

Case # | ZA 08-53

16th & Bethany Home

Submittal Date: **07.17.2008**

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D. List of Exhibits

- a. Comparative Zoning Standards**
- b. Legal Descriptions**
- c. Area Vicinity Map**
- d. Aerial Map**
- e. Zoning Map**
- f. Context Plan (larger format print included as a supplement)**
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- q. Traffic Study**
- r. Drainage Study**
- s. Fact Finding Summary Sheet**

E. Purpose and Intent

1. Project Overview

The proposed Planned Unit Development (PUD) is approximately 9.1 gross acres located at the southwest corner of 16th Street and Bethany Home Road in Phoenix (the Property”). The Property currently consists of a drive-through restaurant pad, a gas station pad and a traditional in-line shopping center that is predominantly vacant with the exception of a restaurant and other retail uses on the east side.

The redevelopment of this outdated shopping center faces many challenges. Traditional zoning does not have the flexibility to address the need for mixed-use projects, changes in building and landscape setbacks, parking requirements and overall protection of pedestrian and vehicular interaction all within a confined space. This proposed PUD zoning district will seek to alleviate some of the Property’s design challenges while allowing the creation of a cohesive overall, development that complements the existing neighborhood.

Community Involvement

The ownership team is formed by the partnership between Red Mountain Retail Group and Lateral 10 LLC. Both partners have done a tremendous amount of development and redevelopment work in the Phoenix area. Red Mountain currently owns 29 properties in the Phoenix area, 11 of those properties are currently in the development phase. Lateral 10 has significant historical ties to the community surrounding the intersection of 16th Street and Bethany Home Road. Various individuals from this joint venture partnership have grown up in this area, received their education, raised their children, participated in youth sports as participants and coaches; attended church, volunteered; owned property and supported the local merchants.

Today members of the partnership are still just as concerned about enhancing our community and remain active in the area. As members of the Madison On 16th Merchants Association the partnership has helped to resurrect the Scene on 16 Street Fair by both chairing the fair committee and as the fair’s Presenting Sponsor. Matt Micksin of Lateral10 has also been active in the Association’s partnership with Arizona State University’s School of Design to brand the 16th Street and Bethany Home Road area in order to highlight the area’s broad range of offerings for the friends and neighbors living in the area and those who might visit and/or patronize our “urban neighborhood hub”.

One effort in particular that signifies the partnership’s commitment to our community has been the undertaking of developing and publishing a written history of the area and some of the families that have contributed to the desirability of this neighborhood as a place to live and work. This effort, expected to take up to one year, is intended to document and bring to life the personal, social and living history of our great neighborhood. *The end*

result of these significant efforts is to crystallize the IDENTITY for our village, giving voice to that soul that is absolutely necessary for every village (our village) to thrive as it continues through its natural maturation process.

2. Goals

- a. Allow the redevelopment of an out-dated shopping center site while mitigating impacts on the adjacent single family residential properties;
- b. Provide additional outdoor space for passive recreation that residents and retailers can utilize;
- c. Promote additional stormwater management and control;
- d. Encourage the use of innovate techniques to promote construction of a variety of uses including retail, restaurant, office and residential;
- e. Integrate the project site with the surrounding context; and
- f. Encourage increased landscaping to promote a pedestrian friendly atmosphere.

3. Property Location and Context

The Property is located within the City of Phoenix's Camelback East Village Planning area. The current address for the Property is 1503 and 1543 East Bethany Home Road. The Property consists of two separate parcels (162-01-076 A and B). The site is bounded by Bethany Home Road to the north and 16th Street to the east. Ramson Estates was developed in the mid 1950s and consists of seven (7) residential homes on 10,000 square foot lots that front 15th Street, which is a cul-de-sac at the Property's west boundary. Mayfair Manor is a 1950s residential subdivision to the south of the Property. There are eight (8) lots within Mayfair Manor that shares a rear property line with the Property. The gas station on the immediate southwest corner of the intersection is a separate parcel from the balance of the shopping center.

4. Design Concept

The Property currently has three (3) buildings on-site which are existing, an large scale multi-use retail center, a drive-thru pad building and a gas station. The intent of the redevelopment at this site would call for the following:

- Demolition of the corner-lot gas station pad;
- An eventual remodel or demolition of the drive-thru pad building;
- An extensive remodel of the existing shopping center, which includes opening the building in various locations to allow for pedestrian access via breezeways. This further utilizes the site, as access is gained conveniently from the rear of the site

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to the front. Additionally, the building would be refinished in some locations to create a consistent finish throughout, and would be clad in different locations by slate tiles, or mosaic tiles. The building would also be painted;

- To further the redesign of this large existing building, a potential “play yard” may be added to the the south west corner of the building for an eventual day-care provider;
- A proposed pad building is proposed at the south side of the site;
- On the corner lot, two buildings which are semi-subterranean will be placed facing the street frontages. Between these two buildings there would be a shaded, open space that could feature fountains, decorative furniture, etc;
- New decorative fences and landscaping would be added to the southerly and westerly property lines to soften the edges which directly relate to the residential communities on those sides;
- New landscaping, water features, lighting, etc will be added throughout the balance of the center and
- Distinctive pedestrian paths will be placed throughout the site by using pavers, stamped or colored concrete or a similar material

5. Adjacent Zoning

North of Site:	C-O Commercial Office & C-2 Intermediate Commercial
South of Site:	R1-6 Single Family Residence
East of Site:	C-2 and R1-6
West of Site:	R1-6

F. Site Conditions and Location

1. Acreage

The Property is a total gross acreage of 9.112 acres / 396,915 square feet. Due to road widening of both Bethany Home Road and 16th Street the Site consists of _____ net acres / _____ square feet.

2. Existing Zoning

Currently the Property is zoned Planned Shopping Center (PSC).

3. Existing Character

The character of the Camelback East Village is described in the City of Phoenix General Plan as:

- Prominent natural landmarks – Camelback and Piestwa Peak Mountains, Papago Buttes and mountain views;
- Significant man-made landmarks – Wrigley Mansion, Biltmore Hotel, Royal Palms and Phoenician Hotel, Tovrea Castle, Desert Botanical Gardens, Phoenix Zoo, Papago Park and Pueblo Grande;
- Strong, attractive single-family neighborhoods;
- Squaw Peak Parkway and major street, commercial corridors;
- Camelback Core, Gateway Center and Tower Plaza / Thomas Mall area and
- Balance of jobs and resident workforce
- A primary core with a core center and core gradient per an adopted specific plan
- Higher-density housing near employment and retail as is compatible with established neighborhoods.

The proposed project will continue to support the character of the Camelback East Village by maintaining views to the Phoenix Mountain Preserve, providing

additional employment opportunities and supporting the Village by providing necessary amenities to the members of the community in the immediate vicinity of the shopping center.

4. Topography and Natural Conditions

The subject property is generally flat. Moving from the intersection of East Bethany Home Road and 16th Street south along 16th Street there is a change in grade of roughly 5-feet (starting at 1180', changing to 1175'). Moving west from the same intersection along East Bethany Home Road the grade changes by roughly 5-feet (starting at 1180', changing to 1175'). Moving due southwest from previously mentioned intersection the site changes grade by 3-feet (starting at 1180', changing to 1177').

The existing condition of the site is comprised of buildings with the majority of the remaining site paved for parking and circulation. There are various in-parking planters situated throughout the parking field.

There are several mature trees along the frontage roads of East Bethany Home Road and 16th Street. As well as mature desert vegetation along 15th Street.

G. General Plan Conformance

As shown in Figure G of the Exhibits section of this document, the Property is designated Commercial by the City of Phoenix General Plan. Below several elements of the Phoenix General Plan are highlighted that reflect the intent of the proposed redevelopment of the Property.

Neighborhood Element

Goal 1 **New Neighborhood Design: All Neighborhoods should be designed to be safe, well-maintained, pedestrian-oriented, desirable places to live.**

Although the Property is an in-fill site at the intersection of 16th Street and Bethany Home Road, the redevelopment of the site is being proposed in a way that supports this goal.

Policy 1: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new Development should contribute to the Character identified for the village.

The proposed project supports this policy by utilizing existing landscaping where applicable and utilizing building design that adds to the character of the Camelback East Village.

Policy 3: Protect the neighborhood's views of open space, mountains and man-made or natural landmarks.

The proposed project supports this policy by being designed in such a way to allow for view corridors to the nearby Phoenix Mountain Preserve.

Policy 5: Locate public gathering places such as parks, open space, community centers and neighborhood retail with convenient access to neighborhoods.

The proposed project supports this policy by bringing much needed commercial uses in closer proximity to the surrounding residential communities. This in turn encourages residents of the Camelback East Village to shop and work within the urban village.

Goal 2: **Compatible Neighborhood Development: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.**

Policy 3: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impacts on the residential neighborhoods.

The proposed project supports this policy by utilizing existing structures, now mostly vacant and providing the surrounding residential areas with a local shopping center. This promotes those residents to walk, bike or drive shorter distances to gain access to their daily commercial needs.

Goal 6 Facilities and Services: Adequate community and neighborhood facilities and services should be assumed.

Policy 6 Locate neighborhood retail to be easily accessible to neighborhoods.

The proposed project supports this policy by bringing back retail, restaurant and daily service providers back to a vacant center in close proximity to established neighborhoods and existing residential areas.

Construction, Rehabilitation and Redevelopment Element

Goal 4 Adaptive reuse of obsolete development: Encourage reuse of vacant structures and substantial rehabilitation of obsolete buildings.

The proposed project will be rehabilitating the existing buildings on the Property, as well as developing the site in a manner that is in keeping with the changing needs of the community in which it is a part. The redevelopment of this site will support the character of the East Camelback Village.

Goal 5 Elimination of deterioration and blight: Prevention or elimination of deterioration and blight conditions should be promoted to encourage new development and reinvestment.

The Property's existing buildings are now nearly vacant. The proposed project will rehabilitate the existing center. In addition, the proposed project seeks to add commercial area to allow for the development of additional amenities sought by the community.

H. Land Use Plan

Architecture

Currently the architecture at the existing shopping center is transitional in style. The design team of the proposed project has come to appreciate the simplicity of the flat planes of the structure with arches. The team has chosen to maintain this architecture with only slight modifications to the design. These planes will act as a canvas to begin playing with colors, materials and textures. Such uninterrupted building planes offer a remarkable opportunity for beautiful play of color and materials application, because of the interplay among these sculptural forms. Because Phoenix is quite warm most of the year, a special emphasis was placed on the types of colors which were used at the center.

Colors / Materials / Textures

The best case exterior color palette is one which replicates the color balance found in nature. Including lights darks, warms, cools, and neutrals; is key to accomplishing this. The proposed project is balanced in this way. By juxtaposing differing values and hue families, a wonderful sculpture emerges from the building forms.

For instance, the Dining Loggia has a rich green forward, while the inner arched parapet is white in order to bounce light and coolness around in a potentially dark area. The rear wall is shown in the lightest gold which makes the environment friendlier. A charming accent element exists in the tower which the design team has clad in a custom tile mosaic pattern. This element has the potential to become a lifestyle feature as a fireplace in the future.

The major façade at the North elevation is deliberately white while the rear plane at the majors is a full bodied ivy tone. The lid in this area will be the lighter gold in order to assure color balance overall. The white in this location both brightens the north face, and serves as an outstanding sign band for tenants.

The right end east façade is the rich gold primarily because it is in shadow in the afternoons. The right end of this same elevation showcases very buttery blue green and reiterates the custom mosaic pattern found on the tower element.

I. List of Uses

1. Permitted Uses

1. Residential Uses

- a. Multifamily dwelling units
- b. Live-work units

2. Public and Civic Uses

- a. Community center
- b. Cultural institutions
- c. Dependent or day care centers
- d. Places of worship
- e. Private clubs and lodges
- f. Schools, colleges and trade schools, public or private

3. Commercial/Retail Uses

- a. Animal sales and services
 - i. Pet stores
 - ii. Veterinary office/hospital
- b. Artist's studios/galleries
 - i. Live entertainment, one entertainer
 - ii. Live entertainment, more than one entertainer
 - iii. Outdoor dining
 - iv. Outdoor liquor consumption
 - v. Patron dancing
- c. Arts and craft fabrication
- d. Automatic teller machines
- e. Automobile service station/gas dispensing facility
- f. Business services
- g. Commercial recreation
- h. Dining establishments
 - i. Restaurants, coffee shops and cafes
 - 1. Live entertainment, one entertainer
 - 2. Live entertainment, more than one entertainer
 - 3. Outdoor dining
 - 4. Outdoor liquor consumption
 - 5. Patron dancing
 - ii. Bars, lounges, night clubs
 - 1. Live entertainment, one entertainer
 - 2. Live entertainment, more than one entertainer
 - 3. Outdoor dining
 - 4. Outdoor liquor consumption
 - 5. Patron dancing

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- i. Entertainment
 - i. Theaters, concert halls
 - ii. Cultural events
 - iii. Outdoor events
 - iv. Public and farmers markets
- j. Financial institutions
- k. Flower and plant shops
- l. Food and beverage sales
 - i. Convenience market
 - ii. General market (<15,000 square feet)
 - iii. Street, mobile vendors
- m. Health clinics or office
- n. Health clubs
- o. Hotels/motels
- p. Laboratories
- q. Liquor sales, subject to the City of Phoenix Zoning Ordinance
- r. Maintenance and repair services
- s. Massage therapy
- t. Nurseries/garden centers
- u. Offices
 - i. Professional
 - ii. Medical/dental
- v. Retail Sales
 - i. General
 - ii. Antique sales
 - iii. Vintage clothing
 - iv. Vintage furnishings
- w. Research and development facilities
- x. Spas
- y. Tattoo parlors
- z. Theaters

2. Temporary Uses

- A. Street fairs and festivals
- B. Swap meets
- C. Open air markets
- D. Concerts
- E. Civic events
- F. Outdoor showcase displays

3. Accessory Uses

- A. Auto Rentals
- B. Liquor Retail, Sales
- C. Outdoor Patios
- D. Outdoor cooking

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- E. Microwave antenna, subject to Phoenix Zoning Ordinance Section 623.D.
- F. CNG (compressed natural gas) sales, subject to Phoenix Zoning Ordinance Section 623.D.
- G. Propane sales, Phoenix Zoning Ordinance Section 623.D.

J. Development Standards

1. Residential

Key to the long term success of this center, and our neighborhood as a whole is the ability to provide sensible housing alternatives for residents. In this age of \$4.00 per gallon gasoline, greenhouse gases, air quality concerns and general social unrest, intelligent land use planning dictates that, where appropriate, residential infill opportunities must be considered.

This site, to a greater degree than most urban infill sites, provides several unique and tremendously important factors that provide significant potential for housing stock. Those factors include;

- Freeway access within two blocks of the site;
- Site is located at the intersection of two major arterial streets;
- The site is located at the junction of four distinct and significant cores within our city. The Biltmore, Camelback Corridor, Central Corridor, and PiestwaPeak Corridor all converge at the intersection of 16th Street & Bethany Home Road;
- Demographics for the area are above the metro area average;
- The Madison School District continues to be a destination district in the Valley and
- Locally owned, independent businesses and restaurants located within the hub continue to thrive in our neighborhood.

These combined factors indicate that in subsequent phases of the project, as market forces and general business conditions dictate, the potential for adding a residential component to the project may be a viable and appropriate use for portions of the property and must be considered. This residential portion could be comprised of several types and varieties of housing including;

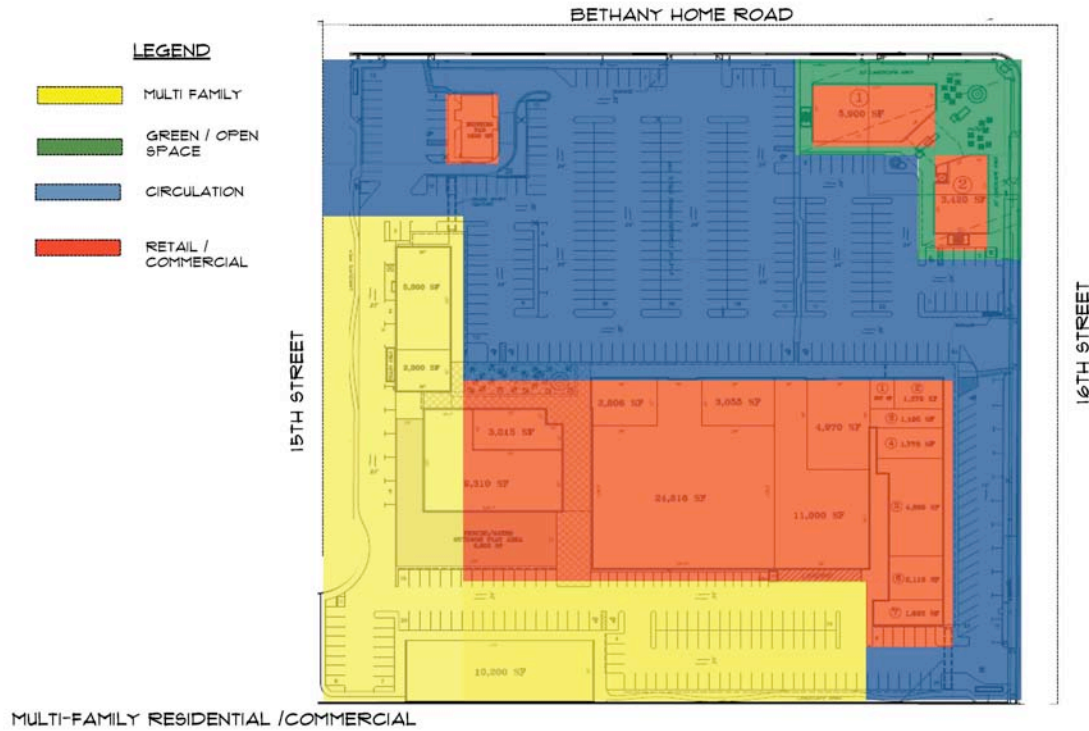
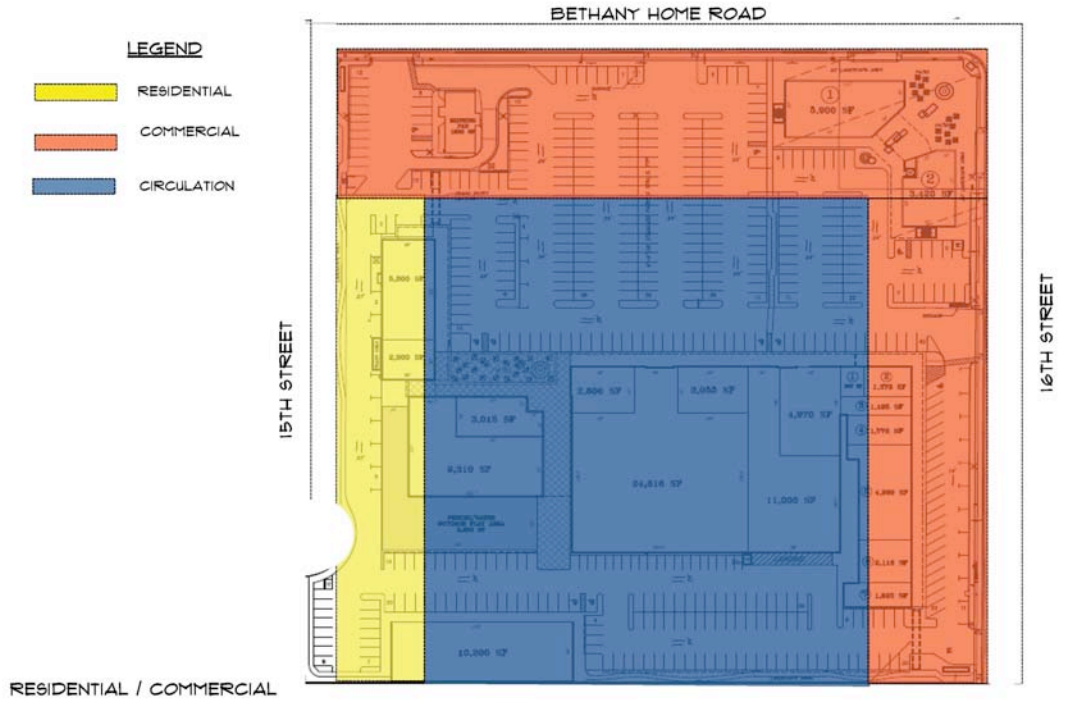
- Stacked Flats;
- Row Houses;
- Higher Density Town homes;
- Condominiums;
- Live/Work Units and
- Residential Above Retail.

Reduced setbacks and increased building heights are necessary in order to realize the goal of an urban neighborhood hub as a walkable destination. Although it is not possible to determine today the exact locations on the site where the residential components might be located, several block diagrams have been placed on the site plan as indications of size and scale of potential future residential units.

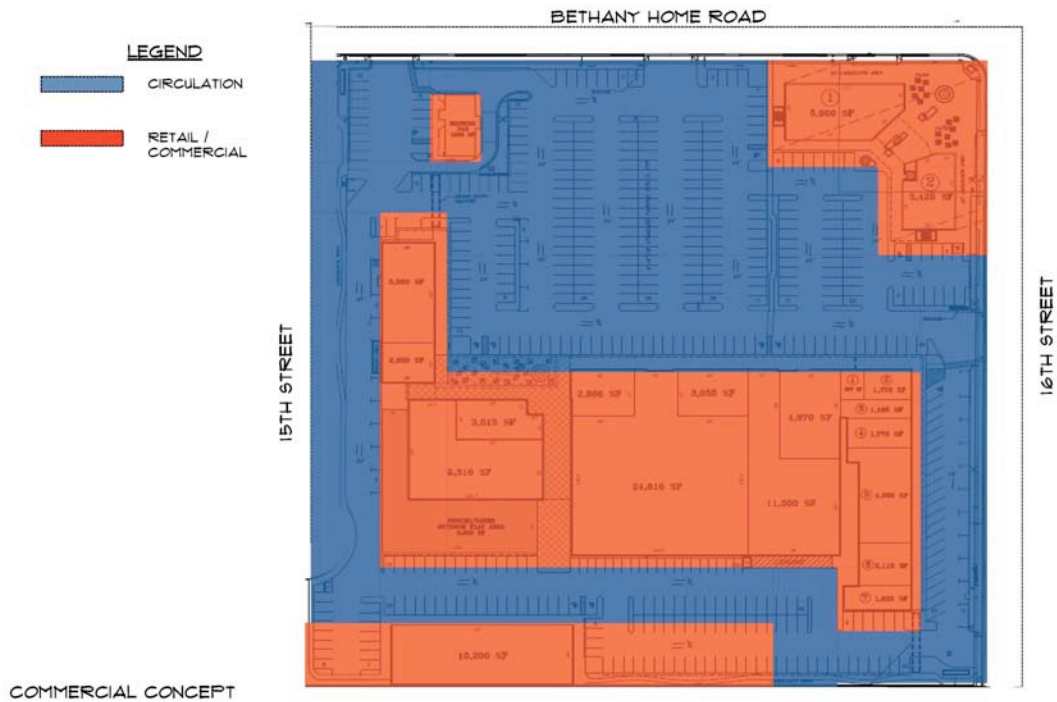
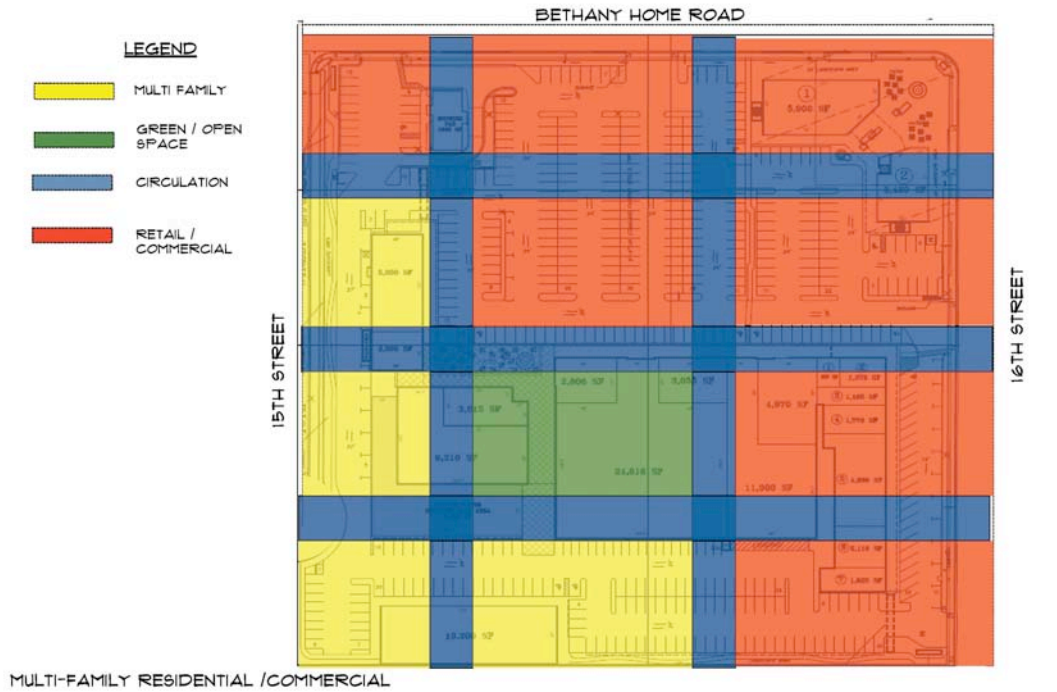
a. Conceptual Block Diagrams

Various conceptual site plans illustrating potential scenarios for a residential or mixed-use development to follow:

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b. Density

Residential density is limited to no more than 177 units, for an overall density of 19.43 dwelling units per acre.

c. Building Setbacks

TABLE A:

BUILDING SETBACKS	
<u>Adjacent to Streets</u>	
For structures not exceeding two stories or 40'	0'
For structures exceeding two stories or 40'	Average 15'
Not Adjacent to Streets	
<u>Building Height</u>	<u>Setback</u>
30'	0'
40'	10'
50'	15'
60'	20' *

(*)Additional one foot setback shall be provided for each additional one foot of height.

d. Landscape setbacks

e. Building separation

Building separation shall be governed by applicable building codes. There is no minimum distance specified herein for building separation.

f. Height

Building height limited to no more than five stories, or 60 Feet.

g. Lot Coverage

Developments comprised solely of residential elements shall cover no more than 50% of the lot.

h. Signs

As specified in **Section O** of this document.

2. Commercial and Mixed-Use Buildings

a. Building setbacks

TABLE B:

BUILDING SETBACKS	
<u>Adjacent to Streets</u>	
For structures not exceeding two stories or 40'	0'
For structures exceeding two stories or 40'	Average 15'
Not Adjacent to Streets	
<u>Building Height</u>	<u>Setback</u>
30'	0'
40'	10'
50'	15'
60'	20' *

(*)Additional one foot setback shall be provided for each additional one foot of height.

b. Landscape setbacks

TABLE C:

Streetscape	
Landscaped Setback	0'
Plant Type (when a setback is provided)	Minimum Planting Size
Trees	Min. 2-inch caliper (50% of required trees)

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	Min. 3-inch caliper or multi-trunk tree (25% of required trees) Min. 4-inch caliper or multi-trunk tree (25% of required trees)
Shrubs	Min. five (5) 5-gallon shrubs per tree

TABLE D:

Parking Lot Area	
Interior surface area (exclusive of perimeter landscaping and all required setbacks)	Min. 4%
Landscaped planters	At ends of each row of parking & approximately every 110'
Landscaped planters, single row of parking	Min. 120 sq. ft.
Landscaped planters, double row of parking	Min. 240 sq. ft.
Additional parking lot landscaping	As needed to meet 4% minimum requirement, evenly distributed throughout the entire parking lot.

TABLE E:

Plant Type	
Minimum Planting Size	
Trees	Min. 2-inch caliper (60% of required trees) Min. 1-inch caliper (40% of required trees)
Shrubs	Min. five (5) 5-gallon shrubs per tree

TABLE F:

Perimeter Property Lines (not adjacent to a street)	
Property lines not adjacent to a street	0'
Plant Type (when setback is provided)	Minimum Planting Size

Trees	Min. 2-inch caliper (60% of required trees) Min. 1-inch caliper (40% of required trees)
Shrubs	Min. five (5) 5-gallon shrubs per tree

TABLE G:

Adjacent to a Building	
Building facades within 100' of the public right-of-way or adjacent to public entries to the building (excluding alleys	Min. 25% of the exterior wall length shall be treated with either a landscaped planter a min. 5' in width or an arcade or equivalent feature
Plant Type	Minimum Planting Size
Trees	Min. 2-inch caliper (60% of required trees) Min. 1-inch caliper (40% of required trees)
Shrubs	Min. five (5) 5-gallon shrubs per tree

c. Building separation

Building separation shall be governed by applicable building codes. There is no minimum distance specified herein for building separation.

d. Height

Building height shall be a maximum of 60-feet, so long as minimum building setbacks (as referenced in Section K.2.a of this document).

e. Lot coverage

In a mixed-use development the Floor Area Ratio, F.A.R. shall not exceed 1.0, with the commercial portion of the site not exceeding an F.A.R. of 0.50.

Lot coverage shall not exceed 50% in any type of development.

f. Division of Uses (floor and sq. ft.)

1. Area and floors – Commercial

The allowed F.A.R. for the Commercial portion of a mixed-use development shall not exceed 0.50. The commercial portion of a mixed-use development may either be contained to the first two levels above grade, or be located on a clearly defined portion adjacent to the residential portion.

2. Area and floors - Residential

The allowed F.A.R. for the Residential portion of a mixed-use development shall not exceed 0.90. The residential portion may be located above the commercial uses (Vertical Mixed-Use), or be located in a clearly defined portion of the site adjacent to the commercial portion (Horizontal Mixed-Use).

g. Signs

As specified in **Section O** of this document.

4. Landscape Standards

The landscape design for the 16th Street and East Bethany Home Road development provides a cohesive thread within the surrounding neighborhood and creates a unique retail experience. The design of the streetscape, parking lot, buffer zones, and plaza courtyards will provide shade and human comfort for pedestrians and be thoughtful in its use of water for irrigation.

a. Landscape Plan

1. Themes

- **Layout:** Trees along the street and public sidewalk will be placed at regular intervals to provide shade and promote pedestrian activity. At entry drives and intersections, placement of plant material will not impair pedestrian traffic or block the required site visibility triangle.
- **Plant Selection:** Trees and plantings will be drought and heat tolerant and planting within the right-of-way will be selected from the approved ADWR plant list. Trees will be selected to create shade while allowing visibility for tenants. Planting within the courtyards, parking lots, and buffer zones will be chosen from an expanded plant list to enable greater variety while still being drought and heat tolerant. The use of vines and trellises is encouraged.

2. Parking Areas

- Landscape elements in parking areas will utilize the overall theme listed above, such as draught and heat tolerant plants within the parking field. These landscape areas will be included at either side of pedestrian walk-ways, at the end of parking stall aisles, and within the parking field. This landscaping will provide shade, but will allow for visibility to tenants.

3. Common and Retention Areas

Courtyards and plaza areas will provide seating areas, enhanced landscape elements (pots, planters and trellises), water features, lighting, and waste receptacles. Outdoor cafés or restaurant areas will feature tables and chairs (by tenants).

5. Parking

1. General Conditions

- a. Off street parking shall be provided for all uses of property in accordance with the standards in this section, the requirement for spaces includes sufficient on site

maneuvering for each parking space along with adequate driveways, all of which must be located entirely on private property.

2. Site and Parking Space Design Standards.

a. Space and aisle dimensions. Dimensions for maneuvering aisles and for different types of parking spaces shall be as follows:

(1) Maneuvering aisles for two-way traffic shall be a minimum of twenty-four (24) feet in width. Aisle widths may be adjusted, as approved by the Development Services Department and consistent with parking area dimension policies for angled parking and/or one-way traffic.

(2) Parking space dimensions for retail, assembly uses and restaurant establishments shall be as follows:

A. Parking garages:

1. Required parking spaces located in covered parking garages shall have dimensions measuring a minimum of nine and one-half (9 1/2) feet by eighteen (18) feet. The depth of the parking space may be adjusted, as approved by the Development Services Department and consistent with parking area dimension policies, for angled parking.

2. A minimum of one and one-half (1 1/2) foot setback from any interior wall or column shall be provided, if required by the Development Services Department, to ensure proper maneuverability.

B. Surface parking:

1. Parking spaces located in surface parking lots that are single striped shall have dimensions measuring a minimum of nine and one-half (9 1/2) feet by eighteen (18) feet. If the entire surface parking lot is double striped, fifty percent (50%) of the spaces provided in the lot must be nine and one-half (9 1/2) feet by eighteen (18) feet wide, while the remainder of the spaces may be a minimum of nine (9) feet wide. The depth of the parking space may be adjusted, as approved by the Development Services Department and in compliance with parking area dimension policies, for angled parking.

2. The combined depth of the parking space and the aisle width shall equal sixty-two (62) feet for a double loaded aisle and forty-three (43) feet for a single loaded aisle.

3. Compact parking dimensions may be used for up to 20% of the required on-site parking. The minimum dimensions are eight (8) feet by sixteen (16) feet.

4. Multi-family residential projects shall have parking space dimensions measuring a minimum of eight and one-half feet by eighteen (18) feet. Projects may use compact space dimensions for no more than 10% of required parking spaces. If

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- garages are provided for dwelling units, one compact space may be allowed for each garage unit up to a maximum of 30% of required parking. If compact spaces in excess of 10% are used, the spaces should be distributed such that there will be some full size spaces located in close proximity to all units.
5. Tandem parking is permitted for multifamily dwelling units. Tandem parking spaces shall have dimensions measuring a minimum of nine and one-half (9 1/2) feet by eighteen (18) feet for each parking space.
 6. Individual garages for residential uses shall have unencumbered parking space dimensions measuring a minimum of nine and one-half (9 1/2) feet by nineteen (19) feet.
- b. Screening.
1. Screening of the parking area is required. A screen consisting of a combination of solid wall and landscaping shall be required along the portions of the parking lot and drives which adjoin or are across the street or alley from the residential zoning district, detailed as follows:
 - (a) Along that portion of the perimeter of the parking area bounding or within side or rear yards, the wall shall not be less than four (4) feet nor more than six (6) feet in height. Landscaping, when matured, shall be a minimum of four (4) feet in height and shall be maintained in a living condition.
 - (b) Along that portion of the perimeter of the parking area bounding or within a front yard, the wall shall be three (3) feet in height. Landscaping shall, when matured, be a minimum of three (3) feet in height and shall be maintained in a living condition.
 - (c) All landscaping or wall construction adjacent to driveway entrances is not to exceed three (3) feet in height within a triangle measuring ten (10) feet in depth from the property line tapering to the property line twenty (20) feet on either side of the driveway. All landscaping and wall construction shall comply with the vision obscurement requirement of Sections 31-13 and 23-32 of the Phoenix City Code.
- c. Lighting. Any lights used to illuminate said parking place shall be so arranged as to reflect the light away from adjoining lots in residential districts.
- d. Queuing lanes. Queuing lanes for drive-through facilities shall be provided on site and shall not be located within the required front or street side yards. Queuing lanes shall be in addition to required off street parking and shall be designed so as not to interfere with the operation of driveways and maneuvering areas for off street parking areas. Queuing lanes shall be provided as follows:
 - (1) Banks, savings and loan establishments, and other similar financial institutions with drive-in facilities shall provide on-site queuing between the street and the drive-in facility. There must be a minimum of one hundred fifty (150) linear

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feet of queuing space for the first bay plus one hundred (100) linear feet of queuing space per additional bay.

- (2) Drive-through facilities for restaurants shall provide on-site, between the street and the pick-up window, one hundred fifty (150) linear feet of queuing space per pick-up window.

C. Parking requirements. Off-street automobile parking space or area shall be provided according to the following table:

TABLE H:

Type of Land Use	Parking Requirements
Car Wash, Automated	1 space per 3 non-office employees and 1 space per 300 s.f. of office and sales area and 2 space per 24 feet of wash bay
Churches, Synagogues, Temples, or Other Places of Worship	1 space per 3 seats or 1 space per 58 lineal inches of pew space
Day Care Center	1 space per 300 s.f. of floor area (20% reduction allowed for storage, restrooms, etc).
Dwelling Unit, Multi-family	1.3 spaces per efficiency unit and 1.5 spaces per 1 or 2 bedroom unit and 2 spaces per 3 or more bedroom unit, 1.0 space per unit of less than 600 square feet regardless of number of bedrooms
Fitness Center	1 space per 150 s.f. floor area
Medical Offices: Doctor, Dentist, Clinics, Centers	1 space per 200 s.f. gross floor area between exterior walls
Motels, Hotels, Resort Hotels	1 space per 1 dwelling unit or rooming unit (Each curbside parking space shall be 8 feet 6 inches wide by 22 feet long) and 1 space for each 5 mobile home spaces for visitor parking
Movie Theaters	1 space per 3.5 seats
Office Building(s) with less than 50,000 s.f. of gross building area	1 space per 300 s.f. floor area
Office Building(s) with more than 50,000 s.f. of gross building area	3.5 spaces per 1,000 s.f. of tenant leasable area
Public Assembly--General	1 space per 60 sq. ft.
Public Assembly--Entertainment	1 space per 50 s.f. exclusive of kitchen, rest rooms, storage, etc.
Restaurant, Bars, Taverns,	1 space per 50 s.f. (including outside dining/sales) exclusive of

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Night Clubs, or Similar Drinking Establishment	kitchen, rest rooms, storage, etc.
Retail Establishments including those not specified with less than 50,000 sq. ft. of gross building area	1 space per 300 s.f. floor area
Retail Establishments or Centers with 50,000 sq. ft. to 350,000 sq. ft. of gross building area	4 spaces per 1,000 s.f. of tenant leasable area (including outside dinging / sales). Gross assembly without surcharge equals 20%. **Centers with more than 20% of area in public assembly uses will be assessed a parking surcharge based on actual tenant use for the portion in excess of 20%. Gross, not net, public assembly is used in these calculations. Parking for theaters, hotels, schools and medical offices is calculated separately from the rest of the center. This requirement will apply to any tenant improvements.
Retail Establishments or Centers with greater than 350,000 sq. ft. of gross building area	4.5 spaces per 1,000 s.f. of tenant leasable area (including outside dinging / sales). Gross assembly without surcharge equals 20%. **Centers with more than 20% of area in public assembly uses will be assessed a parking surcharge based on actual tenant use for the portion in excess of 20%. Gross, not net, public assembly is used in these calculations. Parking for theaters, hotels, schools and medical offices is calculated separately from the rest of the center. This requirement will apply to any tenant improvements.
Schools	1 space per 3 employees including administrators, teachers, and building maintenance personnel and 1 space per 5 students.
Schools, Beauty and Vocational	1 space per 60 s.f. of classroom area and 1 space per 300 s.f. of administration
Veterinary Offices	1 space per 200 s.f. GFA, excluding kennel areas

b. Shared Parking Model. The shared parking model can be used as a basis for predicting the parking demand for a particular mix of uses on a site as an alternative to the parking requirements table. The model is a demand matrix and accompanying documentation and is available from the Development Services Department. The model assumes that every separate use will need the full amount of parking that is called for in the parking requirements at some point during the day (called the 'peak' period for that use). Where different uses need parking at different times of the day, there is an opportunity for them to share parking. The total number of parking spaces needed to serve a mixed use site (the parking demand) may be significantly less than the number of stalls that would have to be built if each of the uses had to provide parking on its own.

(1) A retail, office, or mixed use center may use the shared parking model when:

(a) The gross floor area is at least 25,000 square feet; and

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- (b) The mix of businesses have compatible operating hours in terms of shared parking.
- (2) The shared parking model analysis must be performed, and the report must be sealed, by a professional civil engineer who has extensive experience with traffic and parking issues in private development when one of the following conditions exists:
 - (a) If the project, or any site or tenant improvement, warrants a traffic study, or
 - (b) If modifications to the standard demand matrix are proposed.
- (3) A reduction in parking of up to fifteen percent (15%) based on the shared parking model may be granted by the Development Services Department Traffic Engineer. Parking reductions greater than fifteen percent (15%) and based on the model must obtain a use permit.
- (4) Properties or businesses approved to share parking must be approved under a combined site plan.
- (5) An applicant may petition the Development Services Traffic Engineer for review of parking situations which do not correlate with one of the standard uses in the model.

7. Accessible Parking.

a. Number of Accessible Parking Spaces. All off-street parking areas shall include reserved spaces for use by persons with disabilities according to the following requirements:

Table I

<i>Total Parking in Lot</i>	<i>Required Number of Accessible Spaces</i>
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9

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501 to 1,000	2 percent of total
1,001 and over	20 plus 1 for each 100 over 1,000

B. Off-Street Loading Space.

1. General Provisions. Whenever the expression "Off-Street Loading Space" is used, it shall mean an on-the-property space for the standing, loading, and unloading of vehicles to avoid undue interference with the public use of streets, alleys, and sidewalks. Such space shall be not less than ten (10) feet in width and thirty (30) feet in length, exclusive or access aisles and maneuvering space.

2. Off-Street Loading Required. Every hotel, office building, restaurant, department store, freight terminal or railroad yard, hospital or sanitarium, industrial plant, manufacturing establishment, retail establishment, storage warehouse except self-service storage warehouses, or wholesale establishment and all other structures devoted to similar mercantile or industrial pursuits, which has an aggregate gross floor area of 25,000 square feet or more shall provide off-street truck loading or unloading berths in accordance with the following table:

Table J

<i>Area of Aggregate GF Area Devoted to Such Use:</i>	<i>Required # of Berths</i>
25,000 sq. ft. up to and including 40,000 sq. ft.	1
40,001 sq. ft. up to and including 100,000 sq. ft.	2
100,001 sq. ft. up to and including 160,000 sq. ft.	3
160,001 sq. ft. up to and including 240,000 sq. ft.	4
240,001 sq. ft. up to and including 320,000 sq. ft.	5
320,001 sq. ft. up to and including 400,000 sq. ft.	6
400,001 sq. ft. up to and including 490,000 sq. ft.	7
For each additional 90,000 sq. ft.	1 additional

L. Design Guidelines

This P.U.D. seeks to go above and beyond what is typically required in new or re-developed projects within the City of Phoenix. The following are ways in which the Project proposes to exceed those requirements:

Human Comfort

- Provide shaded areas by the use or installation of: courtyards, public gathering places, colonnades, canopies, attractive outdoor furniture, trellises, screen walls, attractive vegetation and/or umbrellas;
- Intentional color selection throughout the development to create a cool, inviting environment that does not absorb heat and reflect bright sun-light;
- Provide aesthetic elements, such as fountains, art-work, etc to invite visitors into the space and
- Shade will be created by both vegetative and structural elements and small water features will provide comfortable micro-climates.

Human Safety

- Provide a development that aids in moving pedestrians on-site and off-site in a safe manner. This will be accomplished by using distinctive pedestrian walkways (both from the public right-of-ways and within the development). These walkways will provide a clear separation between pedestrians and vehicles by utilizing differing, attractive materials, (e.g. Pavers, colored or stamped concrete, etc). When possible these pathways may be bounded by buffer element, such as, landscaping;
- Create gathering places such as, courtyards, breezeways, patios and/or verandas that are well lit, secure and protected from vehicles;
- Parking areas will be shielded from the street through the use of screen walls, shrubs and vine covered trellises and
- Bicycle racks shall be provided.

Visual Interest

- Incorporate architectural and landscape elements at the pedestrian level. This can be used at pedestrian walkways, public gathering spaces, walkways, and in architectural design;
- Maintain a human scale by creating variation of the urban form;

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- Utilize varying materials, textures and colors which complement one another and add to the overall visual interest of the development, on both the vertical and horizontal planes;
- Utilize varying heights and forms within the project. Such as the addition of towers, built-in features (e.g., fountains, fireplaces, etc), attractive signage, lighting design, etc;
- Integrate arts and crafts creatively into the environment;
- Where feasible rounded curbs are encouraged to soften edges within the development;
- Alternatively designed elements are encouraged to be utilized throughout the development, such as grated tree wells, in lieu of typical planter curbing and
- Plaza and courtyards developed within the PUD will function as casual gathering places and will provide shaded and comfortable pedestrian walkways.

Activity

- Encourage a mixture of uses within the same development to utilize and capitalize on varying peak ours. This encourages a lively development in day-time and night-time hours;
- Provide areas which engage visitors such as patios, breezeways, verandas, walkways, water features, fire places or fire pits, etc. Encourage a mixture of used to draw people to shop and dine in the same development, which reduces car trips to multiple developments;
- Promote deign which will increase opportunities for activities within the project boundaries and between adjacent developments and neighborhoods. This should be done by the use of pedestrian paths, building orientation, perceived traffic directions, view orientation, etc;
- Provide areas which engage visitors such as patios, breezeways, verandas, walkways, water features, fire places or fire pits, etc. Encourage a mixture of used to draw people to shop and dine in the same development, which reduces car trips to multiple developments and
- Small restaurants and cafes with outdoor seating will activate the space further.

Clarity and Convenience

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- Environments should be created that are understandable and help orientate the user and the general public. Consideration shall be paid to surrounding developments, neighborhoods and communities;
- Developments shall be convenient to and accessible to persons with physical limitations;
- Protect major vistas or panoramas when possible;
- Project signage should be at a scale relative to the building face and development to which it is being affixed and should not result in visual clutter and
- Project signage shall be clear and installed to help people move safely throughout the development.

Character / Distinctiveness

- The development should contribute to the character identified in the Camelback East Village and
- Project shall have a high degree of architectural distinctness

Definition of Space

- Development should face buildings toward pedestrian and vehicular traffic;
- Areas adjacent to buildings should be deigned to incorporate attractive landscaping and pedestrian walkways. Items such as courtyards, gathering spaces, verandas, patios, public art, built-in features, such as, fireplaces, water features and towers;
- Large open public spaces should be made more intimate with the creative use of landscape, potted plants, furniture, water features, canopies, etc and
- When possible buffers should be placed between pedestrians and vehicles.

Views

- Attractive vistas and panoramas should be preserved when possible to allow visitors to relate back to their surrounding environment. These vistas include, but are not limited to, mountains, natural or manmade landmarks.

M. Amenities

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This P.U.D. seeks to go above and beyond what is typically required in new or re-developed projects within the City of Phoenix. The following are ways in which the Project proposes to exceed those requirements:

Suggested Project Amenities Include:

- Public gathering spaces, such as, courtyards, verandas, breezeways and patios;
- Attractive outdoor furniture and umbrellas;
- Trellis' and canopies;
- Attractive screen walls;
- Attractive drought-tolerant vegetation that seeks to provide shade throughout the development;
- Water features such as fountains;
- Fireplaces;
- Art-work;
- Distinctive pedestrian walkways that incorporate pavers, stamped concrete or color concrete;
- Tower features;
- Attractive signage;
- Innovative lighting design;
- Rounded curbing to soften edges;
- Grated tree wells, in lieu of typical curbed boxes;
- Vistas and panoramas protected;
- A mixture of uses to allow for a patron to visit a variety of tenants in a single trip;
- Potted planters;
- Buffers between pedestrians and vehicles when possible;
- Bicycle racks; and
- Interesting colors and textures that add visual interest to the architecture and are placed mindfully.

N. Shade

The project aims to create a comfortable experience for patrons, residents, shoppers, workers and/or neighbors. In desert communities, providing shade from the heat and direct sunlight is an important aspect of all successful developments.

Shade calculation will be based on the summer solstice at 12:00 p.m. The project will be providing shade throughout the development in several ways. Tree canopy and fabric structures will be considered as providing full shade. Buildings, arcades, and awnings are also to be considered.

- a. Public/Private Sidewalks and Walkways: Sidewalks within the right-of-way and within parking areas will be designed to accommodate trees for shade allowing for pedestrian comfort, where appropriate and feasible;
- b. Private Courtyards: Courtyards will be designed to accommodate trees and vegetation, building elements, including arcades, awning and trellises for shade;
- c. Parking: Parking areas will be designed to accommodate trees for shade;
- d. Paving Materials: Sidewalks and courtyards will use concrete and pavers with a minimum SRI to reduce heat gain; and
- e. Color selection in building and amenity design will strive to utilize cooler colors where the sun's intensity is the greatest to reduce heat gain.

O. Signs

Signage at the Project shall be in conformance with the City of Phoenix Municipal Code, Section 705, and other applicable sections referenced therein. The process, requirements, and prohibitions referenced herein are in approvals, exceptions and prohibitions are in addition to those outlined in the City of Phoenix Municipal Code and must be followed.

1. Approvals

The Landlord will retain full rights of approval for any sign used at this plaza.

No sign shall be installed without the written Landlord approval and the required city permits. Permits include: Planning Division and Building Division approval.

2. Landlord Approval Requirements

1. Prior to city submittal or sign fabrication, each Tenant shall submit to Landlord for written approval, one (1) copy of the fully detailed shop drawings of their proposed sign, indicating conformance with the sign criteria herein outlined.
2. The Landlord shall determine and approve the availability and position of a Tenant name on any freestanding sign (s). Any approval of a sign for a freestanding monument is subject to conditions of the lease. If a conflict arises from this approval, the lease shall determine the right(s) of the tenant and position.
3. The Tenant shall pay for all signs, related materials, and installation fees (including all city submittal fees and all inspection costs).
4. The Tenant shall obtain and pay for all necessary permits.
5. The Tenant shall be responsible for fulfillment of all requirements of this sign criterion and that specified in the Phoenix Municipal Code
6. It is the responsibility of the Tenants' sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. Should a sign be removed, it is the Tenant's responsibility to patch and paint all holes to match finish and color of building. This may include replacing façade materials, plastic sign panels or any other material deemed necessary by the Landlord.
8. The Landlord may, at his/her sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without prior written approval and/or that is deemed unacceptable under this sign program.
9. If the Tenant chooses to change his exterior sign at any time during the terms of his/her lease, then the Tenant must comply with the requirements set forth

herein and any future modifications, revisions or changes which have been made to this sign program for this plaza after the execution of his/her lease agreement.

3. General Sign Construction Requirements

1. All signs and their installation shall comply with all local building and electrical codes.
2. All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications and bear the U.L. label.
3. Tenant's sign company shall be fully licensed with the City and State and shall provide proof of full Workman's Compensation and general liability insurance.
4. All penetrations of building exterior surfaces are to be sealed, waterproof, and in color and finish to match existing exterior.
5. Internal illumination to be 30 milliamp neon, installed and labeled in accordance with the "National Board of Fire Underwriters Specifications."
6. Painted surfaces to have a semi-glass finish. Only paint containing acrylic polyurethane products can be used.
7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders, and descenders.
8. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles shall not be acceptable. The Owner reserves the right to reject any fabrication work deemed to be below standard.
9. All lighting must match the exact specification of the approved working drawings. No exposed conduits or raceways are allowed.
10. Signs must be made of durable rust-inhibited materials that are appropriate and complimentary to the building.
11. Color coatings shall exactly match the colors specified on the approved plans.
12. Joining of materials (e.g. seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
13. Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free dust, orange peel drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.

14. In no case shall any manufacturer's label be visible from the street or from normal viewing angles.
15. No exposed raceways or can signs will be allowed. The only exception will be for a trademarked or recognizable logo. Under no condition will raceways or can signs be approved if the same design can be achieved using an alternative fabrication method.
16. No exposed junction boxes, lamps, tubing, or neon crossovers of any kind are allowed.
16. All materials used in signage construction and installation must be new. No used materials will be allowed.

4. Signage Specifications

The signs shall be compatible with the design motif of the building(s) in the project. The signs shall incorporate common design elements such as type of sign, materials, letter style, colors, illumination, size, location and shape. The signs shall display unity and continuity, and prevent unsightly clutter and disarray within the project. The signs shall comply with standards contained in Section 705 of the Phoenix Municipal Code

P. Lighting Plan

Lighting Plan will be completed as required and submitted under a separate cover.

Q. Sustainability Standards

Creation of this PUD will, to the greatest extent possible, strive for a high level of sustainability. The following tactics will be employed where and when possible:

- Develop on existing sites, adjacent to alternative transportation means;
- Keep building materials out of landfills by maintaining existing buildings to the greatest extent possible;
- Use recyclable materials in new building construction to the greatest extent possible;
- Use low-water and drought-tolerant plants in conjunction with efficient and updated irrigation techniques and products;
- Provide shaded walkways and hardscape areas, using materials with a minimum SRI to reduce heat gain or heat island effect;
- Place colors on buildings thoughtfully and strategically, so that the darker hues are in locations which are less sun sensitive. Conversely, cooler color selections at areas where the sun intensity is the greatest to reduce heat gain in these areas. Sun reflective white has been used liberally throughout;
- Plan development in a manner that encourages pedestrian activity through the site.
- Plan development in a manner that encourages neighboring communities to walk or bike to the project instead of driving. This includes providing a tenant mix in the project to allow for numerous needs to be met and serviced by the same center;
- Plan development in a manner that recognizes and utilizes sun and wind patterns to greatest extent possible;
- Utilize colors, materials and textures that limit the heat gain and weather erosion to extend the products / developments life;
- Explore alternative energy means for installation within the development;
- Utilize energy efficient lighting in public areas;
- Utilize energy efficient appliances where feasible;
- Building entrances shaded;
- The use of photovoltaic panels where feasible;
- Pervious paving materials and ground cover to be utilized to reduce storm water runoff where feasible; and
- Drought tolerant plants to be used in landscape design.

R. Infrastructure

1. Circulation Systems

a. Streets

The Project site is bounded by Bethany Home Road to the North, 16th Street to the East and 15th Street to the West. Vehicular egress / ingress to the Project proposes to be from Bethany Home Road in up to four locations, and 16th Street in up to four locations. Projects containing a potential residential component would allow for up to four access points off of 15th Street.

Right-of-Way dedications of 50' from the centerline south on Bethany Home Road and from the centerline west of 16th Street are waived due to existing constraints on-site.

b. Pedestrian Circulation Plan

Pedestrian circulation through the Project is best depicted on the Conceptual Circulation plan in Section T – Exhibits, Item 1.

c. Trails

The Project does not include trails, only pedestrian access and circulation points.

d. Bicycle paths

The Project does not include bicycle trails, only pedestrian access and circulation points.

2. Grading & Drainage

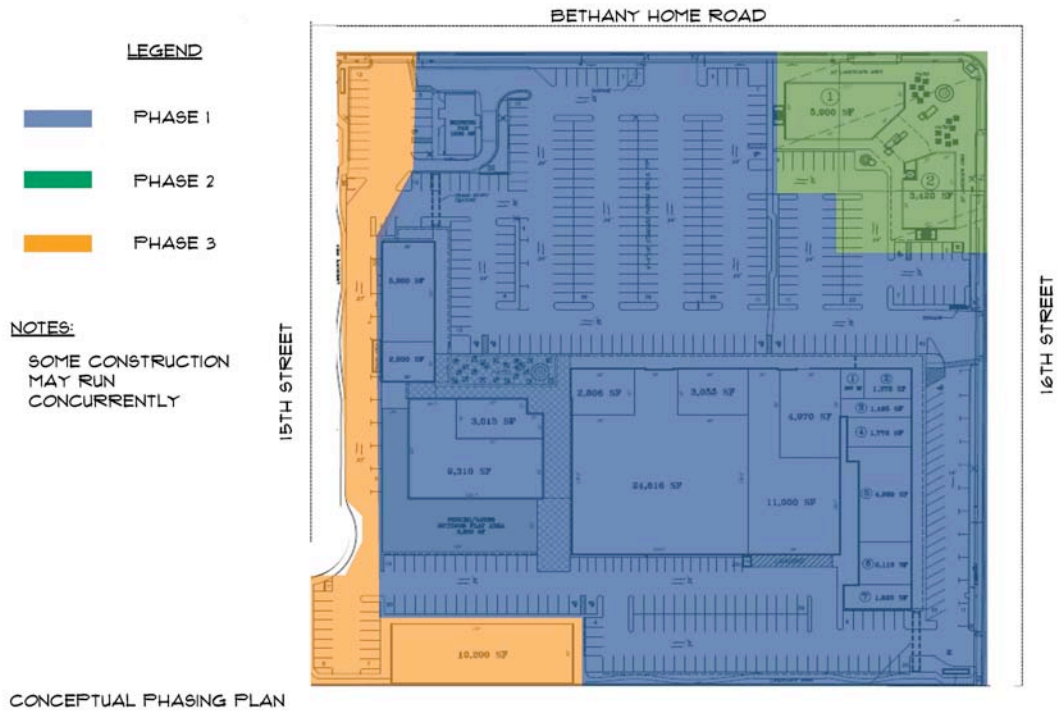
The Project is a proposed redevelopment of an existing built site. The typical on-site water retention request of 100 year, 2 hour retention is waived for the project site due to the following:

- The proposed rehabilitation of existing on-site structures will not create more impervious surfaces.
- The proposed addition of new buildings will further reduce the current impervious surfaces.

3. Water and Waste water Services

S. Phasing Plan

1. Development



2. Infrastructure

T. Exhibits

- a. Comparative Zoning Standards
- b. Legal Descriptions
- c. Area Vicinity Map
- d. Aerial Map
- e. Zoning Map
- f. Context Plan (larger format print included as a supplement)
- g. General Plan Map
- h. Site Plan
- i. Conceptual Elevations
- j. Conceptual Landscape Plan
- k. Street Cross Sections
- l. Conceptual Circulation Plan
- m. Conceptual Sign Plan
- n. Conceptual Shade Plan
- o. Color Palette
- p. Phasing Plan
- q. Traffic Study
- r. Drainage Study
- s. Fact Finding Summary Sheet

a. Comparative Zoning Standards

b. Legal Descriptions

162-01-076 A

LEGAL DESCRIPTION

PARCEL NO.1:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP TWO (2) NORTH, RANGE THREE (3) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT: THE NORTH 33 FEET; AND

EXCEPT: THE EAST 33 FEET THEREOF; AND

EXCEPT: THE PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION SIXTEEN (16), TOWNSHIP TWO (2) NORTH, RANGE THREE (3) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 33 FEET;

THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 33 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG A LINE PARALLEL TO AND 33 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 135 FEET;

THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID SECTION, A DISTANCE OF 135 FEET; THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 135 FEET;

THENCE NORTH AND PARALELL TO THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 135 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL IMPORVEMENTS LOCATED THEREON.

PARCEL NO. 2:

ALL IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED PROPERTY:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP TWO (2) NORTH, RANGE THREE (3) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

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EXCEPT: THE NORTH 33 FEET; AND

EXCEPT: THE EAST 33 FEET THEREOF, AND

EXCEPT: THE PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION SIXTEEN (16),
TOWNSHIP TWO (2) NORTH, RANGE THREE (3) EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN. MARICOPA COUNTY, ARIZONA;

THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 16, A DISTANCE
OF 33 FEET;

THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID SECTION 16, A
DISTANCE OF 33 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG A LINE PARALLEL TO AND 33 FEET SOUTH
OF THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 135 FEET;

162-01-076 B

LEGAL DESCRIPTION

(T.R. No. 255-4952841)

BEGINNING AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 33.00 FEET

THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID SECTION, A DISTANCE OF 33.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG A LINE PARALLEL TO AND 33.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION, A DISTANCE OF 135 FEET;

THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID SECTION, A DISTANCE OF 135 FEET;

THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID SECTION, A DISTANCE OF 135 FEET;

THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID SECTION, A DISTANCE OF 135 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED THREE PARCELS OF LAND CONVEYED TO THE CITY OF PHOENIX BY INSTRUMENT RECORDED IN DOCKET 6189, PAGE 50;

PARCEL NO. 1:

THE SOUTH 7.00 FEET OF THE NORTH 40.00 FEET OF THE WEST 115.00 FEET OF THE EAST 168.00 FEET OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THE WEST 7.00 FEET OF THE EAST 40.00 FEET OF THE SOUTH 112.00 FEET OF THE NORTH 168.00 FEET OF THE NORTHEAST QUARTER OF SECTION 16,

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TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 40.00 FEET OF THE NORTHEAST QUARTER OF SECTION 16, WHICH IS 56.00 FEET SOUTH OF THE NORTH LINE THEREOF;

THENCE NORTHERLY, ALONG THE WEST LINE OF THE EAST 40.00 FEET OF THE NORTHEAST QUARTER OF SECTION 16, A DISTANCE OF 3.00 FEET

THENCE NORTHWESTERLY TO A POINT ON THE SOUTH LINE OF THE NORTH 40.00 FEET OF THE NORTHEAST QUARTER OF SECTION 16 WHICH IS 53.00 FEET WEST OF THE EAST LINE THEREOF;

THENCE SOUTHERLY, ALONG THE WEST LINE OF THE EAST 53.00 FEET OF THE NORTHEAST QUARTER OF SECTION 16, A DISTANCE OF 7.00 FEET;

THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF THE NORTH 56.00 FEET OF THE NORTHEAST QUARTER OF SECTION 16 WHICH IS 44.00 FEET WEST OF THE EAST LINE THEREOF;

THENCE EASTERLY, ALONG THE SOUTH LINE OF THE NORTH 56.00 FEET OF THE NORTHEAST QUARTER OF SECTION 16, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING.

AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED LAND CONVEYED TO THE CITY OF PHOENIX BY INSTRUMENT RECORDED IN DOCKET 3324, PAGE 291;

BEGINNING AT A POINT WHICH IS 33 FEET SOUTH AND 33 FEET WEST OF THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE SOUTH, PARALLEL TO AND 33 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16, A DISTANCE OF 23 FEET;

THENCE WEST, PARALLEL TO AND 56 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, A DISTANCE OF 7 FEET;

THENCE NORTH, PARALLEL TO AND 40 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16, A DISTANCE OF 3 FEET;

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THENCE NORTHWESTERLY TO A POINT WHICH IS 40.00 FEET SOUTH AND 53 FEET WEST OF THE NORTHEASTCORNER OF SECTION 16;

THENCE NORTH, PARALLEL TO AND 53 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16, A DISTANCE OF 7 FEET;

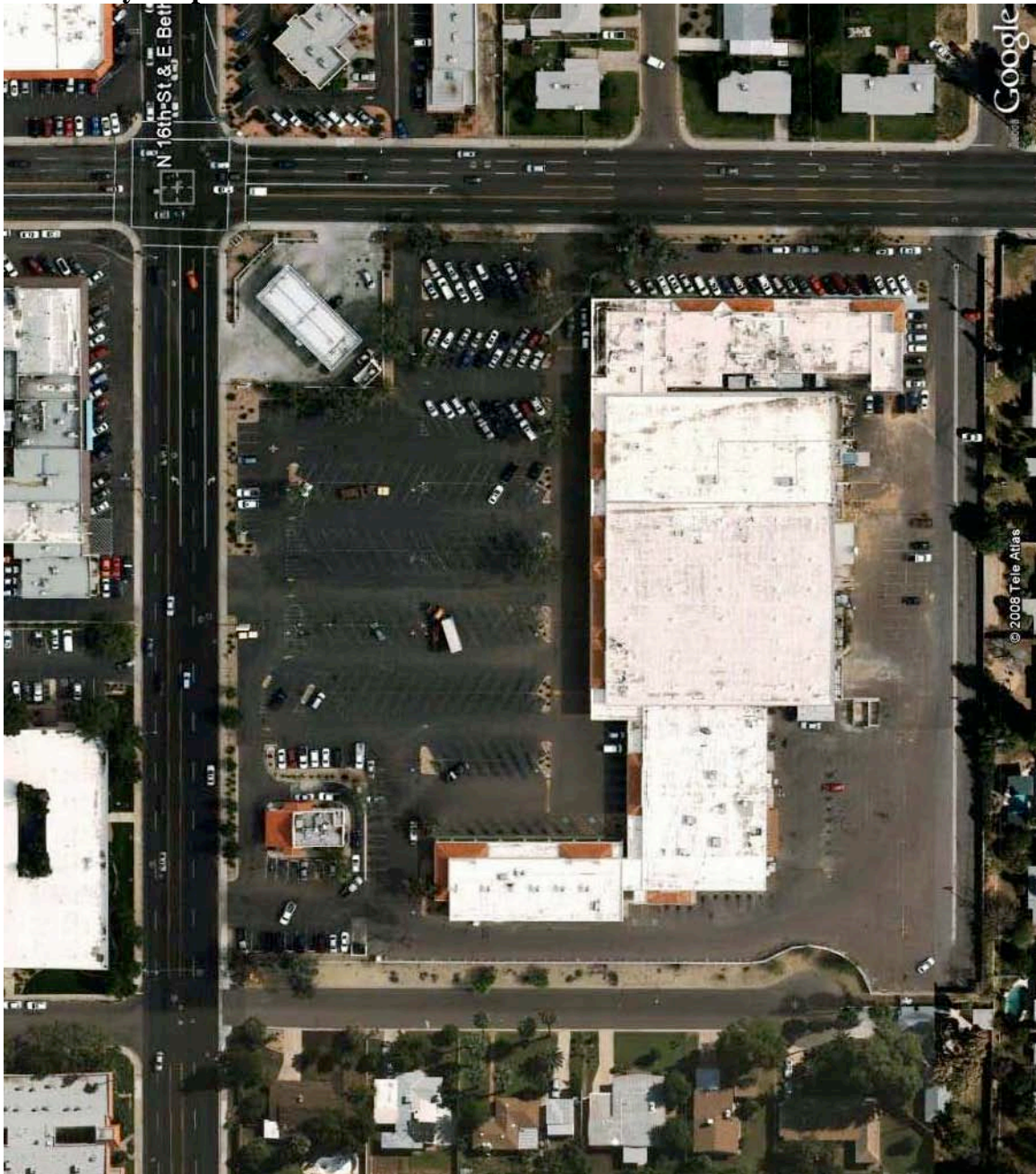
THENCE EAST, PARALLEL TO AND 33 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING.

AREA

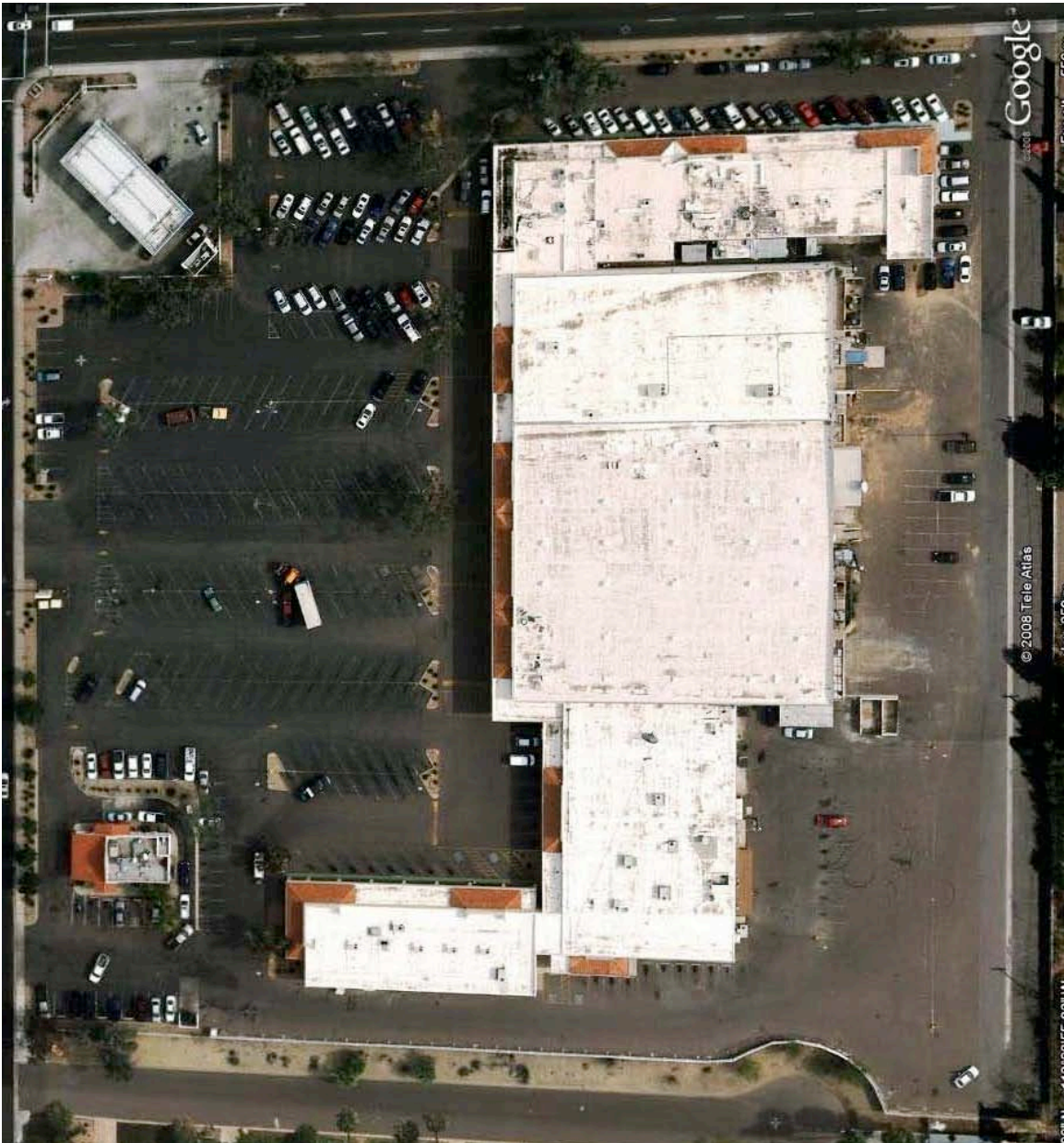
(T.R. NO. 255-4952841)

0.372 ACRES OR 16,217 SQ. FT. (CM)

c. Vicinity Map



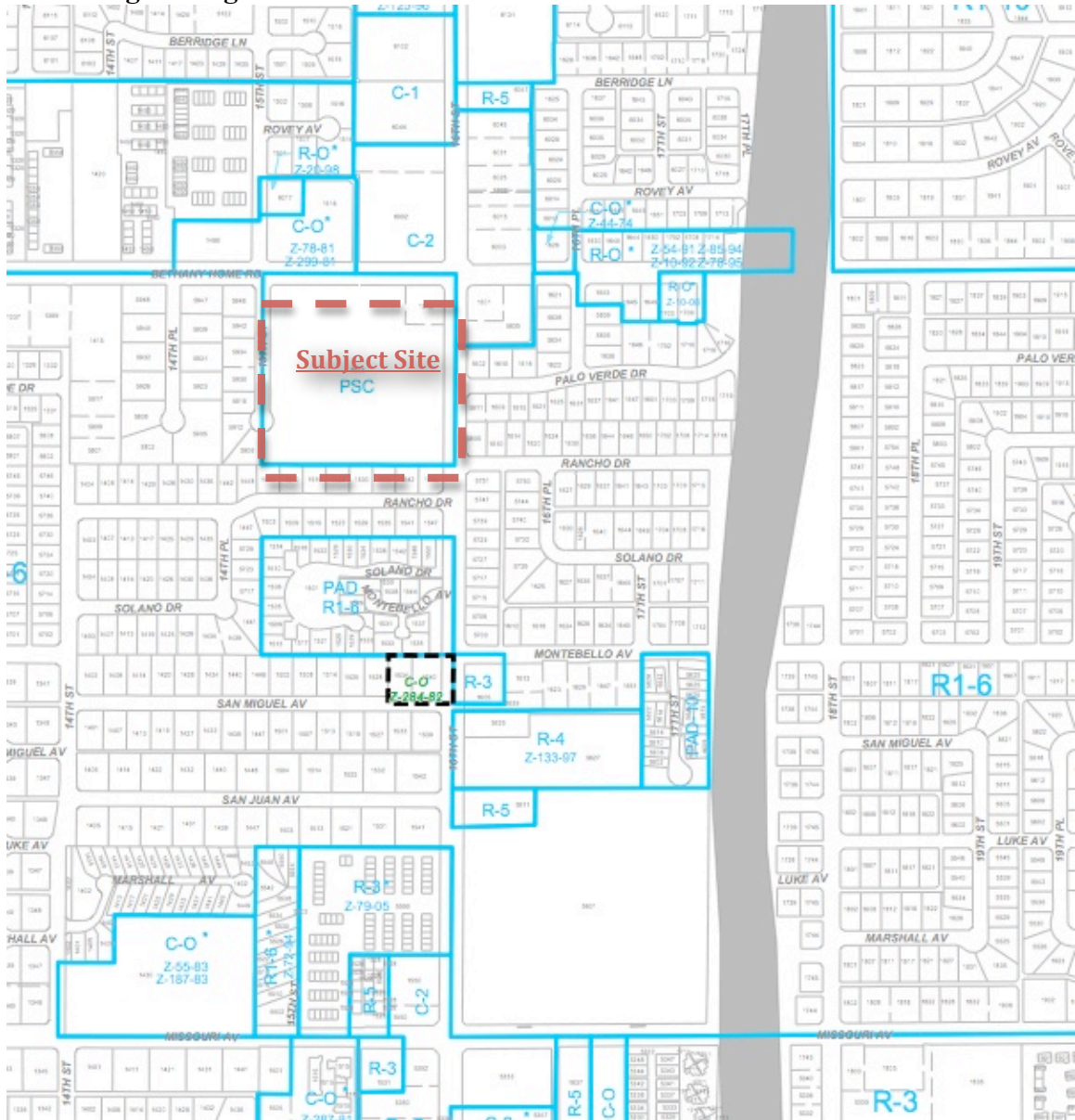
d. Aerial Map



Planned Unit Development
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e. Zoning Map

1. Existing Zoning



f. Context Plan

The Context Plan below can also be found as a supplemental item with this narrative. Additionally, the following pages contain larger images with each image appropriately numbered.



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1



2

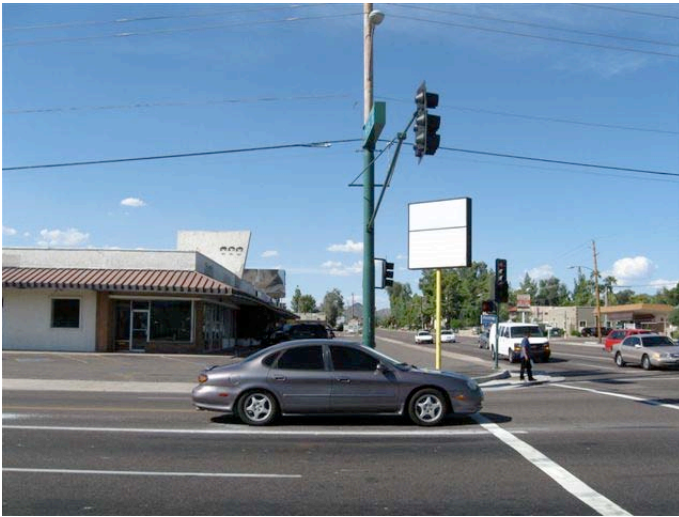


3

Planned Unit Development
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4



5



6

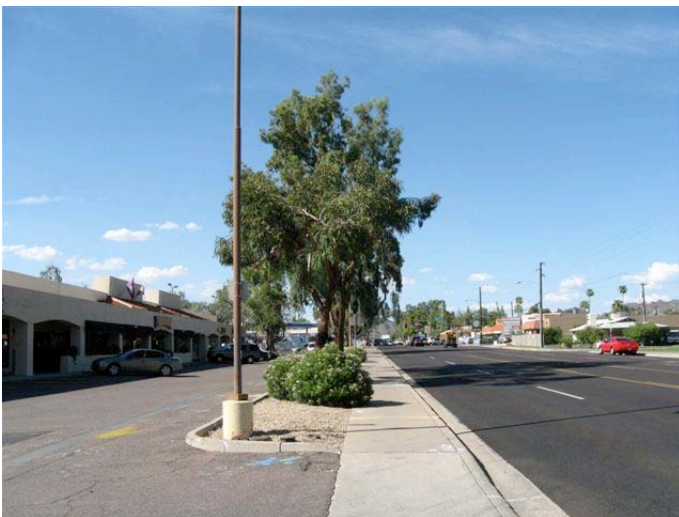
Planned Unit Development
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7



8



9

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10



11



12



13



14



15



16



17



18



19



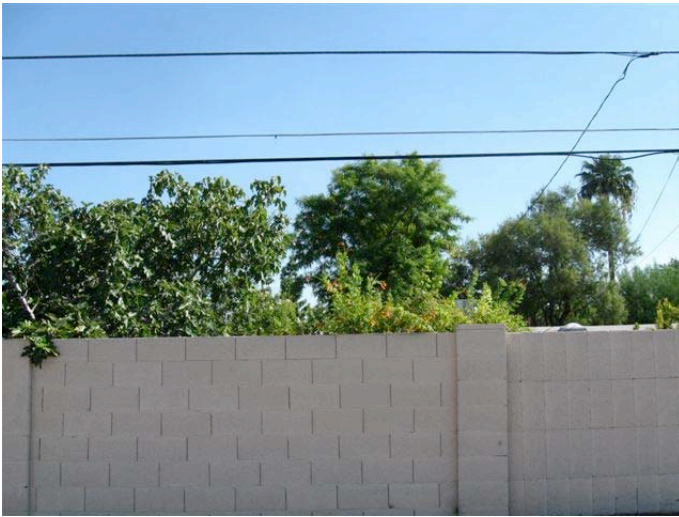
20



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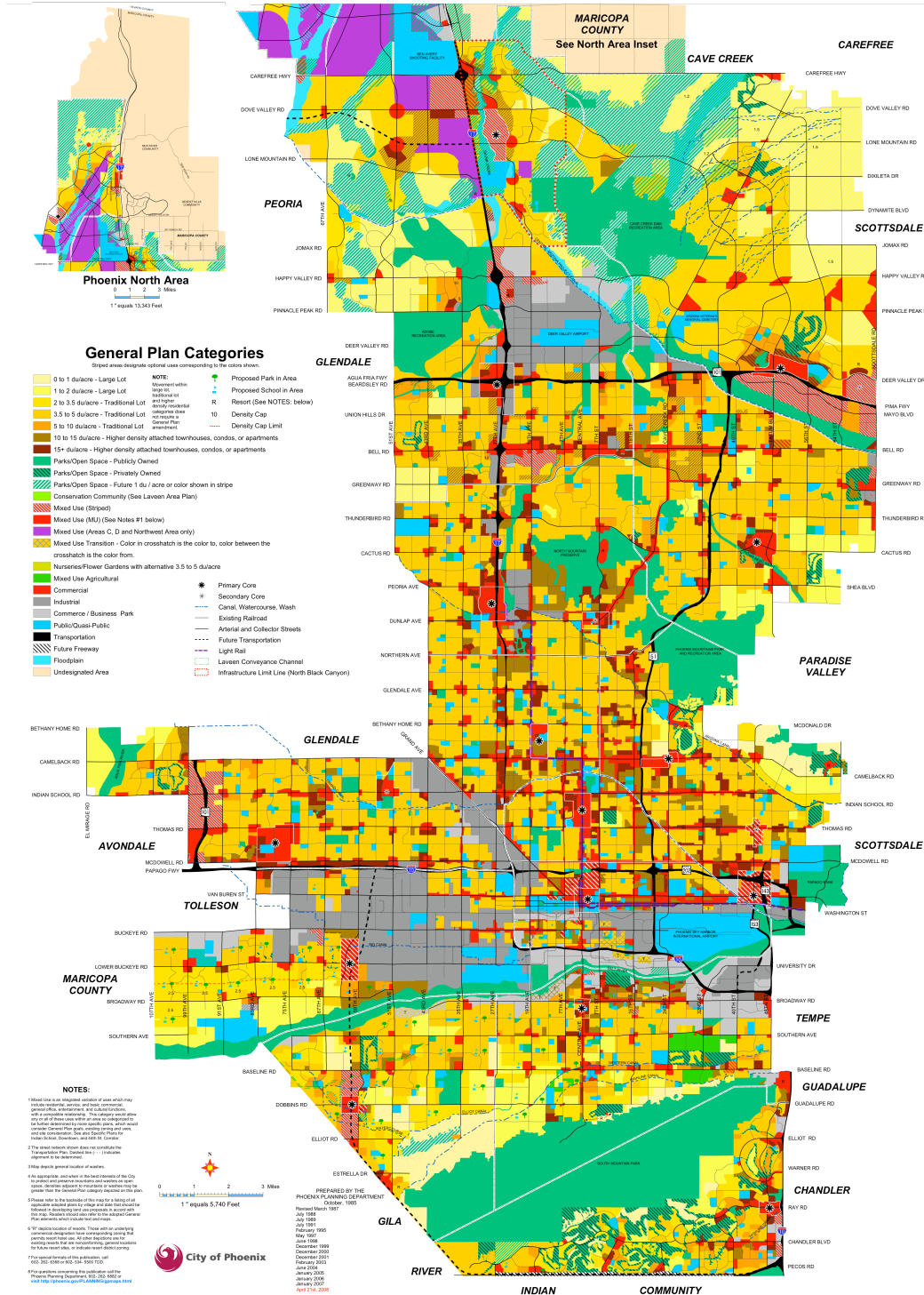
31



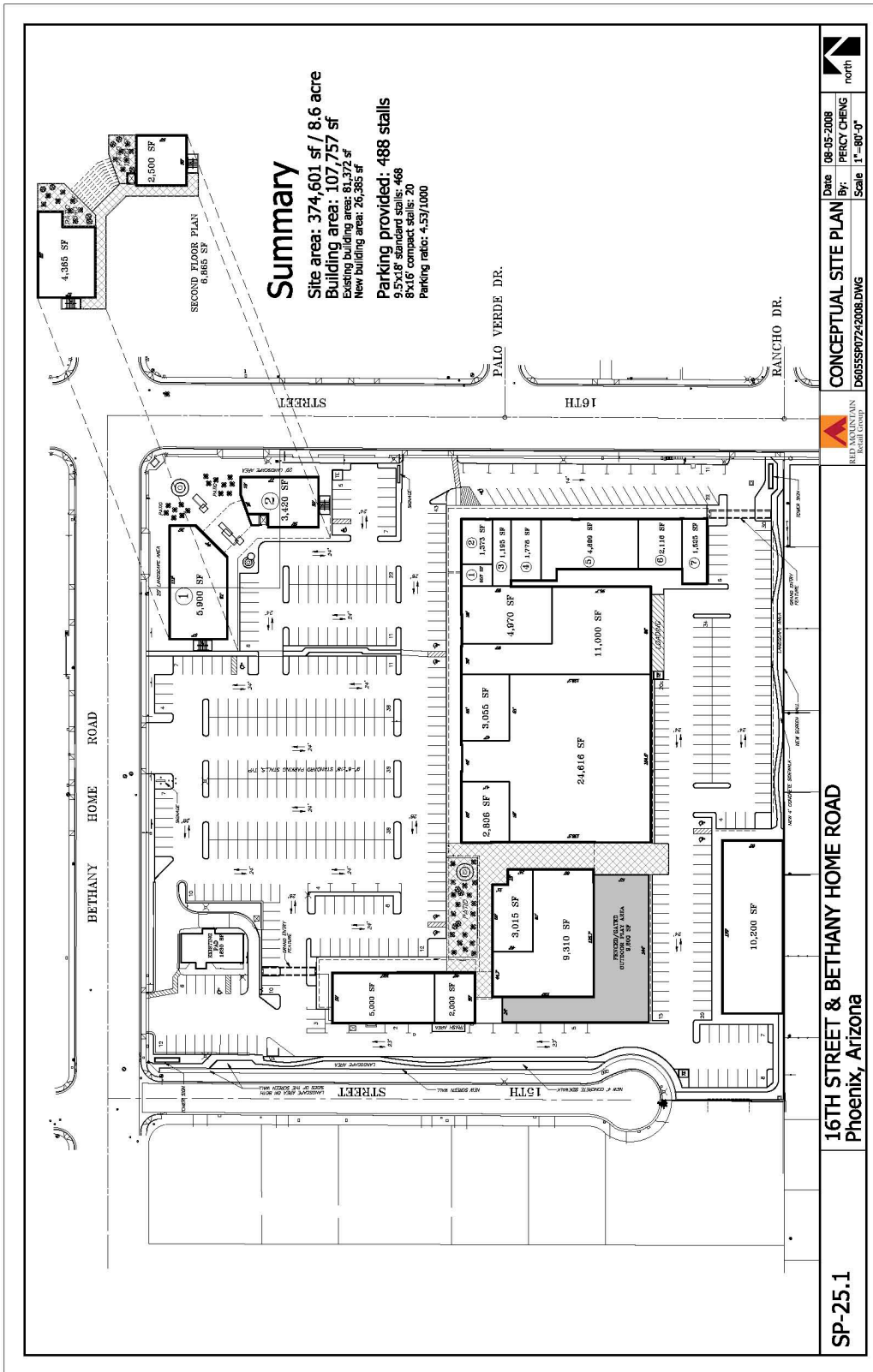
32

g. General Plan Map

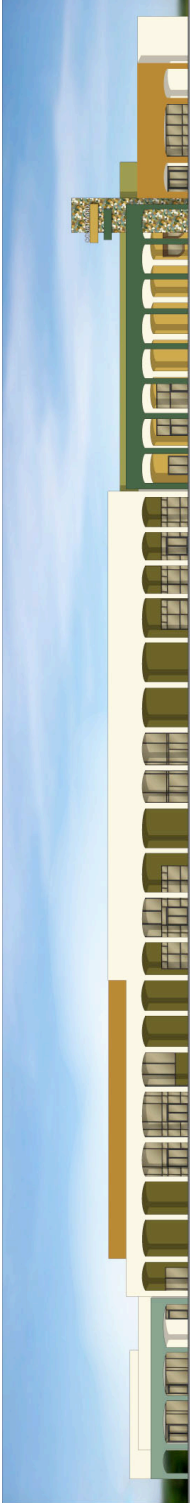
CITY OF PHOENIX GENERAL PLAN
 A Vision for the Future



h. Site Plan or Land Use Plan



i. Conceptual Elevations



North Elevation

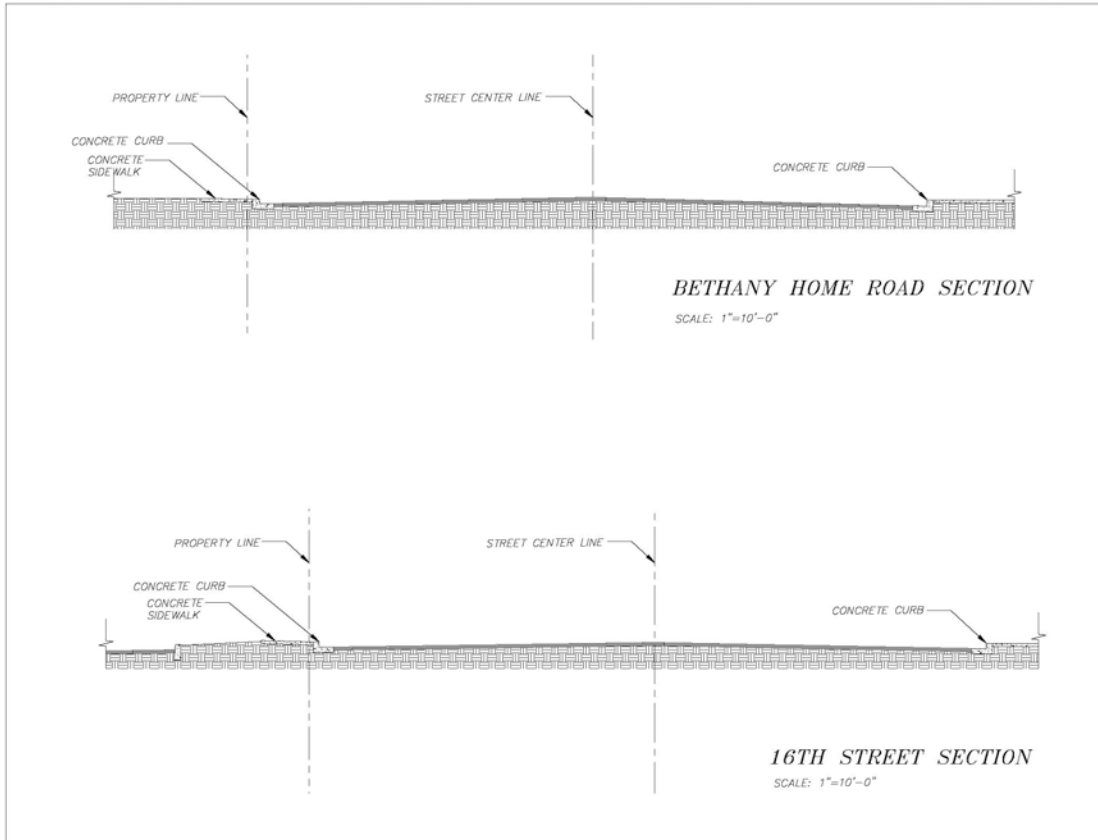


East Elevation

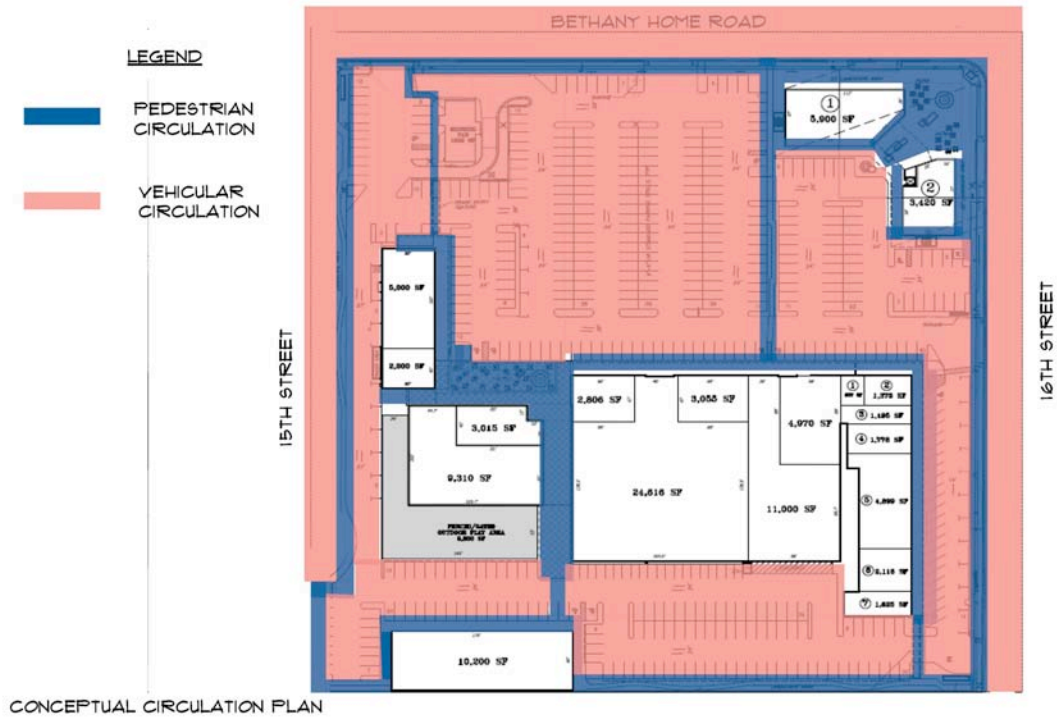
j. Conceptual Landscape Plan



k. Street Cross Sections



k. Conceptual Circulation Plan



Planned Unit Development
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m. Sign Plan

LEGEND

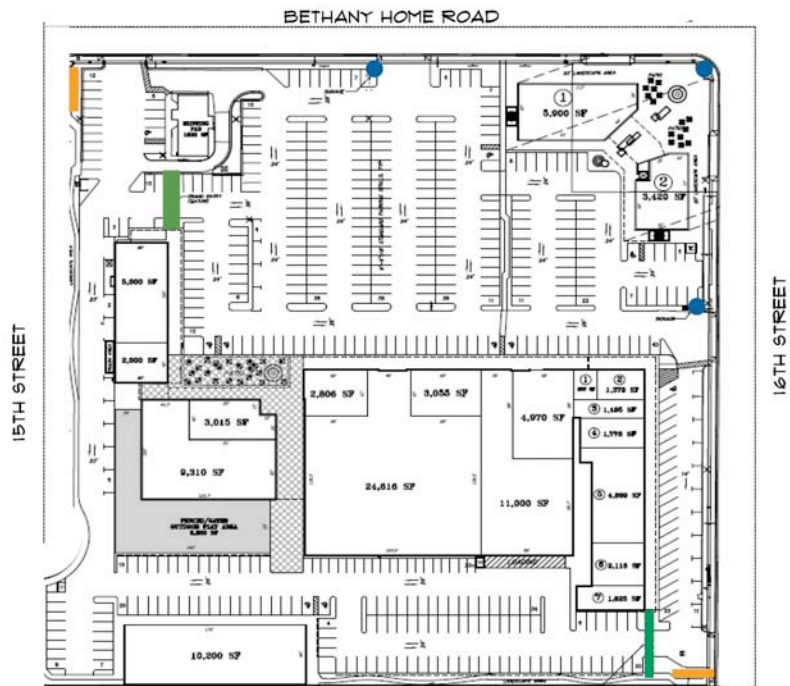
-  GRAND ENTRY FEATURE INCLUDING DEVELOPMENT SIGNAGE
-  SECONDARY (MID-SCALE) MONUMENT SIGNAGE
-  CENTER ID / MONUMENT SIGNAGE

NOTES

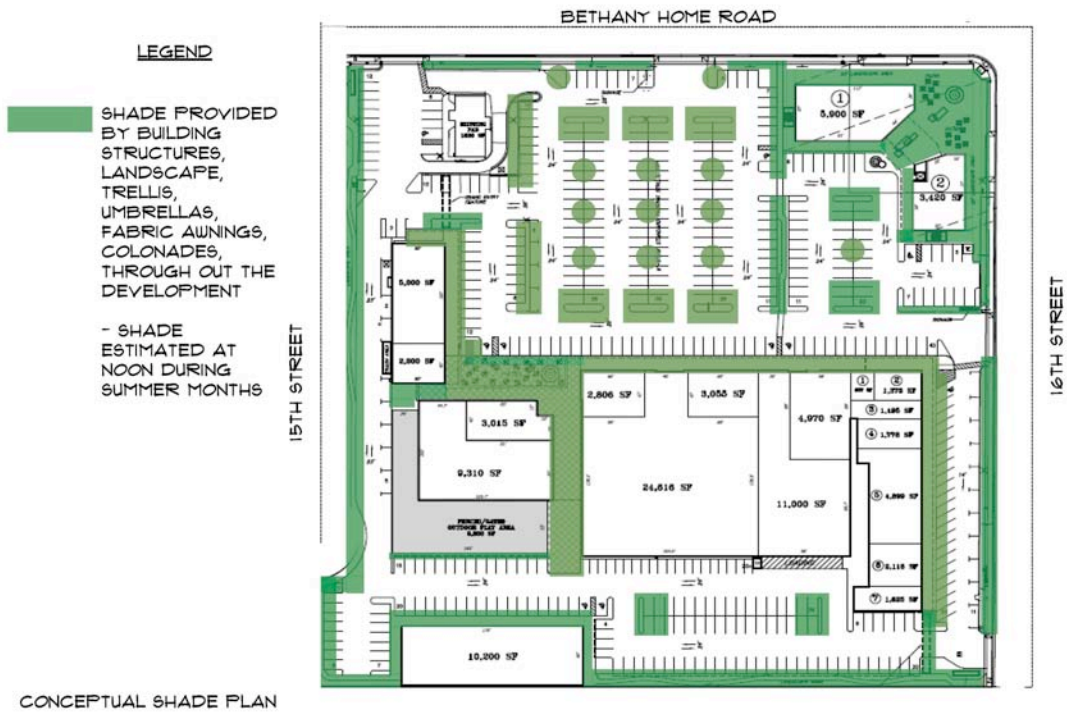
TENANT/ BLDG SIGNAGE PER SECTION 0 OF THE PUD AND SECTION 105 OF THE CITY OF PHOENIX ZONING CODE.

ALL SITE, BUILDING OR OTHER SIGNS SHALL COMPLY AS LISTED ABOVE.

CONCEPTUAL SIGN(S) - SITE



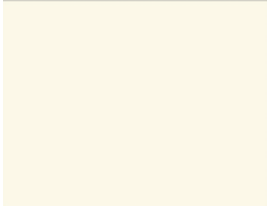
n. Shade Plan



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o. Color Palette



Sherwin Williams (SW 7104) – Cotton White



Benjamin Moore (BM HC 14) – Princeton Gold



Pratt and Lambert (POR2097.000) Amber



Sherwin Williams (SW 1419) – Spanish Olive



Sherwin Williams (SW 1420) – Loden Green

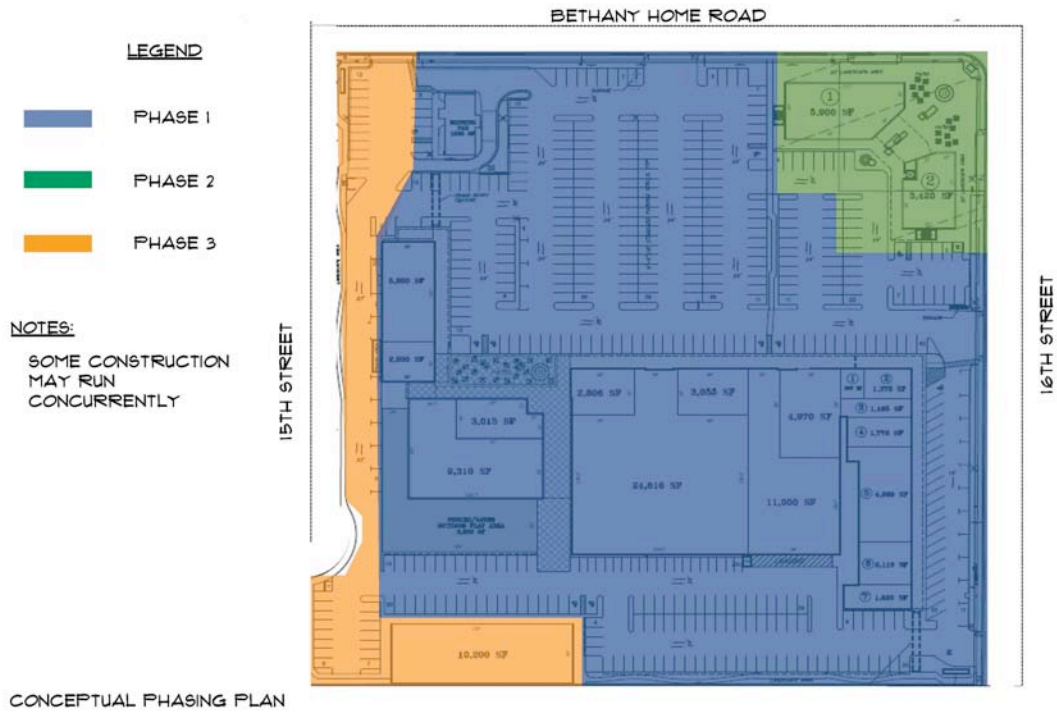


Sherwin Williams (SW 2253) – Floating Garden



Sherwin Williams (SW 2258) – Ivy Wall

p. Phasing Plan



q. Traffic Study

Note:

Traffic study to be submitted under a separate cover if one is required.

r. Drainage Study

U. Supplemental Materials

Supplemental Materials listed below shall be submitted under a separate cover to this P.U.D. Narrative to the City of Phoenix.

- a. Application Form**
- b. Prop 207 Waiver**
- c. Ownership Verification**
- d. School District Response**
- e. Notice of Airport Vicinity Form**