



# Chicanos Por La Causa, Inc.

A PROMISE OF OPPORTUNITY

## Broadway and Central PUD 356, 316 W Broadway Rd. Case # Z-58-19-7



**CITY OF PHOENIX**

JUN 01 2022

**Planning & Development  
Department**

1 <sup>st</sup> Submittal:	<u>December 02, 2019</u>
2 <sup>nd</sup> Submittal:	<u>April 24, 2020</u>
Hearing Draft:	<u>March 19, 2020</u>
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1 <sup>st</sup> Minor Amendment:	<u>December 20, 2021</u>



TIFFANY & BOSCO

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## Chicanos Por La Causa, Inc.

A PROMISE OF OPPORTUNITY

### A. PURPOSE AND INTENT

Chicanos Por La Causa, Inc. (“CPLC”) is the largest Community Development Corporation in the State of Arizona and among the few largest in the nation, with an unmatched track record of developing affordable housing, stabilizing neighborhoods and serving the needs of low to moderate-income communities in Arizona, Nevada, and New Mexico. With a mission to build stronger, healthier communities as a lead advocate, coalition builder and direct service provider, CPLC has developed a strong reputation and national recognition as the third largest Hispanic Non-Profit Organization in the United States. CPLC is the Master Developer for the proposed project and responsible for establishing an experienced and creative development team that encompasses the same vision as CPLC and is mission driven.

While the real estate market continues to thrive, this has also created a market that is quickly becoming unaffordable for working and low-income families. This project will create transit-oriented, mixed income housing for families located in South Phoenix. CPLC hopes to take 9.5 acres of land generally located west of Broadway Rd. and Central Ave., and generate quality affordable housing that has access to necessary resources. Due to the nature and location of this TOD project, families and individuals will have easy access to food hubs, education facilities and quality jobs. The proximity to resources from this site include: Public Transportation - 0.2 miles Ed Pastor Transit Ctr.; Healthy Food - Ranch Market 1.2 miles, Food City 1.5 miles, Family Dollar 0.9 miles; Health Care - S. Central Family Ctr. 0.3 miles, Family Tree 1.9 miles, Cigna 2.1 miles & Mountain Park 2.6 miles.

A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. The regulations provided herein are intended to be consistent with the regulations of the T5:5 Transect of the Walkable Urban Code, with exceptions for development immediately adjacent to Pueblo Avenue. Where there are conflicts between this PUD and the city zoning and development standards or design guidelines, the terms of this PUD will prevail. 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.



The use of a PUD on this site is crucial to keeping the project context sensitive. With single-family residential north of the site and the property's adjacency to future light rail, development standards that are not normally used in traditional zoning such as R-3 or R-5, such as setbacks, are modified to thread the needle between single-family residential and an emerging transportation corridor.

## B. LAND USE PLAN

The project will be divided into two developments, a for-sale attached townhome community, and a multifamily apartment complex. On the western 4 acres of the site (See Exhibit A), we are proposing approximately 65, 3 bedroom single-family townhomes in rows of five, four, and three. All units include two car garages. The eastern 4-acre multifamily portion will house a 127-unit mix of studios, two and three bedroom units with parking on site (See Exhibit A). Both developments provide outdoor community amenities such as a splash pad, community center, outdoor seating, grilling areas, and shaded walkways on site.

This site contains an existing feature that prohibits some project flexibility. The Salt River Project (SRP) and the Bureau of Reclamation (BOR) hold an existing easement for a SRP canal that runs through the southern portion of the site. The easement is further explained in the Infrastructure Section of this narrative.

WU-Code transects will be utilized to guide the character and guidelines of each portion of the property, such as shown in conceptual illustration Image B.2 below.

The site cannot accommodate multiple transects defined by legal boundaries as part of the PUD process because the for sale products will be later subdivided and re-platted individually. Therefore, the entirety of the site will follow Transect T5:5 (medium-high-intensity) in order to allow a mix of residential types onsite, with modified standards along the first 30 feet of Pueblo Avenue in consideration of the single-family residential properties on the north side of Pueblo Avenue (See Exhibit B). The transect standards are outlined in the City of Phoenix WU-Code as modified in the PUD.

## C. LIST OF USES

All permitted uses per Section 1306, T5:5 of the Phoenix Zoning Ordinance, including, but not limited to, high-density multi-family uses. All other uses, such as those that are permissible with a Use Permit, shall be allowed and obtained as necessary through the proper process(es) as outlined in Section 1306 of the Zoning Ordinance.

## D. DEVELOPMENT STANDARDS

The design standards set forth in this section are adapted from the WU-Code and typical TOD standards in the City of Phoenix. This development will work toward creating a walkable, transportation-centered



urban environment encouraging residents to walk, ride bicycles, or use public transit. The intent is to lead the surrounding developments in both transportation options in adequate TOD and Walkable Code development.

## 1. Development Standards

Development Standards Table		
WU Section	<b>Overall Site Development Standards (Column A).</b> <i>T5:5 to apply unless explicitly modified.</i>	<b>Pueblo Avenue Frontage (Column B).</b> <i>North 30' measured from the right of way of Pueblo Avenue. Column A applies unless explicitly modified.</i>
1301 Code Administration	No modification.	To promote compatibility to the single-family residential neighborhood, the following modifications shall apply.  <b>1303 Transect Lot Standards:</b> A maximum height of 30 feet shall be permitted. This does not preclude the additional height beyond a 30-foot setback from Pueblo Avenue.  <b>1303 Transect Lot Standards &amp; 1305 Frontage Standards:</b> Only Porch, Patio, Stoop & Door Well Frontage Types shall be oriented to Pueblo Avenue.  <b>1306 Land Use Matrix:</b> Only the Land Uses contained in the "Category: Residential
1302 Transect Districts	No modification.	
1303 Transect Lot Standards	<b>T5:5 will apply with following modifications:</b>  Primary Frontages = Broadway Road and 6th Avenue; Pueblo Avenue = Secondary Frontage  Where adjacent to SRP Canal easement: Setback and build-to measurements are taken from the easement line.	
1304 General Site Development Standards	<b>T5:5 will apply with following modifications:</b>  1304.G. Large Scale Development Requirements shall apply.  Two pedestrian accessways shall be provided to the standards contained in 1304.H. with one being located within 150 feet from the eastern property line (extending north-south generally) and one as an extension of the 3rd	

	<p>Avenue road alignment to Broadway Road. Where buildings are adjacent to a pedestrian accessway, a frontage type shall be required. If frontage does not contain an entrance, units adjacent to a pedestrian accessway shall be designed with windows and/or balconies overlooking the accessway.</p> <p>The western most paseo may deviate from the 3<sup>rd</sup> Avenue alignment up to 175 feet if the deviation is marked by pedestrian oriented wayfinding; the southernmost connection to Broadway Road shall be constructed after the SRP facility is buried and easements issues resolved, no later than the development of the townhomes depicted on Exhibit E.</p> <p>Where adjacent to an SRP Canal easement: setback and build-to measurements are from the easement line.</p> <p>Due to utility conflicts, the minimum shade requirement over public and private walkways within the Broadway Road frontage shall be 50 percent.</p>	<p>Uses" shall be permitted to front onto Pueblo Avenue.</p>
<p>1305 Frontage Standards</p>	<p>No modification.</p>	
<p>1306 Land Use Matrix</p>	<p>No modification.</p>	
<p>1307 Parking Standards</p>	<p><b>T5:5 will apply with following modifications:</b></p> <p>There shall be no vehicular parking minimum.</p> <p>A bicycle repair station ("fix it station") shall be provided along Broadway Road where a pedestrian accessway ("Paseo") intersects the public sidewalk.</p> <p>Bicycle "Secure/Covered Facilities" and/or "Outdoor/Covered Facilities" shall be provided for</p>	

	<p>residents at a rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces. Appropriate facilities are defined in Appendix K or the Comprehensive Bicycle Master Plan.</p> <p>A minimum of ten inverted U-bicycle racks, artistic style racks (in adherence to the City of Phoenix Preferred Designs in Appendix K or the Comprehensive Bicycle Master Plan) or "Outdoor/Covered Facilities" for guests shall be located near building entrances and installed per the requirements of Section 1307.H. of the Zoning Ordinance.</p>	
<p>1308 Signage Standards</p>	<p>No modification.</p>	
<p>1309 Landscape Standards</p>	<p><b>T5:5 will apply with following modifications:</b></p> <p>6th Avenue and Pueblo Avenue Frontage: Shall be planted with large canopy, single trunk, shade trees placed a minimum of 20 feet on center or in equivalent groupings and installed between the sidewalk and the buildings fronting these roadways, or between the sidewalk and back of curb. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions for installing the required plants.</p> <p>Broadway Road Frontage: Shall be planted with 3-inch caliper large canopy, single trunk, shade trees placed a minimum of 20 feet on center or in equivalent groupings and installed on either side (northside or southside) of the sidewalk to provide the required shade. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions for installing the required shade trees and plants.</p> <p>Drought tolerant shrubs and vegetative groundcovers maintained or designed grow at a maximum mature height of 24 inches that provide a minimum of 75 percent live coverage at maturity shall be planted between the sidewalk and closest drive aisle or parking area north of the sidewalk, and between the sidewalk and the</p>	



	buildings fronting this roadway. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions for installing the required plants.	
1310 Open Space Standards	<b>T5:5 will apply with following modifications:</b> Minimum 5 percent of lot area shall be subject to 1310 (Public Open Spaces)	
1311 Design Development Considerations	No modification.	
1312 Character Areas	<p><b>T5:5 will apply with the following modifications as the streetscape standard for Broadway Road:</b></p> <ul style="list-style-type: none"> <li>• The shade requirement along this frontage shall be 50 percent.</li> <li>• The landscape plantings between the back of curb and sidewalk shall include: <ul style="list-style-type: none"> <li>○ Drought tolerant shrubs and vegetative groundcovers maintained or designed to grow at a maximum height of 24 inches that provide a minimum of 75 percent live coverage at maturity shall be planted. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions for installing the required plants.</li> <li>○ A minimum of three species of plantings shall be utilized in this area to provide visual interest.</li> </ul> </li> </ul>	
1313 Design and Standards Alternative	No modification.	

## 2. Amenities

Development of this site will be pedestrian friendly and also create an inviting community experience through onsite amenities, shade, and lighting.

Onsite amenities include:

1. Centralized splash pads



2. Community open space and gathering areas
3. Benches
4. Bike racks
5. Paseos
6. Bicycle repair station

These features will be added throughout the development. Residents and their guests will be able to utilize amenities of their product type. The primary tool used for shade onsite will be trees subject to the requirements of SRP's allowable easement plants (SRP Canal location specific). Shade will also be created through other sub-tools such as trellises, buildings, and canopies.

Pursuant Section 1304.H, Paseos will be incorporated on the site in order to create a safe and walkable path from Pueblo Ave to Broadway Rd. Exhibit D outlines the Paseo pathway, which will utilize trees and trellises for shade, in order to allow a comfortable experience for pedestrians. Safety will also be taken into account for the paseo as adequate lighting will be incorporated pursuant Section 507 Tab A.II.A.8 of the City Code.

### 3. Lighting

This development will adhere to Section 507 Tab A.II.A.8 and Section 23-100 of the City Code. Lighting will be used onsite to create a safe and secure environment for residents and guests. Paseos, open space and building entrances throughout the property will be adequately illuminated for resident's and pedestrian's safety. Lighting fixtures will match the character and theming of the site.

### 4. Fencing

Development will comply with section 1305.C.1 within 30' of Pueblo Avenue, and 1305.C.2 for the remainder of the site. All fencing will match the character of the project.

## E. DESIGN GUIDELINES

The Design Guidelines in this section reflect the standards intended for Broadway Rd. and Central Ave., and reflect the surrounding area and character of the adjacent neighborhood and surrounding amenities. The intent of the guidelines and standards is to ensure that development is consistent with the character of the context area. The City's applicable WU-Code (Section 1311) shall apply to the development.

The development will incorporate design features that respect the surrounding neighborhood. In order to buffer the residential properties to the north of the site, residential style frontages and landscaping along Pueblo Avenue is proposed. Along with this, to create a less drastic transition from one story single-family residential neighborhood, the site will incorporate building heights starting at two stories on Pueblo



Avenue and increasing toward Broadway Rd. This is to ensure the neighborhood street is kept at a smaller scale while providing an urban pedestrian environment along Broadway. Along with this the development will not be a gated community and as such will not utilize perimeter fencing unless for the purpose of limiting vehicular ingress/egress on Pueblo Avenue entrances. Lastly trees onsite shall be located to provide the maximum amount of shade practical over the sidewalk.

All developments in this PUD District are subject to Site Plan Review to ensure appropriate applicability of the development and design standards.

## F. SIGNS

Signage onsite will be utilized in respect to the walkable theme of the site, and match the overall design of the corresponding project. 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. Signage will also be utilized for the purpose of wayfinding onsite. All signage shall comply with the single and multi-family district standards of WU-Code Section 1308.

## G. SUSTAINABILITY

Broadway and Central will incorporate a number of voluntary standards where practical. The concept of sustainability recognizes that projects should seek to integrate within and conform to the character of the surrounding area. 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, but are not limited to:

### City Enforced

- 1) Urban Heat Island
  - a) Shaded open space areas and parking spaces utilizing landscaping and canopies. (Section 1304 and 1310).
  - b) Alternative paving materials to reduce urban heat island effect, and to allow natural drainage and filtration.
  - c) Landscaped walkways.
- 2) Non-Vehicular Transportation
  - a) Bike racks. (Section 1307).
- 3) Water usage
  - a) Incorporation of drought tolerant landscape.
- 4) Lighting
  - a) Utilize LED type light fixtures for common area lighting.

## Developer Enforced

- 1) Recycling services provided for residents. (Section 1304)
- 2) Housing Opportunities
  - a) Housing developments of mixed residential uses such as apartments and townhomes.
  - b) Housing opportunities for low-income families.
- 3) Site location
  - a) Utilizing a site that has been vacant for a number of years in order to provide safety and neighborhood stabilization.
- 4) Open Space
  - a) Site will exceed open space standards.

## H. INFRASTRUCTURE

SRP Canal: From the developer's Pre-Application Review Meeting, and preliminary site research, CPLC has identified items in regards to infrastructure that have large impacts on the project. The existing SRP canal running from the south-east of the site going west to 6<sup>th</sup> Ave. and curving up to Pueblo Ave., must be relocated to support future development. SRP has been engaged and is moving forward with plans to assist CPLC in moving and undergrounding the canal south toward Broadway Rd. This is a major constraint relative to timing and development of the site. The relocation of this canal will take up to a year and is the main catalyst to phase the northern portion of the site first then move to the southern.



## I. LEGAL DESCRIPTION

### PARCEL NO. 1: 113-07-120A:

A part of the Southwest quarter of Section 20, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at an iron pipe on the South line of said Section 20, a distance of 959.4 feet West of the intersection of said Section line with the center of Central A venue, being at the Southeast corner of the tract and identical with the Southwest corner of the Pasely Tract, running;

THENCE North 454.6 feet to a point identical to the Northwest corner of Rosas Tract;

THENCE West on a straight line continuing the course of the North line of the Rosas Tract, 576 feet;

THENCE South 454 feet to a point on the South line of said Section;

THENCE East on the Section line 576 feet to the POINT OF BEGINNING.

### PARCEL NO. 2: 113-05-044:

That part of the Southwest quarter of Section 20, Township 1 North, Range 3 East of the Gila River and Salt River Base and Meridian, described as follows:

BEGINNING at a point on the South line of said Section, distant 1535.4 feet West of the point of intersection of said Section line with the center line of Central A venue, said point being identical with the Southwest corner of the A.J. Crawford Tract;

Thence North along said West line of the A.J. Crawford Tract, 150 feet;

Thence South 89 degrees 44 minutes West parallel to the South line of Pueblo A venue, as shown on map of Central Gardens, recorded in Book 31 of Maps, page 3, records of Maricopa County, Arizona, 182.6 feet;

Thence North parallel to the West line of the A.J. Crawford Tract 298 feet to the South line of said Pueblo A venue;

Thence South 89 degrees 44 minutes west along the South line of Pueblo Avenue, a distance of 400 feet to a stone being the Northwest corner of tract of land herein described;

Thence South 5 degrees 35 minutes East 448 feet to a point on the South line of said Section;

Thence East along the South line of said Section 544.6 feet to the Point of Beginning,

EXCEPT that portion conveyed to the City of Phoenix in deed recorded in Docket 7998, page 223.



**EXHIBIT A**



## EXHIBIT B

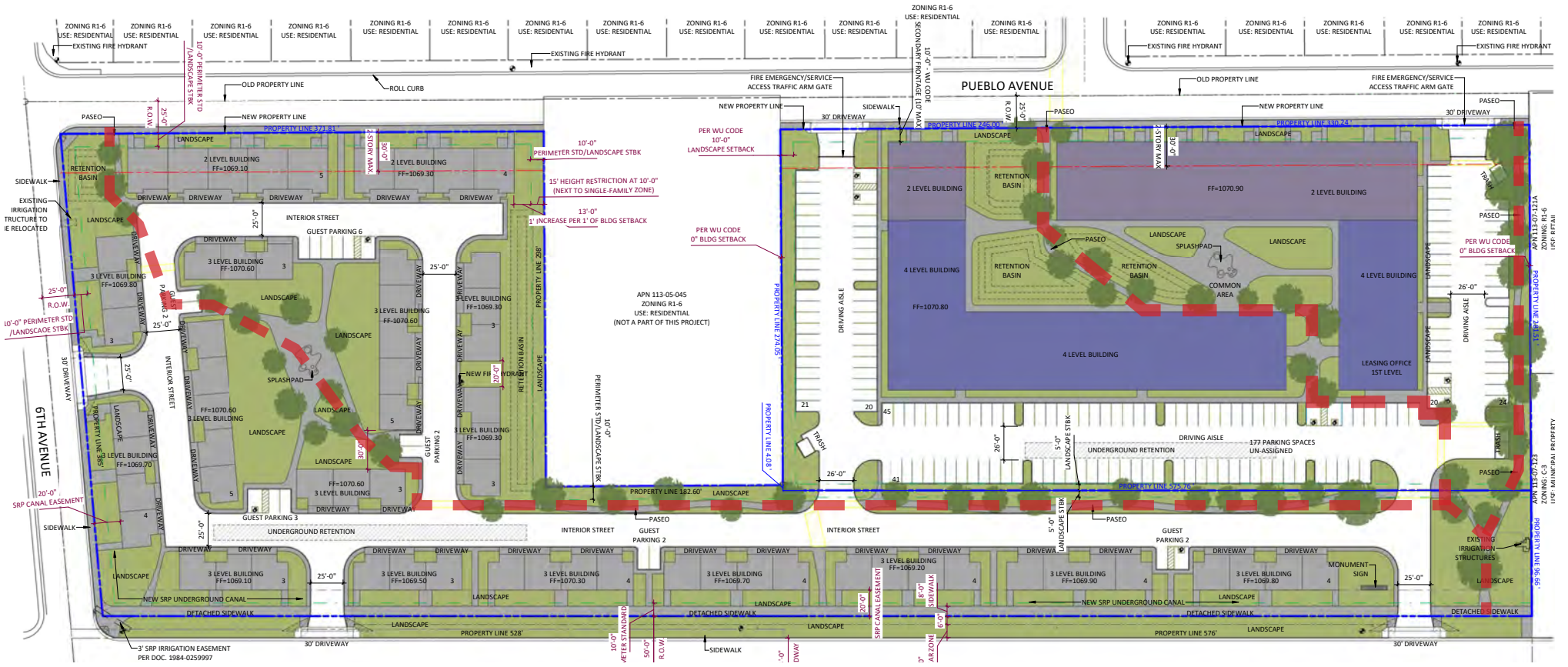




## EXHIBIT C

**Exhibit C Has Been Deleted**

## EXHIBIT D



APN 113-07-121A  
 100% MUNICIPAL PROPERTY

APN 113-07-121A  
 100% MUNICIPAL PROPERTY

APN 113-07-121A  
 100% MUNICIPAL PROPERTY

**EXHIBIT E**



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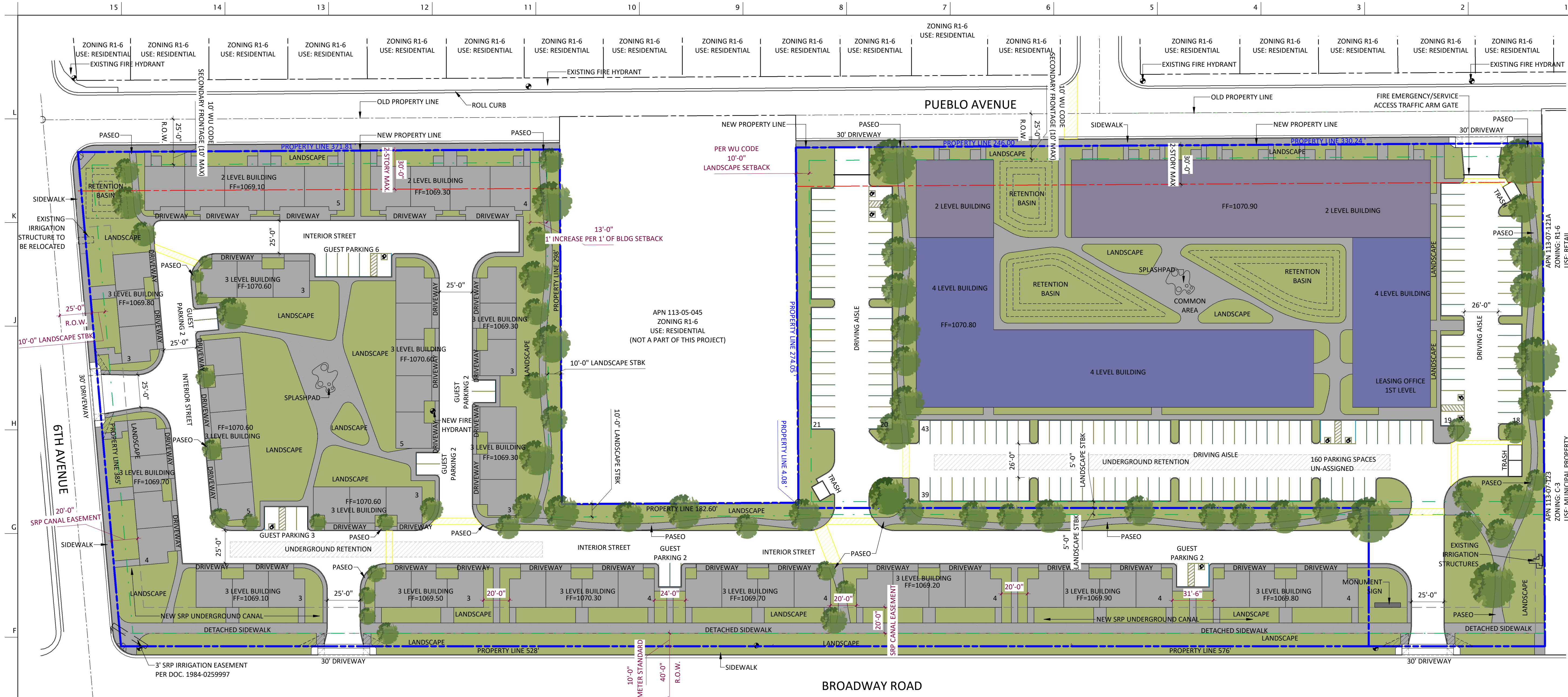


SEAL

OWNER INFORMATION  
**CHICANOS POR LA CAUSA**

PROJECT  
**BROADWAY AND CENTRAL DEVELOPMENT**

316 W & 356 W BROADWAY RD., PHOENIX, AZ 85041



APN: 113-28-002C ZONING: C-3 USE: EXEMPT	APN: 113-29-017A ZONING: R-5 USE: EXEMPT	APN: 113-29-016A ZONING: R-5 USE: EXEMPT	APN: 113-29-015A ZONING: R-5 USE: EXEMPT	APN: 113-29-014A ZONING: C-3 USE: EXEMPT	APN: 113-29-013A ZONING: C-3 USE: EXEMPT	APN: 113-29-012A ZONING: C-3 USE: COMMERCIAL	APN: 113-29-011A ZONING: C-3 USE: MANUFACTURING	APN: 113-29-010 ZONING: C-3 USE: WAREHOUSE	APN: 113-29-009A ZONING: C-3 USES: COMMERCIAL	APN: 113-29-008A ZONING: C-3 USE: MUNICIPAL PROPERTY	APN: 113-29-007C ZONING: C-3 USE: MUNICIPAL PROPERTY
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### PROJECT DATA

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**OWNER:**  
 CHICANOS POR LA CAUSA  
 OWNER CONTACT: PRINCE TWUMASI, REAL STATE OPERATIONS, PLANNER  
 PHONE: (602) 257-0700 x2181  
 EMAIL: prince.twumasi@cpclc.org

**PROPERTY ADDRESS:**  
 316 W & 356 W BROADWAY RD  
 PHOENIX, AZ 85041

**ASSESSORS PARCEL NUMBERS:**  
 113-05-044  
 113-07-120A

**PROJECT DESCRIPTION:**  
 THE PROJECT ENTAILS A NEW MULTIFAMILY AFFORDABLE HOUSING COMPLEX AND TOWNHOMES DEVELOPMENT. THE MULTIFAMILY DEVELOPMENT WILL BE LOCATED ON THE NORTHEAST AREA OF THE PROPERTY WITH TWO BUILDINGS OF 2 AND 4 LEVELS HAVING 161 APARTMENT UNITS, AND A LEASING OFFICE BUILDING. THE TOWNHOMES ARE TO BE SINGLE FAMILY ATTACHED IN GROUPS OF 5, 4, AND 3 TOWNHOMES OF 2 AND 3 LEVELS FOR A TOTAL OF 64 TOWNHOMES. COMMUNITY AMENITIES ARE PROVIDED FOR BOTH THE MULTIFAMILY COMPLEX AND THE TOWNHOMES DEVELOPMENT. PARKING FOR THE MULTIFAMILY COMPLEX IS LOCATED AROUND IT; TOWNHOMES HAVE 2-CAR GARAGE AND GUEST PARKING THROUGH THE DEVELOPMENT.

**LEGAL DESCRIPTION:**  
 113-05-044 - SEC 20 IN 3E PT ARB LOT 36 PT SW4 BEG AT PT ON S LI SD SEC DIST 1535.4FT W OF PT OF INTERSEC OF SD SEC LI W CENTER LI OF CENTRAL AVE W 544.6' TO PT NSD35' W 448' TO STONE ELY 582.6' S TO BEG EX RDS ON S & W EX 1.25 AC PER DEED 81/310 3.75 AC

113-07-120A - ARB LOT 37 PT SW4 BEG AT PT ON S LI SEC 959.4F W OF INTERSEC OF SEC LI WITH CENT LN CENTRAL AVE BEING AT SE COR TR & IDENTICAL WITH S W COR PASLEY TR TH N 454.6F TO PT IDENTICAL WITH NW COR ROSAS TR TH W ON STR LN CONT C COURSE OF N LN OF ROSAS TR 576F TH S 454F TO PT ON S LN SEC TH E ON SEC LN 576F TO BEG EX S 40 F RD AC 5.48A

**APPLICABLE CODES:**  
 2018 INTERNATIONAL BUILDING CODE (IBC)  
 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)  
 2018 INTERNATIONAL MECHANICAL CODE (IMC)  
 2018 INTERNATIONAL PLUMBING CODE (IPC)  
 2018 UNIFORM PLUMBING CODE (UPC)  
 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
 2017 NATIONAL ELECTRICAL CODE (NEC)  
 2018 INTERNATIONAL FIRE CODE  
 2018 INTERNATIONAL GREEN CONSTRUCTION CODE  
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

W/ ALL THE CITY'S CODE AMENDMENTS ADOPTED.

**EXISTING ZONING:** R1-6  
**PROPOSED ZONING:** PUD  
**LOT SALES PROPOSED:** TOWNHOMES FOR SALE  
**PROPOSED CONSTRUCTION TYPE:** V-B  
**PROPOSED BUILDING HEIGHT:**  
 2-STORY: 28' (FACING PUEBLO AVENUE)  
 3-STORY: 40'  
 4-STORY: 52'

**SITE ACREAGE:**  
 GROSS: 10.4 ACRES (453,024 SF)  
 NET: 8.45 ACRES (368,005 SF)

**BUILDING AREA:**  
 MULTIFAMILY: 163,000 SF  
 TOWNHOMES: 139,000 SF  
**TOTAL: 302,000 SF**

**SQUARE FOOTAGE UNITS:**  
**TOWNHOMES:**  
 2-LEVEL: 9 UNITS (1,600 SF + 400 SF GARAGE)  
 3-LEVEL: 55 UNITS (1,800 SF + (400 SF GARAGE)  
**TOTAL: 64 UNITS**  
**MULTIFAMILY:**  
 0 BEDROOMS: 10 UNITS (400 SF)  
 1 BEDROOM: 26 UNITS (575 SF)  
 2 BEDROOMS: 86 UNITS (800 SF)  
 3 BEDROOMS: 39 UNITS (1050 SF)  
**TOTAL: 161 UNITS**

**LOT COVERAGE:**  
 MULTIFAMILY: 50,800 SF  
 TOWNHOMES: 49,250 SF  
**TOTAL: 100,050 SF (22%)**

**LANDSCAPE SETBACKS:**  
 PER PHOENIX ZONING ORDINANCE SECTION 608 AND CHAPTER 13 WALKABLE URBAN CODE  
 FRONT OF STREETS WITHIN 2,000 FT FROM LIGHT RAIL STATION: 0 FT.  
 ADJACENT TO SINGLE-FAMILY RESIDENTIAL DISTRICT: 10 FT.

**LANDSCAPE AREA:**  
 TOTAL LANDSCAPE AREA IN THE PROPERTY: 130,983 SF  
 PERCENTAGE TO PROPERTY GROSS SF: 29%

**COMMON AREA:**  
 TOWNHOMES: 19,245 SF  
 MULTIFAMILY: 26,992 SF  
**TOTAL: 46,237 SF**

### PARKING CALCS

**PER PHOENIX ZONING ORDINANCE SECTION 702 AND CHAPTER 13 WALKABLE URBAN CODE**

**MULTIFAMILY AFFORDABLE HOUSING:**  
 PER WALKABLE URBAN (WU) CODE  
 (10) 0-BEDROOM UNITS (400SF) @ 0.5 SPACE  
 (26) 1-BEDROOM UNITS (575SF) @ 0.5 SPACE  
 (86) 2-BEDROOM UNITS (800SF) @ 0.5 SPACE  
 (39) 3-BEDROOM UNITS (1050SF) @ 0.5 SPACE  
**PARKING SPACES: 80.5 REQUIRED**  
**TOTAL PROVIDED: 160 PARKING SPACES**

**BICYCLE PARKING:**  
 BICYCLE "SECURE/COVERED FACILITIES" AND/OR "OUTDOOR/COVERED FACILITIES" SHALL BE PROVIDED FOR RESIDENTS AT A RATE OF 0.25 SPACES PER DWELLING UNIT, UP TO A MAXIMUM OF 50 SPACES. APPROPRIATE FACILITIES ARE DEFINED IN APPENDIX K OR THE COMPREHENSIVE BICYCLE MASTER PLAN.

0.25 SPACES PER RESIDENTIAL UNIT: 161 MULTIFAMILY UNITS X 0.25:  
 41 BICYCLE SPACES

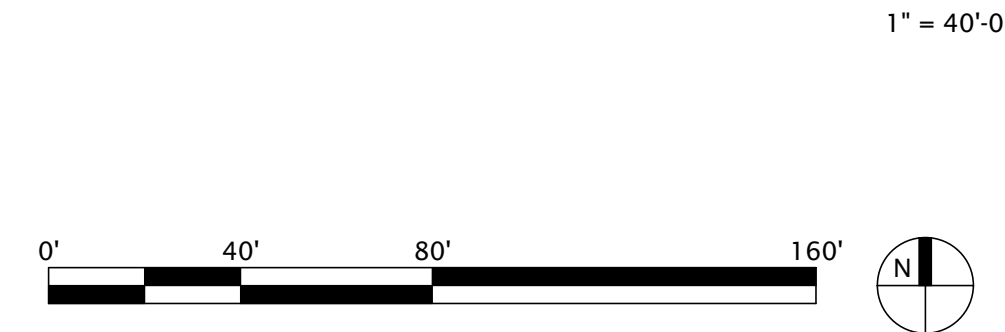
**SINGLE-FAMILY ATTACHED:**  
 2 SPACES PER DWELLING UNIT (COVERED/GARAGE)  
 PARKING SPACES: 2 REQUIRED/2 PROVIDED PER UNIT

0.25 UNRESERVED GUEST PARKING (0.25X64 = 16 SPACES)  
 PARKING SPACES: 16 REQUIRED/17 PROVIDED

**BICYCLE PARKING:**  
 BICYCLE "SECURE/COVERED FACILITIES" AND/OR "OUTDOOR/COVERED FACILITIES" SHALL BE PROVIDED FOR RESIDENTS AT A RATE OF 0.25 SPACES PER DWELLING UNIT, UP TO A MAXIMUM OF 50 SPACES. APPROPRIATE FACILITIES ARE DEFINED IN APPENDIX K OR THE COMPREHENSIVE BICYCLE MASTER PLAN.

0.25 SPACES PER RESIDENTIAL UNIT: 64 TOWNHOME UNITS X 0.25:  
 16 BICYCLE SPACES

### CONCEPT SITE PLAN



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SHEET TITLE	CONCEPTUAL SITE PLAN	
DATE	05.21.2020	
SHEET	PA005	

## EXHIBIT F



# Pueblo View Southeast Multifamily



# Pueblo View Southeast Multifamily



# Pueblo View Southwest Multifamily



# Pueblo View South Multifamily



# Pueblo View Southwest Multifamily



# 6th Ave View Northeast Townhomes



# Broadway View North Townhomes



# Broadway View Northeast Townhomes





# Broadway View Northwest Townhomes



# Pueblo View Southeast Townhomes

