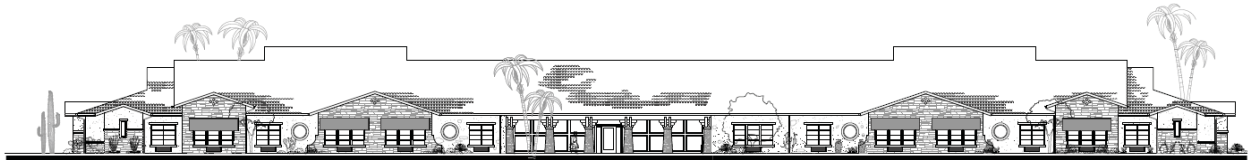


SHADOW MOUNTAIN MEMORY CARE



DEVELOPMENT NARRATIVE
Z-64-17-3

32ND STREET AND CHERYL DRIVE



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**Planning & Development
Department**

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PLANNED UNIT DEVELOPMENT DISCLAIMER

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

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SHADOW MOUNTAIN MEMORY CARE PLANNED UNIT DEVELOPMENT NARRATIVE

A. PURPOSE AND INTENT

1. PROJECT OVERVIEW

Onelife Development, LLC is requesting to rezone the 3.72 acre parcel (APN #165-27-077) located at the southwest corner of 32nd Street and Cheryl Drive (the "Property"). The site is currently zoned R1-10 and is located in the Paradise Valley Village and Council District 3 of the City of Phoenix. The Property directly fronts onto Cheryl Drive and is currently home of the Exaltation of the Holy Cross Orthodox Church.

This Development Narrative outlines the request to rezone the Property from R1-10 to Planned Unit Development ("PUD") for the development of an Assisted Living/Memory Care center. The one story development is composed of four wings each acting as a small neighborhood joined by two separate and individual common use "core" areas in the center of the development that have two landscaped courtyards. The building interior design provides for an abundance of amenities, which include the following: common dining spaces and serving areas for shared meals, fire side lounge, fitness and activity center, spa, beauty salon/barber shop, private dining for family events and a central kitchen for chef inspired meals. The PUD supports a design that has been constructed with attention to the single-family neighborhood to the west, as well as creating a safe environment for its residents on a site that is fronting an arterial and the frontage road entrance onto the SR-51.

This Memory Care center is as low-impact of a development that can be built at this site. The Property is not conducive to single-family development because of the frontage onto 32nd St and the freeway frontage road. Multi-family development and commercial development is too intense because of the immediate location to single-family. The architecture of this Memory Care center has been created to reflect a single-family home. The one-story center is reflected upon this narrative's development and landscape standards and the above and beyond approach to design guidelines and sustainability. The look and feel of the center will integrate effortlessly with the adjacent neighborhood.

There are currently approximately 30,000 Assisted Living centers in the United States. They are vital to supporting population centers such as the Paradise Valley Village. It has been determined that there is a significant need for additional memory care units for senior adults in the City of Phoenix and the Paradise Valley Village. These types of residential developments have minimal impact on traffic and adjacent neighborhoods. They have zero impact on schools and surrounding city services.

The Shadow Mountain Memory Care center will serve the Village and City of Phoenix, and will provide substantial benefits to the area. Besides meeting an unmet demand for senior living options, it will improve the site with developed, lush landscaping and architecture, which will potentially enhance surrounding Property values; create new local job opportunities; and develop the property in a manner that is consistent with the neighborhood and surrounding area. This is an ideal use for the Property.

2. ONELIFE DEVELOPMENTS

Zack Falk is a third generation owner-operator that builds/develops assisted living and memory care centers across the country. The company has built, owned and/or operated around 40 buildings mostly in Oregon, Washington, California, Kansas, Colorado, Wyoming, and Texas. The company started in Oregon and is now based in Denver, Colorado. It's a family run business that has close ties and relationships, as well as personal attachments to assisted living and memory care centers. This will be the first development built in Arizona by Onelife.

3. PROJECT GOALS

The Shadow Mountain Memory Care Center's primary goal is to meet the unmet demand of senior living and memory care in the area, while preserving the character of the adjacent neighborhood and surrounding properties. The goal is to establish a development that will be aesthetically pleasing, improve the site, and will meet the needs of surrounding area residents and their families, who can benefit from an assisted living / memory care center.

The goal of this PUD is to ensure compatibility with surrounding properties through the transformation of the Phoenix Zoning Ordinance standard provisions into a tool that facilitates high quality, context specific development, while also addressing goals specific to the City of Phoenix General Plan.

The PUD tool lays out a concrete plan and standards created only to develop a memory care and assisted living center. No other uses besides assisted living and memory care will be allowed on the site and will ensure compatibility and protection for the neighbors for years to come.

4. OVERALL DESIGN CONCEPT

This PUD creates development standards and design guidelines that produce an Assisted Living Center on a site designed to look and feel like a large, single-family residence. It is designed as a one-story residential building that will include 72 beds within 56 rooms under a single roof. The building incorporates a maximum building height of 30-feet, which is consistent with single family allowed heights in the R1-10 district. The views will not be affected by the allowed height since the maximum allowed is in concert with the adjacent zoning districts. The design mirrors the theme of the area, including contemporary Southwest character building and landscape elements. The overall design includes adequate parking with above and beyond streetscape and open space landscaping. The

parking will be fronting 32nd Street and the frontage road. The building has been designed and oriented so that it faces 32nd Street. There will be no access off of Onyx Avenue.

5. DESIGN THEME

The overall design concept centers on the principles of single-family residential development. The look and feel will make the residents feel at home. Along with this design, screening from adjacent properties is also essential to the design. Careful implementation of the development standards and architectural design will ensure that the character of the area is maintained, while also preserving views of the surrounding area. The one-story design and extensive landscaping will ensure this condition.

The development will incorporate a number of sustainable and green building features. The landscaping and redevelopment of the site will integrate with the character of the neighborhood to the west. The overall design concept will provide for a high quality living environment that reflects the neighborhood and will serve as a nice entrance from the east.

PROJECT SITE DATA TABLE

SHADOW MOUNTAIN MEMORY CARE CENTER SITE	
Existing Zoning	R1-10
Proposed Zoning	PUD (Planned Unit Development)
General Plan Designation	Residential 5-10 du/acre
Gross Lot Area	3.72 acres
Surrounding Streets	E Cheryl Drive, N 32 nd Street and E Onyx Road

B. LAND USE PLAN

The approximately 3.72 gross acre site will allow an assisted living and memory care center with accessory uses. Please see Conceptual Site Plan at **Exhibit 9**.

C. SITE CONDITIONS AND LOCATION

1. Acreage

The Property consists of approximately 3.72 acres. See Legal Description at **Exhibit 2**.

2. Location

The Property is located at the Southwest corner of 32nd Street and Cheryl Drive. See Area Vicinity Map and Site Aerial at **Exhibits 3 and 4**.

3. Topography

There are no significant topographical or natural features on the Property. The site is generally flat. Much of the southern portion of the site is vacant dirt/gravel. See Context Plan and Site Photos at **Exhibit 6**.

D. GENERAL PLAN CONFORMANCE

The proposed use is supported by numerous goals, policies and objectives of the General Plan, including:

Connect People & Places – Opportunity Sites

- **Goal:** *To promote development of vacant parcels or redevelopment of underutilized parcels within the developed area of the city that are consistent with the character of the area or with the area’s transitional objectives.*
- **Land Use & Design Principles:** *Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.*
- **Response:** The proposed type of single use development is compatible with the existing homes in the surrounding neighborhood, and is also consistent with the type of development along an arterial and entrance onto a freeway. The architecture and site layout of the development is in character of the area and the area’s transitional objectives. There is also a need for this type of housing in the immediate and surrounding area. The site is also prepared for redevelopment adjacent to a regional freeway. This is the most plausible and least impactful use for this site.

Strengthen our Local Economy – Job Creation (Employers)

- **Goal:** *Facilitate job creation in targeted high-growth/high-wage industry sectors and targeted trade industry sectors.*
- **Land Use and Design Principles:** *Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.*
 - Response: 32nd Street and Shea Boulevard has grown into major employment and retail corridors in the Paradise Valley Village. The Property being at the far southern edge of the 32nd Street corridor, right before the entrance onto the freeway, is a perfect site for employment opportunities while being as least intrusive to the neighborhood as possible. The proposed use will provide employment opportunities while also being compatible with the surrounding uses.

Celebrate our Diverse Communities & Neighborhoods – Diverse Neighborhoods

- **Goal:** *Encourage communities and neighborhoods to be a mix of ages, incomes and ethnicities and provide housing suitable to residents with special needs.*
- **Goal:** *A diverse range of housing choices, densities, and prices in each village should be encouraged.*
- **Land Use and Design Principles:** *Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.*
 - Response: There is a current need for elderly housing in the immediate area and City of Phoenix as a whole. The need for assisted living, especially memory care, is even more abundant. This type of housing is in concert with these goals and principles by providing more of a mix to an area with a majority of single-family homes.

Celebrate our Diverse Communities & Neighborhoods – Certainty & Character

- **Goal:** *Every neighborhood and community should have a level of certainty. Ensure that development, redevelopment and infrastructure supports and reinforces the character and identity of each unique community and neighborhood.*
- **Land Use and Design Principles:** *Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.*
- **Land Use and Design Principles:** *Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.*

- Response: This PUD will ensure that the only use to be developed at this site is an Assisted Living Center. The PUD also ensures the maximum height for the site at 30-feet. The listed development standards and lone use is consistent with the existing community and will protect the neighborhood from any more intense, encroaching uses such as multi-family or commercial.

Build the Sustainable City

- ***Goal:*** Establish Phoenix as a leader in green/sustainable building through the use of green/sustainable building techniques in private and public development.
- ***Land Use and Design Principles:*** Encourage high-performance building designs that conserve resources, while balancing energy-efficient, water-efficient, cost-effective and low-maintenance engineering solutions and construction products through whole building life cycle assessment.
- Response: The development described in this narrative reflects a number of sustainable goals laid out by the city including, but not limited to shaded open space, parking lots and building entrances. A robust construction waste management plan is set in place to divert the construction and demolition waste. The construction is to recycle at least 50 percent by weight of total non-hazardous solid waste. The landscaping will use drought tolerant plants and shade trees throughout.

E. ZONING AND LAND USE COMPATIBILITY

1. EXISTING & SURROUNDING ZONING & CONFORMANCE

The Property is currently zoned Residential (R1-10), as are the immediately adjacent properties to the west and south. The property to the north, across Cheryl Drive, is zoned Commercial (C-2). The property across 32nd Street to the east is zoned PUD for self-storage and a mix of commercial uses. See **Exhibit 5**, Zoning Maps. In summary, the immediate surrounding context includes:

LOCATION	ZONING	USE
Property	R1-10	Church
North	C-2	Across Cheryl Drive; Retail and restaurants
East	PUD	Across 32nd Street; Self-storage
South	R1-10	Across Onyx Avenue; Single-family residential
West	R1-10	Single-family residential

The Property is located in the General Plan Land Use Map designation of Residential 5 to 10 du/acre (Traditional Lot). Please see **Exhibit 7** for General Plan Land Use Map. Even though the assisted living center is not completely consistent with the Traditional Lot category, the use is residential, but is not governed by a density range. Lots that front on to arterials are typically not zoned for single-family residential. The parcel across 32nd Street is a perfect example of such, as it is part of the leftover Traditional Lot category, but has been recently rezoned to PUD for commercial uses. All the parcels to the north of the Property along 32nd Street are designated as Commercial.

The Property is also within the Squaw Peak Freeway Specific Plan, Segment 3. The plan was a way for the City of Phoenix to help implement policy for expenditure of Freeway Mitigation bond funds in the early 1990's. The plan sets out to enhance compatibility of the freeway with adjacent land uses and residential neighborhoods. The land use depicted for this site is Public/Quasi Public.

Overall, the requested zoning and planned project represent a compatible land use for the Property and properties along an arterial and a freeway. The land use designations do not completely match because of the long-standing use of the church and the size of the site being too small for an additional land use category separate from the residential designations.

2. EXISTING & SURROUNDING CHARACTER

The overall character of the area surrounding the Property is mixed, but typical for an area adjacent to the freeway and an arterial. Much of the area was developed in the 1960's prior to the SR-51. The existing single-family neighborhoods were present decades before the SR-51 was constructed. The 32nd Street corridor has seen resurgence in the past three or four years with an abundance of redevelopment at the intersection of 32nd Street and Shea Boulevard. There are a number of vacant out-parcels surrounding the area that are ripe for redevelopment. Please see **Exhibit 8** for the types of uses along 32nd Street.

F. LIST OF USES

1. PERMITTED USES

1. Assisted Living Center
2. Memory Care Center

2. ACCESSORY USES (Internal to Residents of Permitted Uses)

1. Fitness and Activity room
2. Spa
3. Salon/Barber shop
4. Private Dining Room
5. Internal Office Space

3. TEMPORARY USES

Temporary uses shall be subject to Section 708 of the Phoenix Zoning Ordinance.

G. DEVELOPMENT STANDARDS

Inclusion of Development Standards within the Shadow Mountain Memory Care PUD protects not only the adjacent property owners, but creates standards reflective of a high quality site and development. These standards permit greater flexibility in the development of a higher quality living environment, as well as benefit public health, safety and welfare of the citizens of the City of Phoenix. The standards contained herein pertain to density, setbacks, height, lot coverage and open space. They also promote an appropriate transition and compatible land use relationships with the adjacent properties.

DEVELOPMENT STANDARDS	
Maximum Lot Coverage (%)	40% maximum
Minimum Building Setbacks	
<ul style="list-style-type: none"> • East • West • North • South 	<ul style="list-style-type: none"> - 60-feet minimum - 20-feet minimum - 10-feet minimum - 3-feet minimum
Maximum Height (feet/stories)	1 story and 30-feet maximum
Minimum Open Space/Common Area	A minimum of 11,942 square feet of open space shall be provided
Vehicular Access	Access will be onto Cheryl Drive
PARKING STANDARDS	
Off-street parking	1 space per 2 beds. 36 Required
Off-street parking shade	A minimum of 25% of provided parking spaces shall be covered spaces at mature vegetation
Bicycle Parking	Minimum of 4 spaces
LANDSCAPE STANDARDS	
LANDSCAPE AREA	PUD
Landscape Setbacks	
<ul style="list-style-type: none"> • East • West 	<ul style="list-style-type: none"> - 10-feet average - 20-feet minimum

<ul style="list-style-type: none"> • North • South 	<ul style="list-style-type: none"> - 20-feet average - 20-feet average
All Landscape Areas	50% coverage at maturity
Plant Sizes: <ul style="list-style-type: none"> • 5-gallon Shrubs 	<ul style="list-style-type: none"> - 5 per tree
Within Landscape Setbacks <ul style="list-style-type: none"> • Trees (minimum 2-inch caliper) • Trees (minimum 1-inch caliper) 	<ul style="list-style-type: none"> - 75% required - 25% required
Trees per lineal feet within setback	1 per 20 feet on center
Parking landscape area (excluding the perimeter landscaping and all required setbacks)	10% minimum
Planter Width	10 feet
Planter Plant Types Trees Shrubs	Minimum 2-inch caliper Minimum five (5) gallon shrubs per tree
<ul style="list-style-type: none"> • The plant palette will primarily be composed of drought tolerant and regionally adapted trees, shrubs, accents, and groundcovers to be located internally and along the linear property line. 	
<ul style="list-style-type: none"> • All plant material shall be in compliance with the Department of Water Resources low water use plant list as approved by the City of Phoenix Planning and Development Department. 	
<ul style="list-style-type: none"> • All plant materials shall be planted so that at maturity the edge of the plant will be no closer than 3-feet to any fire hydrant or fire suppression device. 	
<ul style="list-style-type: none"> • All mechanical equipment, wall mounted electrical meters and similar utility devices shall be screened from public view with appropriate plantings. 	
<ul style="list-style-type: none"> • All landscape shall maintain a 3-foot buffer from all electrical transformers for maintenance purposes. 	
<ul style="list-style-type: none"> • All plant materials shall be irrigated by an appropriate automatic underground irrigation system. 	
<ul style="list-style-type: none"> • All irrigation systems shall be designed, constructed and maintained to promote water conservation and prevent water overflow or spray onto streets, sidewalks or parking 	

areas.

- Landscape irrigation and domestic water services shall be metered separately.
- Each irrigation service point of connection shall have a reduced pressure back flow prevention device installed and maintained in accordance with the requirements of the City of Phoenix or approved equivalents.
- A minimum of fifty percent (50%) coverage shall be maintained in all landscape areas at maturity with living trees, shrubs, accent plantings, and vegetated ground cover.
- Dust control products, such as decomposed granite, river rock, and ground cover, will be installed at a minimum of two-inches thick in all landscape areas.
- The Emergency Generator and Transformer (Exhibit 9-Site Plan, key note 15) shall be screened with landscaping and plantings.

1. PARKING

The parking and loading for this PUD shall comply with Section 702 of the City of Phoenix Zoning Ordinance. The current zoning ordinance requirement for Assisted Living Centers is 1 parking space per 2 patient beds. In the case of the PUD, it proposes a maximum of 72 beds, which would reflect the need for 36 parking spaces.

Required Parking: Minimum 36 parking spaces.

The majority of the parking for the project is located along the east portion of the site, with nine spaces along Cheryl Drive. Access is off of Cheryl Drive at the center of the site. Emergency access only shall be allowed along E Onyx Avenue or the alley.

2. AMENITIES

Outdoor site amenities are based around the spacious interior courtyards at the north and south portions of the building. The courtyards are designed specifically for the assisted living and memory care population.

Some of the indoor site amenities include a fire side lounge, fitness and activity spaces, spa, beauty salon/barber shop, and a private dining room.

An exterior covered porch for each wing is located adjacent to the courtyard for resident safety and enjoyment (see key note on site plan). The two courtyards contain a series of vertically stacked native stones with drilled cores serving as a bubbler fountain for acoustical and cooling benefits. The water feature also encourages opportunities to view birds and butterflies. Each courtyard contains a potting bench replete with a raised plant bed for resident use while growing flowers or vegetables.

At each courtyard, wire framed 6ft high serpentine vegetative walls with flowering vines will be provided for visual screen and landscape color.

The building's main entry area is along the eastern façade and includes a large (15ft. x 50 ft.) ramada for residents, friends and families to enjoy.

Immediately adjacent to central core of the building a common "lanai" and pergola have been provided for evening barbeques and outdoor gatherings (see key note (30) on Exhibit 9 – Site Plan and exterior elevations Exhibit 10 – "C3" Courtyard Elevation).

Security is achieved by code compliant site lighting, an electronic security system and 24/7 staffing who carry call devices and are readily available for emergencies. Security fence at the two exterior courtyards will assist in maintaining a safe and comfortable environment for the elderly residents

3. SHADE

The project will incorporate shading elements such as covered parking areas, and landscape shaded pathways. Additionally, the project proposes to incorporate building overhangs and recesses, awnings, shade trellises, trees, and other shade structures on the building and in the two courtyards. A minimum of 50% of the common and open space areas will be shaded at maturation per City of Phoenix Zoning Ordinance Section 507 Tab A.II.B.6.1. As required by the City, shade calculations will be based on the Summer Solstice at 12:00 noon.

4. LIGHTING PLAN

The project proposes a lighting plan providing both safety and comfort while also enhancing the building's architectural features, contextual landscaping and other unique project features. Photometric plans shall be submitted with the site plan review. The value of the light foot candles at the property lines shall not exceed 1.0 foot-candle. The light layout and fixtures shall adhere to City Code Section 23-100. The project's final light fixture sections shall be provided at the time of final design.

H. DESIGN STANDARDS

Neighborhood compatibility is achieved in site planning and building design. The new assisted living / memory care center will be one story in height. The building has been positioned on the site to allow for privacy as well as to enhance the visual impact from the public sides along 32nd Street, East Cheryl Drive and East Onyx Avenue.

1. Site Layout

The objective of the site design for the project is to enhance the visual impact of the site as well as integrate into the existing community. This is done through orientation,

placement, vegetation, and open space. Much of the current site is vacant dirt, so the intention is to improve the visual impact of the site for the surrounding community. The site design elements shall comply with the City of Phoenix Zoning Ordinance Section 507, Tab A (Guidelines for Design Review) and will include the following elements:

- The south wings overall length is 105'-1 ½" lineal feet and the north wings overall length is 105'-3". Additionally each wing end is 76'-9" in width and the wings are separated by a 18'-6" wide (minimum) fully landscaped interior courtyard for residents daily use.
- Main entrance will be on the east facing 32nd Street.
- Pedestrian connectivity with the public walkway along East Cheryl Drive and East Onyx Avenue will be provided to the main entry serving the building.
- There is a shaded, vegetated (bougainvillea) overhang connecting the parking spaces to the covered entrance. The covered entry will be linked by a colonnade supporting a beam and roof system to the main building entry.
- The circulation for the building is based upon wings extending from a central common space with amenities.
- There is a meandering 4-5 foot wide pedestrian path surrounding the entirety of the memory care center. Along the pedestrian path, there will be a bench located every 200-250 feet.
- Fire truck access via roll over mountable curbs at Cheryl Drive and Onyx Ave and align with an internal private driveway system with compliant access widths and turning radii to accommodate fire apparatus. The height of the vegetated overhang will exceed the fire code requirement of 13'-6".
- Pedestrian "way finding" will be provided and will be very clear and direct.
- The development will include decorative signage and decorative site lighting to enhance the landscaping and architecture.
- The site trash and recycling enclosure has a net 6ft. clear plant bed on the west and east sides. The enclosure is designed to be 6'-6" high and fully screen the containers within. The exterior finish of the enclosure is scheduled to be composed of manufactured stone veneer matching the material used on the exterior columns (dry stacked ledge stone). The access gates are to be fully obscured with solid metal panels and painted to match one of the building colors.

- Utility vaults are underground but have plant groups screening the ground surface cover plates while careful field placement should allow access for maintenance purposes

2. Architectural Design

The design of the center will integrate into the existing single-family community while providing an improved entrance into the neighborhood. Please see Conceptual Elevations at **Exhibit 10**. The design is to look and feel like a single-family residence for compatibility with the existing homes in the area, as well as gives residents the feeling of “home’.

The PUD shall comply with the development standards in the City of Phoenix Zoning Ordinance Section 507, Tab A (Guidelines for Design Review). Additionally, the PUD will include the following design standards to break up the building massing:

Building Façade

- The development shall have four sided architecture.
- A minimum of 30% of the building façade will be dedicated to architectural features.
- There will be a minimum of 2 accent colors.
- There shall be an architectural feature located every 40 lineal feet along the building including, but not limited to a building off set, column or shade structure.
- There will be a variety of window shapes and sizes surrounding all sides of the development that have architectural detailing around the windows and wall mounted shading devices. The building shall contain a mixture of all of the following shape sizes:
 - Round
 - Arrow slot
 - Rectangular
 - Clerestory
 - Square

Building Entrances

- All exterior building exit and entrances shall provide weather protection that are a minimum of 6 feet in width and 4 feet in depth
- The memory care center will be an H-shaped building with a main entry on the eastern side of the building used for passenger pickup. The entry way shall have the following features:
 - Shaded passenger loading area with a covered walkway and a veranda entry with vegetation to provide shade.
 - The roof shall be raised and held up by columns covered by a combination of stucco and manufactured stone finish.

Courtyard

- In each courtyard, there shall be a wire framed 6-foot high serpentine vegetative walls with flowering vines.
- The walls enclosing the center courtyards on the north and south shall be 7 feet in height with a decorative gate in the middle and landscaped on both sides.

Roof Forms

- A variety of roof forms shall be provided that include the following characteristics:
 - Varied roof heights and style which will contain shed, hip and gable
 - Dormer/bay projections
 - Stepped down wing end roof forms
 - All sloped roofs facing public streets shall have a minimum of 4:12 pitch and the core roof shall have a 5:12 pitch (see Exterior elevations Exhibit 10 – “A5” and “D5” East Elevation).
 - Roof eaves shall be extended a minimum of 2 feet to 3 feet 6 inches
 - A minimum of five (5) roof top cupolas shall be provided to allow natural light to enter the building

Site Walls

- Wall requirements shall comply with Section 703 of the Phoenix Zoning Ordinance and in addition shall have the following features:
 - Walls shall be staggered stucco clad walls with landscaping on both sides.

3. Open Space

The PUD shall provide a minimum of 11,942 square feet of open space.

- There are two main courtyards and other plazas and break areas.
- There is a dispersion of space for public use throughout the site.
- The courtyards include canopies, covered rest areas, and functional landscaping.
- Benches and barbeques are among the outdoor amenities.
- Water features are included in the courtyard areas for purposes of thermal comfort.

I. SIGNS

All sign proposals will be subject to the City of Phoenix Sign Design Review process and in compliance with Section 705 of the City of Phoenix Zoning Ordinance.

All permanent signs shall be compatible with the design of buildings and sites, reflecting the architectural style, building materials, textures, colors, and landscape elements of the project.

No building identification signage shall be allowed on E Onyx Avenue.

J. SUSTAINABILITY GUIDELINES

The Shadow Mountain Memory Care will incorporate a number of voluntary standards where practical. The intent of the building and site design is to further promote environmentally responsible and sustainable development practices. Fundamental principles of energy efficient building design, water resource conservation, light pollution control and indoor environmental quality will be considered for the development.

Practices/Techniques that Will be Incorporated Include:

- Shaded open space areas and public spaces with vegetation, building design and overhangs.
- Shaded parking lots with vegetation.
- Shaded building entrances with vegetated pergolas.
- Building orientation that responds to climate and enables passive/active solar strategies and energy efficiency techniques.
- Site will include Xeriscaping – use of drought tolerant plants
- Construction Waste Management – Will achieve end-of-project rates for recycling of 50 percent by weight of total non-hazardous solid waste generated by the work.
- Practice efficient waste management in the use of materials in the course of the work.
- Use all reasonable means to divert construction and demolition waste from landfills and incinerators. Facilitate recycling and salvage of materials.
- Provide bicycle racks to be used by surrounding families and friends.
- Meet the objective of Sustainable Neighborhoods that provide a variety of housing opportunities within the same community (Elderly suffering from dementia can stay in neighborhood where spouse, family and friends are nearby).

K. INFRASTRUCTURE

1. CIRCULATION

The primary vehicular entry shall be from the center portion of the site along Cheryl Drive. New curbing and entry points will be installed.

The front of the memory care center will be facing east towards 32nd Street and the frontage road. The entrance from Cheryl Drive will allow a direct driveway to a passenger loading area. A Roof will be placed above the driveway at the point of the building's entrance. Ample parking will line the eastern portion of the driveway and lead around the site to the south for a turnaround area.

Vehicular access along the western, east or southern boundaries is prohibited.

2. GRADING AND DRAINAGE

Will be submitted as part of the Planning and Development Department Site Plan submittal.

3. WATER AND SEWER

Water and wastewater infrastructure requirements will be determined at the time of the site plan review, when the final land-use and design of the property in question have been clearly identified and proposed water demands and wastewater generation and infrastructure locations have been clearly established. The project site may be served by the existing City of Phoenix water and wastewater systems pending capacity review and approval. If not, infrastructure improvements may be required to provide service. The improvements will be designed and constructed in accordance with City Code requirements and Water Service Department Design Standards, and Policies.

L. PHASING

There is no project phasing in this PUD.

EXHIBIT 1

COMPARATIVE ZONING STANDARDS TABLE EXHIBIT

STANDARDS	R1-10 PRD OPTION	R-3 Zoning With Assisted Living Special Regulations (Table B – Subdivision)	PUD Zoning
Maximum Lot Coverage (%)	40%	25% per Use Permit	40%
Minimum Building Setbacks	R1-10 PRD	R-3	PUD
<u>East:</u>	Street (front, rear or side): 15' (in addition to landscape setback)	10-feet	60-feet
<u>West:</u>	Property line (rear: 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)	3-feet	20-feet
<u>North:</u>	Street (front, rear or side): 15' (in addition to landscape setback)	15-feet	10-feet
<u>South:</u>	Street (front, rear or side): 15' (in addition to landscape setback)	25-feet	3-feet
Maximum Height (feet/stories)	2 stories and 30-feet	2 stories and 30-feet	1 story and 30-feet
Landscape Setback:	R1-10 PRD	R-3	PUD
<u>Street side:</u>	<u>East, North and South:</u> 15-foot average 10-foot minimum	<u>North:</u> 15 feet <u>South:</u> 25 feet <u>East:</u> 10 feet	<u>North:</u> 10-foot average <u>South:</u> 20-foot average <u>East:</u> 10-foot Average
<u>Adjacent to property:</u>	<u>West:</u> None	<u>West:</u> 5-feet	<u>West:</u> 20-feet minimum
Minimum Open Space/Common Area	5%	A minimum of 100 square feet of usable outdoor open space per bed	A minimum of 100 square feet of usable outdoor open space per bed
Vehicular Access	N/A	Special Regulations requires vehicular access from an arterial or collector street	Access will be onto Cheryl Drive

EXHIBIT 2

LEGAL DESCRIPTION: Real property in the County of Maricopa, State of Arizona, described as follows:

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 40.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE WEST ALONG SAID NORTH LINE 304.93 FEET TO A POINT;

THENCE SOUTH 25.00 FEET TO A POINT;

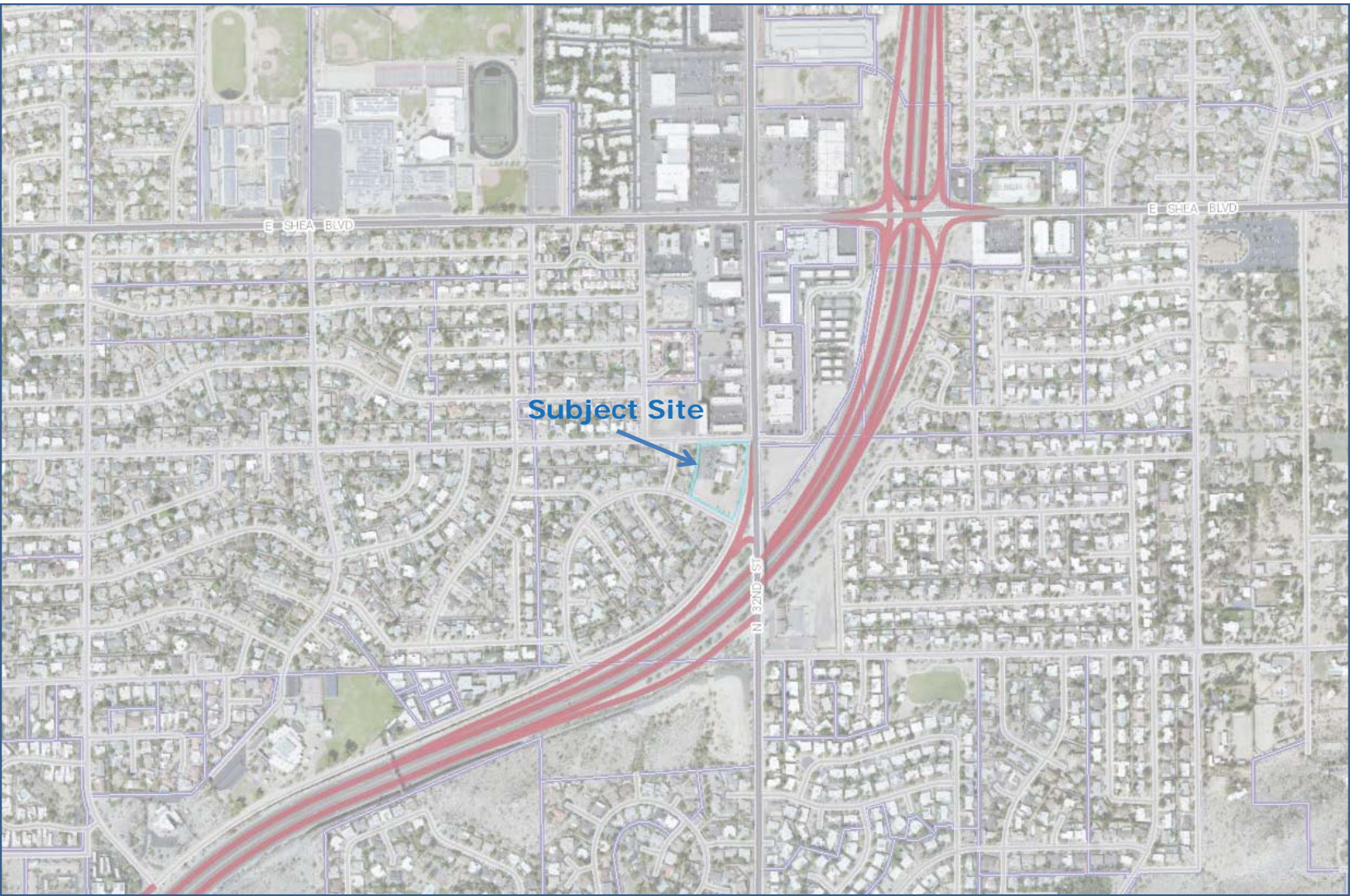
THENCE SOUTH 07 DEGREES 12 MINUTES 50 SECONDS WEST, 177.45 FEET TO A POINT;

THENCE SOUTH 17 DEGREES 22 MINUTES 10 SECONDS WEST, 151.27 FEET TO A POINT;

THENCE SOUTH 60 DEGREES 30 MINUTES 20 SECONDS EAST, 308.75 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SHEA BOULEVARD;

THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE, SAID CURVE HAVING A RADIUS OF 1308.14 FEET, A CENTRAL ANGLE OF 22 DEGREES 23 MINUTES 50 SECONDS, AND A LONG CHORD OF 508.11 FEET BEARING NORTH 11 DEGREES 46 MINUTES 10 SECONDS EAST, AN ARC DISTANCE OF 511.37 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT 3

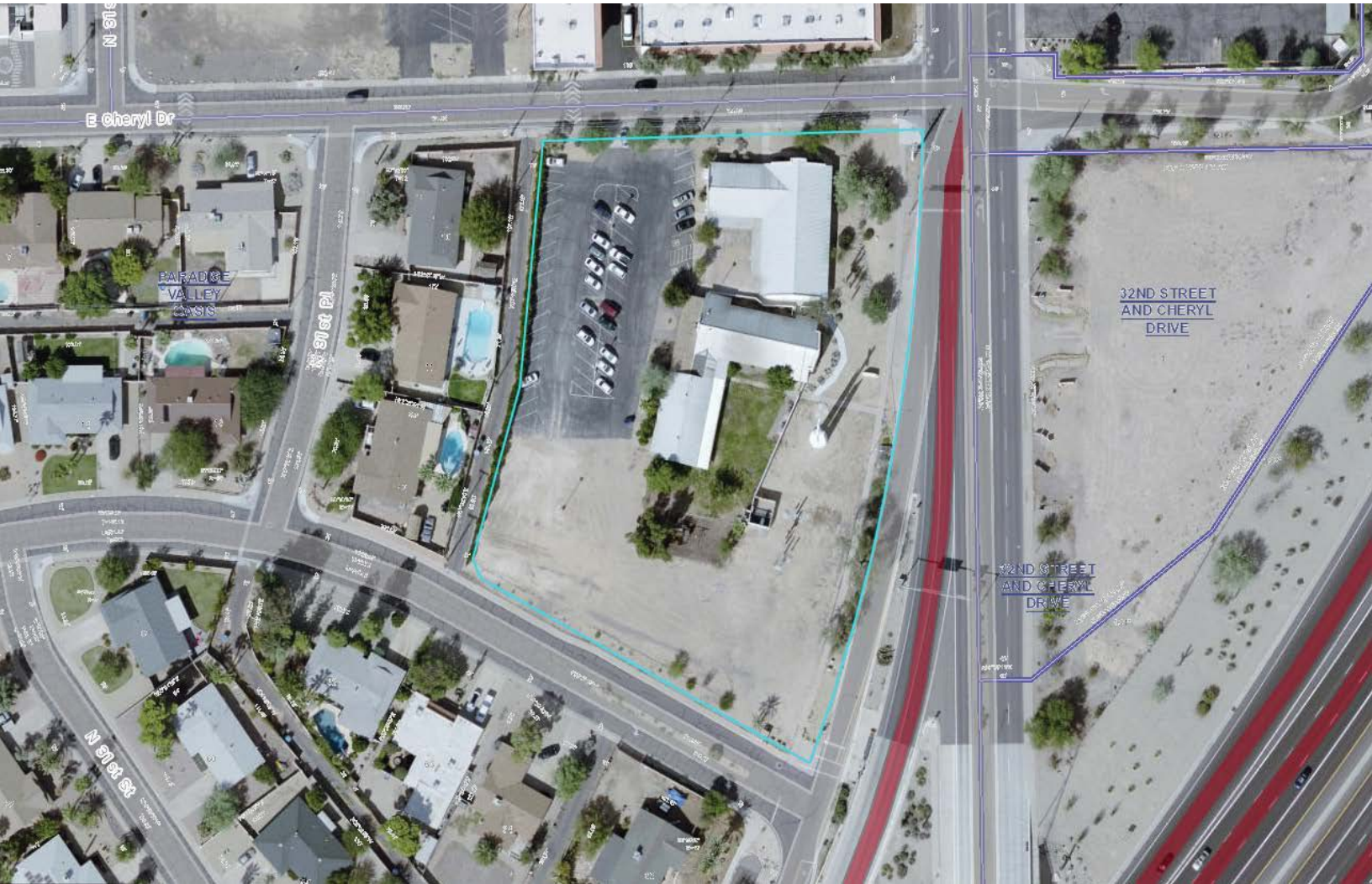


Area Vicinity Map
Onelife – 10030 N 32nd Street

EXHIBIT 4

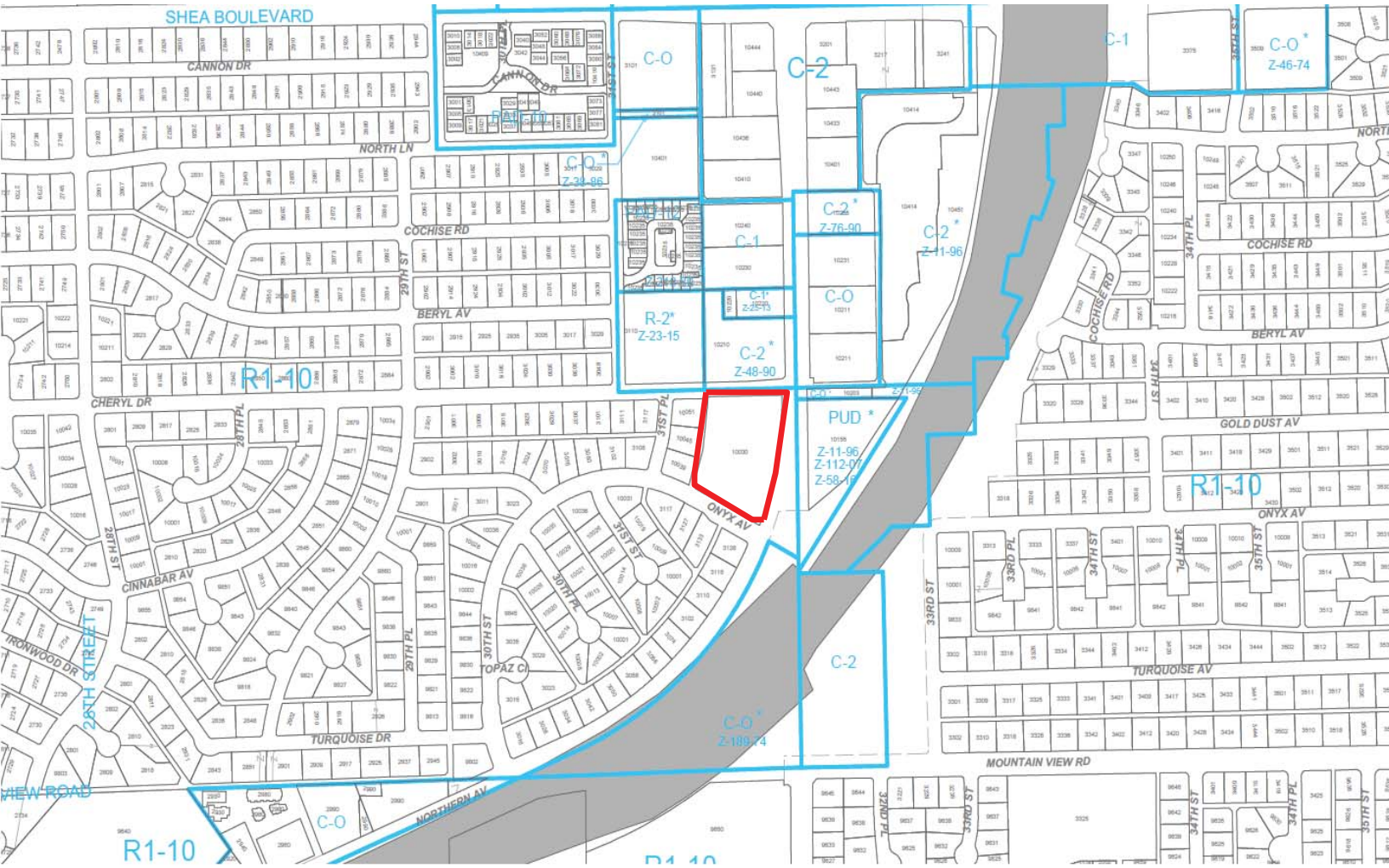


Site Aerial₂₇ - View 1
Onlife – 10030 N 32nd Street



Site Aerial - View 2
Onelife – 10030 N 32nd Street

EXHIBIT 5



Existing City of Phoenix Zoning Map
Onlife – 10030 N 32nd Street



Proposed City of Phoenix Zoning Map
 Onlife – 10030 N 32nd Street

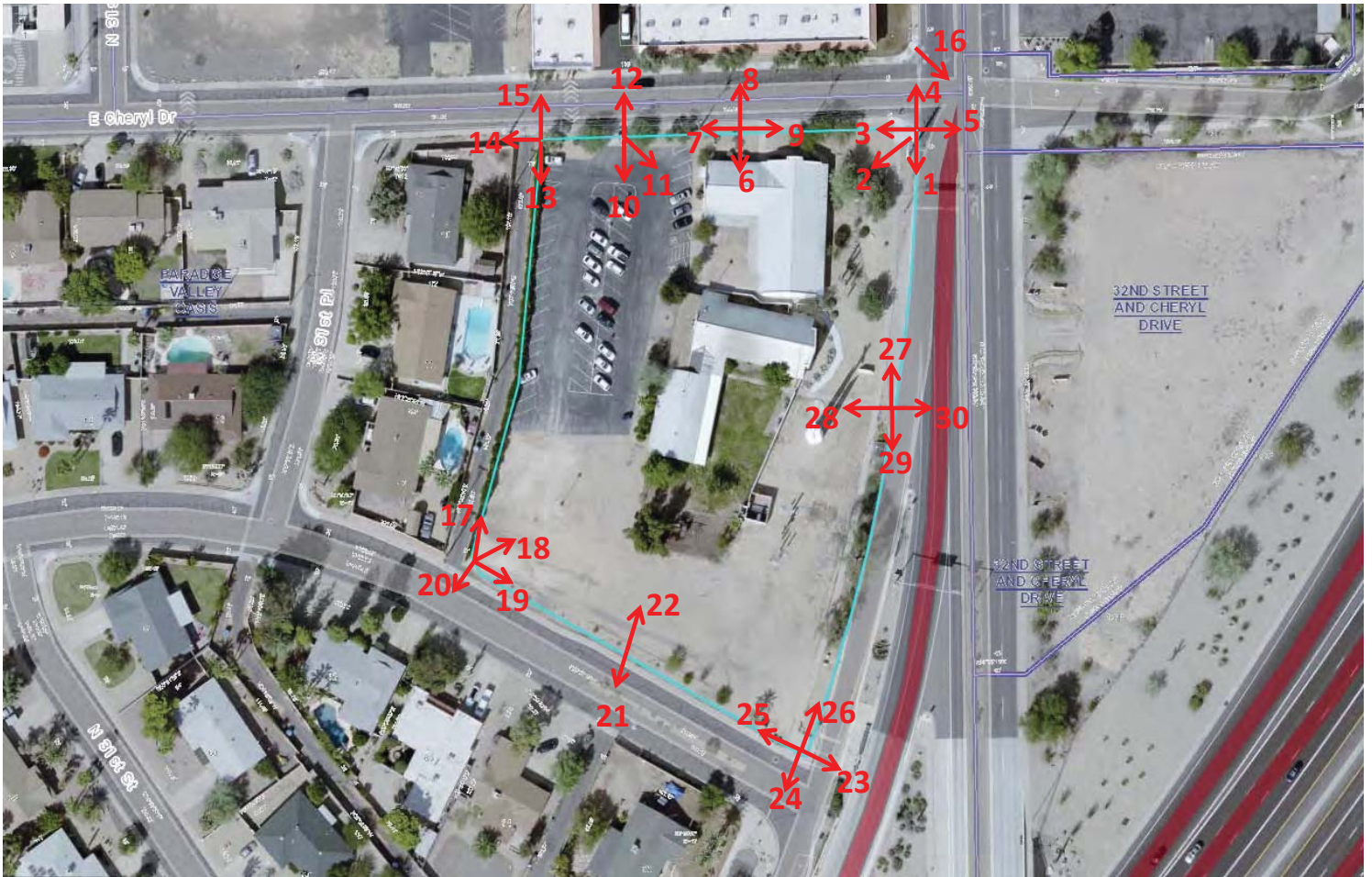
EXHIBIT 6

CONTEXT PHOTOGRAPHS

Onelife Development

SWC of Cheryl Dr and 32nd St





Context Exhibit

SWC of Cheryl Dr & 32nd St – Planned Unit Development





PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 13



PHOTO 14



PHOTO 15



PHOTO 16



PHOTO 17



PHOTO 18



PHOTO 19



PHOTO 20



PHOTO 21



PHOTO 22



PHOTO 23



PHOTO 24



PHOTO 25



PHOTO 26



PHOTO 27



PHOTO 28



PHOTO 29



PHOTO 30

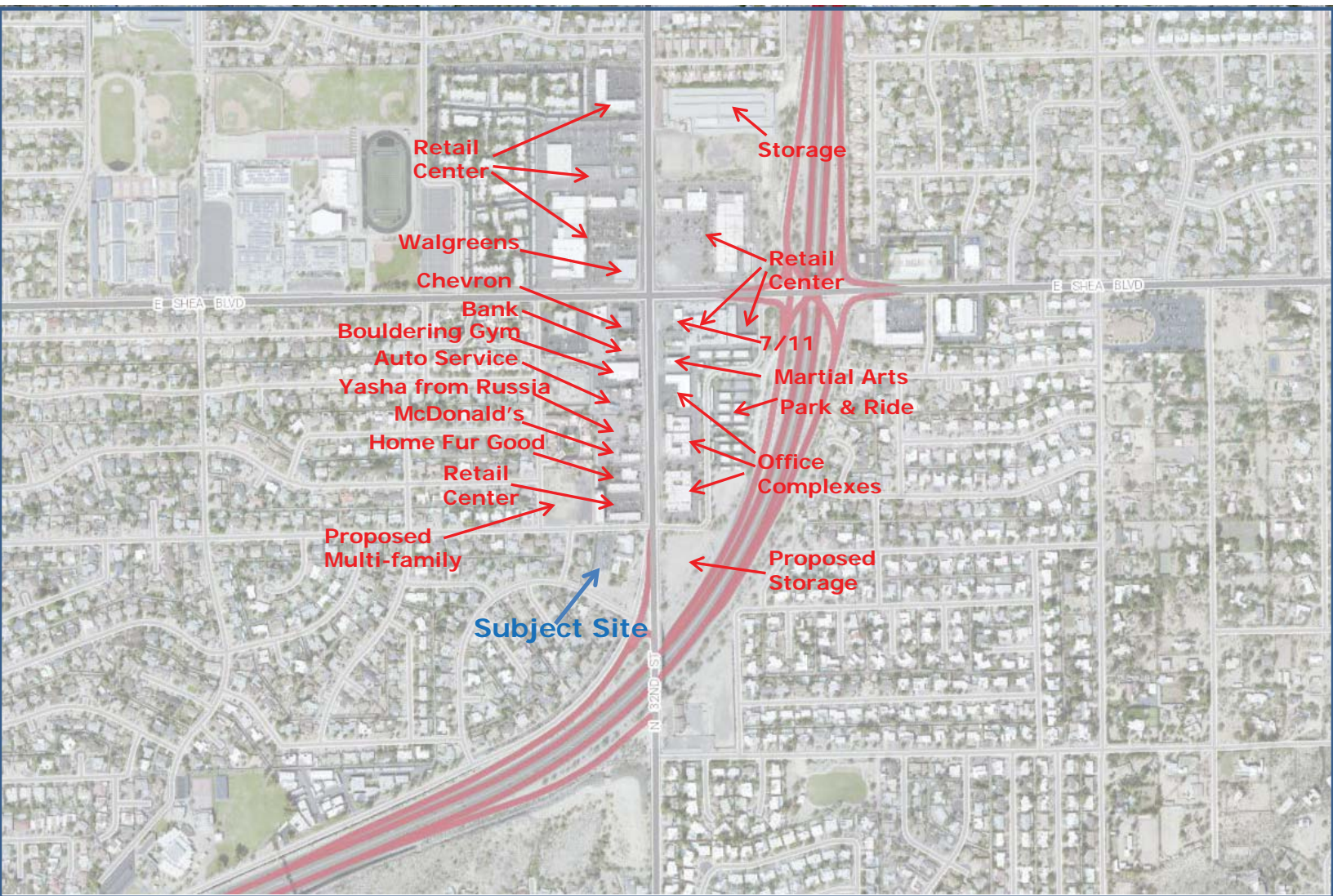
EXHIBIT 7



5 to 10 du/acre
Traditional Lot

City of Phoenix General Plan Map
Onelife – 10030 N 32nd Street

EXHIBIT 8



Area Vicinity Map
Onelife – 10030 N 32nd Street

EXHIBIT 9

SITE REVIEW SUMMARY TABLE:

EXISTING SITE ZONE: R-1.8 (SINGLE-FAMILY RESIDENTIAL)
 USE: THE MEMORY CARE FACILITY IS CLASSIFIED AS AN ASSISTED LIVING FACILITY

EXISTING SITE AREA: 4.1 2.507 ACRES (109,204 sf)

MEMORY CARE BUILDING GROSS FLOOR AREA: 35,950sf

BUILDING HEIGHT: 4.1 17'-0" FINISHED GRADE - MEAN HEIGHT BETWEEN EAVE & RIDGE OF PRIMARY ROOF
 4.1 20'-0" FINISHED GRADE - TOP OF RIDGE OF HIGHEST CUPLA

NUMBER OF PARKING STALLS PROVIDED HAS FULL SIZE STALLS INCLUDING 2 STALLS FOR DISABLED PERSONS (2 BEDS) = MIN. 36 STALLS (REQUIRED)

NUMBER OF EMPLOYEES: (22) ESTIMATED PEAK PERIOD

TOTAL LOT COVERAGE: 4.1 40,974sf (STRUCTURAL ROOF AREA) / 109,204 (NET SITE AREA) = 37.5 %

TOTAL LOT LANDSCAPING PERCENTAGE: 47,380sf (includes outdoor walkways & patios) = 43%

TOTAL OPEN SPACE: MINIMUM REQUIREMENT - 100 of usable flat area per bed (72 x 100 sf) = 7,200sf

NORTH COURTYARD: 2,302sf

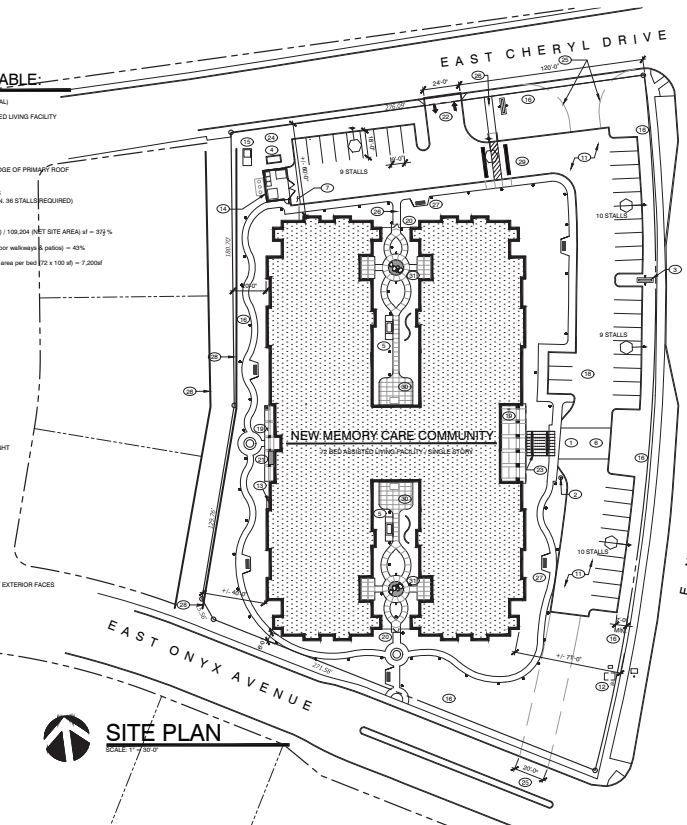
SOUTH COURTYARD: 2,299sf

WEST SIDE YARD: 4,442sf

TOTAL: (MINIMUM) - 11,942sf

LEGEND:

- PARKING LOT AND DRIVEWAY LIGHT / POLE
- GROUND MOUNTED ADJUSTABLE ACCENT LIGHT
- PATH LIGHT BOLLARD
- GROUND MOUNTED MONUMENT SIGN LIGHT
- GROUND MOUNTED FLAG POLE UP LIGHT
- SITE BENCH
- FIRE HYDRANT (EXISTING)
- PROPERTY LINE
- SETBACK OR EASEMENT LINE
- 6ft. H. OPAQUE WALL w/ GATE
- 8' CMU WALL w/ MASONRY STONE VENEER AT EXTERIOR FACES
- CONCRETE JOINTS



KEY NOTES:

1. PASSENGER LOADING AREA (MIN. 8 FT X 30FT)
2. FLAG POLE (8FT. H.) WITH AT GRADE UP LIGHT
3. TWO SIDED BUILDING ADDRESS SIGN (100% OF TEXT AREA - MAX)
4. EMERGENCY GENERATOR WITH CONCRETE PAD & LANDSCAPE SCREENING
5. 4" THICK REINFORCED CONCRETE SLAB WITH DECORATIVE CONCRETE FINISH, POSTING BENCH & SUPPORTIVE PLANT WALL
6. 4" THICK REINFORCED CONCRETE SLAB (CONTRASTING WITH ADJACENT AC PAVEMENT)
7. 4" THICK REINFORCED CONCRETE SLAB WITH LIGHT BROOM FINISH
8. 4" THICK CONCRETE WALKWAY (4FT. WIDTH)
9. 4" THICK CONCRETE WALKWAY (4' W/ WIDTH) WITH CAST IN PLACE 4" WIRE CONCRETE CURB
10. 4" THICK CONCRETE WALKWAY (8' W/ WIDTH) AND A 4" W. CAST IN PLACE CONCRETE CURB
11. 36" WIRE DRIVE - ASPHALTIC CONCRETE PAVING
12. BELOW GRADE VALUETS FOR FIRE DOMESTIC & IRRIGATION WATER SERVICES. PROVIDE FDC & FIV AT FIRE DCA. CONNECT TO NEW WATER LINE
13. GAS METER
14. TRASH RECYCLING ENCLOSURE (MANUFACTURED STONE VENEER AT EXPOSED WALLS & CAP WITH REINFORCED CONCRETE SLAB
15. ELECTRICAL TRANSFORMER ON CONCRETE PAD & LANDSCAPE SCREENING
16. SETBACK w/ LANDSCAPE
17. PROPOSED FIRE HOSE EXTENTS LAYOUT (150FT & 150FT)
18. DISABLED PERSONS PARKING STALLS & ACCESS - INCLUDING ONE STALL FOR VAN PARKING & REQUIRED SIGNAGE
19. COVERED BIKE RACK WITH MAX. 2' X 8' X 6" SPACE PER BIKE
20. 2' X 8" SOLID PRIVACY WALL AND GATE SYSTEM
21. MGP
22. CONCRETE DRIVEWAY APRON (FLARED CURB - NOT SHOWN - TBD)
23. VEGETATIVE COLUMNS AND TRELS FOR COVERED WALKWAY
24. STORM WATER TREATMENT PLANTER (TBD)
25. EMERGENCY VEHICLE ONLY ACCESS - PROVIDE MOUNTABLE CURBS AT EACH END WITH 20FT WIDE FIRE LANE USING RATED FIRE TRUCK BED END FOR FIREVUE SURFACING
26. 4" THICK CONCRETE WALKWAY (8' W/ WIDTH)
27. SITE BENCH - TYPICAL
28. EXISTING BLOCK WALL - NO CHANGES
29. ACCESSIBLE PEDESTRIAN WALKWAY
30. PERGOLA ABOVE LANAI
31. COLUMNAR ROCK GROUPING & WATER FEATURE

SITE PLAN

SHADOW MOUNTAIN MEMORY CARE

ARCHITECT: PATRICK BICKLER

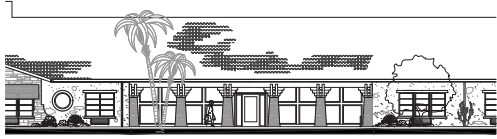
SCHEMATIC SITE PLAN
 ONE LIFE DEVELOPMENT
 NOVEMBER 15, 2017

1313 Mill St. SE, Ste. 201
 Salem, Oregon 97301

503.588.7046
 503.316.0455
 archpb@shadowmcc.com

EXHIBIT 10

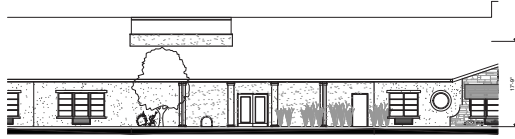
PRELIMINARY DRAWINGS PROVIDED FOR CONSULTATION



D5. EAST ENTRY ELEVATION

SCALE: 1/8" = 1'-0"

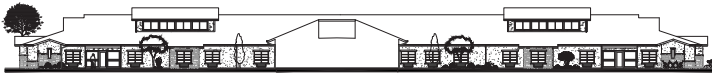
(PARTIAL ELEVATION)



D3. WEST RAMADA ELEVATION

SCALE: 1/8" = 1'-0"

FRESH GRADE TO MATCH HEIGHT BETWEEN EAVE & CORNER AT PRIMARY ROOF



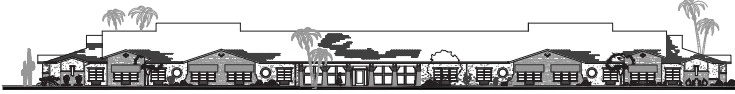
C5. COURTYARD ELEVATION

SCALE: 1/8" = 1'-0"



B5. WEST ELEVATION

SCALE: 1/8" = 1'-0"



A5. EAST ELEVATION

SCALE: 1/8" = 1'-0"

TYPICAL EXTERIOR MATERIALS

- ROOF: GLENE BODING, CONCRETE TILE
- EXTERIOR WALLS: GYPSUM, EXTERIOR PLASTER CEMENT & SAND FINISH TO MATCH EXISTING
- WINDOWS: WITH THERMO INSULATED GLASS
- DOORS: THROUGH WALL HEAT PUMPS WITH MECHANICAL SHIELDS. FINISH TO MATCH BUILDING FINISH COLORS.
- ELECTRICAL: CONTINUOUS PRE-FINISHED METAL GUTTERS AND DOWNPOUTS
- CEILING: 24" W/ANGLE SOFFIT PANELS NON-VENTED, 1/4" THICK
- FLOOR: FACTORY FINISH 2" FELD PAVE
- TRIM: FACTORY FINISH FELD PAINTED SMOOTH
- DETAILED FRESH CONCRETE FINISH 2" OR THICK & MASONRY STONE UNDER LANTERNS, CILLS & SEGMENTED NEW 1" THICK FELD CIRCULAR WINDOWS
- IRON ANCHORS: STONE ANCHORS "NO" PRO-FIT LEGS
- ROOF OR AIR CONDITIONING: PROVIDE FROM PLATE WITH FINISH TO MATCH EXISTING WALL FINISH

PROJECT: SHADOW MOUNTAIN MEMORY CARE EAST CHERRY DRIVE PHOENIX, ARIZONA

ARCHITECT: PATRICK BOGGER 1313 MI St. SE, Ste. 201 Salem, Oregon 97301 503.588.7548 503.318.0455

PROJECT NO: 1771
 DRAWN: PCB
 CHECKED:
 SHEET TITLE: EXTERIOR ELEVATIONS

DATE: 11.18.2017
 REVISIONS:

NOTICE:
 SHEET: A22 OF 33

PRELIMINARY DRAWINGS
 FOR REVIEW AND
 FOR CONSTRUCTION



PROJECT:
 SHADOW MOUNTAIN
 MEMORY CARE
 EAST CHERRY DRIVE
 PHOENIX, ARIZONA
 ONELIFE
 DEVELOPMENT, LLC

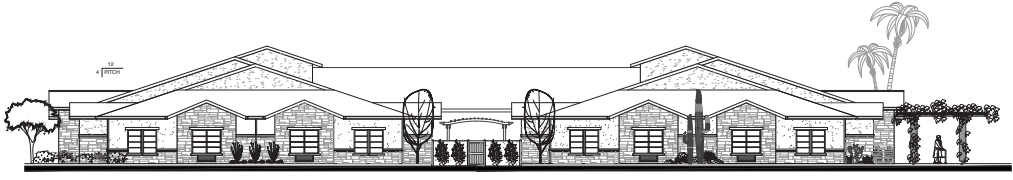
ARCHITECT:
 PATRICK BOGGER
 1313 MI St. SE, Ste. 201
 Salem, Oregon 97301
 503.588.7548
 503.318.0455

PROJECT NO:
 1771
 DRAWN:
 PCB
 CHECKED:
 SHEET TITLE:
 EXTERIOR ELEVATIONS

DATE: 11.18.2017
 REVISIONS:

NOTICE:
 SHEET: A25
 OF: 33

FINISH EXTERIOR MATERIALS
 EXTERIOR SLOPE ROOFING: CONCRETE TILE
 EXTERIOR WALLS: EXTERIOR PLASTER CEMENT &
 SAND FINISH WITH STUCCO OR STUCCO OVER
 INSULATION WITH FINISH ISOLATE GLASS
 THROUGH WALL HEAT PLUMBS WITH
 MECHANICAL WALLS FINISH TO MATCH BUILDING
 FINISH COLOR
 ELECTRICAL: CONTINUOUS PRE-FINISHED METAL GUTTERS
 AND DOWNPOUTS
 CEILING: 15' HANGING SOFFIT PANELS NON-VENTED, 1/4"
 Gypsum Board
 FLOOR: FACTORY FINISH 3/8" FELD PAVE
 FLOOR: FACTORY FINISH FELD PAINTED SMOOTH
 INTERLOCK PAVED CONCRETE FINISH 2" OR THICK &
 MAJORITY OF STONE UNDER LEVELS, CALLS & SEGMENTED
 NEW 1" DIA. RING AND CIRCULAR WINDOWS
 HAND ASSEMBLED STONE PANELS "NO PROFIT LEGS"
 AND FINISHES WALLS. PROVIDE FROM
 PLATE W/ FINISH TO MATCH EXTERIOR WALL FINISH



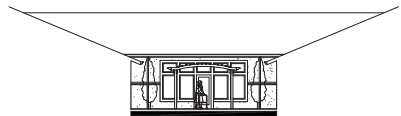
D5. SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

(NORTH ELEVATION MIRROR)

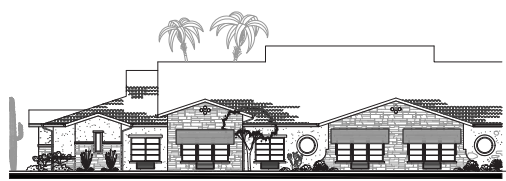


C5. SE WING / EAST ELEVATION
 SCALE: 1/8" = 1'-0"

(PARTIAL ELEVATION)

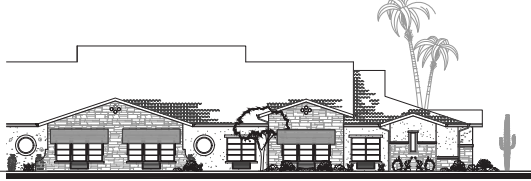


C3. GARDEN ROOM COURTYARD ELEVATION
 SCALE: 1/8" = 1'-0"



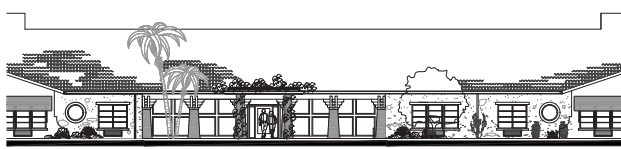
B5. SE WING / EAST ELEVATION
 SCALE: 1/8" = 1'-0"

(PARTIAL ELEVATION)



B3. NE WING / EAST ELEVATION
 SCALE: 1/8" = 1'-0"

(PARTIAL ELEVATION)



A5. VEGETATIVE TRELLIS & COLUMNS AT MAIN ENTRY
 SCALE: 1/8" = 1'-0"

5 1 4 1 3 1 2 1

EXHIBIT 11

Trip Generation Data for Shadow Mountain Memory Care

Greetings,

The following information pertains to the estimated trip generation for the proposed senior living community which will have 72 beds of licensed memory care.

The Institute of Transportation Engineers, Trip Generation An ITE Informational Report 8th Edition Land Use Code (LUC) that applies to meeting the description for the project is ITE Land Use Code 254, Assisted Living. The Assisted Living LUC includes information about Alzheimer's (Memory Care) facilities which are sometimes included within Assisted Living Facilities. Both types of senior living are low traffic generators. Assisted Living residents are able to travel out of the facility on tours, family events, etc. while Memory Care individuals stay within the facility unless they are in need of attending a medical appointment or similar need however the resident always leaves under the assistance of another individual. The use of Assisted Living over states the actual number of trips that are made by an Alzheimer (Memory Care) facility ensuring the following is conservative data. Additionally it is important to know that the facility provides a chauffeured van to accommodate resident trips.

Based on an estimated number of beds being 72 (includes an allowance for potential residents sharing sleeping units) and assuming all beds are occupied it is estimated by using the ITE Trip Rate for LUC 254 of 0.22 per bed that the estimated trips added to the adjacent street system for peak hours between 4 and 6pm would be as follows:

$(0.22 \text{ TE/Bed}) \times (72 \text{ Beds}) = 15.84 \text{ TE}$ or 16 Trip Ends to and from the project during the East Cheryl Drive PM Peak Hour.

Given the ITE split in Traffic entering 44% and exiting 56% - the project the following would be the respective Trip Ends during the Madras Street SE PM Peak Hour:

Entering 7 Trip Ends.

Exiting 9 Trip Ends.

Additionally all access egress points to the proposed Memory Care Facility should have minimum stopping sight distance for the design or operating speed of the adjacent connection to East Cheryl Drive.

Should you have any other questions please contact me at 503-588-7046.

Respectfully submitted,

Patrick Bickler, AIA, NCARB

ARCHITECT: PATRICK BICKLER, LLC

1313 MILL STREET SE • SUITE 201 • SALEM OR 97301 • TEL 503 588 7046 • FAX 503 316 0455