



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report**  
**Zoning Ordinance Text Amendment**  
**Z-TA-10-23-7**  
**February 2, 2024**

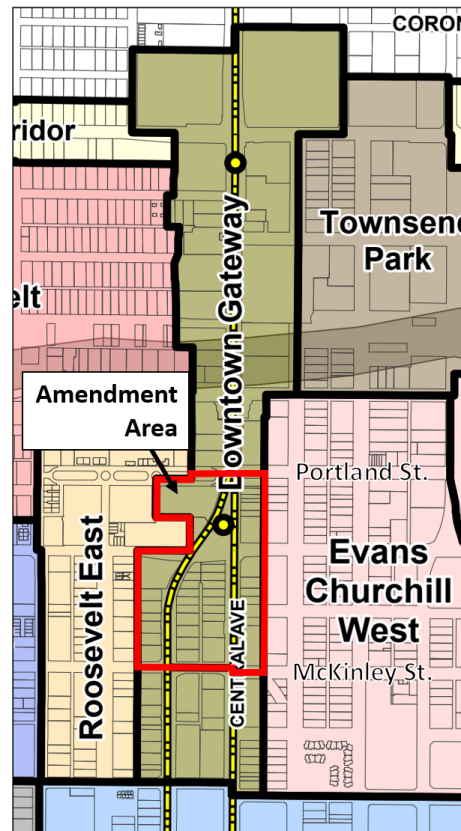
**Application No. Z-TA-10-23-7:** Amend Section 1212.B (Downtown Gateway, Development Standards) of the Phoenix Zoning Ordinance to allow for a height bonus up to 30 percent within the Downtown Gateway Character Area between McKinley Street and Portland Street.

**Staff Recommendation:** Staff recommends approval of Z-TA-10-23-7 as shown in the recommended text in Exhibit A.

**Background**

This request is to amend the Downtown Gateway Character Area standards in the Downtown Code to allow a height bonus up to 30 percent between McKinley Street and Portland Street. The Downtown Gateway Character Area is intended to be a high-density, vibrant corridor with a mix of residential and commercial development designed for transit riders. Restaurants with outdoor dining, and commercial and retail uses should be placed along the street to invite pedestrian exploration. Streetscape improvements throughout the area should be encouraged to make light rail accessible and vibrant.

The area affected by the proposed text amendment is generally bounded by Portland Street to the north, McKinley Street to the south, the alley between Central Avenue and 1st Street to the east, and the alley between 1st Avenue and 2nd Avenue to the west. The area generally contains a mix of land uses, including mid-rise to high-rise multifamily residential buildings, retail uses, offices, vacant land, and surface parking. The light rail runs through the area along Central



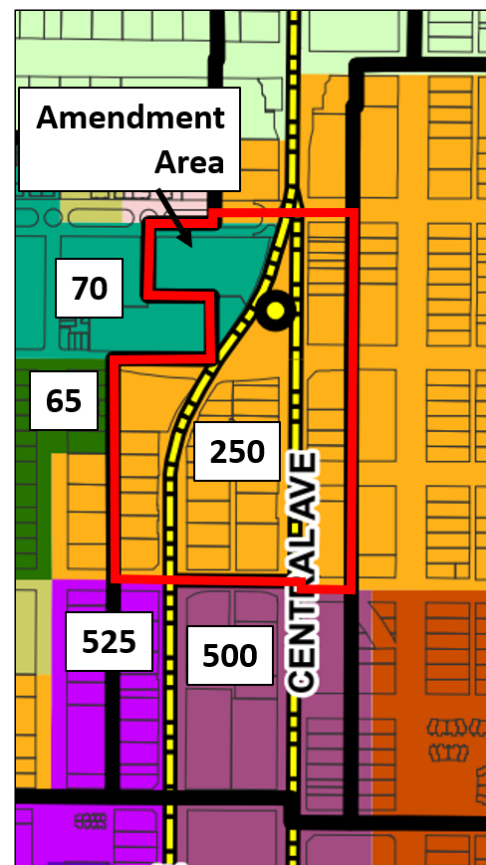
*Downtown Code Character Areas Map, Source: Planning and Development Department*

Avenue and 1st Avenue with a station between Roosevelt Street and Portland Street.

The regulating maps of the Downtown Code permit a maximum height of 250 feet for most of the amendment area and a maximum height of 70 feet for a portion in the northwest corner of the area. The permitted density is 218 dwelling units per acre for most of the area and no maximum for a portion of the area. Density may be increased by up to 50 percent with sustainability bonus points. The character area permits 100 percent lot coverage. Currently, the character area does not permit an increase in height using sustainability bonus points. The proposed text amendment would not change the height regulating map, shown below, but would permit a 30 percent increase in height using sustainability bonus points between Portland Street and McKinley Street.



Aerial Map, Source: Planning and Development Department



Downtown Code Permitted Heights Map, Source: Planning and Development Department

The applicant's proposed development is located at the northeast corner of Central Avenue and Garfield Street in the Downtown Gateway Character Area of the Downtown Code. The conceptual site plan, attached as an exhibit, shows a 30-story, 325-foot tall, mixed-use building with 273 multifamily residential units and approximately 8,000 square feet of ground floor commercial space. The applicant proposes to use sustainability bonus points to increase the allowed density from 218 to 297 dwelling units per acre, reduce the parking from 281 spaces to 142 spaces, and increase the allowed height from 250 feet to 325 feet. The proposed density and parking may be achieved through a sustainability bonus. This text amendment is proposed to facilitate the 30 percent increase in height through a sustainability bonus.



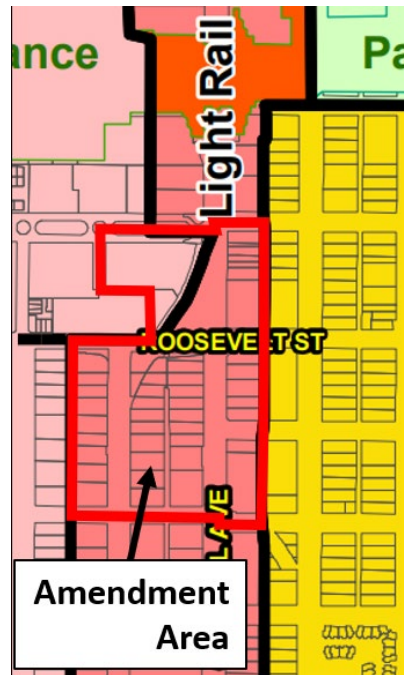
*Aerial Map, Source: Planning and Development Department*

The sustainability bonus system is an element of the Downtown Code designed to provide projects that exhibit environmentally friendly design and performance elements with additional entitlements. The sustainability bonus system is defined in [Section 1223](#) of the Zoning Ordinance with credits defined for each sustainability feature and a method to translate credits into modifications to the allowed height, density, lot coverage, or parking of a project. This system is only applicable to projects that are located in Character Areas that allow such bonuses.

### **Background: Urban Form Project and the Downtown Code**

The Downtown Urban Form Project was initiated in 2006. The Downtown Phoenix Plan is a product of the Downtown Phoenix Urban Form Project and was prepared to provide direction for implementation of the community vision for an active, pedestrian-oriented and sustainable Downtown. The Downtown Phoenix Plan was adopted by City Council in 2008 and served as a precursor to the Downtown Code, adopted in 2010, which is now Chapter 12 of the Phoenix Zoning Ordinance.

The area affected by the proposed text amendment is mostly within the Light Rail Corridor Character Area in the Downtown Phoenix Plan while a portion in the northwest corner is within the Roosevelt Character Area. The Light Rail Corridor Character Area was renamed to Downtown Gateway when the Downtown Code was adopted, and the boundaries were adjusted to include the entire area affected by the proposed text amendment. The Downtown Phoenix Plan states that the Light Rail Corridor will be a high-density corridor that is a vibrant mix of residential and commercial development catering to a pedestrian and transit-oriented population (pg. 3-12).



*Downtown Phoenix Plan Character Area Map, Source: Planning and Development Department*

The Downtown Phoenix Plan lists two policies related to height in the Light Rail Corridor Character Area.

- Policy 3-5: Develop urban design standards that will encourage high density development that maximizes commercial and residential activity around transit stations.
- Policy 3-7: Develop height transition and design standards that encourage new development while enhancing the livability of established neighborhoods.

### **Staff Analysis**

The request does not increase the height allowed in the Downtown Gateway Character Area by right, rather it creates the opportunity for projects to achieve more height by providing community benefits through sustainability bonus points. In the majority of the amendment area, height could be increased from the base 250 feet of height to a maximum of 325 feet of height with bonus points. In the portion of the amendment area that allows 70 feet in height, the maximum height achievable through bonus points is 91 feet. The proposal to increase the allowable height by a sustainability bonus provision is consistent with the Downtown Phoenix Plan policies, provides for a public benefit, and is sensitive to the surrounding area.

The request is consistent with Policy 3-5, as it creates a standard that encourages high density development directly adjacent to the Central Avenue / Roosevelt Avenue light

rail station. This will create more commercial and residential opportunities around the transit station.

The request is consistent with Policy 3-7, as it creates a height transition along the Central Avenue corridor. The allowed heights immediately south of the amended area are 500 and 525 feet and north of the amended area is 250 feet. Allowing developments within the amended area to achieve 325 feet of height through sustainability bonus points provides for an appropriate transition in height along the corridor.

### **Conclusion**

Staff recommends approval of Z-TA-10-23-7 to amend the Downtown Gateway Character Area text shown in Exhibit A of the staff report. The proposal to allow additional height through sustainability bonus points in the area defined in the text is appropriate, given the immediate proximity to transit and the transition to greater heights directly to the south, and offers community benefits through a sustainability bonus in exchange for the option for additional height.

### **Writer**

Anthony Grande

February 2, 2024

### **Team Leader**

Racelle Escolar

### **Exhibits**

Exhibit A: Proposed Language

Exhibit B: Applicant Narrative, Site Plan, and Elevations (5 pages)

Exhibit A

**Z-TA-10-23-7: Height Bonus in Downtown Gateway Character Area**

**Proposed Language:**

**Amend Section 1212.B (Downtown Gateway, Development Standards) of the Phoenix Zoning Ordinance to allow for a height bonus up to 30 percent within the Downtown Gateway Character Area between McKinley Street and Portland Street as follows:**

**B. Development Standards.**

**1. Maximum height.**

a. *Main building:* governed by the height map, Section 1202.C.

(1) *Height bonus:* None, **EXCEPT NORTH OF MCKINLEY STREET AND SOUTH OF PORTLAND STREET: 30% MAXIMUM**

\* \* \*

# Rezoning Narrative

**Client:** Mainstreet Capital **Arch Project #:** 5333.00  
**Project:** 901 N Central  
**Date:** August 1<sup>st</sup>, 2023

**Zoning District:** DTC Downtown Gateway  
 Arts and Culture Small Business Overlay  
**Height (1202.C):** 250' allowed, 320' proposed – need 28% increase (no bonus allowed)

**Density (1202.D):** 218 units/acre allowed, 297 units acre proposed – need 36.5% increase (40% increase bonus allowed)

**Lot Coverage:** 100% allowed  
**Setbacks:** Side: 0' min  
 Rear: 0' min  
 Front: Per Streetscape Standards (Below)

**Parking (1206)** 1 space per dwelling unit min/ 2 spaces per dwelling unit max, 273 min required (10% of required parking can be compact), 344\* Provided (204 Standard + 133 Compact + 7 ADA – Min. 245 standard stalls required). 1 space per 1,000 sf non res min/ 4 spaces per 1,000 sf non res max, 8 min req'd, 8 provided Loading: 1 bay (10' wide x 30' long) for residential over 160,000sf  
 Loading: not required for commercial under 40,000 sf  
 \*Seeking a 50% parking reduction (1212.B.5) to meet parking requirements for standard stalls.

**Streetscape Standards (1212.D)**

**Garfield to Alley**

Min Building setback:	0'
Max Building Setback:	5'
Building Frontage:	Min 50%
Allowed Frontage:	All
Min Sidewalk Width:	8'*
Min Streetscape Zone Width:	8'*

\*Currently the existing buildings and property along Garfield do not allow for these widths, we are proposing extending the curb line out in order to meet these requirements

**Central:**

Min Building setback:	0'
Max Building Setback:	5'
Building Frontage:	Min 75%
Allowed Frontage:	Stoop/Door Well (SD), Storefront (S), Gallery/Arcade (GA)
Min Sidewalk Width:	8'**
Min Streetscape Zone Width:	8'**

\*\*Currently the existing buildings and property along Central do not allow for these widths. Variance will be required per development pre-application comments.

Sustainability Bonus (1223)

Height Increase: 30% Increase Max (325'-0" Max)

Pts Density Increase: 218 DU/AC Allowed, 297 DU/AC Proposed (36.5% increase) (40% Sustainability Bonus Matrix)

Bonus Points Total: 105



VICINITY MAP



FRONTAGE TYPE

N CENTRAL AVE: STOREFRONT  
 -75% MIN GLAZING BETWEEN 3' & 8' ABOVE GRADE

E GARFIELD ST: SIDE STREET  
 -SMALL ACTIVE USE SPACE  
 -CHANGES TO THE BUILDING PLANE, IDENTATIONS, TEXTURES, OR ACCENT MATERIALS  
 -PERMANENT SEATING (BENCHES, PERCHES, LEDGES, ETC.)

BUILDING STANDARDS

1212B-1 MINIMUM SETBACK AND FLOOR VARIATION						
	REQD.	PROVIDED				
EAST PROP. LINE (REAR)	0'-0"	0'-0"				
NORTH PROP. LINE (SIDE)	0'-0"	0'-0"				
1212D STREETScape STANDARDS						
STREET SECTION	MIN. BUILDING SETBACK	MAX. BUILDING SETBACK	BUILDING FRONTAGE	ALLOWED FRONTAGE TYPES	MIN. SIDEWALK WIDTH	MIN. STREETScape ZONE WIDTH
CENTRAL AVE ROOSEVELT ST TO FILMORE ST	0'-0"	5'-0"	MINIMUM 75%	SD, GA, S	8'-0"	8'-0"
DARFIELD STREET CENTRAL TO ALLEY EAST OF CENTRAL	0'-0"	5'-0"	MINIMUM 50%	ALL	8'-0"	8'-0"
PROVIDED						
CENTRAL AVE	3'-0"			S	VARIES	VARIES
DARFIELD STREET	0'-0"			ALL	VARIES	VARIES

PROJECT DATA

PROJECT ADDRESS: 801 & 901 N CENTRAL AVE, PHOENIX, AZ 85016

LEGAL DESCRIPTION: RECORDED MAY 08, 2008 AS 2008-0170159 OF CENTRAL RECORDS, DESCRIBED AS FOLLOWS: A PART OF LOT 1, BLOCK 7 OF CHURCHILLS ADDITION TO THE CITY OF PHOENIX, RECORDED IN BOOK 2 OF MAPS, PAGE 8 AND LOCATED IN THE SOUTHWEST QUARTER (SE) OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASIN MERIDIAN, MARICOPA COUNTY, ARIZONA; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF CENTRAL AVENUE AND VAN BUREN STREET (TO THE N HAND);

THENCE SOUTH 89°12'22" EAST, ALONG THE CENTERLINE OF VAN BUREN STREET AND THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 11.79 FEET;

THENCE NORTH 07°04'28" EAST, ALONG THE CHURCHILL SURVEY LINE, A DISTANCE OF 2313.23 FEET;

THENCE SOUTH 89°29'17" EAST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 07°04'28" EAST, A DISTANCE OF 15.00 FEET TO A POINT OF CURVE OF A CURVE WHOSE 16.00 FOOT RADIUS BEARS NORTH 85°42'22" EAST AND IS CONVEX NORTH-EASTERLY;

THENCE SOUTH-EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°24'15", A DISTANCE OF 23.85 FEET;

THENCE SOUTH 89°29'17" WEST, A DISTANCE OF 15.83 FEET TO THE POINT OF BEGINNING.

PROJECT TEAM

OWNER: WEST COMMERCIAL SOLUTIONS, SUITE 1200 FORT LAUDERDALE, FLORIDA 33309  
 CONTACT: RYAN SADDONY  
 EMAIL: RYAN.SADDONY@DEVSERVICESCONSULTING.COM

ARCHITECT: SHERLEY BULFINCH  
 3443 NORTH CENTRAL AVE, S. HOUTANDA PHOENIX, AZ 85017  
 T: 902.907.4454  
 CONTACT: TODD BINNHOOK  
 EMAIL: TOBINNHOOK@SHEPLEYBULFINCH.COM

LOT SALES: Y N

GEN. SITE PLAN NOTES

- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- AFTER FINAL APPROVAL, THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY PSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A DESIGN REVIEW INSPECTION.
- SMOKE, GAS, AND ODOR EMISSIONS SHALL COMPLY WITH REGULATION 10 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS.
- THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 8, ARTICLES 18 AND 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT.
- THE AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 55 DB (125) WHEN MEASURED ON AN "A" WEIGHTED SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.
- EMPLOYERS OF HAZARDOUS PROCESSES (IF APPLICABLE) CERTIFICATION SHALL BE PROVIDED BY THE PHOENIX FIRE DEPARTMENT PREVENTION BUREAU THAT ALL MANUFACTURING, STORAGE, AND WASTE PROCESSES ON THE SITE SHALL MEET SAFETY AND ENVIRONMENTAL STANDARDS AS ADMINISTERED BY THE BUREAU.
- THE SANITARY SEWER COLLECTION SYSTEM WITHIN THE PROJECT WILL BE A PRIVATE SYSTEM OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- ALL ON-SITE WATER LINES SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.



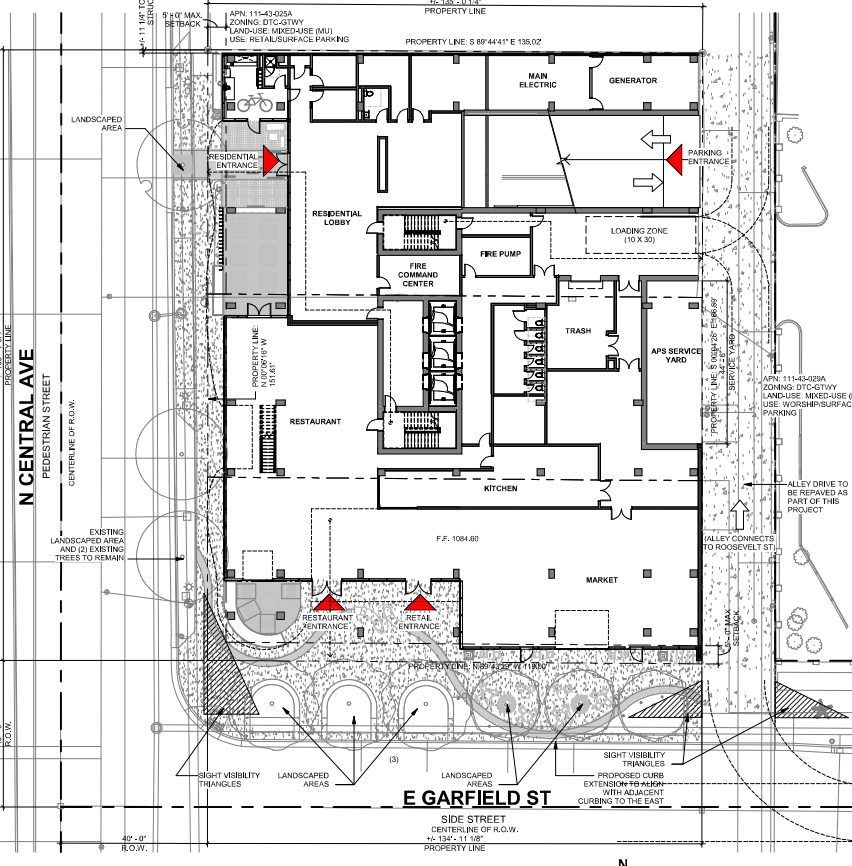
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 Phoenix, AZ 85017  
 T: 602.403.3223 | F: 602.334.0691  
 sbulfinch@shepleybulfinc.com



MAINSTREET CAPITAL  
 200 E. BROWARD BLVD.  
 SUITE 1100  
 FORT LAUDERDALE, FLORIDA 33301

UTILITIES

WATER: CITY OF PHOENIX  
 SEWER: CITY OF PHOENIX  
 GAS: SOUTHWEST GAS  
 ELECTRICITY: ARIZONA PUBLIC SERVICE CO.  
 TELEPHONE: VERIZON  
 CABLE: COX COMMUNICATIONS  
 POLICE: CITY OF PHOENIX  
 FIRE: CITY OF PHOENIX



APN: 111-4-302A  
 111-4-323  
 11-4-304

PERMIT REQUIRED

PROJECT DESCRIPTION: THE PROJECT CONSISTS OF A 30 STORY RESIDENTIAL BUILDING WITH INTEGRATED STRUCTURED PARKING (ABOVE GRADE), COMMON AMENITY AREAS, GREENHOUSE, AND GROUND FLOOR COMMERCIAL SPACE.

APPLICABLE CODES:

- 2018 INTERNATIONAL BUILDING CODE (IBC), WITH CITY OF PHOENIX AMENDMENTS (PBCO)
- 2018 INTERNATIONAL FIRE CODE (IFC), WITH CITY OF PHOENIX AMENDMENTS (PFC)
- 2018 INTERNATIONAL PLUMBING CODE (IPC), WITH CITY OF PHOENIX AMENDMENTS (PIPC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC), WITH CITY OF PHOENIX AMENDMENTS (PIFGC)
- 2017 NFPA 70A NATIONAL ELECTRICAL CODE (NEC), WITH CITY OF PHOENIX AMENDMENTS (PNEC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC), WITH CITY OF PHOENIX AMENDMENTS (PIMC)
- ASME A17.1, 2018 AS AMENDED BY THE CITY OF PHOENIX
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), WITH CITY OF PHOENIX AMENDMENTS (PIECC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC), WITH CITY OF PHOENIX AMENDMENTS (PIMC)
- 2016 ASME A17.1 SAFETY CODE FOR ELEVATORS AND ESCALATORS, WITH CITY OF PHOENIX AMENDMENTS (PIECC)

NOTE: CODE SECTIONS REFERENCED ARE TO THE INTERNATIONAL BUILDING CODE (IBC) I.O.U.N.

ACCESSIBILITY STANDARDS

THE PROJECT IS DESIGNED IN ACCORDANCE WITH:

- 2018 IBC CHAPTER 11
- ICC/ANSI A117.1 2009 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
- ARIZONA REVISED STATUTES (ARS), SECTIONS 41-1402 THROUGH 41-1402.12
- STATE OF ARIZONA ATTORNEY RULES, ADMINISTRATIVE RULES R103-3401 THROUGH R103-3404

FAIR HOUSING ACT SAFE HARBOR:

- ICC/ANSI A117.1 2009

PARKING DATA

ZONING: EXISTING/PROPOSED: DTC-GTIVITY (DOWNTOWN-GATEWAY) ARTS, CULTURE AND SMALL BUSINESS OVERLAY

LOT AREA: GROSS AREA: 0.90 ACRES (40,274 SF)  
 NET AREA: 0.53 (22,494 SF)  
 DECKS COVERAGE: 0.33 (22,494 SF)

FIRE SAFETY: FIRE SPRINKLERS: YES - DEFERRED  
 FIRE ALARM: YES - DEFERRED  
 EMERGENCY LIGHTING: YES

FLOOR AREA RATIO: 7.0 FAR (156,956 SF / 22,494 SF)

1212B-3 LOT COVERAGE: MAX: 100%  
 PROPOSED: 100%

CONSTRUCTION TYPE: PROPOSED: 1A

BUILDING USE: GROUP A-3: AMENITY SPACE > 49 OCCUPANTS NOT CLASSIFIED ELSEWHERE IN GROUP A (SWIMMING POOLS, DECKS, LOUNGES)  
 GROUP B: OFFICE  
 GROUP R-2: RETAIL APARTMENT UNITS  
 GROUP S-2: ENCLOSED PARKING

1202C BUILDING HEIGHT: ALLOWED: 250'-0"  
 PROPOSED: 329'-2" (+ 30% SUSTAINABILITY BONUS 7)

\*TEXT AMENDMENT TO ALLOW 30% HEIGHT INCREASE WITH BONUS IN SECTION 1223B.1.a

UNIT COUNT: ALLOWED: 200 UNITS  
 PROPOSED: 273 UNITS W/ 40% DENSITY INCREASE

1202D DENSITY AND 1223B.1.b DENSITY INCREASE: 218 DWELLING UNITS / ACRE 219 DU/AC +/- .52 AC +/- 200 UNITS  
 MAX: 297 DWELLING UNITS / ACRE 273 UNITS / .92 AC = 297 UN/AC  
 PROPOSED: 305 DU/AC (+0.92 AC = 280 UNITS)  
 MAX (+ 40% SUSTAINABILITY BONUS 7)

\*AS ALLOWED BY SECTION 1223B.1.b

BUILDING SQUARE FOOTAGES: RESIDENTIAL: 394,547 SF  
 PARKING LEVELS: 121,221 SF  
 AMENITY: 17,100 SF  
 RETAIL / RESTAURANT: 8,008 SF  
 SERVICE: 12,281 SF

NEW CONSTRUCTION PROJECT TOTAL: 463,158 SF

TOTAL PARKING REQUIRED: 281 MIN / 574 MAX (RES + NON-RES)

1206C.1.a REQUIRED RESIDENTIAL: 1 PER UNIT MIN / 2 PER UNIT MAX  
 TOTAL MIN. REQUIRED: 273  
 TOTAL MAX. REQUIRED: 546

1206C.1.b REQUIRED NON-RESIDENTIAL: 1 PER 1,000 SF MIN / 4 PER 1,000 SF MAX  
 TOTAL MIN. REQUIRED: 8 (8,009 / 1,000)  
 TOTAL MAX. REQUIRED: 32 (30,991 / 1,000 x 4)

1206D LOADING SPACES (10/30): 1206D.1 REQUIRED COMMERCIAL <480,000 SF: NOT REQUIRED  
 RESIDENTIAL >160,000 SF: 1

TOTAL PARKING PROVIDED: 346  
 PERSHING 5% REQUIRED PARKING REDUCTION: 264 x 20' = 142 STALL REDUCTION

PROPOSED REDUCED: 142 STALLS  
 PARKING W/ 50% REDUCTION

RESIDENTIAL: STANDARD (8'-0" X 18') COMPACT (8'-0" X 18') (W/ 50% REDUCED): 7 (336 X 0.02)

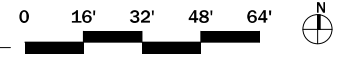
COMMERCIAL: ON STREET (AT PROPERTY LINE): 3  
 ON STREET (ADJACENT PROPERTY): 5  
 1 PER SECTION 702.E.8.a

\*50% REDUCTION PURSUED THROUGH SECTION 1212.B.5 PARKING BONUS REDUCTION

APPLIED CODES: PHX ZONING ORDINANCE SECTION 702.B.2, SECTION 1206, & SECTION 1212.B.5  
 1207A BICYCLE PARKING: REQUIRED RESIDENTIAL: 50 SPACES MAX. (8 UNITS X 0.25 SPACES / UNIT)  
 REQUIRED COMMERCIAL: 51 SPACES (1 PER 40 PARKING SPACES)

PROVIDED: 82 SPACES - RESIDENTIAL (ON GRADE, IN BUILDING) & SPACES - COMMERCIAL

1 SITE PLAN SCALE 1/16" = 1'-0"



**CITY OF PHOENIX**  
 AUG 29 2023  
 Planning & Development  
 Department

Central and Garfield

901 N CENTRAL AVE, PHOENIX, AZ 85004  
 336-ND-5330

SITE PLAN

RZ001

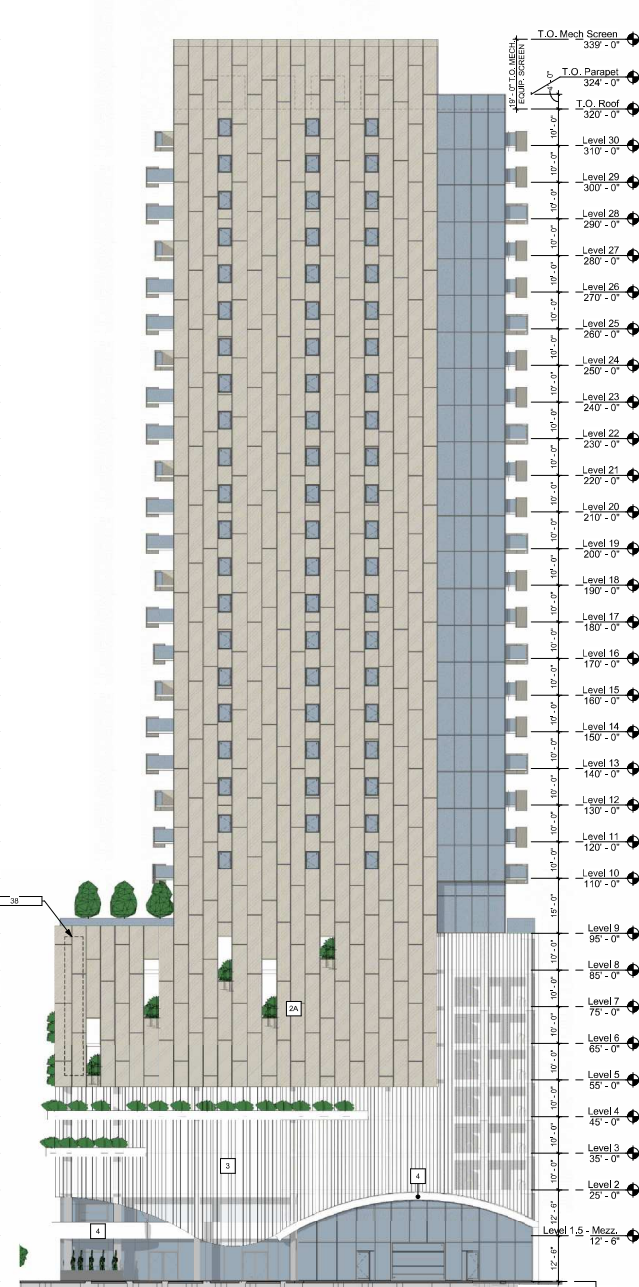
2/1/2023 REZONING/SPECIAL PERMIT

01/23/2023 10:57 AM  
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 Central and Garfield

THE ORIGINAL OF THIS DRAWING IS BY XEROX. THE COPY MAY BE REPRODUCED OR CHANGED, BUT APPROPRIATE CREDITS ARE REQUIRED.



**2 EXTERIOR ELEVATION - WEST (N CENTRAL)**  
SCALE 1/16" = 1'-0"



**1 EXTERIOR ELEVATION - SOUTH (E GARFIELD)**  
SCALE 1/16" = 1'-0"

**KEYNOTES**

- 38 POTENTIAL SIGNAGE / BRANDING
- 43 DASHED LINE INDICATES HVAC UNIT BEYOND
- 44 DASHED LINE INDICATES ROOF BEYOND
- 64 EXISTING NEIGHBORING BUILDING

EXTERIOR MATERIALS LEGEND	
TAG	MATERIAL DESCRIPTION
1A	EIFS - DARK GREY
1B	EIFS - VARIED COLOR
2A	PERFORATED METAL PANEL - CHAMPAGNE
2B	PERFORATED BALCONY RAIL - CHAMPAGNE
3	VERTICAL SCREENING - WHITE
4	METAL PANEL - WHITE

**CITY OF PHOENIX**  
**AUG 29 2023**  
**Planning & Development**  
**Department**

# SHEPLEY BULFINCH

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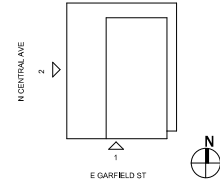
## Mainstreet Capital Partners

MAINSTREET CAPITAL  
200 E. BROWARD BLVD.  
SUITE 1100  
FORT LAUDERDALE, FLORIDA 33301



NO.	DATE	DESCRIPTION

**KEY PLAN**



### Central and Garfield

901 N CENTRAL AVE, PHOENIX, AZ 85004  
JOB NO: 5338

## EXTERIOR ELEVATIONS

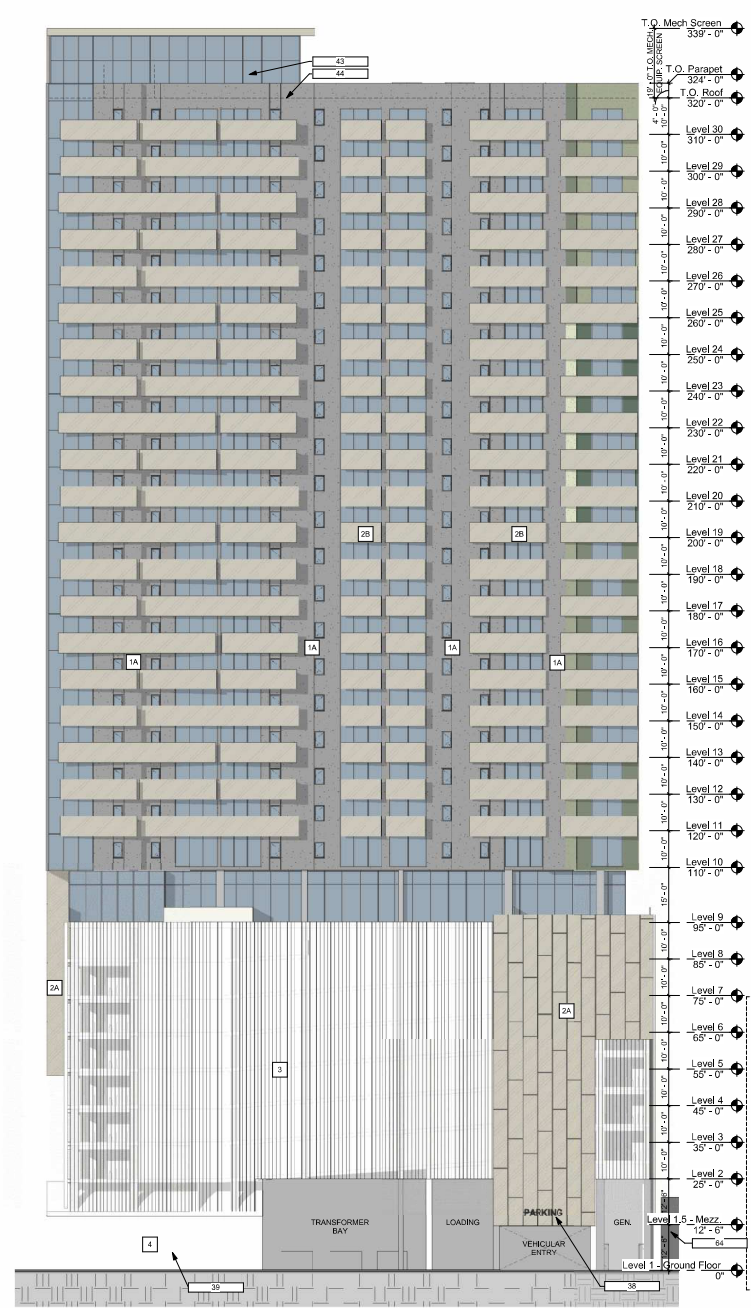
# RZ301

**KIVA: 22-2983**    **QS: Q11-28**  
**PAPP: 2301046**    **LPRN:**  
**SDEV: 2200386**    **SCMJ:**  
**FACT: 2206704**

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Alison F. Raney  
Architect



**4 EXTERIOR ELEVATION - NORTH (LOT LINE)**  
SCALE 1/16" = 1'-0"



**3 EXTERIOR ELEVATION - EAST (ALLEY)**  
SCALE 1/16" = 1'-0"

**KEYNOTES**

- 38 POTENTIAL SIGNAGE / BRANDING
- 39 EXISTING BOW TRUSS BUILDING ELEMENTS REPURPOSED
- 40 ABSTRACTED AGRICULTURAL FIELD ARTICULATION
- 43 DASHED LINE INDICATES HVAC UNIT BEYOND
- 44 DASHED LINE INDICATES ROOF BEYOND
- 64 EXISTING NEIGHBORING BUILDING

**EXTERIOR MATERIALS LEGEND**

TAG	MATERIAL DESCRIPTION
1A	EIFS - DARK GREY
1B	EIFS - VARIED COLOR
2A	PERFORATED METAL PANEL - CHAMPAGNE
2B	PERFORATED BALCONY RAIL - CHAMPAGNE
3	VERTICAL SCREENING - WHITE
4	METAL PANEL - WHITE

**CITY OF PHOENIX**  
AUG 29 2023  
Planning & Development  
Department

KIVA: 22-2983    QS: Q11-28  
PAPP: 2301046    LPRN:  
SDEV: 2200386    SCMJ:  
FACT: 2206704

# SHEPLEY BULFINCH

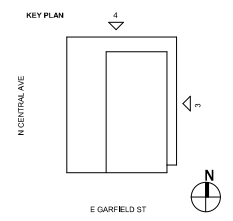
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shepleybulfinc.com



MAINSTREET CAPITAL  
200 E. BROADWAY BLVD.  
SUITE 1100  
FORT LAUDERDALE, FLORIDA 33301



NO.	DATE	DESCRIPTION



**Central and Garfield**  
901 N CENTRAL AVE, PHOENIX, AZ 85004  
JOB NO: 5330

**EXTERIOR ELEVATIONS**  
**RZ302**  
2/11/2023 REZONING/SPECIAL PERMIT