lanes, and shared-use paths along 64th Street to be included on the master open space, pedestrian, bicycle and trails plan and master landscape plan.
2. Complete build-out of bicycle repair stations per Section E1.A, to be included on the master open space, pedestrian, bicycle and trails plan.

3. A pedestrian and bicycle circulation plan to include internal pedestrian and bicycle circulation on site that enhances pedestrian and bicyclist convenience, safety and comfort.

D5: Enhanced Permitted Uses and Development Standards

D5: Enhanced Permitted Uses and Development Standards: Development of land within this PUD can utilize the “enhanced” permitted uses and development standards only upon the following conditions being approved and accepted by the City:

- A. Before preliminary approval of development plans for any individual building, project or use by the City within the PUD, a Conceptual Master Development Parcel Site Plan (CMDPSP) for the entirety of Superblock 3 (as delineated in the Desert Ridge Specific Plan) and this PUD site shall be submitted for City approval. This means, for example, that before any plans for any individual building, project or use within this PUD are processed for approval by the City, a CMDPSP for the entirety of Superblock 3 and the PUD site must be filed with the City. The City will then process the CMDPSP through a staff approval process. At a minimum the CMDPSP shall provide information regarding the following:
 1. Individual Development Unit¹ boundaries within the Superblock and PUD.
 2. Floor area ratio (FAR) calculations for each individual Development Unit and the entire Superblock and PUD area.
 3. Proposed building heights.
 4. Proposed dwelling units.
 5. Land use for each Development Unit.
- B. For any Development Units within the PUD, the initial applicant shall submit Conceptual Master Plans for the entire Superblock 3 and this PUD site, as described in the Planned Community District (PCD) section of the Phoenix Zoning Ordinance, and as further clarified in this section. The initial developer within the PUD will be required to identify the regional roadway infrastructure improvements necessary to serve the entire Desert Ridge Specific Plan development area with assignment of contribution funds and roadway improvements to each Development Unit within Superblock 3 and this PUD, which shall include, but is not limited to:
 1. 64th Street connection to Bell Road.

¹ “Development Unit” is defined as subunits of the Development Parcel and the PUD area, i.e. individual development areas as delineated on the Master Development Plan.

2. Ultimate Mayo Boulevard from Tatum Boulevard to 66th Street.
3. Tatum Boulevard from Pinnacle Peak Road to the south side of the Central Arizona Project (CAP) canal bridge.
4. 56th Street from Ranger Drive to Pinnacle Peak Road, and other affected corridors.
5. 64th Street from Loop 101 freeway to Pinnacle Peak Road.

Any subsequent Development Units created within the PUD seeking amendment to the overall Conceptual Development Parcel Master Plans, shall be required to submit revised Development Parcel and PUD Master Plans and obtain City approval to amend, assign or phase any improvements assigned to the Development Parcel.

- C. A Traffic Impact Study (TIS) shall be submitted to the City for the entire Superblock 3 and this PUD site to support the Conceptual Development Master Plans as determined by the City of Phoenix Street Transportation Department. No preliminary plans within the PUD shall be submitted until the study is reviewed and approved by the City of Phoenix Street Transportation Department. The developer shall also be responsible for TIS submission to and coordinating transportation infrastructure master plans and improvements with the Arizona Department of Transportation (ADOT), if applicable.
- D. Prior to preliminary site plan approval, the developer shall have executed Conceptual Development Master Plans and a development agreement with the City of Phoenix that details funding obligations and commitments for code required and regional street, water, sewer and drainage infrastructure for each Development Unit, as required by the approved master plans related to that Development Unit.

E. DESIGN GUIDELINES

E1: Design Guidelines

Design Guidelines shall be as indicated in Section 626, Commerce Park District (Business Park Option) and Section 507 Tab A of the Phoenix Zoning Ordinance, as modified below.

- A. **Bicycle Repair Stations:** Bicycle Repair Stations (“fix it stations”) shall be provided, maintained and evenly distributed throughout the PUD area and shall be located adjacent to sidewalks, walkways, shared-use paths and multi-use trails, spaced a minimum of a quarter mile apart. The bicycle repair stations (“fix it stations”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:
 - 1. Standard repair tools affixed to the station.
 - 2. A tire gauge and pump affixed to the base of the station or the ground.
 - 3. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

- B. **On-Site Bicycle Circulation:** Bike lanes, bike boulevards, or other design standards to maximize bicyclist visibility, safety and bicyclist circulation on site throughout the PUD area shall be provided and installed per the recommendations in the Bicycle & Pedestrian Design Guidance Element, Chapter 3 (Bicycle Toolbox), of the Active Transportation Plan, as approved or modified by the Planning and Development Department.

- C. **Building Architecture:** All building elevations shall include a mix of building material, vertical and horizontal elements around the entire building, and shall maintain a campus continuity.

- D. **Shade Standards:**
 - 1. **Shade Calculations and Shade Study:** Shade calculations shall be based on the summer solstice at noon, as shown on a shading study to be submitted for review and approval by the Planning and Development Department.
 - 2. **Source of Shade:** Shade shall be from a structure, landscaping at maturity, or a combination of the two, unless otherwise specified.
 - 3. **Public Sidewalks and Shared-Use Paths:** Minimum 75%

4. **Public and Private Open Space Areas:** Minimum 50%
5. **Uncovered Parking Areas:** Minimum 25%, shaded per Section D2.D.3
6. **Occupiable Roof Areas:** Minimum 50%
7. **Bicycle Repair Stations and Bicycle Parking Spaces:** Minimum 75%
8. **Bike Lanes:** Minimum 50%
9. **Corners of Traffic Lights:** Minimum 75%, to allow pedestrians to wait comfortably for the signal to change, as approved by the Planning and Development Department. All shade structures within the right-of-way shall require a revocable permit for encroachment in the right-of-way and shall comply with visibility triangles.

E. **Elevated Design Guidelines:**

These design guidelines shall apply to all development within the PUD. The following design guidelines from Section 507 Tab A of the Phoenix Zoning Ordinance shall be elevated from Considerations (C) and Presumptions (P) to Requirements (R) and (R*):

A. **Site Design/Development.**

1. **Desert Preservation.**

(1.1) Development shall minimize the removal of existing healthy Sonoran Desert vegetation (trees over 4-inch caliper in diameter) and cacti over 3 feet in accordance with City Native Plant Preservation Standards (Table 1). If removal is necessary, mature trees and cacti shall be salvaged and utilized on site. (R)

Protected native plants shall mean cacti, which are 3 feet, or greater in height and trees which are 4 inches or greater in caliper of the following species:

Table 1. Protected Native Plant Preservation Standards

TREES:	
Botanical name	Common name
<i>Acacia constricta</i>	Whitethorn Acacia
<i>Acacia greggii</i>	Catclaw Acacia
<i>Berberis haematocarpa</i>	Red Barbary
<i>Canotia holocantha</i>	Crucifixion Thorn

<i>Celtis pallida</i>	Hackberry
<i>Cercidium floridum</i>	Blue Palo Verde
<i>Cercidium microphyllum</i>	Foothill Palo Verde
<i>Chilopsis lineraris</i>	Desert Willow
<i>Juniperus species</i>	Juniper
<i>Olneya tesota</i>	Ironwood
<i>Populus fremontii</i>	Cottonwood
<i>Prosopis species</i>	Mesquite
<i>Quercus species</i>	Scrib Oak
<i>Rhus ovata</i>	Sugar Sumac
<i>Vauquelinea californica</i>	Arizona Rosewood
CACTI:	
Botanical name	Common name
<i>Carnegiea gigantea</i>	Saguaro
<i>Ferocactus species</i>	Barrel
<i>Fouquieria splendens</i>	Ocotillo
<i>Penicereus greggii</i>	Night-Blooming Cereus

2. **Grading/Drainage.**

(2.2) Surface, site drainage and retention shall be designed to avoid hard lined channels. (R)

(2.3) Surface site drainage and retention shall be integrated with the overall landscape design. (R*)

(2.5) Required landscape setbacks adjacent to perimeter streets may utilize the required setback for retention provided:

- A maximum 50% of the required landscape setback is devoted to retention.
- The maximum depth of retention within 20 feet of right-of-way is 24 inches.
- Side slopes are a maximum 4:1 (R)

3. **Landscape Architecture.**

(3.1) **Plant Materials.**

3.1.1 Development shall minimize the removal of existing, non-native healthy plants (trees 4-inch caliper in diameter or greater) and cacti (6 feet high or greater). If removal is necessary, mature trees shall be salvaged and utilized on site. (R)

3.1.3 Low water use plants that reflect and enhance the image of the Sonoran Desert

shall be used. (R)

3.1.5 Any proposed landscape treatment shall be compatible with and relate to any established distinctive character in the surrounding context area. (R*)

3.1.9 Coordinate site utility elements such as overhead power lines, transformers, meter boxes, backflow preventers, and fire protection devices, with landscape design to effectively diminish the impact of such elements on the site character. (R*)

3.1.10 Trees shall be located adjacent to public and private walkways, and multi-use trails and paths, to provide a minimum of 50% shade and a minimum canopy clearance of 6 feet 8 inches. (R)

3.1.11 Pedestrian safety and comfort shall be considered when selecting trees and plant material. (R*)

3.1.13 No more than 50% of the landscaped area at maturity or 10% of the net lot area, whichever is less, shall be planted in turf or high-water use plants. Functional turf areas such as in parks, schools, multifamily and single-family common areas, individual single-family residential lots, and golf courses are exempt. (R)

3.1.14 A minimum 50% of the landscaped area at maturity (excluding hardscape areas) shall be treated with living vegetation including groundcover, shrubs and trees, as well as inorganic material and an automatic irrigation system. (R)

3.1.15 If allowed by specific provisions of the zoning ordinance, the placement of recycling containers in a required landscape setback or required landscaped island shall not result in the elimination of any required trees. (R)

(3.2) Maintenance of Landscape Areas.

3.2.1 Native Sonoran Desert vegetation shall not be pruned or removed from areas identified on approved plans as permanent undisturbed open space unless demonstrated to the city that a health, safety or welfare issue exists. This includes removal of dead trees or cacti. (R)

3.2.3 A permanent automatic irrigation system shall be installed to water all trees, cacti, and plants installed in accordance with the approved landscape plans or other development review documents to minimize maintenance and water consumption, and to maximize plant health, survivability, and viability, unless otherwise approved by the Planning and Development Department. (R)

(3.4) Art/Water Elements.

3.4.1 Water features, including fountains, shall be sited to allow significant environmental enhancement primarily to on-site and incidentally to off-site users and to minimize water consumption. (R*)

3.4.2 If there is public art, it shall be integrated into the overall design of a project. (R*)

4. Open Space/Amenities.

(4.1) Improved open spaces, plazas and courtyards shall be shaded a minimum 50% and functional in terms of area, dimensions, location and amenities to promote safe human interaction. (R*)

(4.2) Usable public space shall incorporate a minimum of 50% shading through the use of trees or structures that provide shading, or a combination of the two unless otherwise prohibited by site visibility triangles or other technical constraints. (R)

6. Parking/Circulation.

(6.1) Surface Parking Design.

6.1.3 Parking areas shall be buffered from adjacent residential properties and screened from streets so that cars are not visible below the average height of the headlights. (R)

6.1.7 Surface parking design shall utilize shared access drives with adjacent, similarly zoned properties. (R)

6.1.9 Excessive asphalt/hardscape not needed for adequate vehicular maneuvering or parking, staging or material storage shall be minimized. (R*)

(6.2) Parking Structure Design.

6.2.3 The parking structure exterior shall be finished with architectural embellishments and detailing that will create visual interest for adjoining properties. (R*)

6.2.4 Lighting within the parking structure shall provide safety and security and be integrated into the architectural character both in terms of illumination and fixtures. (R*)

6.2.10 There shall be a convenient, clear, safe and efficient internal circulation

system within the parking structure for both vehicular and pedestrian traffic including appropriate signage and placement of pedestrian circulation cores (elevators and stairs). (R*)

(6.3) Access/Circulation.

6.3.2 The site plan shall clearly express the separation between pedestrian and vehicular traffic. (R*)

7. Walls/Fencing.

(7.1) Walls adjacent to arterial and collector streets shall have a finished appearance. Untextured, unfinished block and reinforced, mortar-free concrete walls shall be avoided. (R*)

(7.2) Wall lengths exceeding 50 feet adjacent to arterial and collector streets shall be articulated or contain substantial landscaping to break the continuous wall surface and create varying shading patterns. (R*)

8. Site Lighting.

(8.1) All on-site lighting shall be shielded to prevent direct visibility of the light source from adjacent property. (R)

(8.2) Lighting shall be shielded with cut-off fixtures and deflectors to direct light downward and limit on-site lighting levels to a maximum of 1-foot candle at the property line. (R)

(8.5) Service areas and other screened areas shall have proper security lighting. (R*)

(8.6) Lighting fixtures and illumination shall be of similar design and character as the project's building components. (R*)

(8.7) Site lighting shall be provided to ensure personal safety at building entrance/exits, and in public assembly and parking areas. (R*)

(8.8) Recommended lighting levels and uniformity ratios established by the Illumination Engineering Society of North America (IESNA), as may be modified by the City of Phoenix, shall be incorporated in lighting design for on-site non-residential and multi-family development. (R*)

B. Building Design/Construction.

1. Placement/Orientation.

(1.2) The proposed building orientation shall respect the orientation of surrounding buildings and surrounding streets by maintaining continuity of pedestrian routes and promoting opportunities for pedestrian interaction at the street level. (R*)

(1.4) The proposed building orientation shall respect climatic conditions by minimizing heat gain and considering the impact of shade on adjacent land uses and areas. (R*)

(1.5) Natural surveillance shall be maximized in project design to encourage easy observation of people and property near entryways, pathways, public spaces and parking lots. (R*)

(1.6) Projects or portions of projects in public view (adjacent to streets and residential areas) shall demonstrate a greater level of design sensitivity and detail to visual image than other development. (R*)

2. Height, Bulk, and Area.

(2.2) Parapet walls shall not extend beyond the building height more than 5 feet for a building that is 20 feet or less in height or 7 feet for a building above 20 feet in height unless greater height is needed to screen mechanical equipment. (R*)

3. Architecture.

(3.1) Architecture and applied treatments that express corporate identity shall be tempered to provide unique structures that complement and blend with their immediate context. (R*)

(3.2) Parking shade and canopy structures shall be complementary to the architecture of the primary buildings and have minimal visual impact to the public streetscape and adjacent residential areas. (R*)

4. Articulation.

(4.1) Building facades visible from public streets and adjacent to residential property that exceed 100 feet shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies. (R*)

(4.2) The building facade shall be designed to provide a sense of human scale at ground level by providing a clear architectural distinction between ground floor levels and all

additional levels. (R*)

(4.3) Building entrances shall be identifiable and directly accessible from a public sidewalk. (R*)

5. **Colors/Materials.**

(5.1) All sides of a structure shall exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability. Examples include materials such as brick, stone, colored textured concrete or stucco. Roof materials may include treated metal, concrete, and clay tiles, decorative wood, or similar materials. (R*)

(5.2) Multiple buildings on the same site shall borrow and incorporate (not duplicate) architectural styles, materials, forms, features, colors and compatible elements from the same site. These shall include: continuation of distinctive rooflines, covered walkway alignments, consistent detailing of finish, accent features on all visible sides of structures, compatible shapes, material, wall and landscaping treatment. (R*)

(5.3) The extensive use of the following architectural treatments and details are strongly discouraged and shall be limited in their proposed application:

- Colored plastic or fiberglass
- Shiny metal details or reflective materials
- Untextured concrete, unfinished block, steel panels, or asphalt shingles as a predominant exterior material. (R*)

(5.4) Corporate colors, associated graphics, and highly contrasting bands of vibrant colors on buildings and on accessory structures (excluding signage) shall be used as an accent feature with restraint as a minor element of the building's exterior. (R*)

(5.5) Pre-engineered metal buildings visible from public streets or residential areas shall have at least 30% of exterior elevations composed of alternative building materials such as glass, brick, masonry, stone and stucco. (R*)

6. **Public Amenities/Environmental Protection.**

(6.1) Public and private pedestrian walkways and gathering areas shall be shaded (minimum 50% at maturity) for the health, safety, and welfare of pedestrians and to encourage use. (R)

(6.2) Overhangs and canopies shall be integrated in the building design along all pedestrian thoroughfares. For planned commercial shopping centers with exterior pedestrian circulation, continuous shade protected walkways shall be provided. (R*)

(6.3) There shall be convenient accessible pedestrian walkways between bus stop/shelter and the building entry and/or activity area(s). (R*)

7. **Screening.**

(7.1) Service areas shall be located away from public view. (R*)

(7.3) All screening shall be architecturally compatible with the primary structure. (R*)

(7.5) All new or relocated electric lines 12 kv and smaller, communications and cable television and all on premise wiring shall be placed underground in all developments where visible from streets or adjoining properties. (R*)

C. **Additional Design Guidelines.**

The following are additional design guidelines applicable to all development within this PUD, using the same implementation standards per Section 507.C of the Phoenix Zoning Ordinance:

1. A maximum of 60% of exterior building facades shall be finished with stucco material. (R*)
2. Lighting shall be provided adjacent to all public and private sidewalks, shared-use paths, and pedestrian walkways per Section 1304.H.5 of the Phoenix Zoning Ordinance. (R*)
3. Lighting should be provided adjacent to all multi-use trails per Section 1304.H.5 of the Phoenix Zoning Ordinance. (P)
4. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments, that visually contrasts parking and drive aisle surfaces. (R*)
5. Primary entry/exit drives shall incorporate decorative pavers, stamped or colored concrete, or similar alternative material. (R*)
6. Primary entry/exit drives shall incorporate enhanced landscaping on both sides within minimum 250-square-foot landscape areas and shall incorporate a minimum 5-foot-wide landscape median, planted with a variety of at least three plant materials, and minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted 20 feet on center or in equivalent groupings within the landscape median. (R)

7. Traffic calming measures shall be provided at all site entries and exits to slow down vehicular speeds as they approach sidewalks. (R*)
8. Interior walls and privacy fencing shall use materials and colors that blend with the natural desert environment. (R*)
9. A combination of view walls/fencing and partial view walls/fencing shall be incorporated along property lines adjacent to dedicated public or private open space areas, natural and/or improved drainageways or recreational areas. (R*)
10. Drainage channels shall be designed to look natural in the desert setting through color, texture, landscaping, or other means. (R*)
11. Enhanced pedestrian connections shall be designed and constructed at all public street crossing locations to interconnect the pedestrian trails throughout the entirety of the site. (R*)
12. Waste stations should include a compost receptacle whenever possible, with informational signs indicating what type of waste should go in which receptacle. (P)
13. Each project within the PUD shall implement a minimum of two Green Infrastructure (GI) techniques for stormwater management, per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management. (R)
14. Waste stations, including a landfill receptacle and recycling receptacle with informational signs indicating what type of waste should go in which receptacle, shall be provided at all building entrances/exits (except for emergency only exits) and shall be allocated throughout the site in common open space areas and along sidewalks, shared-use paths and pedestrian pathways at convenient locations, typically within a quarter mile of each other. Additionally, recycling containers shall be provided for each garbage container provided. (R)

F. SIGNS

- A. Signage shall comply with Section 705 of the Phoenix Zoning Ordinance.

G. SUSTAINABILITY

G1: City Enforced Standards

The following are standards that are measurable and enforceable by the City and will be provided:

- As encouraged by Reimagine Phoenix, recycling services will be provided.
- Utilization of dual glazed windows with high performance low-e glazing.
- All primary site lighting will be LED lighting.
- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a ‘smart’ controller to minimize water waste.
- Salvage and reuse of existing trees is strongly encouraged.

G2: Developer Enforced Standards

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

- Utilize low water usage plumbing fixtures.
- Encourage the design HVAC systems to eliminate the usage of CFC’s and CFC based refrigerants.
- Encourage the use of water-based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.
- Lower flow toilets and showerheads.
- Energy Star Rated appliances.
- Reduce heat island effect through ample open space, desert adapted landscaping and vegetation to include, shrubs etc.
- Provide as much shade as practical.
- Recycling services will be provided.
- Consider use of grey water or condensate to supplement potable irrigation water.

G. INFRASTRUCTURE

H1: Grading and Drainage

To be developed via Master Planning process in conformance with the City of Phoenix Master Planning Manual.

H2: Water and Wastewater

To be developed via Master Planning process in conformance with the City of Phoenix Master Planning Manual.

H3: Circulation Systems

To be developed via Master Planning process in conformance with the City of Phoenix Master Planning Manual.

A Traffic Impact Analysis (“TIA”) will be submitted for review with the Street Transportation Department.

I. COMPARATIVE ZONING STANDARDS

Commerce Park/Business Park (CP/BP) standards as per Section 626 apply, except as modified by this PUD. The following summarizes the currently applicable modifications of the base CP/BP standards vs this PUD’s proposed modified standards.

I: Comparative Zoning Standards Table

Standards	CP/BP Standards	Proposed PUD Standards	
Building Height	18’ within 30’ of perimeter lot line; 1’ increase per 3’ additional setback, maximum 56’	Base: 56 Feet Enhanced: 250 Feet (10%), 70 Feet (75%), 35 Feet (15%)	
Lot Coverage	40% plus 10% for parking canopies or structure	50%	
Floor Area Ratio (“FAR”)	None	Base: .20 overall, individual development up to .25 Enhanced: .85	
Minimum Building Setbacks	30’ from perimeter lot line on a street, 20’ not on a street 20’ from interior lot line on a street, 0’ not on a street	64th Street All other public streets All other private streets Reach 11 All other property lines	100’ minimum (125’ average) 50’ 25’ 65’ 0’
Parking/Loading	Per Zoning Ordinance Section 702	Off-Street parking and loading requirements may be modified by the Planning & Development Department when supported by an appropriately documented study.	

J. LEGAL DESCRIPTION

J. Legal Description

Paradise Ridge Lot 7 Legal Description

A PARCEL OF LAND LOCATED NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA. A PORTION OF THE LAND DESCRIBED AS LOT 7, STATE PLAT NO.55, PARADISE RIDGE SECOND AMENDED, RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, SOUTH 00 DEGREES 02 MINUTES 16 SECONDS EAST, A DISTANCE OF 2003.76 FEET TO THE SOUTHEAST CORNER OF LOT 7, BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA:

THENCE LEAVING SAID EAST LINE, AND ALONG THE SOUTH LINE OF SAID LOT 7, THE NEXT 3 COURSES, NORTH 54 DEGREES 15 MINUTES 57 SECONDS WEST, A DISTANCE OF 763.76 FEET;

THENCE NORTH 75 DEGREES 44 MINUTES 37 SECONDS WEST, A DISTANCE OF 1775.42 FEET;

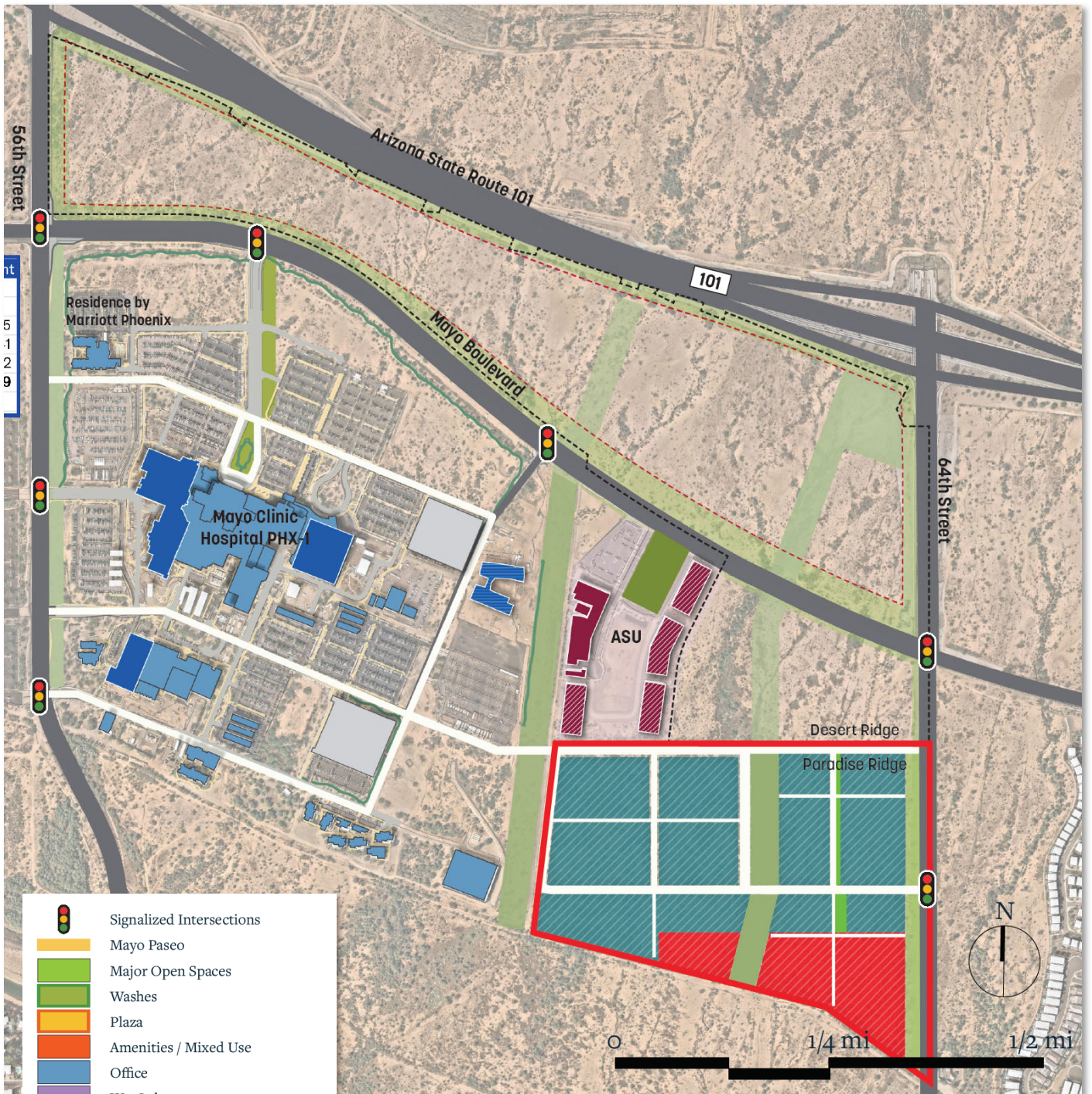
THENCE NORTH 66 DEGREES 29 MINUTES 20 SECONDS WEST, A DISTANCE OF 12.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7;


THENCE ALONG THE WEST LINE OF SAID LOT 7, NORTH 06 DEGREES 40 MINUTES 18 MINUTES EAST, A DISTANCE OF 1125.04 FEET TO THE NORTH LINE OF SAID SECTION 33,

THENCE LEAVING SAID WEST LINE, AND ALONG SAID NORTH LINE, SOUTH 89 DEGREES 56 MINUTES 59 SECONDS EAST, A DISTANCE OF 2220.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,349,195 SQUARE FEET OR 76.887 ACRES, MORE OR LESS.

Exhibit 1: Conceptual Site Plan

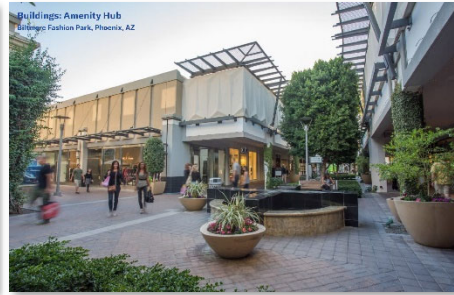


-  Signalized Intersections
-  Mayo Paseo
-  Major Open Spaces
-  Washes
-  Plaza
-  Amenities / Mixed Use
-  Office
-  Wet Lab
-  Advanced Manufacturing
-  Outpatient Clinic
-  Parking Garages
-  Surface Parking
-  Mayo Clinic Buildings (Ongoing)
-  Mayo Clinic Buildings (Existing)

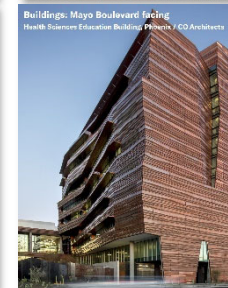
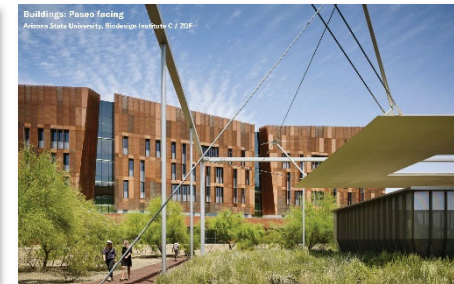
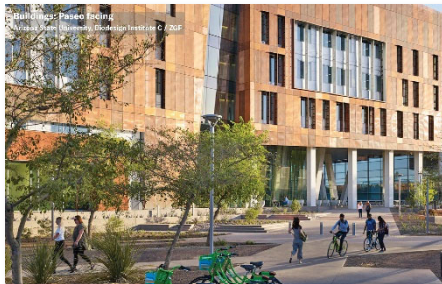
	Acres	SF	FAR (sf)	%	Parking ratio	Parking Count
Paradise Ridge	77	3,354,120	2,237,230	100%		
		Outpatient Clinic**	1,795,050	80%	5	8,975
		Ancillary Retail	281,680	13%	0.5	141
		Subacute Facility*	160,500	7%	4.5	722
		*160 beds			Parking Supply =	14,059
		**Outpatient Clinic buildings are medical offices				

Exhibit 2: Illustrative Images

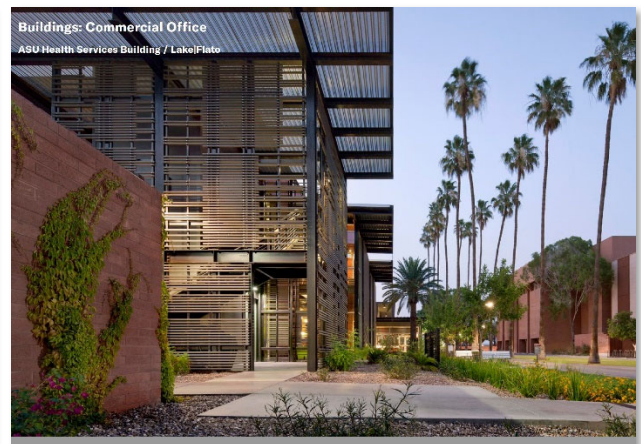
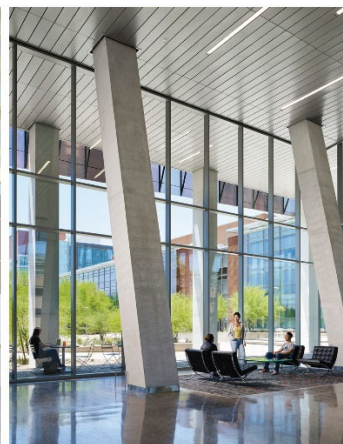
Amenity Areas (Support Retail Uses)



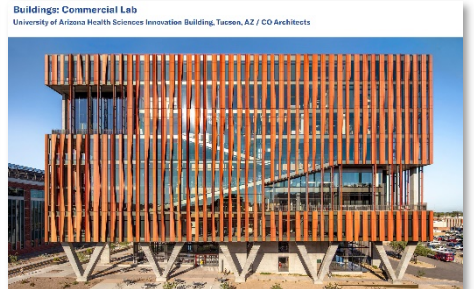
Facades



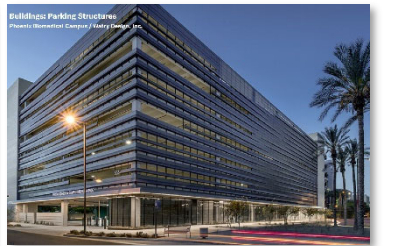
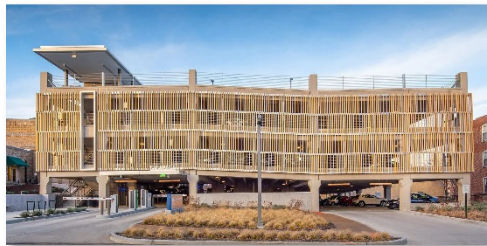
Building (Commercial Office)



Building (Lab)



Parking Structures



Landscape

