

**PLANNED UNIT DEVELOPMENT
LAND USE & STANDARDS NARRATIVE**

**CAPITOL LOFTS
SEC WASHINGTON STREET & 10TH AVENUE**

NEW CENTRAL GROUP LLC

CASE No. Z-2-16-7

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PLANNED UNIT DEVELOPMENT DISCLAIMER

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

This PUD provides the regulatory zoning provision designed to guide the implementation of the overall development plan through the City of Phoenix development review and permit process. The provisions provided within this PUD shall apply to all property within the PUD project boundary. The zoning and development standards provided herein amend various provisions provided by the City of Phoenix Zoning Ordinance (as adopted and periodically amended). In the event of a conflict between a use, a development standard, or a described development procedure between the City of Phoenix Zoning Ordinance and the PUD, the PUD shall prevail.

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Development Standards and Guidelines Summary Table

Maximum Density	None
Primary (Main) Building Setbacks	
Washington Street	12-foot maximum
9 th Avenue	10-foot minimum
10 th Avenue	10-foot maximum
Interior Lot Line (south property line)	0-foot
Accessory Building Setbacks	
	Front, Side & Rear – 5-foot maximum
Building Height	
	56-foot maximum
Lot Requirements	
Lot Coverage	80% maximum
Primary (Main) Building Frontage – Washington Street	70% minimum
Secondary Building Frontage – 9 th Avenue	20% minimum
Secondary Building Frontage – 10 th Avenue	50% minimum
Building Frontage	
	<p>All Frontage Types, Building Facades, Building Entrances, Projection in the Right-of-Way, and Projections into Frontage Setbacks per Section 1305 and Table 1305.1 of the WU Code, except as provided below:</p> <ul style="list-style-type: none"> ▪ Each upper floor unit adjacent to the street shall have at least one (1) window and one (1) balcony overlooking the street to advance visual surveillance per Section 1311.A.3.a of the WU Code.

Building Frontage cont.

- The upper floors shall overhang the ground floor by a minimum of six (6) inches along at least 90% of the Washington Street and 10th Avenue frontages to create visual interest in accordance with Section 1305.B.5.c.2 of the WU Code.
- At least 25% of the linear frontage of any building adjacent to the primary frontage shall consist of clear ground-to-ceiling windows per Section 1305.B.2.a.1 of the WU Code.
- For any ground floor building frontage along the primary frontage not consisting of either gated pedestrian entries, fences/site walls or clear floor-to-ceiling windows, when the blank wall façade exceeds a continuous twenty (20) linear feet façade treatments should be provided. Ground floor building façade treatments can be achieved through a combination of artwork, interactive displays, architectural features, landscape, trellises, opaque vertical windows and project signage (which shall be illuminated in the evening) with a minimum size of twenty (20) square feet per twenty (20) linear feet of blank building wall. Mirrored and reflective glass are prohibited at the ground and upper building floors.
- Stoop and Door Well Frontage, Entry Grade: A maximum sixty (60) inches above or below sidewalk grade. No minimum requirement. Maximum elevation may be increased if frontage designs incorporate patios and as access to second story.
- Stoop and Door Well Frontage, Requirement: Stoops and related structure may project into frontage setback 100-percent of their depth.

Building Frontage cont.	
Minimum Glazing Commercial Ground Floor	75%, modified as per Table 1305.1 & Sections 1305.B.2 & 1312.A of the WU Code.
Residential Ground Floor Second Floor	20% minimum 20% minimum (north & south elevations) and 10% minimum (east & west elevations)
Upper Floors	Not applicable
Surface Parking Standards	
Washington Street 9 th Avenue 10 th Avenue Interior Lot Line (south property line)	30-foot minimum or behind building 5-foot minimum 30-foot minimum or behind building 5-foot minimum
Parking	
Multi-family Residential	1 space per unit of less than 600 square feet and 1.5 spaces per 1 bedroom unit, w/ 25% reduction if development is less than 1320-feet from an existing or planned light rail station per Table 1307.1 of the WU Code, and no guest parking required. 54 spaces required; 70 spaces provided.
Fitness Center – Accessory to primary use for private residential or tenant use.	None required.
Loading & Service Bays	1 required.
Bicycle Parking	
Multi-family Residential	0.25 spaces per dwelling unit, 25 spaces maximum required. For residents/guests as follows: In a secured location which may include individual lockers or racks. At least one area will be accessible within 50-feet from building entry point. The location, design and dimension of bike racks is subject to the City's approval during the technical site plan review process.

Streetscape Standards

Sidewalk Width

Washington Street

9th Avenue

10th Avenue

6-foot minimum

5-foot minimum

5-foot minimum

Landscape Width

Washington Street

9th Avenue

10th Avenue

5-foot minimum*

5-foot minimum*

5-foot minimum*

*If not conflict with public utilities.

Landscaping may be provided on-lot or within adjacent right-of-way, or a combination thereof.

PURPOSE & INTENT

The purpose of the Capitol Lofts Planned Unit Development (“PUD”) is to create specific standards to guide the development of the approximate 1.07 net acres (1.85 gross acres) of property located south of Washington Street between 9th and 10th Avenues (“Property”) in the Governmental Mall Redevelopment area of the Central City Village. The Property is comprised of approximately two-thirds of a city block.

The PUD zoning district is being utilized to incorporate development standards (setbacks, density, street front architecture, etc.) generally consistent with the recently adopted (July 2015) Walkable Urban Code (WU Code). The WU Code is a form-based code designed to encourage urban design that supports walkability and transit-oriented development. The permitted uses and development standards in the PUD are based on the T5:5 Transect of the WU Code, which accommodates medium to high-density mixed use development that may include residential and live-work units adjacent to the Valley Metro Light Rail Transit (“LRT”). The T5:5 Transect is consistent with and supports current City Planning Policy and the transit-oriented development and “place types” objectives in ReinventPHX Transit Oriented Development Strategic Policy Framework Plan.

The Property is situated approximately 550-feet west of the two (2) future Valley Metro LRT stations at 8th Avenue and Washington Street / Jefferson Street. The Property is also adjacent to the following two (2) Valley Metro express route bus stops that connect passengers to all areas of the metro-Valley: Jefferson Street & 9th Avenue and Washington Street & 10th Avenue. In light of these existing and future public transportation systems, there is an exciting opportunity for a high-density residential development of an urban nature which will support the surrounding retail, employment and eclectic uses that exist along the Capitol Mall corridor.

The residential development proposal by New Central Group LLC has been carefully and strategically designed to build an environmentally responsive and pedestrian-oriented urban residential project on this assembled property. Rezoning the Property from the existing Commercial-General Capitol Mall Overlay District (C-3 CMO) zoning designation to a comprehensive Planned Unit Development Capitol Mall Overlay District (PUD CMO) zoning designation will accommodate a cohesive, urban environment that will implement the City’s long-standing goals for the Capitol Mall corridor, the Transit-Orientated Development Strategic Policy Framework Plan and the newly adopted form-based WU Code.

This residential project offers convenient pedestrian access to a variety of public transportation systems and is consistent with the area’s unique character and land

use pattern. Adding this 'for sale' community will support the Capitol Mall employment center. Future residents and guests of Capitol Lofts will also support the evolving high-capacity Valley Metro LRT system as it expands into this area. Lastly, residents and guests will generate significant economic activity for the benefit of downtown Phoenix.

PROJECT OVERVIEW AND GOALS

OVERVIEW:

The purpose of this PUD is to create specific standards that will guide the development of a distinct, infill living environment with unprecedented quality in order to promote the desired identification of the Capitol Mall corridor and support the social and economic fabric of central Phoenix. Capitol Lofts supports a mix of cultural, employment and service-oriented uses within the Downtown area. The Property's critical setting within the planned Capitol Mall transit corridor gives the proposed development plan the unique opportunity to attract residents who seek excellent local and regional access to nearby employment, services and pedestrian-orientated transportation.

GOALS:

The proposed development meets the City's adopted policies and goals by redeveloping underutilized properties along and near highly traveled one way streets (i.e. Washington & Jefferson Streets) with a dynamic, pedestrian-oriented residential use that is street-oriented with direct accessibility to the proposed future alignment of the west bound Valley Metro LRT system. Further, this request is in harmony with the intent of the WU Code as the project brings an urban residential development with a pedestrian-friendly building and site design standards that support the area's anticipated growth. This property assemblage will allow for the redevelopment of the Property so as to contribute to the need for housing in the area. The residents and guests of the Capitol Lofts are likely to contribute to existing and future Valley Metro LRT ridership and use alternative modes of transportation to get to their destinations.

This PUD has been prepared pursuant to Section 671 of the City of Phoenix Zoning Ordinance ("Zoning Ordinance") in order to establish the regulatory framework for this plan. This land use and development standards narrative is intended to be a stand-alone document comprised of zoning regulations, permitted uses, development standards and design guidelines for the project. Further, this PUD includes general background information to help illustrate the intent of the development. The proposed site plan, exhibits and context photos

are representations of the proposed character and quality of the development. Plans and documents with specific designs will be processed through the City of Phoenix site plan review process in accordance with Section 507 of the Zoning Ordinance. Provisions not specifically regulated by this PUD are governed by the Zoning Ordinance. This PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements.

OVERALL DESIGN CONCEPT

This infill development is an assemblage of (11) parcels of land located between 9th and 10th Avenues south of Washington Street to accommodate the proposed approximately sixty-five (65) condominium units. This PUD creates a unified pedestrian-oriented project in downtown Phoenix.

The proposed building primarily fronts along Washington Street and 10th Avenue. The 5-story residential building wraps these two street frontages with approximately 1,500 square-feet of leasing/fitness center space that is situated at the northwest corner so as to orientate the focal point of the development towards Washington Street – the most travelled frontage. The development utilizes a variety of pedestrian-friendly access points that provide a direct connection from 9th Avenue, 10th Avenue and Washington Street. As shown by the conceptual site plan (Exhibit H.), the project includes the “Stoop” and “Storefront” frontage types of the WU Code to activate the streetscape of the development. Three (3) ground-level residential units face 10th Avenue.

The building architecture draws from the evolving aesthetic context and character of the area with brick masonry and articulated stucco walls that are accompanied by urban-style materials, textures and several coordinated colors to enhance the exterior elevations. The building’s outward orientation and access points assure “eyes on the street” due to the strategic location of shaded pedestrian access ways that lead residents directly to their units. Upper floor unit windows have been thoughtfully placed along the building façade to preserve residents' privacy. This PUD will enhance the character of the area by eliminating vacant underutilized lots that have been in a steady decline for decades and replacing them with a modern, walkable development that engages the pedestrian at the ground-level with an emphasized presence along Washington Street. The proposed architecture provides height and massing at key points, while creating a distinctive and recognizable residential project in the area.

Consistent with the WU Code, the majority of resident parking is provided interior to the Property tucked behind the building at-grade level. Pedestrian comfort and connectivity is assured through design features throughout the development including the drive entry from 9th Avenue which serves as the only full-vehicular

access to this gated community. Walkways within the interior and along the perimeter of the project are shaded with either architectural awnings or landscaping.

The project includes approximately sixty-five (65) 'for sale' residences (lofts and 1 bedroom lofts) ranging in size from approximately 570 to 860 livable square-feet. All units above the ground-level will feature a mezzanine level. Also, dedicated for the residents' enjoyment are amenities that include a fitness center, dedicated storage lockers, bicycle parking, an indoor/outdoor dog run area and a shaded resident recreation area.

SITE LOCATION, ACREAGE & CONTEXT

The entire 1.069 net acre project is situated between 9th and 10th Avenues and Washington and Jefferson Streets with the exception of the Phoenix Inner City Kids facility at the northwest corner of 9th Avenue and Jefferson Street, and Back to Basic Automotive at the northeast corner of 10th Avenue and Jefferson Street. The Property is located just east of the Carnegie Center Library. Further, the Property is just north of the proposed Capitol / I-10 West Light Rail Extension providing an opportunity to create an urban infill project of superior quality and character that supports the social and economic fabric of the greater central Phoenix area.

TOPOGRAPHY & NATURAL FEATURES

The topography of the Property is relatively flat with no natural features. The majority of the Property is vacant with commercial buildings and accessory parking areas to the south that are not a part of this request.

GENERAL PLAN LAND USE PLAN & CONFORMANCE

The current General Plan Land Use designation for the Property is Public/Quasi-Public within the Central City Village. The Public/Quasi-Public land use identifies areas where institutional, cemetery, governmental, utility, and airport uses may be appropriate. A Minor General Plan Amendment is not required since the Property is less than 10 gross acres.

The Property is also located within the Transit Oriented Development Strategic Policy Framework Plan with a 'place type' designation of Medium Urban Center. The Medium Urban Center "Place Type" encourages a mix of land uses including

balanced commercial and residential, retail designation, entertainment destination and some employment. Additionally, the following housing types are encouraged: mid-rise, apartment, town house, row housing and live/work.

This PUD supports and furthers many General Plan goals and objectives, and Transit Oriented Development Strategic Policy Framework Plan policies, including the following:

E. Place Types

Policy E.1: Increase heights and intensities on applicable properties within ¼ mile of light rail stations within the parameters of the station's Place Type.

The desired intensity in the Medium Urban Center "Place Type" is "medium" with 3 to 6-story buildings. This PUD successfully implements the above stated policy by providing an appropriate five (5) story, 65-unit multi-family residential development a mere one-tenth of a mile from the proposed future LRT stations at 8th Avenue and Washington Street / Jefferson Street. The design and scale of the proposed residential building provides an appropriate land use transition from the adjacent zoning pattern in the area. The residential architecture, landscaping techniques, pedestrian/vehicular access and the overall site layout have been incorporated into the design of the project to ensure compatibility with the adjacent properties and provide for multi-modal transportation options for pedestrians.

F. District Planning

Policy F.1: Support pedestrian oriented design standards, short block subdivision standards, bicycle parking standards and complete streets standards to improve walkability and bike ability.

Policy F.4: Integrate new development into the existing context through measures such as stepping down building heights, modulating building massing, enhancing landscaping, preserving setback consistency, and carefully locating windows, service entrances, refuse containers, lighting and ventilation.

Housing in this area should incorporate a walking, bicycling and transit user convenient environment. This project is committed to shaded pedestrian-friendly walkways. Also, bicycle parking for approximately 50

bicycles are conveniently located in a secured area near the desired exit point to public transportation, jobs, and other amenities of the area.

This PUD will encourage and enhance ridership and service levels of the existing and proposed mass-transit systems by providing a greater number of residents with access to convenient pedestrian access and through the use of urban development standards and principles. The development proposal achieves a street level view with amenities and a comfortable walkable environment that is conducive to supporting transit ridership. Pedestrian access to the interior of the buildings and the amenities areas are shaded by means of either landscaped walkways or from shade that is created naturally from architectural awnings and/or building projections. Designated pedestrian pathways within the project will provide a maximum comfort level of shading of pedestrians for public sidewalks adjacent to the proposed residential perimeters, except where not possible due to utility conflicts or vehicular accessways. Again, shade for the project may be achieved through a combination of natural vegetation, building placement, and/or architectural shading devices (i.e. canopies, awnings, overhangs, etc.).

Policy F.2: Encourage transit supportive land uses, such as residential, office and retail to support transit ridership.

This infill project will activate the area with an intimate and high-end residential community that will be consistent with the anticipated expansion of the WU Code and/or similar future zoning change overlays that will be adopted as the proposed Valley Metro LRT system is expanded. Redeveloping the Property will promote the long-term success of the local community and viability of the area. Further, strategic residential growth in this area of high employment supports and furthers many infill housing goals and policies of the General Plan which seek to support a healthy Downtown area, especially near a future transit station site.

This project is a catalyst that will create additional customers and patrons for existing nearby and future retailers as well as provide a unique opportunity to live, work and enjoy entertainment in the immediate area. This development also has the potential to increase the sales tax revenues for the City. Expanding housing options within an existing employment core has the potential to also significantly improve the existing resident/employment balance in the Capitol Mall corridor.

The request will accommodate a distinct and unified living environment for future housing in proximity to a variety of employment opportunities and other types of

businesses to provide economic stability to the community and allow residents to live close to work and abundant recreational activities.

ZONING & LAND USE COMPATIBILITY

Capitol Lofts is a condominium community that interfaces with adjacent office, State Government facilities, library/park, and parking structures. The existing land uses and zoning adjacent to the Property are as follows:

Surrounding Land Uses and Zoning		
	Land Use	Zoning
On-site	Vacant and Parking	C-3 / CMO
North	Washington Street; Office and Parking	C-3 HR/ CMO
South	Jefferson Street; Vacant, Commercial and Parking	C-3 / CMO
East	9 th Avenue; Vacant, Commercial and Parking	C-3 / CMO
West	10 th Avenue; Library, Park	C-3 HP-L/ CMO

PERMITTED USES

This PUD seeks approval for all permitted land uses, primary and accessory, that are allowed by Table 1306.1 of the WU Code in Transect 5:5.

DEVELOPMENT STANDARDS AND GUIDELINES

The purpose and intent of the provisions defined within the PUD is to promote a cohesive residential development through compatible design features consistent with the WU Code. The Property is expected to be designated as part of the WU Code in the future. It is anticipated that the Property will be designated Transect Zone T5:5. This transect zone encourages a mix of uses including medium-high intensity residential developments.

The below list identifies development standards and guidelines which deviate from the T5:5 Transect in the WU Code. All existing T5:5 development standards are

included, and any exceptions to the standards are identified and noted below. The Development Standards and Guidelines for the PUD listed below are intended to allow this residential use in a cohesively planned urban setting given the prominent location. Where different standards (more or less restrictive) are specified below, these PUD standards shall prevail over the standards in the City of Phoenix Zoning Ordinance.

Development Standards and Guidelines Table	
Maximum Density	None
Primary (Main) Building Setbacks	
Washington Street	12-foot maximum
9 th Avenue	10-foot minimum
10 th Avenue	10-foot maximum
Interior Lot Line (south property line)	0-foot
Accessory Building Setbacks	
	Front, Side & Rear – 5-foot maximum
Building Height	
	56-foot maximum
Lot Requirements	
Lot Coverage	80% maximum
Primary (Main) Building Frontage – Washington Street	70% minimum
Secondary Building Frontage – 9 th Avenue	20% minimum
Secondary Building Frontage – 10 th Avenue	50% minimum
Building Frontage	
	<p>All Frontage Types, Building Facades, Building Entrances, Projection in the Right-of-Way, and Projections into Frontage Setbacks per Section 1305 and Table 1305.1 of the WU Code, except as provided below:</p> <ul style="list-style-type: none"> ▪ Each upper floor unit adjacent to the street shall have at least one (1) window and one (1) balcony overlooking the street to advance visual surveillance per Section 1311.A.3.a of the WU Code.

Building Frontage cont.

- The upper floors shall overhang the ground floor by a minimum of six (6) inches along at least 90% of the Washington Street and 10th Avenue frontages to create visual interest in accordance with Section 1305.B.5.c.2 of the WU Code.
- At least 25% of the linear frontage of any building adjacent to the primary frontage shall consist of clear ground-to- ceiling windows per Section 1305.B.2.a.1 of the WU Code.
- For any ground floor building frontage along the primary frontage not consisting of either gated pedestrian entries, fences/site walls or clear floor-to-ceiling windows, when the blank wall façade exceeds a continuous twenty (20) linear feet façade treatments should be provided. Ground floor building façade treatments can be achieved through a combination of artwork, interactive displays, architectural features, landscape, trellises, opaque vertical windows and project signage (which shall be illuminated in the evening) with a minimum size of twenty (20) square feet per twenty (20) linear feet of blank building wall. Mirrored and reflective glass are prohibited at the ground and upper building floors.
- Stoop and Door Well Frontage, Entry Grade: A maximum sixty (60) inches above or below sidewalk grade. No minimum requirement. Maximum elevation may be increased if frontage designs incorporate patios and as access to second story.
- Stoop and Door Well Frontage, Requirement: Stoops and related structure may project into frontage setback 100-percent of their depth.

Building Frontage cont.	
Minimum Glazing Commercial Ground Floor Residential Ground Floor Second Floor Upper Floors	75%, modified as per Table 1305.1 & Sections 1305.B.2 & 1312.A of the WU Code. 20% minimum 20% minimum (north & south elevations) and 10% minimum (east & west elevations) Not applicable
Entry Requirements	
Washington Street, 9 th & 10 th Avenues	<p>At least one (1) pedestrian entry available to all residents shall be required for each street frontage to encourage pedestrian activity per Design Consideration 1311.A.1.a of the WU Code. These pedestrian entries shall be illuminated per Section 1311.A.3.b of the WU Code.</p> <p>The primary building entry shall be within the Primary Frontage (Washington Street) per Section 1305.B.3.b of the WU Code and shall be a minimum of ten (10) feet wide.</p> <p>All ground floor units (three units facing 10th Avenue) shall have front stoops designed in accordance with Table 1305.1 of the WU Code, with gates at the sidewalk to allow for direct entry to 10th Avenue.</p>
Surface Parking Standards	
Washington Street 9 th Avenue 10 th Avenue Interior Lot Line (south property line)	30-foot minimum or behind building 5-foot minimum 30-foot minimum or behind building 5-foot minimum
Parking	
Multi-family Residential	<p>1 space per unit of less than 600 square feet and 1.5 spaces per 1 bedroom unit, w/ 25% reduction if development is less than 1320-feet from an existing or planned light rail station per Table 1307.1 of the WU Code, and no guest parking required.</p> <p>54 spaces required; 70 spaces provided.</p>

Parking cont.	
Fitness Center – Accessory to primary use for private residential or tenant use.	No requirement.
Loading & Service Bays	
	1 required.
Vehicular Access	
	The Property shall be accessed via one (1) driveway from 9 th Avenue.
Pedestrian Access / Circulation	
	<p>A minimum of one walkway, stair, or elevator access point shall be provided between each lot frontage and off-street parking areas at or above sidewalk grade.</p> <p>Pedestrian access walkways on-site shall be a minimum of 5-feet in width.</p> <p>Buildings, primary entrances, crosswalks and pathways shall be sited, oriented and designed to minimize walking distances to public sidewalks.</p> <p>Specialty paving or bollards shall be provided where driveways cross sidewalks.</p> <p>Sites with multiple buildings shall provide a pedestrian network connecting each building together and to public sidewalks, common areas and adjacent sites when compatible. Alternate materials such as brick pavers, permeable concrete pavers, granite and flagstone should be encouraged on walkways.</p>
Bicycle Parking	
Multi-family Residential	<p>0.25 spaces per dwelling unit, 25 spaces maximum required.</p> <p>For residents/guests as follows: In a secured location which may include individual lockers or racks. At least one area will be accessible within 50-feet from building entry point. The location, design and dimension of bike racks is subject to the City's approval during the technical site plan review process.</p>

Streetscape Standards	
Sidewalk Width Washington Street 9 th Avenue 10 th Avenue Landscape Width Washington Street 9 th Avenue 10 th Avenue	6-foot minimum 5-foot minimum 5-foot minimum 5-foot minimum* 5-foot minimum* 5-foot minimum* *If not in conflict with public utilities. Landscaping may be provided on-lot or within adjacent rightof-way, or a combination thereof. Shade requirements to be met through a blend of attached awnings and landscape techniques.
Minimum Common Open Space	5% of gross lot area
Building and Shade	Development shall shading along its entire right-of-way frontage, excluding driveways, loading, and service berths. Shade calculations shall be based on the summer solstice at 12:00 p.m. Shade cast from a building may count towards shade calculations.
Public sidewalk shade	75% minimum
Interior pedestrian route shade	50% minimum
Fences	
Primary Frontage (Washington Street)	Six (6) foot fence with one (1) foot of view fence, total of seven (7) feet, is permitted adjacent to any improved outdoor common area open space, in order to ensure resident safety in accordance with Section 1311.A.3 of the WU Code. Fences with a linear distance of more than twenty (20) feet shall have treatments achieved through a combination of artwork, architectural features, landscape and trellises, with a minimum size of thirty (30) square-feet per twenty (20) liner feet.

Fences cont.	
Eastern Secondary Frontage (9 th Avenue)	Along the north seventy-five (75) feet of the Eastern Secondary Frontage, six (6) foot fence with one (1) additional foot of view fence, for a total of 7 feet, is permitted, in order to ensure resident safety in accordance with Section 1311.A.3 of the WU Code. Said fence cannot have a linear distance of more than forty (40) feet without a pedestrian opening. For the balance of the Eastern Secondary Frontage, four (4) foot fence with three (3) feet of view fence, for a total of seven (7) feet, is permitted. Fences with a linear distance of more than twenty (20) feet shall have treatments achieved through a combination of artwork, architectural features, landscape and trellises, with a minimum size of thirty (30) square-feet per twenty (20) linear feet.
Western Secondary Frontage (10 th Avenue)	Adjacent to front facing units, forty-eight (48) inches maximum height solid fence, and above forty-eight (48) inches to seventy-two (72) inches allowed only as a 70 percent open view fence, per Section 1305.C.2.b of the WU Code, and with a gate per each unit to allow direct access to the sidewalk. Six (6) foot fence with one (1) foot of view fence, total of seven (7) feet, is permitted along any area where any building is not located generally adjacent to the perimeter, in order to ensure resident safety in accordance with Section 1311.A.3 of the WU Code. Any six (6) foot fence with one (1) foot of view fence, where permitted, and which exceeds a linear distance of twenty (20) feet, shall have treatments achieved through a combination of artwork, architectural features, landscape and trellises, with a minimum size of thirty (30) square-feet per twenty (20) linear feet of blank wall.
Interior Lot Line (south property line)	Fence up to eight (8) feet is permitted.

General Landscaping	
	<p>Street trees and landscaping treatments shall be used for the entire site exclusive of building(s) and structural shade provided in accordance with the landscaping requirements in this section, unless there is a conflict with an existing or proposed public utility easement.</p> <p>Planning and Development Department Staff has the authority to administratively accept modifications to landscaping requirements in the streetscape to accommodate public utility easement conditions, and to accept alternative design solutions consistent with a pedestrian environment.</p> <p>Existing trees shall remain on Washington Street frontage.</p> <p>If street trees cannot be planted in the right-of way, architecturally or artistically integrated public amenities should be provided. Amenities may include but not be limited to the following: structural shade elements (may be cantilevered), seating (benches/chairs), public art elements, community information/news event board/kiosk, area wayfinding signage, designer light fixtures, additional bike racks. Street furniture may be located on public sidewalks only when additional width is available in compliance with ADA accessibility requirements.</p> <p>Permeable paving, porous concrete or similar materials should be installed adjacent to tree wells. The design should ensure adequate watering and root growth.</p>
Planting Guidelines	Per Section 1309.B of the WU Code.
Minimum caliper	Two (2) inches
Spacing in right-of-way	Twenty-five (25) feet on center, except where in conflict with an existing palm tree.
Clearance of hardscape around base of tree.	Two-foot six-inch (2' 6") radius minimum.
Minimum 3-inch caliper at installation	30% of all trees
Minimum living vegetation ground coverage if a landscape strip is present	50%

Building Design	
	<p>All sides of a building shall exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability.</p> <p>Visible side and rear building façades shall have a level of trim and finish compatible with the front façade.</p> <p>All sides of a structure shall exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability.</p>
Building Design cont.	
	<p>Monotonous building elevations shall be avoided, building accents shall be expressed through differing materials or architectural detailing rather than applied finishes such as paint, graphics, or forms of plastic or metal panels.</p> <p>The orientation of buildings, windows and balcony features should not significantly reduce or infringe on the existing privacy of adjacent Single-family or Multi-family Residential zoning districts.</p> <p>Project entries shall be enhanced with specialty lighting or varied building materials.</p>
Sustainability Standards and Guidelines	
	<p>Provide water efficient landscaping (drought tolerant plants).</p> <p>Encourage use of Energy Star rated appliances.</p> <p>Provide recycling program for residents. Reduce “heat island” with light colored roofs or other techniques to improve the solar rating per the SRI (Solar Reflectance Index).</p> <p>Encourage the design of buildings’ HVAC systems to eliminate the usage of CFC’s and CFC based refrigerants.</p>

Sustainability Standards and Guidelines cont.	
	<p>Encourage the use of water based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.</p> <p>Alternative paving materials such as permeable pavers, porous concrete or similar materials should be used for on-site hardscaping to reduce urban heat island effect, and to allow natural drainage and filtration.</p>
Signage Standards	Per the T5:5 section of the WU Code, Chapter 13. Wall-mounted signage along the Primary Frontage façade may be used to count towards required treatments of blank facades in excess of 20 linear feet. Any such signage shall be illuminated in the evening.
Phasing Plan	No Phasing Plan proposed at this time.

LANDSCAPING DESIGN

The purpose of this Landscaping Design section is to provide a baseline requirement for landscape improvements and establish a common theme for the development as a whole. These landscape guidelines are intended to provide the framework for the development of the overall landscape character for the development. The guidelines include all areas of the site including perimeter treatments, open spaces and parking areas. The objective of these guidelines is to unify the project.

Specific Perimeter Treatments:

The Washington Street frontage of this Property was previously upgraded as a part of the State of Arizona Centennial year milestone in 2012. These previously installed landscape improvements and monumental art and way finding upgrades that are existing will remain as installed and will be maintained by owner. Enhanced decorative paving is planned at the entry drive aisle.

The perimeter of the Property shall also incorporate the use of flowering regional shrubs and groundcovers that will provide a sense of identity and will be compatible with the environmental conditions of the area. Shade trees and

architecturally themed perimeter screen walls shall be incorporated along all Property edges.

Plant Materials:

The plant materials used for the landscape environment will be focused on creating pedestrian-friendly spaces. The plant palette will blend existing Fan Palm trees with transitional desert materials in addition to more ornamental species which will make a strong visual impact.

Site Entrances:

The entries into the Property shall be clearly identified as project entry points and all main project entrances will be ADA accessible. The Property entrances shall include increased and cohesive plant materials massing. Examples of landscape treatment in these areas may include ornamental trees, with shrub accent and groundcover plantings that add to site walls and directional signage.

The plant palette will incorporate a variety of plant material species. Trees and shrubs have been carefully selected and designed to complement the architecture, blend with the surrounding environment and to provide shade for pedestrians and buildings.

This residential development will encourage social interaction within the community by providing gathering places for residents and visitors. The lobby and fitness community area functions as a community gathering and entertainment area.

Permitted Shade Tree Table			
Botanical Name	Common Name	Approx. Height (Feet)	Approx. Spread (Feet)
Acacia salicina	Willow acacia	30	20
Acacia stenophylla	Shoestring acacia	30	20
Dalbergia sissoo	Indian rosewood	40	25
Eucalyptus erythrocorys	Red-cap gum	25	15

Permitted Shade Tree Table cont.			
Botanical Name	Common Name	Approx. Height (Feet)	Approx. Spread (Feet)
Eucalyptus microtheca	Coolibah	35	25
Eucalyptus papuana	Ghost gum	40	25
Fraxinus velutina fan west	Fan west ash	50	30
Fraxinus velutina bonita	Bonita ash	30	25
Olea Europaea	Swan hill, Wilsonii, Majestic beauty - fruitless olives	30	25
Pistacia chinensis	Chinese pistache	40	25
Quercus virginiana	Live oak	40	30
Ulmus parvifolia	Evergreen elm	40-60	30
Acacia aneura	Mulga	20	15

OTHER DEVELOPMENT STANDARDS

SUSTAINABILITY:

Each residential unit will incorporate environmentally sensitive “elements” to increase energy efficiency including but not limited to high efficiency mechanical equipment and water heaters, dual glaze windows, reduced flow toilets and energy star rated appliances. Additionally, on-site separate and proactive recycling measures will be implemented.

INFRASTRUCTURE:

GRADING AND DRAINAGE:

Grading and Drainage Plan will be submitted as part of the Planning and Development Department Site Plan submittal.

WATER AND WASTE WATER:

Water and wastewater infrastructure requirements will be determined at the time of the site plan review, when the final land-use and urban design of the property in question have been clearly identified and proposed water demands and wastewater generation and infrastructure locations have been clearly established. The Property may be served by the existing City of Phoenix water and wastewater systems pending capacity review and approval. Infrastructure improvements may be required to provide service. The improvements will be designed and constructed in accordance with City Code requirements and Water Service Department Design Standards, and Policies.

EXHIBIT A: COMPARATIVE ZONING / DEVELOPMENT STANDARDS TABLE

DEVELOPMENT STANDARDS	EXISTING: C-3 CMO	PROPOSED: PUD CMO
Maximum Density (du/ac)	14.5	None
Primary (Main) Building Setbacks	Front: 25' minimum Side: 10' and 3' minimum Rear: 15' minimum	Washington Street: 12' maximum 9th Avenue: 10' minimum 10th Avenue: 10' maximum Interior Lot Line (south property line): 0'
Accessory Building Setbacks	Per Section 706 of the Zoning Ordinance.	Front, Side & Rear: 5' maximum
Parking Setbacks	Per Sections 702 and 703 of the Zoning Ordinance.	Washington Street: 30' minimum or behind building 9th Avenue: 5' minimum 10th Avenue: 30' minimum or behind building Interior Lot Line (south property line): 5' minimum
Lot Requirements Lot Coverage: Primary (Main) Building Frontage – Washington Street: Secondary Building Frontage – 9th Avenue: Secondary Building Frontage – 10th Avenue:	45% maximum N/A N/A N/A	80% maximum 70% minimum 20% minimum 50% minimum
Building Height	30' / 2-stories maximum	56' maximum
Building Frontage Permitted Types: Minimum Glazing Commercial Ground Floor: Residential Ground Floor: Second Floor: Upper Floors:	N/A N/A N/A N/A N/A	All Frontage Types per Table 1305.1 of the WU Code, except as provided in this PUD 75%, modified as per Table 1305.1 & Sections 1305.B.2 & 1312.A of the WU Code. 20% minimum 20% minimum (north & south elevations) and 10% minimum (east & west elevations) Not applicable
Parking	Multi-family Residential: 1 space per unit < 600 s.f. 1.3 spaces per efficiency unit 1.5 spaces per 1 & 2 bedroom units	1 space per unit of less than 600 square feet and 1.5 spaces per 1 bedroom unit, w/ 25% reduction if development is less than 1320-feet from an existing or planned light rail station per Table 1307.1 of the WU Code, and no guest parking required.
Loading Bay	1 required.	1 required.
Bicycle Parking	0.25 spaces per dwelling unit; maximum 20 spaces.	0.25 spaces per dwelling unit, 25 spaces maximum required.
Streetscape Standards Sidewalk Width: Landscape Width, except as provided in this PUD:	N/A N/A	Washington Street: 6' minimum 9th Avenue: 5' minimum 10th Avenue: 5' minimum Washington Street: 5' minimum 9th Avenue: 5' minimum 10th Avenue: 5' minimum

EXHIBIT B: LEGAL DESCRIPTION

*DESCRIPTION OF COMBINED PROPERTY AT
2-14 S. 9TH AVENUE & 1-13 S. 10TH AVENUE
PHOENIX, AZ 85007*

A PORTION OF BLOCK 15, NEHR'S ADDITION TO THE CITY OF PHOENIX, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 2 OF MAPS, PAGE 61, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF PHOENIX BRASS CAP IN HANDHOLE AT THE INTERSECTION OF WASHINGTON STREET AND 9TH AVENUE, FROM WHICH A CITY OF PHOENIX BRASS CAP IN HANDHOLE AT THE INTERSECTION OF WASHINGTON STREET AND 10TH AVENUE, BEARS SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 340.07 FEET;
THENCE SOUTH 00 DEGREES 03 MINUTES 51 SECONDS WEST 249.94 FEET ALONG THE CENTERLINE OF SAID 9TH AVENUE TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 4, BLOCK 15, NEHR'S ADDITION TO THE CITY OF PHOENIX;
THENCE NORTH 89 DEGREES 59 MINUTES 31 SECONDS WEST 45.00 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID LOT 4 AND THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 31 SECONDS WEST 112.49 FEET ALONG SAID SOUTH LINE TO THE CENTERLINE OF THE ABANDONED ALLEY AS DESCRIBED IN RESOLUTION 21123 OF THE CITY OF PHOENIX, RECORDED AT RECORDER'S NO. 2013-309567;
THENCE NORTH 00 DEGREES 03 MINUTES 20 SECONDS EAST 25.00 FEET ALONG SAID CENTERLINE TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 12, BLOCK 15, NEHR'S ADDITION TO THE CITY OF PHOENIX;
THENCE NORTH 89 DEGREES 59 MINUTES 35 SECONDS WEST 137.49 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 12;
THENCE NORTH 00 DEGREES 02 MINUTES 41 SECONDS EAST 174.91 FEET ALONG THE WEST LINE OF LOTS 12-18, BLOCK 15, NEHR'S ADDITION TO THE CITY OF PHOENIX, TO THE NORTHWEST CORNER OF SAID LOT 18;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 250.05 FEET ALONG THE NORTH LINE OF LOTS 18 AND 1, BLOCK 15, NEHR'S ADDITION TO THE CITY OF PHOENIX, TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 00 DEGREES 03 MINUTES 51 SECONDS WEST 199.93 FEET ALONG THE EAST LINE OF LOTS 1-4, BLOCK 15, NEHR'S ADDITION TO THE CITY OF PHOENIX, TO THE POINT OF BEGINNING.



David S. Klein

EXPIRES 3/31/17

 SUPERIOR SURVEYING SERVICES, INC.	21415 N. 23rd Avenue Phoenix, AZ 85027 623-869-0223 (office) 623-869-0726 (fax) www.superiorsurveying.com info@superiorsurveying.com
	DATE: 11/10/15

EXHIBIT C: AREA VICINITY MAP

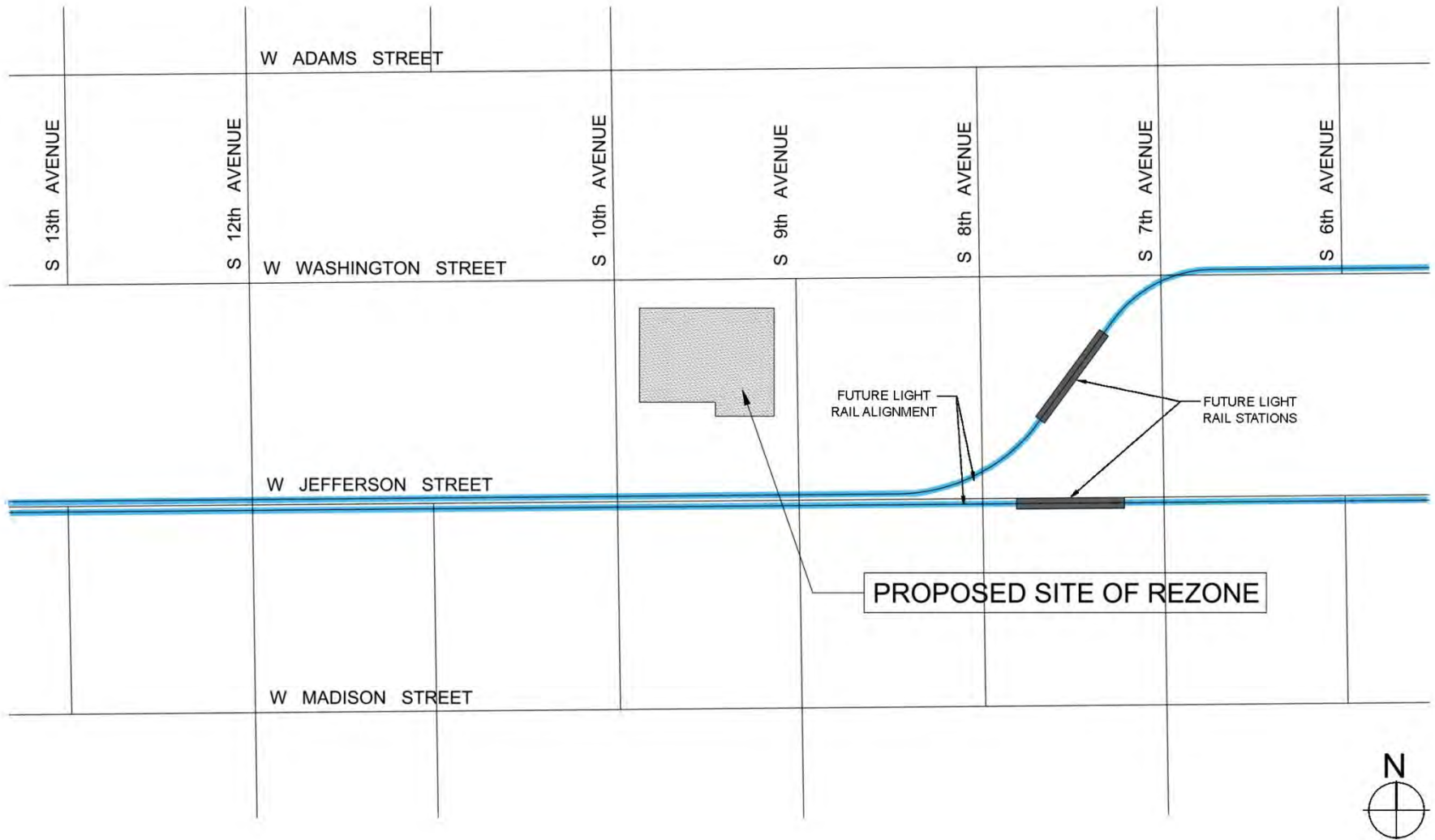
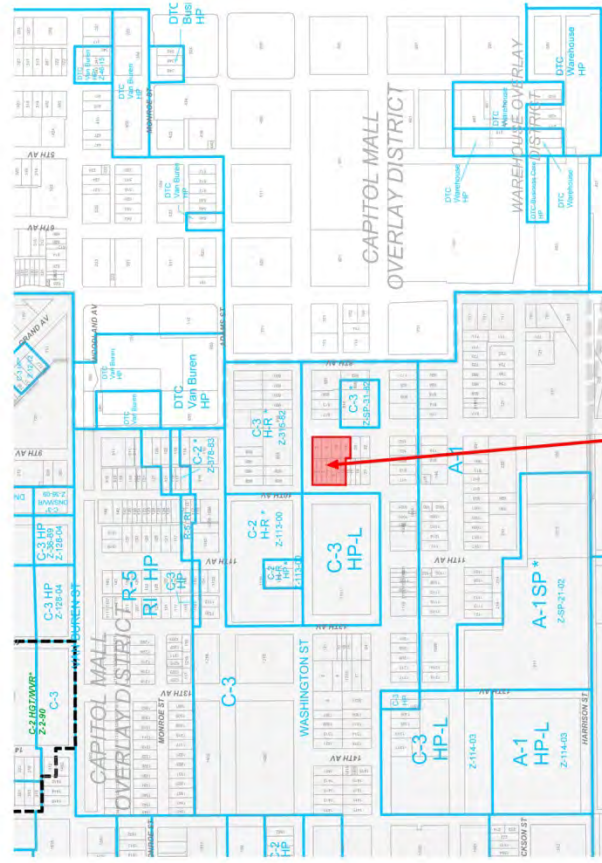


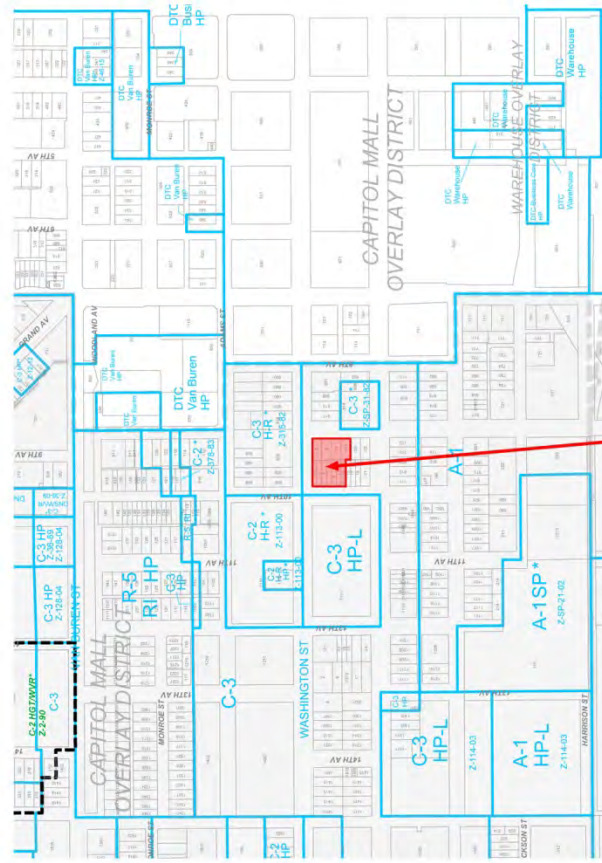
EXHIBIT D: AERIAL MAP



EXHIBIT E: ZONING MAP



PROPOSED ZONING PUD CMO



EXISTING ZONING C-3 CMO

EXHIBIT F: CONTEXT PLAN

SEE FOLLOWING PAGES



Context Map

December 9, 2015



IMAGE 1



IMAGE 2



December 9, 2015

Context Photos



IMAGE 3



IMAGE 4

Context Photos



IMAGE 5



IMAGE 6



Context Photos



IMAGE 7



IMAGE 8



Context Photos



IMAGE 9



IMAGE 10



December 9, 2015

Context Photos



IMAGE 11



IMAGE 12

Context Photos



IMAGE 13



IMAGE 14



December 9, 2015

Context Photos

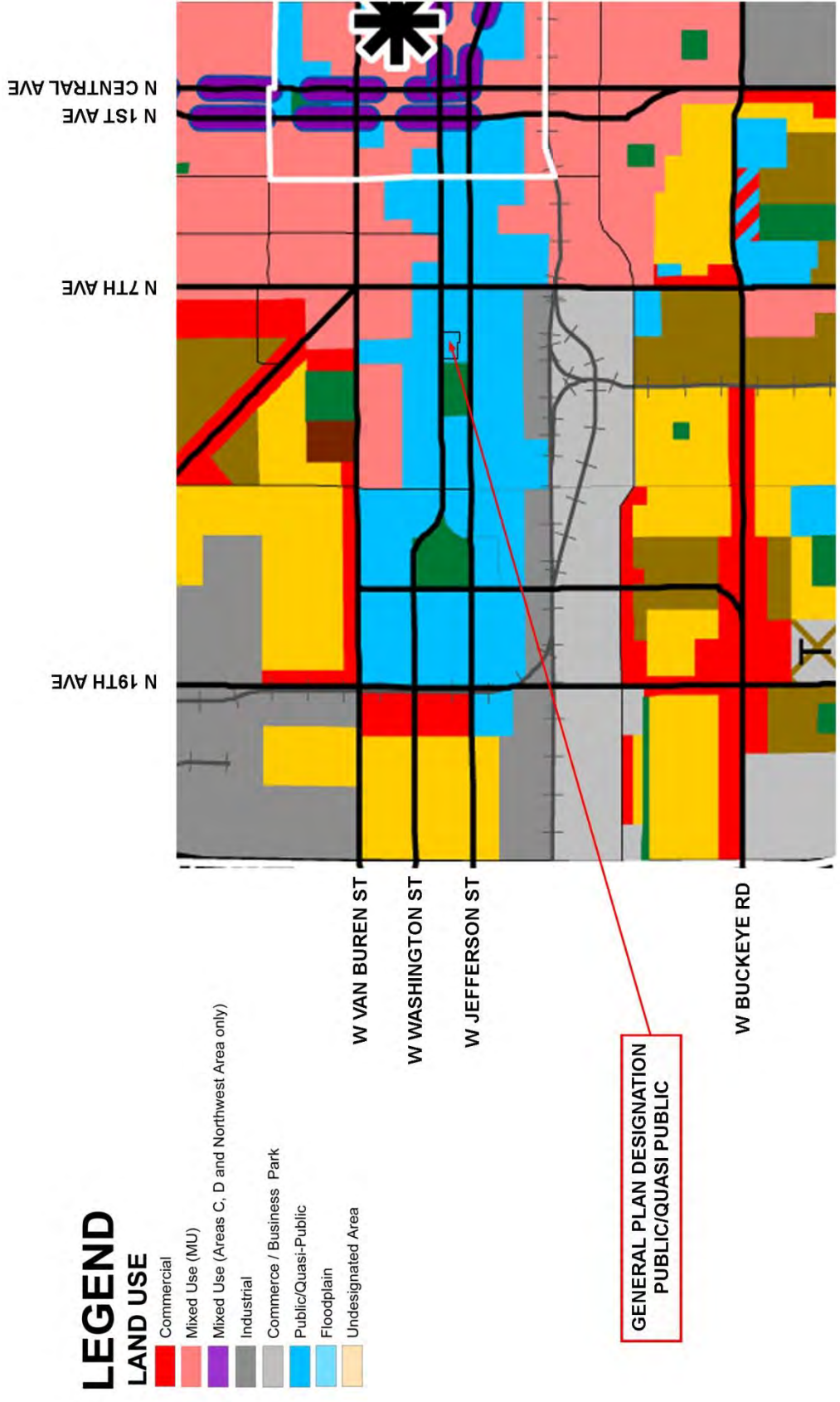


IMAGE 15



IMAGE 16

EXHIBIT G: GENERAL PLAN MAP



**GENERAL PLAN DESIGNATION
PUBLIC/QUASI PUBLIC**

EXHIBIT H: CONCEPTUAL SITE PLAN

PROJECT DATA

- OWNER** - NEW CENTRAL GROUP, LLC
8947C COMPLEX DRIVE
SAN DIEGO, CA 92123
CONTACT: SAUL SIEGEL
- ARCHITECT** - CCBG ARCHITECTS, INC.
102 E BUCHANAN ST.
PHOENIX, AZ 85004
CONTACT: SCOTT WALKER
PH. #: 602.258.2211
EMAIL: swalker@ccbg-arch.com
- PROJECT DESCRIPTION** - 65 CONDOMINIUM (FOR SALE) LOFT UNITS IN ONE 5-STORY BUILDING FRONTING WASHINGTON STREET AND 10th AVENUE. PARKING PROVIDED INTERIOR TO THE SITE WITH ACCESS FROM 9th AVENUE. PEDESTRIAN ACCESS PROVIDED FROM WASHINGTON, 9th AND 10th AVENUES. OWNER AMENITIES PROVIDED ON THE GROUND LEVEL ALONG WASHINGTON INCLUDE FITNESS AND CONFERENCE ROOMS, PRIVATE AND BIKE STORAGE, OUTDOOR BBQ AND GATHERING SPACES. INDOOR AND OUTDOOR DOG RUNS PROVIDED ALONG SOUTH PROPERTY LINE.
- LOT AREA** - GROSS - 81,022 S.F. (1.86 ACRES)
NET - 46,546 S.F. (1.07 ACRES)
- LOT COVERAGE** - 17,732 S.F. (BUILDING FOOTPRINT) / 46,546 S.F. = 38%
- ZONING** - EXISTING - C-3 CMO
PROPOSED - PUD CMO
- BUILDING SETBACKS** - WASHINGTON - 12'-0" MAX.
9th AVENUE - 10'-0" MIN.
10th AVENUE - 10'-0" MAX.
REAR - 0'-0"
- BUILDING HEIGHT** - 70'-0" (5 STORIES)
- BUILDING AREA** - 55,175 S.F.
- PARKING** - 65 SPACES REQUIRED
70 SPACES PROVIDED
(2 ACCESSIBLE)
- UNIT MIX**
- | | | | |
|--------------|---------------------------|---|-----------------|
| UNIT A | STUDIO LOFT (569 S.F.) | - | 36 UNITS |
| UNIT B | STUDIO LOFT (594 S.F.) | - | 16 UNITS |
| UNIT C | 1 BEDROOM (723 S.F.) | - | 3 UNITS |
| UNIT D | 1 BEDROOM LOFT (859 S.F.) | - | 6 UNITS |
| UNIT E | 1 BEDROOM LOFT (829 S.F.) | - | 4 UNITS |
| TOTAL | | | 65 UNITS |
- DENSITY** - 34.95 UNITS PER GROSS ACRE
- RESIDENT AMENITIES** - 5,820 S.F.
- LANDSCAPE CONCEPT** - INCLUDE SHADING ALONG ENTIRE RIGHT-OF-WAY FRONTAGE. EXCLUDING DRIVEWAYS, LOADING AND SERVICE BERTHS.
PUBLIC SIDEWALK SHADE - 75%
INTERIOR SIDEWALK SHADE - 50%

VICINITY MAP

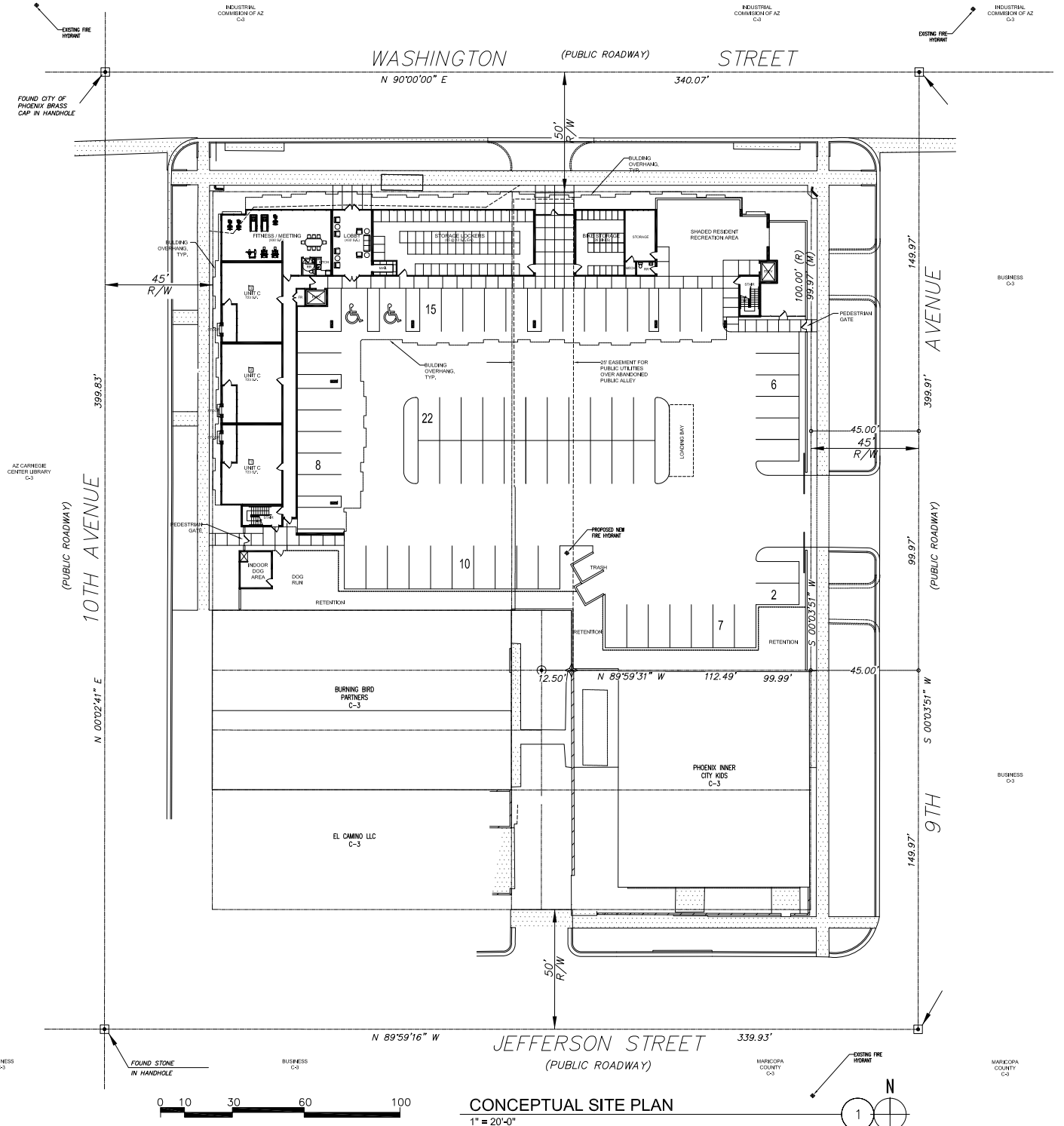
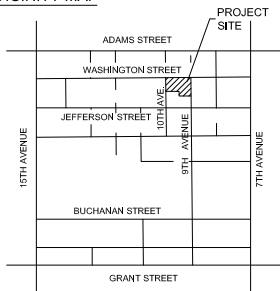
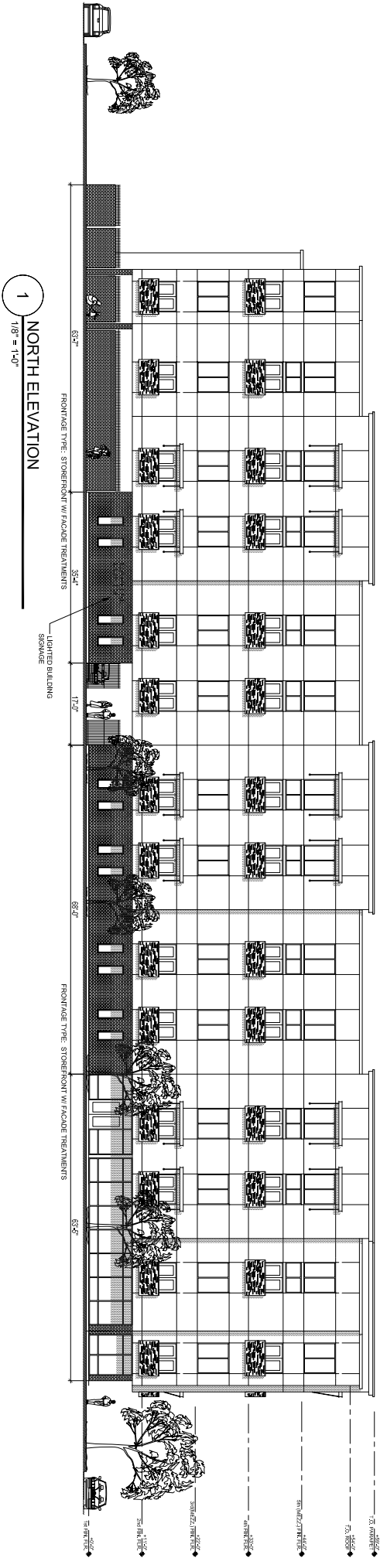
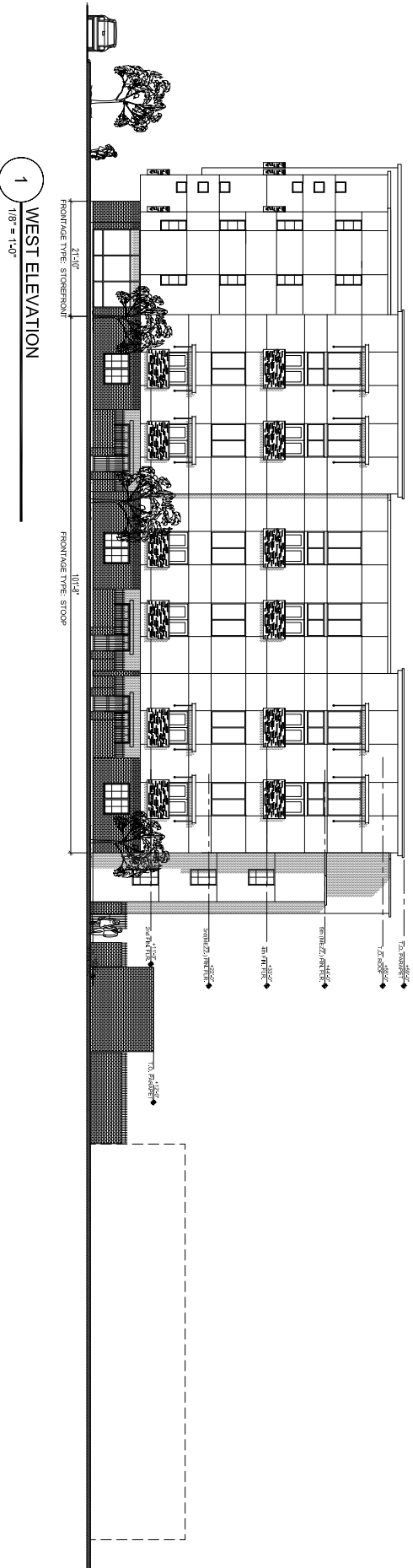


EXHIBIT I: CONCEPTUAL BUILDING ELEVATIONS

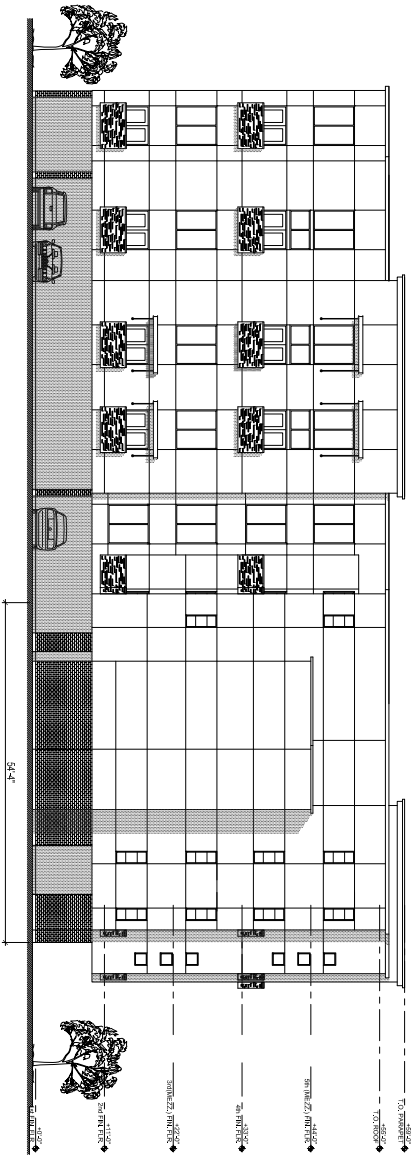


CAPITOL LOFTS
PHOENIX, ARIZONA

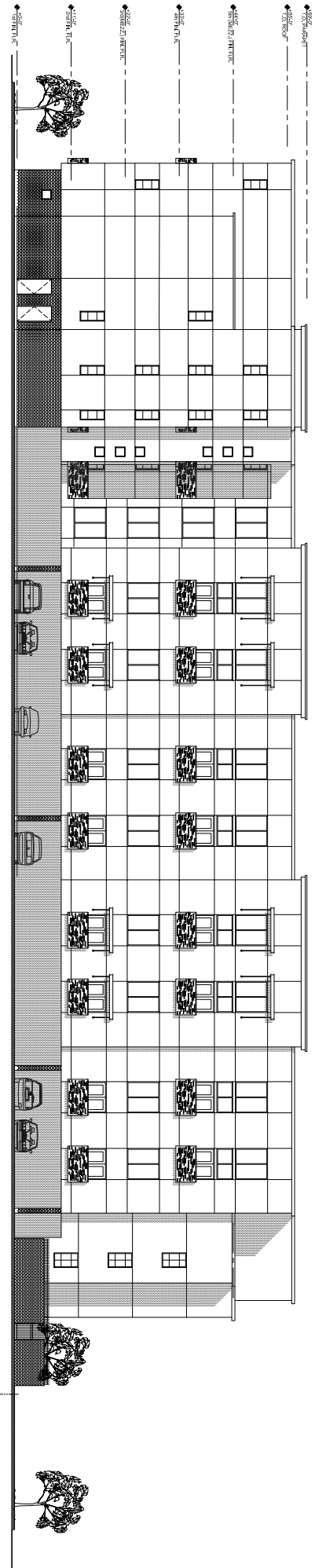
Date: 2/28/2018
Revisions: _____

CCBG
ARCHITECTS, INC.
102 E. PHOENIX AVE. SUITE 200
PHOENIX, AZ 85004
P: 602.258.2211 F: 602.258.0893

EXHIBIT I: CONCEPTUAL BUILDING ELEVATIONS



1 EAST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

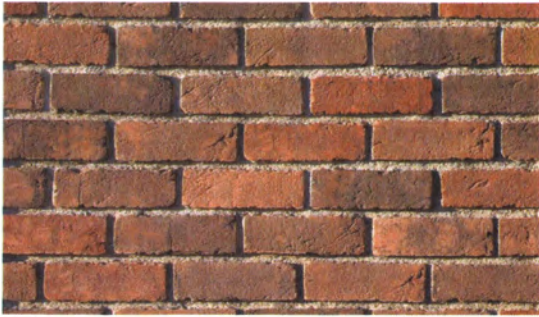
CAPITOL LOFTS
PHOENIX, ARIZONA

Date: 2/28/18
Revised: _____

CCBG

ARCHITECTS, INC.
102 E. McDowell Ave., Suite 200
Phoenix, AZ 85004
P: 602.258.2211 F: 602.258.0893

EXHIBIT J: COLOR PALETTE



BUILDING BASE:
ELDORADO STONE - TUNDRABRICK HARTFORD



STUCCO COLOR:
GLIDDEN - ANTIQUE BISQUE



STUCCO COLOR:
GLIDDEN - BROWNINGTON COURT



STUCCO COLOR:
GLIDDEN - AFTERNOON TEA



STEEL COLOR:
GLIDDEN - STOCKBRIDGE BROWN

EXHIBIT K: CONCEPTUAL LANDSCAPE PLAN

GENERAL LANDSCAPE NOTES

1. BEFORE ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. SEE RECORD DRAWINGS FOR ALL UTILITIES AND VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES.
2. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF PHOENIX STANDARDS. (SEE RECORD DRAWINGS FOR ALL TREE SPECIFICATIONS AND PLANTING DETAILS.)
3. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF PHOENIX STANDARDS. (SEE RECORD DRAWINGS FOR ALL TREE SPECIFICATIONS AND PLANTING DETAILS.)
4. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF PHOENIX STANDARDS. (SEE RECORD DRAWINGS FOR ALL TREE SPECIFICATIONS AND PLANTING DETAILS.)
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7. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF PHOENIX STANDARDS. (SEE RECORD DRAWINGS FOR ALL TREE SPECIFICATIONS AND PLANTING DETAILS.)

CITY OF PHOENIX GENERAL LANDSCAPE NOTES

1. THE PROPOSED LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX GENERAL LANDSCAPE NOTES AND THE CITY OF PHOENIX LANDSCAPE PLAN STANDARDS. (SEE RECORD DRAWINGS FOR ALL TREE SPECIFICATIONS AND PLANTING DETAILS.)
2. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF PHOENIX STANDARDS. (SEE RECORD DRAWINGS FOR ALL TREE SPECIFICATIONS AND PLANTING DETAILS.)
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20. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF PHOENIX STANDARDS. (SEE RECORD DRAWINGS FOR ALL TREE SPECIFICATIONS AND PLANTING DETAILS.)

ALL GROUNDCOVERS TO BE PLANTED ON CENTER (SEE PLANT LEGEND) IN A 12" X 12" O.C. DIMENSION AS NOTED ON PLAN.



PRUNE BROKEN/DEAD BRANCHES AND THIN FOLIAGE (20%) WHILE MAINTAINING NORMAL TREE SHAPE. USE HAND PRUNING TOOLS (2 1/2" DIA. TREE SAWS, HAMMER 1/2" W/IN INTO UNDISTURBED SOIL (DO NOT STAKE THROUGH ROOT BALL) 12 GA. STRAND GALV. STEEL CABLE AND 3" TURNBUCKLE. ENCASE LOOP IN REIN. RUBBER HOSE. CREATE GENTLE SWALE DEPRESSION DO NOT FORM RAISED BASIN. TOP OF ROOTBALL PLANTING SOIL SURFACE REFER TO SOIL SPECIFICATIONS.)

FIT WIDTH: 3X DIA. OF CONTAINER PIT DEPTH: TO EQUAL ROOTBALL

EQUAL ROOTBALL

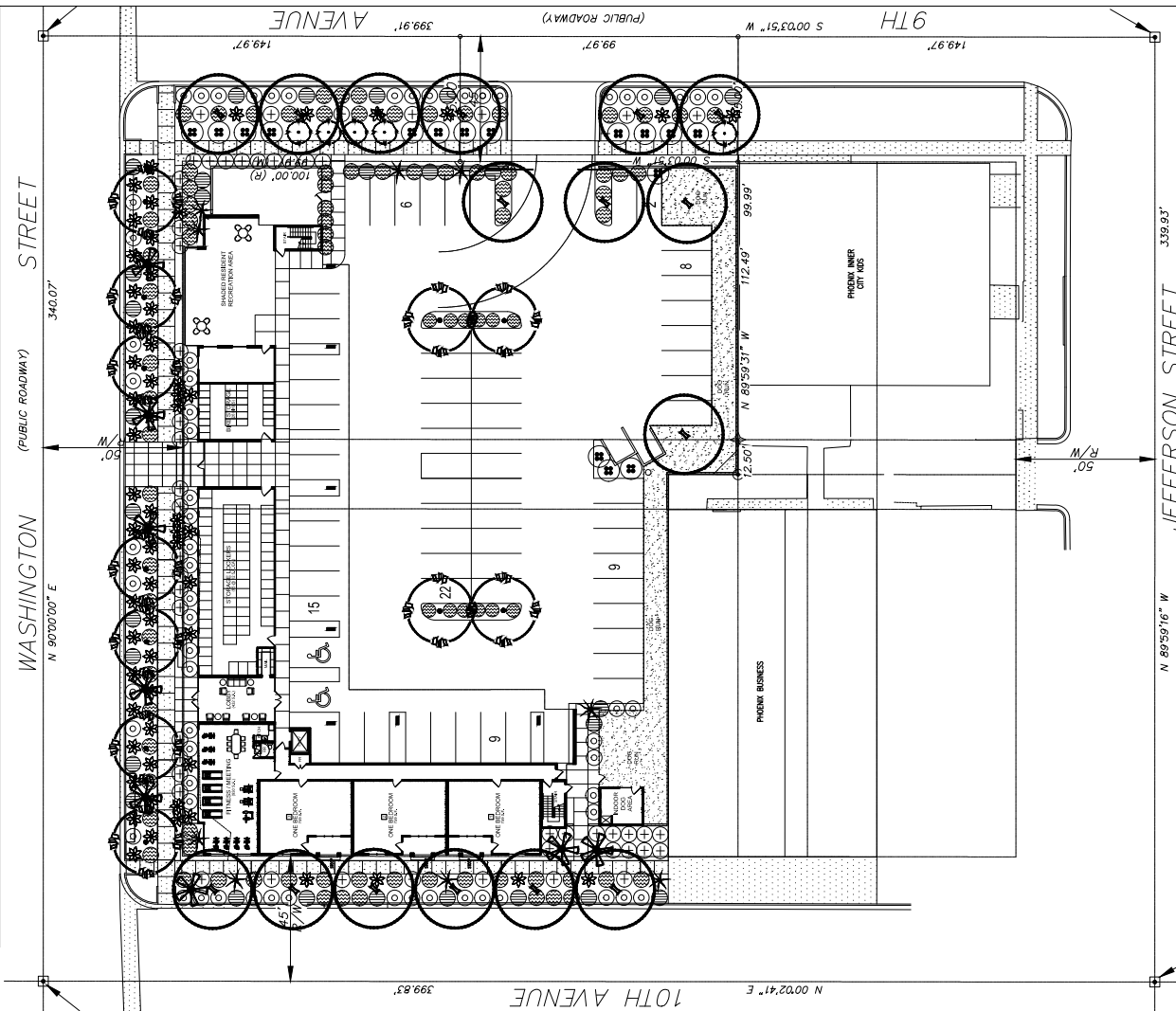
PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANTS SHALL BE REPLACED WITH SUITABLE PLANT.

TREE PLANTING no scale

- LIGHTLY DUST DECOMPOSED GRANITE OVER ROOTBALL
- CREATE GENTLE SWALE DEPRESSION
- DO NOT FORM RAISED BASIN
- DO NOT BURY TOP OF ROOTBALL
- SOIL SPECIFICATIONS: REFER TO SOIL SPECIFICATIONS
- PIT DEPTH: TO EQUAL ROOTBALL PIT WIDTH: 3X DIA. OF CONTAINER

PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

SHRUB PLANTING no scale



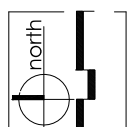
Studio SPRAWL
7432 E Camino de #209
Scottsdale, Arizona 85269
P 480.361.9281
F 480.361.9276

REV.	DESCRIPTION

project: S16-100
date: 1.8.16

10TH AVE & WASHINGTON
PHOENIX, AZ

CAPITAL MALL LOFTS



project: S16-100
preliminary landscape plan
L1.1
SHEET 1 OF 1

PLANT PALETTE - STREETSCAPE

TREES	NAME	SIZE/QUANTITY
	Thuus parvifolia	3' Cal/36" Box Qty: 11
	YEROREEN ELMA	2' Cal/36" Box Qty: 16
	Quercus virginiana	LIVE OAK

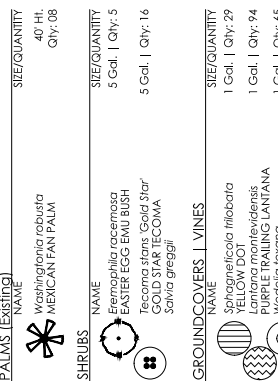
PALMS (EXISTING)	NAME	SIZE/QUANTITY
	Washingtonia robusta	40' Ht. Qty: 08
	MEXICAN FAN PALM	

SHRUBS	NAME	SIZE/QUANTITY
	Eremophila racemosa	5 Gal. Qty: 5
	EASTER EGG EMU BUSH	5 Gal. Qty: 16
	Tecoma stans Gold Star	
	GOLD STAR TECOMA	
	Savina greggii	

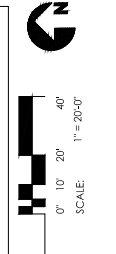
GROUNDCOVERS VINES	NAME	SIZE/QUANTITY
	Sporanthalicium triflorata	1 Gal. Qty: 29
	YELLOW DOT	1 Gal. Qty: 94
	Lantana montevidensis	
	RED YUCONIAN LANTANA	
	Waxelia floribunda	
	ROUGH ZEMENIA	1 Gal. Qty: 65

SUCCULENTS	NAME	SIZE/QUANTITY
	Agave desertiana variegata	5 Gal. Qty: 62
	VARIEGATED SMOOTH LEAF AGAVE	5 Gal. Qty: 53
	RED YUCONIAN PAVILLIERS	
	Focqueria splendens	8 Cans (Ea.) Qty: 09
	OCOTILLO	

TURF (TYPE T.B.D.)



These drawings are for preliminary coordination only.



PRELIMINARY LANDSCAPE PLAN

Two working days before you dig, CALL 1-800-STAKE-IT Blue Stake Center CALL COLLECT

EXHIBIT L: CONCEPTUAL COMMON AREA

