



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

March 7, 2016

Michael J Lafferty  
4350 E Camelback Rd, Ste A-100  
Phoenix, AZ 85018

**Re: The Presidential PUD (Z-32-A-14-8)  
Southeast corner of 11<sup>th</sup> Street and Washington Street  
Minor Amendment**

Dear Mr. Lafferty:

This letter responds to your request dated January 6, 2016 requesting confirmation that changes to The Presidential PUD, located at the southeast corner of 11<sup>th</sup> Street and Washington Street, are in conformance with the PUD (Z-32-14-8). The site plan includes minor modifications to the south portion of the site facing Jefferson Street.

The overall design concept of the PUD is to support a medium density of mixed uses and a transit-oriented lifestyle with the intent of activating the street frontages as much as possible. The PUD standards propose a mixed use residential development at a maximum height of 60 feet with live/work units proposed along the south elevation facing Jefferson Street. Your amendment proposal is to eliminate five live/work units at the first level of the south building, and instead provide small retail spaces along the frontage. The proposed change will comply with the development standards approved in the PUD, including two frontage types with four entrances:

***Storefront***

- Three kiosks:
  - o each kiosk functions as a storefront frontage type
  - o each kiosk functions with its own entrance to its commercial space
  - o each kiosk will meet the 75% glazing requirement of the storefront frontage type

Mr. Lafferty  
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***Common Entry***

- A common entry to the residences will exist on the south side of the structure.

Should you have any questions, please contact Katherine Coles at 602-256-5648 or [katherine.coles@phoenix.gov](mailto:katherine.coles@phoenix.gov).

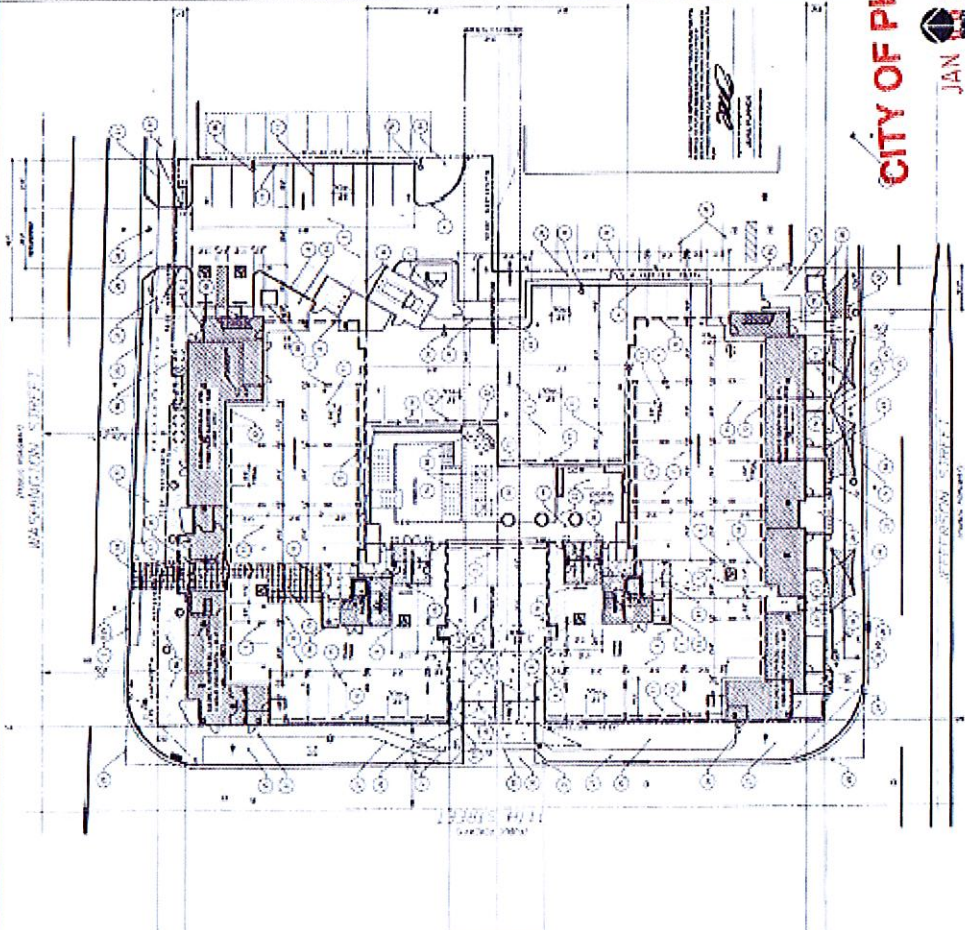
Sincerely,



Alan Stephenson  
Director  
Planning and Development Department

Attachments: Site/Landscape Plan (Dated received, January 6, 2016)  
Exhibit A – South Elevation (Dated received, January 6, 2016)

c: File



**19 ARCHITECTURAL SITE PLAN**

**20 CITY APPROVAL STAMPS**

**21 PROJECT INFORMATION**

PROJECT SITE: VAN JOHNS ST, BUCKEYE ROAD, PHOENIX, AZ 85004

DATE: JAN 2016

**22 CITY APPROVAL STAMPS**

**23 PROJECT DATA**

PROJECT NAME: THE PRESIDENTIAL

ADDRESS: 1111 EAST WASHINGTON ST AND 11TH ST

PHOENIX, AZ 85004

OWNER: ASSOCIATION

DESIGNER: LAFFERTY

DATE: 03/07/2016

SCALE: AS SHOWN

PROJECT NO: 151123

PHASE: FINAL SITE PLAN

APPROVED: [Signature]

DATE: 03/07/2016

BY: [Signature]



EXHIBIT A

