

New Pathways for Youth

PLANNED UNIT DEVELOPMENT

Z-26-14-8

Land Use and Development Standards

October 3, 2014

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.

New Pathways for Youth

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New Pathways for Youth
SEC of 10th Street & Pierce Street
Planned Unit Development
Land Use and Development Standard

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Executive Summary

The New Pathways for Youth Center is located at the southeast corner of 10th Street and Pierce Street in the Garfield Historic District and neighborhood within Phoenix, Arizona. Comprised of an approximately 1.11 acre site, New Pathways is generally located within a neighborhood block bounded by 11th Street to the east, Pierce Street to the north, Fillmore Street to the south, and 10th Street to the west. The site is surrounded by a mix of residential and commercial zoning which mix of uses was customary at the time the neighborhood was established in the first decade of the 20th Century. **Figure 1**, Area Vicinity Map, provides a depiction of the New Pathways Site location within the context of the greater Garfield Neighborhood.



Since 1987, New Pathways for Youth (a non-profit organization formerly known as Greater Phoenix Youth at Risk) has positively impacted the lives of more than 4,500 at-risk youth, with dramatic and demonstrable success. Throughout its history, New Pathways for Youth has developed and acquired programs that transform the lives of Phoenix area at-risk youth through the power of mentoring.

Figure: New Pathways values the great bond between Mentors and Youth

The mentoring programs build social, emotional and academic skills, increase school attendance and performance, decrease violent activity and behaviors and substance abuse. The program provides mentoring to at-risk teens, children who reside long-term in homeless transitional shelters, and youth identified as academically capable but require extra assistance in reaching their higher-education goals.

The organization is a committed, community partner of the Garfield neighborhood. New Pathways contributes to the vitality of the neighborhood in many ways, including offering an after-school program (providing meals) for kids, a parenting program, a holiday party for the neighborhood, and making the facility available for community meetings. The Center is located central to the Garfield Historic District, a colorful and diverse neighborhood in Downtown Phoenix within close proximity to the light rail, downtown sports stadiums, various college institutions and surrounding downtown neighborhoods. The New Pathways for Youth Center has and will continue to benefit from its location and provide access to many youths in need from the surrounding area.



Figure: New Pathways Staff and a Few Students



Figure: Mentors and Mentees bond during activities

This center for youth will promote recreation, community interaction, education, nutrition, and youth mentorship. Being within close proximity of many surrounding amenity venues such as Chase Field, US Airways Center, the Arizona Science Center, Burton Barr Library and the Downtown Arizona State University campus, promotes many mentorship activity opportunities within a short walking distance from the site. Major transportation options are located within close proximity to the site including the light rail located to the south and the I-10 Freeway to the north

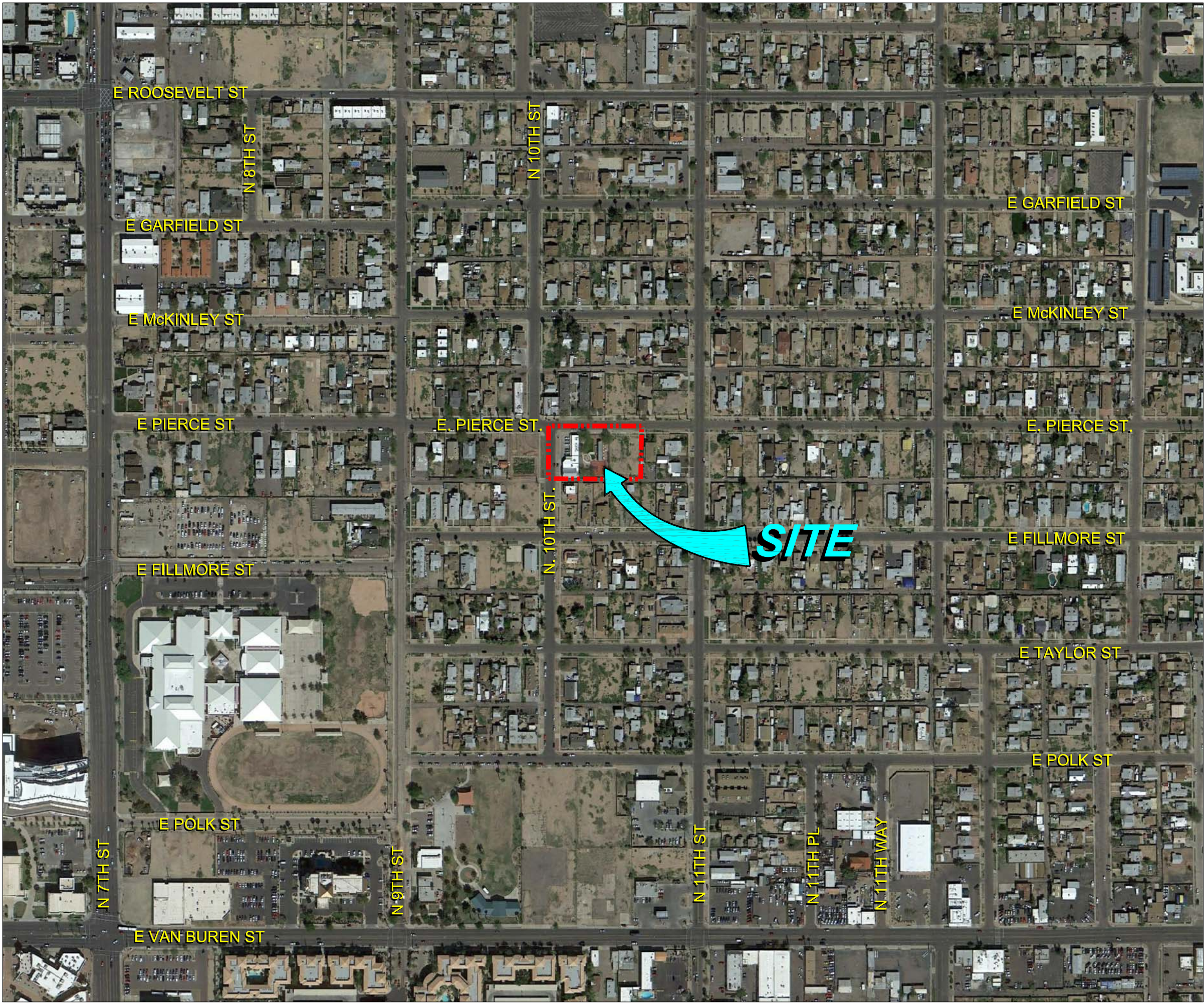
New Pathways for Youth

providing multimodal accessibility options for visitation to the Center.

The purpose of this application is to request a zone change from C-1 and R-3 to Planned Unit Development (PUD). Using PUD zoning, this unique use (a center for Phoenix youth) can promote a design and development standards that enable compatibility and connectivity with the surrounding residents and commercial property owners located within the greater Garfield Neighborhood. The plan strives to create and promote an enjoyable and socially beneficial youth center that is a significant landmark within the neighborhood while promoting growth and development opportunities for youth within the City of Phoenix, and the local neighborhood.



Figure: New Pathways reaches out to the Community



New Pathways for Youth
PLANNED UNIT DEVELOPMENT

FIGURE 1
 AREA VICINITY MAP

Subject to engineering and City review and approval.

SCALE: NTS NORTH

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A. Purpose and Intent

1. Regulatory Provisions

It is the purpose and intent of the provisions defined within the New Pathways for Youth Planned Unit Development (PUD) to promote the development of a unique community service that will promote youth development and enrich the lives of mentor volunteers and the surrounding general community.

This PUD provides the regulatory zoning provisions designed to guide the implementation of the overall development plan through the City of Phoenix development review and permit process. The land use and development design provisions provided within this PUD shall apply to all property within the PUD project boundary (see **Appendix A, PUD Area Legal Description**). 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.



Figure: Students helping repaint the community

2. Zoning Ordinance Applicability and Application

The intended regulatory applicability of the Zoning Ordinance of the City of Phoenix, Arizona (as codified through Ordinance No. G-5897, adopted February 26, 2014, as organized by its respective chapters, is identified below.

Chapter 1 - Purpose and Applicability: Chapter 1 remains applicable to the New Pathways for Youth PUD.

Chapter 2 - Rules of Constructions and Definitions: Chapter 2 remains applicable to the New Pathways for Youth PUD.

Chapter 3 - Decision Making and Administrative Bodies: Chapter 3 remains applicable to the New Pathways for Youth PUD.

Chapter 4 - Planning Documents: Chapter 4 remains applicable to the New Pathways for Youth PUD.

Chapter 5 - Development Review Procedures: Chapter 5 remains applicable to the New Pathways for Youth PUD.

Chapter 6 - Zoning Districts: Chapter 6 standards are not applicable to the New Pathways for Youth PUD.

Chapter 7 - Development Standards of General Applicability: Chapter 7 development standards are modified by the New Pathways for Youth PUD as defined in **Section G Performance and Development Standards**.

New Pathways for Youth

Chapter 8 – Historic Preservation: Chapter 8 remains applicable to the New Pathways for Youth PUD.

Chapter 9 – Nonconformities: Chapter 9 remains applicable to the New Pathways for Youth PUD.

Chapter 10 – Enforcement: Chapter 10 remains applicable to the New Pathways for Youth PUD.

Chapter 11 – Severability: Chapter 11 remains applicable to the New Pathways for Youth PUD.

B. Development Plan

The New Pathways for Youth PUD is planned as a youth center within the heart of the Garfield Historic Neighborhood. New Pathways for Youth, an Arizona based non-profit organization, currently operates a youth center on site to provide after school programs such as mentoring services to the Garfield Historic Neighborhood and the greater Phoenix area to build social, emotional and academic skills, increase school attendance and performance, decrease violent activity, behaviors and discourage substance abuse. New Pathways for Youth seeks to expand their site and construct a new and expanded facility to continue offering and expand their services within the neighborhood. Due to existing conditions and constraints affiliated with the property assembled for the new youth center, the Planned Unit Development District was chosen as the most relevant and supportive zoning district to meeting the needs of New Pathways for Youth.

The development plan (Site Plan) envisions the development of a new two story, approximately 15,000 square foot building, new on-site parking and a newly configured open space area that is designed to bring the two book end elements together. The development plan also envisions the development of new on-street parking along the 10th Street frontage in a diagonal parking arrangement in support of the intended land use. In recognition of the century old neighborhood form and character, the development plan promotes a building build-to configuration while forming a streetscape condition that recognizes the neighborhood form and character while recognizing the New Pathways use within the Neighborhood. The development plan recognizes the essential transition of the use from the current building to the newly proposed building with a configuration that will support maintaining youth services during the construction sequence. This transition has been a significant consideration in the development of the Site Plan. The Site Plan also strives to recognize the surrounding property ownership, uses on those properties and the existence and function of the public alley immediately south of the subject site. **Figure 2**, Site Plan, provides a depiction of the development plan and the envisioned developed site condition upon completion of the single phase development plan.

1. Site Configuration

Location and Access

The New Pathways for Youth Center PUD is intended to be applicable to the development of the 1.11 acre development site generally located at the southeast corner of 10th Street and Pierce Street. Vehicular access to the site will occur from the surrounding arterial roadways, 7th Street to the west, and Van Buren Street to the south, and from the neighborhood collector streets, Roosevelt Street to the north and 12th Street to the east. Local streets, Pierce Street, 10th Street, Fillmore Street, McKinley Street and 9th Street also provide access to the site. On street parking and the planned surface parking lot within the western portion of the site will serve the center. Because the youth center is located within the heart of the Garfield Neighborhood, and because it provides a community service to the immediate surrounding community, visitors to the center are also expected to arrive and depart as pedestrians and cyclists, utilizing the transit route and improved streetscape on 11th Street and the detached pedestrian pathway network that services the Neighborhood. An enhanced, shaded pedestrian path provides an intuitive and welcoming entry feature serving as the youth center's main access point.



New Pathways for Youth

PLANNED UNIT DEVELOPMENT

FIGURE 2

SITE PLAN

PROJECT DATA

PARCEL NUMBER(S): 116-27-116H, 116-27-116E, 116-27-112

EXISTING ZONING: C-1 (WEST PORTION) & R-3 (EAST PORTION)

NEW ZONING: P.U.D.

GROSS SITE AREA: 48,159 S.F. or 1.11 ACRES

NET SITE AREA : 34,377 S.F. or 0.80 ACRES

TOTAL BUILDING SF: +/- 15,300 S.F. (GROSS)

MAX. HT.: 34' (2 STORIES)

FLOOR AREA RATIO: 0.44

LOT COVERAGE: 29%

PARKING REQUIRED:

OFF-STREET = 21 SPACES (INCL. 1 ACCESSIBLE) PER P.U.D.

ON-STREET = 12 SPACES PER P.U.D.

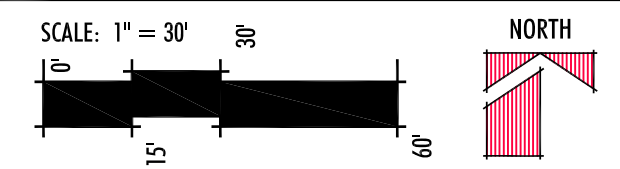
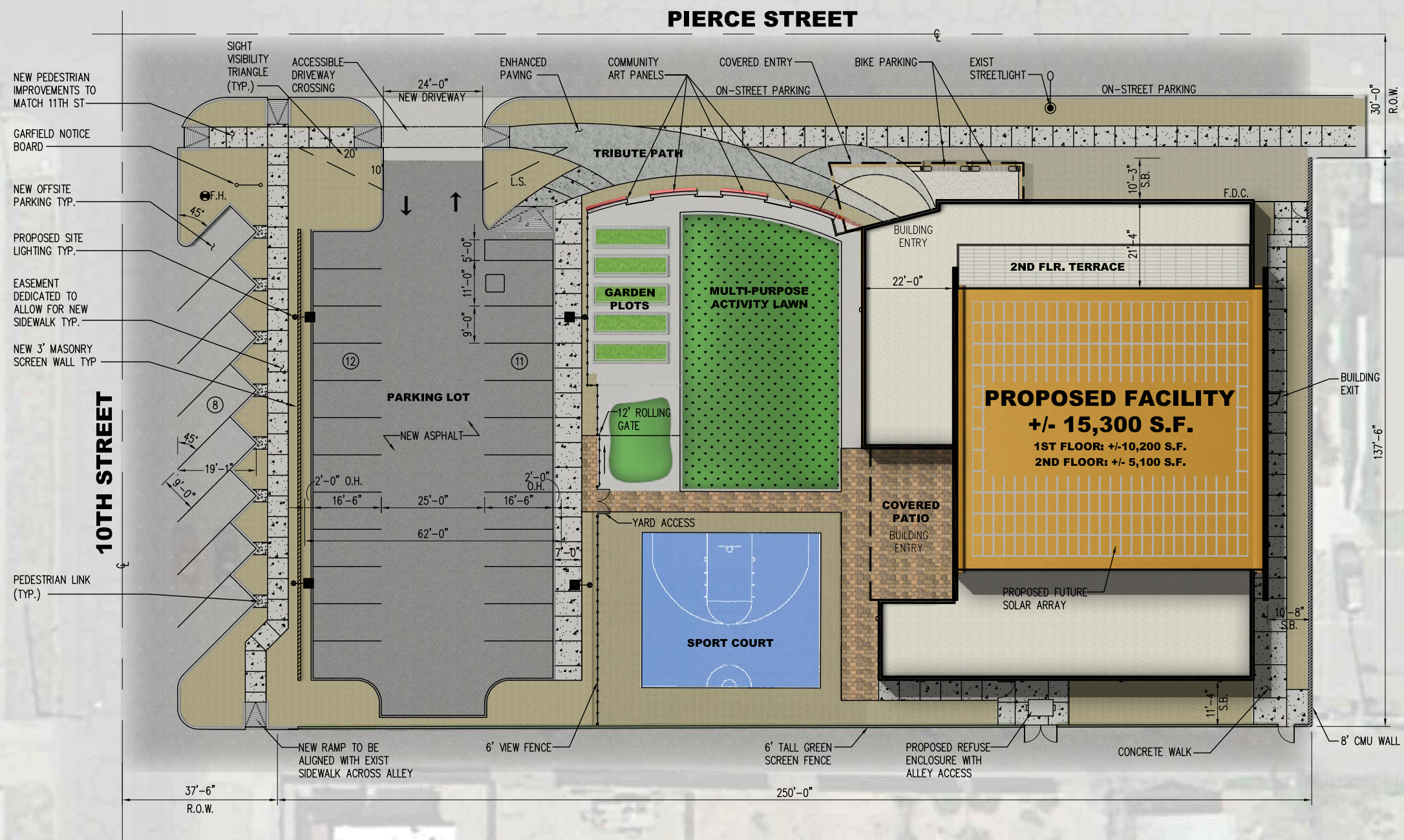
TOTAL = 33 SPACES

PARKING PROVIDED:

ONSITE: 23 SPACES (INCL. 1 ACCESSIBLE SPACE)

OFFSITE: 12 SPACES (X8 45 DEGREE ALONG 10TH ST.) + (4 PARALLEL ALONG PIERCE ST.)

TOTAL: 35 SPACES



the bca companies

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Pedestrian access is also provided from the parking lot, through the commons to further support the site's pedestrian circulation and campus access during programmed events.

Site Assembly

Site assembly for the new facility consists of five (5) originally subdivided lots (lots 12-16 within Block 8) as part of the 1891 Mount Pleasant Tract Subdivision Plat. Today, two (2) of the lots are devoted to residential land use (zoned R-3) and one (1) lot (formerly lots 14, 15 and 16 and consolidated to one lot (lot 14)), on which the existing facility operates, is designated commercial (zoned C-1). **Figure 3**, Site Configuration Map, provides a depiction of the five lots originally subdivided within the Mount Pleasant Tract Division.

The development plan envisions the consolidation of these lots into a one lot plat. This plat is necessary for the proposed plan to conform to building codes, allowing the site to host a new two story building on the eastern portion of the assembled land, with affiliated uses (parking, a sport court and community garden) to be hosted on the western portions of the property. The plan anticipates the staging of development in a manner that would allow the current center (a building located on the western portion of the assembled land) to remain in operation while the new building is constructed, inspected and occupied through the initial phase of development.

Upon occupancy of the new building, the existing building is scheduled for demolition and is planned to be replaced with supportive parking for the youth center. The development plan envisions the youth center and affiliated uses, and provides development regulations to ensure compatibility with surrounding land uses. The subsections below describe the development plan in more detail.

2. Land Use

It is the intent of this PUD to permit the expansion, development and operation of a Youth Center on one consolidated lot, combining two currently vacant, residential lots with the one commercially zoned lot, immediately adjacent, which hosts the existing New Pathways for Youth Center. The plan envisions a land use that fosters indoor and outdoor activities geared towards mentoring youth, orienting volunteer mentors and promoting programs designed to enhance the lives of challenged youth. The PUD also envisions accessory uses such as parking, administrative offices, meeting rooms and educational workshop programs, along with enrichment activities and staff/mentor training seminars. The PUD is designed to recognize the operations of the center and promote the operation of the programs while ensuring compatibility with the surrounding Garfield Neighborhood.

The PUD provides a comprehensive list of permitted land uses, as well as additional uses associated with specific performance standards or conditional use permit to ensure compatibility within and adjacent to the development. This will allow flexibility and creativity in the type of uses allowed within the development while ensuring appropriate measures are taken to protect surrounding properties from any potential impacts of those uses.



Figure: Parents and Students meet for orientation



N. 10TH ST.

E. PIERCE ST.

N. 10TH ST.



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FIGURE 3

SITE CONFIGURATION

- LEGEND**
- - - PUD COMBINED BOUNDARY
 - - - EXISTING PARCEL BREAKS

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SCALE: NTS

NORTH

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C. Site Location and Conditions

1. Site Location and Size

The New Pathways for Youth PUD is a 1.11 gross acre (.79 net acre) property located at the southeast corner of 10th Street and the Pierce Street in the City of Phoenix. The precise legal description for the PUD is provided in **Appendix A, PUD Area Legal Description**.

2. Surrounding Context

The subject property is located in the heart of the Garfield Neighborhood and Historic District of the City of Phoenix. The Garfield Historic District is roughly from Roosevelt to Van Buren and 7th Street to 16th Street. Most houses surrounding the property were built from 1912 through 1929. This historic neighborhood provides a unique and diverse array of architectural styles that connect the past and the present. The neighborhood is largely filled with single family homes, multifamily apartment buildings, neighborhood stores and worship



Figure: Culture and design of neighborhood (Facing north on 10th and Pierce)

facilities. This mix of uses provides a higher density and diversity within a neighborhood not typically found within the subdivision patterns of contemporary neighborhoods.

The site context area also hosts multiple schools. The property is located one half mile east of the Bioscience High School, approximately a half mile southwest of Garfield Elementary School, and less than one half mile northeast of the ASU Preparatory Academy and approximately a half mile north of Faith North Elementary School and the Children’s Museum of Phoenix. The property is less than 1 mile south of the I-10 Freeway, approximately 1 mile north of the light rail and is located within one mile of the Arizona Science Center and Chase Field.

3. Physical Site Features

The subject site lies within the urban context of historic Phoenix. As such, the site has experienced over a century of existence as a developed site. The site is very flat with only one foot of fall from the eastern property boundary to the western boundary. At the southern boundary of the property lies an existing dedicated public alley that is currently being utilized to supply public sanitary sewer, electrical power, communications services and municipal refuse collection service. Located at the intersection of 10th Street and Pierce Street is a posted traffic management stop sign and a public fire hydrant available to promote fire protection to the site. This same intersection has historically provided neighborhood commercial services with building form designed to respond to pedestrian accessibility with services targeted to the immediate Garfield Neighborhood.

Figure 4, Site Analysis, provides a depiction of the site opportunities and constraints as considerations for the planning and development of the new Youth Center.



New Pathways for Youth

PLANNED UNIT DEVELOPMENT

FIGURE 4

SITE ANALYSIS

LEGEND

- PUD COMBINED BOUNDARY
- EXISTING PARCEL BREAKS
- LIGHT
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- IRRIGATION METER
- SEWER MANHOLE
- ELECTRIC METER
- STREET LIGHT
- UTILITY POLE
- MONUMENT, AS NOTED
- SEWER CLEANOUT
- IRRIGATION VALVE
- SIGN
- MONUMENT, AS NOTED
- BOUNDARY CORNER

Subject to engineering and City review and approval.

SCALE: NTS



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D. General Plan Conformance

1. General Plan Land Use and Circulation

Land Use:

The current General Plan land use designation for the subject property is Traditional Lot Residential (3.5 to 5 dwelling units per acre). The Garfield Neighborhood and the site is located in an Infill Development District, allowing the amendment of applicable codes, standards and guidelines to foster increased land uses and infrastructure utilization efficiency and increased investment in the District. While the development proposal is not intended to develop infill residential uses, as indicated by the General Plan Land Use Map, the plan does promote new investment in the Neighborhood and a community service that is presumably beneficial to the Neighborhood and the much greater Phoenix Community.

Circulation:

The current General Plan Street Classification Map identifies 7th Street and Van Buren Street as Major Arterials and 11th Street, within the Garfield Neighborhood, as a minor Collector Street and Commercial Limited Access Character. Both Pierce Street and 10th Street, immediately adjacent to the subject property, are local streets. Pierce Street and 10th Street provide direct access to the site. Their narrower cross-sections, combined with on-street parking can encourage slower speeds and traffic safety. 7th Street, 11th Street and Van Buren Street host bus routes. 11th Street hosts a new streetscape with enhanced transit stops and paving, street trees, and a bike lane connecting cyclists to neighborhoods and employment north of the I-10 freeway, as well as to the light rail station to the south at 12th Street, while encouraging non-motorized travel to and from the Garfield Neighborhood.

2. Conformance with General Plan Goals

The Garfield Neighborhood Plan, adopted in 1992, identifies the desire to overcome a lack of youth recreational facilities. The Garfield Redevelopment Plan (1999) identifies the existing youth center site as a Public/Quasi-Public land use with a C-1 zoning and the two vacant sites as vacant land use, zoned R-3, all within the Residential Infill Overlay District.



Figure: Garfield Neighborhood

The General Plan envisions the Garfield Neighborhood undergoing redevelopment of vacant houses to attract families, stabilize the population and strengthen the community. The New Pathways for Youth Center will provide a place for people of different cultures and socioeconomic status to mix and form a stronger, more stable community. The plan for Garfield also includes educating residents on the values of their own neighborhood while promoting volunteer opportunities to make a positive change in the area. The visions of

the Neighborhood include neighborhood parks for youth, decreasing crime, and creating recreational and community facilities.

While not yet an adopted element of the Phoenix General Plan, the Reinvent Phoenix visioning process has evaluated the possible evolution of urban form along the Phoenix Light Rail Line and rail stations. As a part of this process, the Garfield and Eastlake Park

Neighborhoods were included within the Planning Area for Reinvent Phoenix and the New Pathways for Youth property contained within. The visionary statements provided by the planning team, suggest that these neighborhoods will move towards urban gentrification with the Phoenix public transportation system and pedestrian movements becoming more prominent within these neighborhoods. While it will take decades for this vision to move toward fruition, the improvement to the New Pathways for Youth property will initiate the process of new investment within the Garfield Neighborhood and advance the process for the new vision. Although the conceptual development plan contained within this Planned Unit Development does not propose to promote the placement of a building at the immediate intersection of 10th Street and Pierce Street, in the fashion of traditional neighborhood design and development, the combined elements of the proposed development plan and the significant investment in the Garfield Neighborhood (both financial and social), will advance the vision expressed by the Reinvent Phoenix process.

As the site is only 1.11 acres (less than the General Plan Land Use amendment trigger of 10 acres), the change of the land use within the PUD does not trigger a General Plan amendment. The General Plan (2002) identifies the following Goals relevant to the project area. A response to how the project furthers these aspirations is provided below.

Land Use Element

Goal 3: Infill: Developing or redeveloping vacant and underdeveloped land in the older parts of the city so that it may be compatible with existing development and the long term character and the goals for the area.

Response: The New Pathways for Youth Center will develop two lots that have sat vacant for decades and replace an older community facility with a contemporary facility that better suits the needs and aspirations of the organization and the community.

Neighborhood Element

EXECUTIVE SUMMARY

The Neighborhood element recommends ways to promote strong, healthy neighborhoods and to preserve their unique character. Neighborhoods are a basic building block of the city and are the areas residents identify as home. The city is committed to enhancing, preserving and protecting its neighborhoods.

New neighborhood design: design new neighborhoods to be safe, well-maintained and attractive places to live.

Compatible neighborhood development: ensure that new development in or adjacent to neighborhoods is compatible.

Neighborhood organization: strengthen the capacity of neighborhood organizations to handle neighborhood issues more effectively.

Character and identity: promote development, identification and preservation of neighborhood character through good design, improving or highlighting area strengths, overlay districts, landscaping and other tools.

Neighborhood circulation: design and maintain neighborhood streets, sidewalks and paths to be safe and efficient while discouraging cut-through traffic.

Neighborhood safety: protect neighborhoods from crime and environmental hazards through a variety of programs and public/private partnerships.

Neighborhood and freeway compatibility: enhance neighborhoods impacted by freeways or parkways with noise walls, landscaping, buffering or other tools.

¹ - Excerpt from Phoenix General Plan (2002)

Response: The Community Center has operated on its current site for many years; the adaptation will remain compatible with the neighborhood. The redevelopment and expansion of the facility and operations to include two currently vacant lots supports the aspirations of the neighborhood identified in several General and Neighborhood specific plans, including a celebration of identity, increased shade and a community facility for youth.

Conservation, Rehabilitation, & Redevelopment Element

EXECUTIVE SUMMARY

The Conservation, Rehabilitation and Redevelopment element recommends strategies to protect stable areas, to rehabilitate those with moderate levels of deterioration and to redevelop those areas that are very deteriorated or transitioning from their present land uses.

Historic, cultural and character preservation: protect historic buildings, districts and resources through historic overlay districts; preserve Phoenix's unique qualities and neighborhood character; and encourage compatible development in and around them.

Property preservation: encourage and enforce compliance with the ordinances to prevent blight and deterioration and ensure a high quality community.

Comprehensive neighborhood revitalization: focus comprehensive revitalization efforts in targeted areas to maximize the impact of scarce resources.

Adaptive reuse of obsolete development: encourage appropriate reuse and rehabilitation of vacant and obsolete buildings.

Elimination of deterioration and blight: use redevelopment power to assemble vacant and blighted land to encourage investment.

Leveraging of public resources: support business and community-based efforts to stabilize and enhance neighborhoods.

2 - Excerpt from Phoenix General Plan (2002)

Response: Redevelopment and expansion of the New Pathways for Youth Center will preserve and further the legacy of the relationship between the neighborhood and the non-profit organization, fostering community pride and cohesion. The project will serve all the goals of the Conservation, Rehabilitation & Redevelopment Element of the General Plan as it aims to eliminate deterioration and blight, leverage public resources, stabilize the neighborhood and revitalize a target area.

Environmental Planning Element

EXECUTIVE SUMMARY

The Environmental Planning element recommends ways to promote community sustainability that will ensure long-term quality of life and community viability. It addresses protecting the natural environment and managing and conserving resources. This element addresses human impacts on the environment. The Natural Resources Conservation element addresses protection of natural resources.

3 - Excerpt from Phoenix General Plan (2002)

Response: The sustainability of the organization's presence in the Neighborhood will be largely dictated by the capital investment and long-term operating costs of the facility

and the grounds. Strategic planning and design will determine the success of the project to both New Pathways for Youth and the Garfield Neighborhood. To this end, the New Pathways for Youth Center will employ best practices in energy and resource efficient design and development to mitigate its environmental footprint and optimize benefits to the community. The site will also host a community garden, providing opportunities for people to reconnect with their food systems and explore the impacts people can have on the environment.

E. Zoning and Land Use Compatibility

1. Surrounding Zoning and Land Use

The zoning surrounding the property is as follows:

Table 1: Surrounding Land Use and Zoning

Location	Zoning	Land Use
North	<i>C-1, R-5 RI</i>	Commercial, Residential
South	<i>R-5 HP, R-3 HP</i>	Residential
East	<i>R-3 RI</i>	Residential
West	<i>C-1 HP</i>	Vacant

Figure 5, Garfield Neighborhood Zoning Map, provides a depiction of the existing zoning pattern within the contextual area. This request for Planned Unit Development Zoning would place this district within the context of commercial zoning district at the intersection of 10th Street and Pierce Street.

2. Compatibility

The subject property is located in the Garfield Historic Neighborhood. New Pathways for Youth have been operating on one of the three existing parcels to be combined, for many years. The expansion of the site and continued operation as a Youth Center will not alter, and will likely enhance, the compatibility with the neighborhood and its aspirations.

The property is surrounded by single family residential homes, a multi-family property and several vacant lands slated for residential development.

The property is in walking distance to several schools, providing significant opportunities for students to be attracted to the site. The property is one block from the 11th Street transit route and bike lanes, and approximately one-half mile from light rail. Also in walking or biking proximity to New Pathways are Verde Park and Community Center, Arizona Science Center, Heritage Square, Civic Plaza, ASU Mercado,



Figure: Arizona Science Center

Roosevelt Row, Margaret T. Hance Park, and Central Library. These places provide opportunities for the programs created by New Pathways, offering locations for events, field trips etc.

F. Land Uses

The following list of uses is intended to define authorized permitted principal uses, uses subject to performance standards, and accessory uses intended for the New Pathways for Youth property. This list is descriptive in nature and does not necessarily represent the full extent of permitted uses. The property owner within the defined limits of the New Pathways for Youth PUD may request an interpretation of analogous use to the defined list below from the City of Phoenix Zoning Administrator. The Zoning Administrator may administratively approve a use analogous to those listed below.

A brief description of the three types of permitted uses is defined below.

1. Permitted Principal Uses

Uses specifically permitted or analogous to those specifically permitted as set forth in this PUD.

2. Permitted Uses Subject to Performance Standards

Uses specifically permitted subject to performance standards as set forth in this Section of the PUD. Performance standards are specific for each individual use as defined within this Section of the PUD.

3. Permitted Accessory Uses

Uses that are permitted on the subject property as an accessory use to the primary use on the property.

Table 2: Land Use

Land Use Group		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
PRIMARY USES – Land Use Group				
1.	Education, Training & Seminars	■		
2.	Food Services / Dining Hall	■		
3.	Office (Administrative)	■		
4.	Youth Enrichment Programs	■		
5.	Youth Study Programs	■		
ACCESSORY USES – Land Use Group				
6.	Café		■	
7.	Community Garden		■	
8.	Conference / Meetings		■	
9.	Computer Lab		■	

Land Use Group		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
10.	Educational Workshops		■	
11.	Enrichment Activities		■	
12.	Fitness Center & Fitness Activities		■	
13.	Library Resources		■	
14.	Mentor Training Courses		■	
15.	Programmatic Off-Site Event Bus Pickup		■	
16.	Social Services		■	
17.	Study Hall		■	
18.	Sports Courts (Basketball, Soccer)		■	
19.	Vehicular Parking		■	
CONDITIONAL USES- Land Use Group				
20.	Live Entertainment (Indoor, Outdoor)			■
21.	Promotional Events			■
22.	Special Events (Potlucks, Annual Gatherings [Semesters or Holidays])			■
23.	Sports Tournaments			■



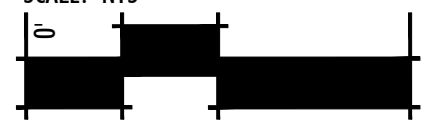
New Pathways for Youth
PLANNED UNIT DEVELOPMENT

FIGURE 5
NEIGHBORHOOD ZONING MAP

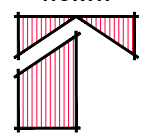
- SITE New Pathways for Youth Site
- R-3 Multi-Family Residence
- R-5 Multi-Family Residence
- R1-6 Single Family Residence
- C-1 Commercial Neighborhood Retail
- RI Residential Incentive
- HP Historic Preservation

Subject to engineering and City review and approval.

SCALE: NTS



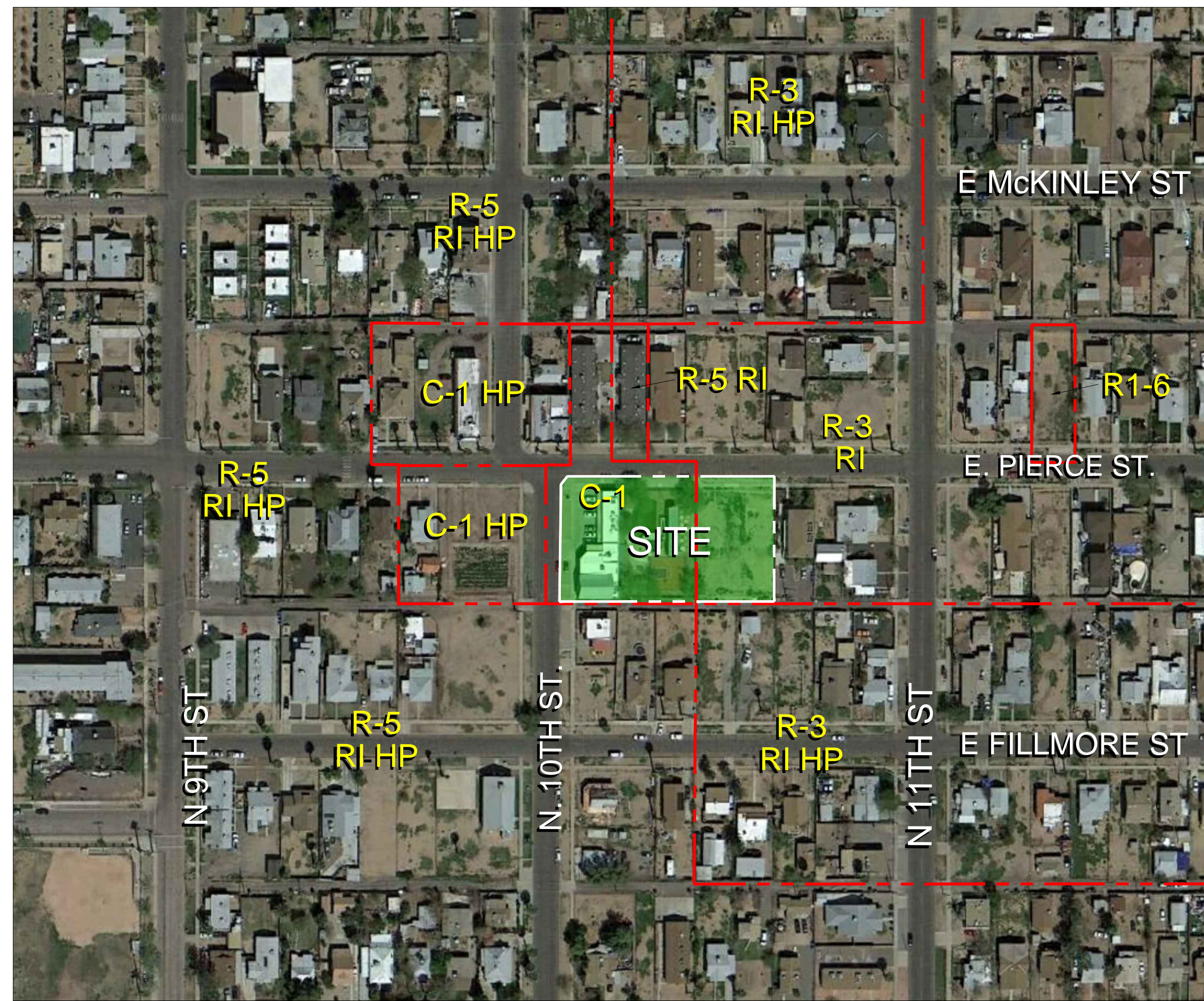
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Date: 10/3/14 Project No. 1322

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G. Performance and Development Standards

1. Performance Standards

The Uses Subject to Performance Standards as defined in **Section F.2** and listed in **Table 1** identify the proposed uses allowed within the New Pathways for Youth PUD subject to additional development or operational standards to protect the community from hazards, nuisances and other negative factors; to ensure that land uses are not operated in such a manner as to cause a detrimental impact on adjacent properties or the ambient community environment; and to preserve and enhance the lifestyle of existing and future residents through the protection of the public health, safety and general welfare. The following restrictions shall apply to all applicable properties within the New Pathways for Youth PUD.

a) Live Entertainment, Indoor:

Purpose: Allows for the presence of live indoor entertainment as a permitted use subject to standards. Live entertainment is defined as music, comedy, readings, dancing, acting or other entertainment performed by one or more persons, whether or not such person or persons are compensated for such performances. This use includes dancing by patrons to live or recorded music. This use is entirely contained within an indoor environment, typically within assembly space.

Standards:

- Hours of operation shall not occur between the hours of 11:00 p.m. and 7:00 a.m. (16 hours daily permitted).

b) Live Entertainment, Outdoor:

Purpose: Allows for the presence of live outdoor entertainment as a permitted use subject to standards. Live entertainment is defined as music, comedy, readings, dancing, acting or other entertainment performed by one or more persons, whether or not such person or persons are compensated for such performances. This use includes dancing by patrons to live or recorded music.

Standards:

- Hours of operation shall not occur between the hours of 9:00 p.m. and 9:00 a.m. (12 hours daily permitted)
- The maximum permissible amplified sound level (generated from an amplified sound system) shall not exceed 55 dBA at any established property line that defines the New Pathways for Youth PUD. Noise shall be measured with a sound level meter meeting the standards of the American Noise Standards Institute, ANSI S1.4-1961 "American Standard Specification for General Purpose Sound Level Meters." The instrument shall be set to the A-weighted response scale. Measurements shall be conducted in accordance with ANSI S1.2-1962 "American Standard Meter for the Physical Measurement of Sound".



Figure: New Pathways Christmas Party for more than a hundred kids, mostly from the Garfield Neighborhood

c) Promotional Events

Purpose: Allows indoor and/or outdoor public assembly and gatherings at the Center to promote New Pathways for Youth and the mission of community service through youth mentoring.

Standards:

- Hours of operation shall not occur between the hours of 9:00 p.m. and 9:00 a.m. (12 hours daily permitted)



Figure: Classroom/Curriculum work at the Center

d) Special Events

Purpose: Allows indoor and/or outdoor public assembly and gatherings at the Center. Special events are those events including but not limited to art fairs, culinary fairs, wine tasting, musical concerts, education and orientation seminars, art showings, craft fairs, cocktail receptions, charity events, catering events, or other local/regional events.



Figure: New Pathways, creating a fun welcoming atmosphere for the Community

Standards:

- Hours of operation shall not occur between the hours of 12:00 a.m. and 6:00 a.m. (18 hours per day).

e) Sports Tournament

Purpose: Allows public assembly for a sport activity at the center likely focused on the Steve Nash Foundation Sport Court but not limited to a basketball tournament.

Standards:

- Hours of operation shall not occur between the hours of 9:00 p.m. and 7:00 a.m. (14 hours daily permitted)



Figure: Students stay active through many activities


2. Development Standards

The New Pathways for Youth PUD is planned as a youth center within the heart of the Garfield Neighborhood. This facility is located central to the Garfield Historic District, a distinct and diverse neighborhood in Downtown Phoenix. Due to the unique use and the parcel area constraints affiliated with the property assembled for the new youth center facility, the purpose of the Development Standards proposed within New Pathways for Youth PUD will help preserve the public health, safety and welfare of the citizens of Phoenix. The standards identified herein pertain to setbacks, height, and coverage. They also promote an appropriate transition and compatibility among the existing and planned land uses adjacent to the development.

To protect surrounding Garfield Neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between the New Pathways for Youth facility and the adjoining Neighborhood.

Table 3 – Development Standards

STANDARD	REQUIREMENT
Accessory Uses	No accessory uses except for site ingress and egress, and public transportation related pedestrian amenities shall be provided within any required perimeter landscaped setback. Surface and above grade public utilities may be permitted within the required perimeter landscaped setback subject to a use permit as approved by the Zoning Administrator or Board of Adjustment.
Building Setbacks	10 th Street = 10' Minimum Pierce Street = 10' Minimum East Property line = 10' Minimum South Property Line = 10' Minimum
Setback Encroachments	Awnings or a covered entry roof projection may project more than three feet over any required yard providing they come no closer than two feet from a property line. Cornices, roof overhangs, and eaves may project two feet over any required yard providing they come no closer than eight feet from a property line.
Building Height	2-Stories or 34' Maximum
Building Separation	As required by current adopted Building Code.
Landscape Setbacks	10 th Street = 5' Average Pierce Street = 10' Average East Property Line = 5' Minimum South Property Line = 5' Minimum
Landscape Quantities	
Plant Type	Minimum Planting Size
Trees – 10 th Street and Pierce Street Frontages	1-Tree every 20 feet on center or equivalent groupings. 2-inch caliper (50% of required trees) 3-inch caliper or multi-trunk tree (50% of required trees)
Trees – East and South Property Lines	1-Tree every 20 feet on center or equivalent groupings. 2-inch caliper (50% of required trees) 3-inch caliper or multi-trunk tree (50% of required trees)

Shrubs – Entire Property	Five (5) 5-gallon shrubs per tree
Lot Coverage	Lot coverage shall not exceed 80 percent (80%) of the net lot area exclusive of the first six (6) feet of roof overhang, covered patios or covered walkways.
Bicycle Parking	Minimum 4 racks utilizing and inverted-U design (see picture). For Security purposes, bicycle parking shall be located within view of an entrance or within the fenced area of the site. 
Parking Control	Control shall be established to prevent vehicles from leaving parking and maneuvering areas except through necessary driveway openings and shall be provided on the property in the following manner: <ul style="list-style-type: none"> a. Parking or maneuvering areas which do not abut a property line and which are not bounded by a fence, wall, building, or established landscaping plot shall be bounded by curbing. b. Solid curbing shall be installed, if required for drainage control by the City Engineer.
Parking, 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.
Parking, Off-Street	20 Standard Spaces; 9' wide and 16.5 deep with 2' overhang; Minimum 1 Accessible Space; 11' wide and 16.5 deep with 2' overhang; 5' wide access aisle; Minimum Maneuvering aisles for two-way traffic shall be a minimum of twenty-four (24) feet in width.
Parking, On-Street	12 Standard Spaces; Parallel Spaces: 8' wide and 22' long Diagonal Spaces: 9' wide and 16.5 deep with 2' overhang
Parking Screen Wall	A parking screen wall is required adjacent to all parking spaces facing 10 th Street. The screen wall will be a minimum of 3' high.
Parking Surfaces	All parking and maneuvering areas on a non-residential lot shall have dustproof paving.
Parking Standard Waiver	This Planned Unit Development recognizes that the New Pathways for Youth Center will continue to operate during the development process in transition to the opening of the new facilities. As such, it is the intent of this development standard

	to recognize the period of time after the new building is completed and occupied while the older facility is demolished to make the necessary space for the new parking spaces both on-site and off-site. A waiver from the parking provisions (both on-street and off-street) are hereby waived for a period of 90 days from the issuance of the certificate of occupancy for the new building on the property.
--	--

Development Phasing

The property has been divided into three functional areas. While the site will be developed as one development phase under the control of a Final Site Plan, the site will be developed under a sub-phase plan that will commence from east to west. Construction will start with the new building facility within the currently vacant portion of the property along the east property line, then progress to the development of the central commons (recreation and event program area), and the demolition of the existing building to create a new parking area, entrance, and streetscape. The phasing of the project from east to west will allow for a new facility to be built while the existing facility operates simultaneously, retaining existing valuable recreational area and facilities.

Figure 6, Building Character, provides a depiction of the new building, placed within the eastern portion of the subject property with the transitional elements inclusive of the common area and the parking area moving to the west towards 10th Street.

3. Landscape Standards

The purpose of the Landscape Standards Section is to outline and establish a common landscape theme for the project as a whole. The intent is to provide a cohesive appearance and visual connectivity to the site and surrounding context, with a distinctive aesthetic that is unique to the project.

Responsible design ideals begin with the understanding of regional climatic and resource conditions. As part of the development of this project, an important goal is to create a sustainable and environmentally sensitive landscape design, which also responds to and respects the historical relevance of the Garfield Neighborhood District.

The diverse landscape areas on the site will require varying levels of treatments appropriate to their use and functionality. These shall be defined by the following categories:

- a) Streetscape Landscape Areas
- b) Perimeter Property Line Landscape Areas
- c) Parking Area Landscape
- d) Common Area Landscape
- e) General Landscape Requirements
- f) Landscape Sustainability

Please refer to **Figure 7**, Landscape Plan and the following sections for a depiction and descriptions of the proposed landscape plan elements.

a) Streetscape Landscape Area

As established by the PUD Development Standards, the perimeter street on-site landscape setback within the project site property boundaries, and off-site within the public right-of-way, vary based upon existing constructed street conditions, site area constraints, and the necessary new facility elements proposed with the project Site Plan. The site design will interface directly with the two bounding perimeter streets by inclusion of a planned on-street angled parking area located along 10th Street and enhanced facility main pedestrian entrance connection to Pierce Street and the public sidewalk.

The extent of the full Streetscape Landscape Areas will be realized by a combination of on-site and off-site (landscaping within street right-of-way) and will initially set the tone for the development's appearance from the public's vantage point, providing a welcoming link to the surrounding Garfield Neighborhood. An appropriate mix of canopy trees, groundcovers and shrubs provided along the perimeter will create an attractive, comfortable pedestrian environment.

See Table 3 for Landscape Standards.

b) Perimeter Property Lines

As established by the PUD Development Standards, the Perimeter landscape setback (not adjacent to a street) but within the project site property boundaries have been established based upon site area constraints, and the necessary new facility elements proposed with the project Site Plan. The site design will maintain a minimum 5-foot perimeter property line landscape setback not adjacent to a street.

See Table 3 for Landscape Standards.



New Pathways for Youth

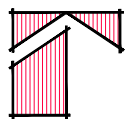
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FIGURE 6
BUILDING CHARACTER

SCALE: NTS



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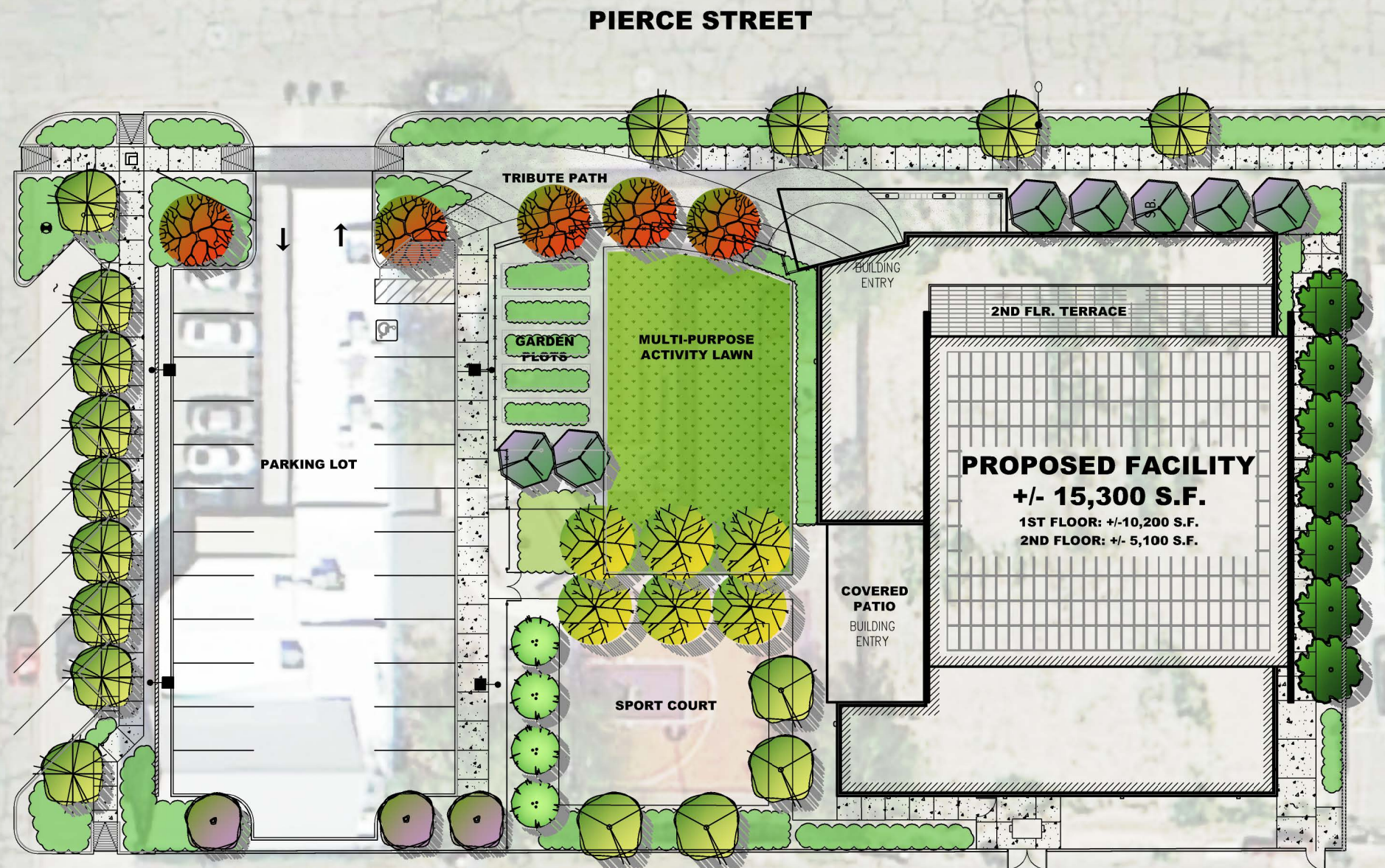














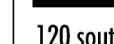
New Pathways for Youth

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FIGURE 7

Conceptual Landscape Plan



PLANT LEGEND		
TREES	COMMON NAME	SIZES
	ACACIA ANEURA	MULGA 24" / 36"
	CAESALPINIA CACALACO	CASCALOTE 24" / 36"
	CHILOPSIS LINEARIS	DESERT WILLOW 24" / 36"
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE 24" / 36"
	FRAXINUS GREGGII	GREGG ASH 24" / 36"
	PISTACIA CHINENSIS	CHINESE PISTACHE 24" / 36"
	SOPHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL 24" / 36"
	ULMUS PARVIFOLIA 'EMER II'	ALLEE ELM 24" / 36"
SHRUBS & ACCENTS		
	AGAVE SPECIES	AGAVE 5 GAL.
	CAESALPINIA SPECIES	BIRD OF PARADISE 5 GAL.
	DASYLIRION LONGISSIMA	MEXICAN GRASS TREE 5 GAL.
	EREMOPHILA MACULATA	VALENTINE BUSH 5 GAL.
	HESPERALOE SPECIES	HESPERALOE 5 GAL.
	LEUCOPHYLLUM SPECIES	SAGE 5 GAL.
	NOLINA MICROCARPA	BEAR GRASS 5 GAL.
	RUELLIA PENINSULARIS	DESERT RUELLIA 5 GAL.
GROUNDCOVERS		
	GAZANIA RIGENS 'SUN GOLD'	SUN GOLD GAZANIA 1 GAL.
	LANTANA SPECIES	LANTANA 1 GAL.
	OENOTHERA SPECIOSA 'SISKIYOU'	MEXICAN EVENING PRIMROSE 1 GAL.
	ROSMARINUS SPECIES	ROSEMARY 1 GAL.
	VERBENA GOODDINGII	GOODDING'S VERBENA 1 GAL.
	WEDELIA TRILOBATA	YELLOW DOT 1 GAL.
	SEASONAL ANNUALS	VARIOUS PER SEASON 1 GAL.
VINES		
	CAMPSIS RADICANS	ORANGE TRUMPET CREEPER 1 GAL.
	FICUS PUMILA	CREEPING FIG 1 GAL.
	HARDENBERGIA VIOLACEA	LILAC VINE 1 GAL.
	PODRANEA RICASOLIANA	PINK TRUMPET VINE 1 GAL.
TURFGRASS		
	CYNODON DACTYLON	HYBRID BERMUDA - SOD S.F.
INERT		
	1/2" SCREENED "EXPRESS BROWN" D.G. BY GRANITE EXPRESS	S.F.

Subject to engineering and City review and approval.

SCALE: NTS



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c) Parking Area Landscape

Landscaping located within and around to the planned parking lot area assists with reducing the heat island effect associated the expanse of asphalt pavement and provides refuge from intense heat and sunlight for various parked vehicles located within the lot. This landscaping also provides “green” space perimeter around the parking fields to separate the parking lot from the remainder of the proposed development Site Plan and minimize the visual impacts of the parking lot to surrounding neighbors. Given the small scale of the development plan and proposed parking lot, the landscaping proposed around this area shall be incorporated into the Streetscape and Perimeter Property Line areas and subsequent standards noted above.

See Table 3 for Landscape Standards.

d) Common Area Landscape

Improved common open space area shall be incorporated into the development of the project. This common area shall provide opportunities for users of the Youth Center to have adequate and usable activity areas. It is the intent of the PUD to encourage development of this space inclusive of a usable turf area, tree lined walkways and seating areas, along with an interesting arrangement of shrub and groundcover plantings. In providing these elements, the common areas will encourage a pleasant pedestrian environment, function as an interconnected open-space system, and provide visual connections between spaces and uses within the property. Additionally, these areas will include a living garden for the educational purposes of the youth facility users and to provide a unique landscaped setting.

See Table 3 for Landscape Standards.

e) General Landscape Requirements

The following items shall be incorporated into all spaces of the site that are developed as landscape areas:

- All non-turf areas are to have decomposed granite top dressing, ½” screened, and 2” minimum thickness.
- 50% of all landscape areas shall be covered with trees, shrubs or groundcover.
- All landscape areas are to have an automatic irrigation system. Trees, shrubs and groundcover shall be watered by a drip irrigation system and turf areas shall incorporate high efficiency spray heads.

f) Landscape Sustainability

Sustainable landscape and irrigation design practices will be a part of the New Pathways for Youth Center. Some solutions that may be implemented:

- Capture gray water discharge from building and re-use for landscape irrigation.
- Utilize “Smart” irrigation control systems.
- Utilize porous pavements in parking areas for water infiltration.

TABLE 4 : Landscape Plant Palette

Shade Trees:	Ash, Pistache, Elm, Oak, Olive, Palo Verde, Mesquite, Ironwood, Arcacia, Sissoo	
Ornamental Trees:	Desert Willow, Texas Mountain Laurel, Bauhinica, Cascalote, Palm and all fruit trees	
Shrubs and Accents:	Agave species	Agave
	Bougainvillea species	Bougainvillea
	Caesalpinia species	Bird of Paradise
	Dasyilirion species	Desert Spoon
	Eremophila	Emu Bush
	Hesperaloe species	Hesperaloe
	Leucophyllum species	Sage
	Muhlenbergia species	Muhlygrass
	Nolina species	Bear Grass
	Ruellia species	Ruellia
	Yucca species	Yucca
Vines:	Campsis radicans	Orange Trumpet Creeper
	Ficus pumila	Creeping Fig
	Hardenbergia violacea	Lilac Vine
	Podranea ricasoliana	Pink Trumpet Vine
	Tecomaria capensis	Cape Honeysuckle
Ground Cover:	Cynodon dactylon	Bermuda Turf
	Dalea species	Dalea
	Gazania rigens	Gazania
	Lantana species	Lantana
	Oenothera speciosa	Mexican Evening Primrose
	Rosmarinus species	Trailing Rosemary
	Verbena species	Verbena
	Wedelia trilobata	Yellow Dot
	Seasonal annuals	Various per season
Inerts:	Decomposed Granite	

4. Off-Street Parking Standards

Refer to Zoning Ordinance Section 702 of the Phoenix Zoning Ordinance for Off-Street Parking standards with the following exception:

See Table 3 for additional applicable parking standards.

5. Shade

Site design and shade strategies should foster the attainment of goals found in the Phoenix Tree and Shade Master Plan (2010). The practice of “Right Tree, Right Place” and inclusion of structural shade are vital. Built elements such as utilities, vehicular circulation and other obstructions should be taken into consideration when identifying the specific locations and species of trees, mitigating the need for heavy pruning and disruption of its natural form.

A minimum of 50% of all pedestrian walkways shall be shaded by a combination of shade trees (at full maturity) and/ or building. Surface parking lots will provide a minimum of 15% shade cover through a combination of shade trees and/or shade canopies.

6. Lighting Standards

As depicted on Figure 8, Lighting Plan, existing streetlights are located along Pierce Street and 10th Street. The programming of activities and training occurs during both daytime and night-time hours. The Lighting Plan is intended to define planned new lighting locations to promote personal safety both on-site and off-site while disclosing to the adjacent property owners the intent to promote lighting at the Center. This Plan provides a depiction of the location of existing on-street lights along 10th Street and along Pierce Street while depicting the intent for placement of new lighting within the planned parking lot, at building entries and within the common area.

7. City Administered Design Guidelines

The New Pathways for Youth will comply with all Design Guidelines as defined within Section 507 Tab A of the City of Phoenix Zoning Ordinance.

8. Wall and Fences

Fences and walls shall conform to standards provided by the Phoenix Zoning Ordinance Section 703.

9. Sign Standards

Sign shall conform to standards provided within the Phoenix Zoning Ordinance Section 705 as amended.

10. Sustainability Guidelines

The “Leadership in Energy and Environmental Design” (LEED) Green Building Rating System is presently a voluntary standard for developing high-performance sustainable buildings. Designers of the New Pathways for Youth Center are strongly encouraged to incorporate current LEED standards for New Commercial Construction (LEED-NC) within the project. Key project areas to be reviewed in accordance with a LEED building certification include Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality and Design Innovation. A number of cities in the western United States have adopted local




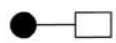

New Pathways for Youth

PLANNED UNIT DEVELOPMENT

FIGURE 8

LIGHTING PLAN

LEGEND

-  BUILDING MOUNTED FIXTURE (HEIGHT AS INDICATED)
-  LIGHTPOLE 15' HEIGHT
-  EXISTING LIGHTPOLE 32' HEIGHT

Subject to engineering and City review and approval.

SCALE: NTS



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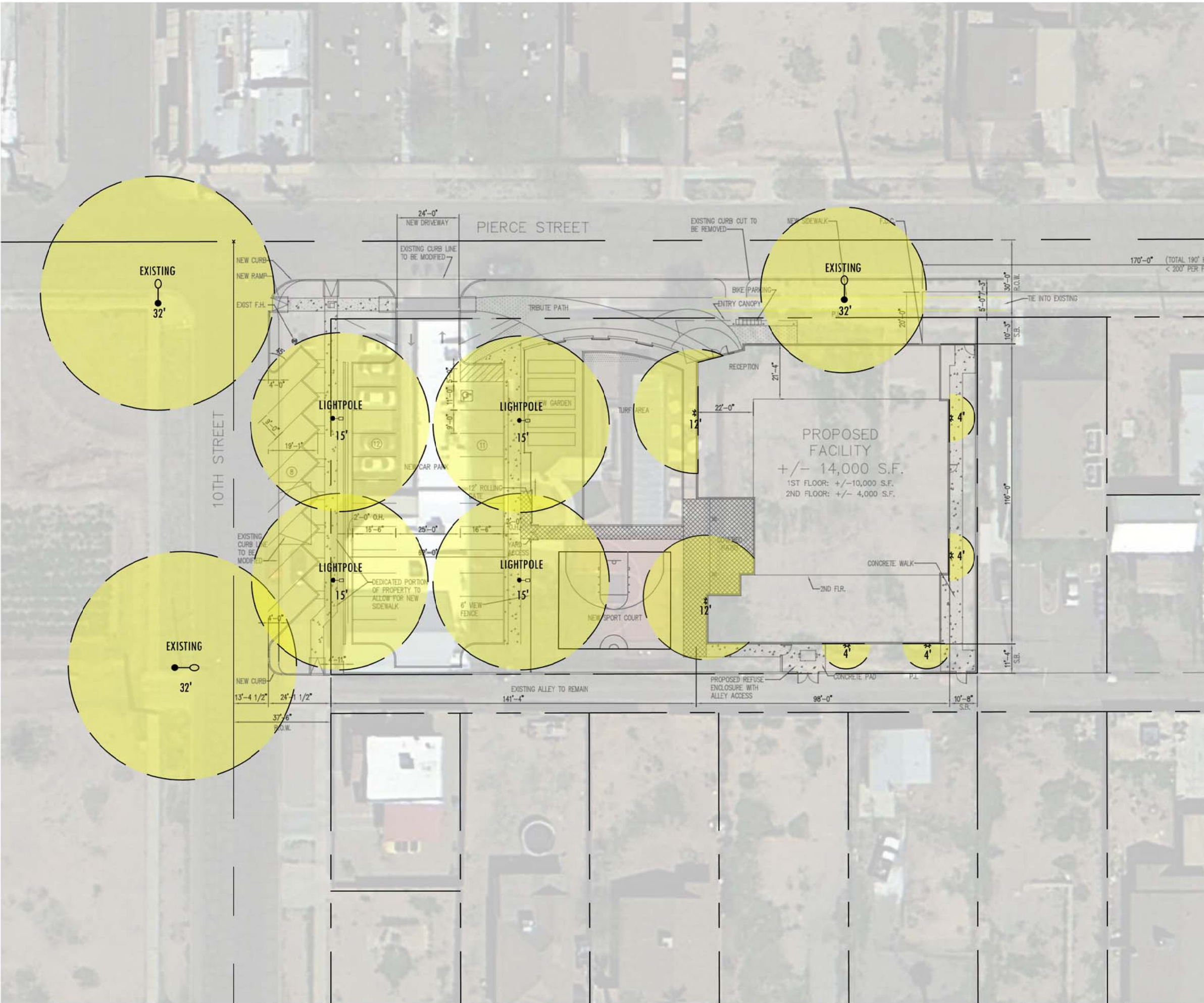
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green building guidelines and the trend is expected to continue at a growing rate. The New Pathways for Youth should be a development that recognizes this trend to formulate design goals and a basis of methodology for building elements and environmental systems. The design for the Center will incorporate a minimum of three of the following sustainability principles.

Sustainability guidelines that should be encouraged within the New Pathways for Youth PUD may include:

- a. Building designs that respond to the harsh southwest climate by incorporating materials and design methods suitable for the region;
- b. Orientation of buildings to recognize the value of human comfort zones, and surrounding buildings with appropriate landscaping and shading;
- c. Orientation of buildings and fenestration design to maximize solar benefits while minimizing the negative impacts of heat gain;
- d. Recognizing that sustainability methods are continually improving and evolving over time, encourage state-of-the-art sustainability methods and products as the project is phased;
- e. Encourage solar collection technologies for providing and storing energy as well as heated water systems for individual buildings;
- f. Strive to reduce project energy loads by addressing passive design elements (i.e. daylight, natural ventilation, materials solar mass properties) and active design elements (i.e. environmental conditioning methods, radiant heating and cooling, shared building systems).
- g. Strive for effective water usage and conservation methods in buildings by using low flow plumbing fixtures, energy efficient appliances and HVAC systems using minimal amounts of process water.
- h. Encourage the capture of gray water discharge from buildings for reuse for landscape irrigation;
- i. Encourage the use of "Smart" irrigation control systems;
- j. Encourage community gardens: providing green spaces, and provides residents with agricultural experiences.
- k. Noise mitigation: reduces the negative impacts from human-generated noise in the physical environment.

The selected sustainability standards will be defined as a part of the Preliminary Site Plan Review Process and implementation of the standards will be demonstrated within the construction documents reviewed, approved and enforced through the City of Phoenix plan review and inspection processes.

11. Infrastructure Standards

a) Circulation System

Pierce Street

Pierce Street is a local road that runs east / west and borders the north side of the property. A 30 foot wide south half street, with a 60 foot full street right-of-way was established under the Mount Pleasant Tract subdivision plat. This right-of-way width exceeds the current local street standard that calls for a 25 foot half street and a 50 foot full street. The Site Plan anticipates the development of a new driveway on this street to support the new parking area while maintaining the current curb line, maintaining on-street parallel parking, and maintaining the detached public sidewalk alignment.

10th Street

10th Street is a local road that runs north / south and borders the west side of the property. A 37.5 foot wide east half street, with a 75 foot full street right-of-way was established under the Mount Pleasant Tract subdivision plat. This right-of-way width significantly exceeds the current local street standard that calls for a 25 foot half street and a 50 foot full street. The Site Plan anticipates the development of new on-street diagonal parking while modifying the current curb line, and maintaining the detached sidewalk alignment.

b) Grading and Drainage

Based on a Development Pre-Application and notes provided by City of Phoenix Planning and Development staff, the proposed development has been granted a reduction in standard retention requirements because it is a re-development. The site will be developed in accordance with Section 32A-24 of the Grading and Drainage Ordinance where post-development discharges and post development times of concentrations will be less than pre-development conditions. Retention will be provided for the greater of the "First Flush" or the difference between pre-development and post-development runoff. Retention will be provided for this project within landscape areas and parking areas. Ponding for retention within parking areas will be limited to 0.5 feet in depth. Retention in landscape areas will include interior landscape areas and up to 50% of the landscape setback adjacent to the right-of-way. All retention facilities will be drained within 36-hours of a major storm event as required by the City of Phoenix Drainage Design Manual.

c) Water and Sewer Service

Wastewater Design

The proposed development will utilize the existing 8 inch sewer main found along the alley to the south of the property to provide sanitary service to the site. Four (4) inch sewer services (connected to the 8 inch sewer main) are currently available to provide service to the proposed development. The proposed sewer system design will conform to all applicable guidelines and standards described in the City of Phoenix Design Standards Manual for Water and Wastewater Systems. Depending on the final location of the building, the proposed development will utilize one of the 4 existing services.

Water Design

Existing 6 inch water mains found along 10th Street and Pierce Street are available to provide the proposed development with water service. The property is currently mapped with four 0.75 inch services, one 1.5 inch service and one 4 inch fire line. The proposed project will utilize the 1.5 inch service for domestic water supply and the 4 inch fire line for fire sprinklers if needed. The proposed water system design will conform to all applicable guidelines and standards described in the City of Phoenix Design Standards Manual for Water and Wastewater Systems.

Appendices

- Appendix A: PUD Area Legal Description (Gross Area)
- Appendix B: Context Plan and Site Photos
- Appendix C: Citizen Participation Efforts and Summary
- Appendix D: PUD Conditions of Approval

Appendix A: PUD Area Legal Description (Gross Area)

ZONING DESCRIPTION
New Pathways for Youth
Southeast Corner of 10th Street and Pierce Street

Lots 12 through 16 of Block 8, Mount Pleasant Tract as recorded in Book 2 of Maps, Page 9, Records of Maricopa County and portions of the abutting streets, located in the Southwest quarter of Section 4, Township 1 North, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the southeast corner of said lot 12;

Thence South 89°51'50" West, 287.50 feet along the south line of said lots 12 through 16 and the elongation of said south line to the monument line of 10th Street;

Thence North 00°00'00" East, 167.51 feet along said monument line to the intersection of 10th Street and Pierce Street;

Thence leaving said Intersection North 89°51'50" East, 287.50 feet along the monument line of said Pierce Street;

Thence leaving said monument line South 00°00'00" West, 30.00 feet to the northeast corner of said lot 12;

Thence continuing South 00°00'00" West, 137.51 feet along the east line of said lot 12 to the **POINT OF BEGINNING**.

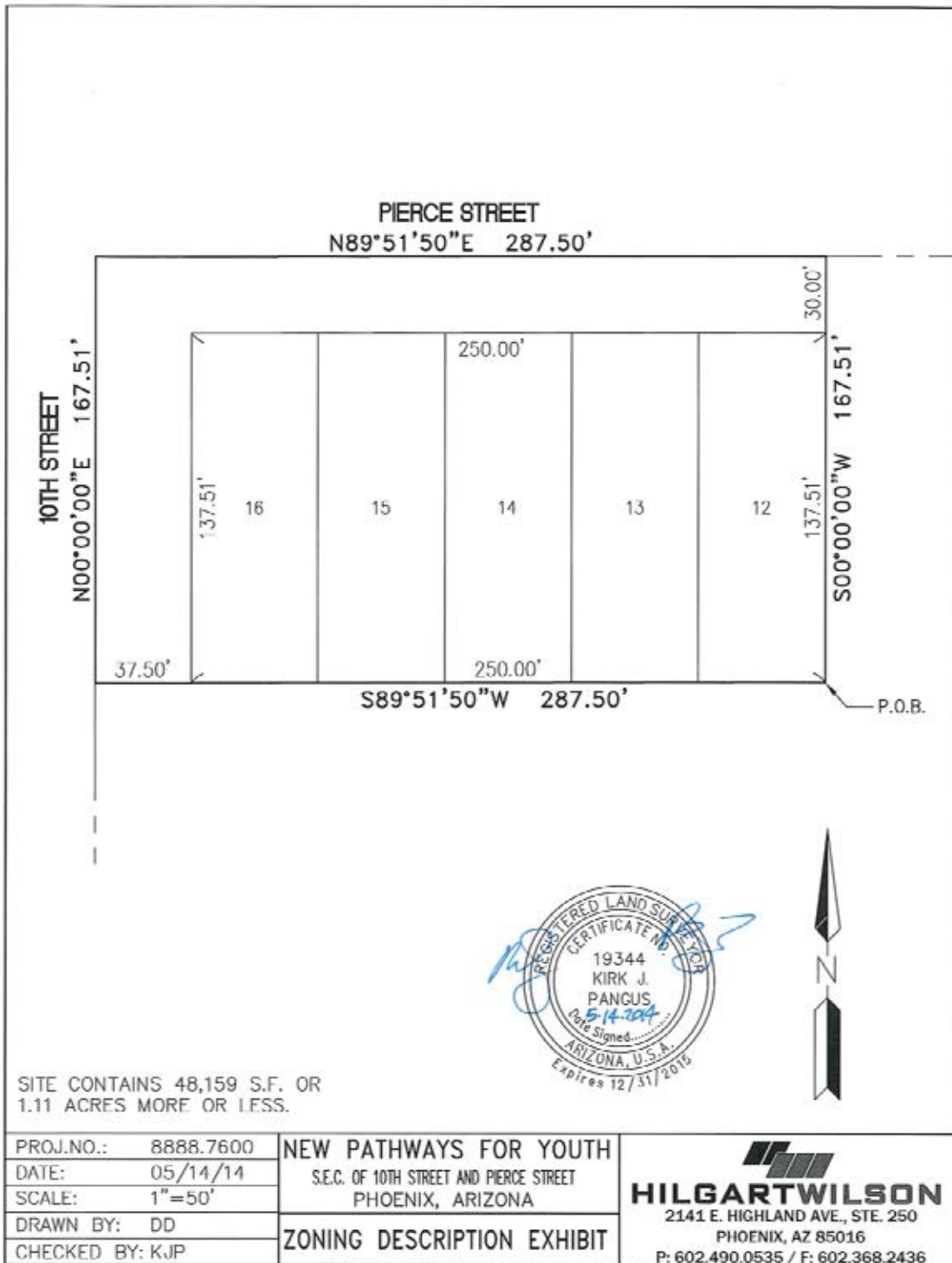
The above described parcel contains a computed area of 48,159 square feet or 1.11 acres, more or less and is subject to any easements, restrictions, or rights of way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the State, County and/or Municipality or any other land division restrictions.


Prepared by: HILGARTWILSON
2141 East Highland Avenue, Suite 250
Phoenix, Arizona 85016
Project No. 8888.76
May 2014



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SITE CONTAINS 48,159 S.F. OR
1.11 ACRES MORE OR LESS.

PROJ.NO.:	8888.7600	NEW PATHWAYS FOR YOUTH S.E.C. OF 10TH STREET AND PIERCE STREET PHOENIX, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE:	05/14/14		
SCALE:	1"=50'	ZONING DESCRIPTION EXHIBIT	
DRAWN BY:	DD		
CHECKED BY:	KJP		

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Appendix B: Context Plan and Site Photos



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NEW PATHWAYS CONTEXT PHOTOS

PHOENIX, AZ

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 www.lvadesign.com

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 Google earth



PHOTO 1 - LOOKING NORTH



PHOTO 2 - LOOKING EAST



PHOTO 3 - LOOKING SOUTH



PHOTO 4 - LOOKING WEST

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PHOTO 5 - LOOKING NORTH



PHOTO 6 - LOOKING EAST



PHOTO 7 - LOOKING SOUTH



PHOTO 8 - LOOKING WEST

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PHOTO 9 - LOOKING NORTH



PHOTO 10 - LOOKING EAST



PHOTO 11 - LOOKING SOUTH



PHOTO 12 - LOOKING WEST

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PHOTO 13 - LOOKING NORTH



PHOTO 14 - LOOKING EAST



PHOTO 15 - LOOKING SOUTH



PHOTO 16 - LOOKING WEST

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Appendix C: Citizen Participation Efforts and Summary

This Section is for the addition of collected public comments obtained during the Neighborhood meeting(s).

Appendix D: Planned Unit Development Conditions of Approval

This Section is reserved for the addition of any City Council conditions of zoning approval.