

NorthPark

PUD NARRATIVE

A MASTER PLANNED COMMUNITY LOCATED AT THE SOUTHWEST CORNER OF THE I-17 AND LOOP 303 FREEWAYS

CASE #:
1ST SUBMITTAL: SEPTEMBER 2024



PRESENTED BY:



PREPARED FOR:



APPLICANT TEAM



APPLICANT

Pulte Homes

Mike Hifler
16767 N. Perimeter Drive, Suite 100
Scottsdale, AZ 85260
Phone: 480.391.6251 | Email: mike.hifler@pultegroup.com



LAND OWNER

Arizona State Land Department

Mark Edelman, AICP
1110 W. Washington Street
Phoenix, AZ 85007
Phone: 602.542.4631 | Email: medelman@azland.gov

LEGAL REPRESENTATIVE / LAND USE ATTORNEY

BFSO



Carolyn Oberholtzer
4343 E. Camelback Road, Suite 210
Phoenix, AZ 85018
Phone: 602.899.0318 | Email: coberholtzer@bfsolaw.com



Open the Outdoors

LAND PLANNING

RVi Planning + Landscape Architecture

Alex Stedman
4900 N. Scottsdale Road, Suite 1200
Scottsdale, AZ 85251
Phone: 480.994-.0994 | Email: astedman@rviplanning.com



CIVIL ENGINEER

HILGARTWILSON

Aubrey Thomas, PE
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Phone: 602.490.0535 | Email: aubrey.thomas@collierseng.com



TRAFFIC ENGINEER

CivTech

Dawn Cartier
10605 N. Hayden Road, Suite 140
Scottsdale, AZ 85260
Phone: 480.659.4250 | Email: dcartier@civtech.com

TABLE OF CONTENTS

SECTION 1: PURPOSE & INTENT	1
1.1. Introduction	2
1.2. The Arizona State Land Department	2
1.3. Planned Unit Development Regulatory Statement.....	4
1.4. Community Vision: From Park to Park.....	4
1.5. Community Overview & Goals	4
SECTION 2: SITE & CONTEXT.....	7
2.1. Site Description & Location.....	8
2.2. Existing Zoning	8
2.3. Existing Site Conditions	9
2.4. 2025 General Plan	11
2.5. North Black Canyon Corridor Plan	13
2.6. General Plan Peripheral Areas C & D.....	15
2.7. The Sonoran Preserve Master Plan	16
2.8. Sonoran Preserve Dedication	16
SECTION 3: DEVELOPMENT PROPOSAL	17
3.1. Development Concept.....	18
3.2. Proposed Zoning.....	18
3.3. Master Development Parcels	18
3.4. Land Use Types & Permitted Uses.....	19
3.4.a. Natural Open Space (NOS).....	20
3.4.b. Traditional Neighborhood (TN).....	20
3.4.c. Neighborhood Village (NV).....	21
3.4.d. Community Core (CC)	23
3.4.e. Innovation Corridor (IC).....	23
3.5. Permitted Use Restrictions	24
3.5.a. Restricted Uses.....	24
3.6. PUD Zoning District Structure.....	24
SECTION 4: COMMUNITY PLAN ELEMENTS.....	33
4.1. Residential Uses	34
4.2. Commercial Uses.....	34
4.3. Resort Use.....	34
4.4. Employment Uses.....	35
4.5. Parks, Trails, and Open Space.....	35
4.5.a. Developed Parks.....	35
4.5.b. Open Space.....	40
4.5.c. Open Space Amenities Matrix.....	41
4.5.d. Trails & Paths.....	43

- 4.6. Transportation / Circulation** 46
 - 4.6.a. Arterial Roadways 46
 - 4.6.b. Collector Roadways 48
 - 4.6.c. Local Streets 49
 - 4.6.d. Bike Lanes 50
 - 4.6.e. On-Street Pedestrian Circulation 50
- 4.7. Utilities and Infrastructure** 52
 - 4.7.a. Water 52
 - 4.7.b. Wastewater 52
 - 4.7.c. Drainage 53
- 4.8. Public Services** 54
 - 4.8.a. Schools 54

SECTION 5: REGULATORY DEVELOPMENT STANDARDS 55

- 5.1. Regulatory Structure** 56
- 5.2. Development Parcel Allocation and Tracking** 56
- 5.3. PUD Amendments** 56
 - 5.3.a. Major Amendment Criteria 56
 - 5.3.b. Minor Amendment Criteria 57
- 5.4. Development Standards of General Applicability** 57
- 5.5. Hillside Development** 57

SECTION 6: COMMUNITY DESIGN GUIDELINES & THEMING 59

- 6.1. Purpose** 60
- 6.2. Applicability** 60
- 6.3. Conformance with City of Phoenix Design Guidelines** 61
 - 6.3.a. Community Design & Form Guidelines 61
 - 6.3.b. Walls & Fence Guidelines 61
 - 6.3.c. Lighting 62
- 6.4. Color & Materials Guidelines** 63
- 6.5. Grading, Drainage and Retaining Guidelines** 63
- 6.6. Pedestrian Circulation** 65
 - 6.6.a. Trail Guidelines 66
- 6.7. Landscape & Open Space Guidelines** 67
 - 6.7.a. Landscape: General Standards 67
 - 6.7.b. Monarch Pledge 68
 - 6.7.c. Landscape: Wash Corridors 69
 - 6.7.d. Landscape: Parks 70
 - 6.7.e. Landscape: Natural Areas 70
 - 6.7.f. Landscape: Irrigation 71
 - 6.7.g. Landscape: Lighting 71
 - 6.7.h. Landscape: Plant Palette 71
- 6.8. Viewshed Guidelines** 81
- 6.9. Shading** 81
- 6.10. Sonoran Preserve-Oriented Guidelines** 82

6.11. Sonoran Preserve Edge Guidelines	82
6.11.a. Preserve Edge Openness Calculations	83
6.11.b. Sonoran Preserve Edge Community Design	84
6.11.c. Sonoran Preserve Edge Native Landscape and Vegetation Treatment	85
6.12. Sustainability	86

LIST OF TABLES

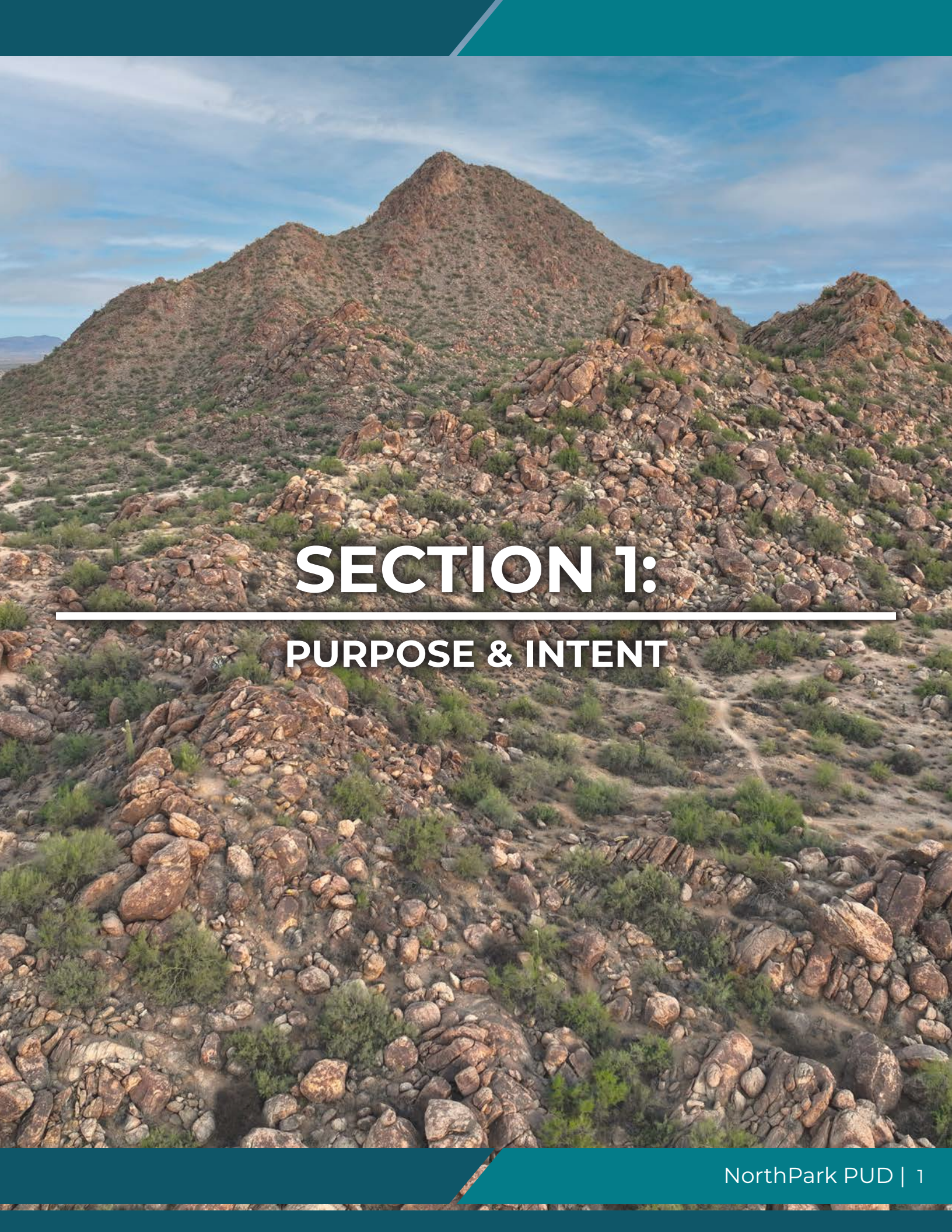
Table 1: Adjacent Zoning & Land Uses	8
Table 2: Proposed General Plan Land Use Analysis	12
Table 3: Land Use Types Allocation Table	31
Table 4: Land Use Types Allocation Summary Table	32
Table 5A-B: Zoning District Tables	32
Table 6A-B: Open Space Amenities Matrix	41
Table 7A-B: Development Standards	58
Table 8: Plant Palette	72
Table 9: Prohibited Plants	80
Table 10: Sustainability Principles	86

LIST OF EXHIBITS

Exhibit 1: Regional Context Aerial	3
Exhibit 2: Surrounding Property Ownership Map	3
Exhibit 3: Existing Conditions Map	9
Exhibit 4A-B: Existing & Proposed Zoning Maps	10
Exhibit 5: Pending General Plan Land Use Map	12
Exhibit 6: Existing & Proposed Infrastructure Limit Line	13
Exhibit 7: Master Development Parcel Map	19
Exhibit 8A-F: Land Use Types	25
Exhibit 9: Master Trails Plan	39
Exhibit 10: Street Types & Project Gateways	51
Exhibit 11: Edge Treatment Master Plan	83
Exhibit 12: Conceptual Roadway Master Plan	89
Exhibit 13: Conceptual Water Master Plan	90
Exhibit 14: Conceptual Wastewater Master Plan	91
Exhibit 15: Conceptual Drainage Master Plan	92

APPENDICES

- Appendix A: Legal Description**
- Appendix B: Comparative Zoning Tables**
- Appendix C: Land Use Budget Table**



SECTION 1:

PURPOSE & INTENT

1.1. Introduction

The NorthPark Planned Unit Development (NorthPark PUD) rezones approximately 6,355 gross acres of undeveloped State Trust Land located in northwest Phoenix. See **Exhibit 1: Regional Context Aerial**, and **Appendix A: Legal Description**. The PUD outlines a vision and implementation framework for the mixed-use master planned community “NorthPark” with a maximum of 19,247 dwelling units and an overall gross density of 3.0 dwelling units per acre.

NorthPark is located within the City of Phoenix (“City”) and the North Gateway Village. The property is bound on the north by the Loop 303 Freeway, the west by the City of Peoria municipal boundary, the south by the Central Arizona Project (CAP) canal and the east by the Interstate 17 Freeway. Existing development includes the Taiwan Semiconductor Manufacturing Company (TSMC) facility across the 303 to the north, and the Stetson Valley and Sonoran Mountain Ranch residential communities south of the CAP canal.

The future planning of the Site was contemplated in an 2020 Intergovernmental Agreement (“IGA”) between the City and the Arizona State Land Department (ASLD) to provide for the entitlement of both the 6,355 acres south of the 303, and balance of the Biscuit Flat Area (aka Phoenix 3500 PUD) extending north up to Carefree Highway. The IGA recognized that this combined area includes both land designated within the 1998 Sonoran Preserve Master Plan (“SPMP”), as well as land suitable for large scale commercial, employment, and residential development. To realize both, the IGA recognized that the current General Plan designations may not be consistent with the SPMP in that it included areas beyond those that are appropriate for conservation as Future Open Space. This application is the next step flowing from the successful auction of the TSMC Property and provides for a revised framework of uses that:

1. Establishes 2,095 acres for Preserve donation to the City (where 2,082 were included in the SPMP);
2. Provides for abundant commercial and employment opportunities in major freeway corridors with a buffer that prevents residential uses within 2,500 feet of the TSMC property, and;

3. Provides for robust residential opportunities so that the thousands employed by TSMC may find nearby housing and to provide for the potential housing that was displaced from the area when the TSMC land was developed as employment uses in place of housing.

The Project is envisioned as a complete community with commercial, employment, and residential uses, all connected with significant open space and Preserve land. This PUD establishes unique design principles to support the development’s connection with the natural desert environment of the Project Area. NorthPark will incorporate restrictions on landscaping materials and water saving principles to further the sustainability goals of the community. Additionally, NorthPark will adhere to the Monarch Pledge and commit to create habitat for the monarch butterfly, a key pollinator species in Arizona and beyond.

1.2. The Arizona State Land Department

The Arizona State Land Department (ASLD) manages over 9.2 million acres of State Trust Land in Arizona. Since 1915, the ASLD’s mission has been to manage the assets of a multi-generational perpetual trust in alignment with the interests of the Trust’s 13 beneficiaries and Arizona’s future. The mission statement of the ASLD is as follows:

“To manage State Trust Lands and resources to enhance value and optimize economic return for the Trust beneficiaries, consistent with sound business management principles, prudent stewardship, and conservation needs supporting socio-economic goals for citizens here today and future generations. To act in the best interest of the Trust for the enrichment of the beneficiaries and preserve the long-term value of the State Trust lands.”

State Trust Land is often misunderstood in terms of both its character and management. Trust land is different from public land such as parks or National Forests. Trust lands are managed by the ASLD to generate revenue for K-12 schools and 13 additional institutional beneficiaries. The Trust accomplishes its mission through its sale and lease of Trust lands for grazing, municipal, residential, commercial, mining, and open space purposes.

EXHIBIT 1: REGIONAL CONTEXT AERIAL

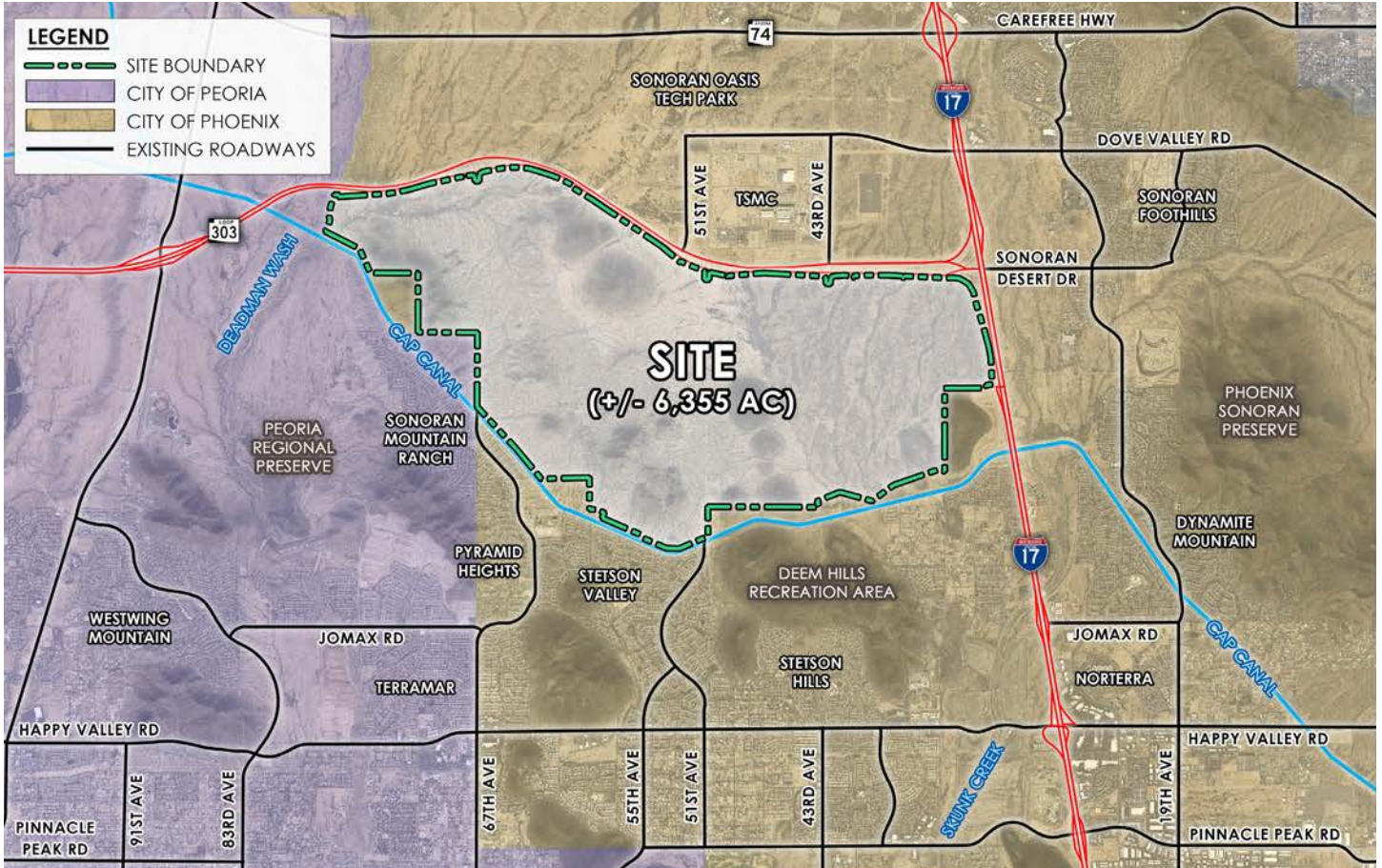
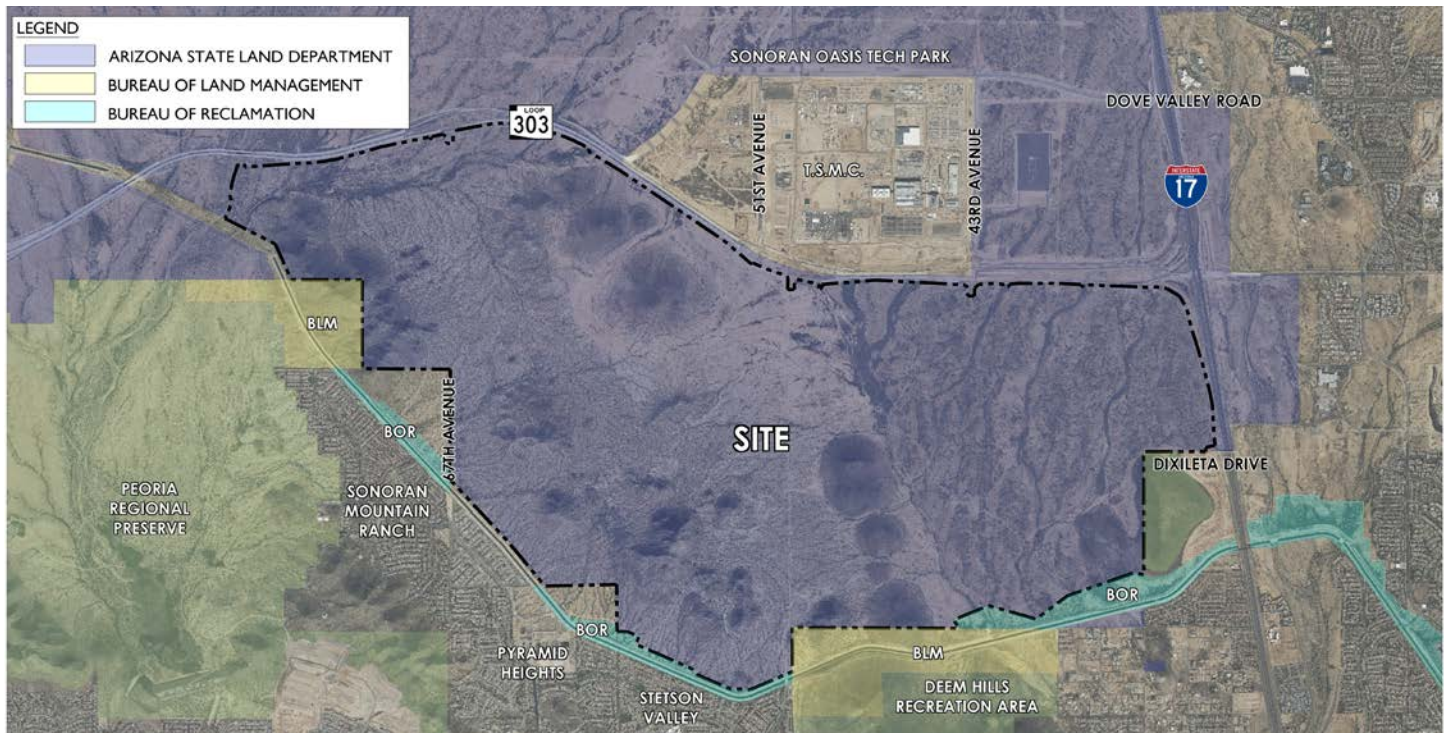


EXHIBIT 2: SURROUNDING PROPERTY OWNERSHIP MAP



The ASLD, serving as the fiduciary for the Trust, is required by the Arizona Constitution to receive maximum value for the sale or lease of Trust lands for the benefit of the Trust. Given this constitutional mandate, it is incumbent upon ASLD to carefully plan its properties to maximize their ultimate value.

1.3. Planned Unit Development Regulatory Statement

The Planned Unit Development (“PUD”) zoning district is authorized by Chapter 6, Section 671 of the Zoning Ordinance of the City of Phoenix (“Phoenix Zoning Ordinance”). A PUD is intended to be a stand-alone document that sets forth the regulatory framework, including permitted uses, development standards and design guidelines, for a particular project (“PUD Regulations”). The PUD may only modify provisions within the Phoenix Zoning Ordinance and does not modify other City of Phoenix codes, regulations, or requirements. A PUD may include substantial background information and narrative discussion, including purpose and intent statements, that are intended to illustrate the overall character and vision for the development. Such statements are not regulatory and not requirements to be enforced by the City of Phoenix.

The PUD Regulations apply to all property within the PUD project boundary. The PUD Regulations supersede and replace all applicable Phoenix Zoning ordinance requirements. If there is a conflict between PUD Regulations and the Phoenix Zoning Ordinance, including the design guidelines within the Phoenix Zoning ordinance, the terms of this PUD shall apply. If a provision is not addressed by the PUD, then the Phoenix Zoning Ordinance controls.

1.4. Community Vision: From Park to Park

Located on the gentle slopes of Pyramid Peak at the edge of northwest Phoenix, NorthPark is envisioned as a future-forward regional hub, strategically positioned to foster technological growth and innovation. This community will serve as a focal point for industry, supported by high-speed infrastructure that enhances the capacity for cutting-edge developments and transformative ideas, while connecting the current and planned development of TSMC to the residential communities south of the CAP canal.

As growth accelerates and economic activity increases, NorthPark will become a dynamic center where creators, professionals, and families can build their lives. This community is designed to integrate seamlessly with its surroundings, creating an environment that promotes both innovation and a high quality of life.

The natural landscape of the Sonoran Desert will be preserved and celebrated within the development, with pathways leading to scenic vistas and the preservation of thousands of acres of preserve lands to provide wildlife habitat, biodiversity, and provide recreational spaces for the public. NorthPark’s design prioritizes sustainability and a balanced relationship with the environment, integrating residential, commercial, and educational spaces in a manner that respects and enhances the natural terrain. The Project’s open space-oriented design will emphasize the preservation of natural edges and accessible natural spaces.

Grounded in the principles of sustainability and well-being, NorthPark aspires to shape the future of community living, contributing to the realization of a new vision for the American Dream

1.5. Community Overview & Goals

NorthPark is a unique and dynamic property that comprises a significant portion of the North Gateway Village in northwest Phoenix. The Property is poised to become one of the most important new communities in Phoenix due to its size, proximity to two regional freeways, relationship to the future expansion of the Sonoran Preserve and adjacency to a regionally significant new employment and economic hub to the north. The synergy of these elements consummates NorthPark’s position as a cutting-edge desert-centric community that will ensure its role as a center of regional significance with immense opportunities for new housing and employment for decades to come.

NorthPark is envisioned to be a well-planned mixed-use community that seeks to celebrate its relationship with the Site’s desert-park context, and simultaneously leverage its proximity to the expanding technology park to the north to secure new high-quality jobs and employment opportunities within the boundaries of the project. This ‘Park-to-Park’ vision allows for a community

that will attract a broad diversity of future residents and will be able to respond to their individual needs through a program of equally diverse housing, circulation, and recreation types – all within the boundaries of the community.

The Crossroads of 21st Century Technology and Desert Tranquility

The NorthPark Property seeks to achieve balance between the intensity of large-scale employment with the serenity of the Sonoran Preserve. Each is as important as the other, and each is diminished without the other. Within the nexus of these two elements the heart of the community will be found. Traditional neighborhoods, vibrantly seeded with parks, paths, community services and other facets will promote strong interactive communities. Well defined physical and geographic edges of the overall property (protected mountains, the CAP, freeways) reinforce the vision of NorthPark as a defined small-town community. The tenets of this development vision will embrace modern and future leaning performance models of community lifestyle, tech-oriented employment, and modern housing options. These key principles will include:



1. Living and Working Environments that are Sustainable and Complement the Natural Environment
 - Provide a mix of housing types that accommodates people of different values, cultures, experiences, and life stages.
 - Emphasize residential uses that provide for market-rate housing in a diversity of forms and organized in pedestrian-centric neighborhood with convenient access to work, recreation, transportation, services, and other daily destinations.
 - Avoid reliance on traditional building typologies based on traditional zoning mechanisms and predictable development forms.
 - Build a sustainable community that is sensitive to the surrounding desert through efficient development, land use and infrastructure planning, the protection of natural wash corridors, and the preservation and salvaging of native plants when possible.
2. Connected Community and Knowledge Promotion
 - Define a broad spectrum of uses within the Innovation Corridor that will encourage knowledge and technology-based employment opportunities in synchrony with similar developing uses in the area.
3. Biophilic Orientation – Alignment of Community Design to the Native Sonoran Desert
 - Recognize and create development that is responsive to the desert environment to include emphasis on shade and shadow, solar orientation, use of water where appropriate, desert adapted plant materials, viewsheds to surrounding mountains, community scale that encourages walkability even in extreme conditions.
 - Encourage the widespread adoption of the National Wildlife's Federation's Monarch Pledge to promote butterfly habitat within the community.

4. Sonoran Preserve Adjacency & Stewardship

- Ensure that all lands identified for inclusion within the Sonoran Preserve provide recreational, aesthetic and biophilic benefit to future residents.
- Focus on open space connections that provide wildlife linkages.
- Coordinate with the City of Phoenix Parks Department to identify public access opportunities into and adjacent to the Sonoran Preserve Boundary.

5. Tech-Focused Economic Opportunity

- Provide space for major employers engaged in manufacturing, production, technology, research, and healthcare.
- Support opportunities for small business across all sectors, where business owners and employees can live in the NorthPark Community.
- Establish a flexible and adaptive development environment to meet the needs of future technology-based businesses.

6. Commercial Services that are demand-based

- Allow for access to community services and shopping through smaller and localized activity areas within convenient walking distances or by other alternative transportation means.

7. Multi-Modal & Non-Vehicular Circulation

- Achieve walkability by ensuring that all residents and employees within the community are located within walking distance of schools, shops, parks, and transit.

8. Activated Open Space & Community Space – Park-to-Park Concept

- Design community spaces, such as parks, trails, paseos, and streetscapes, that encourage recreational opportunities and promote social interaction.
- Establish a framework for an extensive and multi-layered network of trails, paths and sidewalks that will provide connectivity within all portions of the NorthPark community and beyond its edges into the future Sonoran Preserve and adjacent communities and parks.
- Integrate parks and recreation areas throughout all parts of the NorthPark Community
- Identify public facilities and public spaces that promote community gathering with opportunities for education, recreation, and socialization.



An aerial photograph of a desert landscape. A prominent feature is a winding canal filled with blue water, bordered by sandy banks. To the right of the canal, a residential neighborhood with numerous houses is visible. The background shows a range of mountains under a clear blue sky. The foreground consists of dry, scrubby vegetation and cacti. A white horizontal line is positioned below the main title text.

SECTION 2:

SITE & CONTEXT

2.1. Site Description & Location

The current state of the Property is vacant Sonoran Desert with varying levels of topographic relief including several mountainous landforms, areas of braided alluvial washes, and large swaths of relatively flat land, as shown in **Exhibit 3: Existing Conditions Map**. Current site access is extremely limited as it has been effectively cut-off by the CAP and the construction of the Loop 303 freeway. However, there are numerous non-official trails that traverse throughout the entirety of the Property established by hikers, bikers and off-road vehicles that have used the Property for recreational purposes.

Electrical transmission corridors represent the only utility improvements on the NorthPark Property. The 51st Avenue alignment includes one of such corridors that extends from the CAP to the Loop 303. Another corridor extends up the eastern edge of the Property following the ADOT right-of-way and then wrapping across the northern perimeter of the Property before exiting north across the Loop 303 east of the 43rd Avenue alignment. The surrounding area has seen tremendous growth with numerous master planned communities located directly south of the CAP, the new residential development of Middle Vistas near I-17, and the TSMC facility directly north of Loop 303.



2.2. Existing Zoning

The Property is currently zoned S-1 (City of Phoenix Farm or Ranch Residence District). The S-1 district is generally intended as a holding district for properties that have not rezoned to districts that are generally in conformance with land uses identified in the City of Phoenix General Plan Land Use Exhibit. Maximum residential densities allowed in the S-1 district shall not exceed one dwelling unit per acre.

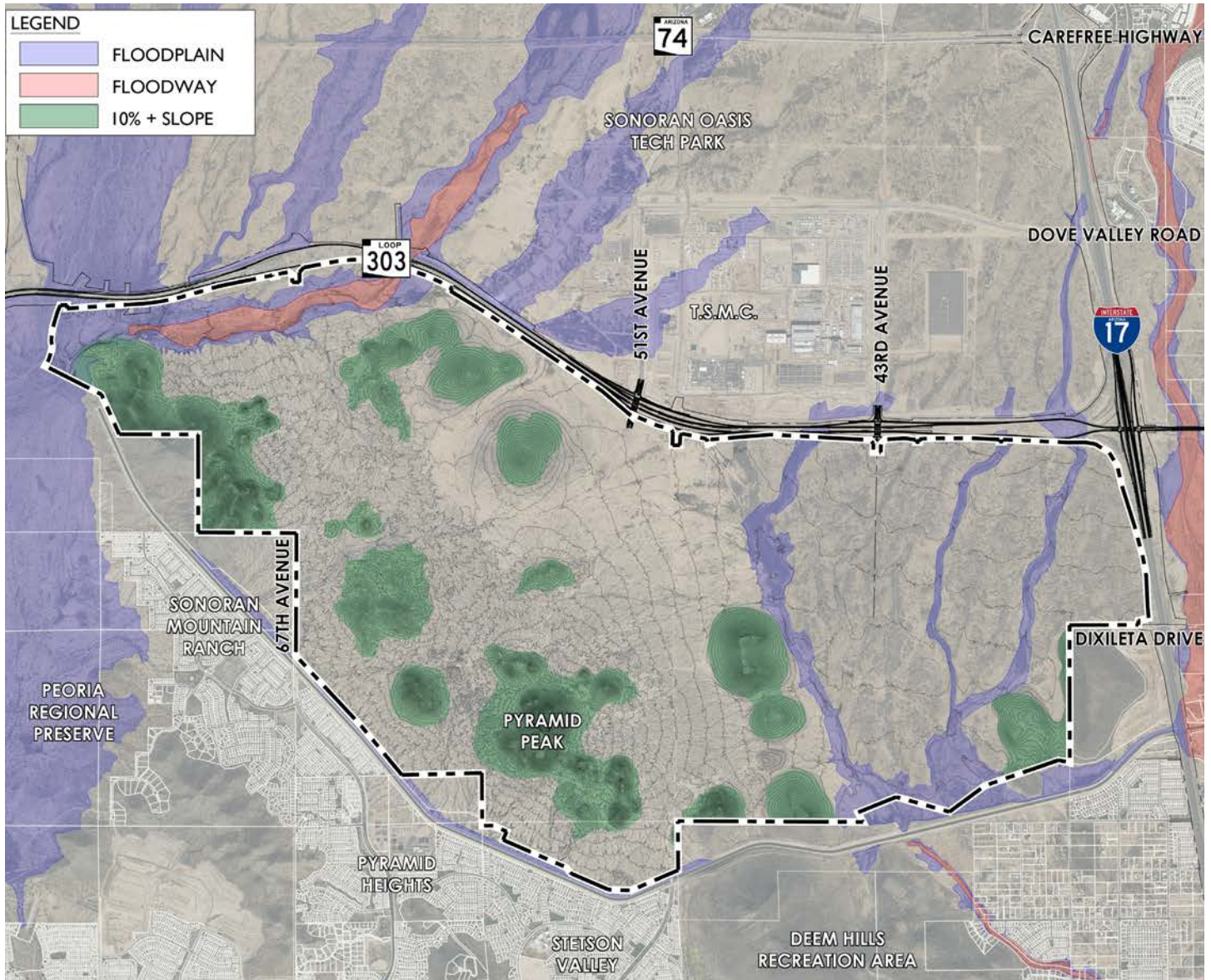
The subject property is in an area that has demarcated the Phoenix's northern development edge for many years. Large residential communities to the south of the property (Stetson Hills, Pyramid Heights) were developed in the early 2000's but lack of infrastructure north of the Central Arizona Project (CAP) canal limited development opportunities to the north. Recent zonings to the east and north of the NorthPark property have initiated more interest from the State Land Department and the City of Phoenix to encourage new development in the area to support recent regional employment projects, freeway upgrades, and capital improvement projects.



TABLE 1: ADJACENT ZONING & LAND USES

DIRECTION:	ZONING:	LAND USE:
North	PUD, S-1	Loop 303, Undeveloped Land, TSMC (Under Construction)
East	PCD, R-3, R1-10, R1-18	I-17 & BLM Land, Undeveloped Land, Single-Family Residential Subdivision (Under Construction)
South	S-1, PCD, R1-18, R1-10, R1-8 PCD, R1-8 PRD, R1-6	CAP & BLM Land, Single-Family Residential Subdivision, Undeveloped Land
West	AG (City of Peoria)	CAP & Loop 303, Single-Family Residential Subdivision, Undeveloped Land

EXHIBIT 3: EXISTING CONDITIONS MAP



2.3. Existing Site Conditions

Topography & Slope

The Site includes a diversity of landform types. The northwestern portions of the Property can generally be described as flat alluvial plain typology and includes a series of semi-defined wash corridors with limited vegetation density. In the southern and western portions of the Property, these low-slope areas transition abruptly to a semi-contiguous high-slope mountainous landform with a series of intermittent low peaks. The overall site generally slopes to the south and to the west. The highest elevation point on the Property is the summit of Pyramid Peak (2,234 feet).

Regional Drainage Patterns

The prominent drainage pattern within the western portion of the site drain to the northwest, where on-site flows combine with the Deadman Wash before exiting the property. The eastern portions of the property generally flow south from the Loop 303 edge until being impounded by the CAP canal. A single outfall structure beneath the CAP meters these flows offsite through the Deem Hills Regional Park.

EXHIBIT 4A: EXISTING ZONING MAP

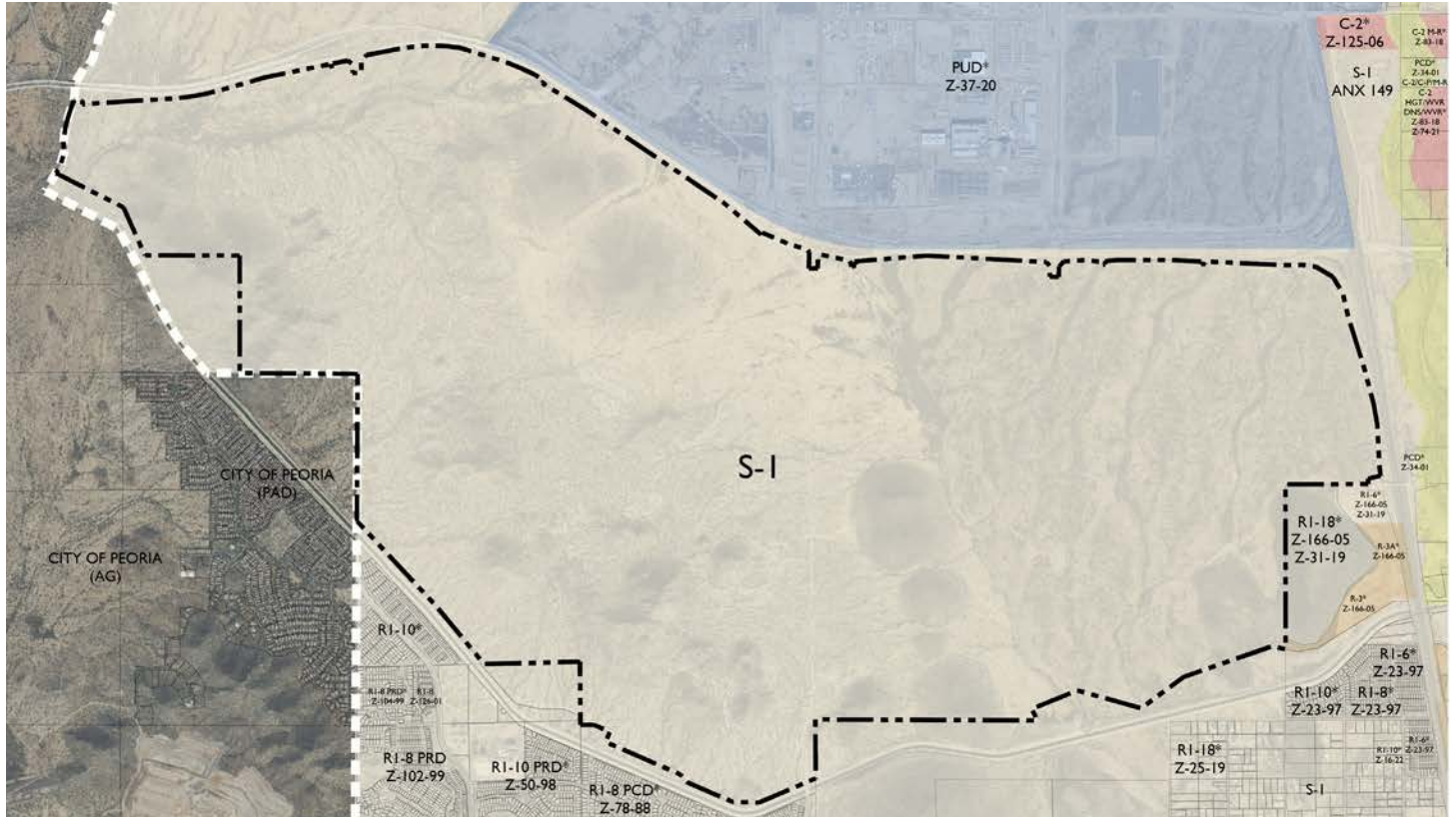
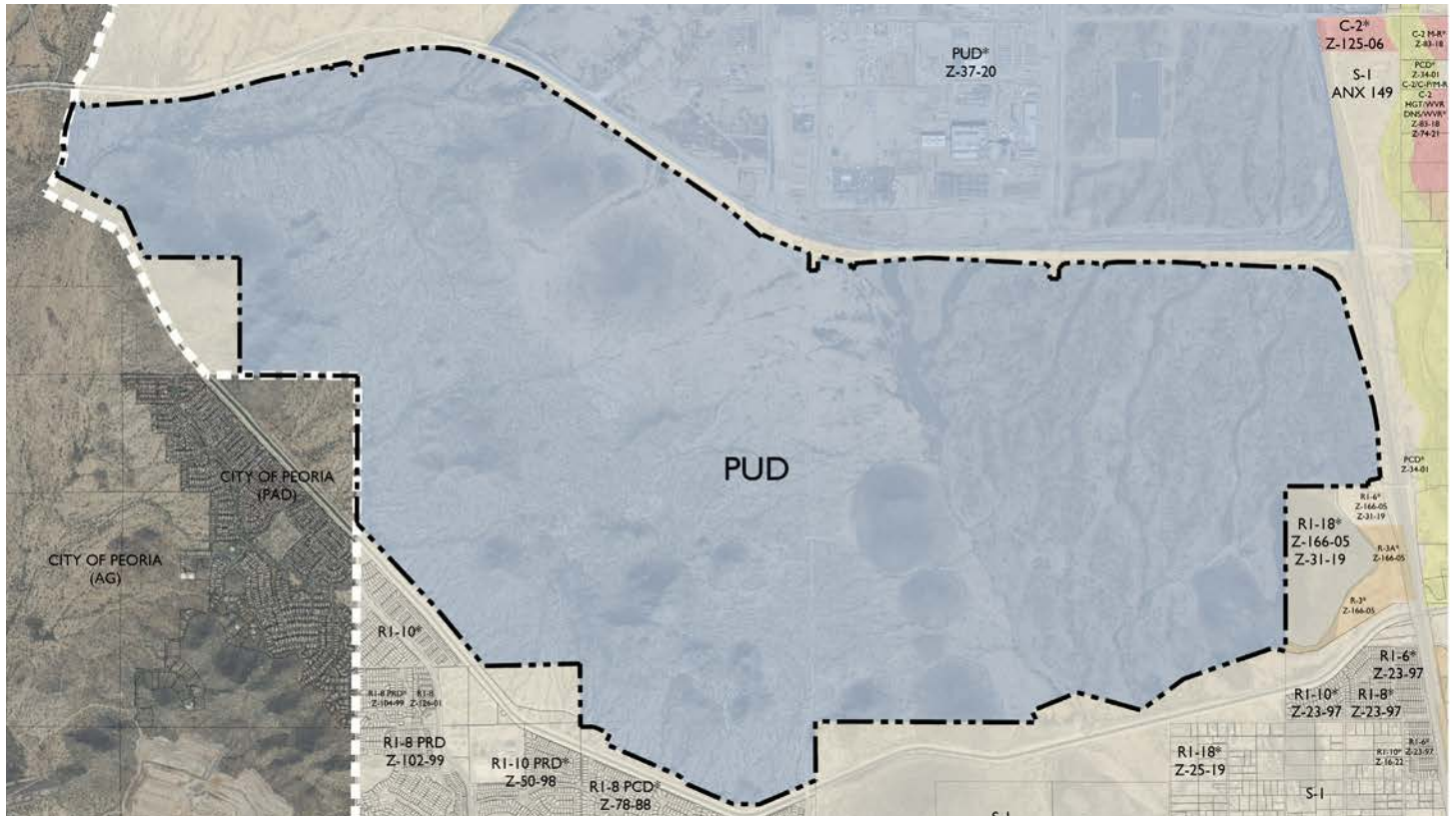
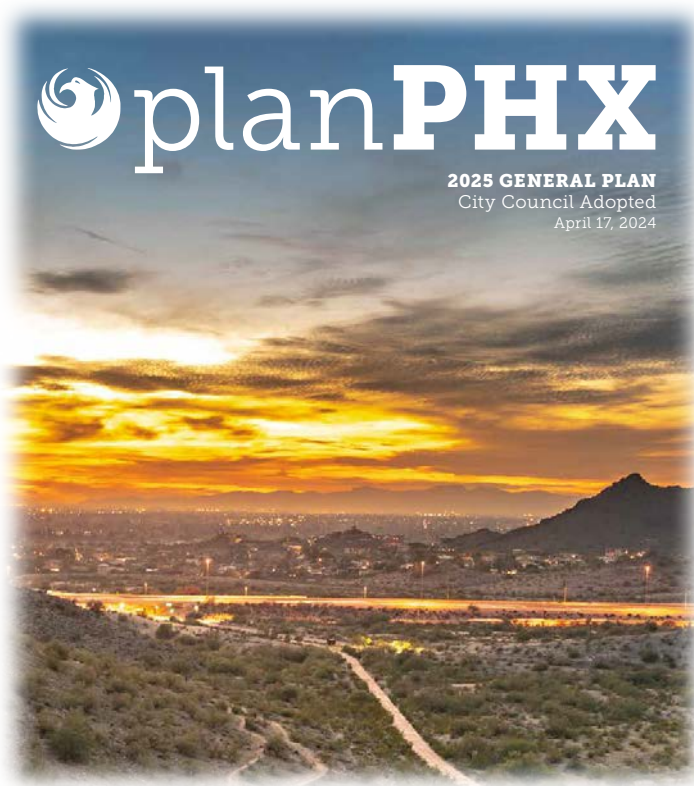


EXHIBIT 4B: PROPOSED ZONING MAP



2.4. 2025 General Plan

The General Plan Land Use Map for the Site currently reflects a mix of land use designations. To facilitate the development vision of this PUD, a concurrent Minor General Plan application will amend the Land Use Designations on the subject 6,355 acres property to reflect clarification from the City of Phoenix with regards to the future boundaries of the Sonoran Preserve, residential restrictions proximate to the TSMC property, and the promotion of mixed-use development adjacent to the Loop 303 and Interstate 17 freeways. As shown in **Exhibit 5: Pending General Plan Land Use**, the proposed NorthPark Property reflects these adjustments, maintaining a diverse mix of General Plan Land Use designations.



The General Plan Amendment also includes three related amendments that affect to overall buildout of public infrastructure within the Property. These additional amendments will:

1. Amend the City of Phoenix's Infrastructure Limit Line & Phasing Overlay (as illustrated on the GP Land Use Map) to include the extents of this property as shown in **Exhibit 6: Existing & Proposed Infrastructure Limit Line**. This amendment allows for the expansion of City of Phoenix infrastructure and services west of Interstate 17 and south of the Loop 303.
2. Amend the City of Phoenix's Street Classification Map to reflect a minor adjustment to the 67th Avenue alignment through the Property to avoid existing natural features, and to update the realignment to 51st Avenue to reflect the relocation of the Loop 303 interchanges. Minor adjustments to the Dixileta Road alignment have also been included to improve intersection geometry at the 51st Avenue and 67th Avenue intersections.
3. Amend the Trail Master Plan to reflect adjustments to the configuration of the future Sonoran Preserve boundary to ensure for planned public trail connectivity.

In addition to the General Plan Land Use Map, the Site is also governed by the following land planning and policy documents:

- North Black Canyon Corridor Plan
- General Plan Peripheral Areas C & D
- The Sonoran Preserve Master Plan

The NorthPark PUD will be subject to and comply with principles that govern the above-mentioned documents.

EXHIBIT 5: PENDING GENERAL PLAN LAND USE MAP

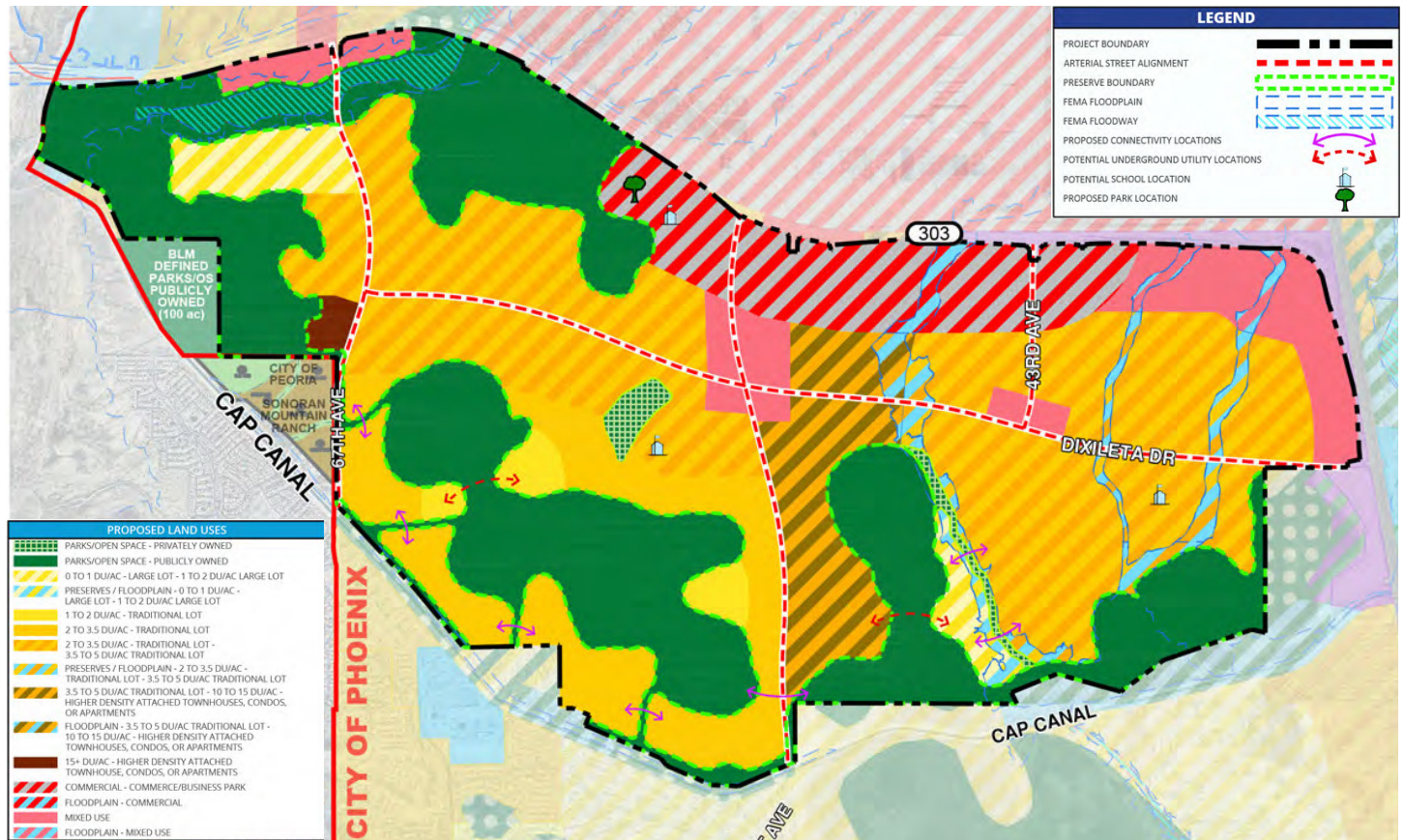
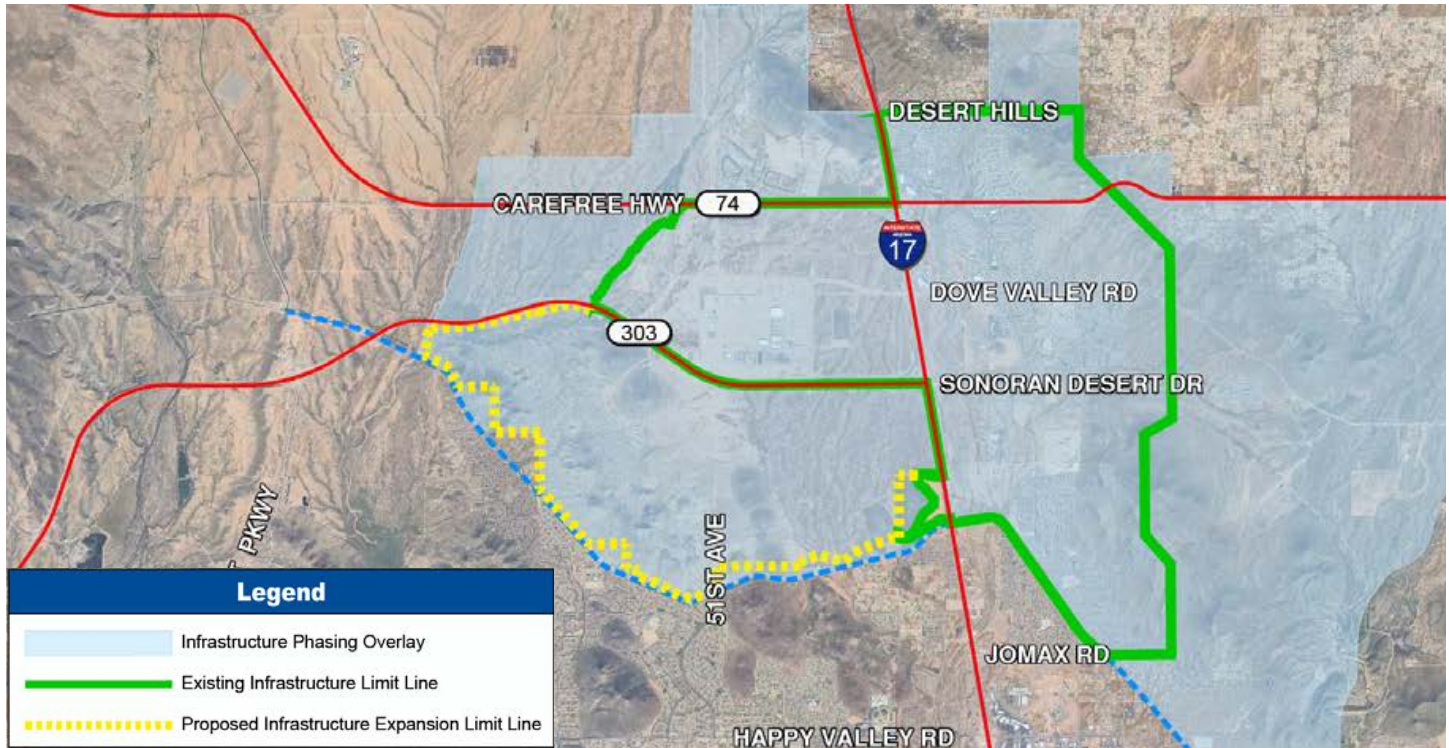


TABLE 2: PROPOSED GENERAL PLAN LAND USE ANALYSIS

LAND USE CATEGORY	GROSS AREA
PARKS/OPEN SPACE - PRIVATELY OWNED	57
PARKS/OPEN SPACE - PUBLICLY OWNED	2,095
0 TO 1 DU/AC - LARGE LOT + 1 TO 2 DU/AC LARGE LOT	179
PRESERVES/FLOODPLAIN + 0 TO 1 DU/AC LARGE LOT + 1 TO 2 DU/AC LARGE LOT	25
1 TO 2 DU/AC - TRADITIONAL LOT	90
2 TO 3.5 DU/AC - TRADITIONAL LOT	593
2 TO 3.5 DU/AC - TRADITIONAL LOT + 3.5 TO 5 DU/AC TRADITIONAL LOT	1,818
PRESERVES/FLOODPLAIN + 2 TO 3.5 DU/AC TRADITIONAL LOT + 3.5 TO 5 TRADITIONAL LOT	122
3.5 TO 5 DU/AC TRADITIONAL LOT + 10 TO 15 DU/AC HIGHER DENSITY ATTACHED TOWNHOUSES, CONDOS, OR APTS.	353
FLOODPLAIN + 3.5 TO 5 DU/AC TRADITIONAL LOT + 10 TO 15 DU/AC - HIGHER DENSITY ATTACHED TOWNHOUSES, CONDOS OR APARTMENTS	26
15 + DU/AC - HIGHER DENSITY ATTACHED TOWNHOUSE, CONDOS OR APARTMENTS	26
COMMERCIAL + COMMERCIAL/BUSINESS PARK	502
FLOODPLAIN + COMMERCIAL	24
MIXED USE	419
FLOODPLAIN + MIXED USE	26
TOTAL	6,355
MAXIMUM PROJECT UNITS	19,247
MAXIMUM OVERALL PROJECT DENSITY	3.0

EXHIBIT 6: EXISTING & PROPOSED INFRASTRUCTURE LIMIT LINE



2.5. North Black Canyon Corridor Plan

The North Black Canyon Corridor Plan (NBCCP) was adopted in 1999 and was created to evaluate and establish management goals in anticipation of future growth in northwest Phoenix. While the NorthPark PUD adheres to the goals and objectives of the NBCCP, and expands the infrastructure limit line established within this area, the Project is outside of the boundaries of the NBCCP.

Physical conditions and development assumptions with the NBCCP have evolved significantly since the adoption of the Plan, but many of the original goals and objectives of the document have remained relevant. These include:

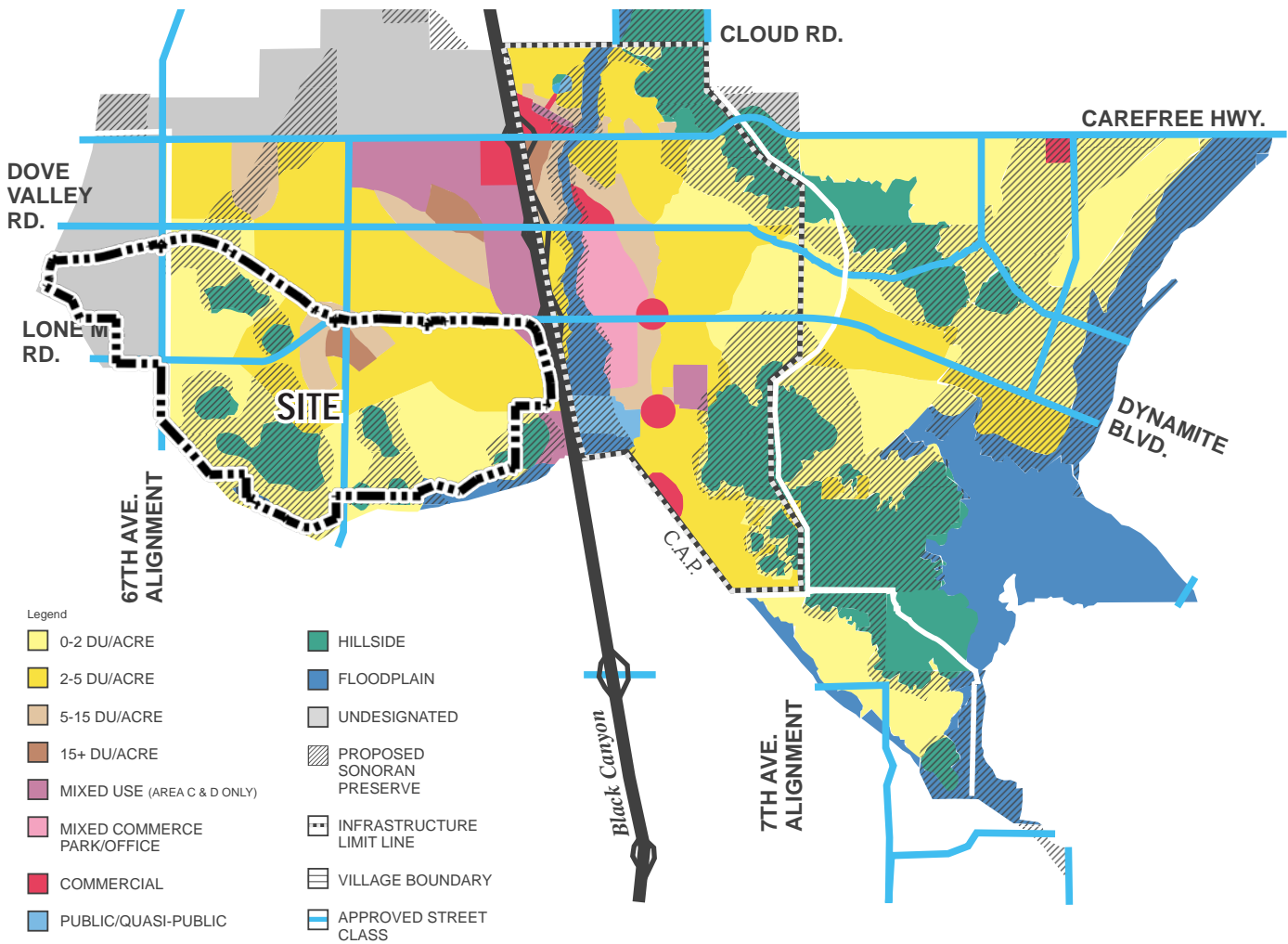
NBCCP Goal 1: Promote the North Black Canyon Corridor as a regional employment center.

This goal has begun to manifest through the construction of TSMC and entitlements for similar and supporting facilities within the Sonoran Oasis Tech Park. Additional complimentary uses can be found within the eastern portions of the NBCCP area, including the W.L. Gore Biomedical Campus. These employment uses are likely to expand south of the Loop 303 corridor into portions of the NorthPark

property as it shares significant freeway frontage that is conducive to employment and commerce uses. The significance of these uses will be their ability to attract high-tech and high-quality jobs, and to couple these uses with housing and establish communities within proximity to jobs.

NBCCP Goal 2: Achieve a balance between employment and housing.

The proposed amendment to the General Plan Land Use Map furthers the City of Phoenix's objectives of integrating employment and housing. A core principle for the NorthPark Property includes envisioning the property as a balanced self-sustaining community where jobs, diverse housing types, and recreational opportunities that serve both residents and employees will be achieved. Approximately 1,000 acres of the NorthPark property have been designated for employment and commercial uses. Additionally, lands north of the Loop 303 have been zoned for employment dominant uses on more than 3,500 acres. Where such land had formerly been predominantly designated for residential development at 2-5 DU/AC. The North Park PUD increases residential opportunities to offset the residential no longer provided for north of the 303.



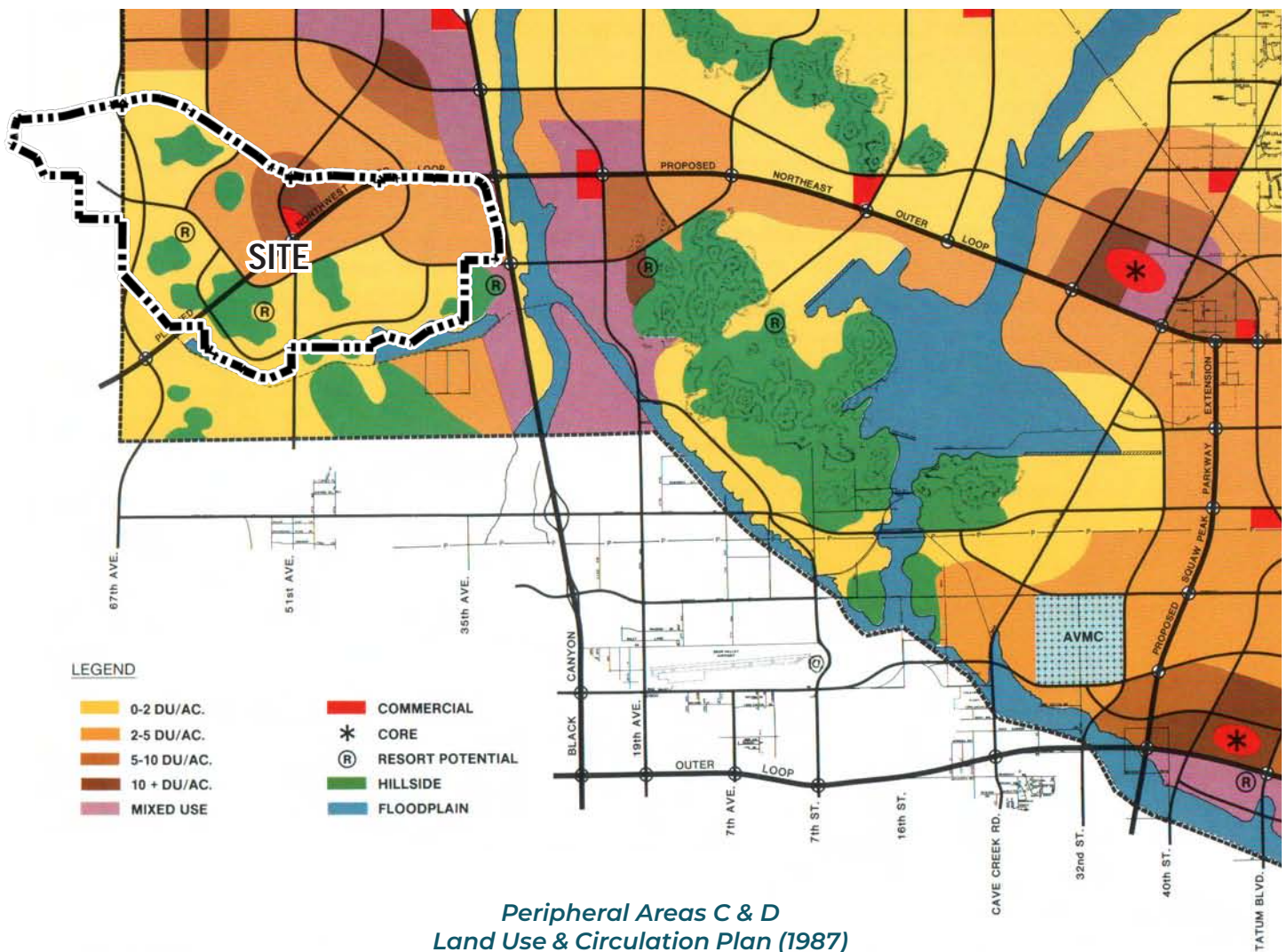
NBCCP: Existing Land Use Plan-North Gateway Village (1999)

NBCCP Goal 3: Concentrate growth within a defined corridor.

When the NBCCP was adopted in 1999, the City of Phoenix was reticent to extend its infrastructure network to its remote edges where development was not imminent. Over a 25-year period, development objectives in the NBCCP area have been accelerating, and the need for a robust infrastructure network across broad portions of the area have expanded the boundaries of growth. Initially, growth will continue to be confined to corridors that are proximate to infrastructure, but as housing needs and subsequent commercial and employment follow, these edges will expand accordingly.

NBCCP Goal 4: Preserve North Sonoran Desert amenities and use these features to define community form and identity.

Provisions for integrated recreation and conservation are some of the highest priorities for defining community form within the NorthPark PUD. Approximately 2,095 acres of area within the boundaries of the PUD have been earmarked for donation and inclusion within the Sonoran Preserve. Communities that are developed proximate to these edges will adhere to strict guidelines that include desert sensitivity and abundant recreational opportunities established in this PUD. To ensure for the protections of the Site’s sensitive desert areas, detailed master planning will be conducted to identify existing drainage conditions and corridors that are subject to preservation and protection.



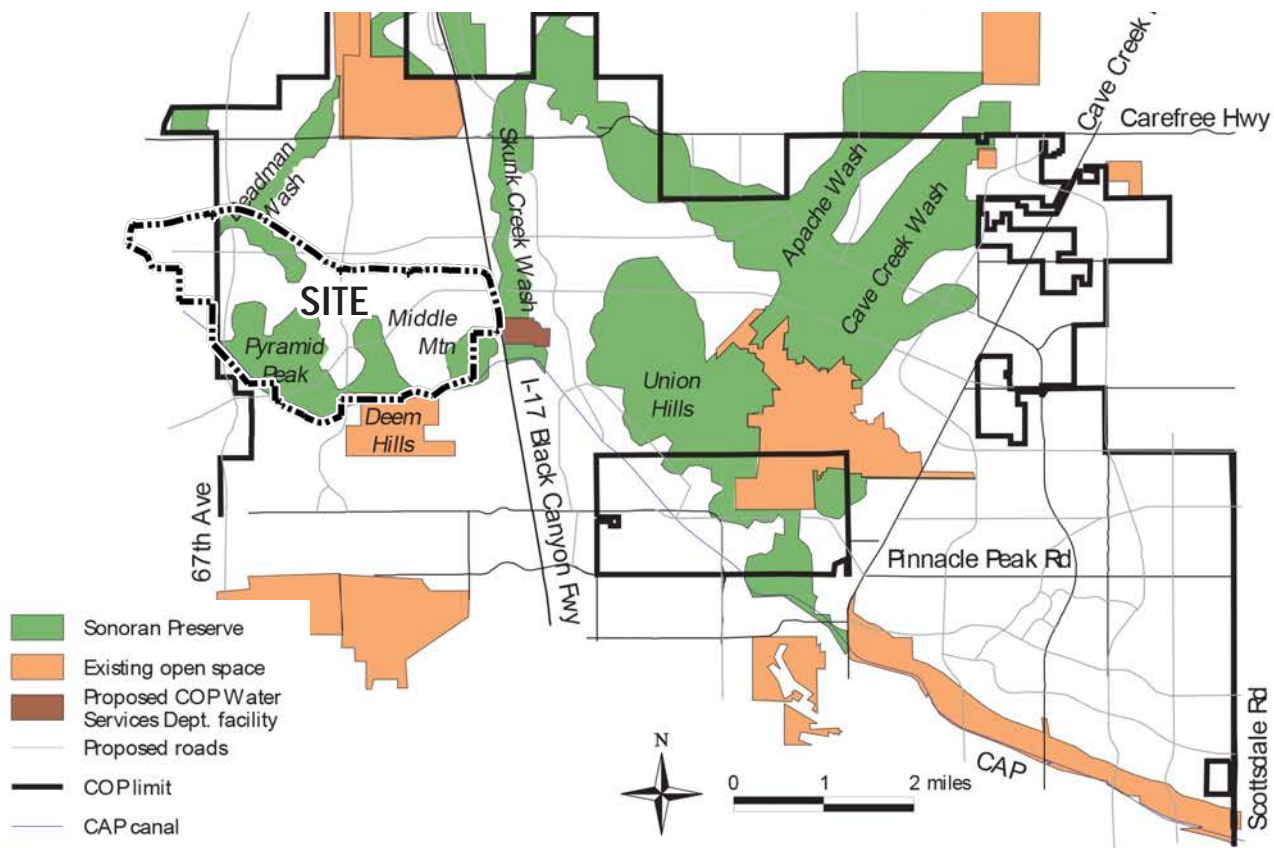
2.6. General Plan Peripheral Areas C & D

The Peripheral Areas C & D were study areas identified by the City of Phoenix for lands north of the CAP canal that predated their inclusion in the City's General Plan. The NorthPark property is located entirely within the Peripheral Area D, which extends from the Jomax Road alignment on the south to the Carefree Highway (State Route 74) alignment on the north. The Plan contemplated major roadway alignments and land uses that have largely been superseded by proceeding planning documents including the current General Plan Land Use Map and Street Classification Map.

Transportation routes illustrated within the Peripheral Area D boundary contemplate a network of arterials and the northwest outer Loop freeway that sought to disassociate from the traditional

street grid network and take on more organic alignments. Ultimately, the construction of the Loop 303 Freeway took the place of the northwest outer Loop and reflects a different alignment within the NorthPark Property.

Land uses proposed within the Peripheral Area D study area indicated a significant commercial and high-density residential node located immediately north of the 51st Avenue and northwest outer Loop interchange. This area today falls within the northern portions of the Property proximate to the current freeway interchange at 51st Avenue. Hillside areas within NorthPark were identified as areas subject to preservation as open space. The predominant land use types identified on the Peripheral Area D land use plan within the NorthPark property included low and medium density residential.



Sonoran Preserve Master Plan (1998)

2.7. The Sonoran Preserve Master Plan

At the heart of the NorthPark community, 2,095 acres of natural lands have been identified for inclusion in the Sonoran Preserve. These Sonoran Preserve lands represent a significant contribution to the overall assemblage of existing and future Sonoran Preserve lands envisioned for the North Phoenix area resulting in more than 20% increase in the current Sonoran Preserve land in North Phoenix. NorthPark celebrates its role as a critical component of this great vision by establishing a process that supports the progressive donation of lands into the Sonoran Preserve. In addition, this PUD includes natural open space guidelines and themes that extend beyond the edges of the Sonoran Preserve into the NorthPark community.

The Sonoran Preserve Master Plan (SPMP) was adopted by the City of Phoenix in 1998. Since that adoption, the Sonoran Preserve area in North Phoenix has grown to include more than 9,600 acres of protected public land. The SPMP describes many public benefits including passive outdoor recreation, environmental education, the preservation of flora

and fauna, effects on residential and commercial property values, economic vitality, and tourism.

Currently, the General Plan Land Use designations and zoning on the Property allow for residential development within the boundaries of the SPMP. The NorthPark PUD and accompanying GPA will remove all allowed residential uses from the Preserve land and donate a historic amount of acreage to the City for public use.

2.8. Sonoran Preserve Dedication

The NorthPark PUD provides an extraordinary opportunity to bring 2,095 acres of natural desert lands into Phoenix’s Sonoran Preserve for public use and benefit. The process for dedication will be initiated through the preliminary site plan application for properties that have been issued a patent by the Arizona State Land Department and contain lands designated as NOS. These NOS areas will be specified and dedicated within a Tract for donation to the City of Phoenix unless an alternative mechanism for donation is mutually agreed to by the Developer and the City.



SECTION 3:

DEVELOPMENT PROPOSAL

3.1. Development Concept

The NorthPark property encompasses approximately 6,355 acres of vacant property located within the North Gateway Village of Phoenix. The unique geographic character of the property, when viewed within the context of adjacency to regional freeway corridors, opportunities for large scale high-tech manufactures, and the establishment of future Sonoran Preserve, quickly elevates the significance of NorthPark as a diverse master planned community.

The Master Plan concept for NorthPark, as structured in this PUD, provides a framework for a well-planned, cohesive, mixed-use community that integrates natural open space, employment, diverse housing types and connected recreational elements. The plan supports the intent of the current land use designations envisioned within the Phoenix General Plan but reconfigures them to account for regional changes such as the development of the TSMC Campus, the topography of the site, and the housing and employment needs in a growing area of the City. The purpose of this PUD request is to rezone the Site to implement a comprehensive community vision for the site, while simultaneously establishing flexible zoning to allow appropriate adaptation over a long development horizon.

The vision for the overall NorthPark property is predicated on a 'Park-to-Park' concept, transitioning from higher intensity employment campuses and multifamily uses along the Loop 303 freeway corridor to lower density residential communities that will thoughtfully integrate with the Sonoran Preserve in the southern portions of the Property.

The encapsulation of approximately 2,095 acres of future Sonoran Preserve lands into the overall NorthPark property represents a tremendous opportunity to establish a thoughtful unification of community elements that each relate to the Sonoran Preserve. The prominent landforms contained within the Sonoran Preserve are dramatic visual reminders of the Sonoran Preserve's integral relationship and manifestations within various aspects of the community. Viewsheds to the mountains will be prioritized when defining community corridors. Natural wash corridors will be similarly recognized to maintain wildlife corridors and recreational linkages throughout the community. Master Plan benefits include the ability to establish guidelines for inter-

community connections that ensure meaningful and protected non-vehicular corridors that link to all areas within the community and to public trailheads. Where possible, this network of trails and paths will be independent from major roadways, instead utilizing a network of linear parks, wash corridors and community paseos to create spaces that attract a heightened level of community use.

3.2. Proposed Zoning

The purpose of the PUD is to provide a flexible regulatory framework for the 6,355-acre property that thoughtfully balances residential and commercial services, employment, and open space. Due to the long-range development horizon anticipated for a project of this size, entitlement flexibility will be necessary to ensure that the Project is able to evolve and adapt to future market conditions.

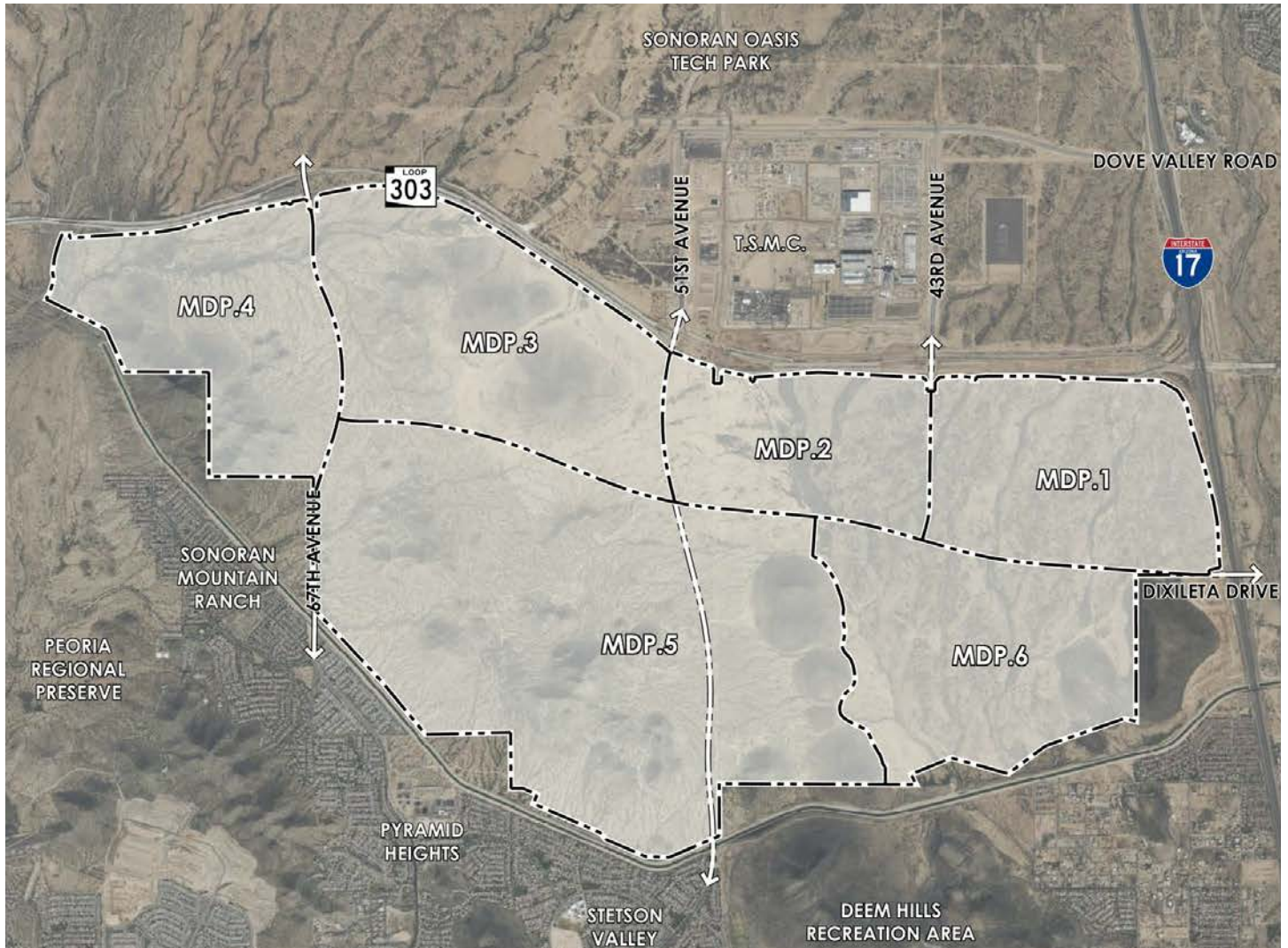
3.3. Master Development Parcels

The regulatory framework for the NorthPark PUD centers around the segmentation of the overall property into six Master Development Parcels (MDPs), which represent areas positioned for future master planning. Master Development Parcel boundaries within the NorthPark PUD are generally defined by arterial roadway alignments or other geographic elements as depicted on **Exhibit 7: Master Development Parcel Map**. If modifications to the MDP boundaries are necessary after the approval of this PUD, the modification will be documented in conjunction with the preparation of the Master Plans for the affected MDP.

Each Master Development Parcel, which represents a portion of the overall Property acreage, is assigned a Maximum Unit Count and range of allowed Land Use Types. Any of the allowed Land Use Types may be developed within a specific Master Development Parcel, limited to the allowed LUT allocation percentage ranges defined in **Table 3: Land Use Types Allocation Table**.

The number of units permitted within each Master Development Parcel is governed by the Maximum Unit count. To maintain a degree of future flexibility to meet future shifts in the residential housing market, the maximum unit count may be increased up to 15% via density transfers from one or more MDPs provided that the overall number of units within the

EXHIBIT 7: MASTER DEVELOPMENT PARCEL MAP



NorthPark PUD does not exceed 19,247 and shall constitute a minor amendment per Phoenix Zoning Ordinance Section 671.E. PUD Amendments.

3.4. Land Use Types & Permitted Uses

The overall PUD land use framework for NorthPark provides for a hierarchical approach to development that includes five different Land Use Types, each with a unique and compatible mix of land uses and zoning district options designed to encourage a flexible, dynamic, and walkable community plan. These characteristics not only allow for future land uses to be in alignment with the General Plan but promote the NorthPark community vision of establishing a Park-to-Park transition of uses across the Property. This vision encapsulates the ideals of a vibrant high-tech environment within the northern

portions of the property, transitioning to a desert edge community that leverages its adjacency to the future Sonoran Preserve. The Land Use Types generally correlate with the General Plan Land Use designations but will allow for flexibility in area and configuration to adapt to future market conditions and development priorities.

The five Land Use types within the NorthPark PUD are defined as:

- Natural Open Space ('NOS')
- Traditional Neighborhood ('TN')
- Neighborhood Village ('NV')
- Community Core ('CC')
- Innovation Corridor ('IC')

Each of the six Master Development Parcels will include a unique range of Land Use Types that establish the development character and regulate the specific use types for each of these areas that are largely associated with existing districts from the City of Phoenix Zoning Ordinance.

Four of the five Land Use types are associated with a range of complimentary base zoning districts from the City of Phoenix Zoning Ordinance and are subject to their permitted uses and development standards except as modified by the PUD. Uses analogous to those listed below may be administratively approved.

The Natural Open Space Land Use Type is unique to this PUD and does not directly correlate to any existing district provided within the Phoenix Zoning Ordinance. For this reason, all uses within the NOS land use type will be subject to the Conservation Open Space (COS) District which is unique to the NorthPark PUD and outlined in Section 5: Regulatory Development Standards.

The following section more specifically summarizes the Land Use Type Framework including a description of each Land Use Type, the allowed zoning districts that are permitted within each, and specific regulations for each Land Use Type to ensure for an appropriate mix of land uses in alignment with the General Plan.

3.4.a. Natural Open Space (NOS)

Intent: The Natural Open Space Land Use Type is defined by lands included within the boundaries of the Sonoran Preserve and represent approximately 2,095 acres within the NorthPark property that will be donated to the City of Phoenix. Uses permitted within Natural Open Space areas shall be limited to recreation and those that promote access to, and preservation of, natural open space.

Permitted Uses: Uses allowed within the Natural Open Space LUT include the following:

- Permanent natural open space.
- Trailheads and accessory uses such as restrooms and interpretive signage.
- Paved or unpaved trails/paths for use of pedestrians, bicycles and horses.
- Access driveways and parking areas for uses including, but not limited to, equestrian trail

notes, hiking trailheads, picnic area, or scenic lookouts.

- Permanent drainage facilities that have been revegetated to be consistent with the surrounding natural vegetation.

3.4.b. Traditional Neighborhood (TN)

Intent: The Traditional Neighborhood Land Use Type is a predominantly residential zone that seeks to achieve low to medium residential densities. Traditional Neighborhood LUT areas are typically closer to the Sonoran Preserve designated land and serve as a transitional land use to these natural areas. Product types will primary be comprised of single-family residential uses but allow for medium density attached product types to allow for greater housing product diversity. Additional uses will include an elevated emphasis on recreational open space, passive and natural open space areas through corridors that promote wildlife movement and habitat preservation, schools, and limited instances where community services and resort use may be integrated within residential neighborhoods. Small-scale commercial development is required to encourage integrated convenience retail, service and dining as neighborhood amenities. The Traditional Neighborhood LUT will emphasize community-scale connectivity through a robust network of community trail and path types.

Permitted Uses: Uses allowed within the Traditional Neighborhood LUT include the following:

- All uses permitted in the R1-10 Single-Family Residence District per Zoning Ordinance Section 611.A.
- All uses permitted in the R1-8 Single-Family Residence District per Zoning Ordinance Section 612.A.
- All uses permitted in the R1-6 Single-Family Residence District per Zoning Ordinance Section 613.A.
- All uses permitted in the R-2 Multifamily Residence District per Zoning Ordinance Section 614.A.
- All uses permitted in the RH Resort District per Zoning Ordinance Section 629.
- C-1 uses are permitted subject to the restrictions specified in Section 3.5.

- Community Center, Private, is defined as a building used as place of meeting, recreation or social activity and may have outdoor recreational facilities for the exclusive use of NorthPark residents and authorized guests and may include the Primary Uses, Accessory Uses, and Temporary Uses listed below. Unless otherwise stated herein, a private Community Center may or may not be operated for profit.

Primary Uses for the Private Community Center permitted by-right include:

- (1) a place of meeting;
- (2) social activities;
- (3) active and/or passive indoor and outdoor recreation and entertainment, including but not limited to a fitness center, dance, swim, or other forms of physical or instructional training (instructional training, such as health, dance, yoga, etc. classes and training may be operated for profit), live or amplified music, sport and athletic courts and fields, swimming pool/splash pad, lawn games, play equipment, etc.);
- (4) indoor and/or outdoor cooking areas and facilities; and
- (5) business center (not for profit).

Accessory uses to the Private Community Center permitted by-right, include but are not limited to:

- (1) permanent and/or temporary alcoholic beverage and/or food sales and/or consumption;
- (2) convenience market (alcoholic beverage sales prohibited);
- (3) snack bar/restaurant, which may include indoor and/or outdoor alcoholic beverage service and consumption and/or indoor and/or outdoor entertainment (live or amplified music, televisions, etc.); and

Accessory uses are subject to the following requirements:

- (1) Shall be limited to the entire community center building, along with any lawn area(s), patio area(s), and pool area(s). Alcoholic beverage service and consumption shall be licensed by the Arizona Department of Liquor Licenses and Control.

Temporary Uses to the Private Community Center authorized by the NorthPark PUD shall be limited to Section 708 of the Phoenix Zoning Ordinance. In addition, the following uses shall be regulated in accordance with Section 708.C of the Phoenix Zoning Ordinance:

- (1) Community or Special Events
- (2) Promotional Events
- (3) Farmers Markets
- (4) Mobile Food Vending and Vendors

3.4.c. Neighborhood Village (NV)

Intent: The Neighborhood Village Land Use Type is a predominantly residential zone of diverse housing types and opportunities for smaller-scale workplaces and amenities for daily life. Residences within the Neighborhood Village LUT shall strive to be located proximate to schools, retail, professional and personal services, places of worship, civic services, open space, and recreation. The goal of the Neighborhood Village LUT is to allow for balance of medium and higher density housing types within a setting that emulates integrated mixed-product neighborhoods characterized as walkable, socially engaging, and proximate to community services. Typical uses within this LUT may include small lot single-family attached and detached residential, multi-family residential, townhomes, condominiums, and build-to-rent communities.

Permitted Uses: Uses allowed within the Neighborhood Village Land Use Type include the following:

- All uses permitted in the R1-10 Single-Family Residence District per Zoning Ordinance Sections 611.A.
- All uses permitted in the R1-8 Single-Family Residence District per Zoning Ordinance Sections 612.A.
- All uses permitted in the R1-6 Single-Family Residence District per Zoning Ordinance Sections 613.A.
- All uses permitted in the R-2 Multifamily Residence District per Zoning Ordinance Sections 614.A.
- All uses permitted in the R-3 Multifamily Residence District per Zoning Ordinance Sections 618.A and 618.D.

- All uses permitted in the R-3A Multifamily Residence District per Zoning Ordinance Sections 618.A and 618.D.
- All uses permitted in the R-4 Multifamily Residence District per Zoning Ordinance Sections 618.A and 618.D.
- All uses permitted in the R-4A Multifamily Residence District per Zoning Ordinance Sections 618.A and 618.D.
- All uses permitted in the R-5 Multifamily Residence District per Zoning Ordinance Sections 618.A and 618.D.
- All uses permitted in the R-O Residential Office District per Zoning Ordinance Sections 618.A and 618.D.
- Section 608.E.8. Residential Convenience Market. A residential convenience market is permitted as an accessory use to a multi-family development where specified in the residential district land use matrix, subject to the following conditions:
 - (1) The development shall contain a minimum of 400 dwelling units.
 - (2) The market shall not exceed 1,000 square feet in total floor area (display and storage) if the development contains less than 850 dwelling units. The market shall not exceed 3,000 square feet in total floor area (display and storage) if the development contains 850 or more dwelling units.
 - (3) No parking spaces shall be required or permitted for the market except for spaces designated for deliveries or accessible parking spaces.
 - (4) Signage shall be allowed only as part of a comprehensive sign plan pursuant to Section 705. The Zoning Administrator may approve wall-mounted signage up to a maximum height of 30 feet as part of an approved comprehensive sign plan.
- Community Center, Private, is defined as a building used as place of meeting, recreation or social activity and may have outdoor recreational facilities for the exclusive use of NorthPark residents and authorized guests and may include the Primary Uses, Accessory Uses, and

Temporary Uses listed below. Unless otherwise stated herein, a private Community Center may or may not be operated for profit.

Primary Uses for the Private Community Center permitted by-right include:

- (1) a place of meeting;
- (2) social activities;
- (3) active and/or passive indoor and outdoor recreation and entertainment, including but not limited to a fitness center, dance, swim, or other forms of physical or instructional training (instructional training, such as health, dance, yoga, etc. classes and training may be operated for profit), live or amplified music, sport and athletic courts and fields, swimming pool/splash pad, lawn games, play equipment, etc.);
- (4) indoor and/or outdoor cooking areas and facilities; and
- (5) business center (not for profit).

Accessory uses to the Private Community Center permitted by-right, include but are not limited to:

- (1) permanent and/or temporary alcoholic beverage and/or food sales and/or consumption;
- (2) convenience market (alcoholic beverage sales prohibited);
- (3) snack bar/restaurant, which may include indoor and/or outdoor alcoholic beverage service and consumption and/or indoor and/or outdoor entertainment (live or amplified music, televisions, etc.); and

Accessory uses are subject to the following requirements:

- (1) Shall be limited to the entire community center building, along with any lawn area(s), patio area(s), and pool area(s). Alcoholic beverage service and consumption shall be licensed by the Arizona Department of Liquor Licenses and Control.

Temporary Uses to the Private Community Center authorized by the NorthPark PUD shall be limited to Section 708 of the Phoenix Zoning Ordinance. In addition, the following uses shall be regulated in accordance with Section 708.C of the Phoenix Zoning Ordinance:

- (1) Community or Special Events
- (2) Promotional Events
- (3) Farmers Markets
- (4) Mobile Food Vending and Vendors

3.4.d. Community Core (CC)

Intent: The Community Core Land Use Type includes the areas with the highest intensity of commercial-oriented land uses within the community to support a blend of services, employment, and higher density housing types within the NorthPark community. These areas encourage elevated levels of density and intensity and are therefore typically associated with adjacency to freeway corridors and arterial intersections where site access can be more effectively managed. The blend of mixed land use types will also precipitate the need for non-vehicular transportation corridors & infrastructure, and meaningful open space areas that encourage community gathering and activities This LUT is a place for:

- Integrated mixed use properties
- Offices
- Higher density housing
- Cultural and civic uses
- Hospitality
- Hospitals and medical facilities
- Community and regional retail center
- Restaurants
- Arts, entertainment, and performance venues

Large-scale employment uses and uses that depend on higher volumes of truck traffic and material processing are generally prohibited from Neighborhood Village areas as they tend not to be compatible with the mixed-use framework envisioned within this Land Use Type. Where residential is provided, developments should be encouraged to integrate residential and non-residential uses, particularly where different uses can be vertically or horizontally blended to promote a more urban environment. Community design that promotes walkability and reduced reliance on personal vehicles, where practical, should be the goal of each site plan.

Permitted Uses: Uses allowed within the Community Core Land Use Type include the following:

- All uses permitted in the R-5 Multifamily Residence District per Zoning Ordinance Sections 618.A and 618.D.
- All uses permitted in the C-3 General Commercial District per Zoning Ordinance Sections 624.C and 624.D.
- All uses permitted in the CP Commerce Park District per Zoning Ordinance Sections 626.C, 626.D, 626.E and 626.F. Uses shall include the Single User, Business Park, Research Park and General Commerce Park options as described in the Ordinance.

3.4.e. Innovation Corridor (IC)

Intent: Uses within the Innovation Corridor LUT are intended to complement high-tech and employment-oriented enterprises already located in the area. Land uses in this zone accommodate a wide variety of large-scale non-residential use types that support employment, manufacturing, and regional commerce. Because of the potential intensity within these uses, this LUT is located proximate to freeway corridors and interchanges where higher traffic volumes can be more effectively managed. Where feasible, uses shall be developed in a campus or business park environment to promote cohesive design aesthetic and character, and emphasize elements that promote walkability and thoughtful integration of networked open spaces throughout. Residential uses are not permitted in this land use type. The following uses are a list of typical use types envisioned for the Innovation Corridor land use type:

- Commerce Park
- Research
- Distribution
- Processing
- Infrastructure
- Commercial Services
- Education & Training
- Office
- Production
- Manufacturing
- Logistics
- Recreation
- Education

Permitted Uses: Uses allowed within the Innovation Corridor Land Use Type include the following:

- All uses permitted in the C-O Commercial Office District per Zoning ordinance Sections 621.A, 621.B and 621.C.
- All uses permitted in the C-1 Neighborhood Retail District per Zoning ordinance Sections 622.c and 622.D.
- All uses permitted in the C-2 Intermediate Commercial District per Zoning ordinance Sections 623.C and 623.D.
- All uses permitted in the C-3 General commercial District per Zoning ordinance Sections 624.C and 624.D.
- All uses permitted in the CP Commerce Park District per Zoning ordinance Sections 626.C, 626.D, 626.E and 626.F. Uses shall include the Single User, Business Park, Research Park, and General Commerce Park options as described in the ordinance.
- Basic compounding and processing of raw materials except food and agricultural products. The end product consists of materials for later processing or fabrication into a finished product to be used by the ultimate purchaser.

Prohibited Uses: All residential use types are prohibited.

3.5. Permitted Use Restrictions

- All permitted or conditional residential uses as allowed by this PUD shall require a minimum building setback of 2,500 feet from the TSMC property (APN# 204-09-005 & 006) located north of the Loop 303 Freeway.
- Areas designated as Traditional Neighborhood within Master Development Parcels 5 and 6 shall provide up to 10 acres per MDP for neighborhood commercial within each.

Permitted uses shall be subject to the following limitations:

- Operation shall be limited to the hours between 4:00 a.m. and 12:00 a.m.
- No single use shall exceed 15,000 sq.ft. unless otherwise specified below.

Once designated for neighborhood commercial within a preliminary site plan application, these areas may not be converted to residential uses unless an alternate Neighborhood Commercial site within the same Master Development Parcel has been provided. The neighborhood commercial parcels must be located on roadway types classified as major collectors or arterials and may be a single site or distributed throughout the MDP through multiple sites. These neighborhood commercial sites will be thoughtfully designed and developed in combination with public trailheads to broaden patronage for residents and non-residents of NorthPark.

3.5.a. Restricted Uses

The following uses are prohibited within the NorthPark PUD:

- Adult bookstore
- Adult novelty store
- Adult theatre
- Adult live entertainment
- Residential uses shall be prohibited in areas designated as Innovation Corridor Land Use Type, Natural Open Space Land Use Type, or within 2,500 feet of the TSMC property (APN#204-09-005 & 006).

3.6. PUD Zoning District Structure

The Land Use Types define where general land uses are appropriate within the overall NorthPark community. The PUD zoning districts further define the specific use regulations and development standards that are permitted within each Land Use Type the ensure that an appropriate balance and diversity of uses exist throughout the development.

Table 3: Land Use Types Allocation Table includes each Land Use Type and the applicable zoning districts permitted within them.

Exhibits 8A-8F provide a graphic representation of the location where each Land Use Type is permitted within the development. Certain restrictions, including the minimum and maximum amount that each LUT may allocated with a Master Development Parcel and maximum residential units for each MDP, are also defined to ensure a broad mix of uses and/or densities throughout the NorthPark community.

EXHIBIT 8A: LAND USE TYPES

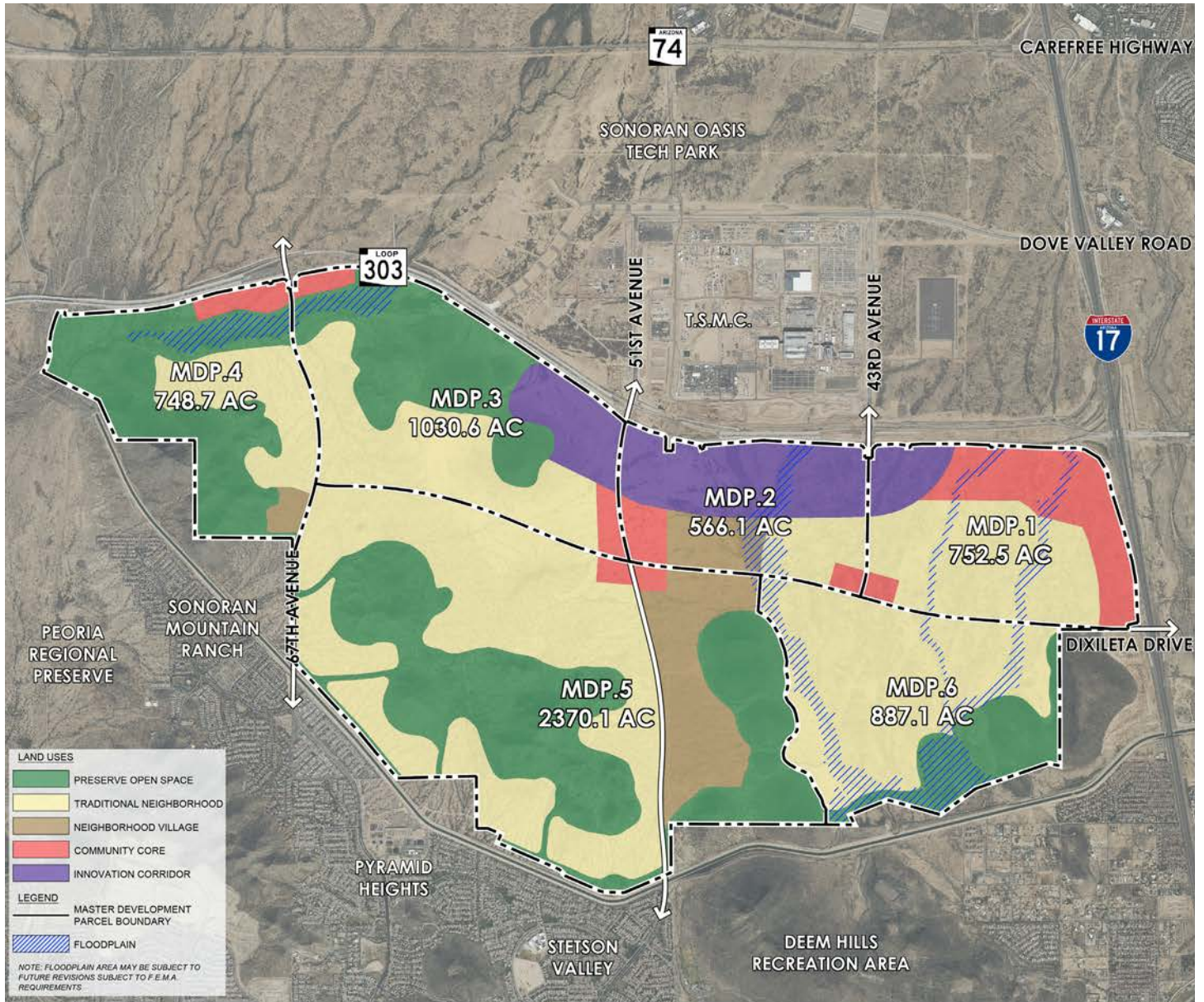


EXHIBIT 8B: NATURAL OPEN SPACE (NOS)
APPROXIMATE AREA: 2,095 AC.

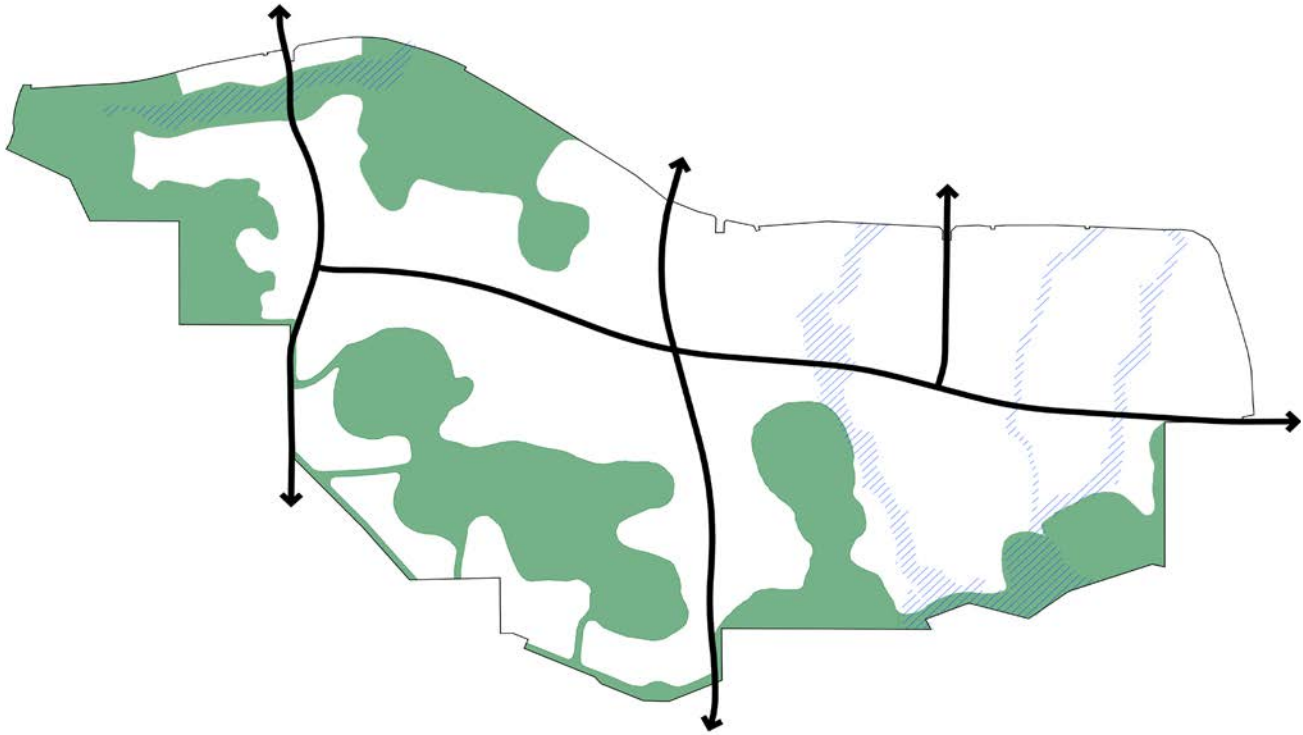


EXHIBIT 8C: TRADITIONAL NEIGHBORHOOD (TN)
APPROXIMATE AREA: 2,884 AC.

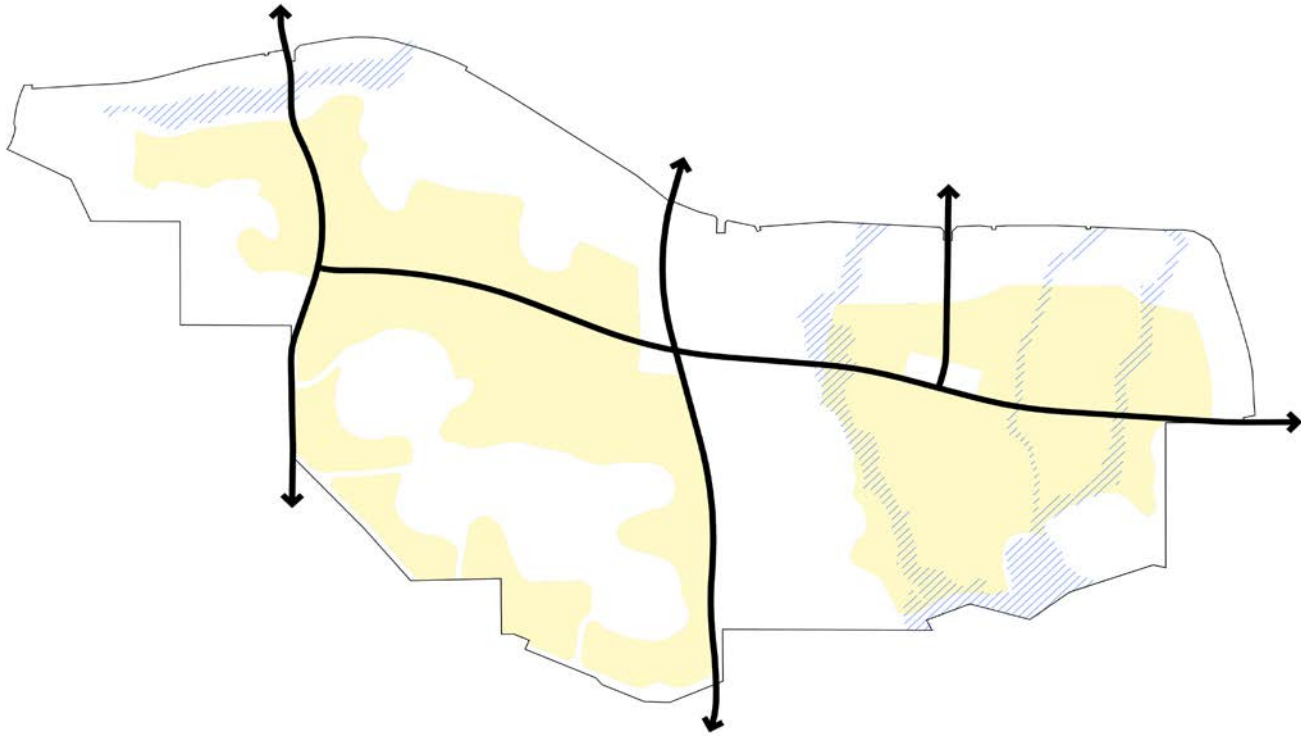


EXHIBIT 8D: NEIGHBORHOOD VILLAGE (NV)
APPROXIMATE AREA: 405 AC.

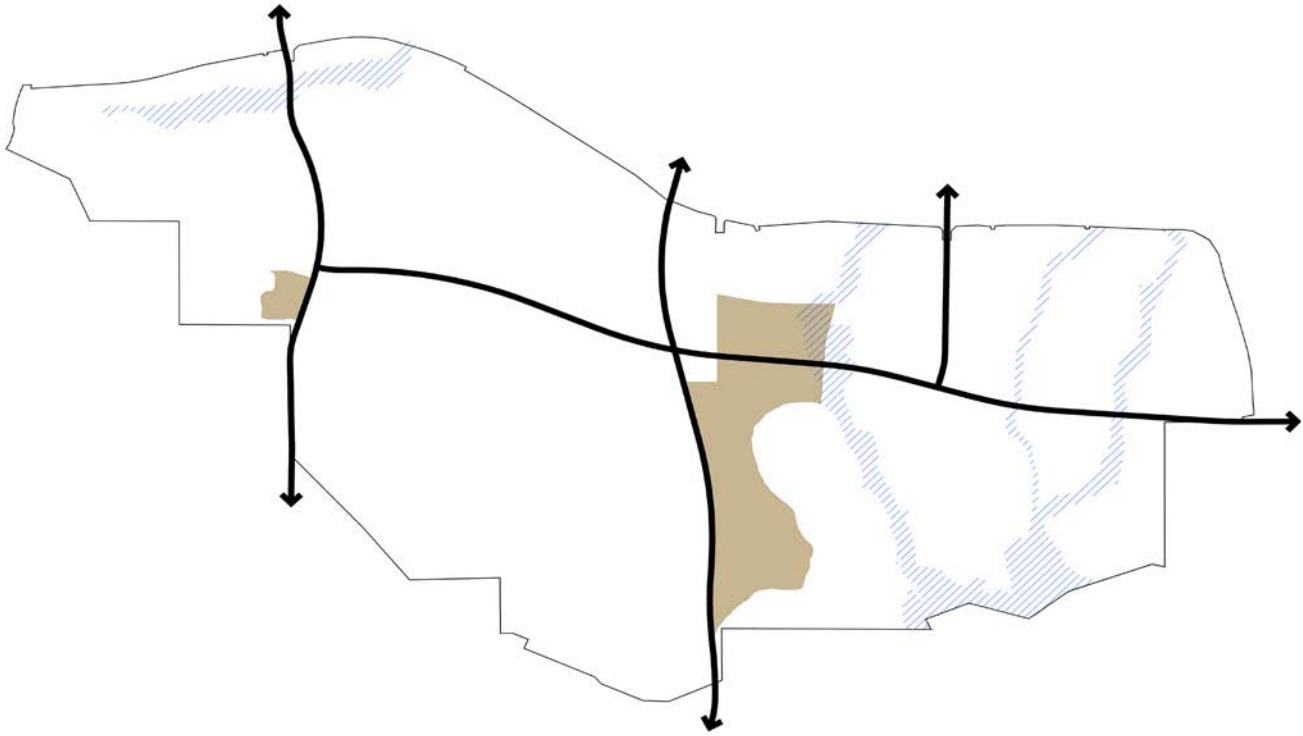


EXHIBIT 8E: COMMUNITY CORE (CC)
APPROXIMATE AREA: 445 AC.

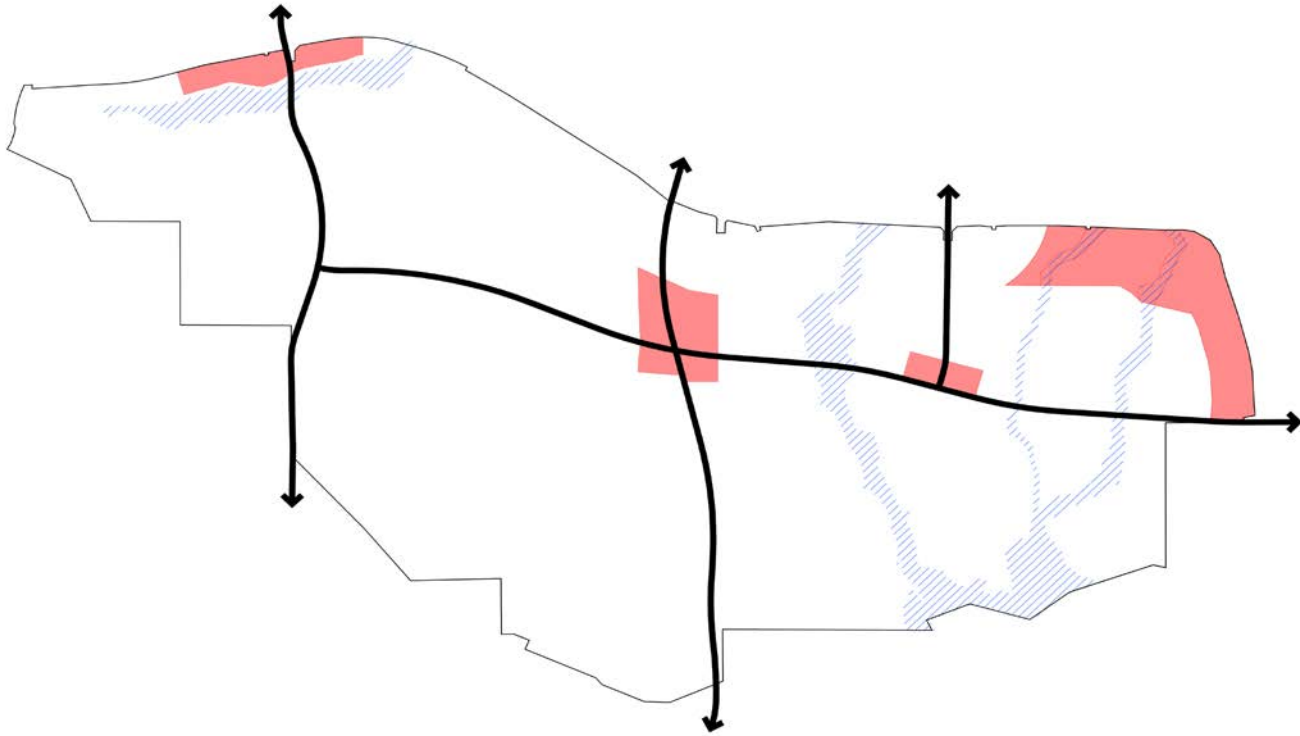


EXHIBIT 8F: INNOVATION CORRIDOR (IC)
APPROXIMATE AREA: 526 AC.

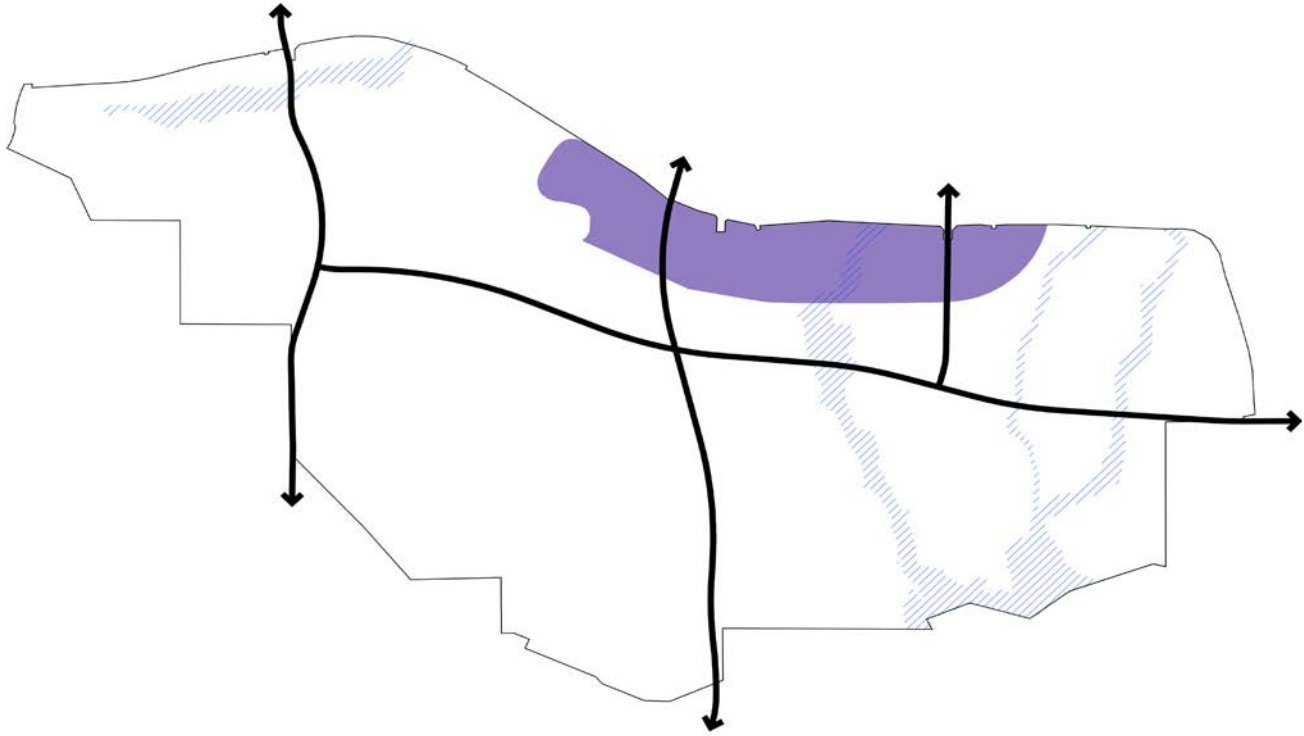


TABLE 3: LAND USE TYPES ALLOCATION TABLE

	PERMITTED LAND USE TYPES	MIN % OF MDP AREA ALLOWED	MAX % OF MDP AREA ALLOWED	PERMITTED ZONING DISTRICTS
MDP 1 753 AC	Natural Open Space (NOS)	0%	0%	COS; no residential units permitted
	Traditional Neighborhood (TN)	40%	70%	COS, R1-10, R1-8, R1-6, R-2, R-3, C-1 ²
	Neighborhood Village (NV)	0%	0%	COS, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-4A, R-5, R-O, R-H,
	Community Core (CC)	10%	30%	C-1, C-2, C-3, CP, R-H
	Innovation Corridor (IC)	10%	40%	C-O, C-1, C-2, C-3, CP; no residential units permitted
MDP 2 566 AC	Natural Open Space (NOS)	0%	0%	COS; no residential units permitted
	Traditional Neighborhood (TN)	0%	30%	COS, R1-10, R1-8, R1-6, R-2, C-1 ²
	Neighborhood Village (NV)	30%	40%	COS, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-4A, R-5, R-O, R-H
	Community Core (CC)	10%	30%	C-1, C-2, C-3, CP, R-H
	Innovation Corridor (IC)	40%	60%	C-O, C-1, C-2, C-3, CP; no residential units permitted
MDP 3 1,031 AC	Natural Open Space (NOS)	38%	38%	COS; no residential units permitted
	Traditional Neighborhood (TN)	30%	50%	COS, R1-10, R1-8, R1-6, R-2, R-3, C-1 ²
	Neighborhood Village (NV)	0%	20%	COS, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-4A, R-5, R-O, R-H
	Community Core (CC)	5%	15%	C-1, C-2, C-3, CP, R-H
	Innovation Corridor (IC)	15%	25%	C-O, C-1, C-2, C-3, CP; no residential units permitted
MDP 4 749 AC	Natural Open Space (NOS)	59%	59%	COS; no residential units permitted
	Traditional Neighborhood (TN)	15%	50%	COS, R1-10, R1-8, R1-6, R-2, R-3, C-1 ²
	Neighborhood Village (NV)	0%	10%	COS, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-4A, R-5, R-O, R-H
	Community Core (CC)	0%	15%	C-1, C-2, C-3, CP, R-H
	Innovation Corridor (IC)	0%	0%	C-O, C-1, C-2, C-3, CP; no residential units permitted
MDP 5 2,370 AC	Natural Open Space (NOS)	41%	41%	COS (no residential units permitted)
	Traditional Neighborhood (TN)	45%	58%	COS, R1-10, R1-8, R1-6, R-2, R-3, C-1 ²
	Neighborhood Village (NV)	0%	15%	COS, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-4A, R-5, R-O, R-H
	Community Core (CC)	0%	10%	C-1, C-2, C-3, CP, R-H
	Innovation Corridor (IC)	0%	0%	C-O, C-1, C-2, C-3, CP; no residential units permitted
MDP 6 887 AC	Natural Open Space (NOS)	23%	23%	COS; no residential units permitted
	Traditional Neighborhood (TN)	60%	77%	COS, R1-10, R1-8, R1-6, R-2, R-3, C-1 ²
	Neighborhood Village (NV)	0%	15%	COS, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-4A, R-5, R-O, R-H
	Community Core (CC)	0%	10%	C-1, C-2, C-3, CP, R-H
	Innovation Corridor (IC)	0%	0%	C-O, C-1, C-2, C-3, CP; no residential units permitted

Notes:

¹The Maximum Allowed Percentage is the maximum percentage of gross land area of a Master Development Parcel that may be developed under a specific Land Use Type.

²Subject to restrictions specified in Section 3.5.

TABLE 4: LAND USE TYPES ALLOCATION SUMMARY TABLE

MDP	ACREAGE	MAXIMUM UNITS
1	752.5 AC.	5,347 UNITS
2	566.1 AC.	2,110 UNITS
3	1,030.6 AC.	2,214 UNITS
4	748.7 AC.	1,401 UNITS
5	2,370.1 AC.	6,166 UNITS
6	887.1 AC.	2,009 UNITS
TOTAL	6,355.2 AC.	19,247 UNITS
		3.0 DU/AC

Notes:

1. Residential uses shall be prohibited in areas designated as Innovation Corridor Land Use Type, Natural Open Space Land Use Type, or within 2,500 feet of the TSMC property (APN#204-09-005 & 006).
2. The Maximum Unit Count for each Master Development Parcel is the total number of dwelling units allowed, provided the total unit count for Master Development Parcels 1 thru 6 combined may not exceed the Maximum Overall Unit Count of 19,247 units. The actual unit count for a Master Development Parcel, or Subparcel thereof, is determined at Preliminary Site Plan approval.
3. The final Land Use Type(s) designation for a Master Development Parcel, or Subparcel thereof, is determined at Preliminary Site Plan approval. Any of the allowed Land Use Types indicated as permitted within each Master Development Parcel may be developed in any location within a Master Development Parcel or subparcel thereof unless otherwise restricted by this PUD.

TABLE 5A: ZONING DISTRICT TABLE (RESIDENTIAL)

	COS	R1-10	R1-8	R1-6	R-2	R-3	R-3A	R-4	R-4A	R-5
Natural Open Space (NOS)	P									
Traditional Neighborhood (TN)	P	P	P	P	P					
Neighborhood Village (NV)	P	P	P	P	P	P	P	P	P	P
Community Core (CC)										P
Innovation Corridor (IC)										

TABLE 5B: ZONING DISTRICT TABLE (NON-RESIDENTIAL)

	R-O	C-O	C-1	C-2	C-3	CP	R-H
Natural Open Space (NOS)							
Traditional Neighborhood (TN)			PC				P
Neighborhood Village (NV)	P	P	PC				P
Community Core (CC)			P	P	P	P	P
Innovation Corridor (IC)		P	P	P	P	P	

P: Permitted

PC: Permitted with Conditions



SECTION 4:

COMMUNITY PLAN ELEMENTS

4.1. Residential Uses

The residential components of the NorthPark PUD include a mix of low to medium density residential uses permitted within the Traditional Neighborhood LUT, medium to high density residential uses permitted within the Neighborhood Village LUT, and high-density residential uses in the Village Center LUT. While there is some overlap between permitted uses in these LUTs to provides some flexibility in the precise location of an individual development project, in general the higher density residential use types will be located proximate to major transportation corridors and away from the Sonoran Preserve. A majority of the property can be developed with single family residential uses with some limitations and required components.

The NorthPark property allows for a maximum of 19,247 residential units, which represents an overall density of 3.0 dwelling units per acre. Residential units will be represented in a broad diversity of residential use types ranging from single family homes to high density multi-family residences. This diversity will encourage more opportunities for housing affordability and attainability. Diversity of housing types also facilitates more dynamic neighborhoods and allows residents to transition between different housing types, depending on their stage-of-life needs, while remaining in their communities.



4.2. Commercial Uses

With a large and diverse population of new residents that will reside in NorthPark, and the continued growth of employment and commerce uses in the immediate area, the Property is well positioned to provide extensive commercial, retail and employment uses that will serve the community and employment to the north. The proposed commercial land use types are generally located along the Dixileta Road corridor and proximate to the Loop 303 frontage where high-capacity transportation corridors will support more intense uses. Commercial uses are allowed within the Village Center and Innovation Corridor LUTs, with limited allowances for service commercial in the Neighborhood Village and Traditional Neighborhoods LUTs.

4.3. Resort Use

The NorthPark property includes extensive natural open space areas with awe-inspiring landforms that are unique in character to this property. Additionally, the property is proximate to regional transportation corridors, recreational areas such as Lake Pleasant, and a growing population base that will support the demand for resort uses. While a specific location for a future resort has not been identified, it has been included in many of the LUTs as a permitted use.





4.4. Employment Uses

The employment potential of the NorthPark property is massive, enabled by the recent development of the TSMC campus and forthcoming buildout of the Sonoran Oasis Tech Park to the north. These uses will generate associative businesses that will seek proximity to these major users. The anticipated demand for office and employment uses is further reinforced by the site's adjacency to regional freeways.

4.5. Parks, Trails, and Open Space

The NorthPark community is being planned with an emphasis on active and passive community open spaces to support a healthy and active lifestyle for all residents, with the heart of the community beating around and through the Sonoran Preserve. A network of trails and natural corridors will lead to the Sonoran Preserve from throughout the overall community. Multi-use paths and community trails will create additional connectivity within neighborhoods and link to commercial and employment areas. The sections below detail the trail and path types and discuss parks and open space types within the NorthPark community.

This PUD for the NorthPark community also envisions a diversity of park and open space types, ranging in size from HOA owned and maintained pocket parks that are intended to serve the recreational and open space needs within a localized neighborhood or employment area to, larger community-scale public facilities that serve the needs of the broader community and the region. Each typology will be planned and programmed with an appropriate range of amenities.

The overall park system is intended to provide for a number of open space and park types to be located proximate to all residents and be supplemented by a robust network of path and trail linkages throughout the community. These linkages will allow residents to use non-vehicular accessibility routes to circulate throughout the overall community, establishing linkages between neighborhoods, parks, employment, and shopping areas and to numerous Sonoran Preserve trailheads.

The expansive amount of the NorthPark Property that will be set aside for the Sonoran Preserve makes it a critical component of the community plan and is complementary to all considerations for park and path. Access to the Sonoran Preserve will be coordinated with the City of Phoenix Parks Department, with the intent that all access points are publicly accessible and tie into the larger community trails Master Plan.

4.5.a. Developed Parks

Regional Parks

Regional Parks are large public parks that are a minimum of 20 acres in size and provide equitable access for active and passive recreation needs. This larger park size typically provides for a broad diversity of programming types and seeks to serve both the community and the region. Regional Parks should be located in areas that are proximate to regional transportation corridors but are also accessible for local residents that seek to walk, bike or take transit. Due to the scale of this park type, the NorthPark PUD anticipates the designation of a single Regional Park facility within the overall community. The Regional Park will be accessible



by safe walking routes, safe bike routes, and transit. Community Parks are distributed to provide equitable access to larger recreational and cultural amenities throughout the New Community.

Regional Parks may contain facilities for specific recreational purposes, which may include, but are not limited to, athletic fields, swimming pools, tennis courts, sport courts, extreme sport amenities, recreation centers, loop trails, pedestrian and multi-use path and trail systems, picnic and barbecue areas and shelters, fishing ponds, shade structures, pavilions, playgrounds, dog parks and runs, large turfed and landscaped areas, multi-purpose recreation centers, and outdoor fitness areas.

Regional Parks can also accommodate multi-purpose gathering spaces, restrooms and water fountains, community centers, event spaces, water features, lighting, and landscape elements that enhance the park identity, use, or experience. They may contain civic and cultural event spaces, including but not limited to stages and amphitheatres, public monuments, and public art.

Regional Parks should take advantage of key natural features where possible. They may also be large enough to provide natural areas, habitat, and attendant activities and features. Community/allotment gardens can also be incorporated into Regional Parks, as appropriate.



Neighborhood Parks

Neighborhood Parks are generally 1 to 2 acres and are intended to serve residences within a 1/8th – 1/4 mile walk. Their size makes them adaptable to integrate into various contexts and provide open spaces and targeted amenities that residents may access with high frequency. Due to their limited size, these parks often provide a focused set of programming, often with a clear purpose and identity. These programming elements include playgrounds, dog parks, landscaped areas, seating and shaded areas, neighborhood-scale sports facilities (e.g., a sport court or pickleball), and/ or community gardens.

Neighborhood Parks shall comply to the following standards:

- Minimum 1 acre in size
- Limit turf to activity areas; overall turf area shall not exceed 15,000 square feet.
- Provide a minimum of three (3) program amenity elements from **Table 6A-B: Open Space Amenities Matrix**.
- Locate adjacent to a minimum of one (1) local street or minor collector street frontage; no arterial or major collector frontages shall be permitted along park perimeters.
- Provide a community path or trail connections that shall provide connectivity to additional park types by way of linear open space corridors
- Shall be privately maintained by HOA





Neighborhood Parks are generally located internal to neighborhood units with at least one frontage on a local or collector street, and no frontages on arterial roadways. Neighborhood Parks should provide connections to the community trail network.

The exact programming for each neighborhood Park shall be determined as the sub-parcels within each Master Parcel Area become more defined.

Pocket Parks

Pocket parks are generally not characterized as traditional parks, but rather as public or private open space areas within neighborhoods or non-residential areas with minimum levels of programming. These areas are typically less than ¼-acre and may provide stormwater retention coupled with landscaping and seating. These areas provide residents, workforce, and visitors with essential connections to nature in passive spaces. These areas are not anticipated to encourage community gathering or provide for recreational benefit, although these programmed elements can be incorporated if desired.



Paseo Corridors

As an integral part of the activity mobility network, Paseo Corridors connect key open spaces and destinations within the community. They also serve a significant role in establishing non-vehicular corridors within neighborhoods and expressly as linkages to the Sonoran Preserve from all regions of the NorthPark community. Since they are defined by a linear connection within suburban and urban areas or along natural features, their size (length and width) varies. Paseo Corridors may include a complete range of active and passive uses if coupled with other park types but are generally limited to passive amenity types including walking paths, picnic areas, shaded seating, and stormwater conveyance and detention.

Paseo Corridor width shall be dictated by the type of trail or path improvement within these spaces. Where multi-use paths/trails extend through the community, the minimum corridor width shall be 75 feet. Community and neighborhood paths/trails shall be located within a minimum 50-foot open space corridor. Corridors may be co-located with natural wash corridors or in association with other open space and park types. Where paseo corridors abut residential, commercial and employment uses, partial view fencing shall be required for at least 50% of each linear segment. A regular interval of access points from adjacent neighborhoods or other uses shall be provided with each access providing a minimum width of 20 feet.



Conceptual Trailhead / Commercial Village

Trailheads

One of the unique benefits that the NorthPark PUD provides is to establish dynamic relationship between the built environment and the natural environment within the community. An integral component of this interface will be the trailheads where the public can gain access to the desert sanctuary of the Sonoran Preserve that extends across more than 2,095 acres of the NorthPark property. These trailheads will provide opportunities for recreation, education, and socialization.

Exhibit 9: Master Trails Plan for NorthPark illustrates the location of multiple trailheads that will provide residents and the public with access to the Sonoran Preserve. These trailheads have been located proximate to arterial corridors where they are easily accessible and minimally impactful

to adjacent neighborhoods. Trailheads have been intentionally diffused throughout the community to encourage Sonoran Preserve users to access through sanctioned gateways, and to allow for dispersion of users by providing multiple access options. Future developers within NorthPark will work with the City of Phoenix Parks Department to define trailhead locations and improvements.

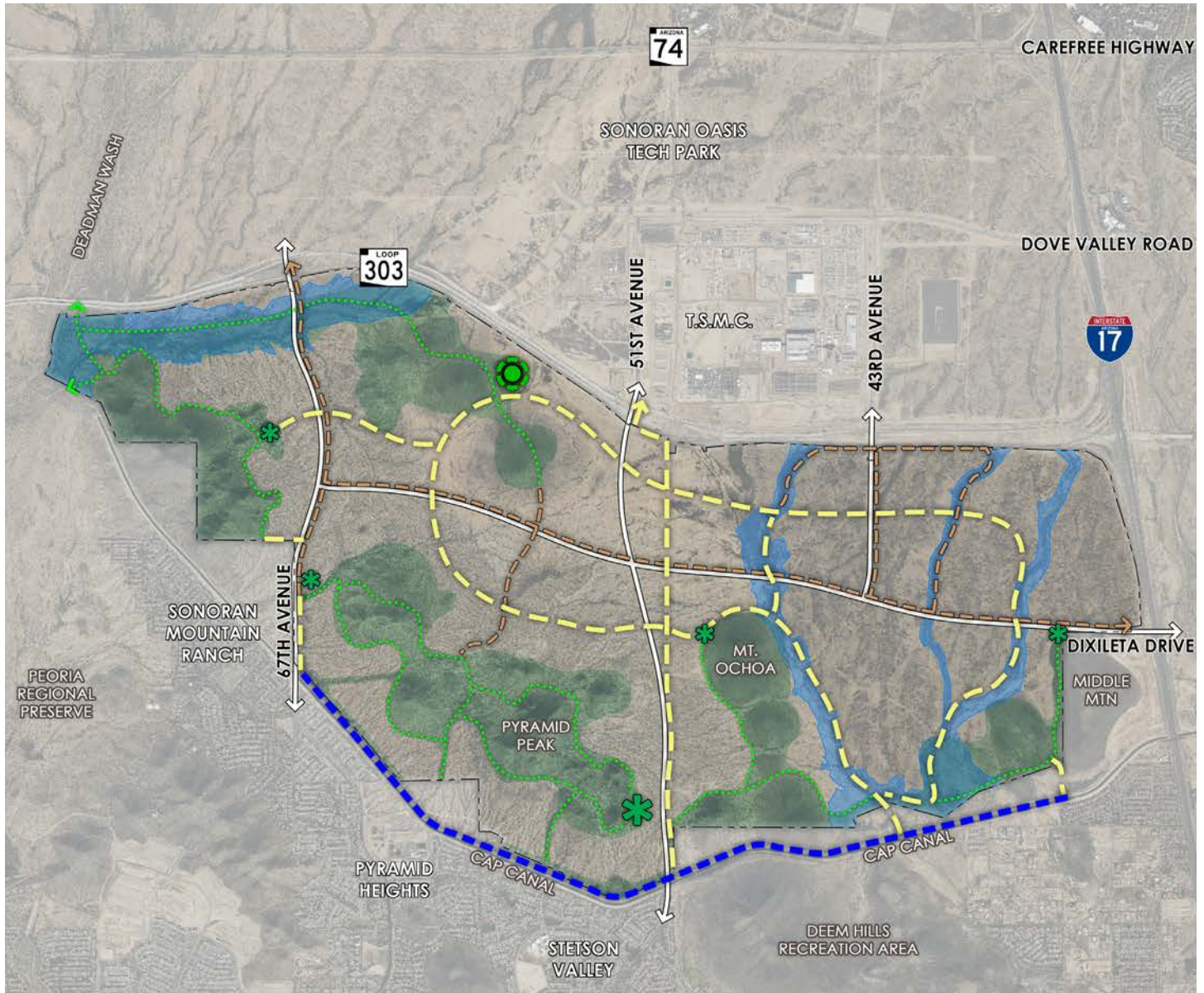
Trailheads are a place of community gathering. The NorthPark PUD envisions limited community services including restaurants and health and wellness-oriented businesses that may be co-located with trailheads, are walkable from adjacent neighborhoods, and enhance opportunities for community interaction and experience. Service uses will be located outside of the Sonoran Preserve Boundary but will be developed with guidance from the Parks Department to ensure compatibility in alignment with policies and regulations that are designed to protect Park assets. Programming that benefits from the co-location concept includes shared parking, increased monitoring, and consolidation/reduction of vehicular trips. Services that co-locate with public trailheads shall be limited to 5,000 square feet of leasable area and shall be subject to limited hours of operation.

Plazas/Squares









Plazas and Squares are important programmed open space areas within urban areas with higher uses like commercial and employment. These spaces typically build off adjoining land uses, buildings, street frontages and overall neighborhood character. Plazas and squares place a heightened design emphasis on hardscape and space efficiency to create safe and comfortable places for residents and employees within the urban fabric of the community.



EXHIBIT 9: MASTER TRAILS PLAN



LEGEND

-  MULTI-USE TRAIL / PATH
-  COMMUNITY TRAIL / PATH
-  10' C.A.P. TRAIL (NORTH SIDE)
-  SINGLETRACK TRAIL
-  MAJOR PUBLIC TRAILHEAD
-  MINOR PUBLIC TRAILHEAD
-  REGIONAL PUBLIC PARK WITH TRAILHEAD
-  FUTURE SONORAN PRESERVE

Notes:

1. All trail alignments are conceptual, depicted for illustrative purposes, and may be subject to change.
2. Trail alignments within Preserve boundaries and along the CAP shall be constructed, managed, and maintained exclusively by the City of Phoenix Parks Department. Alignments depicted on this exhibit are conceptual and intended to demonstrate future connectivity.



4.5.b. Open Space

Sonoran Preserve Open Space

Sonoran Preserve Open Space is defined as area within the boundaries of the Sonoran Preserve and ultimately owned, maintained and operated by City of Phoenix. These areas will be accessible to the public with a goal of preserving and protecting the natural elements contained within. Sonoran Preserve Open Space will also include passive and active recreational opportunities for naturalists, hikers, and bikers. Improvements within these areas will be limited to programming elements that support access and recreation including trails and trailheads that may include parking, restrooms, interpretive elements, shade and seating.

Passive Open Space

In addition to the Sonoran Preserve Open Space, Passive Open Spaces will play a significant role within the community. Passive Open Spaces create opportunities for residents to calmly experience the outdoors both physically and visually. Passive Open Spaces may consist of perimeter landscaped setbacks or other landscaped areas, retention basins, entry features and perimeter street landscaping. These Passive Open Spaces will provide visual relief to the developed areas and will be designed to enhance the overall character and beauty of the Site. These areas may be directly

adjacent to the Sonoran Preserve Open Space and therefore function as an extension of these natural desert areas and include natural wash corridors. Passive Open Space areas may also be disassociated from the Sonoran Preserve and simply reflect areas where natural desert themes are promoted.

Wash Corridors

The NorthPark property includes several significant ephemeral wash corridors that will generally be preserved within their current alignments. The size and area encompassed by these desert washes vary, but serve important community roles by facilitating site drainage and extending corridors of natural habitat across broad reaches of the NorthPark community.

Designated wash corridor areas will include the undisturbed wash area, upper embankment areas, and a natural surface multi-use or community trail alignment within a 30-foot-wide multi-use trail easement. Trails and other improvements within these corridors will be accessible for public use and will seek to connect with additional designated trail and path segments within the overall NorthPark trail network.

Designated wash corridors within the NorthPark property represents high-value natural areas that shall be maintained as a protected natural area to



the greatest extent possible. existing natural vegetation and habitat will be maintained in an undisturbed condition to promote the vitality of the washes in their natural context. These protections and use restrictions will ensure of the on-going viability of these linear open space as undisturbed desert habitat for both wildlife and recreational opportunities.

Some existing washes within NorthPark include a 100-year floodplain designation. The defined floodplain limits will be assessed during future master planning and may be reduced in width subject to the FEMA map revision process when necessary. These map revisions will seek to limit the impact to the wash corridor habitat that is generally located within 100 feet or less of the defined wash bottom.

4.5.c. Open Space Amenities Matrix

Table 6A-B: Open Space Amenities Matrix provides a matrix of open space amenities that may be included within each open space types, including Regional, Community, Neighborhood, and Pocket Parks, trail corridors, natural open spaces, and wash corridors. This matrix provides flexibility for developers to choose from a variety of improvements to include in each open space type, while ensuring a broad mix of amenities is provided within the overall community. This matrix is not intended to be exhaustive, there may be various other amenities that are not provided within the matrix that are appropriate for each open space type. This is intended to serve as a general guide for the types of amenities that are appropriate for each open space type.

TABLE 6A: OPEN SPACE AMENITIES MATRIX (PASSIVE OPEN SPACE)				
		PASEO CORRIDORS	WASH CORRIDORS	PRESERVE OPEN SPACE
O & M Responsibility		Private	Private	Public
		Homeowner's Assoc.	Homeowner's Assoc.	Phoenix Parks Dept.
PASSIVE AMENITIES	Natural Surface Trails	✓	✓	✓
	Paved Paths	✓	✓	
	Minor Trailhead			✓
	Major Trailhead			✓
	Shade Structure			
	Seating	✓	✓	✓
	Demonstration Garden			
	Amphitheater/ Event Area			
	BBQ			
	Retention Basins	✓		
	Native Planting Areas	✓	✓	✓
	Large group Ramadas / Picnic Areas			
	Small group Ramadas	✓		
	Interpretive Signage	✓	✓	✓
	Natural Desert Preservation Area	✓	✓	✓
	Non-Programmed Turf Areas	✓		
	Drinking Fountains			
	OTHER	Off-Street Parking		
Restrooms				
Signage & wayfinding		✓	✓	✓
Activity/Field Lighting				
Low-Level Landscape Lighting				

TABLE 6B: OPEN SPACE AMENITIES MATRIX (PARKS)

		REGIONAL PARK	NEIGHBORHOOD PARK	POCKET PARK
Typical Size		50-80 ac	1-2 ac	<1/4 ac
Number Provided		1	1 Per MDP	1 Per 500 DU's
O & M Responsibility		Public	Public/Private	Private
		City of Phoenix	Homeowner's Assoc.	Homeowner's Assoc.
PASSIVE AMENITIES	Natural Surface Trails	✓	✓	✓
	Paved Paths	✓	✓	✓
	Minor Trailhead			
	Major Trailhead	✓		
	Shade Structure	✓	✓	✓
	Seating	✓	✓	✓
	Demonstration Garden	✓		
	Amphitheater/ Event Area	✓		
	BBQ	✓	✓	✓
	Retention Basins	✓	✓	✓
	Native Planting Areas	✓	✓	✓
	Large group Ramadas / Picnic Areas	✓	✓	
	Small group Ramadas	✓	✓	✓
	Interpretive Signage	✓	✓	✓
	Natural Desert Preservation Area	✓	✓	✓
	Non-Programmed Turf Areas	✓	✓	✓
	Drinking Fountains	✓		
	ACTIVE AMENITIES	Pickleball/Tennis Courts	✓	✓
Large Playground		✓	✓	
Tot-Lot		✓	✓	✓
Multi-Use Fields		✓	✓	
Aquatic Center		✓		
Recreational Pool		✓		
Baseball/Softball Field		✓		
Soccer/ Football		✓	✓	
Basketball		✓	✓	✓
Disc Golf		✓	✓	
Splash Pad/ Water Feature		✓	✓	
Parcour Course		✓	✓	
Volleyball (Sand or Court)		✓	✓	
Skatepark / Bikepark		✓		
Recreation/Community Building		✓		
ECHO Play		✓	✓	✓
Dog Park		✓	✓	
Outdoor adventure park		✓	✓	
OTHER	Off-Street Parking	✓		
	Restrooms	✓		
	Signage & wayfinding	✓	✓	✓
	Activity/Field Lighting	✓		
	Low-Level Landscape Lighting	✓	✓	✓



4.5.d. Trails & Paths

The NorthPark PUD presents a community-wide Trail Master Plan that promotes an extensive network of paths and trails that extend to all portions of the Property. This inter-connected network is comprised of multiple path types including multi-use paths, community paths, neighborhood paths and singletrack trails. The following sections highlight the various trail types, the width of the overall corridor and the trail improvements provided for each.

The NorthPark PUD does not address the alignments or character of any trail type located within the Sonoran Preserve. These trails will be developed and maintained under the purview of the City of Phoenix Parks Department. This PUD proposes a network of conceptual trails that extend throughout the non-Preserve portions of the Property and any future connections, linkages or access points to Preserve trail network will be coordinated with Parks Staff.

Multi-Use Paths & Trails

Multi-Use Paths and Trails represent the top of the trail hierarchy. These paths are intended to circulate throughout large portions of the overall property creating large recreational loops and linkages to key destinations. Multi-Use Paths and Trails will appeal to the broadest amount of user types with an emphasis on ease-of-use and connectivity to schools, parks, commercial areas, employment areas and the Sonoran Preserve. Multi-Use Paths will be a minimum 10-foot hardened surface or concrete within a minimum 75-foot-wide corridors, maintained within a 30-foot M.U.T.E. dedicated to the City of Phoenix. Multi-Use Trails may be composed of a compacted natural surface. This surface type should be considered proximate to the Sonoran Preserve, utility corridors and CAP where a more natural desert context is appropriate. Emphasis will be placed on corridors alignment that are independent from roadways to the greatest extent possible to create a safe and user-friendly environment. Where Multi-Use Paths and Trails intersect arterial roadways, grade-separated crossings or enhanced pedestrian crossings should be considered. Specific alignments and crossing locations shall be defined at the Master Planning design level.

Elements associated with Multi-Use Paths and Trails shall include low-level lighting, shading (vegetative and trail nodes), drinking fountains at appropriate intervals, and wayfinding. Multi-Use Paths and Trails shall be owned and maintained by the HOA, but are designated for public use.



CAP Trail

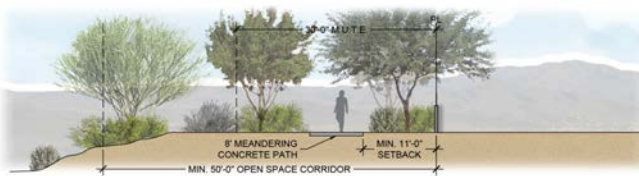
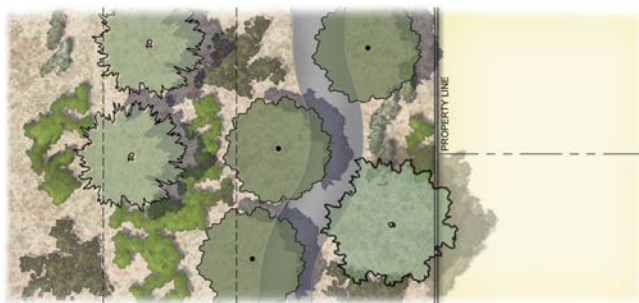
The City of Phoenix has long envisioned an opportunity to create a regional path along the edges of the CAP canal. The NorthPark PUD will include additional segments of this CAP Trail along the canal's northern edge, contained within a corridor of Preserve that is no less than 75 feet in width and averages 150 feet. The CAP Trail will be a natural surface pathway built to a minimum width of 10 feet. This path alignment along this edge ensures for gentle grades in most places, connectivity with the Preserve, other paths/trails within NorthPark and connections to neighborhoods to the south. The trail will connect with additional segments adjacent to the CAP within Bureau of Reclamation and Bureau of Land Management properties that will be managed by the City of Phoenix Parks Department.

Community Paths & Trails

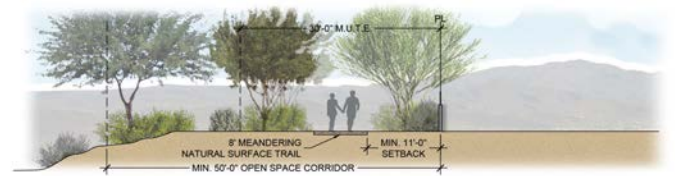
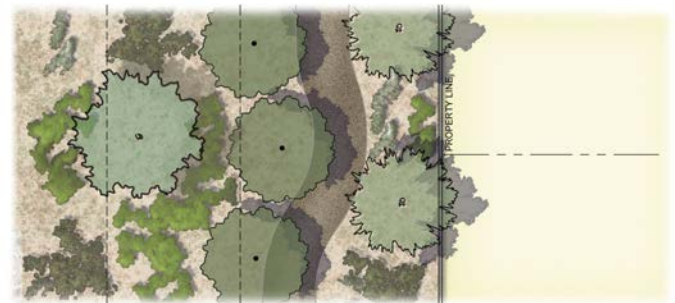
Community Paths and Trails represent the most prominent classification type within the NorthPark community. These alignments will seek to establish linkages between Neighborhood Paths & Trails and Multi-Use Paths and Trails which serve a more regional significance. Community Paths and Trails shall be a minimum of 8 feet in width and shall be concrete within urban and suburban areas but allow for natural surface where proximate to the Sonoran Preserve and natural wash corridors.

Community Paths and Trails shall be developed within a minimum 50-foot-wide corridor except when adjacent to arterial and collector roadways. However, emphasis will be placed on corridors alignment that are independent from roadways to the greatest extent possible to create a safe and user-friendly environment. Where Community Paths and Trails cross arterial and collector roadways, these crossings should be aligned with high-visibility intersections, or special improvements shall be constructed to ensure for enhanced pedestrian and bicycle crossings. Community Paths and Trails shall be designed to serve a broad array of user types and alignments with steep grades or sharp bends being strongly discouraged except where existing topography dictates. These alignments shall seek to connect neighborhoods to other neighborhoods or parks, align adjacent to natural wash corridors, or within linear parks (paseos) and open space corridors.

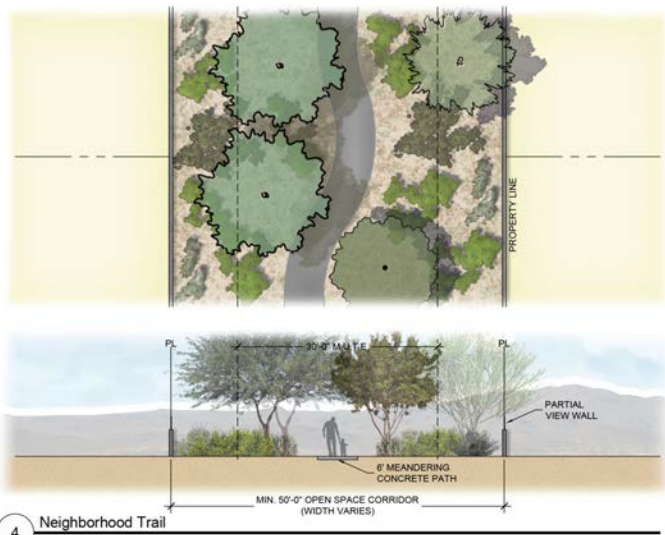
Elements associated with Community Paths and Trails shall emphasize the use low-level lighting and shading (vegetative and trail nodes). Wayfinding elements are elective and are encouraged only for higher volume segments or at trail intersections. Community trails shall generally be designated for public use, with limited exceptions allowed for private segments within gated communities. Where public, a minimum public easement of 30 feet shall be dedicated to the City of Phoenix.



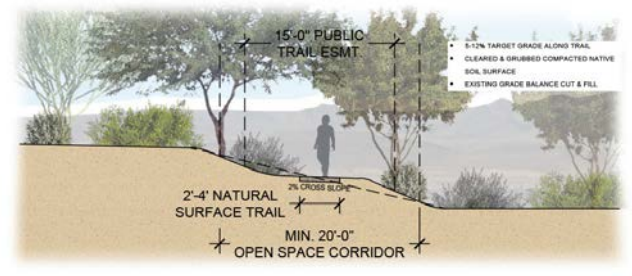
3 Community Path
SCALE: NTS



5 Community Trail
SCALE: NTS



4 Neighborhood Trail
SCALE: NTS



6 Singletrack Trail
SCALE: NTS

Neighborhood Paths & Trails

Neighborhood trails and path comprise the remainder of the comprehensive trail network. These include 4' – 6' natural or hard surface trails integrated within neighborhoods to generally provide connectivity over shorter distances where sidewalks, Community Paths and Trails and Multi-Use Paths and Trails are not feasible or require connective segments. Linkages into the Sonoran Preserve through City-endorsed access points shall generally utilize this trail type. Unless warranted, lighting and hardscape improvements along these segments shall be discouraged. The location of these trails will be determined on a phased basis during the planning and/or site planning process.



Singletrack Trails

Singletrack trails are the smallest trail type within the overall trail hierarchy. Trails shall be composed of natural surface materials and tread width may vary between 2 and 4 feet depending on location and use context. Singletrack trails will predominantly be utilized for shorter length and lower volume segments within natural corridors, or linkages between sidewalks and adjacent community trail alignments where a natural character is desired.



4.6. Transportation / Circulation

Transportation and multi-modal connectivity are a critical aspect of the NorthPark community. These corridors enable the efficient movement of residents, workforce and goods & services that collectively enable a functional mixed-use community. Providing safe and convenient opportunities for vehicle, bicycles, pedestrians, and other modes of travel to accommodate a broad diversity of users is critical to the overall health, safety, and mobility of a diverse community.

The circulation network, with the primary objective of managing vehicle movement within and through the community, will also prioritize alternative transportation options by including bicycle lanes, sidewalks, and thoughtful integration with the comprehensive trail and path network within the overall community. Apart from the arterial roadway segments defined below, this PUD does not illustrate alignments of roadway classifications at the collector and local level. These alignments will be determined at the MDP Master Plan stage of planning.

This PUD is intended to offer a sustainable approach to transportation, focused on walking, biking, and access to transit. Key goals for the transportation planning framework of the NorthPark community include:

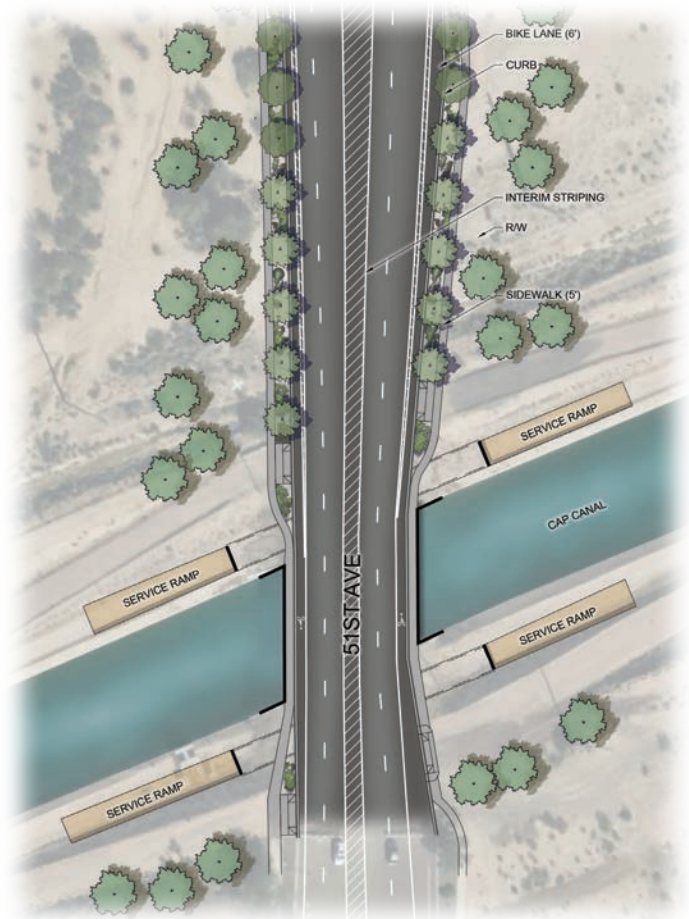
- Create a highly walkable community.
- Create a community where biking is a safe, convenient, fast, and fun way to get around.
- Offer rapid, dependable, and frequent transit that makes it easy to get anywhere in the community.
- Make parking convenient while minimizing traffic and its impacts on community life.
- Design land use and parking to make external transit service convenient, attractive, competitive, and effective.
- Support external transit service for peak and off-peak trips.

4.6.a. Arterial Roadways

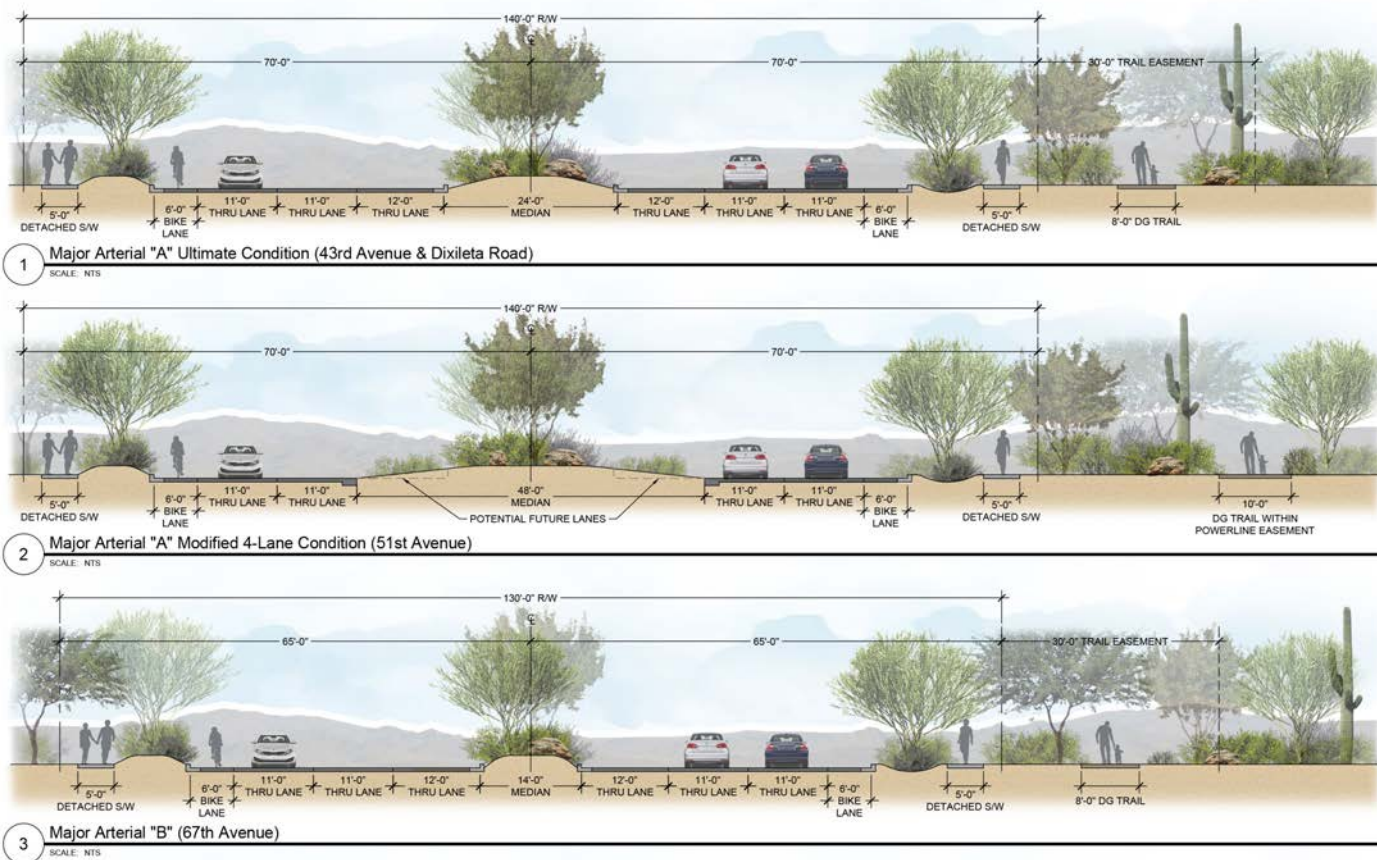
The arterial roadway network within NorthPark will generally adhere to the street types and alignments defined in the City of Phoenix Street Classification Map. No deviations from the standard sections are proposed at the ultimate buildout condition.

The following on-site roadways are classified as arterial roads:

- Dixileta Road – Section ‘A’ type with 140-foot right of way and six travel lanes at buildout. Extends from Interstate 17 to the 67th Avenue alignment.
- 43rd Avenue - Section ‘A’ type with 140-foot right of way and six travel lanes at buildout. Extends from Loop 303 to the Dixileta Road alignment.
- 51st Avenue - Modified Section ‘A’ type with 140-foot right of way and four travel lanes with the potential for upgrading to six lanes at buildout. Extends from Loop 303 to the existing bridge at the CAP. Bridge improvements at the CAP crossing shall be as depicted in the exhibit below.
- 67th Avenue - Section ‘B’ type with 130-foot right of way and six travel lanes at buildout. Extends from Loop 303 to existing Pyramid Peak Parkway south of the CAP.

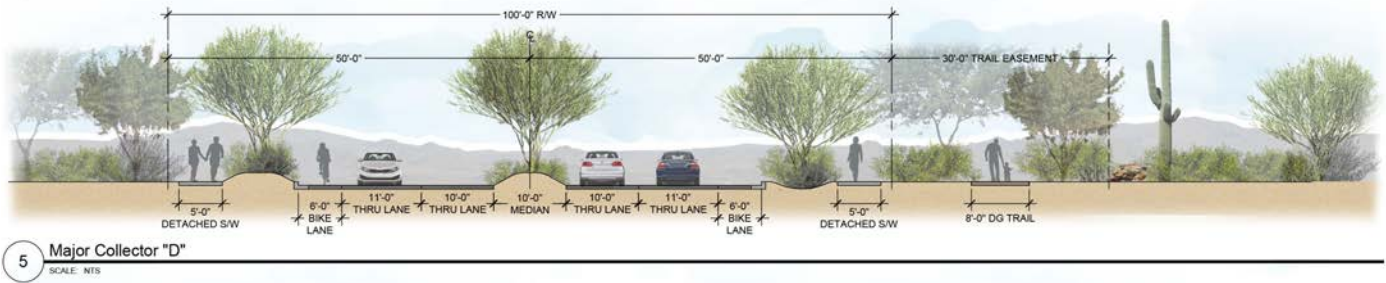


51st Avenue Bridge Crossing at CAP



Arterial Roadway Improvement Standards

- Arterial Roadway Trail & Path Requirements: All arterial roadways will include landscape setbacks at the edge of right-of-way that exceed minimum City of Phoenix requirements. A multi-use trail alignment will be provided within the existing power line corridor that extends parallel to (but detached from) the 51st Avenue roadway corridor. Where this trail segment exists, no redundant trail improvements shall be required adjacent to 51st Avenue. All other arterials will include a community path or trail to be constructed on one side of the roadway and shall be located within a 30-foot public multi-use path easement. Where trail or path improvements converge with the roadway right-of-way, the easement width may be reduced as long as 15 feet of easement area is maintained beyond the centerline of the trail/path.
- Arterial Roadway Minimum Landscape Setback Requirements: For roadway edges where a community trail/path is present, a minimum landscape setback of 30 feet is required. For roadway edges that do not include a community trail or path, a minimum landscape setback of 20 feet is required.



4.6.b. Collector Roadways

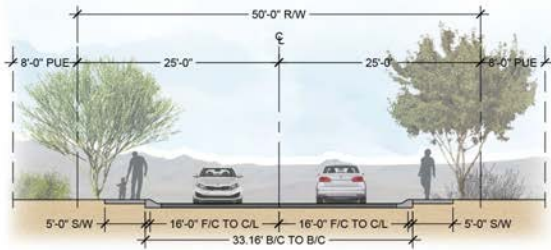
NorthPark will provide for major and minor collector roads within the community, but this PUD does not define future alignments within the property at this time due to the lack of community design and land use specificity. During subsequent master planning stages of the project, land uses and intensity will inform and document the location and level of improvement necessary to service adjacent development. Collector roads will be constructed on a phased basis as the project is developed in accordance with an approved traffic study for each phase of development. The precise location and classification of major and minor collectors will be determined through a traffic impact analysis for the project.

Major collector roads will facilitate traffic from arterial roadways onto reduced volume segments for shorter distances while providing direct access to adjacent neighborhoods, commercial and employment uses. Major collectors provide four traffic lanes, bicycle lanes, a raised median, and two detached sidewalks within a 100-foot cross section, consistent with the City of Phoenix Type 'D' section.

Minor collectors also serve to distribute traffic and provides direct access to individual neighborhoods and non-residential properties but will serve areas with lower traffic volumes. Minor collectors will have two traffic lanes, bicycle lanes, an at-grade median (no vertical curb), and detached sidewalks within an 80-foot cross section, consistent with the City of Phoenix Type 'E' section.

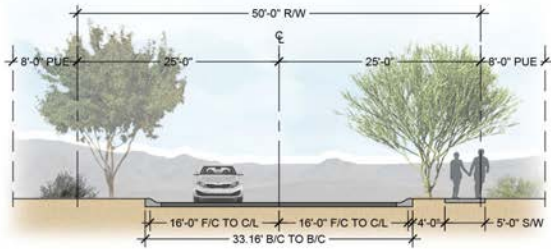
Collector Roadway Improvement Standards

- Collector Roadway segments located within areas designated as Traditional Neighborhood Land Use Type shall include a landscaped median unless otherwise approved by City of Phoenix Staff.
- Collector Roadway Community Trail & Path Requirements: All arterial roadways will include landscape setbacks at the edge of right-of-way that exceed minimum City of Phoenix requirements. All arterial will include a community path or trail to be constructed on one side of the roadway and shall be located within a 30-foot public multi-use path easement. Where trail or path improvements converge with the roadway right-of-way, the easement width may be reduced as long as 15 feet of easement area is maintained beyond the centerline of the trail/path. A community trail alignment will be provided within the existing power line corridor that extends north to south parallel to (but detached from) the 51st Avenue roadway corridor. Where this trail segment exists, no redundant community trail improvements shall be required adjacent to 51st Avenue.
- Collector Roadway Minimum Landscape Setback Requirements: For roadway edges where a community trail/path is present, a minimum landscape setback of 30 feet is required. For roadway edges that do not include a community trail or path, a minimum landscape setback of 20 feet is required.



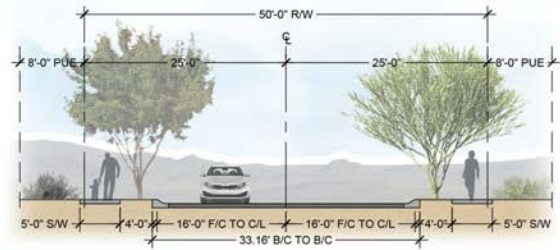
6 Local Street "H"

SCALE: NTS



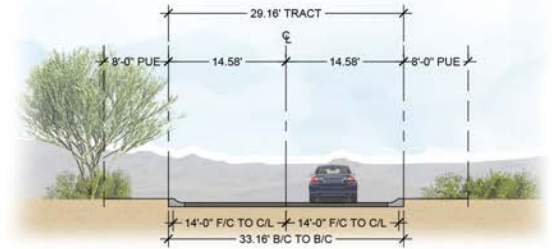
8 Local Street "Modified-H"

SCALE: NTS



7 Local Street "Modified-H"

SCALE: NTS



9 Private Drive

SCALE: NTS

4.6.c. Local Streets

Local streets will be provided to serve residential areas within the NorthPark PUD and will allow for multiple design configurations to respond to the diverse character of neighborhoods anticipated throughout the community. Future communities may select from various configurations that each comply with City of Phoenix minimum service vehicle width and on-street parking requirements. Sidewalk conditions shall adapt to functional need and community character.

Sidewalk Requirements:

- Minimum sidewalk width for local streets in all residential areas is five (5) feet.
- Traditional single-family neighborhoods with gross densities greater than 2 dwelling units per acre (platted area) are required to provide sidewalks on both sides of the street and may elect to attach or detach these improvements.
- Traditional single-family neighborhoods with gross densities less than 2.0 dwelling units per acre (platted area) may eliminate sidewalk improvements from one side of the street, but where provided sidewalk shall be detached from the curb.

- Traditional single-family neighborhoods with gross densities less than 1.0 dwelling units per acre (platted area) or lot widths greater than 80 feet may eliminate sidewalk improvements from both sides of the street.
- Where sidewalks are adjacent to common area open spaces with frontage lengths greater than 100 linear feet, sidewalks may be detached and converted to natural surface path if accessibility requirements permit.
- In all instances where sidewalks are detached within single family neighborhoods, street trees must be provided at an interval spacing of 1 tree per lot or at an average interval of every 50 feet, whichever is less.



4.6.d. Bike Lanes

All arterial and collector roads within the development will include bicycle lanes within the designated right-of-way to provide for a convenient alternative mode of travel to the automobile. These bike lanes will support the overall non-vehicular circulation network within NorthPark and will be thoughtfully integrated with connecting paths to enhance the bike safety, routing, and overall experience.

4.6.e. On-Street Pedestrian Circulation

All arterial and collector roads within the development will provide detached sidewalks to provide for safe and convenience pedestrian movement throughout the community. Local streets may opt to eliminate sidewalk from one side of the street in instances where local streets are private or public streets are adjacent to large open spaces areas that may include trails or paths. The following provisions shall guide the planning of pedestrian circulation routes within the NorthPark PUD.

The following sidewalk shade requirements shall be in effect for all Land Use Types:

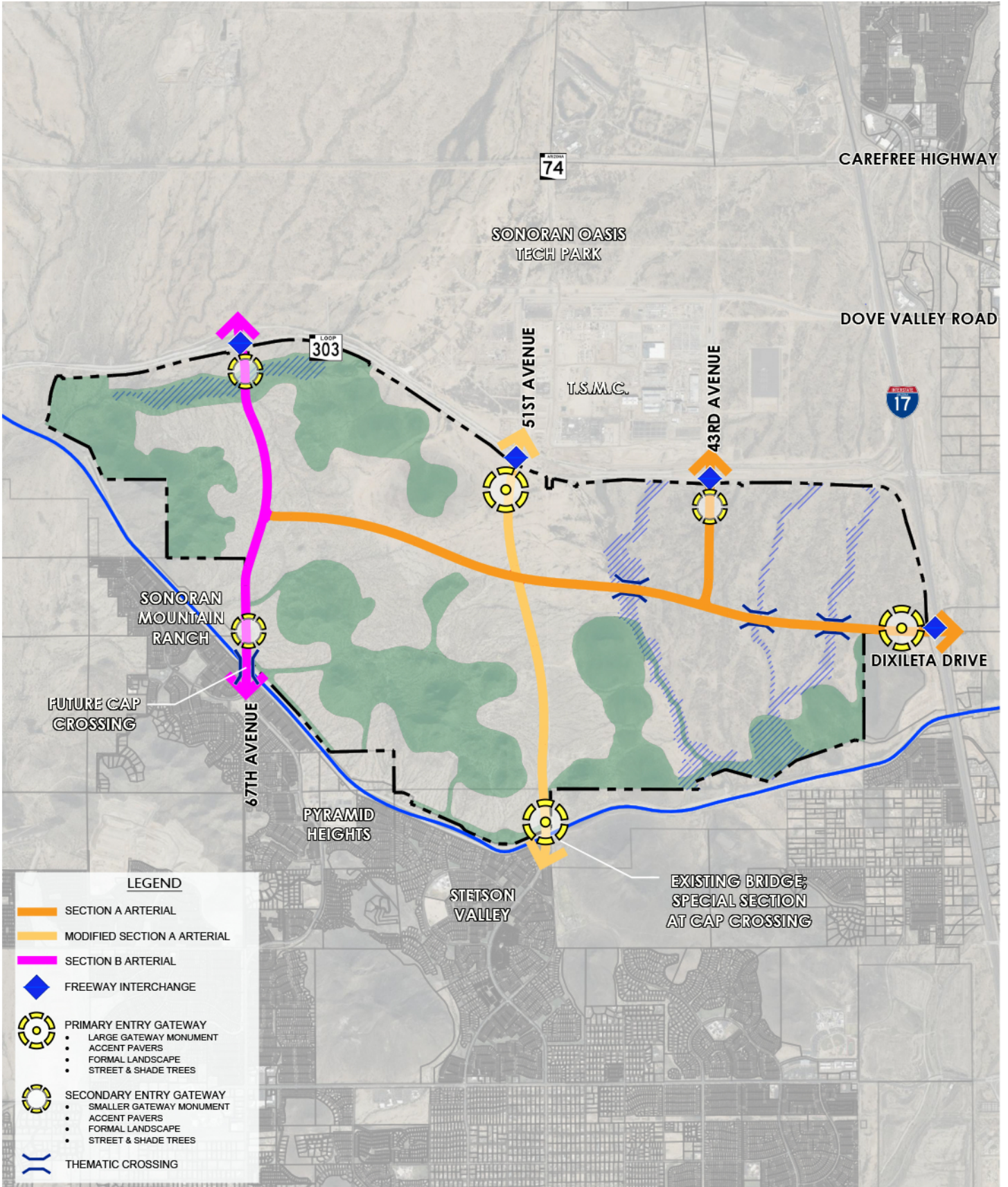
- Minimum 50% shading of all publicly accessible sidewalks and walkways by means of vegetation at maturity and/or shade structures.
- Minimum 75% shading of all publicly accessible sidewalks and trails along arterial and collector roadways by means of vegetation at maturity and/or shade structures.
- Shade structures provided within the right-of-way will require approval from the Street Transportation Department and shall be privately maintained.
- Detached sidewalks along arterial and collector roadway segments shall provide shade along both sides of the sidewalk with single-trunk trees. Alternate single trunk trees with other thick vegetation between the roadway and detached sidewalk to discourage pedestrians from crossing mid-block.
- Delineate all pedestrian walkways where conflicts with vehicles exist with alternative paving materials. Any alternative paving material located within a right-of-way will

require a private maintenance agreement with the Street Transportation Department.

- Provide shade and outdoor furnishings such as seating, trash bins, light fixtures in open space areas to support human comfort and use. Any amenities proposed within the right-of-way shall be easily removable, require a revocable permit, and be approved by the Street Transportation Department.
- Pedestrian accesses to the site from the sidewalk should be attractive and inviting and separated in distance from vehicular traffic to provide a design that accentuates and prioritizes the importance and care of patrons arriving to the site on foot.
- Generally, connect all public building entrances and exits, community amenities, and all public sidewalks utilizing the minimum possible distance and providing the most direct route.
- Direct pedestrian pathways should be provided from residential areas to adjoining business parks, commercial developments, parks, open space, schools, and public transit stops, utilizing cross access agreements wherever possible to minimize pedestrian travel distance.



EXHIBIT 10: STREET TYPES & PROJECT GATEWAYS



4.7. Utilities and Infrastructure

4.7.a. Water

NorthPark is located within the City's water service area and lies within Pressure Zone 5ED. The nearest existing water infrastructure include a 16-inch water line in 51st Avenue south of the CAP Canal and the property. There is a 16-inch water line in 43rd Avenue and a 54-inch transmission line in 51st Avenue north of the 303 and the site. These existing water lines operate all operate within Pressure Zone 5ED and will serve as the connection points for NorthPark's offsite water improvements.

As shown in **Exhibit 13: Conceptual Water Master Plan**, water improvements for NorthPark include a proposed extension of the 54-inch transmission water main through the project along the 51st Avenue alignment. In the future, a 5-10 million gallon storage tank and booster pump station campus are expected to be required on one of the natural hills located northwest of the intersection of 51st Avenue and Dixileta Drive. The proposed onsite water system infrastructure will consist of internal 16-inch to 24-inch distribution water lines located along the arterial roadways traversing the site. 8-inch to 12-inch lines will be extended to these distribution lines to serve the individual parcels and development units. The onsite water lines will be generally located within the NorthPark's roadways with some water lines located within parcel tracts with easements. These water lines will create a looped network within NorthPark and ensure that each parcel has two points of connection for redundancy. Final water line sizing and alignments will be determined through the master planning process with hydraulic modeling to verify pressures and flows.

Water infrastructure for NorthPark will be designed in accordance with current city design criteria as outlined in the city's 2022 Design Standards Manual for Water and Wastewater Systems. The water system will be designed to serve NorthPark's demands, along with the required fire flows, in accordance with city design criteria and other applicable requirements.

The Developer is committed to the following water conservation and sustainability measures for NorthPark:

EPA WaterSense Certification:

All homes within NorthPark will be designed and certified through the EPA WaterSense Certification program. Homes within NorthPark will meet the mandatory requirements for WaterSense labeling, including:

- Leak detection audits
- WaterSense labeled toilets, bathroom faucets, and showerheads
- WaterSense labeled irrigation system components
- Formal certification as a WaterSense home by an authorized Home Certifying Organization

City Homeowners Association Water Efficiency Program:

The homeowner's association for NorthPark will participate in the City's Homeowners Association Water Efficiency Program.

National Wildlife Federation Certification:

The NorthPark community has been designed, from the ground up, to achieve NWF Certification, including that community common areas and open spaces will achieve Certified Wildlife Habitat status. The NWF Certification includes substantial water conservation and management commitments that are included in the NorthPark PUD.

Native Drought Tolerant Vegetation/Xeriscape Plans:

The NorthPark PUD contains a curated, localized water-wise Sonoran Desert Plant Palette for use throughout the entire NorthPark community, created in partnership with local stakeholders and the NWF.

4.7.b. Wastewater

NorthPark is in the City's wastewater service area. The nearest existing wastewater system in the region includes a 15-inch gravity sewer main along 51st Avenue south of the CAP Canal. This gravity main continues southward. City Lift Station 77 and sewer force mains are located along the north side of the Loop 303 and the northern edge of the project. These force mains convey wastewater produced by

TSMC eastward. The City is current constructing a sewer main improvement project that will extend a system of force mains and gravity lines southward through the project from Lift Station 77 to a gravity outfall downstream of the CAP Canal crossing. These systems eventually outfall into the City's 91st Avenue Waste Reclamation Facility (91st Ave WRF).

To build in resilience to the regional water and wastewater system, the city plans for an additional water reclamation facility to be constructed to serve this region. This North Gateway Water Reclamation Facility (NGWRF) is planned south of Dixileta Drive between I-17 and North Valley Parkway. An advanced water treatment facility and system of potable water reuse infrastructure are also envisioned to be designed and constructed to serve the region. It is expected that the NGWRF and potable reuse system will ultimately serve the wastewater treatment needs for NorthPark and the surrounding region.

Due to the topography of the Property and surrounding area, it is not anticipated that NorthPark can be served by a gravity-only sewer solution. The city's requirements for depth of cover, scour protection at wash crossings, and the existing invert elevations of the downstream tie-in manholes make an all-gravity sewer solution unfeasible and NorthPark will require public lift stations at the site's low points located along the southern and western boundaries of the Property. See ***Exhibit 14: Conceptual Wastewater Master Plan***.

The lift stations and associated force mains will be built to city standards and will require redundancy, including but not limited to, the installation of a dual force main, a backup pump, and a backup generator. Onsite sewer mains ranging from 8 to 12-inches in diameter will route wastewater flows from each of the lots in the individual parcels to the proposed lift stations, where they will then be pumped through a force main system towards the gravity wastewater trunk in 51st Avenue at the CAP Canal and the gravity wastewater trunk line that will be constructed in Dixileta Drive to route flows to the future NGWRF. Additional analysis will need to be completed to evaluate the capacity of the existing gravity sewer main in 51st Avenue. The final onsite sewer, including offsite sewer improvements, and force main sizing and

alignments will be determined through the master planning process, which will include an evaluation of potential service areas for the lift stations.

The proposed wastewater collection system infrastructure for NorthPark will be designed in accordance with current city design criteria as outlined in the city's 2022 Design Standards Manual for Water and Wastewater Systems. The wastewater system will be designed to convey the anticipated wastewater flows in accordance with City design criteria and other applicable requirements.

4.7.c. Drainage

The region surrounding the Property generally drains southward. NorthPark is impacted by a system of natural washes and engineered drainage infrastructure that approach the Property from the north and convey regional stormwater flows through and around the Property. These watercourses include, from west to east, Deadman Wash, Upper Buchanan Wash, CAP Wash West, and CAP Wash East. The flows from Deadman Wash cross the CAP Canal siphon and join those conveyed by New River a short distance downstream of the site. These combined flows are impounded behind New River Dam approximately 3-miles downstream of NorthPark. Flows from Upper Buchanan, CAP Wash West, and CAP Wash East are impounded along the north side of the CAP Canal after departing NorthPark and eventually pass beneath the canal via an existing culvert crossing located near the 43rd Avenue alignment.

The most current FEMA Flood Insurance Study (FIS) has been referenced in identifying the drainage conditions for each of the washes. According to FEMA Flood Insurance Rate Maps (FIRM) 04013C0840L, 04013C0845L, 04013C0865L and 04013C1260M the Project is primarily located within Zone X. FEMA defines Zone X as:

The flood insurance rate zone that corresponds to areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. No base flood elevations or depths are shown within this zone.

Portions of the western extents of the site located along Deadman Wash are designated as Zone AE special flood hazard. It is anticipated that a portion of the Zone AE floodplain within the site can be recovered through the FEMA CLOMR/LOMR process. FEMA defines Zone AE as:

The flood insurance rate zone that corresponds to the 100-year floodplains as determined in the Flood Insurance Study by detailed methods. In most instances, base flood elevations derived from the detailed hydraulic analyses are shown at selected intervals within this zone.

Portions of the eastern extents of the site located along Buchanan Wash, CAP West Wash, and CAP East Wash are designated as Zone A special flood hazard. It is anticipated that a portion of the Zone A floodplain within the site can be recovered through the FEMA CLOMR/LOMR process. FEMA defines Zone A as:

The flood insurance rate zone that corresponds to the approximate 100-year floodplains. Because detailed analyses are not performed for such areas, no depths or base flood elevations are shown within these zones.

To create spaces within a community that relate to the natural environment, selected project areas are planned, mitigated, and removed from the existing floodplains. This development approach mimics conditions seen in other established communities in and around NorthPark, including Sonoran Mountain Ranch, Stetson Valley, and Dynamite Mountain Ranch. The proposed encroachment into the floodplains will incorporate soft-structural mitigation measures to preserve the natural desert character of the Property. The soft-structural approach is intended to be a more natural and environmentally conscious mitigation strategy and may include the use of fill to raise the proposed development above the 100-year water surface elevations in the washes as well as bank protection as needed in limited areas. Due to the magnitude of flows conveyed by Deadman Wash as well as its location along the western perimeter of the property, limited encroachment is proposed to occur within the associated floodplains. The Upper Buchanan Wash, CAP Wash West and

CAP Wash East, which traverses the interior of the Property and convey considerably less flow in comparison, have conditions and characteristics that enable proposed encroachment into its floodplain. Minor, more localized sources of offsite flow, which approach the site from the north as sheet flow and/or in existing culverts, are proposed to be mitigated via designated channels that convey offsite flow around the site and outfall to the natural washes.

In accordance with City storm water guidelines, NorthPark will be designed so that onsite rainfall runoff from the Property will be routed via street flow and/or storm drains to retention basins located throughout the Property. Due to the proximity of the Property to the watercourses described above, a reduced retention requirement (the greater of the Pre vs Post or First Flush volume) may be pursued for those areas that have a direct overflow path to one of the natural washes that impact the Property. If an overflow path is not available for a designated area, then the 100-year, 2-hour retention volume will be provided. The proposed drainage improvements for NorthPark will be designed in accordance with all City and Maricopa County drainage design standards. See **Exhibit 15: Conceptual Master Drainage Plan.**

4.8. Public Services

4.8.a. Schools

The NorthPark site falls entirely within the Deer Valley Unified School District (DVUSD). The nearest schools to the subject property include Stetson Hills Elementary & Inspiration Mountain Elementary, both located south of the Property within the Stetson Hills community. The closest high school to the property is Sandra Day O'Connor High School located near Happy Valley Road and 35th Avenue.

The NorthPark property will include a number of school sites. In coordination with DVUSD, two 15-18 acre K-8 school sites will be provided within the NorthPark PUD. A 70-acre +/- high school in MDP.3 is also anticipated as shown on **Exhibit 5: Pending General Plan Land Use Map.**



SECTION 5:

REGULATORY DEVELOPMENT STANDARDS

5.1. Regulatory Structure

The NorthPark PUD is designed as a flexible regulatory blueprint that provides the ability to tailor development controls to the unique needs and evolution of the NorthPark Community. The PUD establishes baseline standards with respect to the maximum number of units, allowed density and land use types allowed within the PUD provided that the land use for any given Master Development Parcel and/or Sub-Parcel, and associated development standards, will be selected at the time of Preliminary Site Plan approval.

All permitted uses, development standards, design guidelines, landscape standards, sign regulations, and lighting provisions shall be governed by the City of Phoenix Zoning Ordinance, except as modified by this PUD. If there is a conflict between language or provisions within this PUD and the City of Phoenix's Zoning Ordinance, the language or provisions within this PUD shall prevail.

5.2. Development Parcel Allocation and Tracking

A record of the NorthPark PUD Master Development Parcel allocation and budget shall be included on a tracking spreadsheet to be provided with each Preliminary Site Plan processed with the City of Phoenix's Planning & Development Department. **Appendix C: Master Development Parcel Allocation & Budget Table** will be used to track unit count and Land Use District(s) allocations for each Master Development Parcel including a running total of the overall units allocated within NorthPark.

The tracking spreadsheet must include the following information:

1. Final Unit Count for each Master Development Parcel including a running tally of the overall units allocated within NorthPark.
2. Land Use Type(s) selected for each Master Development Parcel.

The ASLD will identify land within this PUD for disposition within its sole and absolute discretion throughout the period when ASLD still holds Trust land within this PUD. The State Land Commissioner, or designee, may designate land within any parcel for auction within this PUD and ultimately reflect its

allowable residential density on **Appendix C: Master Development Parcel Allocation & Budget Table** when the site plan or plat is approved.

The ASLD will remain involved in land use decisions within the entire PUD until such time that ASLD no longer owns of any Trust land within this PUD. Until the last parcel is transferred out of ASLD ownership (a land patent issued), every PUD amendment and development application to the City for property within the PUD, including but not limited to General Plan amendments, rezoning, plats, site plans, and use permits must be accompanied by a Planning Authorization Letter issued by ASLD.

5.3. PUD Amendments

Amendment to the NorthPark PUD may be necessary from time to time for distinct reasons, including changing market or financial conditions, new development conditions, specific or unique requirements of a potential user or builder, or to address issues that were not contemplated in the approved plan. There are two types of amendments: major amendments and minor amendments. Major Amendments will be processed in the same manner as an application for a rezoning request in accordance with the City of Phoenix Zoning ordinance. Minor Amendments shall be reviewed and approved by Zoning Administrator through an administrative review and approval process. The Zoning Administrator shall determine if a proposed amendment is Major or Minor based on the criteria defined below. PUD Amendments shall be subject to Section 671.E.PUD Amendments except where clarified below.

5.3.a. Major Amendment Criteria

Maximum Unit Count: An increase in maximum number of dwelling units defined within the PUD.

Minimum or Maximum Percentage of a Designated Land Use Type (LUT): A change to the minimum or maximum amount of a LUT as defined within the PUD by more than 10%.

Permitted Uses: An addition of a permitted use or modification to a permitted use, except if the use is determined by the Zoning Administrator to be analogous to a use permitted within the applicable district, then a Major Amendment is not required.

5.3.b. Minor Amendment Criteria

An amendment not meeting the criteria for a Major Amendment as set forth above shall be deemed a Minor Amendment. An application shall be filed with the Planning Department and include all relevant information needed by the Zoning Administrator for the review of the application.

A request for a minor amendment shall be reviewed and administratively approved by staff. The Zoning Administrator shall provide a written decision to the applicant.

The request for a Minor Amendment shall be granted if the Zoning Administrator determines that the amendment will ensure compatibility with the NorthPark PUD and will not materially and adversely affect adjacent land uses and/or the physical character of uses in the immediate area of the property impacted by the amendment.

If a Minor Amendment is denied by the Zoning Administrator, the applicant may elect to pursue a Major Amendment subject to the process defined within the City of Phoenix Zoning Ordinance.

Any future PUD amendment application made by an ASLD purchaser or successor that seeks only to limit or expand the development standards applicable solely to the ASLD successor's property, and where the proposed PUD Amendment would not affect any other provision of this PUD, including but not limited to the Land Use Budget or MDP boundaries, such amendment may be processed as an isolated amendment to the PUD and apply only to the property of the ASLD successor requesting such change, and subject to the required prior written approval by ASLD.

5.4. Development Standards of General Applicability

The NorthPark PUD has been prepared pursuant to Section 671 of the Phoenix Zoning Ordinance to establish the regulatory framework for NorthPark, including creating development standards specific to the context of the Property and development.

The intent of the NorthPark PUD is to provide greater flexibility than may be possible under conventional zoning district regulations. The PUD zoning district will be utilized to create development standards to

facilitate a high-quality, context specific development that fulfills the City of Phoenix's development goals and objectives.

5.5. Hillside Development

Framework Methodology

The framework of this PUD identifies a methodology for donating a minimum of 2,095 acres (approximately 33% of the NorthPark property) to the City of Phoenix for inclusion within the Sonoran Preserve. Hillside density calculations for residential development within NorthPark's hillside areas shall allow the inclusion of adjacent areas identified on the plat or site plan as a Preserve dedication subject to the City's Hillside Ordinance (Section 710) regulations. These areas that fall within the designated Preserve may be used for density calculation purposes only and shall not be subject to any development or improvement with exception of those uses allowed by the NOS Land Use Type. While a majority of the property's hillside areas are contained within the Preserve boundary, there may be areas outside of the boundary on slopes greater than 10% that allow for development subject to the City's Hillside Ordinance (Section 710) regulations.

Hillside and Preserve Density Transfers

Density and intensity of development which, but for dedication of Preserve lands, would be allowed, shall be transferable to contiguous non-Preserve (developable) lands. This includes hillside densities/disturbances from upper hillside areas within the ultimate Preserve shall be transferable to lower hillside and non-hillside areas within contiguous non-Preserve lands. There may be areas outside of the Preserve boundary with slopes greater than 10% that allow for development subject to the City's Hillside Ordinance (Section 710) regulations. While development is permitted within the Non-Preserve hillside slopes per City Code, the allowable densities calculated per the City's Hillside Ordinance (Section 710) regulations may all be transferred down the slopes into the hillside and non-hillside development areas of NorthPark.

TABLE 7A: DEVELOPMENT STANDARDS - COMMERCIAL & EMPLOYMENT USES

STANDARD	R-O	C-O G-O/M-O	C-1	C-2	C-3	C-P	R-H
Maximum F.A.R.	none	none	none	none	none	1.0	none
Minimum Lot Area (Sq.Ft.)	24,000 sf	43,560 sf	none	none	none	none	7.5 ac
Maximum Bldg. Height (ft)	30'	4 / 56'	2 / 30'	2 / 30'	2 / 30'	4 / 56'	4 / 48'
Maximum Lot Coverage (%)	30%	40%	50%	50%	50%	50%	20%
Minimum Open Space	10%	10%	10%	10%	10%	10%	10%

(1) The development standards and footnotes provided in the Phoenix Zoning Ordinance applicable to the underlying zoning districts identified herein shall apply except as otherwise modified herein.

TABLE 7B: DEVELOPMENT STANDARDS – RESIDENTIAL USES (1)(9)

STANDARD	R1-10	R1-8	R1-6	R-2	R-3	R-3A	R-4	R-4A	R-5
	SFD PRD	SFD PRD	SFD PRD	SFA & MF PRD	SFA & MF PRD	SFA & MF PRD	SFA & MF PRD	MF GENERAL	SFA & MF PRD
Lot Standards									
Maximum Density	4.5	5.5	6.5	12.0	17.4	26.4	34.8	none	52.2
Minimum Lot Width (ft)	45'	45'	35'	20' (7)	20' (7)	none	20' (7)	60'	20' (7)
Building Form and Setbacks									
Maximum Height (ft)	2 / 30'	2 / 30'	2 / 30'	4 / 40' (8)	3 / 40' (8)	3 / 40' (8)	3 / 40' (8)	48'	5 / 60'
Maximum Lot Coverage (2)	50%	55%	60%	100%	100%	100%	100%	50%	100%
Minimum Setbacks (ft)									
Front (3)	10'	10'	10'	none	none	none	none	20'	none
Minimum Garage Setback (4)	18'	18'	18'	none	none	none	none	none	none
Side (5)	0'	0'	0'	none	none	none	none	5' / 5'	none
Total both sides	none	none	none	none	none	none	none	10'	none
Street Side (6)	10'	10'	10'	none	none	none	none	none	none
Rear	none	none	none	none	none	none	none	15'	none
Development Standards									
Common Area Open Space	15%	15%	15%	10%	10%	10%	10%	none	5%
Perimeter Standards									
Setback Adj to Perimeter Street	15'	15'	15'	20'	20'	20'	20'	none	20'
Setback to Adj Property Line - Front	15' / 20'	15' / 20'	15' / 20'	15'	15'	15'	15'	none	15'
Setback to Adj Property Line - Side	10' / 15'	10' / 15'	10' / 15'	15'	15'	15'	15'	none	15'

(1) Maximum Density with Bonus; without bonus reduced density applies

(2) Additional 10% allowed for ADU

(3) Front setback shall be measured to enclosed patios, livable space, and side entry garages

(4) Front facing garage to be a minimum of 18 feet from the right-of-way and 20 feet from back of sidewalk

(5) Attached side setbacks shall be 0 feet, whereas building separation shall be a minimum of 5 feet

(6) Where a minimum 10 foot wide landscape tract is provided, the typical side setbacks, rather than Street Side setback applies

(7) Minimum lot width per individual dwelling lot; no minimum for development site

(8) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.

(9) The development standards and footnotes provided in the Phoenix Zoning Ordinance applicable to the underlying zoning districts identified herein shall apply except as otherwise modified herein.



SECTION 6:

COMMUNITY DESIGN GUIDELINES & THEMING

The purpose of the Community Design Guidelines is to provide overall design parameters for the development of the NorthPark Property. The Design Guidelines provide generalized design criteria and inspiration for Sonoran Preserve edge treatments, landscaping, and thematic elements throughout the community. They are predominantly meant to guide development of the NorthPark community rather than dictate. Additionally the design guidelines as contained in this section, as well as articulated in other sections of the PUD, are intended to serve as a foundation for more detailed and specific design plans at the MDP master plan and site plan levels and encourage best development practices in ways that will ensure that both quality and unity is achieved within NorthPark.

Variations to these design guidelines may be incorporated into the future master planning and site planning processes if the proposed variations demonstrate high quality design and minimal impacts to the overall approved design guidelines for the property. The design guidelines provide the overall context for future amendments or revisions that allow for more site specific or detailed versions of the guidelines. Design parameters and indications of character elements are contained throughout the PUD in various forms including general textual descriptions of the character for each Land Use Type as well as pictorial images included and associated with each Land Use Type. The images and depictions are intended to be representative of the character and quality of the many types of development within the PUD or a particular MDP, and are not intended to express significant design details, colors, or materials.

6.1. Purpose

The Design Guidelines are intended to accomplish the following:

- Establish generalized character for the various Land Use Types
- Establish generalized parameters and baseline conditions for site planning, walls, open space, pedestrian areas, landscaping.
- Provide photographic illustrations to provide inspiration and character of future community form and quality.

6.2. Applicability

The design guidelines shall apply to all land use types. In the event of a conflict between the design guidelines and other general development standards, the other general development standards shall apply. Future developers may modify the design guidelines during the master planning and site planning processes.

The NorthPark Design Guidelines include specific implementation guidelines consisting of **Requirements and Presumptions.**

Requirements (R): Requirements (R) are not discretionary in that they contain language such as “shall,” “must,” and “will.” Requirements must be satisfied prior to design review approval. If a Requirement cannot be satisfied, the Planning & Development Department Director or designee may approve an alternative that achieves the intent of the Requirement. If such request is denied by the Planning & Development Department Director or designee, an appeal may be filed by an applicant with the Design Review Committee.

Presumptions (P): A Presumption (P) normally will contain the word “should,” “encourage,” or “may.” A plan submitted for design review is expected to include presumptive elements unless sufficient justification is provided to overcome the presumption.

Overcoming a Presumption: A presumption that may be unsuitable for a given project may be waived, or an alternative approved, if an applicant can demonstrate to the Planning & Development Department that there is a good reason why the presumption cannot be met. The Planning & Development Department may approve an alternative that achieves the intent of the presumption.

Appropriate reasons for overcoming a presumption include:

1. Demonstrating that in this instance the underlying design principle will not be furthered by the application of the Presumption;
2. Showing that another design principle is enhanced by not applying the Presumption;
3. Demonstrating an alternative method for achieving the intent of the Presumption;

4. Explaining the unique site factors that make the Presumption unworkable, such as lot shape, slope, natural vegetation, drainage, and characteristics of adjacent development which are identified through their use of materials, colors, building mass and form, and landscaping.

An increase in the cost of development is not an acceptable reason to waive a guideline or determine that a guideline is inappropriate.

Appeals: In the event that a Presumption or Requirement is not incorporated or overcome, an appeal may be filed by an applicant with the City of Phoenix’s Design Review Committee.

6.3. Conformance with City of Phoenix Design Guidelines

The design guidelines within Section 507 Tab A of the Phoenix Zoning Ordinance apply to the Property, and provided that the Sonoran Preserve Edge Treatment Guidelines (Section 507 Tab A II.E.3) have been incorporated into and are superseded by the NorthPark Design Guidelines. These Design Guidelines also include numerous guidelines that originated from the North Black Canyon Corridor Overlay District. The Design Guidelines are intended to heighten the level of design within NorthPark beyond the more generally applicable design guidelines within Section 507 Tab A and provide specific guidance for new development within the context of the surrounding desert environment.

Where the NorthPark Design Guidelines conflict with other design guidelines (including Phoenix Zoning Ordinance Section 507, Tab A) or development standards within the Phoenix Zoning Ordinance, the NorthPark Design Guidelines shall prevail.

6.3.a. Community Design & Form Guidelines

- For residential communities south of Dixileta Road, curvilinear street design should be encouraged to minimize the effect of traffic and respond to the landform character of these areas. Changing views are encountered when traveling a curved roadway, avoiding the tunnel effect of straight streets. (P)

- Provide streetscapes with continuity between adjacent uses (with or without vehicular access) by including cohesive or transitioning landscaping, shading elements, decorative paving, street furniture, public art, and integrated infrastructure elements. (P)
- Within residential neighborhoods, block length should generally be limited to 600-feet unless additional length is appropriate based on natural conditions or other unique design considerations or is mitigated with traffic calming measures. Traffic calming measures, where appropriate, include the use of tree-lined streets, curvilinear streets, speed cushions, and/or common open space areas and pedestrian connections located within a block. (P)

6.3.b. Walls & Fence Guidelines

NorthPark shall create consistent wall and fence types that carry common themes across the community. In addition to the following guidelines, it is expected that developers will support this unified vision through the materials, colors, and textures used in each development regardless of land use.

- Walls adjacent to pedestrian areas should be articulated, which may include but are not limited to offset runs, openings, landscape screening, or variation in material or height, or have architectural details, which may include but are not limited to: columns, gates, caps, lattice work, decorative material patterns, or shapes that echo the architecture into the landscape (P)
- Property and theme wall types are prohibited within the floodway limits of wash corridors. (R)
- Permanent chain link fences are not allowed. (R)
- Within the front yard or along street frontages, decorative freestanding walls may not exceed 30-inches in height and must be setback 10-feet from the back-of-sidewalk or 15-feet from the back-of-curb if no sidewalk exists. (R)
- The finish on any wall visible from the street within the front yard must match the finish of the building, or the theme of an adjacent property wall. (R)



- Where oriented towards arterial or collector roadways, straight fence/wall segments should vary by a minimum of 2 feet every 400 lineal feet to visually reflect a meandering or staggered setback. If design features other than meandering, curvilinear, or staggered setbacks are used, the developer should demonstrate how the design visually breaks up the long, straight wall/fence appearance and such alternate design features must be approved by the Planning & Development Department at the time of Master Plan Review. (R)
- Walls and fences should be designed to blend into the desert environment through color, materials, and alignment. (P)
- Visibility from individual properties to common open spaces and the surrounding desert environment is encouraged. (P)
- Provide partial or full view fencing adjacent to common open space, such as Neighborhood Parks and wash corridors, except as follows: (P)
 - Where a roadway runs between the common open space and the development;
 - Where a collector or arterial right-of-way is located less than 150-feet from a perimeter wall;
 - Where two rear yards are less than 50-feet apart. In this case, one wall should provide view fencing to the open space and the other may be solid.
 - Where more than one side of the back yard of a lot is immediately adjacent to common open space. In this case, one side must have view or partial view fencing, with a minimum 10-foot return of view or partial view fencing on another side adjacent to common open space.

- Walls/fences or fences built for the protection of critical infrastructure should be designed with enhancements to blend with the surrounding environment. (P)
- Walls/fences that orient towards public rights-of-way or that are visible from internal roadways, common open space, and common areas shall have a finished appearance. (R)

6.3.c. Lighting

General lighting standards for the NorthPark community shall adhere to the following guidelines and as applicable to Sections 704 and 507, Tab A-II.A.8 of the Phoenix Zoning Ordinance.

- Lighting for all residential use types within the PUD shall apply 'dark skies' methodologies for light intensity, direction and shielding. (P) The use of low voltage light sources for all landscape lighting shall be required. (R)
- In more urbanized portions of the NorthPark community, allow for appropriate levels of outdoor lighting to encourage activity after dark.
- Lighting is to be placed and shielded to limit glare and to limit the emission of light beyond the boundary of the Property. Light emission and glare across parcel boundaries should be addressed.
- The style, material, and color of the exterior light fixtures shall be appropriate to the architectural style of the associated building. (R)
- All exterior light fixtures within the Traditional Neighborhood and Village Neighborhood land use types must be fully-shielded or, in the case of coach lights, use a frosted or semi-opaque glass to minimize the glare of the bulb. (R)



- Clear or partially clear glass lenses are prohibited for wall-mounted light fixtures. (R)
- The maximum height of any exterior building-mounted lighting shall be 10-feet above the adjacent finished grade. (R)
- Spotlights and floodlights are prohibited where the light sources are directly visible from adjacent properties and shall be strongly discouraged from use in residential areas. Spotlights and floodlights may be allowed for commercial, and employment uses but must be shielded and directed downward. (R)
- Excessive exterior lighting is discouraged for all use types. (P)
- All security lighting systems shall be designed and installed in a manner that promotes the safety of pedestrian and vehicular movements. Area illumination must be provided for parking areas, gathering and high activity areas. (R)
- Lighting in areas with active recreation (ballfields, etc.) should be shielded and seek to reduce nuisance light impacts on adjacent properties. (P)

6.4. Color & Materials Guidelines

- Color and material palettes promote community cohesion and harmony from home-to-home and prevent harsh, unsightly color combinations. This cohesion and harmony are created through rich color tones and materials that complement each other yet add to the individual character and diversity from home-to-home. The intent is to avoid monochromatic homes lacking different materials. NorthPark will utilize a variety of desert appropriate earth tones, color ranges, and materials that are appropriate to each architectural style, while still creating variety and diversity. (P)
- Minimize the visual impact of development by choosing colors that blend with the desert, utilizing brighter colors as accents. (P)
- Colors and material should be selected to mimic and complement the surrounding natural landscape. (P)
- Painted wood, unfinished grey concrete block, and chain link fencing visible from street view are prohibited (excluding temporary construction fencing). (R)

6.5. Grading, Drainage and Retaining Guidelines

- Grading, and wall placement may be designed to allow minor stormwater flows to cross adjacent lots, parcels, or properties with the approval of the adjacent, affected owners.
- Earthen slopes for grading and drainage purposes that appear engineered should be discouraged unless additional aesthetic relief is provided. Relief may be in the form of varying curvilinear geometry, enhanced landscaping, and/or benching to provide vertical relief. (P)
- Concrete channels should be discouraged unless needed for public safety. Where used, they should be designed to blend with the desert setting through color, texture, landscaping, or other means. (P)
- Retention basins should be designed to blend with the natural desert through the use of design elements such as curvilinear edges or enhanced landscape. This does not preclude the use of turf in basins that also serve as common recreation areas, nor does it require a slope of less than four to one (4:1) ratio. Rather, surface variation instead of straight edges and flat surface, natural materials and native vegetation should be incorporated into the design. (P)
- Retaining walls, which are partially below grade, or walls used as planters shall be waterproofed to help prevent water staining. (R)





- Manage stormwater via the natural wash system to the greatest extent practical. (P)
 - Preserve significant washes such that they serve as multi-functional assets, including drainage, recreation, amenities, and wildlife corridors. (P)
 - Allow for the natural function of the floodplain where feasible, based on engineering parameters and public safety. (P)
 - Construct bridges and culverts to minimize impacts to washes. (P)
- Riprap will be used for public safety or where needed for traditional erosion mitigation. (R) Where used, it should be applied with restraint and be designed to blend with the desert setting through color, texture, landscaping, and other means. (P)
- Where culverts are constructed, the use of exposed concrete will be limited while providing the opening required by the hydrology. The exposed portions of the culvert will be aesthetically treated to promote a visual blending with the adjacent landscape via materials (i.e., integrally colored, or stamped concrete, stone veneer, etc.) and landscaping after construction. (R)
- Bridges, culverts, or dip sections constructed as part of private streets where they cross washes shall include means for sediment and debris removal and meet City of Phoenix guidelines. A management plan for debris and sediment removal for the homeowner's or property owner's association will be included in the CC&Rs. The CC&Rs will include a statement defining the responsibility of the homeowner's or property owner's association for this maintenance. Purchasers of property that include privately owned facilities will be notified of the future maintenance responsibility and expense. (R)

- Dry wash crossings using box culverts or spans should be designed to allow passage of wildlife in the wash with a minimum of 6 -feet vertical clearance through a culvert or under a bridge. (P)
- In instances where stabilizing materials are necessary, or walls are used to retain one hundred-year flows, the materials should be integrally colored to blend with the desert in the surrounding area. (P)
- Allow for the natural function of the floodplain where feasible, based on engineering parameters and public safety. (P)
- Construct bridges and culverts to minimize impacts to washes. (P)
- Exposed portions of retaining walls should be kept to a maximum of 4-feet, 4-inches within the front yard and 6-feet, 4-inches within the street side yard when located within 50-feet of a subdivision Perimeter Property line or the property line of an un-platted parcel and designed to blend into the surrounding landscape. The use of retaining walls in excess of 4-feet is discouraged and should be limited to locations where necessary to accommodate specific site topography. When retaining walls are necessary along a building envelope boundary, alternative designs may be necessary and may include locating the wall further into the building envelope and providing a native landscape 4:1 slope from the outer edge of the building envelope to the wall in order to soften the appearance and better blend into the desert vegetation. (P)



6.6. Pedestrian Circulation

Community design should provide emphasis on walkability and the opportunity to provide public connections to the Preserve. The following guidelines establish standards for paths, trails and sidewalks throughout the NorthPark Property.

- Provide a network of convenient pedestrian walkways to connect areas within the property to adjacent properties and ROW. Provide directness, continuity, street crossings, visual interest, shade, and site furnishings for pedestrians within and entering the community. (P)
- Provide a pedestrian walkway linking the property together with at least one (1) pedestrian walkway connection to adjacent streets. (R)
- Provide pedestrian walkways connecting mass transit, bus shelters or other public transit facilities to major building entrances. (R)
- Activate the wash corridor system to facilitate pedestrian and bicycle movement and replicate its aesthetic and functionality along other circulation corridors. (P)
- Pedestrian corridors should provide relief from the sun in this desert environment. (P)
- Shade Trees along streets should mimic the wash corridors providing relief for people who travel along roadways. (P)



Sidewalks – Arterial and Collector

Sidewalks along the Arterial and Collector Roadways shall be detached with a minimum back-of-curb separation of 6-feet to allow for tree plantings along the roadway. The sidewalk shall be an 5-foot-wide concrete sidewalk located on both sides of the roadway. Shade Trees shall be planted along both sides of the sidewalk where feasible, at a typical spacing of at least 1 tree per 30-linear feet or in equivalent groupings. This offset is conducive to gaining a shaded walkway benefit for pedestrians and promoting healthy tree spacing at maturity. (R) Where this design guideline conflicts with an easement, utility, etc., the tree may be planted outside of the easement, utility, etc. a minimum of 4-feet from the lot or right-of-way side of the easement.

Sidewalks – Local Residential

Sidewalks, where present and adjacent to residential lots within a neighborhood, may be attached at back-of-curb and a minimum of 5-feet in width. For all single-family detached lots greater than 40' in width, a 24-inch box Shade Tree shall be planted within 8-feet of the back-of-sidewalk within the front yard area of all residential lots to provide shade along the sidewalk. (R)

Sidewalks adjacent to common open space(s) within a neighborhood with contiguous local street frontages greater than 50-feet and 15-feet in depth shall be detached from the back of curb. Shade Trees shall be planted along the sidewalk at an interval of at least 1 tree per 25-linear feet or in equivalent groupings. All other sidewalks within a neighborhood may be attached. (R)

Where these design guidelines conflicts with an easement, utility, etc., the tree may be planted outside of the easement, utility, etc. a minimum of 4-feet from the lot or right-of-way side of the easement.

Natural Surface Trails

In instances where trail corridors run parallel to the perimeter edge, a narrow tread natural surface trail type will be utilized to emulate public trail improvements. This trail type will be a located within a tract with a minimum width of 25 feet when adjacent to lots or narrower where streets open to these shared edges. These corridors should share an open edge with adjacent undeveloped property and will provide for connections with trail systems within the Sonoran Preserve or along the Community's perimeter. Trail width will be limited to 4 feet of compacted natural surface treadway and alignments may meander as needed based on grade or other changes. (P)



6.6.a. Trail Guidelines

The following trail design guidelines are applicable to all trail types within the NorthPark property:

- Where a public trail easement (minimum of 30-feet) is located along a wash corridor, the trail will be placed above the bank of the wash and not within the floodway, except where it crosses the wash. (R)
- Utilize the wash system to provide a place for trails within the setbacks above the wash banks such that they become a recreational and visual amenity. (P)
- Trail corridors that tie into roadway corridors should considered as a means for providing alternatives to automotive travel and connectivity to alternative transportation. (P)
- Create a consistent visual theme and trail corridor network to help foster a sense of community with the Sonoran Preserve. (P)
- Minimize trailblazing in the desert by providing controlled access points to the Sonoran Preserve. (P)
- In instances where trail corridors run parallel to the Preserve edge, a narrow tread natural surface trail type will be utilized to emulate the character of trails located within the Preserve. This trail type will be a located within a tract with a minimum width of 25 feet when adjacent to lots or narrower where streets open to these shared edges. These corridors should share an open edge with adjacent undeveloped property and will provide for connections with future trail systems outside of NorthPark. Trail width will be limited to 4 feet of compacted natural surface treadway and alignments may meander as needed based on grade or other changes. (P)



6.7. Landscape & Open Space Guidelines

Planting design in higher intensity areas proximate to the freeway corridors and subject to employment and commercial uses are encouraged to utilize a more formal planting design character with designation of street trees, aligned in uniform spacing. As the property transitions to the Sonoran Preserve edge within the southern and western portions of the property, natural desert design themes should be dominant. This natural character includes plantings in clusters with densities and material types that are common to the nearby Sonoran Preserve areas. Within landscaped areas that are not actively used, considerations for limited vegetative maintenance should be encouraged to promote a more seamless blending of these areas into the natural desert. Opportunities to leave some open spaces undisturbed should also be strongly encouraged.

Open Space

Open space areas provide the opportunity for humans to experience the natural environment. Open space is of vital importance to the desirability of the NorthPark community as a place to work, live, visit or recreate. Open space areas are used for buffering adjacent land uses, establishing pedestrian circulation routes, providing gathering spaces, active and passive recreation, site beautification, and as storm water retention areas. These areas should be treated to provide a network of green spaces throughout the NorthPark Community that will provide a common aesthetic and include amenity spaces for residents, visitors, and employees. Open spaces should seek to achieve the following:

- Visually and physically connect uses by providing walkways, gathering and activity areas, and greenways.
- In the Innovation Corridor and Neighborhood Village land use types, connect adjacent land uses through common entry courts, linked plazas and amenity areas and coordinated landscape where feasible.
- Provide enhanced landscape at arterial-arterial, arterial-collector, and collector-collector intersections to promote pedestrian mobility and visual interest.

6.7.a. Landscape: General Standards

The following guidelines generally apply throughout the NorthPark community with exception of the Preserve Open Space land use type and natural areas where specific standards apply. While NorthPark seeks to achieve a 'desert edge' aesthetic, emulating the landscape character of the natural Sonoran Desert is not appropriate in every context. Areas of higher intensity not located proximate to the Sonoran Preserve should strive to balance functional and attractive open space areas with the objectives of reduced water use and use of desert-adapted materials.

- Use landscaping to complement the architecture, and to establish pleasant exterior spaces for the enjoyment of community residents, employees, and visitors. (P)
- In areas of high pedestrian traffic or where immediately adjacent to community trails and paths, avoid the establishment of vegetative materials that encourage nuisance species, are poisonous or have thorns that may injure if contact is made. (P)
- Provide landscaping to break up large expanses of blank walls, shade pedestrians, accent entries, and to mitigate the aesthetic appearance of large parking areas. (P)
- Design retention basins as an integral part of the landscape theme. (P)
- Where appropriate, increase resident usage of open spaces, plazas, parks, and other community gathering spaces by providing site amenities such as shade, street furniture, special paving for pedestrian walkways, turf and accent and flowering plants. (P)



- Provide landscaped outdoor employee areas or courtyards in proximity to office and industrial developments. Amenities for these areas should include trees, shrubs, accent plants, furniture, and shade. (P)
- Consider placement of trees and shrubs to avoid conflict with built structures and visibility along circulations routes. (P)
- Trees should be located and grouped to maximize pedestrian shading. (P)
- Materials reflective of the desert floor or indigenous character of the area shall be installed under all shrubs and ground cover. (R)
- Tree planting within HOA owned block endcaps shall be one 24-inch box tree for every 30-linear foot on-center if tract width is greater than 10-feet. (R)

The Design Guidelines for NorthPark include multiple standards and strategies for the reduction of water use throughout the community. The use of natural turf will be limited but is still recognized as a desirable and necessary feature of many open space types for recreational purposes and provide aesthetic relief from the harsh desert environment. The following general landscape guidelines shall apply to areas where the use of natural turf may be restricted or limited.

- Turf is prohibited in medians and public rights-of-way. (R)
- Non-functional turf (turf that is solely ornamental and not used for recreation; it includes area not in active use, but still requiring maintenance—it does not include recreation, sports, playground, etc. fields or turf that is regularly used for recreational purposes or for civic or community events) is prohibited. (R)
- Turf for any purpose is prohibited within 50-feet of the Sonoran Preserve and natural wash corridors edges. (R)
- Natural turf, where permitted, shall not be planted on slopes in excess of 5%. (R)
- Common areas with natural turf area and managed/maintained by homeowner's or property owners associations will undergo regular water leak detection audits to ensure the integrity and efficiency of the irrigation system is maintained. (R)



6.7.b. Monarch Pledge

NorthPark is committed to addressing threats to the Monarch Butterfly population that includes the extensive loss of habitat throughout North America by providing for widespread establishment of native plant species that are conducive to the feeding and breeding life cycle of this species. These efforts will be in alignment with commitments by the City of Phoenix under the guidance of the National Wildlife Federation to support actions that promote butterfly populations. Areas within the community that are specifically designated for this habitat will be identified with signage. All new NorthPark residents will be provided with access to educational materials that identify opportunities for the promotion of Monarch habitat within their private yards.

Monarch Pledge design guidelines including the following:

- Each Master Development Parcel will include a minimum of one programmed demonstration monarch garden that includes milkweed, nectar plants and other species that promote the proliferation of Monarch Butterfly populations. (P)
- Open space areas planting pallets will include native milkweed and nectar-producing plans (R)
- Landscaping for all residential front yards and street side yards visible from neighboring properties, streets, and common area shall include no less than 2 plant species that include native milkweed and nectar-producing plants. (R)

- Provide Monarch Butterfly focused education materials to be displayed in model homes. (P)
- On an annual basis, the HOA will engage with residents via newsletters and/or other outreach programs to increase awareness of the National Wildlife Federation Mayor's Monarch Pledge including encouraging residents to plant monarch gardens at their homes. (P)

6.7.c. Landscape: Wash Corridors

Wash corridors are typically defined as the large ephemeral desert washes that have one hundred-year peak flow of over 500 cfs and adjacent lands that extend through the NorthPark property and located outside of the Preserve boundary. Wash corridors are protected natural areas that maintain historic drainage patterns, native vegetation and wildlife. These corridors may also serve as components of the pedestrian circulation network, promoting connections to adjacent neighborhood units and other trail and path types. The wash corridor design guidelines are as follows:

- Wash corridor shall maintain a minimum width adequate to encompass the 100-year floodplain and the natural flow of drainage, maintain wildlife corridors and allow for recreational trails or paths (R).
- Roadway, utility, and trail crossings of the wash area are discouraged but may be necessary. (P)

All other improvements within wash corridors, including trails, seating, signage, and lighting shall be located outside of the floodways. Trails and their associated improvements shall seek to locate in alignments that minimize the disturbance of existing vegetation as is reasonable.

- The maintenance of vegetation within wash corridors should be discouraged unless determined to be a hazard to NorthPark residents. (P)
- Wash corridors areas designated as 100-year FEMA designated floodplains shall be subject to preservation within their existing alignments where practical. The realignment of these existing washes is discouraged and shall be permitted only in accordance with the City and FEMA regulatory process. Community or development edges that abut wash corridors shall maintain openings on each side to allow access for drainage, trail corridors and wildlife at an interval no less than every four hundred (400) linear feet and maintain a minimum opening width of no less than twenty (20) feet. If no trail is provided within the wash corridor. Access intervals shall be increased to every six hundred (600) linear feet and no trail improvements through these openings shall be allowed. Access opening may not be gated or otherwise restrict access.



6.7.d. Landscape: Parks

Park landscape design guidelines are as follows:

- Vegetative materials within parks and community open spaces not located within a ¼-mile offset of the Sonoran Preserve edge shall utilize materials referenced on **Table 8: Plant Palette** for the applicable land use type. Deviations from the Plant Palette land use types for parks and common open spaces is permitted for up to 10% of the overall plant material to encourage the use of materials that promote shade or are otherwise appropriate for active recreation areas.
- Parks and community open spaces within ¼-mile of the Sonoran Preserve edge shall only allow materials from the NorthPark Plant Palette that are permitted within the Sonoran Preserve Open Space land use type.
- A Neighborhood Park may provide turf within the common open space and/or other common area. (P) Natural turf use shall be limited to areas designated for active recreational uses and shall be limited to no more than 10,000 square feet for parks and open spaces less than two (2) acres in area, and 20,000 square feet for private parks and contiguous open space areas greater than or equal to two (2) acres in area.
- Any natural turf area within a public or private park/open space shall be a minimum of 3-feet from any building face or wall and a minimum of 18-inches from the back of right-of-way. (R)



- A minimum of one 24-inch box tree for every 1,000 square-feet of landscape area within public and private park spaces shall be provided. Trees shall not be located within turf areas or basin side slopes. (R)
- Shrubs and groundcover shall be planted to achieve vegetative ground cover (in non-turf landscape areas) reflective of the desert floor or indigenous character of the area. (R)

6.7.e. Landscape: Natural Areas

- Plant materials within natural areas shall be subject to **Table 8: Plant Palette** and utilize the Sonoran Preserve Open Space land use type. (P)
- Use native desert vegetation, for landscaping to maintain low-water use, hardy vegetation and the existing sense of place. (P)
- Plants within common areas and publicly visible areas should be drought tolerant and trees should generally be low profile, typical of desert trees and must come from the Plant Palette in Section . (P)
- The desert regenerates slowly. Preservation is more prudent than restoration in areas the natural desert is maintained. (P)
- Development is encouraged to preserve open space and native vegetation in lieu of revegetation. (P)
- Replace salvaged plants as close as possible to their original location. (P)





6.7.f. Landscape: Irrigation

Irrigation design guidelines are as follows:

- Automatic irrigation systems designed by a landscape architect or other similar certified designer shall be required for all planting areas in front yards and common areas. Fixed risers in such areas are prohibited. (R)
- Areas requiring overhead spray shall be limited to natural turf areas and flower beds. All other areas must use drip irrigation. (R)
- Overspray onto paved areas, building faces, or masonry walls is discouraged. (P)
- Large overhead and drip irrigation systems should be zoned for exposure, topography, and varying water requirements of the plant material. (P)

6.7.g. Landscape: Lighting

The use of landscape lighting in common open space and common areas shall be encouraged to promote community aesthetic and a safe pedestrian environment. Judicious use of lighting shall be encouraged in areas of higher activity and discouraged in low activity and natural areas to reinforce the principles and objectives of ‘dark skies’ lighting.



- Lighting that causes glare, discomfort, or disruption of the visual environment of neighboring properties or adjacent neighborhoods is prohibited. (R)
- Above-ground plastic housings and connections are prohibited. (R)
- Light fixtures shall not be installed in areas that use spray irrigation. (R)
- Post lights or bollards higher than 36-inches above finished grade are prohibited in the Traditional Neighborhood land use type. (R)
- Shrubs should be used to conceal landscape light fixtures. (P)
- Junction boxes shall be placed below grade to minimize visibility of the hardware. (R)
- Lighting controls shall not be visible from the street. (R)
- All outdoor landscape fixtures shall be low voltage. (R)
- Landscape light fixtures should blend into the landscape. (P) Bright or shiny finishes shall be prohibited. (R)
- Excessive landscape lighting is discouraged. (P)

6.7.h. Landscape: Plant Palette

The following list of desert plants represents plants that are typically found in the Sonoran Desert of north Phoenix and are a representative, but not exhaustive, list of plants that may be used within the NorthPark PUD, including within open space and common areas and along the edges of the Sonoran Preserve.

WILDLIFE ATTRACTANT LEGEND	
HABITAT	
BIRDS	
BEES	
WILDLIFE FOOD	
BUTTERFLIES	
HUMMINGBIRDS	

TABLE 8: PLANT PALETTE

















TABLE 8: PLANT PALETTE					NATIVE SONORAN DESERT	DESERT ADAPTED	LANDSCAPE ZONES				
BOTANICAL NAME	COMMON NAME	WATER USAGE	WILDLIFE ATTRACTANT	BLOOM COLOR			POS	TR	NV	CC	IC
SHADE / CANOPY TREES											
<i>Pistacia chinensis</i>	Chinese Pistache	low		Green		✓					
<i>Prosopis chilensis</i>	Chilean Mesquite	low		Greenish/ yellow		✓					
<i>Prosopis glandulosa</i> 'Glandulosa' Thornless	Texas Honey Mesquite	low		Greenish/ yellow		✓					
<i>Prosopis SA hybrid</i> 'Thornless'	Thornless Mesquite	low		Green		✓					
<i>Prosopis velutina</i>	Velvet Mesquite	low		White/pale/ yellow	✓						
<i>Quercus virginiana</i>	Southern Live Oak	moderate		yellow		✓					
<i>Quercus virginiana</i> 'Heritage'	Heritage Live Oak	low		Inconspicuous		✓					
<i>Ulmus parvifolia</i>	Evergreen Elm	low		Inconspicuous		✓					
ACCENT TREES											
<i>Acacia aneura</i>	Mulga	low		Cream		✓					
<i>Acacia constricta</i>	White Thorn acia	low		Yellow/ white	✓						
<i>Acacia greggii</i>	Cat-Claw Acacia	low		Yellow/ white	✓						
<i>Acacia smallii</i>	Sweet Acacia	low		Yellow/ Orange	✓						
<i>Acacia stenophylla</i>	Shoestring Acacia	low		Yellow to Cream		✓					
<i>Acacia willardiana</i>	Palo Blanco	low		Yellow to Cream		✓					
<i>Bauhinia lunarioides</i>	Anacacho Orchid Tree	low		White/Pink		✓					
<i>Caesalpinia cacalaco</i> 'smoothie'	Cascalote	low		Yellow		✓					

TABLE 8: PLANT PALETTE (CONT.)














BOTANICAL NAME	COMMON NAME	WATER USAGE	WILDLIFE ATTRACTANT	BLOOM COLOR	NATIVE SONORAN DESERT	DESERT ADAPTED	LANDSCAPE ZONES				
							POS	TR	NV	CC	IC
ACCENT TREES (CONT.)											
<i>Chilopsis linearis</i>	Desert Willow	low		White to Purple	✓						
<i>Olea europaea</i> 'Swan Hill'	Swan Hill Olive	moderate		Cream		✓					
<i>Olea europaea</i> 'Wilsonii'	Wilson Olive	moderate		Cream		✓					
<i>Olneya tesota</i>	Ironwood	low		Lavender	✓						
<i>Parkinsonia floridum</i>	Blue Palo Verde	low		Yellow	✓						
<i>Parkinsonia microphylla</i>	Foothill Palo Verde	low		pale Yellow	✓						
<i>Parkinsonia</i> x 'Desert Museum'	Desert Museum Palo Verde	low		Yellow	✓						
<i>Phoenix canariensis</i>	Canary Island Palm	moderate		Yellow/ Orange		✓					
<i>Phoenix dactylifera</i>	Resort Date Palm	moderate		White/ Yellow		✓					
<i>Pithecellobium flexicaule</i>	Texas Ebony	low		Creamy White/ Yellow		✓					
<i>Sophora secundiflora</i>	Texas Mountain Laurel	low		Purple		✓					
<i>Vitex agnus-castus</i>	Chaste Tree	low		Purple		✓					
<i>Washingtonia filifera</i>	California Fan Palm	low		Yellow		✓					

TABLE 8: PLANT PALETTE (CONT.)

















TABLE 8: PLANT PALETTE (CONT.)					NATIVE SONORAN DESERT	DESERT ADAPTED	LANDSCAPE ZONES				
BOTANICAL NAME	COMMON NAME	WATER USAGE	WILDLIFE ATTRACTANT	BLOOM COLOR			POS	TR	NV	CC	IC
LARGE SHRUBS											
<i>Atriplex lentiformis</i>	Quail bush	low		Yellow	✓						
<i>Bougainvillea</i> spp.	Bougainvillea	low		Red		✓					
<i>Buddleia marrubiifolia</i>	Wooly Butterfly Bush	low		Orange		✓					
<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise	low		Yellow/Red		✓					
<i>Buddleia marrubiifolia</i>	Wooly Butterfly Bush	low		Orange		✓					
<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise	low		Yellow/Red		✓					
<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise	moderate		Yellow		✓					
<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	moderate		Orange/ Yellow/Red		✓					
<i>Cassia</i> species	Cassia	low		Yellow		✓					
<i>Celtis pallida</i>	Desert Hackberry	low		White/ Green		✓					
<i>Dodonaea viscosa</i>	Purple Hop Bush	low		Yellow	✓						
<i>Larrea tridentata</i>	Creosote Bush	low		Yellow	✓						
<i>Photinia fraseri</i>	Photinia	moderate		Red		✓					
<i>Simmondsia chinensis</i>	Jojoba	low		Cream	✓						
<i>Tecoma stans</i> v. <i>angustata</i>	Yellow Bells	low		Yellow	✓						
<i>Vauquelinia californica</i>	Arizona Rosewood	low		White	✓						

TABLE 8: PLANT PALETTE (CONT.)












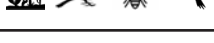
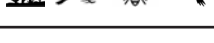
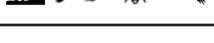


BOTANICAL NAME	COMMON NAME	WATER USAGE	WILDLIFE ATTRACTANT	BLOOM COLOR	NATIVE SONORAN DESERT	DESERT ADAPTED	LANDSCAPE ZONES				
							POS	TR	NV	CC	IC
MEDIUM SHRUBS											
Abutilon palmeri	Indian Mallow	low		Orange	✓						
Ambrosia deltoidea	Triangleleaf Bursage	low		Yellow-green	✓						
Ambrosia dumosa	White Bursage	low		Green	✓						
Asclepia subulata	Desert Milkweed	low		Creamy white	✓						
Atriplex canescens	Four-Winged Saltbush	low		Yellow	✓						
Calliandra californica	Baja Red Fairy Duster	low		Red		✓					
Calliandra eriophylla	Fairy Duster	low		Pink	✓						
Dalea frutescens	Black Dalea	low		Purple		✓					
Dalea pulchra	Indigo Bush	low		Purple	✓						
Dyssodia pentachaeta	Dyssodia	low		Yellow	✓						
Encelia farinosa	Brittlebush	low		Yellow	✓						
Eremophila hygrophana 'Blue Bells'	Blue Bells	low		Blue-purple		✓					
Eremophila maculata 'Valentine'	Red Emu Bush	low		Red		✓					
Eremophila glabra sp. caranosa-Winter Blaze	Winter Blaze	moderate		Red		✓					
Ericameria laricifolia	Turpentine bush	low		Red	✓						
Justicia californica	Chuparosa	low		Red/ Orange/ Yellow	✓						

TABLE 8: PLANT PALETTE (CONT.)

BOTANICAL NAME	COMMON NAME	WATER USAGE	WILDLIFE ATTRACTANT	BLOOM COLOR	NATIVE SONORAN DESERT	DESERT ADAPTED	LANDSCAPE ZONES				
							POS	TR	NV	CC	IC
MEDIUM SHRUBS (CONT.)											
<i>Justicia candicans</i>	Red Justicia	moderate		Orange Red		✓					
<i>Leucophyllum candidum</i> 'Silver Cloud'	Silver Cloud Sage	low		Purple		✓					
<i>Leucophyllum candidum</i> 'Thunder Cloud'	Thunder-cloud Texas Ranger	low		Indigo		✓					
<i>Leucophyllum frutescens</i> 'Compacta'	Compact Texas Ranger	low		Purple		✓					
<i>Leucophyllum frutescens</i> 'Green Cloud'	Green Cloud Texas Ranger	low		Purple		✓					
<i>Leucophyllum laevigatum</i>	Chihuahuan Sage	low		Purple, Pink		✓					
<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	low		Purple		✓					
<i>Nerium oleander</i> petite hybrids	Dwarf Oleander	moderate		Pink		✓					
<i>Rosmarinus officinalis</i>	Rosemary	low		Blue		✓					
<i>Ruellia brittoniana</i>	Purple Ruellia	low		Blue-Violet		✓					
<i>Ruellia peninsularis</i>	Baja Ruellia	low		Blue-Violet		✓					
<i>Salvia clevelandii</i>	Chaparral Sage	low		Blue/Purple		✓					
<i>Sphaeralcea ambigua</i>	Globemallow	low		Orange	✓						
<i>Viguiera deltoidea</i>	Goldeneye	low		Yellow	✓						

TABLE 8: PLANT PALETTE (CONT.)
















TABLE 8: PLANT PALETTE (CONT.)					NATIVE SONORAN DESERT	DESERT ADAPTED	LANDSCAPE ZONES				
BOTANICAL NAME	COMMON NAME	WATER USAGE	WILDLIFE ATTRACTANT	BLOOM COLOR			POS	TR	NV	CC	IC
ACCENTS											
Agave americana	Century Plant	low		Yellow		✓					
Agave americana 'Marginata'	Variegated Century Plant	low		Yellow		✓					
Agave angustifolia v. marginata	Caribbean Agave	low		Greenish-Yellow		✓					
Agave bovicornuta	Cow's Horn Agave	low		Inconspicuous		✓					
Agave desmettiana	Smooth Leaf Agave	low		Inconspicuous		✓					
Agave geminiflora	Twin Peaks Agave	low		Inconspicuous		✓					
Agave parryi	Parry's Agave	low		Inconspicuous		✓					
Agave weberi	Weber's Agave	low		Inconspicuous		✓					
Baileya multiradiata	Desert Marigold	low		Yellow	✓						
Bouteloua spp.	Sideoats Grama	low		Indistiguable	✓						
Carnegiea gigantea	Saguaro	low		White	✓						
Chrysactinia mexicana	Damianita	low		Yellow		✓					
Dasyilirion acrotriche	Green Desert Spoon	low		White		✓					
Dasyilirion wheeleri	Desert Spoon	low		White	✓						
Echinocereus engelmannii	Strawberry Hedgehog	low		Pink	✓						

TABLE 8: PLANT PALETTE (CONT.)









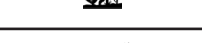




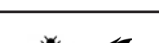


BOTANICAL NAME	COMMON NAME	WATER USAGE	WILDLIFE ATTRACTANT	BLOOM COLOR	NATIVE SONORAN DESERT	DESERT ADAPTED	LANDSCAPE ZONES				
							POS	TR	NV	CC	IC
ACCENTS (CONT.)											
Ferocactus cylindraceus	Compass Barrel Cactus	low		Yellow	✓						
Fouquieria splendens	Ocotillo	low		Red/ Orange	✓						
Hesperaloe parviflora	Red Yucca	low		Yellow/Red		✓					
Hesperaloe parviflora 'Perpa'	Brakelights Red Yucca	low		Pink		✓					
Hesperaloe x Perfu Pink Parade	Pink Parade	low		Yellow		✓					
Hymenoxys acaulis	Angelita Daisy	low		Pink, Purple		✓					
Muhlenbergia capillaris	Pink Muhly	low		White		✓					
Muhlenbergia capillaris 'Regal Mist'	Regal Mist	low		Yellow		✓					
Nolina microcarpa	Bear Grass	low		Yellow/Red	✓						
Oenothera caespitosa	Trailing Evening Primrose	low		Red-Orange		✓					
Opuntia spp.	Prickly Pear	low		Red	✓	✓					
Pedilanthus bracteatus	Tall Slipper Plant	low		White		✓					
Pedilanthus macrocarpus	Lady's Slipper	low		Pink		✓					
Penstemon palmeri	Scented Light Pink Penstemon	low		Blue/ Purple		✓					
Penstemon parryi	Parry's Penstemon	low		Coral	✓						
Penstemon strictus	Rocky Mountain Blue Penstemon	low		White		✓					

TABLE 8: PLANT PALETTE (CONT.)

















TABLE 8: PLANT PALETTE (CONT.)					NATIVE SONORAN DESERT	DESERT ADAPTED	LANDSCAPE ZONES				
BOTANICAL NAME	COMMON NAME	WATER USAGE	WILDLIFE ATTRACTANT	BLOOM COLOR			POS	TR	NV	CC	IC
ACCENTS (CONT.)											
Penstemon superbus	Superb Penstemon	low		White		✓					
Yucca aloifolia	Spanish Bayonet	low		White		✓					
Yucca elata	Soaptree Yucca	low		White	✓						
Yucca baccata	Banana Yucca	low		White	✓						
Yucca pallida	Pale Leaf Yucca	low		Yellow/ White		✓					
Yucca rostrata	Beaked Yucca	low		White		✓					
GROUND COVER											
Acacia redolens	Trailing acacia 'desert carpet'	low		Yellow		✓					
Dalea capitata 'Sierra Gold'	Sierra Gold dalea	low		Yellow		✓					
Eremophila glabra 'Mingenew Gold'	Outback Sunrise	low		Yellow		✓					
Lantana x 'New Gold'	Yellow Lantana	low		Yellow		✓					
Lantana montevidensis	Trailing Lantana	low		Yellow White, Purple		✓					
Melampodium leucanthum	Blackfoot Daisy	low		Red, Multi color	✓						
Ruellia brittoniana 'Katie'	Katie ruellia	low		Purple		✓					
Verbena gooddingii	Gooding Verbena	low		Lavender		✓					
Verbena pulchella	Moss Verbena	low		Purple/ Plum/ White		✓					
Verbena peruviana	Peruvian Verbena	low		Red		✓					




















TABLE 8: PLANT PALETTE (CONT.)					NATIVE SONORAN DESERT	DESERT ADAPTED	LANDSCAPE ZONES				
BOTANICAL NAME	COMMON NAME	WATER USAGE	WILDLIFE ATTRACTANT	BLOOM COLOR			POS	TR	NV	CC	IC
GROUND COVER (CONT.)											
<i>Verbena rigida</i>	Coarse Verbena	low	 	Purple		✓					
<i>Wedelia trilobata</i>	Yellow dot	low	 	Yellow		✓					
VINE											
<i>Antigonon leptopus</i>	Coral Vine	moderate	  	Pink		✓					
<i>Campsis radicans</i>	Trumpet Creeper Vine	moderate	 	Red		✓					
<i>Gelsemium sempervirens</i>	Carolina Jasmine	moderate	 	Yellow		✓					
<i>Hardenbergia violacea</i>	Lilac Vine	moderate	 	Mauve		✓					
<i>Macfadyena unguis-cati</i>	Cat's Claw	low	 	Bright Yellow		✓					
<i>Rosa banksiae</i>	Lady Banksrose	moderate	 	White-Creamy Yellow		✓					
<i>Trachelospermum jasminoides</i>	Star Jasmine	moderate	 	White		✓					
TURF											
<i>Cynodon hybrids</i>	Hybrid Bermuda Grasses	high				✓					

TABLE 9: PROHIBITED PLANTS	
BOTANICAL NAME	COMMON NAME
<i>Cupressus sempervirens</i>	Italian Cypress
<i>Cynodon dactylon</i>	Common Bermuda Grass
<i>Morus alba</i>	Mulberry
<i>Olea europaea</i>	Olive Tree (flowering/fruited varieties)
<i>Opuntia bigelovii</i>	Teddy Bear Cholla
<i>Populus species</i>	Cottonwoods (Female)
<i>Pennisetum setaceum</i>	Fountain Grass

6.8. Viewshed Guidelines

- The prevalent views in the desert provide a feeling of openness, which should be maintained throughout the community. (P)
- Landscape and signage along the collector roadways should be designed to maintain view corridors to natural open space. (P)
- Maintain significant view corridors to mountains where feasible. Viewsheds should be purposefully planned and protected. (P)

6.9. Shading

Sun protection is an essential design element to promote both pedestrian comfort and energy efficiency. Shading strategies will vary for different uses and locations within the NorthPark community. Shading along sidewalks, pathways and gathering areas should be emphasized in lower intensity areas of the community and will rely largely on vegetation for natural sources of shading.

In the higher intensity portions of the NorthPark community where building forms may dominate the environments, the use of shading elements such as suspended canopies, posted canopies, awnings, building overhangs, screen walls, window eyebrows, shade sails, and pergolas should be considered for all structures. These shading elements have the power to accent the building massing and create a functional and dynamic visual experience for patrons all while limiting solar heat gain. Shade elements are particularly important for glass openings balcony areas and at the sidewalk pedestrian area. Shade elements should be integrated into the building and storefront designs as part of the overall building design. The following shade strategies may be utilized.



- Streets and sidewalks should include shade to encourage pedestrian activity. An emphasis on shade elements, such as landscaping, trees, or shade structures, should be provided at key nodes where pedestrian activity is more likely to occur, such as at the confluence of sidewalks and trails, and near common open space or recreation areas. (P)
- Public and/or private sidewalks adjacent to Local Roads have no shade requirement.
- Sidewalks adjacent to arterial & collector roadways, trails, and pathways within NorthPark shall meet a minimum shading requirement of 75%. All other sidewalks and pathways, including those along local streets, shall be subject to a 50% shading requirement. Shading requirement may be met through a combination of vegetation, structured shade types and architectural elements.
- For areas within ¼-mile of the Sonoran Preserve, public sidewalks adjacent to the arterial and collector roadway alignments shall be shaded a minimum of 50%. NorthPark seeks to emulate the native Sonoran Desert character by establishing vegetation densities and species that are consistent with the adjacent desert. Collectively, the vegetation along roadways, and within common areas throughout the property, will provide the necessary balance of shade while allowing an ample natural light to penetrate the desert floor to provide necessary light to desert adapted materials that are dependent on significant sunlight and ground cover that provide habitat for many native animal species. (R)

6.10. Sonoran Preserve-Oriented Guidelines

- Identify and protect wildlife corridors and significant desert ecosystems along drainageways by preserving the natural desert washes and promoting them as critical ecosystem, recreation, and open space corridors.
- Provide passive recreational opportunities for wildlife viewing, nature study, picnicking, education, and outdoor interpretation.
- Provide corridors for walking, hiking, recreational bicycling, and horseback riding.
- Preserve significant views, cultural resources, and visual landmarks such as large tree bosques, rock outcroppings, historic features, and archaeological sites.
- Establish management, maintenance, acquisition, and funding guidelines that respond directly to these increased open space standards and encourage public/private partnerships.
- Encourage, to the greatest extent possible, the inclusion of land and specific sites that allow access for people of all abilities to appreciate and enjoy the Sonoran Preserve and other public open spaces throughout the NorthPark Community.
- Discourage development within the floodplain to minimize impacts on fragile xeric-riparian habitats and maximize the protection of diverse natural vegetation associated with washes.
- Protect upland Sonoran Desert vegetation. Promote development that seeks to maintain natural areas within communities and avoid mass grading to the greatest extent possible.
- Where possible, protect ridgelines as well as significant topographic features. This effort will protect the pristine character of areas proximate to the Sonoran Preserve as well as provide integrated spaces for preserved open space, mountain preserves, and wildlife corridors within communities.
- Promote viewshed to the Sonoran Preserve throughout the community. The visual presence of the Preserve promotes social awareness and strengthens community stewardship of the Sonoran Preserve.
- Prioritize opportunities for preservation over disturbance and restoration.

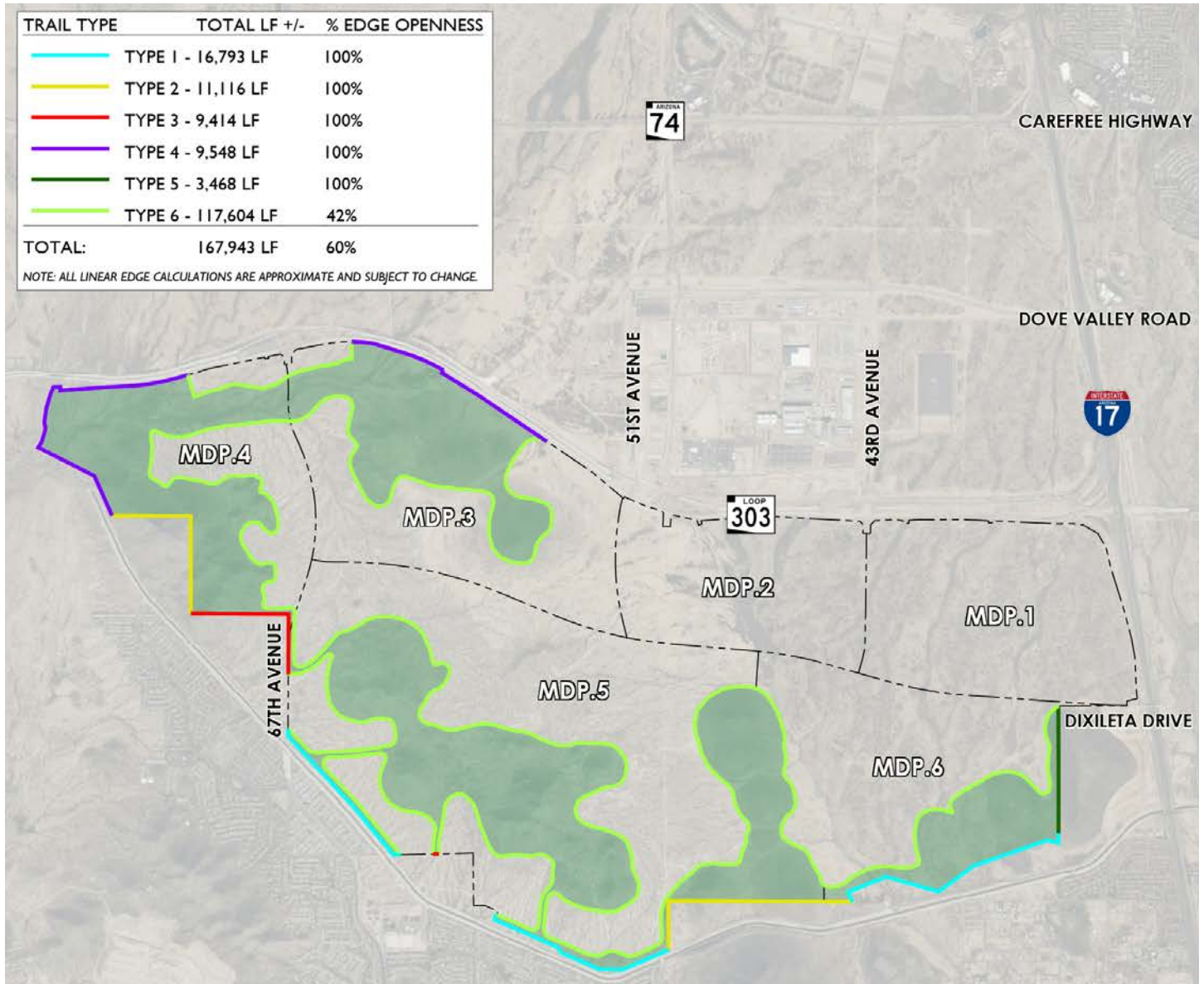
6.11. Sonoran Preserve Edge Guidelines

The NorthPark community shares an extensive common edge with the future Sonoran Preserve, consisting of approximately 117,795 linear feet of Sonoran Preserve/community interface. Through these design guidelines, NorthPark will establish standards that will make the community a premiere example of desert edge development. The vision represented in these guidelines will dictate how the community will blend with the adjacent natural open space and how access will be regulated to ensure for the ongoing protection of the Sonoran Preserve.

The Sonoran Preserve Edge Guidelines are applicable for all developed properties and roadways that share a common edge with the Sonoran Preserve, and in some cases will extend into areas and properties beyond this edge. The overarching purpose and intent of the Sonoran Preserve Edge Guidelines is to define the built environment in a manner that substantially relates to and complements the natural desert environment. Design character for the Sonoran Preserve Edge area shall consider:

- Emphasis on larger landscape setbacks from major roadway corridors, view corridors, use of native materials and planting design that mimics the densities and character of the adjacent Sonoran Preserve Area.
- Hardscape elements that mimic native landforms through form, colors, and materials.
- Subtle wayfinding and monumentation.
- The use of natural surface materials for pedestrian walkways where possible.
- Interpretive elements.
- Encouragement of accessibility and exploration through a robust network of trails and paths.
- Elimination or significant reduction in street lighting to promote 'dark-skies' in communities that are adjacent or proximate to the Sonoran Preserve.

EXHIBIT 11: EDGE TREATMENT MASTER PLAN



6.11.a. Preserve Edge Openness Calculations

The NorthPark property will establish many edges that directly abut the future Sonoran Preserve. For the purposes of this PUD, an approximate boundary for the Preserve has been defined as reflected on **Exhibit 5: Pending General Plan Land Use Map**, encapsulating a minimum of 2,095 acres. As shown, the perimeter of the Preserve including all interior and perimeter facing edges totals approximately 168,000 linear feet, or nearly 32 miles. In conformance with the Sonoran Preserve Edge Treatment Guidelines (Section 507 Tab A of the City Code), 60% of the edge will consist of open edge treatment. The Preserve edge shall include

segments of the Preserve boundary within the NorthPark property that abut the following:

- Type 1: Bureau of Reclamation property
- Type 2: Bureau of Land Management property
- Type 3: Adjacent private undeveloped property
- Type 4: Arizona Department of Transportation or Arizona State Land
- Type 5: Property previously dedicated to the City of Phoenix to be included in the Preserve
- Type 6: Property identified on the General Plan Land Use Map as 'Parks/Open Space - Publicly Owned'

For edge adjacency types 1 thru 5 above, openness shall be calculated at 100%. For Preserve edges adjacent to residential and non-residential land uses internal to the NorthPark property, openness shall be calculated in a reduced amount with consideration of the aforementioned perimeter openness types. For Type 6 above where the Preserve boundary abuts NorthPark's development edges, the openness requirement shall be 42%. As depicted on **Exhibit 11: Edge Treatment Master Plan**, the combined edges shall equate to no less than the 60% requirement.

Edge openness minimum requirements for the overall NorthPark PUD are conceptually established here. More specific depictions of Open edge treatment shall be approved in conjunction with future Openness Master Plans submitted with future plans within Master Development Parcels or functional segments or master plan areas. Each master plan area or MDP shall document the subject edge conditions and provide no less than 42% of the edge Type 6 when applicable.

6.11.b. Sonoran Preserve Edge Community Design

- Where development occurs near the Sonoran Preserve Edge Property boundary, development shall be encouraged to occur on slopes of less than 10% to maintain the Sonoran Preserve as a visual amenity for all citizens and establish opportunities to maintain connectivity between sections of the Sonoran Preserve. (P)
- Maintain the sense of public ownership and access to public lands by making the Sonoran Preserve accessible from many points throughout the community. (P)
- Development should seek to adapt to the unique and variable landforms that abut the Sonoran Preserve and pursue design techniques that demonstrate a relationship with the adjacent Sonoran Preserve in both subdivision layout and site design. (P)

- A minimum 60% open edge treatment, as described in Section 6.11.a, shall be provided along the Sonoran Preserve edge within the PUD. The 60% calculation is based on the aggregated total linear footage of all Sonoran Preserve edges for each Master Development Parcel and shall not be based on linear footage of any individual edge, phase, or sub-parcel thereof. (R) Examples of design solutions that qualify as Open Edge Treatment include the following:
 - *A cul-de-sac design that provides an improved trail or path within community open space connecting to desert landscaped areas. An open space connection between the cul-de-sac and adjoining open space edge shall be provided.*
 - *A public or private street adjacent to the Sonoran Preserve edge.*
 - *Public or private improved or undisturbed open space where the minimum depth is 100-feet or where the open space is located between the Sonoran Preserve or common open space and an adjacent street.*
 - *An equivalent creative alternative that reflects diversity, together with visual and physical access, as approved by the City of Phoenix.*
- The approximate location and calculated amount of edge open space for each Master Development Parcel will be determined at time of Master Plan review. Final location and design of such areas will be confirmed at time of Preliminary Site Plan review. (R)
- Properties that back to the Sonoran Preserve edge should be setback when necessary to accommodate drainage and maintenance access.
- Adequate access for public use shall be provided to the Sonoran Preserve and natural environment adjacent "Sonoran Preserve Edge" Property boundary(ies) via public open space or private common open space or common area. Final location and design of such accesses will be determined at time of Master Plan or Preliminary Site Plan Review. (R)

- Additional points of access may be developed as appropriate in coordination with the City of Phoenix. (P)
- During construction, all lot grading adjacent to a “Sonoran Preserve Edge” Property boundary(ies) shall be protected by roping, a chain link fence, orange net, or equivalent approved by the City of Phoenix. All parties involved in construction shall be made aware of the fence or rope and the reason for it. Construction fence roping is to remain intact until completion of construction. (R)

6.11.c. Sonoran Preserve Edge Native Landscape and Vegetation Treatment

- Street patterns and lot design must allow direct access to washes or open space areas for maintenance of annual and non-native vegetation to prevent fire hazards and allow Fire Department access in case of fire. Design methods may include a combination of single loaded streets, common open space, or common area between lots. Access might logically be provided at the shared edge between development and undisturbed common open space, common area, etc. Points of access should be a maximum of 600-feet apart with openings a minimum of 20-feet wide to allow for fire breaks and access. Openings are to incorporate existing vegetation or be landscaped and shall maintain a 12-foot-wide access-way for Fire Department equipment – this should not be interpreted that blading of a wash is permitted. Rather, native vegetation is to be preserved in place, but non-native vegetation may be carefully removed. (R)
- Salvaged plant and landscape material should be repurposed on-site to the maximum extent that can be achieved, including revegetation of common area, public right-of-way, and residential landscaping on individual lots. It must be demonstrated to the City of Phoenix that an excess of plant material exists; otherwise, relocation within the Master Parcel Area is presumed. (P)
- In areas designated as permanent undisturbed open space or where portions have been scarred or previously damaged within NorthPark, these areas will be revegetated except for 404 jurisdictional wash areas. Revegetation types and densities should be typical of surrounding area washes, i.e., tree-lined washes will be revegetated with salvaged, native trees. (R)
- Native Sonoran Desert vegetation should not be pruned or removed from areas identified as permanent undisturbed open space unless demonstrated to the City of Phoenix that a health, safety, or welfare issue exists. This includes removal of dead trees or cacti.
- Within areas identified as permanent undisturbed open space, no grading or other disturbance shall occur except grading for trails, roadways, and utility easements. Restoration of the disturbed area is mandatory and shall follow guidelines and techniques approved by the City of Phoenix. (R)
- Turf areas within common open space shall be setback a minimum 50-feet from the Sonoran Preserve Boundary. (R) The use of common Bermuda grass shall be prohibited (R) in favor of hybrid Bermuda varieties. (P)
- If an area designated as permanent undisturbed open space is damaged during development or construction, it is to be restored to blend with the immediately adjacent desert area. Such area shall be supplemented only with indigenous plants from the Plant Palette. (R)
- Wash edges and existing natural open space areas should be planted with the same plant species and density found naturally occurring in and around the NorthPark Property. Accent plant material is encouraged in areas where paths, trailheads, etc. interface with a “Sonoran Preserve Edge” Property boundary(ies). (P) Non-native plant species in these transitional zones are prohibited. (R)

6.12. Sustainability

Each Master Development Parcel shall be required to identify and implement a minimum of five (5) of the following elective sustainability principles as approved by the Planning & Development Department.

Required (R)

Elective (E)

TABLE 10: SUSTAINABILITY PRINCIPLES		
PRINCIPLE 1: SUSTAINABLE COMMUNITIES	RESIDENTIAL	NON-RESIDENTIAL
Install electric bicycle charging stations.	-	(E)
Install electric vehicle charging.	(E)	(E)
Install rooftop solar panels.	(E)	(E)
Utilize shared/reciprocal parking to reduce the overall number of parking spaces required. Use and implementation of shared parking strategies should be considered wherever possible following the requirements provided in Zoning Ordinance Section 702.E.2 (Shared Parking Model).	-	(E)
Housing developments of varied and attainable income levels. An Attainable Housing Plan will only be considered if it demonstrates long-term action steps to implement and maintain the housing plan.	(E)	-
Housing developments of varied mixed residential uses such as apartments, townhomes, detached and attached single family residential, auto courts, green courts, and other residential types.	(E)	-
Encourage the design of buildings' HVAC systems to eliminate the usage of CFC's and CFC based refrigerants.	(E)	(E)
Recycling services will be provided where feasible.	(E)	(E)
PRINCIPLE 2: THERMAL COMFORT		
Implement Green rooftops or green sky roofs.	-	(E)
Provide shading in parking lots.	-	(E)
Provide shading within open space areas and public spaces.	(R)	(R)
Shade building entrances.	-	(E)
Use of cool pavement to treat surfaces of drive aisles, parking areas, sidewalks, paths or streets.	-	(E)
Provide 75% shade along community trails & paths.	(R)	(R)
Reduce heat island effect through ample open space, desert adapted landscaping and vegetation to include, shrubs etc.	(R)	(R)

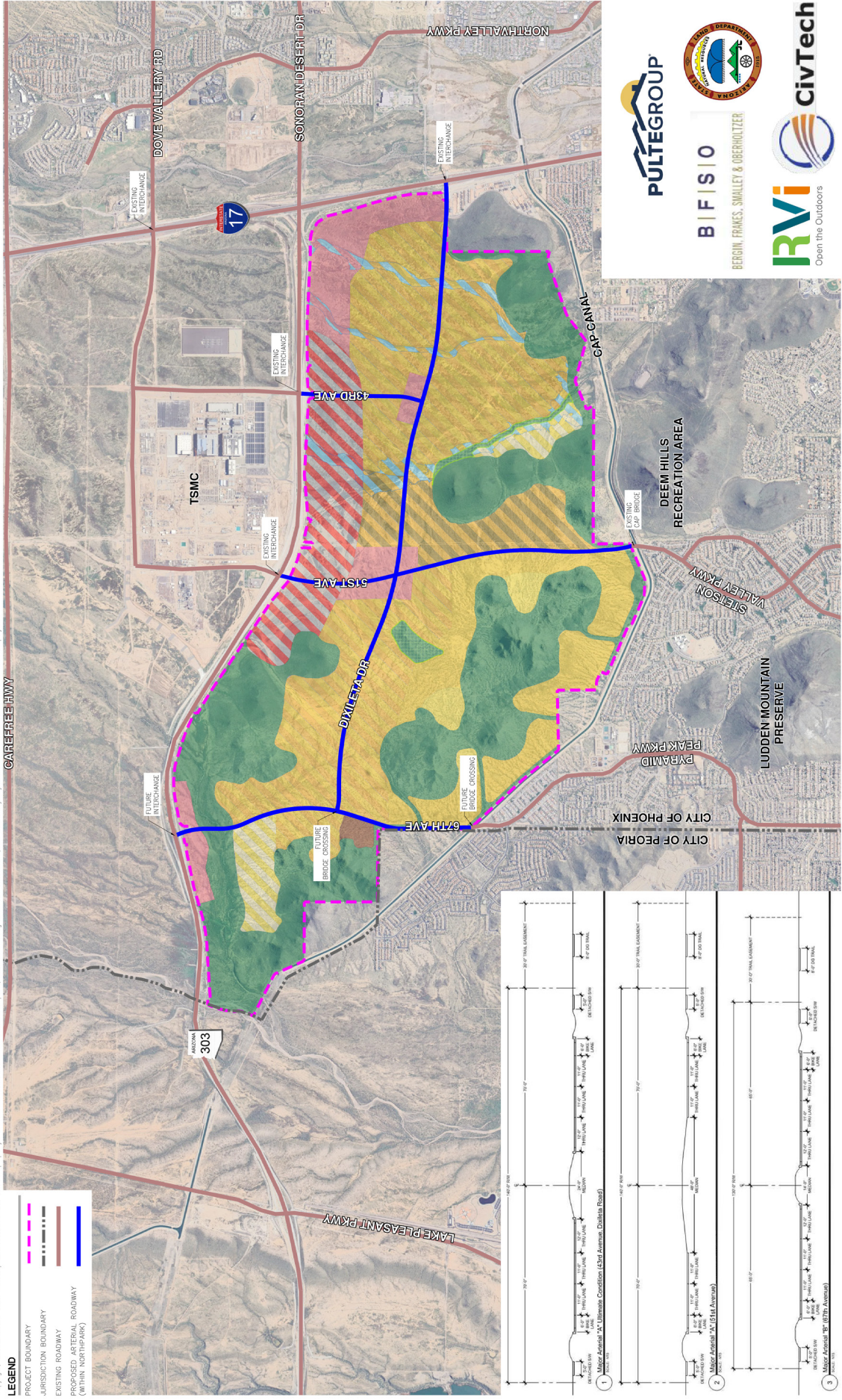
TABLE 10: SUSTAINABILITY PRINCIPLES (CONT.)

PRINCIPLE 3: ENERGY EFFICIENCY	RESIDENTIAL	NON-RESIDENTIAL
Architectural building elements such as building overhangs and plan variation simulate the flow of air around pedestrian areas and throughout the Site.	-	(E)
All landscape and exterior building lighting will be LED lighting.	(R)	(R)
Locate shade trees along western building facades to reduce solar heat gain.	-	(E)
Select building materials and colors to reduce quantifiable heat gain, including roof tops.	(E)	(E)
The development's interior lighting will be controlled by motion sensors to reduce energy consumption.	-	(E)
Use passive solar building designs that respond to the southwest climate by incorporating materials and design methods suitable for the region.	-	(E)
Where covered parking is provided, 25% will be covered by solar panels.	-	(E)
Green building systems that would satisfy requirements set forth by organizations recognized for measuring and certifying the sustainable performance of buildings, such as LEED (Leader in Energy and Environmental Design). The building does not necessarily have to be certified through this agency; however, the applicant must document through the Development Narrative how a green practice is credit earning.	-	(E)
Building orientation that responds to climate and enables passive/active solar strategies and energy efficiency techniques.	-	(E)
Pervious paving materials to reduce storm water runoff.	-	(E)
Dual Glaze Windows with High Performance Low-e Glazing.	(R)	(E)
Energy Star Rated appliances.	(R)	(R)

TABLE 10: SUSTAINABILITY PRINCIPLES (CONT.)

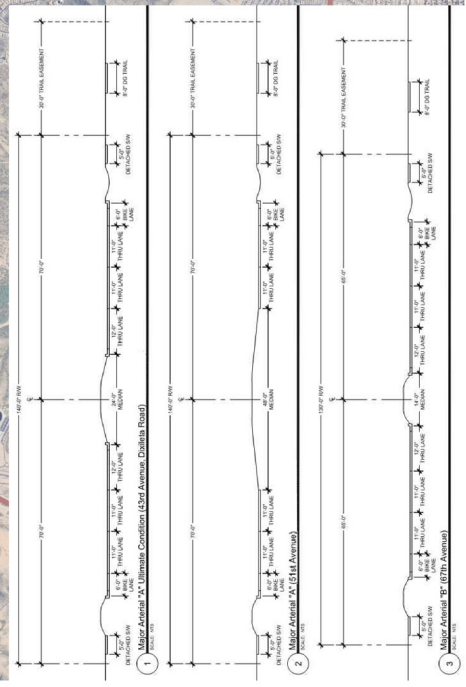
PRINCIPLE 4: WATER STEWARDSHIP & CONSERVATION	RESIDENTIAL	NON-RESIDENTIAL
Eliminate turf used only for aesthetic purposes.	(E)	(E)
Encourage the use of artificial turf in lieu of natural turf.	(E)	(E)
The development will provide a safe, reliable, and efficient storm water management system that preserves the existing drainage ways and protects both human health and the natural environment.	(E)	(E)
Integrate sustainable water infrastructure that significantly reduces per household water demand.	(R)	-
<p>All homes within the NorthPark community will be designed and certified through the EPA WaterSense Certification program. These certifications will adhere to mandatory requirements for WaterSense labeling, including:</p> <ul style="list-style-type: none"> • Leak detection audits for all non-residential structures and for community open spaces. • WaterSense labeled toilets, bathroom faucets and showerheads. • Formal certification as WaterSense by an authorized Home Certifying Organization 	(R)	-
All homeowner associations within NorthPark will participate in the City of Phoenix’s Homeowners Association Water Efficiency Program.	(R)	-
All future development shall adhere to a specifically curated, localized water-wise Sonoran Desert Plant Palette that shall be applicable to all portions of the community.	(R)	(R)
Community common areas that rely on sprinkler irrigation shall be required to utilize smart irrigation controllers that can be controlled autonomously and remotely to promote water conservation.	(R)	-
Areas requiring overhead spray shall be limited to turf areas and flower beds. All other areas must use drip irrigation with a ‘smart’ controller to minimize water waste.	(R)	(R)
All effluent generated from NorthPark will be delivered back to the City of Phoenix for City of Phoenix use through the Water Services Department sewer system.	(R)	(R)
Retention of existing vegetation to the extent practical.	(E)	(E)

Copyright, HILGARTWILSON, 2020 - This plan document set is the sole property of HILGARTWILSON. No alterations to these plans/notebook from adding "as-built" information are allowed by anyone other than authorized HILGARTWILSON employees.



LEGEND

[Pink dashed line]	PROJECT BOUNDARY
[Green dashed line]	JURISDICTION BOUNDARY
[Red solid line]	EXISTING ROADWAY
[Blue solid line]	PROPOSED ARTERIAL ROADWAY (WITHIN NORTH PARK)



NORTH PARK
CITY OF PHOENIX, ARIZONA

EXHIBIT 12: CONCEPTUAL ROADWAY MASTER PLAN

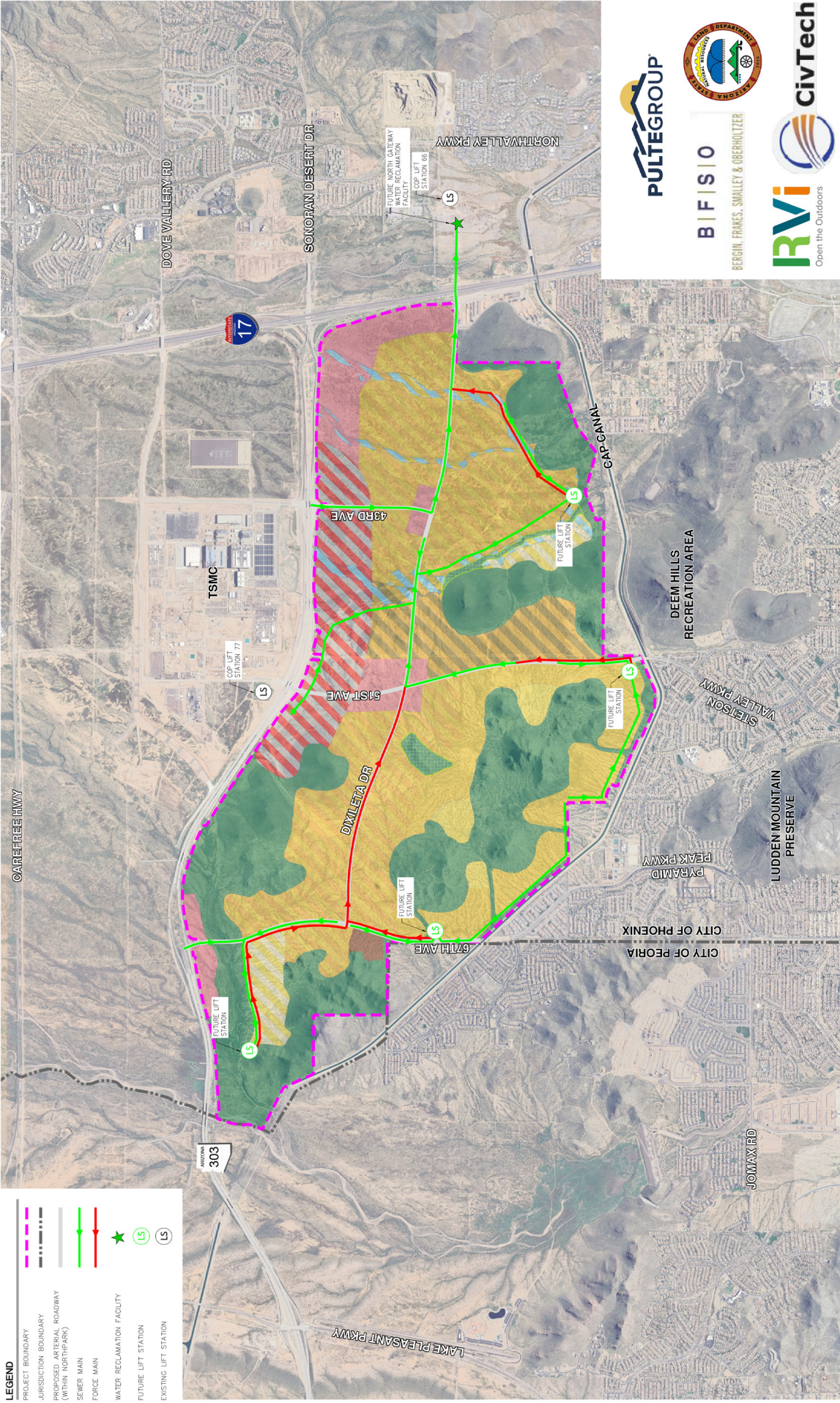


ENGINEER | PLAN | SURVEY | MANAGE
SEP 2024
1" = 1,500'

This plan is conceptual and subject to change through the planning and development process.

16100015M15A122 Plan - Prop Report Infrastructure Assessment (Northpark) 12 - Concept Roadway Master Plan.dwg 8/27/2024 10:41 AM

Copyright - HILGARTWILSON 2020 - This plan document set is the sole property of HILGARTWILSON. No alterations to these plans other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.



LEGEND

	PROJECT BOUNDARY
	JURISDICTION BOUNDARY
	PROPOSED ARTERIAL ROADWAY (WITHIN NORTHARK)
	SEWER MAIN
	FORCE MAIN
	WATER RECLAMATION FACILITY
	FUTURE LIFT STATION
	EXISTING LIFT STATION

PULTEGROUP

BIFISO
BERGIN, FRANKS, SMALLEY & OBERHILTZER

IRVI
Open the Outdoors

civTech

NORTHARK
CITY OF PHOENIX, ARIZONA

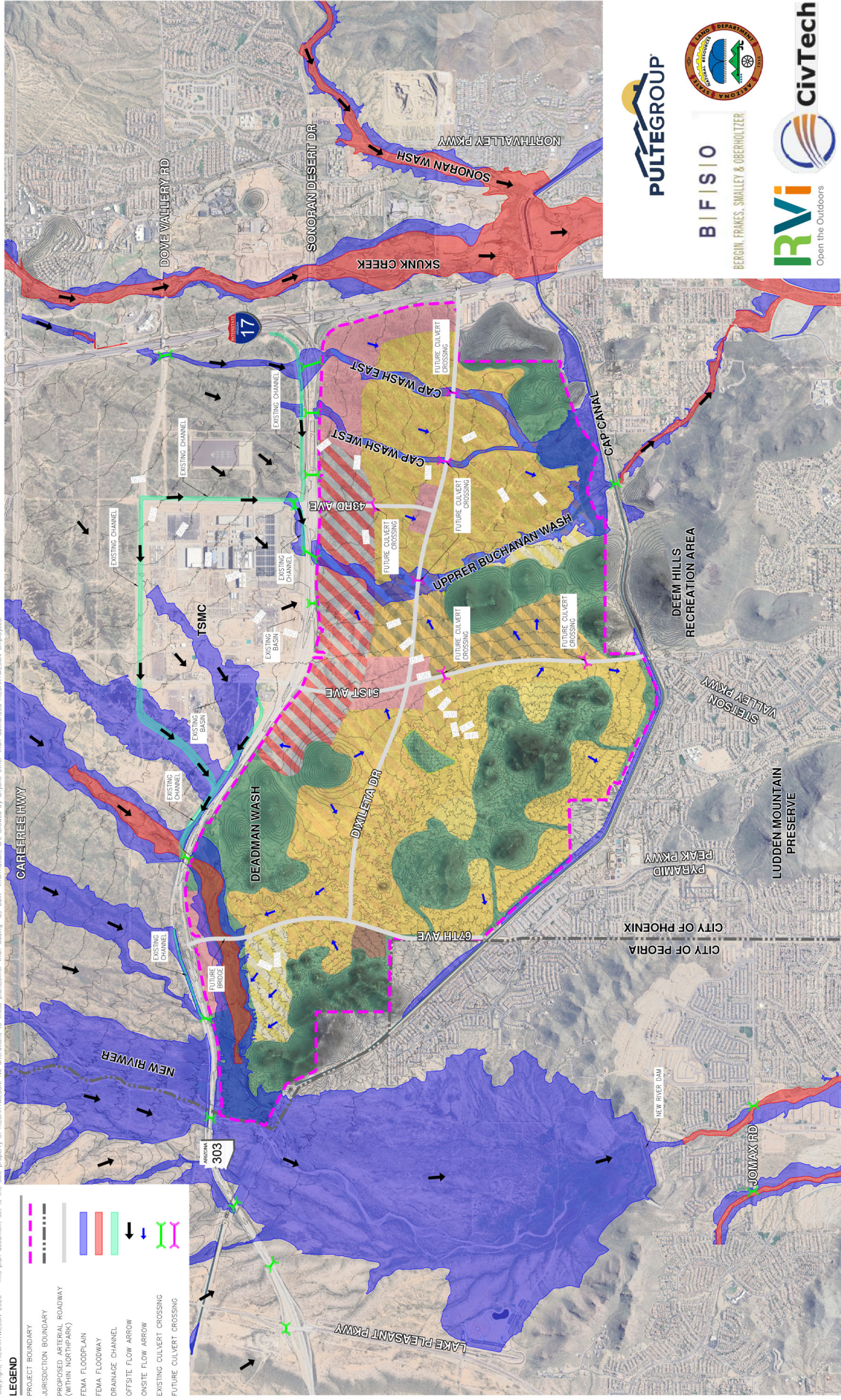
EXHIBIT 14: CONCEPTUAL WASTEWATER MASTER PLAN

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
SEP 2024
1" = 1,500'

This plan is conceptual and subject to change through the planning and development process.

© 2024 HILGARTWILSON, Inc. All Rights Reserved. HILGARTWILSON, Inc. is a registered trademark of HILGARTWILSON, Inc. 9/19/2024 8:17 AM

Copyright - HILGARTWILSON 2020 - This plan document set is the sole property of HILGARTWILSON. No alterations to these plans other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.



LEGEND

	PROJECT BOUNDARY
	JURISDICTION BOUNDARY
	PROPOSED ARTERIAL ROADWAY (WITHIN NORTH PARK)
	FEMA FLOODPLAIN
	FEMA FLOODWAY
	DRAINAGE CHANNEL
	ON-SITE FLOW ARROW
	OFF-SITE FLOW ARROW
	EXISTING CULVERT CROSSING
	FUTURE CULVERT CROSSING

PULTEGROUP

BIFISIO
BERGIN, FRANKS, SMALLEY & OBERHOLTZER

IRVI
Open the Outdoors

civTech

ARIZONA DEPARTMENT OF WATER RESOURCES

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
SEP 2024
1864
1" = 1,500'

This plan is conceptual and subject to change through the planning and development process.

NORTH PARK
CITY OF PHOENIX, ARIZONA

EXHIBIT 15: CONCEPTUAL DRAINAGE MASTER PLAN

4519001\NORTH PARK CONCEPTUAL DRAINAGE MASTER PLAN - EXHIBIT 15 - Conceptual Drainage Master Plan.dwg 9/19/2024 8:38 AM

APPENDIX A: LEGAL DESCRIPTION

**BISCUIT FLATS
LEGAL DESCRIPTION**

A parcel of land situate within portions of Sections 13, 14 and 24, Township 5 North, Range 1 East and portions of Sections 17, 18, 19, 20, 21, 22, 23, 27, 28, 29, 30, and 32, Township 5 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at the Northeast corner of Section 27, monumented by a 2-inch aluminum cap stamped 29891, 2001;

THENCE South $00^{\circ}06'42''$ East (as the Basis of Bearings) along the easterly line of the Northeast quarter of said Section 27, a distance of 2645.93 feet to the East quarter of said Section 27, monumented by a 2-inch aluminum cap stamped 29891;

THENCE South $00^{\circ}01'40''$ West along the easterly line of the Southeast quarter of said Section 27, a distance of 1069.05 feet to the northerly line of the Central Arizona Project right of way reservation;

THENCE the following Six (6) courses along the northerly line of the Central Arizona Project right of way reservation;

THENCE North $77^{\circ}04'23''$ West, 311.84 feet;

THENCE South $70^{\circ}48'58''$ West, 2109.14 feet;

THENCE South $53^{\circ}33'36''$ West, 1192.13 feet;

THENCE North $74^{\circ}25'21''$ West, 1490.75 feet;

THENCE South $67^{\circ}58'53''$ West, 647.76 feet to the easterly line of the Southeast quarter of Section 28;

THENCE South $00^{\circ}09'02''$ East along said easterly line, 433.84 feet to the Southeast corner of said Section 28, monumented by a 3-inch aluminum cap stamped 29891, 2001;

THENCE North $89^{\circ}45'03''$ West along the southerly line of the Southeast quarter of said Section 28, a distance of 2646.87 feet to the South quarter corner of said Section 28, monumented by a 2-inch aluminum cap stamped 29891, 2001;

THENCE North $89^{\circ}45'12''$ West along the southerly line of the Southwest quarter of said Section 28, a distance of 2661.05 feet to the Southwest corner of said Section 28, monumented by an aluminum cap stamped 39325, 2013;

THENCE South 89° 50'45" West along the southerly line of the Southeast quarter of Section 29, a distance of 32.61 feet to the northerly line of the Central Arizona Project right of way reservation;

THENCE the following Ten (10) courses along the northerly line of the Central Arizona Project right of way reservation;

THENCE South 00° 25'21" East, 1339.82 feet;

THENCE South 66° 45'21" West, 1357.11 feet;

THENCE North 87° 44'42" West, 608.05 feet;

THENCE North 66° 34'09" West, 1098.32 feet;

THENCE North 40° 35'21" West, 225.94 feet;

THENCE North 66° 32'21" West, 1846.63 feet;

THENCE North 23° 23'00" East, 250.00 feet;

THENCE North 66° 32'21" West, 399.66 feet;

THENCE North 89° 56'21" West, 296.59 feet to the westerly line of the Northwest quarter of Section 32;

THENCE North 00° 44'12" West along said westerly line, 97.83 feet to the Southwest corner of Section 29;

THENCE North 00° 24'11" West along the westerly line of the Southwest quarter of Section 29 and the easterly line of that property described in Deed recorded at Instrument Number 2012-0632438, Maricopa County Recorder's Office, Maricopa County, Arizona, 1323.21 feet;

THENCE leaving said Westerly line South 89° 32'20" West along the northerly line of said property, 2179.99 feet to the northerly line of the Central Arizona Project right of way reservation;

THENCE North 39° 43'40" West along the northerly line of the Central Arizona Project right of way reservation, 1685.88 feet;

THENCE North 43° 04'31" West along the northerly line of the Central Arizona Project right of way reservation, 2592.13 feet to the westerly line of the Northwest quarter of Section 30;

THENCE North 00°06'02" East along the westerly line of the Northwest quarter of said Section 30, a distance of 686.65 feet to the Southwest corner of Section 19, monumented by a 2-inch aluminum cap stamped 29891, 2001;

THENCE North 00°18'40" East along the westerly line of the Southwest quarter of said Section 19, a distance of 2627.59 feet to the West quarter corner of said Section 19, monumented by a 2-inch aluminum cap stamped 29891, 2001, said point also being the East quarter corner of Section 24, Township 5 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona;

THENCE North 89°33'45" West along the southerly line of the Northeast quarter of said Section 24, a distance of 2655.49 feet to the Center of said Section 24;

THENCE North 00°05'20" West along the westerly line of the Northeast quarter of said Section 24, a distance of 2648.38 feet to the North quarter corner of said Section 24 monumented by a 2-inch aluminum cap stamped 29891, 2001, said point also being the South quarter corner of Section 13;

THENCE North 89°45'52" West along the southerly line of the Southwest quarter of said Section 13, a distance of 2137.41 feet to the northerly line of the Central Arizona Project right of way reservation;

THENCE North 23°55'10" West along the northerly line of the Central Arizona Project right of way reservation, 1177.53 feet;

THENCE North 63°00'22" West along the northerly line of the Central Arizona Project right of way reservation, 1616.24 feet;

THENCE North 11°55'18" East departing said northerly line, 1755.12 feet to the southerly right of way line of ADOT Loop 303;

THENCE the following courses along the southerly right of way line of ADOT Loop 303 until otherwise noted;

THENCE North 89°16'02" East, 104.65 feet;

THENCE South 00°43'58" East, 132.78 feet;

THENCE North 86°08'00" East, 295.45 feet;

THENCE North 03°52'00" West, 36.50 feet;

THENCE North 86°08'00" East, 1046.82 feet;

THENCE South 03°52'01" East, 80.00 feet;

THENCE North 86°08'00" East, 301.20 feet;

THENCE North 88°59'15" East, 99.78 feet;

THENCE North 01°33'48" West, 80.00 feet to the beginning of a non-tangent curve, concave northerly, whose radius bears North 00°56'27" West, 5933.89 feet;

THENCE easterly along said curve to the left, through a central angle of 13°35'28", an arc length of 1407.57 feet to a non-tangent line;

THENCE South 15°09'51" East, 77.00 feet;

THENCE North 74°07'34" East, 183.06 feet;

THENCE North 15°56'47" West, 77.00 feet;

THENCE North 74°03'13" East, 894.14 feet;

THENCE North 78°29'42" East, 1446.81 feet;

THENCE South 15°40'00" East, 50.00 feet;

THENCE North 78°17'53" East, 101.24 feet;

THENCE North 15°40'00" West, 50.00 feet;

THENCE North 78°22'59" East, 339.85 feet;

THENCE South 52°37'18" East, 130.23 feet;

THENCE South 00°06'58" East, 201.60 feet;

THENCE South 89°59'59" East, 199.45 feet;

THENCE North 00°00'00" East, 273.00 feet;

THENCE North 42°02'14" East, 175.51 feet;

THENCE North 79°20'19" East, 796.61 feet to the beginning of a non-tangent curve, concave southerly, whose radius bears South 04°54'38" East, 3752.45 feet;

THENCE easterly along said curve to the right, through a central angle of 20°24'29", an arc length of 1336.58 feet to a non-tangent line;

THENCE South 72°50'39" East, 269.94 feet;

THENCE South 72°50'39" East, 694.21 feet to the beginning of a non-tangent curve, concave southerly, whose radius bears South 12°53'35" West, 5347.61 feet;

THENCE easterly along said curve to the right, through a central angle of $11^{\circ}09'26''$, an arc length of 1336.58 feet to a non-tangent line;

THENCE South $31^{\circ}28'09''$ West, 86.85 feet;

THENCE South $58^{\circ}27'40''$ East, 1173.62 feet;

THENCE South $55^{\circ}59'46''$ East, 1086.20 feet;

THENCE South $56^{\circ}00'00''$ East, 1977.10 feet;

THENCE South $56^{\circ}00'23''$ East, 669.70 feet;

THENCE South $49^{\circ}39'27''$ East, 1098.56 feet;

THENCE North $27^{\circ}40'47''$ East, 50.92 feet;

THENCE South $66^{\circ}46'17''$ East, 677.87 feet;

THENCE South $74^{\circ}24'07''$ East, 402.59 feet;

THENCE South $37^{\circ}40'44''$ East, 81.10 feet;

THENCE South $01^{\circ}27'24''$ West, 365.72 feet;

THENCE North $89^{\circ}57'54''$ East, 200.00 feet;

THENCE North $01^{\circ}59'16''$ East, 275.40 feet;

THENCE North $53^{\circ}45'21''$ East, 65.06 feet;

THENCE South $77^{\circ}45'22''$ East, 671.06 feet;

THENCE South $19^{\circ}37'06''$ East, 142.71 feet;

THENCE North $70^{\circ}25'49''$ East, 99.97 feet;

THENCE North $19^{\circ}37'06''$ West, 90.07 feet;

THENCE North $85^{\circ}24'18''$ East, 903.48 feet;

THENCE South $00^{\circ}11'23''$ East, 76.75 feet;

THENCE North $89^{\circ}51'43''$ East, 100.00 feet;

THENCE North $00^{\circ}11'25''$ West, 84.63 feet;

THENCE North 85°24'18" East, 630.86 feet;

THENCE South 86°53'33" East, 93.69 feet;

THENCE South 86°56'58" East, 2599.77 feet;

THENCE South 42°10'50" East, 127.09 feet;

THENCE South 01°26'33" West, 237.91 feet;

THENCE South 88°31'59" East, 205.00 feet;

THENCE North 01°26'27" East, 237.09 feet;

THENCE North 44°19'22" East, 160.86 feet;

THENCE North 86°57'15" East, 537.78 feet;

THENCE South 81°53'44" East, 228.25 feet;

THENCE North 85°56'29" East, 62.16 feet;

THENCE South 00°02'45" West, 72.36 feet;

THENCE South 89°54'11" East, 100.00 feet;

THENCE North 00°02'43" East, 79.62 feet;

THENCE North 85°56'29" East, 284.73 feet;

THENCE North 89°50'43" East, 1152.10 feet;

THENCE South 87°26'41" East, 724.71 feet;

THENCE South 00°01'20" West, 59.88 feet;

THENCE South 89°55'34" East, 100.00 feet;

THENCE North 00°01'20" East, 55.44 feet;

THENCE South 87°26'10" East, 1769.71 feet to the westerly right of way line of ADOT Interstate 17;

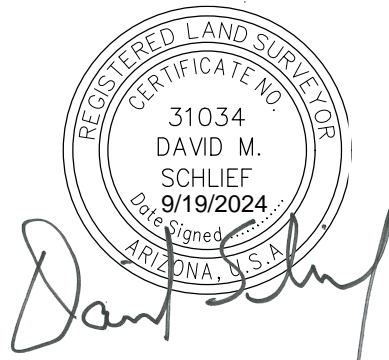
THENCE the following Ten (10) courses along the westerly right of way line of ADOT Interstate 17;

THENCE North 89° 35'09" East, 439.46 feet;
THENCE South 81° 46'01" East, 284.24 feet;
THENCE South 59° 20'45" East, 442.45 feet;
THENCE South 31° 13'22" East, 431.10 feet;
THENCE South 13° 06'44" East, 562.38 feet;
THENCE South 17° 25'14" East, 1157.34 feet;
THENCE South 13° 04'46" East, 1358.58 feet;
THENCE South 03° 21'53" East, 1146.66 feet;
THENCE South 77° 34'52" West, 284.49 feet;
THENCE South 00° 19'47" East, 120.18 feet to the northerly line of the Northwest quarter of Section 26;
THENCE South 89° 45'17" West along said northerly line, 1863.53 feet to the **POINT OF BEGINNING**.

The above-described parcel of land contains a computed area of 276,824,543 Square Feet or 6355.0170 Acres more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

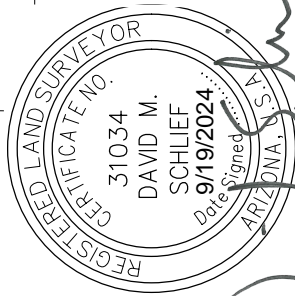
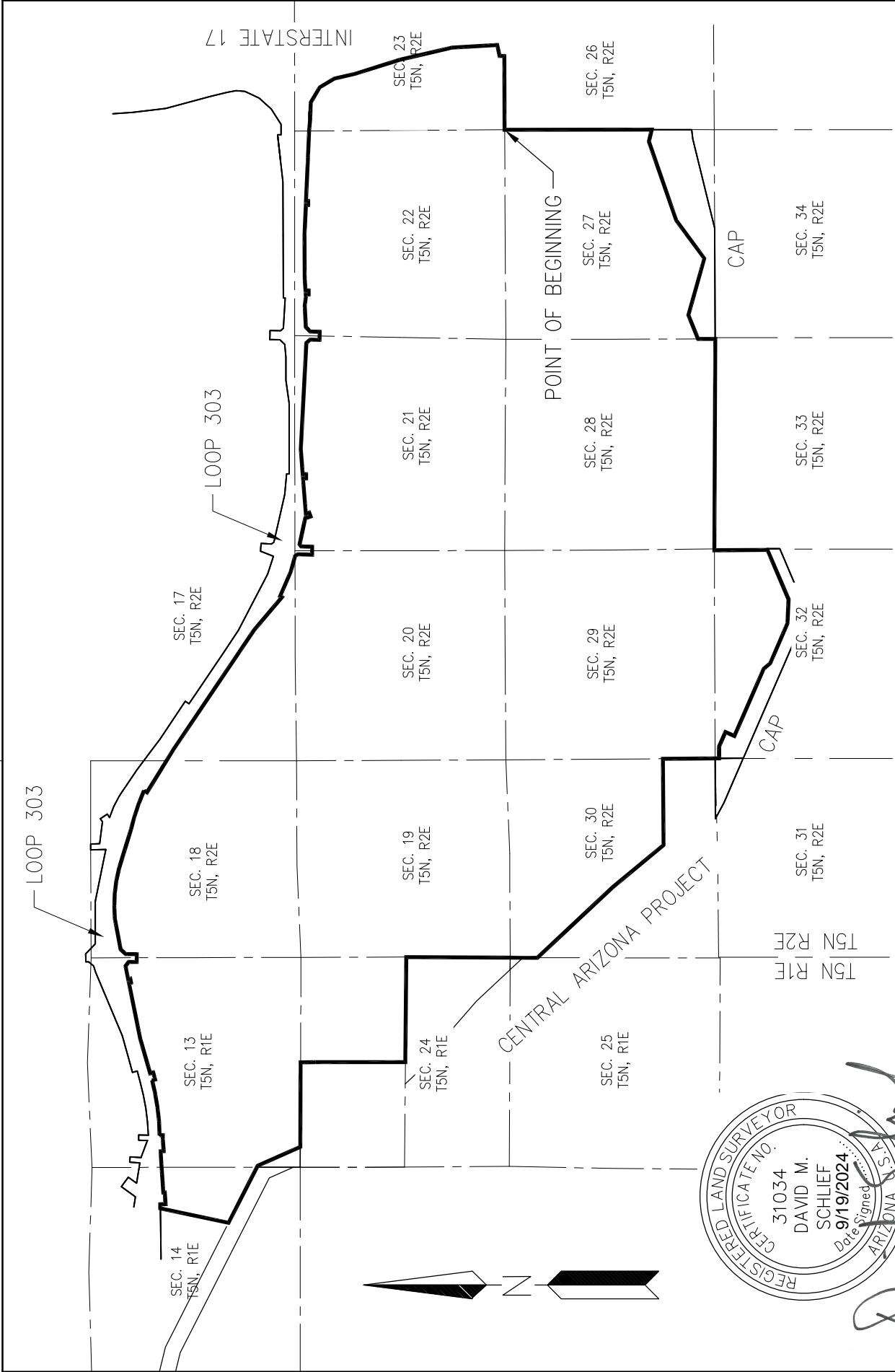
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.
Date



September 19, 2024

U:\1800\1834\SURVEY\DOCS\LEGAL\1834 Biscuts Flat Legal.docx



David M. Schlieff

BISCUIT FLAT		HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
PHOENIX, ARIZONA		
PROJ.NO.: 1834	EXHIBIT	
DATE: SEPT. 2024		
SCALE: 1" = 3500'		
DRAWN BY: BMG		
CHECKED BY: DMS		

APPENDIX B: COMPARATIVE ZONING TABLES

TABLE 613.A R1-6 DEVELOPMENT OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT		
DEVELOPMENT STANDARD	CITY OF PHOENIX BASE ZONING DISTRICT (PRD)	PROPOSED PUD
Minimum lot width	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage)	35'
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%"	60%, plus an additional 10% for an ADU and/or attached shade structures Total: 70%
Minimum perimeter building setbacks (side)	Property line (side): 10' (1-story), 15' (2-story)	0'
Minimum building separation	None	5'

TABLE 612.A R1-8 DEVELOPMENT OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT		
DEVELOPMENT STANDARD	CITY OF PHOENIX BASE ZONING DISTRICT (PRD)	PROPOSED PUD
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%"	55%, plus an additional 10% for an ADU and/or attached shade structures Total: 65%
Minimum perimeter building setbacks (side)	Property line (side): 10' (1-story), 15' (2-story)	0'
Minimum building separation	None	5'

TABLE 611.A R1-10 DEVELOPMENT OPTIONS SINGLE-FAMILY DETACHED DEVELOPMENT		
DEVELOPMENT STANDARD	CITY OF PHOENIX BASE ZONING DISTRICT (PRD)	PROPOSED PUD
Minimum perimeter building setbacks (side)	Property line (side): 10' (1-story), 15' (2-story)	0'
Minimum building separation	None	5'

APPENDIX C: LAND USE BUDGET TABLE

MASTER DEVELOPMENT PARCEL	RESIDENTIAL UNITS APPROVED TO-DATE	DATE OF UPDATE
1		
2		
3		
4		
5		
TOTAL		

Note: Units associated and entitled with any proposed development plan that fail to transfer out of ASLD's ownership (issued a land patent) shall be returned to the Land Use Budget Table following notice to the city by ASLD.

TOTAL RESIDENTIAL UNITS ALLOWED IN PUD:	19,274
TOTAL RESIDENTIAL UNITS APPROVED-TO-DATE:	0
TOTAL REMAINING ALLOWABLE RESIDENTIAL UNITS:	19,274

