

Application for P.U.D. Rezoning

AVENIDA DE LOS NIÑOS

67th Avenue & West Clarendon Avenue
Phoenix, Arizona 85033

Zoning case no. Z-33-09-5

February 15, 2010

Revised April 22, 2010

Revised May 21, 2010



A Planned Unit Development (PUD) is intended to be a stand alone document to 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.

Principals and Development Team

I. Current Owners

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(as to approximately 8.0 acres)
- b. Valley of the Sun Young Men's Christian Association
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Attention: George Scobas
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(602) 257-5136 Fax
gxscobas@vosymca.org
(as to approximately 5.65 acres)
- c. Pioneer Preparatory School
a Challenge Foundation Academy
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Phoenix, Arizona 85018
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(as to approximately 4.65 acres)

2. Proposed Grantees of 7.99 Acres

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(as to approximately 6.0 acres)
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3. Development Team

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For purposes of this Application for P.U.D. Zoning, Architectural Resource Team, Inc. has been designated as the authorized agent of Valley of the Sun Young Men's Christian Association, Michael P. Grady has designated as the authorized agent of Maryvale Property, LLC and Jason Klonoski has been designated as the authorized agent for Pioneer Preparatory School.

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A. Purpose and Intent

Background and Purpose

In late 2005, a cash donation was received by National Christian Foundation Real Property, Inc. (“NCFRP”) for the purpose of acquiring, either directly or through an entity formed for that purpose, an 18.3-acre site near 67th Avenue and Indian School Road in Phoenix, Arizona (the “Property”). Title to the Property was taken in the name of Maryvale Property, LLC (“MLLC”), a Georgia Limited Liability Company having NCFRP as its sole member. MLLC is one of the applicants in this rezoning application.

The individual making this cash donation (the “Donor”) envisioned the transformation of a vacant and under-utilized parcel of realty into a vital community-oriented project which would raise the quality of life for every family in Maryvale by supporting their spiritual, physical, social and emotional needs. This cash donation was merely a seed planted by the Donor with the hope that other concerned citizens and organizations would rise to the challenge to provide excellence in every form of service to families in the Maryvale area and surrounding communities. This application represents the collaborative efforts of the applicants and the proposed grantees to achieve this goal and to create a development which will uphold spiritual and ethical values and will inspire and help others achieve their God-given potential.

In 2006, Valley of the Sun Young Men’s Christian Association (“YMCA”), one of the other applicants, became the second organization to invest its resources in this project. Approximately 5.65 acres was donated by MLLC to the YMCA and was developed as the Maryvale Branch YMCA that opened in the spring of 2008 on the northeast corner of 67th Avenue and Clarendon Avenue.

In November 2009, 4.66 acres of this remaining 12.65 acres was donated to Pioneer Preparatory School (Pioneer), the third applicant and is being developed for a charter K – 8 school to open in August 2010.

The remaining 7.99 acres were retained by MLLC for future development consistent with the goals described above.

MLLC and the YMCA have been meeting for several months with other community serving organizations to create a plan for collaborative development of the remaining 7.99 acres, along with the YMCA’s original 5.65 acres and Pioneer’s 4.66 acres, into an integrated campus of organizations that will provide educational, recreational, health, wellness, human, and social services together with individual and community economic development opportunities for Maryvale

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and its surrounding areas. The other presently participating organization (the “proposed grantee”) is Chicanos Por La Causa, Inc. (“CPLC”). This collaborative effort has been denominated as Avenida de los Niños.

In examining the zoning for the Property, the applicants determined that the current Planned Shopping Center (“PSC”) zoning would not permit some of the intended uses because of limiting factors such as office space ratios, building heights, setback requirements, etc. Additionally, certain uses permitted in PSC zones would not be compatible with the intent expressed by the Donor that all activities conducted on the Property be wholesome and family affirming. This has lead to this application for approval of Planned Unit Development (“P.U.D.”) zoning having the characteristics set forth in this application.

The deeds from MLLC to the YMCA and Pioneer contain, and the deeds from MLLC to each of the other participating organizations will contain, certain restrictions on uses that are permitted on the various parcels created out of the 18.3 acres. These deed restrictions also dictate in part the permitted uses that are set forth in this application.

Intent.

This P.U.D., to be know as Avenida de los Niños (sometimes referred to as the “Campus”), will house several neighborhood-oriented educational, recreational, health, wellness, human and social services, along with economic development uses, designed to be compatible with each other and to be beneficial to nearby residential districts.

The land is currently zoned P.S.C. This zoning district does not allow for the range of uses being sought by the applicants and also would permit certain uses that the applicants intend to exclude in order to maintain the wholesome and family affirming nature of the Campus.

When the Campus is fully developed and occupied, in addition to the YMCA and Pioneer’s School, it will include; offices for CPLC and other organizations who will lease space from CPLC; one, and possibly two, credit unions; various governmental offices such as Maricopa County Juvenile Probation, Phoenix Police Department, Maricopa County Office of Nutritional Services and Maricopa County Vital Records.

Even though parcels within the Campus will be separately owned by the YMCA, Pioneer and the other proposed grantees, establishing and maintaining a sense of continuity throughout the 18.3 acres of the Property is a critical component of creating a Campus feel. This will be accomplished in several ways including the following:

Building Design. Certain design themes and characteristics were established with the design of the recently-opened Maryvale Branch YMCA facility. This facility is the first project completed on the Campus and shall be the benchmark or standard for design intent for all development on the Campus. Individual building design for all remaining development on the Campus shall be required to incorporate design themes and characteristics used at the existing YMCA facility along with those elements established in the Design Guidelines created for this Campus.

It is not the intent of each building on the Campus to duplicate the YMCA facility, yet the design of each shall be required to create visual interest that compliments the YMCA building by the use of:

1. Creativity in massing and building articulation.
2. Creative use of materials, colors and textures.
3. Variation in building heights
4. Distinctive entry features
5. Decorative site and building lighting
6. Four sided architecture

Outdoor Areas. The Campus will include several outdoor areas that are intended primarily for recreational purposes. Two areas of note are the Miracle League Field, a baseball field for use by disabled children and a football/soccer field, which also serves as a common retention area. These two areas, along with other common areas on the Campus shall be made available to all of the organizations having a presence here. It is hoped that these areas can also be used for activities such as neighborhood picnics, health fairs and other community events in order to foster the sense of community with the surrounding residential areas. Pedestrian pathways, courtyards, landscape areas, shade structures, etc shall be incorporated into all individual site designs and coordinated throughout the Campus to further enhance the neighborhood concept and provide gathering places for neighborhood interaction. Barriers to free flow shall be kept to a minimum.

Signage. All signage on the Campus shall be of complimentary design and the owners are expected to share signage at the major entrances to the Campus. The Design Guidelines for the Campus shall establish parameters for all signage on Campus including building signs, monuments signs at entry points to the development and directional signs throughout the Campus. Additionally all signage will be in accordance with the guidelines in Chapter 7 of the Phoenix Zoning Ordinance.

Parking and Access. As an additional collaborative element, the owners and users of the Campus will also be sharing certain parking areas, drives and access points to the site with cross access and parking agreements to maximize the utilization of the entire Campus. The parking standards are further discussed

under Item K. Site Design for each development shall minimize the visual impact of parking areas through the use of landscape medians and islands, screen walls or landscape mounding.

Property Owners Association. The applicants are creating a property owners association (“POA”) in which all owners of parcels on the Campus will be members. The POA shall have the authority to enforce the P.U.D. requirements as well as the provisions of covenants, conditions, and restrictions (“CC&R’s”) that will be recorded concurrently with the approval of the P.U.D. zoning for the Campus and the Design Guidelines created for this development. All of this is intended to maintain the compatible physical nature of the Campus as well as enforce the community service uses permitted by the P.U.D.

B. Land Use Plan

The purpose of this P.U.D rezoning is to provide a campus of educational, recreational, health, human and social service organizations to benefit the surrounding community.

The YMCA currently owns approximately 6 acres of the total area to be included in the P.U.D. and Pioneer currently owns approximately 4 acres. The other organization acquiring and operating facilities within the P.U.D. will be CPLC. In addition are approximately 2 acres of common area referenced on the Site Plan as Tract A.

The specific designation of parcels and the facilities of each owner are set forth in the Site Plan attached as Exhibit 9 to this application.

C. Site Conditions and Location

The Property totals approximately 797,674 square feet or approximately 18.31 acres. The Property is shaped like a backwards L with frontage on Indian School Road (between approximately 64th and 66th Avenues), Clarendon Avenue (between approximately 64th and 67th Avenues, and 67th Avenue (north of Clarendon Avenue). One parcel of approximately 5.65 acres at the northeast corner of 67th Avenue and Clarendon Avenue is owned by the YMCA and is the site of its Maryvale Branch YMCA facility. Pioneer is developing approximately 4.66 acres fronting on Clarendon Avenue as a charter school and the remaining 7.99 acres is owned by MLLC and is vacant. Single family homes are adjacent along the eastern property line. Across Clarendon Avenue to the south is a branch facility of the Boys and Girls Club. Single family homes also front the south side of Clarendon Avenue A neighborhood shopping center located at the southeast corner of Indian School Road and 67th Avenue, anchored by a Fry’s grocery store is adjacent to the site. Commercial and residential development is adjacent to the site on the north and west and is further described in Item I.

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Approximately 5.99 acres of the MLLC land will be developed and the remaining 2.0 acres will be a common retention basin and soccer/football field.

The Property is generally flat and slopes gradually from northeast to southwest.

D. General Plan Conformance

The City of Phoenix General Plan shows that this land is designated for commercial uses. Though the owners and users that will be part of this development are primarily non-profit and governmental entities, the facilities and intended uses on the Campus are in concert with the uses allowed in General Commercial Districts. The uses shall generally be those applicable to C-2 commercial districts. However it should be noted that the list of permitted uses shall be established to comply with the requirements for a family friendly campus as prescribed by the CC&Rs.

E. Zoning and Land Use Compatibility

Existing Zoning and Land Uses on the Property: As stated earlier, it is the express intent of this development to provide a variety of educational, recreational, health, wellness, human and social services, and economic development uses, for the benefit of the adjacent community. The Property is currently zoned P.S.C. (Planned Shopping Center) and the YMCA was granted a special use permit for its Maryvale Branch facility to allow the operation of a private health club.

The YMCA 5.65-acre parcel was developed with a full service YMCA Branch consisting of approximately 30,000 square feet including fitness and locker room facilities, gymnasium, teen center, child care center, outdoor aquatics area, offices and meeting rooms, Maricopa County Juvenile Probation branch office, Phoenix Policy Department shift office, and Arizona Federal Credit Union branch. Construction of a Miracle League ball field has been completed using a grant from the City of Phoenix. The area for the Miracle League Field is part of the 5.65 acres already owned by the YMCA.

Pioneer has commenced construction of a charter school on its 4.66 acre parcel which will open in August 2010.

Existing Zoning and Land Uses Adjacent to the Property: The Property is surrounded largely by properties zoned C-2 (Intermediate Commercial) to the west and north, or R1-6 (Single Family Residential) to the east and south. The adjacent shopping center at the southeast corner of Indian School Road and North 67th Avenue, immediately north of the YMCA parcel, is zoned PSC.

The C-2 properties include a number of neighborhood commercial and retail businesses both as stand alone facilities and as part of retail centers. There are

a variety of tenants located within these retail centers including fast food restaurants, governmental service agencies (Department of Economic Security, Maricopa County W.I.C.) and general retail businesses including check cashing, food markets and a furniture store. Stand alone businesses include automotive service and repair, fast food restaurants, churches, medical offices and chiropractic centers. Across the street from the YMCA facility at the southeast corner of 67th Avenue and Clarendon Avenue is a Boys and Girls Club branch facility.

There is a large residential element from 59th Avenue to 75th Avenue, Camelback Road to Thomas Road. The majority of this residential element is single family housing although there are multi-family residential facilities at 67th Avenue and Clarendon Avenue and 71st Avenue and Indian School Road among others. There are several schools within the immediate area including Trevor Brown High School at 75th Avenue and Weldon, Estrella Middle School at 75th Avenue and Weldon and Maryvale High School at 59th Avenue and Osborn.

Existing and Adjacent Character. The area is comprised of established Phoenix residential neighborhoods supported by retail, educational and commercial facilities. The new YMCA Maryvale Branch facility has enjoyed very high usage by families and children since it opened in the spring of 2008 and the proposed owners and tenants of this P.U.D. will further enhance and support the residents of the surrounding community.

F. List of Uses

General: All permitted uses shall be conducted by organizations meeting the criteria set forth under Land Use Plan and in a manner that complies with all local, state and federal laws.

1. Permitted Uses: The following list contains those specific uses which shall be permitted as part of this P.U.D. development:

- a. Assembly Halls and Auditoriums.
- b. Bookstores.
- c. Charitable Institutions including offices and service delivery areas
- d. Churches or similar places of worship
 1. Fundraising or social events as a direct activity of churches or other religious organizations who are tenants or landowners on this P.U.D. are permitted.
- e. Child Care Facilities licensed by the State of Arizona
- f. Clinics, Medical, Dental and Chiropractic
- g. Coffee Shops.
- h. Credit Unions or other non-profit financial institutions
- i. Debt Counseling
- l. Employment service and job training centers.

- l. Governmental Agency offices
- m. Gymnasium and other indoor recreation and fitness facilities
- n. Laboratories, Medical and Dental
- o. Nursery and Preschool facilities
- p. Optical centers
- q. Orthopedic Appliances, sales, rental and service
- r. Offices, Medical, Dental, Professional and Social Service
- s. Outdoor recreation and aquatic facilities
- t. Outdoor assembly areas.
- u. Pharmacy
- v. Physical Therapy equipment, sales, rental and service
- w. Public and Private schools that offer a curriculum of general instruction
 - 1. Extracurricular events, such as athletic, social or fundraising events as a direct activity of schools as permitted in this P.U.D., when conducted on the same lot or on lots within this P.U.D.
- x. Schools: Primary, Secondary, Nursing, Medical Education, Special Needs

G. Development Standards

1. Development Standards Table

Unless otherwise specifically provided in this narrative, the following standards shall apply to this Planned Unit Development.

Building Setbacks:

Street:	25 feet (minimum)
Interior:	10 feet (minimum)
Buildings adjacent to residential Districts	50 feet (minimum)

Landscape setbacks:

East property line adjacent To residential district:	10 feet (minimum)
Setbacks along Clarendon Ave:	15 feet (minimum, 20 foot average)
Setbacks along 67 th Avenue:	25 feet (minimum)
Setbacks along Indian School Rd:	25 feet (minimum)

<i>Building Separation:</i>	Minimum distance between buildings on same parcel shall be 30 feet.
<i>Building Height:</i>	No building shall exceed fifty-six 56 feet including elevator shafts, mechanical equipment or other like uses.
<i>Lot Coverage:</i>	Lot coverage of buildings on any individual parcel shall not exceed 50 percent of the net lot area of that individual parcel.

2. Landscape Standards:

A comprehensive landscape theme and landscape palette has been developed for this P.U.D. application. This plan establishes the overall character for landscape and hardscape design, entry monument elements, common areas, exterior lighting, shading, etc. The use of xeriscape materials shall be required throughout this development.

- a. *Streetscape:* The character and spacing for streetscapes shall replicate the existing planting in place for the YMCA frontage. Quantity: Minimum 1 tree (2" caliper) per 30 lineal feet of frontage and 5 - 5 gallon shrubs per tree.
- b. *Property Lines:* For the eastern property line adjacent to residential development, the planting shall consist of groupings of trees with a ground plane of shrubs to match the approved planting for Pioneer. Quantity: Minimum 1 tree (2" caliper) per 20 lineal feet of frontage and 5 - 5 gallon shrubs per tree.

The western property line adjacent to the commercial development shall consist of a more naturalized informal landscape character when adjacent to the athletic field and walking paths. Quantity: Minimum 1 tree (2" caliper) per 20 lineal feet of frontage and 5 – 5 gallon shrubs per tree.

- c. *Building façade planting:* Areas directly adjacent to buildings shall be planted with a mixture of hedge rows and groundcover to break up the mass of the proposed architecture. The use of trees adjacent to the building entrances shall be encouraged to provide pedestrian shade areas. Quantity: Minimum 50% groundcoverage with a minimum of (1gallon) plant material. Areas that are excluded from the above quantities are areas where hardscape is directly adjacent to the building at

pedestrian gathering areas, and areas of active recreation such as playgrounds.

- d. *Pedestrian Entries/Gathering Spaces:* Main pedestrian entries shall be enhanced through the use of trees on Proposed Plant List, Exhibit 17, for shade, colorful shrubs and/or accents for visual interest. Quantity: Minimum of 15% of the hardscape area adjacent to main entrances (at full maturity of plant material) only shall be shaded with either, or a combination of, trees and/or awnings with a minimum of 3 qty. (2" caliper) trees within 75 feet of the main pedestrian entrance to the building and a minimum of 5 qty (1 gallon groundcover) per tree.
- e. *Parking areas:* A minimum of 10 percent of the interior parking areas exclusive of perimeter landscaping and all required setbacks shall be landscaped. Parking islands shall be at the end of each parking aisle and at approximately every 120 feet.

Landscape planters for single row of parking shall be a minimum of 120 square feet. Double rows shall be a minimum of 240 square feet.
Quantity: 1 tree per single island and 2 trees (1" caliper) per double islands with a minimum of 5 -5 gallon shrubs.

Each single parking island should be planted with one minimum 1" caliper (2 in double islands) with an understory of 5 qty. (10 in double islands) minimum 5 gallon to match the established landscape at the YMCA and the approved construction drawings for Pioneer.

- f. *Common and Retention Areas:* The main common/retention area on the site shall be the large grass area also to be used as a common sports field. This common area may also include a stabilized decomposed granite walkway with shaded ramadas to provide gathering areas for pedestrians and sheltered areas to watch sporting events.

3. Parking:

- a. *Off Street Parking:* Off street parking will be provided for all individual parcels within this development. All off street parking will be accessible from the adjacent public streets.
- b. *Shared Parking:* Shared parking agreements and cross access agreements between owners of individual parcels shall be established to assist each owner or tenant in providing adequate parking and circulation based on their needs.

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- c. Aisles: Maneuvering aisles for two-way traffic shall be a minimum of twenty-four (24) feet wide. Maneuvering aisles for one-way traffic shall be a minimum of sixteen (16) feet wide.
- d. Parking Space Sizes: Parking spaces within this development shall be a minimum of nine (9) feet by nineteen (19) feet.
- e. Parking Surfaces: All parking, driveway, drive entrances and maneuvering aisles shall have dustproof paving in accordance with Section 702 of the Phoenix Zoning Ordinance.
- f. Screening from Adjacent Property: All parking visible from adjacent streets shall be screened by use of a screen wall or landscaping. The screen wall or landscaping shall be a minimum of three feet high. An 8 foot high masonry screen wall shall be erected along the entire east property line adjacent to the existing residential properties.
- g. Curbs: All parking or maneuvering areas shall have minimum six (6) inch high concrete curb.
- h. Standards and Calculations: The parking standards for this submittal are established based on the needs of the individual users within the development. Parking calculations for this P.U.D. development shall be as follows:
 - 1. Child care facilities – 1 space per 300 s.f. of gross floor area
 - 2. Medical and Dental Offices - 1 space per 200 s.f. of gross floor area.
 - 3. Credit Unions – 1 space per 300 s.f. of gross floor area.
 - 4. Professional offices – 1 space per 300 s.f. of gross floor area.
 - 5. Medical and Dental Laboratories – 1 space per 200 s.f. of gross floor area.
 - 6. Nursery and Preschools – 1 space per three employees.
 - 7. Retail uses – 1 space per 300 s.f. of gross floor area.
 - 8. Charter Schools - 1 space per 3 employees including administrators, teachers and building maintenance personnel plus 50 spaces for high school student parking.
 - 9. Nursing or Medical Education Facilities – 1 space per 3 staff/faculty plus 1 space per 4 students.
 - 10. Outdoor recreation facilities – 15 spaces per sports field.
 - 11. Aquatic facilities – 25 spaces per pool
 - 12. Churches – 1 space per 3 seats or 1 space per 58 lineal inches of pew space
 - 13. Assembly halls and auditoriums – 1 space per 60 square feet.

- k. Off-Street Loading Spaces: Spaces for off-street truck loading and unloading shall be in accordance with the Phoenix Zoning Ordinance.

5. Shade

The use of shade structures has been established as part of the Design Guidelines. These shall be created not only for common areas but also for exterior areas within each development. The use of ramadas, landscape features, and canopy structures will all be available as options. A minimum of 50 percent of the sidewalks on site shall be shaded through the use of either trees, shade canopies, ramadas, building orientation or trellises.

6. Lighting

All site and building lighting shall be placed so as to reflect light away from adjacent residential properties and light levels at all property lines adjacent to residential properties shall not exceed one foot candle.

Site lighting shall be shielded and deflected away from adjacent residential properties.

Pole mounted parking light fixtures will be limited to 25 feet in height

Building mounted lighting will be limited to 20 feet above finish grade

Site photometrics will be required for all individual sites and coordinated among all parcels within the development.

H. Design Guidelines

Design Guidelines for the Avenida de los Ninos development are established to outline the expectations for all site and building development for the campus. These guidelines will address development standards to establish a constant and coherent direction for developers and stakeholders on the campus. These guidelines are intended to promote excellence in design that is responsive to existing development on the campus and to the surrounding neighborhoods.

The standards set forth in these guidelines are intended to provide general direction and guidance. The Basis for building and site design on this campus is the Maryvale Branch YMCA facility located at the southwest portion of this development. It is the intent that all development not copy or duplicate this existing facility, but rather respect the massing, building forms and shapes, colors and textures of this facility. It is understood that individual projects and

developments will need to incorporate design elements based on the end user and their specific requirements. Every project should achieve its full potential with respect to design and response to site and environmental conditions, contextual setting and respect the adjacent neighborhoods.

The guidelines need to be considered along with all applicable Federal, State and City of Phoenix codes, ordinances, policies and guidelines. However even though a design conforms to all regulatory standards does not mean that is appropriate for this campus development. Care must be taken by each stakeholder to address the requirements established herein and maintain harmony with adjacent development on the campus.

Overall concepts of these Design Guidelines will emphasize elements to create and enhance this 18 acre campus and the surrounding area.

Overall Design Concepts

Site and building design for Avenida de los Niños projects shall be accomplished in accordance with the following:

1. Create a cohesive development of neighborhood uses.

The purpose of the Planned Unit Development for which these guidelines are established is to create a campus of neighborhood medical, educational, governmental and social services for residents of the Maryvale community. The intent of these guidelines is to implement design intent and not dictate design solutions. This approach is intended to allow flexibility for the design professional while adhering with the intent of the guidelines.

2. Site Design

As all developments within this 18 acre campus will share and have access to, points of egress and common areas, and due to the need to provide a unified project for all developments, it is critical that site design address not only the design of individual parcels but the entire campus. Therefore the following elements need to be incorporated into all projects.

- Pedestrian oriented and not dominated by automobiles.
- Pedestrian paths need to connect individual developments within the site to existing residential neighborhoods and commercial developments.
- Building design should incorporate covered walkways, outdoor seating and gathering areas.
- Outdoor spaces should reflect careful planning and provide defined areas with well designed eating, lighting and landscaping.
- Plazas should be inviting and encourage pedestrian usage.

- Provide landscape berm or decorative screen walls at parking areas adjacent to streets.
- Provide convenient and inviting public access from the surrounding neighborhoods.
- Utility infrastructure including drainage and retention facilities.

3. Landscaping and Hardscape design

- Trees and shrubs should be located and spaced to allow for mature and long term growth.
- Where ever possible accent plantings should be used around building entrances and key common areas.
- Landscape materials should be selected to minimize hazardous litter and provide color and contrast.
- Where ever possible plantings should be used to screen less desirable visual features such as trash enclosures utility cabinets, etc.
- When ever possible explore opportunities for reclaimed water for irrigation.
- Care should be taken to provide landscape features, ramadas, etc.
- Consider use of alternative paving materials (pavers, stamped colored concrete, etc.) in common pedestrian traffic areas.

4. Common Areas

- Common areas should be easily recognizable and accessible and designed to promote landscape, lighting and hardscape themes that promote safety and harmony.
- Provide adequate shading by use of shade structures, landscaping, etc.
- Consider use of pavers or other alternative materials other than concrete for pathways and common areas.
- Connection to nearby transit facilities.

5. Architecture

- Architectural character of buildings should build upon and complement the character of the existing YMCA facility. No particular element or theme is being promoted but all buildings on the 18 acre campus must compliment each other and the surrounding development.
- Continuity among all buildings on the campus is essential and should contribute to community identity and levels of pedestrian activity.
- As established in the Zoning narrative, buildings will be no more than four stores or 56 feet in height.
- Building entries should be well defined and encourage pedestrian access.
- Changes in vertical and horizontal planes should be used to break up “box-like” appearance.

- Encourage use of variation in wall planes, wall height and roof heights to reduce perceived bulk or mass in buildings.
- Use of setbacks on upper stories is encouraged.
- All sides of buildings should be treated with variation in massing and articulation.
- Human scale should be enhanced through the use of color, shading and building articulation. Selection and placement of exterior building materials should provide visual interest at the pedestrian level.
- Respect the human scale and character of adjacent residential neighborhoods.

6. Lighting

- Lighting should be designed to provide ambiance, safety and security without spillover or glare on to adjacent residential properties.
- Use of energy efficient fixtures and technology.
- Use of lighting along pedestrian paths that provide security without unnecessary glare. Low voltage lighting at hardscape/landscape areas whenever possible.
- Parking lot lighting should have a minimal effect on surrounding properties and buildings.
- Light levels and lighting sources should be carefully chosen to provide optimum illumination without creating bright spots or excessive shadowing.

7. Signage

- Located so that it is clearly visible and sited so that information is easily located.
- Integrated into building and site environment so that information is clear but not a dominant feature.
- Avoid unnecessary clutter of multiple signs and resultant confusion of information.
- Use of appropriate scale, height and color to integrate with building and site design.
- Position signs so not to interfere with vehicular or pedestrian traffic.
- Coordinate signage with other site features.

8. Parking and Service Areas

- Locate trash and other service areas away from adjacent residential properties.
- Parking areas should have adequate lighting.
- Parking areas should be designed to screen vehicle lights from adjacent residential properties.

- Parking areas should be generously landscaped not just with islands at end of aisles, but with trees at every 6 spaces.
- Reciprocal access should be created to eliminate unnecessary access points and allow easy movement between individual developments on the campus.

I. Signs

Signage for this P.U.D., as with any commercial zoning district requires separate permitting. Criteria for site and building signage will be in strict conformance with Section 705 of the Phoenix Zoning Ordinance.

J. Sustainability Standards

All building and site design shall seek to reduce negative impacts on the environment, the health and comfort of building occupants, clients and visitors. Goals shall be established to reduce consumption of non-renewable resources, minimize waste and create a healthy, productive environment. Additionally, efforts shall be made to protect and conserve water and use environmentally friendly products.

All building and site design shall require the use of energy efficiency where practical and will focus on the following:

1. Thoughtful landscape design to incorporate native elements into the design
2. Minimize areas of vegetation disturbance, grading and retention areas.
3. Use of passive solar energy elements
4. Simplicity of design
5. Assess project costs as “long term assets” not short term construction costs.
6. Consideration of program elements including:
 - a. Density
 - b. Topography
 - c. Site views and building orientation
 - d. Opportunities for active or passive solar design
 - e. Use of alternative energy resources
 - f. Utility systems
 - g. Irrigation systems – use of gray water or collection areas
 - h. Climatic elements
 - i. Construction methods and materials

Specific criteria shall include but not be limited to:

1. Stormwater management: Post development 1.5 year/24 hr. peak

- Discharge rate and quantity shall not exceed the predeveloped.
- Heat Island - Non Roof: A minimum 30 percent of non-roof impervious surface areas shall be shaded within 5 years thru landscape maturation.
 - Heat Island – Roof: Roof to have a solar reflective value greater or equal to the value in table for a minimum of 75 percent of the roof

<u>Roof type</u>	<u>Slope</u>	<u>SRI</u>
Low slope	<2:12	78
Steep slope	>2:12	29

- Buildings shall be designed to use 20 percent less potable water than baseline fixture performance requirements of the Energy Policy Act of 1992.
- Each building site shall provide a designated recycled materials collection/disposal location for collection vehicles.
- Buildings systems specified shall be non-CFC based refrigerants for all building HVAC&R and fire suppression systems. System refrigerants shall have a 0 ozone depleting potential (ODP) and an environmental lifetime of less than 50 years.
- Building lighting systems shall at a minimum use occupancy sensors for and daylight responsive controls in all regularly occupied spaces within 15 feet of windows and under skylights for optimizing building energy performance. Use of these systems in existing buildings can be installed within 5 years.

K. Infrastructure

In order to provide a cohesive development of the entire 18.3 acres, strategic planning design of the projects infrastructure systems is vital. Careful thought must be given not only to the systems for each development, but how they integrate with each other. Additionally, consideration must be given to how circulation systems for vehicular and pedestrian traffic are integrated with the surrounding community to welcome employees, clients and visitors to the site.

- Circulation Systems:** Being situated at the intersection of two major streets, Avenida de los Niños is provided the luxury of easy accessibility. However with this development's addition of approximately 160,000 square feet of commercial development, educational and social service facilities to an already busy commercial core, it is imperative that traffic and circulation patterns are created to allow ease of access to all sites and buildings to continue.

A traffic impact study has been completed and will assist in the design of traffic control, site access and interior circulation systems.

In addition the traffic study will identify current and future public transportation to the project.

Pedestrian circulation not only within the project and also from surrounding residential neighborhoods is an important element in the overall site design. This shall be accomplished by the use of ramadas and other shade elements, plazas, courtyards and other common gathering areas.

2. Grading and Drainage design will include the use of a common area (football/soccer field) to allow for flexibility in individual site design without having to allow for small scattered retention areas. These areas within each site can now be used as common areas for pedestrian enjoyment.
3. Water and Wastewater systems: Water and wastewater infrastructure for this project will be connected to existing waste and water lines on Indian School Road, 67th Avenue or Clarendon Avenue. Even though each project will have its own connection to these lines, a master water and wastewater design will be done to assure adequate capacity for each site.

L. Phasing Plan

Specific phasing is not being contemplated as part of this development, however the timing of building permit applications and construction start times for each site will occur as individual owners have funding in place to proceed. Infrastructure development will be designed to accommodate all building development as shown on the Master Site plan. Tie-in to individual buildings will then be completed as each site is developed.

M - EXHIBITS

EXHIBIT 1 – COMPARATIVE ZONING STANDARDS

Building Setbacks:

Front Yard	25 feet (minimum)
Side Yard	10 feet (minimum)
Rear Yard	20 feet (minimum)
Adjacent to residential districts	50 feet (minimum)

Landscape Setbacks:

Adjacent to parking areas	Six (6) times lot frontage measured in square feet between public right-of-way building or structure
Along east property line adjacent to residential	10 feet (minimum)
Along Clarendon Avenue	20 feet (minimum)
Along Indian School Road	25 feet (minimum)

Building Height: Eighty-four (84) feet (maximum)

Lot Coverage: Fifty (50) percent (maximum)

A portion of Government Lot 1 of Section 30, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the brass cap flush marking the Northeast corner of said Government Lot 1 from which the brass cap in handhole marking the Northwest corner of said Section 30 bears South 89 Degrees 51 minutes 00 seconds West 1153.71 feet, said line being the north line of said Government lot 1 and the basis of the bearings in this description;

THENCE South 00 degrees 48 minutes 01 second West 65.01 feet along the East line of said Government Lot 1 and also the West line of SUNSET KNOLL UNIT FOUR, as recorded in Book 94, page 9, records of Maricopa County to the POINT OF BEGINNING:

THENCE continuing South 00 degrees 48 minutes 01 seconds West 1252.79 feet along said West line to the Southeast corner of said Government Lot 1 and also the Northeast corner of Maryvale Terrace No. 52, as recorded in Book 179, page 42, records of Maricopa County, Arizona;

THENCE South 89 degrees 52 minutes 58 seconds West 1000, 55 feet along the South line of said Government Lot 1 and the North line of said MARYVALE TERRACE NO. 52;

THENCE North 71 degrees 40 minutes 56 seconds West 94.87 feet to a line 30.00 feet North of and parallel with the South line of said Government Lot 1;

THENCE South 89 degrees 52 minutes 58 seconds West 14.20 feet along said parallel line to the beginning of a tangent curve to the right having a radius of 12.00 feet;

THENCE Northwesterly along the arc of said curve through a central angle of 91 degrees 05 minutes 19 seconds an arc distance of 19.08 feet to a line 40.00 feet East of and parallel with the West line of said Government Lot 1;

THENCE North 00 degrees 58 minutes 17 seconds East 415.56 feet along said parallel line to the Southwest corner of Parcel 3 of INDIAN PARK PLAZA, the following five courses and distances:

THENCE North 89 degrees 51 minutes 00 seconds East 622.07 feet;

THENCE North 44 degrees 51 minutes 00 seconds East 90.00 feet;

THENCE North 00 degrees 09 minutes 00 seconds West 82.33 feet;

THENCE North 45 degrees 46 minutes 03 seconds East 116.97 feet;

THENCE North 00 degrees 46 minutes 03 seconds East 591.99 feet to a line 40.00 feet South of and parallel with the North line of said Government Lot 1;

THENCE North 89 degrees 51 minutes 00 seconds East 313.57 feet along said parallel line to a line 37.00 feet West of the East line of said Government Lot 1;

THENCE South 44 degrees 40 minutes 29 seconds East 9.82 feet to a line 30.00 feet West of and parallel with the East line of said Government Lot 1;

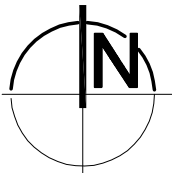
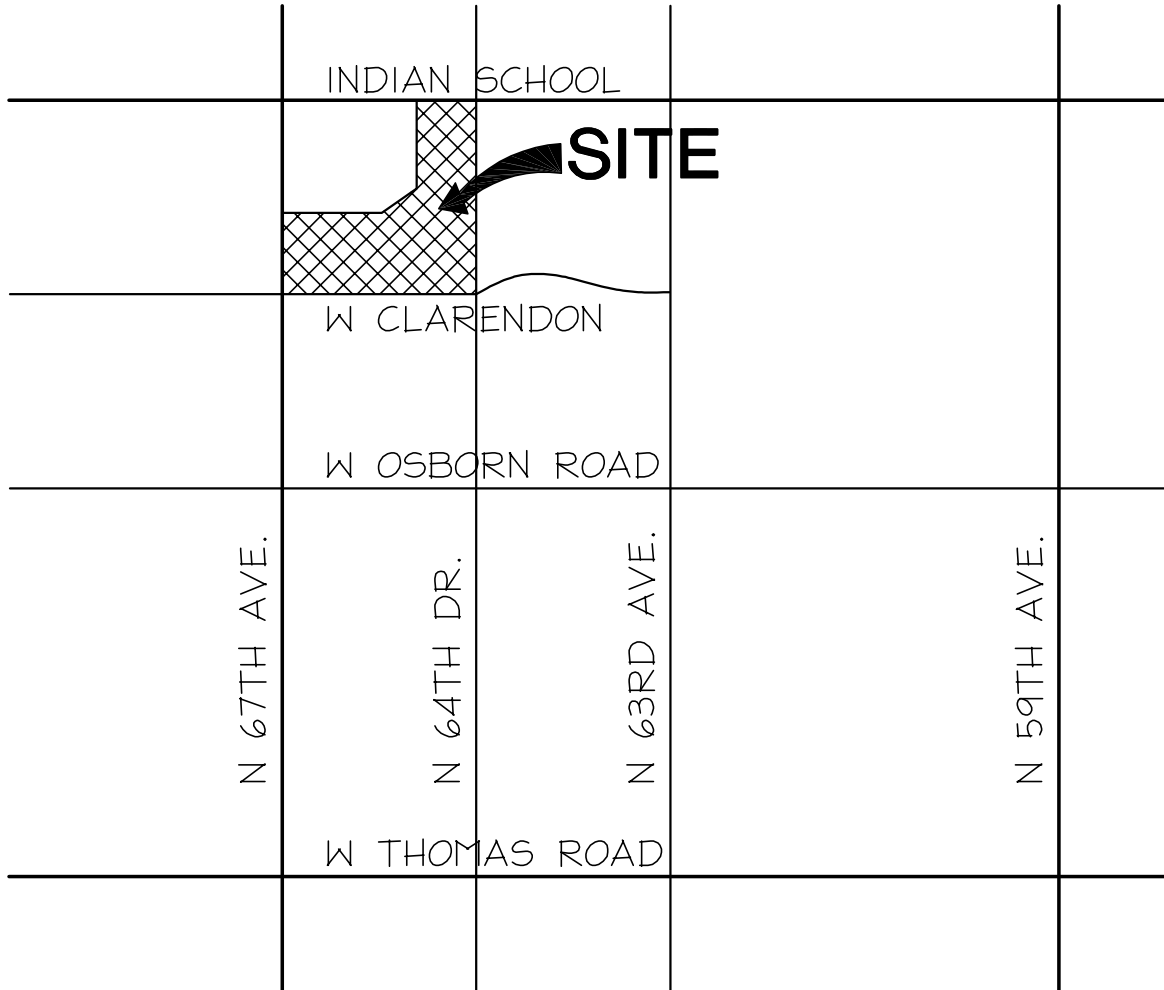
THENCE South 00 degrees 48 minutes 01 seconds West 18.00 feet along said parallel line to a line 65.00 feet South of and parallel with the North line of said Government Lot 1;

THENCE North 89 degrees 51 minutes 00 seconds East 30.00 feet along said parallel line to the POINT OF BEGINNING.

COMPRISING 18.662 acres or 812,921 square feet more or less, subject to all easements of record.

EXHIBIT 2 - LEGAL DESCRIPTION

EXHIBIT 3



VICINITY MAP

NTS

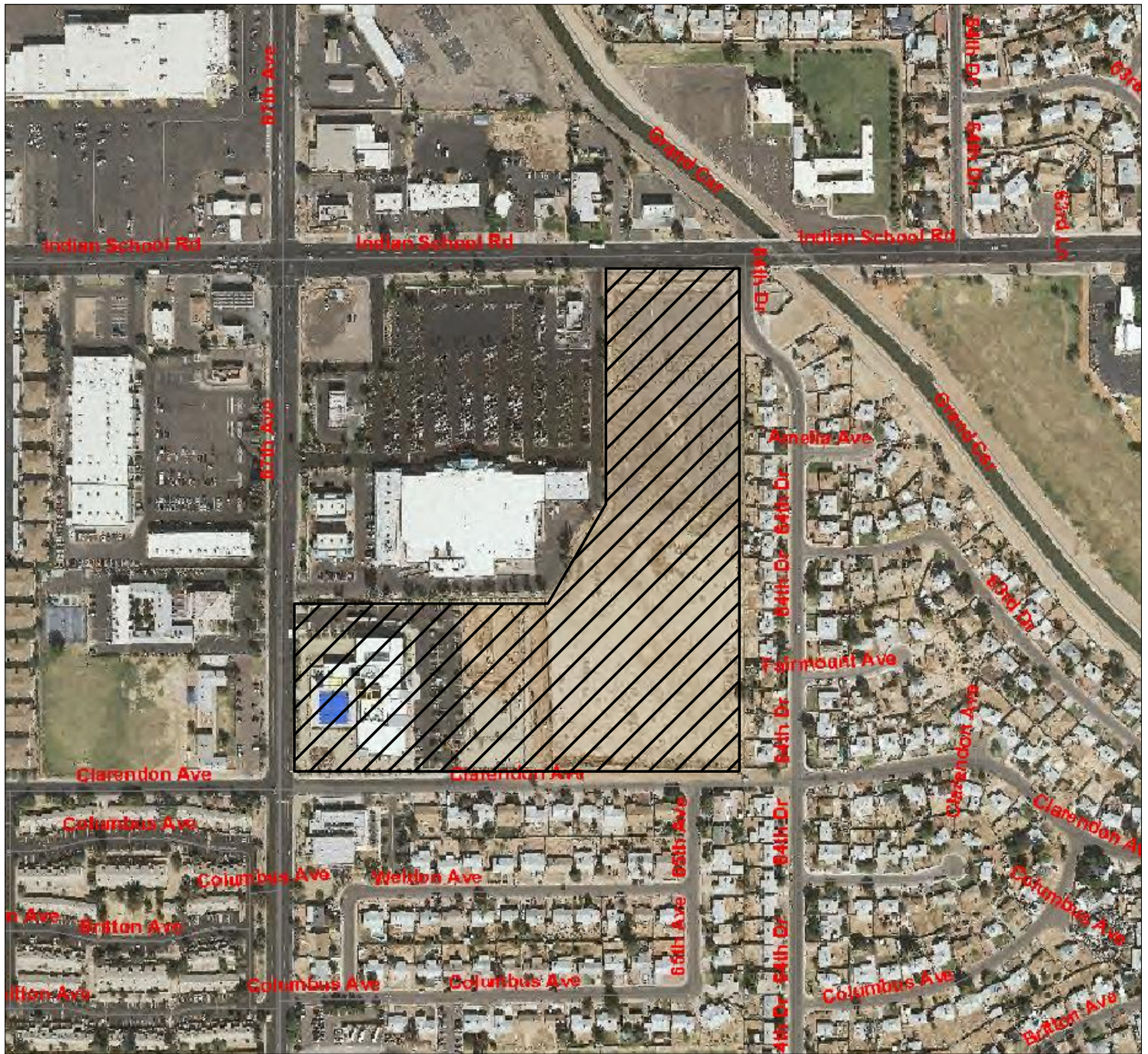


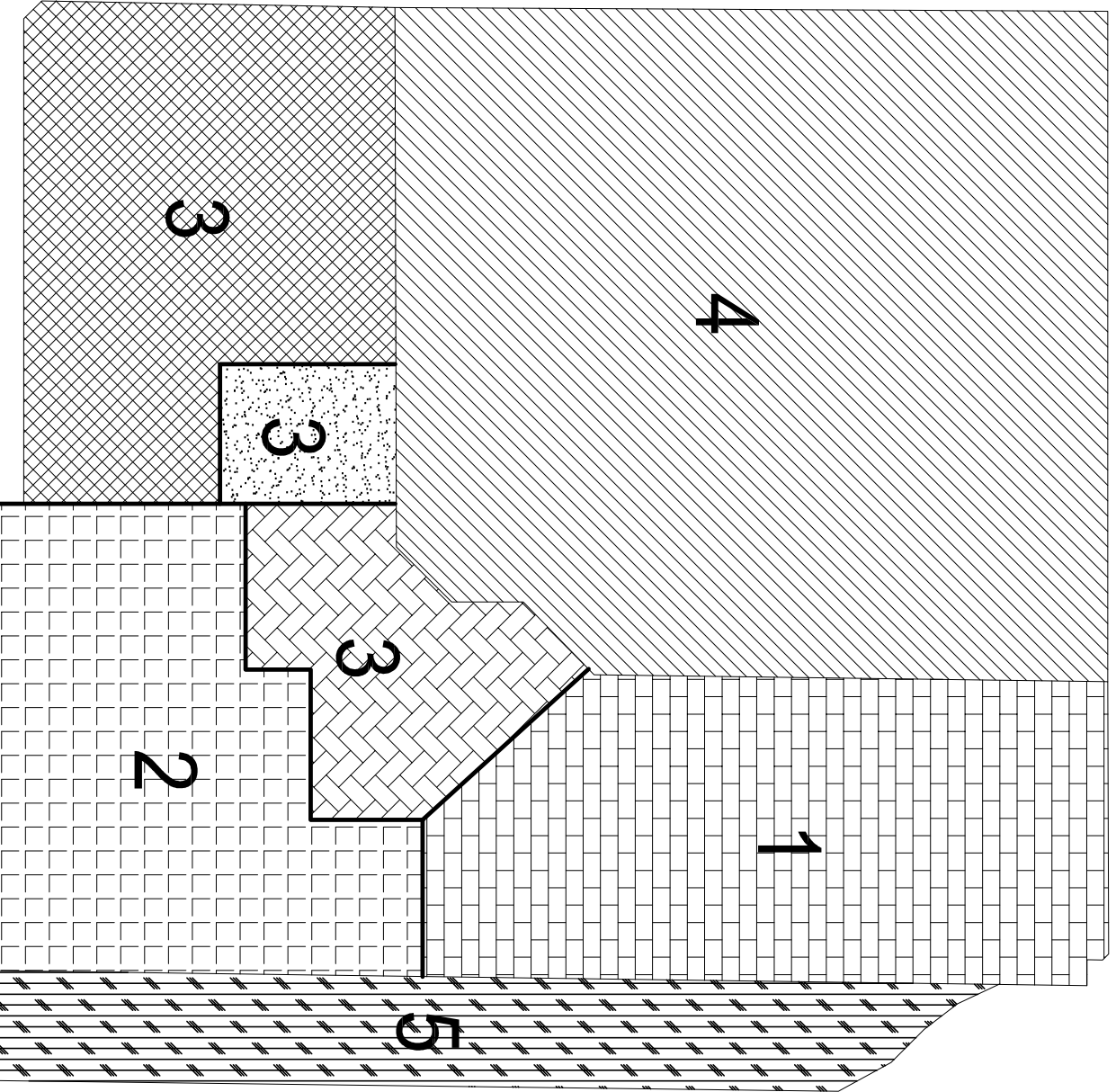
EXHIBIT 4 - AERIAL PHOTO

WEST INDIAN SCHOOL ROAD

LEGEND

- 1 SOCIAL SERVICES
- 2 EDUCATION
- 3 RECREATION
- 4 EXISTING RETAIL
- 5 EXISTING RESIDENTIAL

NORTH 67TH AVENUE



NORTH 64TH DRIVE

CLARENDON AVENUE

LAND USE PLAN

EXHIBIT 8

W. INDIAN SCHOOL ROAD

SECTION 2472.6
DRIVE 1

DRIVE 2

DRIVE 3

DRIVE 4

DRIVE 5

DRIVE 6

DRIVE 7

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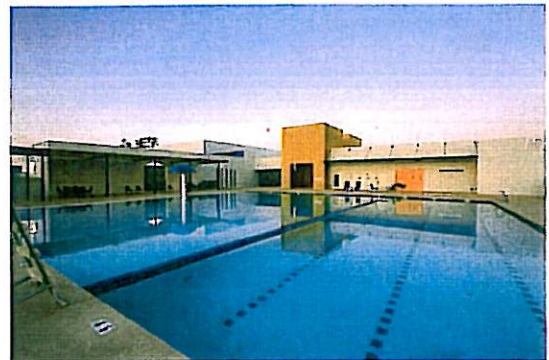
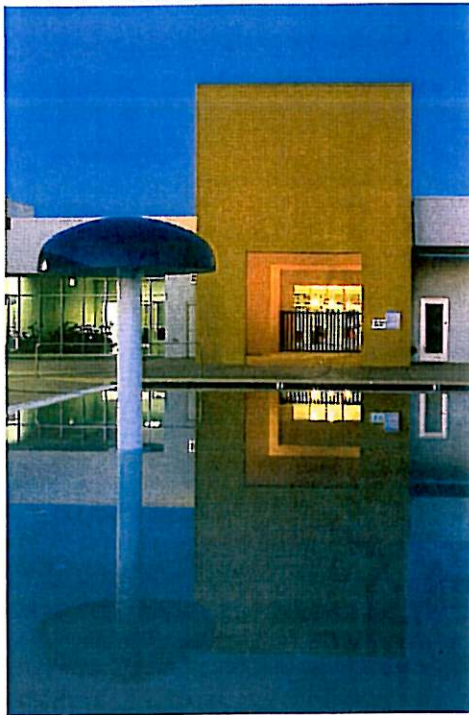
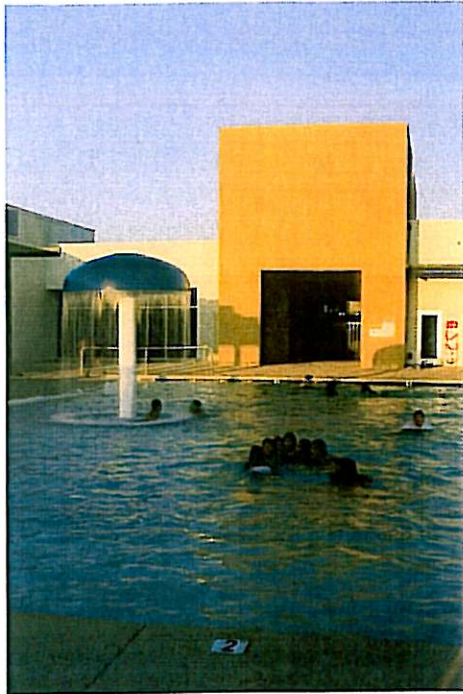
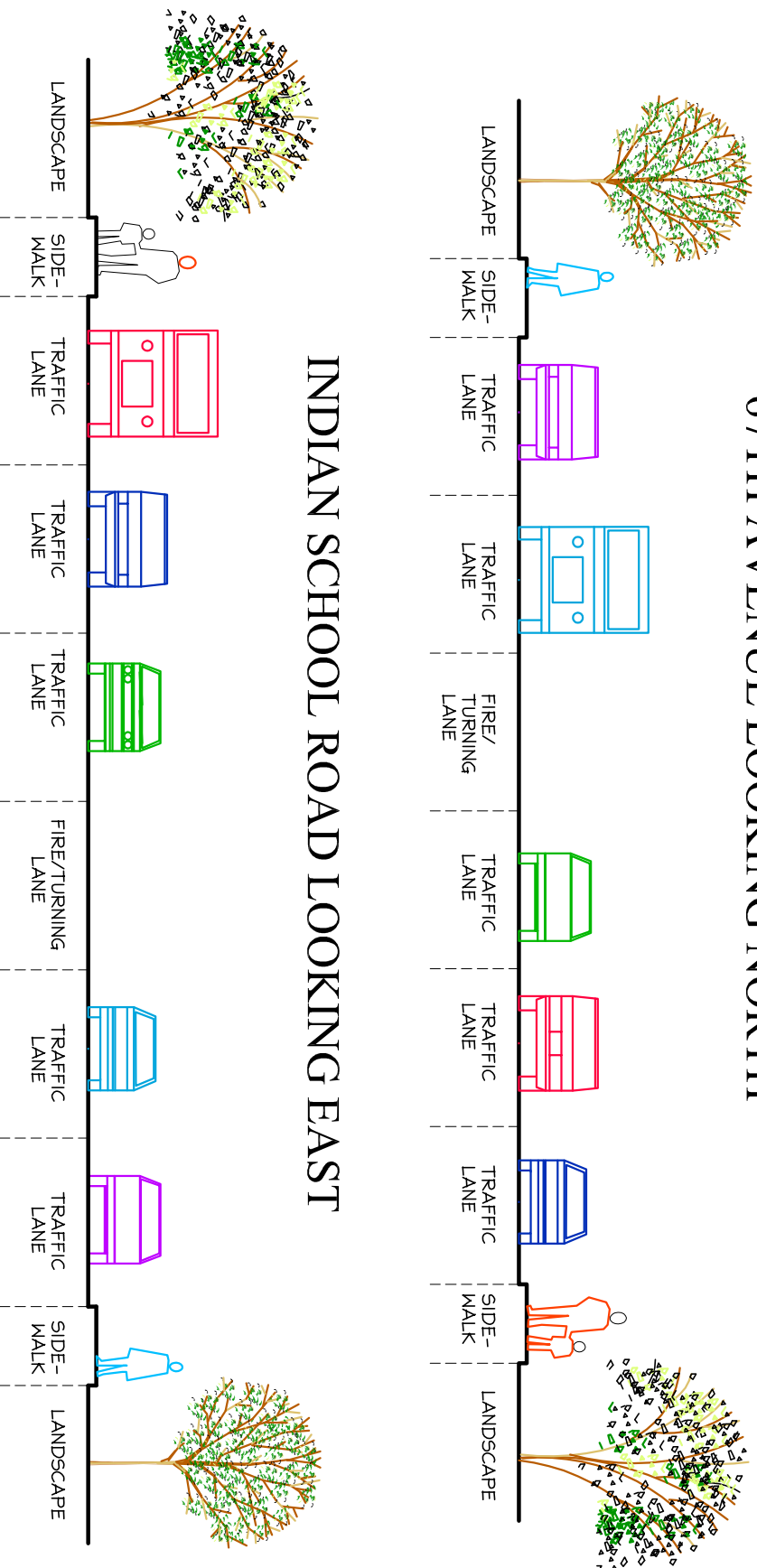
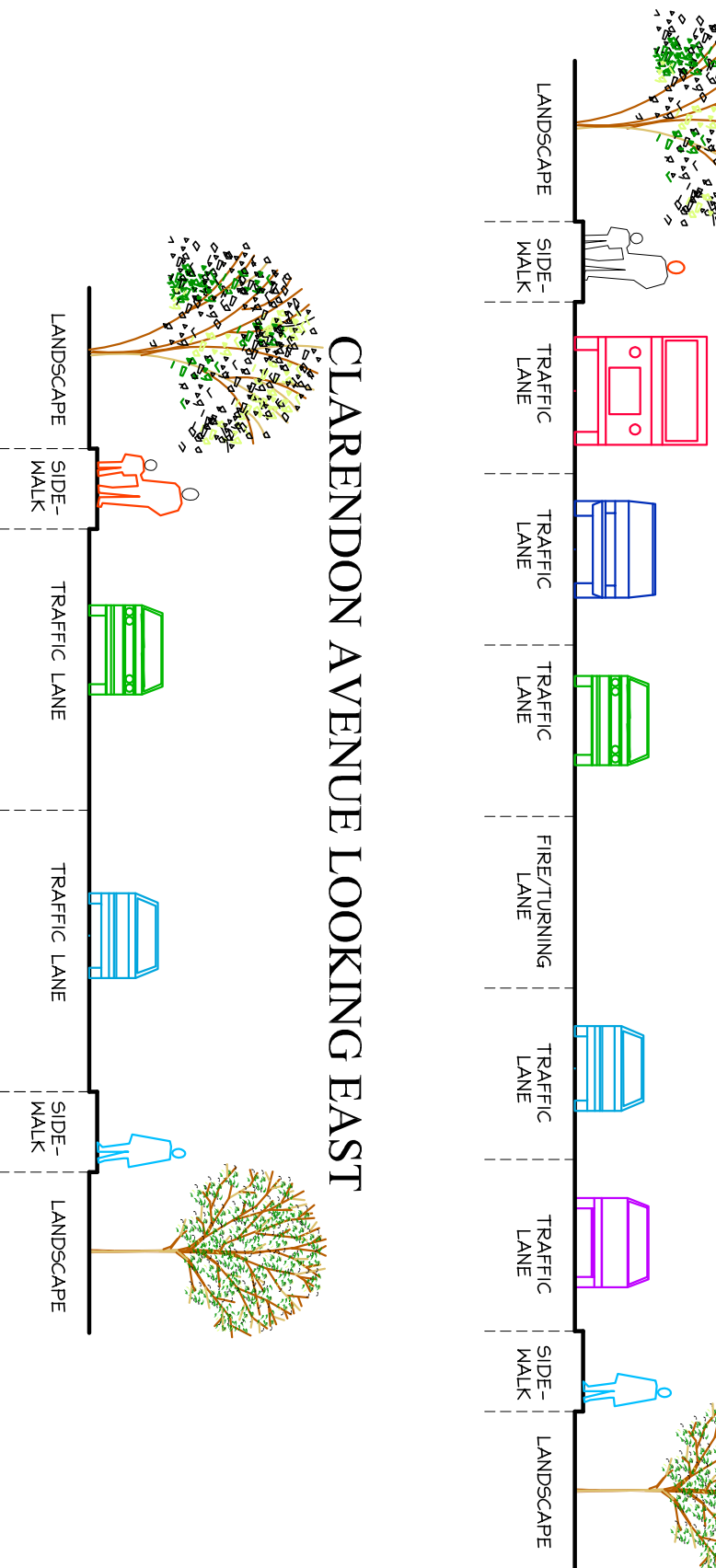


EXHIBIT 10

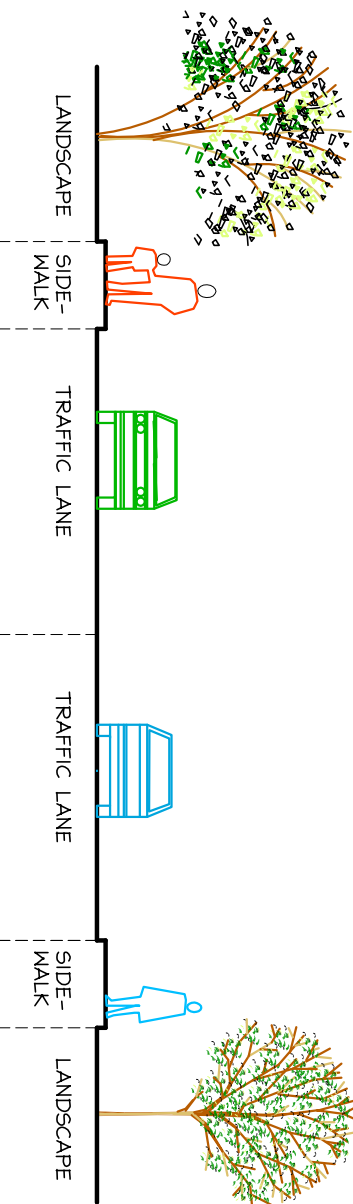
67TH AVENUE LOOKING NORTH



INDIAN SCHOOL ROAD LOOKING EAST

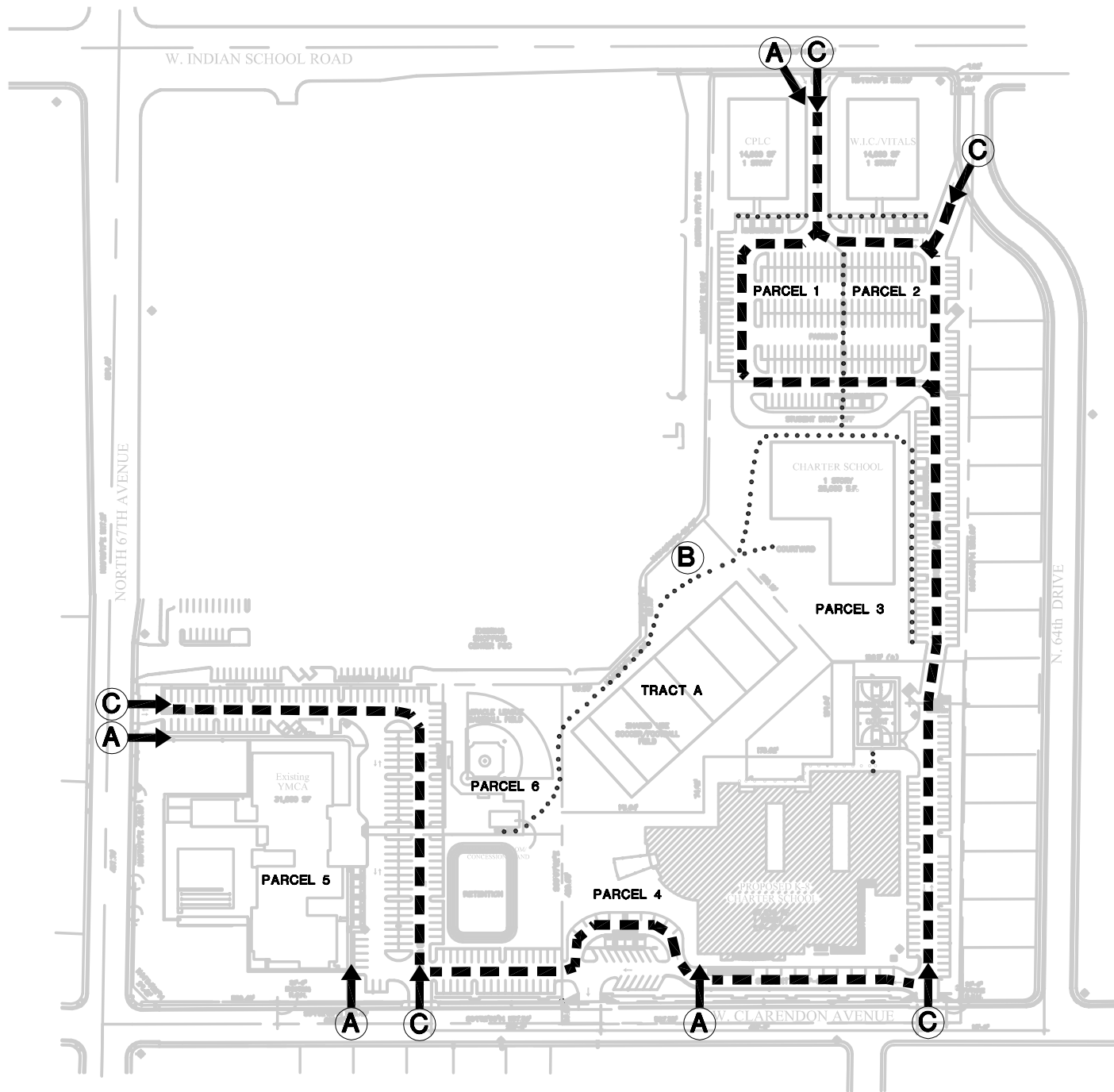


CLARENDON AVENUE LOOKING EAST



STREET CROSS SECTIONS

EXHIBIT 12



- A. PEDESTRIAN ACCESS FROM STREETS
- B. PEDESTRIAN ACCESS WITHIN SITE
- C. VEHICULAR ACCESS FROM STREETS

EXHIBIT 13

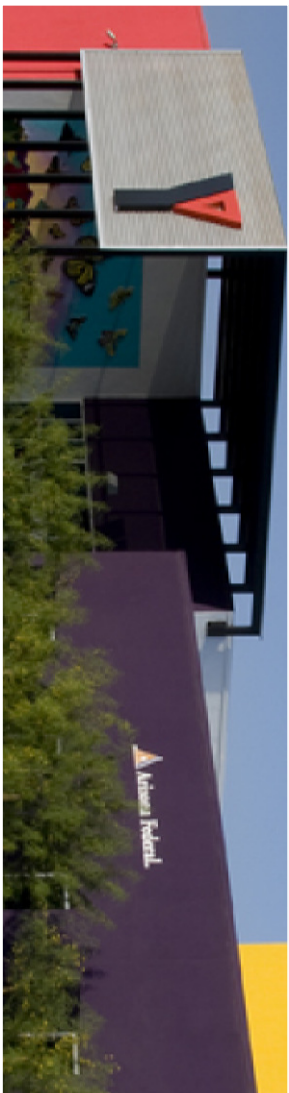
CIRCULATION PLAN

N.T.S.

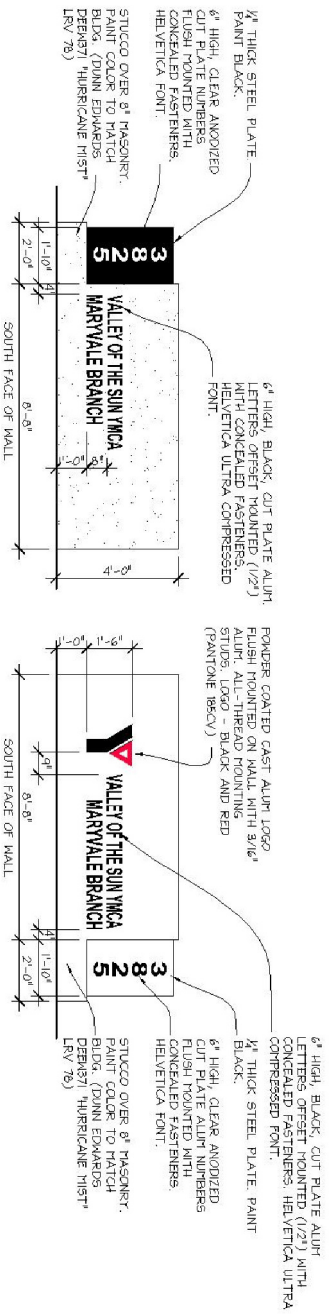




BUILDING ADDRESS SIGNAGE






BUILDING SIGNAGE



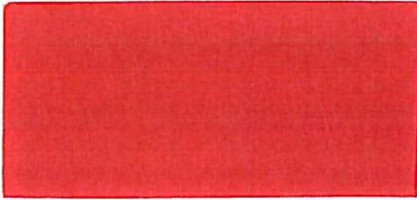

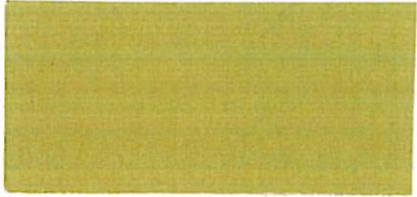


MONUMENT SIGNAGE

COLOR PALATE






















FIELD COLORS

 <p>DUNN EDWARDS FINE GRAIN DE6213</p>	 <p>DUNN EDWARDS PIGEON GRAY DE6214</p>	 <p>DUNN EDWARDS BISON BEIGE DEC750</p>
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ACCENT COLORS

 <p>DUNN EDWARDS RED ICON DEA104</p>	 <p>DUNN EDWARDS YELLOW SUMMER DEA118</p>	 <p>DUNN EDWARDS SPRING MARSH DE5487</p>	 <p>DUNN EDWARDS BEADED BLUE DE5909</p>	 <p>DUNN EDWARDS TEA BAG DE6062</p>
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PROPOSED PLANT LIST

<u>TREES</u>	<u>SIZE / COMMENTS / QTY</u>
 EXISTING TREE (TO REMAIN)	
 PROSOPIS X 'AZT HYBRID' 'AZT HYBRID' MESQUITE	36" BOX / 2.50" CAL. / LOW-BREAKER / MATCHED
 PARKINSONIA PRAECOX X 'AZT HYBRID' 'AZT HYBRID' PALO BREA	36" BOX / 2.50" CAL. / LOW-BREAKER / MATCHED
 PARKINSONIA X 'DESERT MUSEUM' 'DESERT MUSEUM' PALO VERDE	36" BOX / 2.50" CAL. / LOW-BREAKER
 ACACIA FARNESIANA SWEET ACACIA	24" BOX / 1.50" CAL. / LOW-BREAKER
 ULMUS PARVIFLORA EVERGREEN ELM OPTION: FAN-TEX ASH	24" BOX / 1.50" CAL. / STANDARD
<u>SHRUBS</u>	
 CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5 GAL.
 MUHLENBERGIA RIGIDA 'NASHVILLE' GRASS	5 GAL.
 RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL.
 SENNA ARTEMISIOIDES FEATHERY CASSIA	5 GAL.
 SIMMONDSIA CHINENSIS 'COMPACTA' COMPACT JOJOBA	5 GAL.
 LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' 'RIO BRAVO' SAGE	5 GAL.
 LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' 'CIMARRON' SAGE	5 GAL.
<u>GROUNDCOVERS</u>	
 ERICAMERIA LARICIFOLIA TURPENTINE BUSH	1 GAL. EACH
 LANTANA M. 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL. @ 3' O.C.
 ROSMARINUS OFFICINALIS 'PROSTRATA' TRAILING ROSEMARY	1 GAL. @ 3' O.C.
 MYOPORUM PARVIFOLIUM COMPACT MYOPORUM	1 GAL. @ 3' O.C.
 JUSTICIA CALIFORNICA CHUPAROSA	1 GAL. @ 3' O.C.
DG DECOMPOSED GRANITE SIZE AND COLOR TO MATCH NEIGHBORING YMCA	2" THICK TYP.
 'MID-IRON' HYBRID SOD	N/A
 STABILIZED DECOMPOSED GRANITE 1/4" MINUS 'EXPRESS BROWN'	2" THICK TYP.
 INTEGRAL COLOR CONCRETE OPTION: PAVERS	COLOR AS SELECTED

GENERAL NOTES

1. ALL PLANTING AREAS TO HAVE DECOMPOSED GRANITE, SIZE AND COLOR TO MATCH EXISTING, APPLIED OVER PRE-EMERGENT PER MFG. SPECS, 2 APPLICATIONS, MIN.
2. ALL HEADER TO BE CONCRETE, 'CREATIVE CURB' OR EQUAL.
3. ALL TURF TO BE 'MID-IRON' HYBRID SOD