

Gov. Herbert Residences
1922



The Governor by Moderne Planned Unit Development

Case Number – Z-15-20

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CITY OF PHOENIX

FEB 25 2021

**Planning & Development
Department**

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

DEVELOPMENT TEAM

**DEVELOPER
LANDOWNER**

**Moderne Apartments, LLC
WLD Housing, LLC**
Les Litwin
1641 E McDowell Road
Phoenix, Arizona 85006

LAND USE ATTORNEY

Berry Riddell LLC
Wendy Riddell, Esq.
6750 E Camelback Road, #100
Scottsdale, Arizona 85251

ARCHITECT

Todd & Associates
Scott Pieart
4019 N 44th Street
Phoenix, Arizona 85018

ENGINEER

Jacobs Wallace, LLC
Chuck Jacobs
2233 W Bethany Home Road
Phoenix, Arizona 85015

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A. PURPOSE & INTENT

The purpose of this application is to rezone an approximate 2.86-gross-acre site located adjacent to the Brentwood Historic District within Council District 8. The property is located approximately 370 feet west of the southwest corner of 18th Street and McDowell Road (the “Site”), which consists of two parcels: 116-14-088 and 116-14-089, from C-2 and R1-6 to Planned Unit Development (“PUD”). The PUD will be based on the Walkable Urban (“WU”) Code Transect T5 development standards, which will allow for a new four-story multifamily development over one floor of podium parking to be branded as The Governor by Moderne. The Site is designated as Commercial on the General Plan land use map and is located within the Central City Village.

As shown in the aerial below, the Site is mostly vacant but consists of one building that previously housed a Safeway grocery store, wrestling venue, Sears Parts and Repair Center and later, a toy store. The proposed design repurposes the historic Sears building, while offering a synergistic land use and respecting the character of the Miracle Mile Commercial District. Although the Miracle Mile Commercial District is not registered as a historic district, the area features a number of commercial buildings that are cherished by the community for their character and contribution to the unique identity of this commercial corridor.

Site Aerial



The Brentwood Historic District, bounded by Brill Street to the north and Culver Street to the south, was originally developed in the early-1920's, largely driven by an influx of residents to Phoenix and the extension of the Brill Railway Line that ran north to south along 10th Street between Pierce and Brill Street, and later extended to the north in 1913. This historic district consists of six original subdivisions reflective of Modern and Late 19th and early 20th Century Revival architectural styles.

As shown in the graphics below, the Site was developed in the early 1900's as a mansion for the first governor of Arizona, George W. P. Hunt.



In the late 1940's McDowell Road began to attract a variety of community-serving commercial businesses and the area was named Miracle Mile. Since then, the district has been a place to celebrate local businesses that represent our diverse population. In 1951 Governor Hunt's mansion was demolished after his daughter sold the property to be split and developed as residential and commercial. In the early 1950's the Site was developed as the commercial building that exists today. A portion of the structure will be repurposed

as flexible retail space. The architectural style of the new commercial buildings along McDowell Road will seek inspiration from the existing character.

B. LAND USE PLAN

One of the primary goals of The Governor project is to maintain the character of McDowell Road while drawing architectural inspiration from the existing building, celebrating the history of Miracle Mile, and providing additional residential units necessitated by this community's rapidly expanding population.

The primary land use of The Governor is Multifamily Residential. The mixed-use component orients commercial and retail spaces on the ground floor to further activate the McDowell Road Commercial Corridor. Along the northern streetscape, a shipping container contains rotating or permanent businesses to create a flexible commercial environment that adapts to fluctuating market demands. Stoop style residential units are located along Brill Street facing the right-of-way to encourage a pedestrian-scale design. Recognizing the increasing demand for housing and a need to create pedestrian-friendly, urban residential developments where transit alternatives exist, this design of this development has been based on the Transect 5:3 District of the WU Code. Consistent with the goals of the WU Code, the design provides three distinct frontage types that encourage a compact, pedestrian-friendly environment: a Storefront frontage along McDowell Road and Stoop and Door Well along Brill Street. These frontage types reflect the character of the surroundings while encouraging residents to utilize alternate modes of transportation.

C. LIST OF USES

Permitted Uses in The Governor PUD shall be limited to the provisions of Section 1306, T5:3 of the Phoenix Zoning Ordinance. Any property owner of the Site may request an interpretation of analogous uses to the defined list from the City of Phoenix Zoning Ordinance. The Zoning Administrator may administratively approve a use analogous to those uses listed below.

D. DEVELOPMENT STANDARDS

The Development Standards and Guidelines of this PUD listed below aim to recognize the current development on a Site within the Miracle Mile Commercial District, which encourages adaptive reuse, diversity and an integration between residential and commercial land uses. Although this Site is not located within the WU Code boundary, here we recognize the goals of long-range planning to create more dense, walkable developments in appropriate areas and where transit alternatives exists. The development standards are based upon the Transect 5:3 District with some modifications where appropriate for this context. Development standards not modified by The Governor PUD shall comply with WU Code, Transect 5:3 Section 1303 of the Phoenix Zoning Ordinance.

LOT DEVELOPMENT STANDARDS

	PUD STANDARD
Maximum Height	62 feet
Maximum Density	200 Units
Maximum Lot Coverage	80 percent
Open Space	Minimum of 10% of gross site area
Minimum Lot Width and Depth	N/A
Building Setbacks	
Primary (McDowell Rd.)	Maximum 17 feet
Secondary (Brill St.)	Maximum 10 feet
Side	0-foot setback from 0 feet to 50 feet from McDowell Road and 10-foot setback 50 feet from McDowell Road
Parking Setbacks	
Primary (McDowell Rd)	30 foot minimum for 80% of the frontage or behind the building; 10 foot minimum for the remaining 20% of frontage
Secondary (Brill St.)	20 foot minimum for 80% of the frontage or behind the building, 10 foot minimum for the remaining 20% of frontage or behind the building
Sides	5 feet
Glazing Requirements	
Ground Floor	75%. Modifications as per Table 1305.1 and Sections 1305.B.2 and 1312.A. Exceptions for Transit Gateway Character Area per Sections 1312 and 1305.B.2.a.(3)
Second Floor	45%, 25% East and West
Upper Floors	25%, 15% East and West
Parking Requirements	
Vehicular	Commercial- 1 space per 300 square feet Residential- 1 space per 1.16 dwelling units
Bicycle	.25 spaces per residential unit, with a maximum of 50 spaces 1 space per 25 parking spaces or a minimum of 4 spaces if no parking provided for commercial use
Art Requirements	
Residential	Minimum of 5 percent or 750 square feet of building facade
Commercial	Minimum of 2 percent or 300 square feet of building facade

FRONTAGE DEVELOPMENT STANDARDS

	PUD STANDARD
Primary Frontage (McDowell Rd.)	70% minimum (including existing Sears building)
Secondary Frontage (Brill St.)	50% minimum
All frontage development standards shall comply with Section 1305 of the City of Phoenix Zoning Ordinance apart from the stoop and door well frontage type. The primary entries for stoop and door well frontage types will be accessed via internal corridors to ensure compliance will ADA requirements. Street level access along Brill Street will require steps.	

LANDSCAPING AND STREETScape STANDARDS

The primary goal of the conceptual Landscape Plan is to create an aesthetically pleasing and inviting street frontage along McDowell Road and Brill Street. Both street frontages will provide detached sidewalks and landscape strips on both sides of the sidewalk with large shade trees.

A strong sense of place will be defined along McDowell Road and Brill Street using a combination of plantings and hardscape material finishes that complement the architecture of the building. McDowell Road will include pedestrian amenities such as seating opportunities, bike racks, carefully considered lighting and shaded areas. Brill Street will take on more of a residential character given its interface with the existing neighborhood.

The ground floor will utilize low water use sustainable plants with a strong variety of color, shape, texture and height from the shrub, succulent, and groundcover families. Dense canopy coverage will be planted along the west side of the project to provide screening for the adjacent residential properties. Podium landscape will be provided to enhance the residence experience by providing opportunities for both private spaces and interactive outdoor spaces. Raised planters define space to create those opportunities as well as provide locations for large shade trees.

PUD STANDARD	
Landscape Setbacks	
Primary (McDowell Rd.)	Minimum of 15 feet provided, which includes a 10-foot sidewalk easement. Landscaping and landscape setbacks shall be provided adjacent to new buildings only. *
Secondary (Brill St.)	0 feet *
Sides	0-foot setback from 0 feet to 50 feet from McDowell Road and 10-foot setback 50 feet from McDowell Road
Landscape Planting	
Primary (McDowell Rd.)	Minimum 2-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings installed between the edge of curb and the buildings. Shrubs to provide 75% coverage at a minimum mature height of 24". *
Secondary (Brill St.)	Minimum 2-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings installed between the edge of curb and the buildings. Shrubs to provide 75% coverage at a minimum mature height of 24". *
Side (west)	Minimum 2-inch caliper trees to be placed 25 feet on center or in equivalent groupings.
Side (east)	a. No trees shall be provided due to the proximity of adjacent existing building located along the property line and fire access requirements. b. 5 gal. vines & groundcover provided along new screen wall only.
Parking Lot	Per Section 1307.F.4. of the City of Phoenix Zoning Ordinance
Of the trees planted along front and secondary frontages, 30% will be a minimum of 3-inch caliper in size. All trees planted on the ground floor will be drought tolerant shade trees.	

*landscaping to be provided in the right-of-way.

Streetscape Standards	
Sidewalk Widths	
Frontage (McDowell Rd.)	8 feet (excludes existing sidewalk to remain in front of Sears building)
Secondary (Brill St.)	5 feet
Landscaping provided between sidewalk and curb	
Frontage (McDowell Rd.)	Minimum of 7 feet (to be provided within right of way)

Secondary (Brill St.)	Minimum of 10 feet (to be provided within right of way)
Landscaping provided between sidewalk and building	
Frontage (McDowell Rd.)	Minimum of 5 feet*
Secondary (Brill St.)	Minimum of 0 feet (to be provided within right of way)

*landscaping to be provided in front of new buildings, only.

E. DESIGN GUIDELINES

The design guidelines of The Governor PUD take into consideration the Site’s orientation among a historic residential neighborhood and commercial community with the intent to preserve the existing building onsite. These design guidelines are intended to capture the design aesthetic of the existing structure, celebrate the historic qualities, and create a compatible design with the existing Miracle Mile commercial corridor. The intent is to utilize the Storefront frontage type along McDowell Road and the Stoop and Door well frontage types along Brill Street. Design Guidelines not modified by The Governor PUD shall comply with WU Code, Section 1304.A through 1304.H of the Phoenix Zoning Ordinance.



Sketch of McDowell Road Character

a. Site Amenities.

The proposed PUD will provide a minimum of five (5) amenities, which may include but are not limited to the following:

- Ramada
- Public benches
- Picnic tables
- Fire table

- BBQ
- Fitness Center
- Conference Room(s)
- Lawn Games
- Dog Wash
- Dog Run
- Bike repair station

b. Art.

A mural or other artistic architectural feature will be provided along the northern street frontage, facing McDowell Road, which will encompass a minimum of 5 percent or 750 square feet of this façade, in addition to 2 percent or 300 square feet on the pop-up retail shipping container. The demonstration of an art commission will be provided prior to final site plan approval.



Proposed Art Installation Locations

c. Architecture.

The design shall comply with the following enhanced standards:

- Contain architectural embellishments and detailing, such as: textural changes, pilasters, offsets, recesses, variation in window size or location, overhang canopies, stone veneer wainscoting, decorative gable pipe details, decorative wooden shutters, or similar features. Ground floor façade facing the right-of-way shall not extend for more than 25 feet without being interrupted by a change in color, material, texture, or an architectural feature such as a window or architectural projections.
- Enhanced building materials may include block, breeze block, stucco, metal accents and will be incorporated in mass articulation such as, architectural projections and vertical and horizontal mass articulation.

- Buildings shall incorporate architectural features from the existing commercial building on Site into the main building such as, but not limited to masonry bricks, columns, and vertical features that create shade and visual interest.
- Building shall consist of architectural embellishments such as pop-out features, vertical and horizontal accents, breeze block, and metal accents.
- Refuse bins shall be fully screen from view by a 6-foot-tall masonry block wall and metal gate, or other high-quality materials.
- Bicycle racks shall consist of an inverted U or other decorative design and installed pursuant to the requirements of Section 1307.H of the City of Phoenix Zoning Ordinance.
- Adaptive reuse of a metal shipping container for the use of retail and/or restaurant.
- All residential units will have balconies that are a minimum of 8 feet wide and 5 feet in depth.
- Visible side and rear building facades shall have a level of trim and finish compatible with the front façade
- Lighting standards from Section 507 Tab A.II.A.8 and Section 23-100 of the City Code shall apply.
- Pedestrian entrances and public pedestrian accessible ways shall be defined by the use of distinctive paving that visually contrast with the adjacent parking and drive aisles surfaces.

d. Shade.

Shade along McDowell Road and Brill Street will be accomplished with large shade trees and building canopies. Shade on the podium will be at a surplus given the fact that it is surrounded by a five-story building structure (4-story residential building on top of a 1-story podium garage). In addition to this, the courtyard will have a series of raised planters designed to allow for shade trees to be strategically placed to provide maximum shade coverage.

The project proposes 80% lot coverage with most of the parking to be provided on the interior of the primary building footprint. The only surface areas requiring shade include perimeter landscape tracts. Additionally, protection from the sun will be provided by the surrounding architecture.

SHADE STANDARDS

	PUD STANDARD
McDowell Rd. Sidewalk	Minimum of 75%*
Brill St. Sidewalk	Minimum of 75%
Private Walkways	Minimum of 75%
Open Space	Minimum of 50%

*110 feet measured from the eastern property line shall be excluded due to the adaptive reuse of the Sears Building façade.

e. Complete Streets

Providing safe and comfortable streets is extremely important for pedestrian comfort and neighborhood character. The Site has been designed in such a way that takes the following principles from the City of Phoenix Complete Streets Design Guidelines into consideration:

Design for Context

The Governor is unique in that it interfaces with both McDowell Road and Brill Street. Along McDowell Road, the project will be activating the street with ground floor commercial uses, including and integrated pop-up spaces with tables and chairs. Within the project, there are ample bike parking spaces and a bike-fix it station available to residents. Our landscaping palette along McDowell Road reflects vegetation being used in the corridor to further the sense of place, while providing 75 percent shade coverage.

Our frontage along Brill Street integrates more into the neighborhood setting with the use of the Stoop and Door well frontage type. This frontage type will create a residential sense of place and enhance the character of the adjacent historic neighborhood. Along Brill, trees will be planted along the sidewalk to create a comfortable pedestrian experience.

Design for Safety

The site was designed with pedestrian safety in mind. At the driveway exit points along McDowell Road, signage will be provided to alert drivers to look for pedestrians before exiting the Site. We are also providing balconies along both street frontages which provides more “eyes on the street” and a better sense of security. We are also committed to providing 50% of the cost (up to a fixed amount of \$75,000) towards a HAWK crossing at the 18th Street and McDowell Road intersection to ensure pedestrian safety even off site.

Design for Comfort and Convenience, Sustainability and Connectivity

The site was designed and landscaped in such a way to provide thermal comfort to pedestrians year-round with the use of drought tolerant shade trees. Both the McDowell Road and Brill Street frontages will be shaded at a minimum of 75 percent.

Given 18th Street is part of the Master Bike Plan, ample bike parking will be provided along McDowell Road, Brill Street and within the project for residents to promote multimodal transportation.

f. Public Benefit

Being an asset to the community while positively contributing to the future of Miracle Mile is of utmost importance to our development team. The following are efforts being made through this project that will benefit the overall community:

Achievable Housing

The developers, Moderne Apartments, have started to brand the term, “Achievable Housing”. Achievable Housing provides apartments to the space created between Affordable Housing and Market Rate Housing. The term “Achievable Housing” was chosen as it better describes this rental segment. The team at Moderne are focused on creating new or renovated apartment homes to serve this rental segment. Moderne believes that this segment is one of the most underserved apartment segments in Phoenix currently. The Governor project will be an “Achievable Housing” apartment complex.

HAWK Crossing

There are efforts being made by the City of Phoenix and other local stakeholders to promote multimodal transportation in this area. The City of Phoenix is currently improving 18th Street to provide additional bike lanes and other improvements. The 18th Street alignment provides connectivity to the pedestrian bridge over the I-10. The development team is willing to provide 50% of the cost (up to a fixed amount of \$75,000) towards a HAWK crossing, to ensure there is a safe crossing across McDowell Road along the 18th Street connection.

Contribution to Miracle Mile

The Miracle Mile segment along McDowell Road plays an important role in the history of Phoenix. There is a dedicated group of stakeholders that are advocating for unique development and adaptive reuse in this area. As a company, Moderne is so dedicated to the success and vision of Miracle Mile they relocated their offices just west of the Site. Through this development, micro-retail and pop-up opportunities are being provided that will allow a low-cost of entry for local businesses. In addition, there is the opportunity to provide a low-cost space to a local nonprofit.

Public art is very important to the developer and the local neighbors. Through our neighborhood outreach efforts, the desire for local art and murals was made very apparent. We are excited to provide opportunities on our buildings to provide art

installations that further the branding of Miracle Mile while celebrating the rich history of the area.

F. SIGNS

All signage shall comply with Section 1308 of the City of Phoenix Zoning Ordinance.

G. SUSTAINABILITY

At a minimum, consideration and implementation of at least five (5) of the following enforceable Design Review Standards or other sustainability principles as approved by the Planning and Development Department shall be incorporated into the development.

1. Incorporate architectural features that shade the building and reduce energy consumption.
2. Utilize a drip irrigation system for landscaping to minimize water waste.
3. Utilize energy efficient lighting to reduce energy consumption.
4. Provide a minimum of two electric vehicle charging spaces.
5. Use of drought tolerant plants to reduce water consumption.
6. At a minimum, 75% of the parking spaces shall be shaded by the building.
7. Provide designated rideshare area and rideshare bench on property.
8. Add a bike repair station for resident use.

H. INFRASTRUCTURE

Grading & Drainage

The stormwater runoff for the site will be collected on paved and roof surfaces and directed via sheet flow and/or pipe systems to an underground retention tank located within the exterior parking lot located on the west side of the site. Roof runoff will be directed to the west and collected at ground level and then directed to the underground retention storage tank. The tank will drain via percolation provided with a drywell system as required by the City of Phoenix. Furthermore, a grading and drainage plan shall be submitted to the Planning and Development Department as part of the site plan approval process.

Water and Wastewater

Sanitary Sewer:

This property currently is serviced by an existing 8" sewer from the alley located near the midpoint of the western boundary. The existing 4" service will be abandoned, and a new properly sized sewer service will be installed either from the existing public sewer located

in the adjacent alley to the west or there is an existing 8" public sewer within McDowell Road.

Water:

This property currently is serviced by four (4) existing water services (2-2" taps & 2-3/4" taps) from an existing 12" public water main within McDowell Road. Pending condition of existing services, location of existing services, and required sizing of the proposed development, these services may be used for either domestic use or landscape use. If not viable to be used, the current services will need abandoned and new properly sized services will be installed from either the existing 12" public main within McDowell Road or an existing 8" public main within Brill Street. Any necessary water and sewer improvements will be determined as part of the site plan approval process.

Circulation Systems

Ingress and egress to the Site is provided by two driveways on McDowell Road and one exit-only driveway on Brill Street. The Brill Street driveway is gated and thus, serves as egress for residents and emergency exit only. Within the parking area, a second gate separates the resident parking from guest/visitor parking and spaces available to the commercial/retail businesses. Detached sidewalks on both Brill Street and McDowell Road provide pedestrian circulation. In an effort to improve pedestrian safety along McDowell Road, a sign will be added on-site to alert drivers to look for pedestrians before exiting the site.

I. COMPARATIVE ZONING STANDARDS TABLE

	R-5 RI PRD Standards	WU Code T5:3 Standards	Proposed
Minimum Lot Width/Depth			
	None	N/A	N.A
Building Height			
	Max. 65'	Max. 48'	62'
Lot Coverage			
	Max. 50%	Max. 80%	80%
Building Setbacks			
Front (McDowell) (Primary Frontage)	Min. 20'	Max. 12'	Maximum of 17 feet
Rear (Brill) (Secondary Frontage)	Min. 20'	Max. 10'	Maximum of 10 feet
Side	Min. 10'	Min. 25' adjacent to R1-6 and HP	0 feet for buildings under 40 feet in height Minimum of 10 feet for buildings exceeding 40 feet in height
Parking Setbacks			
Front (McDowell Rd) (Primary Frontage)	N/A	Min. 30'	30 foot minimum for 80% of the frontage or behind the buildings
Rear (Brill) (Secondary Frontage)	N/A	Min 20', 10-foot landscape setback from street	20 foot minimum for 80% of the frontage or behind the buildings
Side	N/A	Min. 0'	5 feet
Landscape Setbacks			
Front (McDowell Rd) (Primary Frontage)	Min. 20'	Min. 10' landscape setback if adjacent to Historic Preservation or single-family.	Minimum of 15 feet provided, which includes a 10-foot sidewalk easement. Landscaping shall be provided adjacent to new buildings only.
Rear (Brill) (Secondary Frontage)	Min. 20'		0' *See Landscape Development Standards for landscaping provided in the right-of- way
Side (West) Side (East)	Min. 5		Minimum of 5 feet

J. LEGAL DESCRIPTION

THAT PART OF A PORTION OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST QUARTER CORNER OF SAID SECTION 3;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 595.20 FEET AND THE MONUMENT LINE OF McDOWELL ROAD SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 09 MINUTES 44 SECONDS EAST A DISTANCE OF 42.28 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID McDOWELL ROAD;

THENCE SOUTH 00 DEGREES 09 MINUTES 44 SECONDS EAST A DISTANCE OF 298.91 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE ON BRILL STREET;

THENCE SOUTH 00 DEGREES 09 MINUTES 44 SECONDS EAST A DISTANCE OF 35.00 FEET TO THE CENTERLINE OF SAID BRILL STREET;

THENCE NORTH 89 DEGREES 59 MINUTES 27 SECONDS EAST A DISTANCE OF 333.41 FEET ALONG SAID CENTERLINE OF BRILL STREET;

THENCE NORTH 00 DEGREES 11 MINUTES 33 SECONDS WEST A DISTANCE OF 35.00 FEET TO NORTH RIGHT OF WAY LINE OF BRILL STREET;

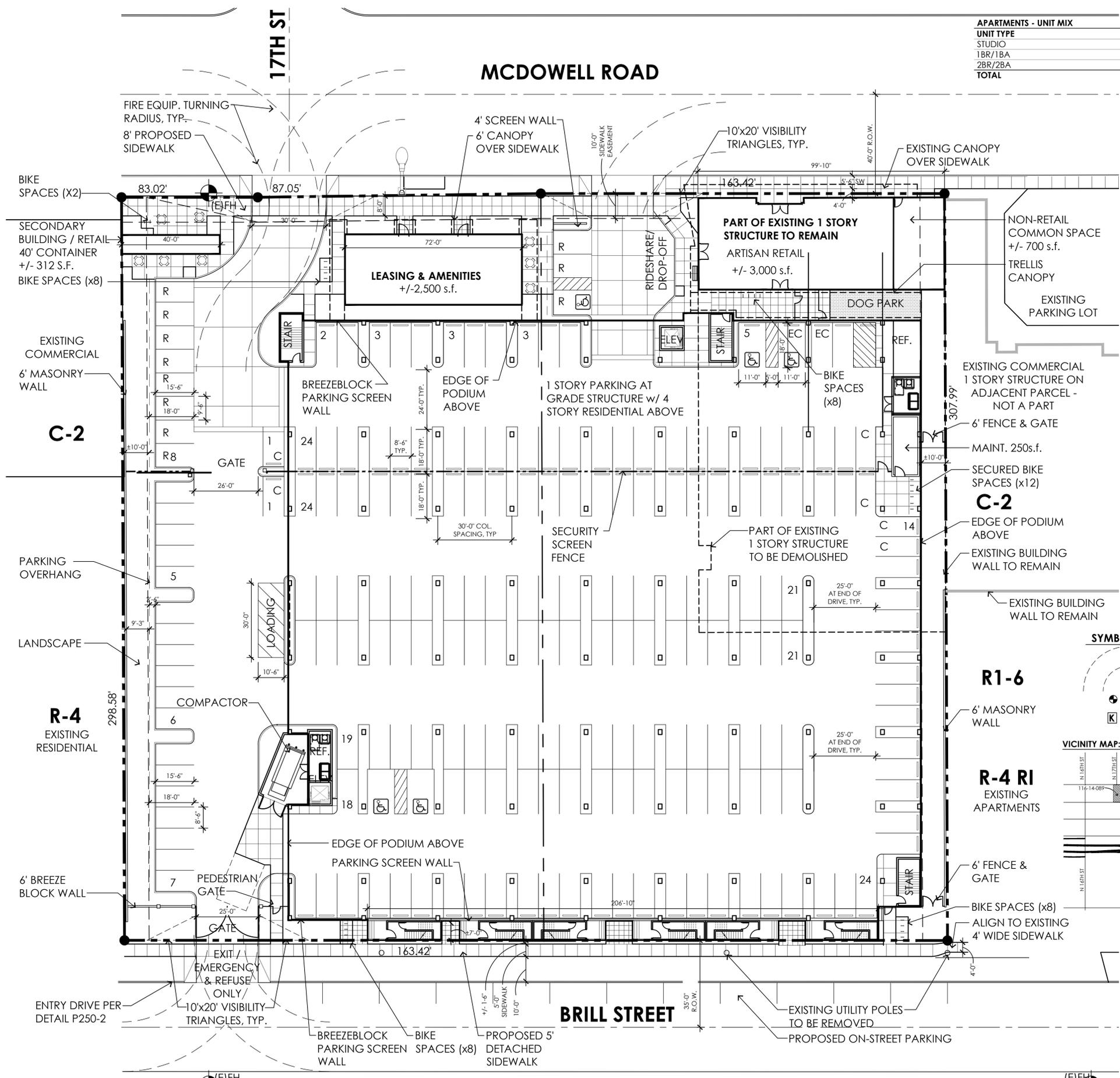
THENCE LEAVING SAID RIGHT OF WAY NORTH 00 DEGREES 11 MINUTES 33 SECONDS WEST A DISTANCE OF 301.14 FEET TO SOUTH RIGHT OF WAY LINE OF McDOWELL ROAD;

THENCE LEAVING SAID RIGHT OF WAY NORTH 00 DEGREES 11 MINUTES 33 SECONDS WEST A DISTANCE OF 40.00 FEET TO NORTH LINE OF SECTION 3 ALSO BEING THE MONUMENT LINE OF McDOWELL ROAD;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 333.21 FEET AND THE MONUMENT LINE OF McDOWELL ROAD SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING

EXHIBIT A

Conceptual Site Plan



APARTMENTS - UNIT MIX

UNIT TYPE	RATIO	#DU
STUDIO	37%	64
1BR/1BA	40%	68
2BR/2BA	23%	40
TOTAL	100.0%	172

SITE DATA

SITE AREA:
 NET: ±2.30 AC (±100,000 SF)
 GROSS: ±2.88 AC (±125,250 SF)

PARCEL NUMBERS: 116-14-089/116-14-088

ZONING:
 EXISTING: C-2/R1-6 PUD
 PROPOSED: V-A RESIDENTIAL OVER I-A PARKING STRUCTURE

CONSTRUCTION TYPE: V-A RESIDENTIAL OVER I-A PARKING STRUCTURE

BUILDING GROSS SF: ±175,000 SF

BUILDING HEIGHT: 4 STORY APARTMENTS OVER 1 STORY PARKING (± 5')

DENSITY:
 NET DENSITY PROVIDED: ±74.78 DU/AC
 GROSS DENSITY PROVIDED: ±59.72 DU/AC

LOT COVERAGE:
 BLDG FOOTPRINT = 69,300 SF / 100,000 SF = 69.3%
 COVERED PARKING = 3,220 SF / 100,000 SF = 3.22%
TOTAL = 72.52%

OPEN SPACE:
 REQUIRED: 5.0% OF GROSS SITE AREA
 0.05 x 125,250 SF = 6,263 SF

PROVIDED:
 GROUND LEVEL: 2,789 S.F. or 2.3%
 PODIUM LEVEL: 13,252 S.F. or 10.6%
TOTAL: 16,982 S.F. or 12.9%

REQUIRED PARKING:

MULTI-FAMILY PARKING:
 STUDIO (64 DU x 1.0 PS) = 64 PS
 1 BEDROOM (68 DU x 1.5 PS) = 102 PS
 2 BEDROOM (40 DU x 1.5 PS) = 60 PS
MULTI-FAMILY REQUIRED 226 PS (1.31 PS/DU)

UNRESERVED PARKING:
 STUDIO (66 DU x 0.3 PS) = 20 PS
 1 BEDROOM (66 DU x 0.5 PS) = 33 PS
 2 BEDROOM (40 DU x 0.5 PS) = 20 PS
TOTAL UNRESERVED REQ'D* 73 PS

*NOTE: UNRESERVED PARKING IS INCLUDED IN THE REQUIRED PARKING COUNT.

REQUIRED RETAIL PARKING:
 1 PER 300 S.F. = +/- 3,212 S.F. = 11 PS
RETAIL REQUIRED 11 PS

TOTAL REQUIRED PARKING 237 PS

PROVIDED PARKING:
MULTI-FAMILY PARKING:
 SURFACE PARKING = 20 PS
 GARAGE PARKING = 180 PS
TOTAL MULTI-FAMILY PROVIDED 200 PS (1.16 PS/DU)

RETAIL PARKING:
 SURFACE PARKING = 8 PS
TOTAL RETAIL PROVIDED 8 PS (1 Per 300 s.f.)

TOTAL PROVIDED PARKING 211 PS

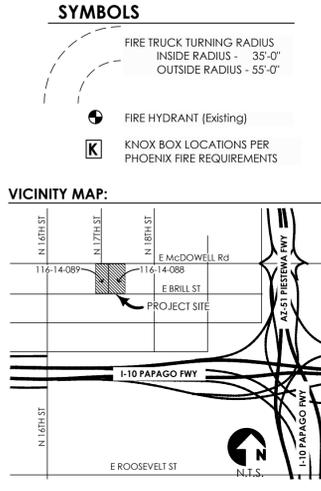
NOTE: "C" INDICATES COMPACT PARKING SPACES
 NOTE: "R" INDICATES RETAIL PARKING SPACES PROVIDED
 NOTE: "EC" INDICATED ELECTRIC CHARGING SPACE
 NOTE: 11 ON-STREET PARKING SPACES PROVIDED ALONG BRILL ST.

GENERAL PARKING DIMENSIONS:
 PARKING SPACE: 8.5' x 18'
 COMPACT SPACE: 8' x 16'
 FIRE ACCESS AISLE: 26'
 PARKING GARAGE AISLE: 24'

BIKE PARKING:
 REQUIRED MULTI-FAMILY: .25 / DU = .25 x 172 = 43 SPACES
 PROVIDED MULTI-FAMILY: 44 SPACES
 REQUIRED RETAIL: 1 Per 25 PARKING SPACE or 4 SPACES w/ NO PARKING PROVIDED
 PROVIDED RETAIL: 4 SPACES

BUILDING SETBACK:

SIDE	PROPOSED
PRIMARY (EXIST. (MCDOWELL))	17' Max. for 50% of McDowell Rd. Frontage
SECONDARY (BRILL ST)	10' Max.
SIDES	0' @ 0'-50' from McDowell Rd.
SIDES	10' @ > 50' from McDowell Rd.

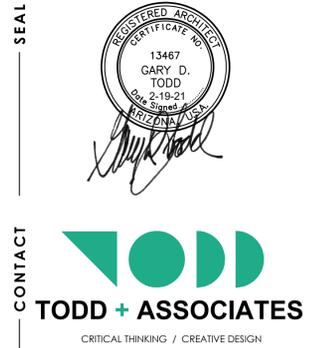


PROJECT NO. 19-2023-00

THE GOVERNOR BY MODERNE

Phoenix, AZ

CLIENT **MODERNE APARTMENTS, LLC**
 1641 East McDowell Road
 Phoenix, AZ 8006
 602-235-2900 p



ARCHITECTURE, PLANNING, LANDSCAPE ARCHITECTURE

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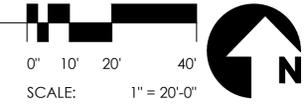
PHASE 2-19-21

PRELIMINARY DESIGN PUD FINAL SUBMITTAL

DATA Proj Mgr. Dwn By: Rev. Date: Description:

R1-6 HP

CONCEPTUAL SITE PLAN



KIVA NO:
 PAPP NO:
 ZONING MAP: G-9
 QUARTER SECTION NO:

CONCEPTUAL SITE PLAN

A1.1

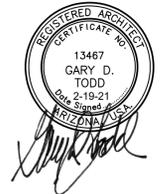
EXHIBIT B

Floor Plans

PROJECT NO. 19-2023-00
THE GOVERNOR BY MODERNE

Phoenix, AZ

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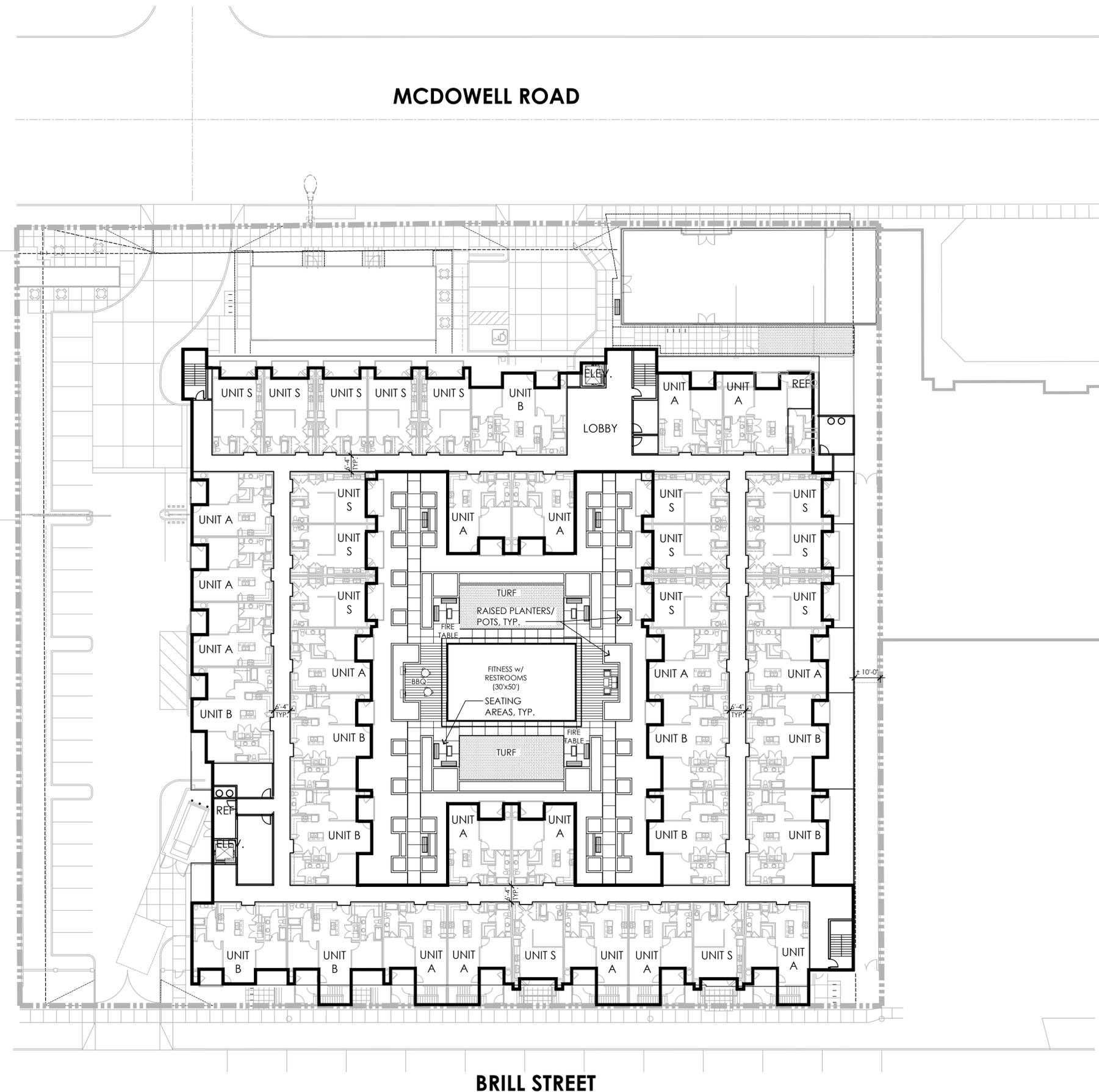
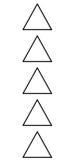
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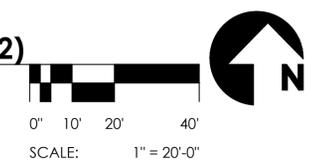
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 Dwn By:
 Rev. Date: Description:



APARTMENTS - UNIT MIX

UNIT TYPE	RATIO	#DU
STUDIO	37%	64
1BR/1BA	40%	68
2BR/2BA	23%	40
TOTAL	100.0%	172

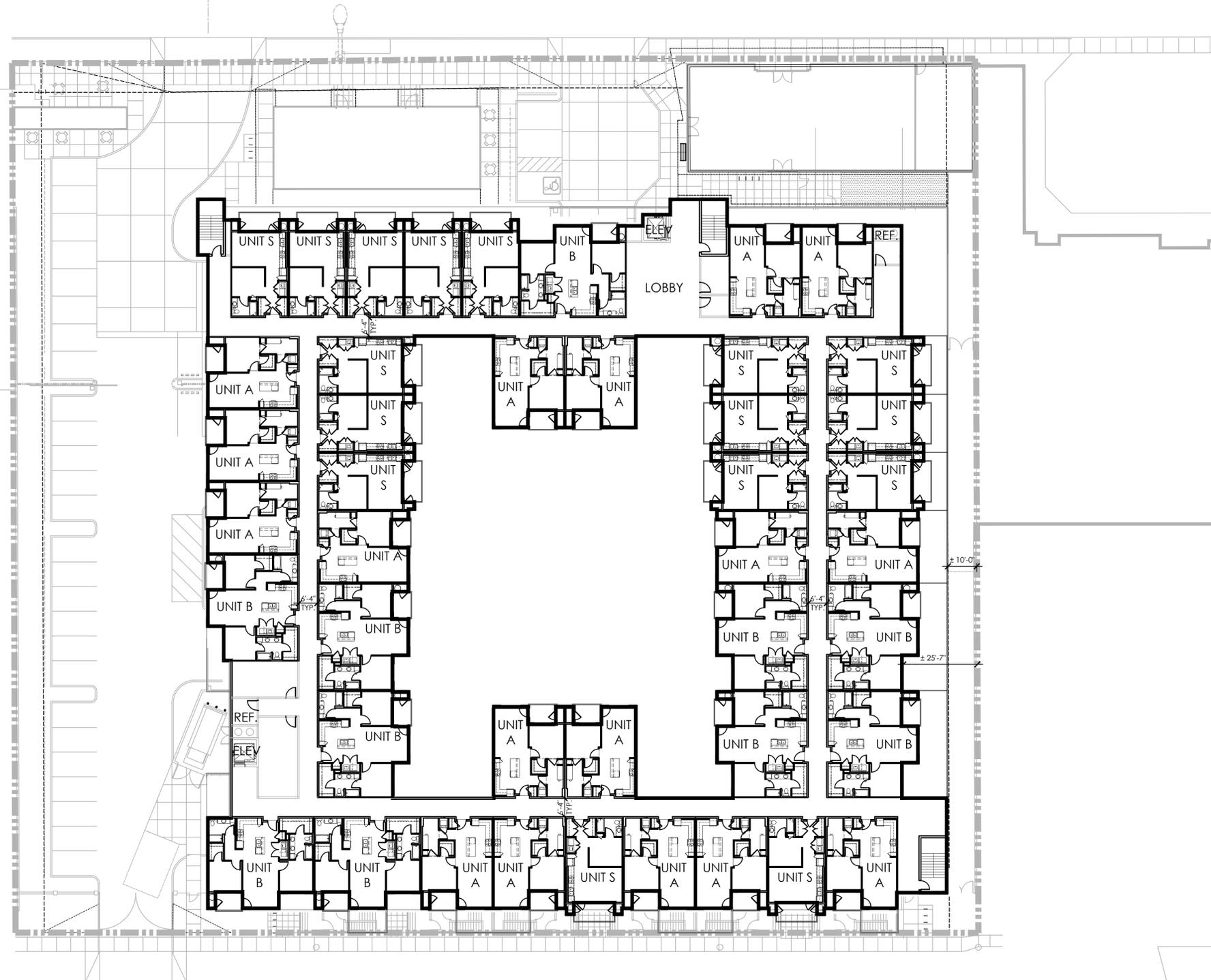
PODIUM LEVEL (LEVEL 2)



CONCEPTUAL FLOOR PLAN
 PODIUM LEVEL

A2.1

MCDOWELL ROAD



BRILL STREET

APARTMENTS - UNIT MIX		
UNIT TYPE	RATIO	#DU
STUDIO	37%	64
1BR/1BA	40%	68
2BR/2BA	23%	40
TOTAL	100.0%	172

PROJECT
NO. 19-2023-00
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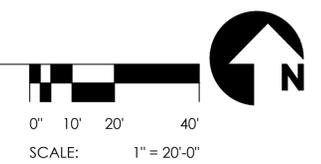


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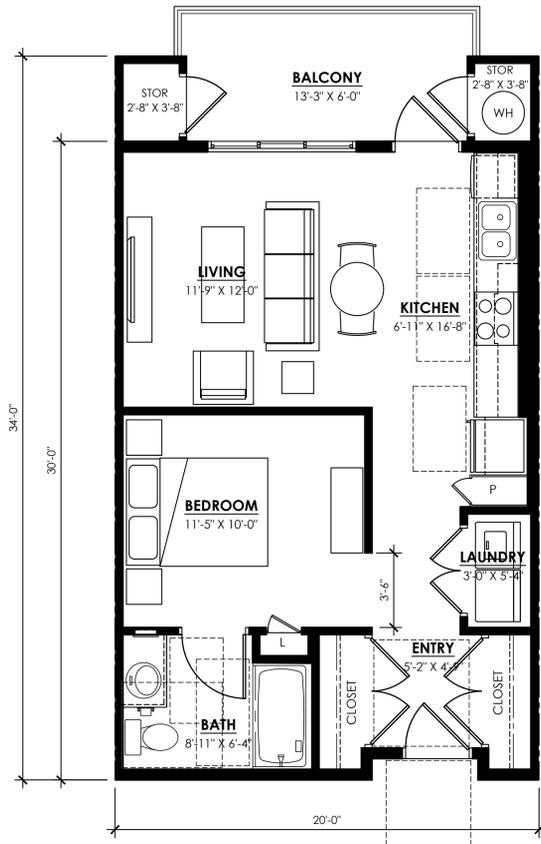
DATA
 Proj Mgr.
 Dwn By:

FLOORS 3-5



CONCEPTUAL
 FLOOR PLAN
 FLOORS 3-5
A2.2

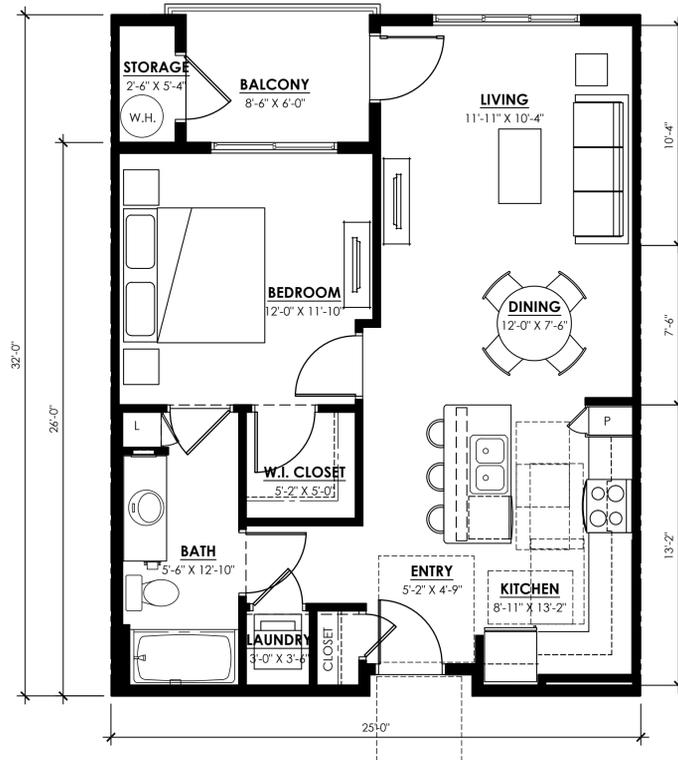
EXHIBIT C Unit Plans



STUDIO UNIT S

SCALE: 1/4" = 1'-0"

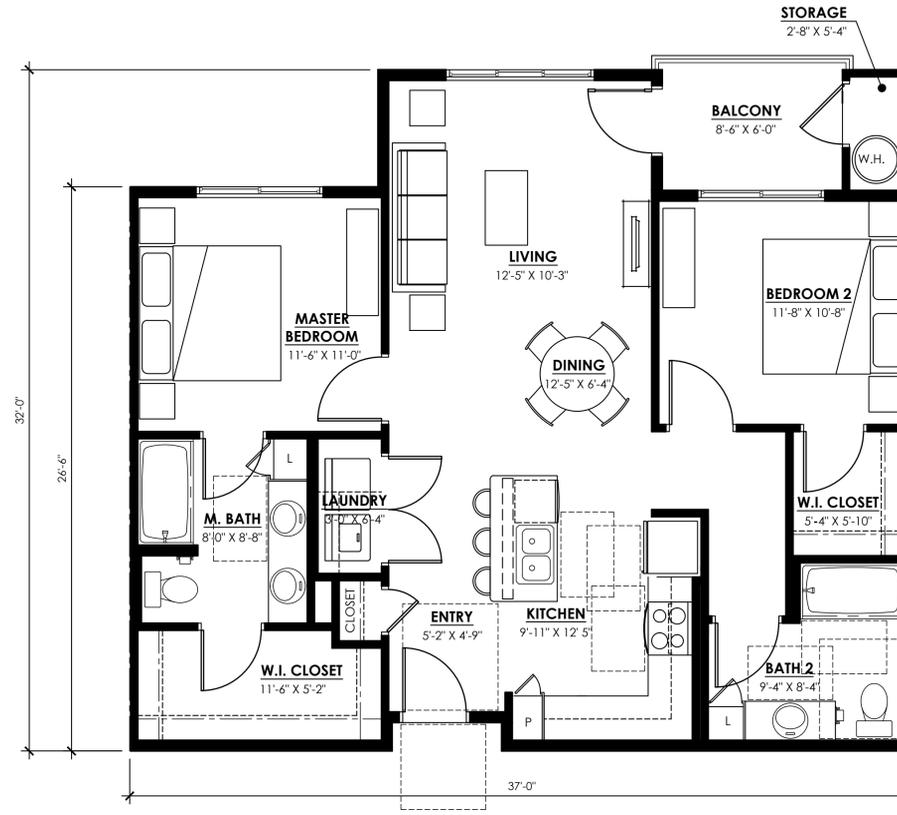
LIVABLE	595 S.F.
STORAGE	27 S.F.
BALCONY	86 S.F.
TOTAL:	708 S.F.



ONE BEDROOM UNIT A1

SCALE: 1/4" = 1'-0"

LIVABLE	722 S.F.
STORAGE	21 S.F.
BALCONY	57 S.F.
TOTAL:	800 S.F.



TWO BEDROOM UNIT B1

SCALE: 1/4" = 1'-0"

LIVABLE	1045 S.F.
STORAGE	19 S.F.
BALCONY	55 S.F.
TOTAL:	1,119 S.F.

PROJECT NO. 19-2023-00

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CONCEPTUAL UNIT PLANS

A4.1

Phoenix, AZ

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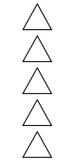


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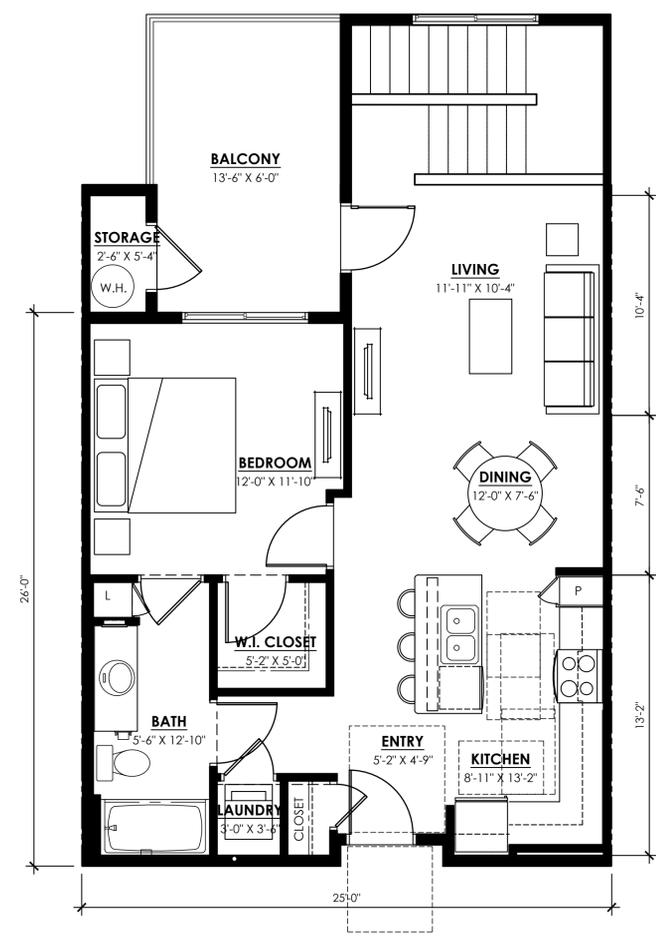
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 Rev. Date: Description:



CONCEPTUAL UNIT PLANS

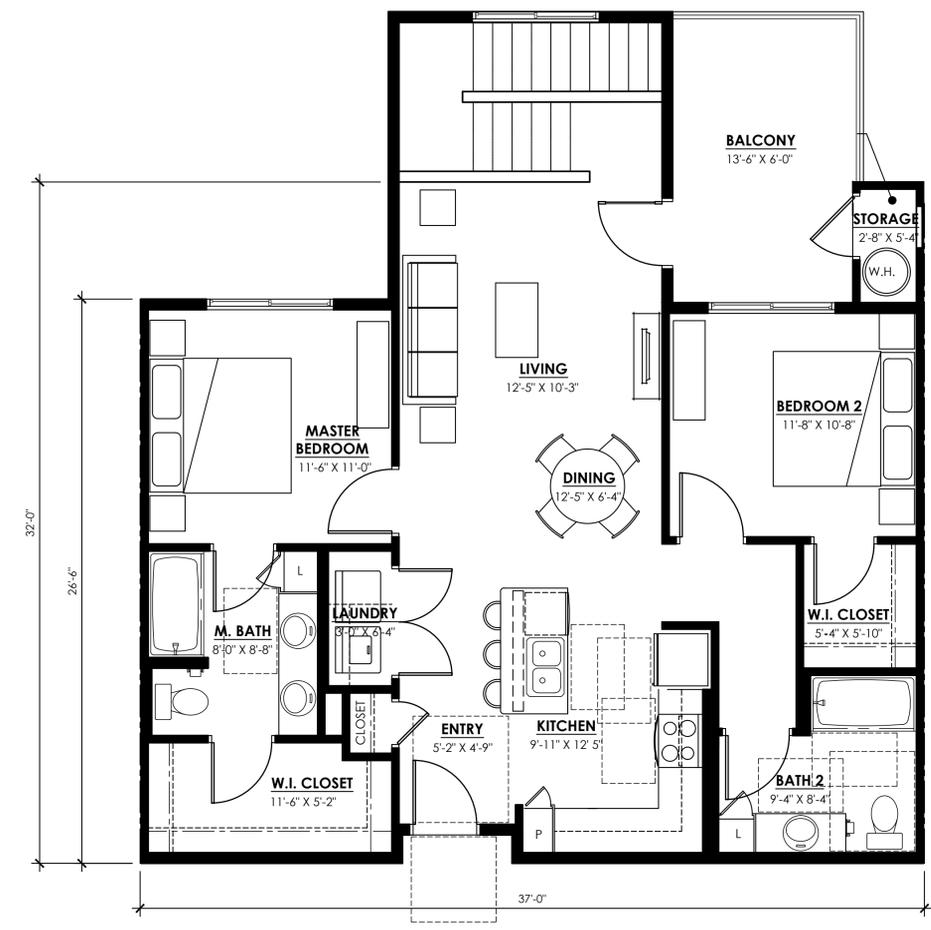
A4.2



ONE BEDROOM UNIT A2

SCALE: 1/4" = 1'-0"

LIVABLE	824 S.F.
STORAGE	21 S.F.
BALCONY	125 S.F.
TOTAL:	970 S.F.



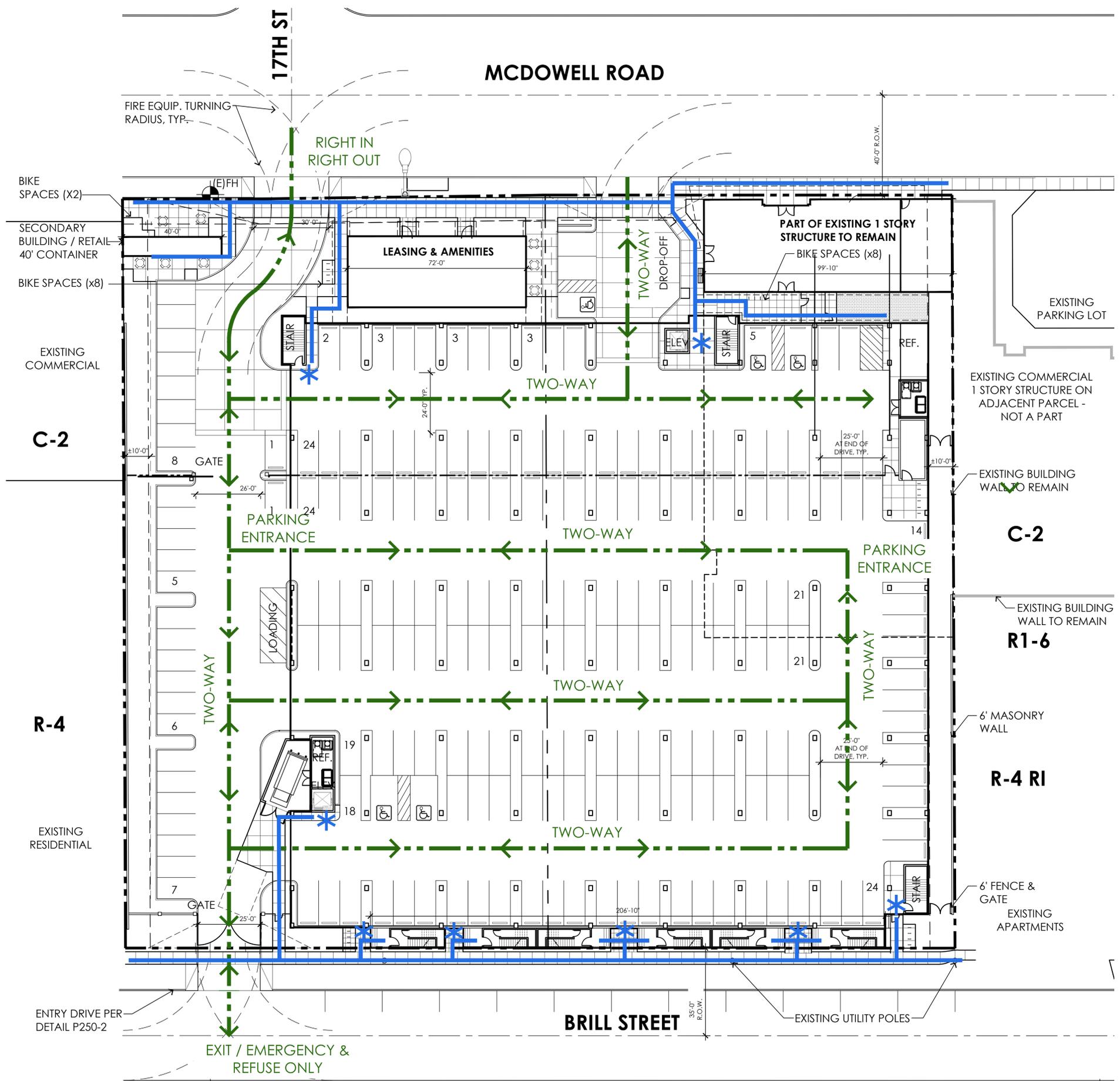
TWO BEDROOM UNIT B2

SCALE: 1/4" = 1'-0"

LIVABLE	1,153 S.F.
STORAGE	19 S.F.
BALCONY	120 S.F.
TOTAL:	1,292 S.F.

EXHIBIT D

Circulation Plan



LEGEND

- PEDESTRIAN WALKWAY
- * PEDESTRIAN BUILDING ACCESS POINTS
- - - VEHICULAR INGRESS / EGRESS

PROJECT NO. 19-2023-00

THE GOVERNOR BY MODERNE
Phoenix, AZ

CLIENT **MODERNE APARTMENTS, LLC**
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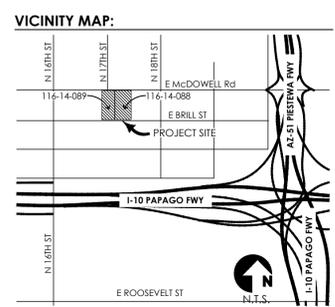
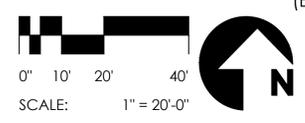
SEAL

CONTACT **TODD + ASSOCIATES**
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R1-6 HP CONCEPTUAL CIRCULATION PLAN



CONCEPTUAL CIRCULATION PLAN
A1.4

EXHIBIT E

Conceptual Elevations



NORTH ELEVATION @ McDOWELL

SCALE: 1"=3/32'

NORTH ELEVATION - MCDOWELL ROAD

SCALE: 3/32'=1'-0"



SOUTH ELEVATION @ BRILL STREET

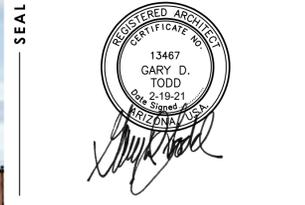
SCALE: 1"=3/32'

SOUTH ELEVATION - BRILL STREET

SCALE: 3/32'=1'-0"

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THE GOVERNOR BY MODERNE
 Phoenix, AZ

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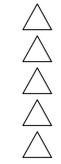


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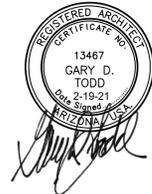
CONCEPTUAL ELEVATIONS

A3.1

THE GOVERNOR BY MODERNE

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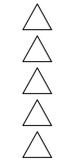


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CONCEPTUAL ELEVATIONS

A3.2



WEST ELEVATION

SCALE: 3/32"=1'-0"



EAST ELEVATION

SCALE: 3/32"=1'-0"

EXHIBIT F
Public Art Exhibit

THE GOVERNOR BY MODERNE

Phoenix, AZ

CLIENT **MODERNE APARTMENTS, LLC**
1641 East McDowell Road
Phoenix, AZ 8006
602-235-2900 p



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PUBLIC ART EXHIBIT

A3.3



NORTH ELEVATION @ McDOWELL



PUBLIC ART LOCATION

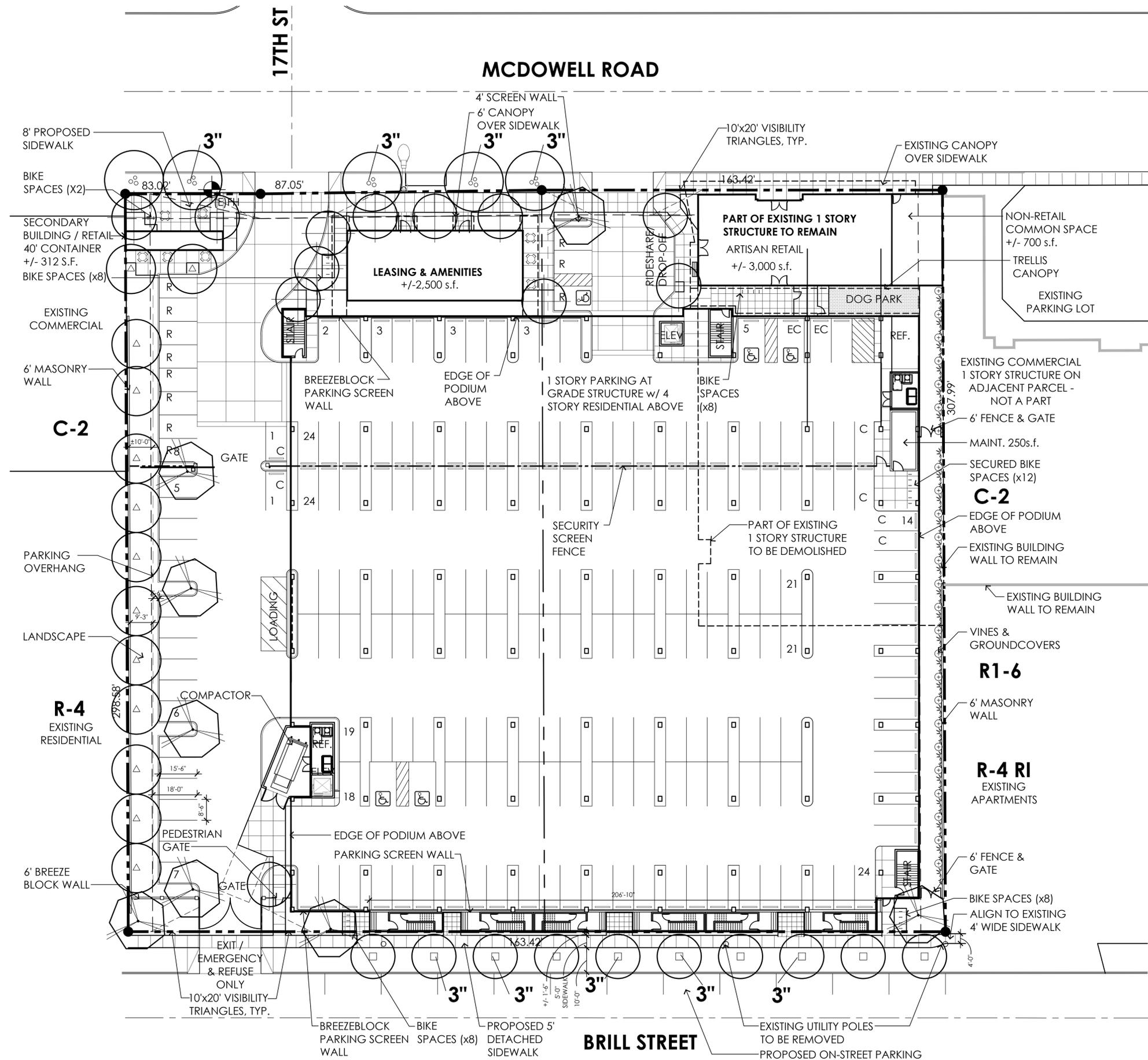
OVERALL FRONTAGE AREA: 14,950 S.F.
TOWER ART FRONTAGE: 750 S.F.
POP-UP RETAIL ART FRONTAGE: 300 S.F.

PUBLIC ART EXHIBIT

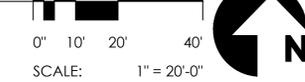
SCALE: N.T.S

EXHIBIT G

Landscape Plan



CONCEPTUAL LANDSCAPE PLAN



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
+	CHITALPA TASHKENTENSIS	CHITALPA	2' CAL.
*	*PARKINSONIA 'AZT'	SONORAN 'AZT' PALO VERDE	2' CAL.
○	PISTACIA LENTISCUS	MASTIC TREE	2' CAL.
⊗	*PISTACIA 'RED PUSH'	RED PUSH PISTACHE	2' CAL.
△	ULMUS PARVIFLORA 'TRUE GREEN'	TRUE GREEN EVERGREEN ELM	2' CAL.
□	*QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	2' CAL.
SHRUBS			
○	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.
○	CALLIANDRA X 'SIERRA STARR'	SIERRA STARR FAIRY DUSTER	5 GAL.
○	DODONAEA VISCOSA	HOPBUSH	5 GAL.
○	EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL.
○	EREMOPHILA MACULATA VALENTINAE	MEXICAN HONEYSUCKLE	5 GAL.
○	JUSTITIA SPICIGERA	CAPE PLUMBAGO	5 GAL.
○	PLUMBAGO AURICULATA	BAJA RUELLIA	5 GAL.
○	RUELLIA PENINSULARIS	COMPACT JOJOBA	5 GAL.
○	SIMMONDSIA CHINENSIS 'VISTA'	YELLOW BELLS	5 GAL.
○	TECOMA VAR.		5 GAL.
ACCENTS			
○	AGAVE SPP.	AGAVE	5 GAL.
○	ALOE X 'BLUE ELF'	BLUE ELF ALOE	5 GAL.
○	BOULELOUA GRACILIS 'BLOND AMBITION'	BLOND AMBITION BLUE GRAMA	5 GAL.
○	DASYLIRION TEXANUM	GREEN DESERT SPOON	5 GAL.
○	MUHLENBERGIA SPP.	DEERGRASS	5 GAL.
○	FEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL.
VINES			
○	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA	15 GAL.
○	HARDENBERGIA VIOLACEA	STAR JASMINE	15 GAL.
GROUNDCOVERS			
○	LANTANA X 'DALLAS RED'	DALLAS RED LANTANA	1 GAL.
○	LANTANA SP. 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.
○	MELAMPODIUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL.
○	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	5 GAL.
○	WEDELIA TRILOBATA	YELLOW DOT	1 GAL.
TURF			
■	SYNTHETIC TURF		
DECOMPOSED GRANITE			
■	ALL NON-TURF LANDSCAPE	2" DEPTH OF 1/2" WASHED 'APACHE BROWN' DECOMPOSED GRANITE.	

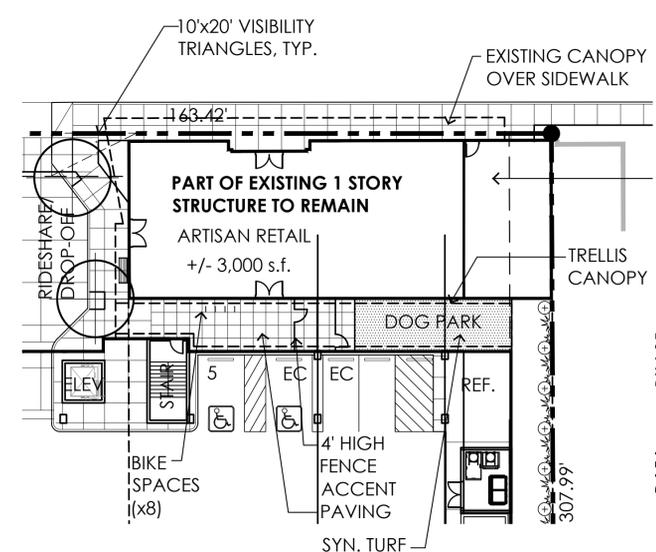
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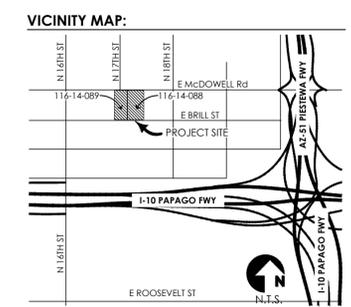
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DOG PARK LAYOUT

SCALE: 1"=20'-0"



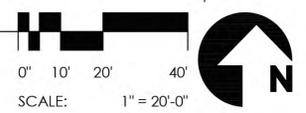
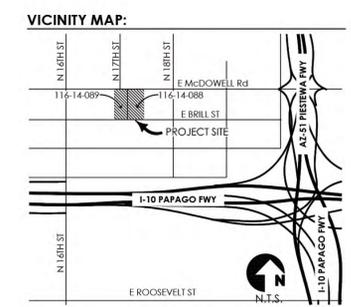
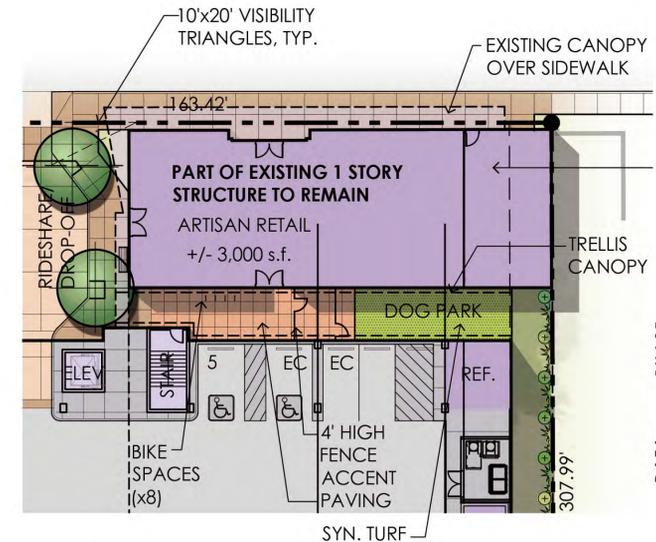
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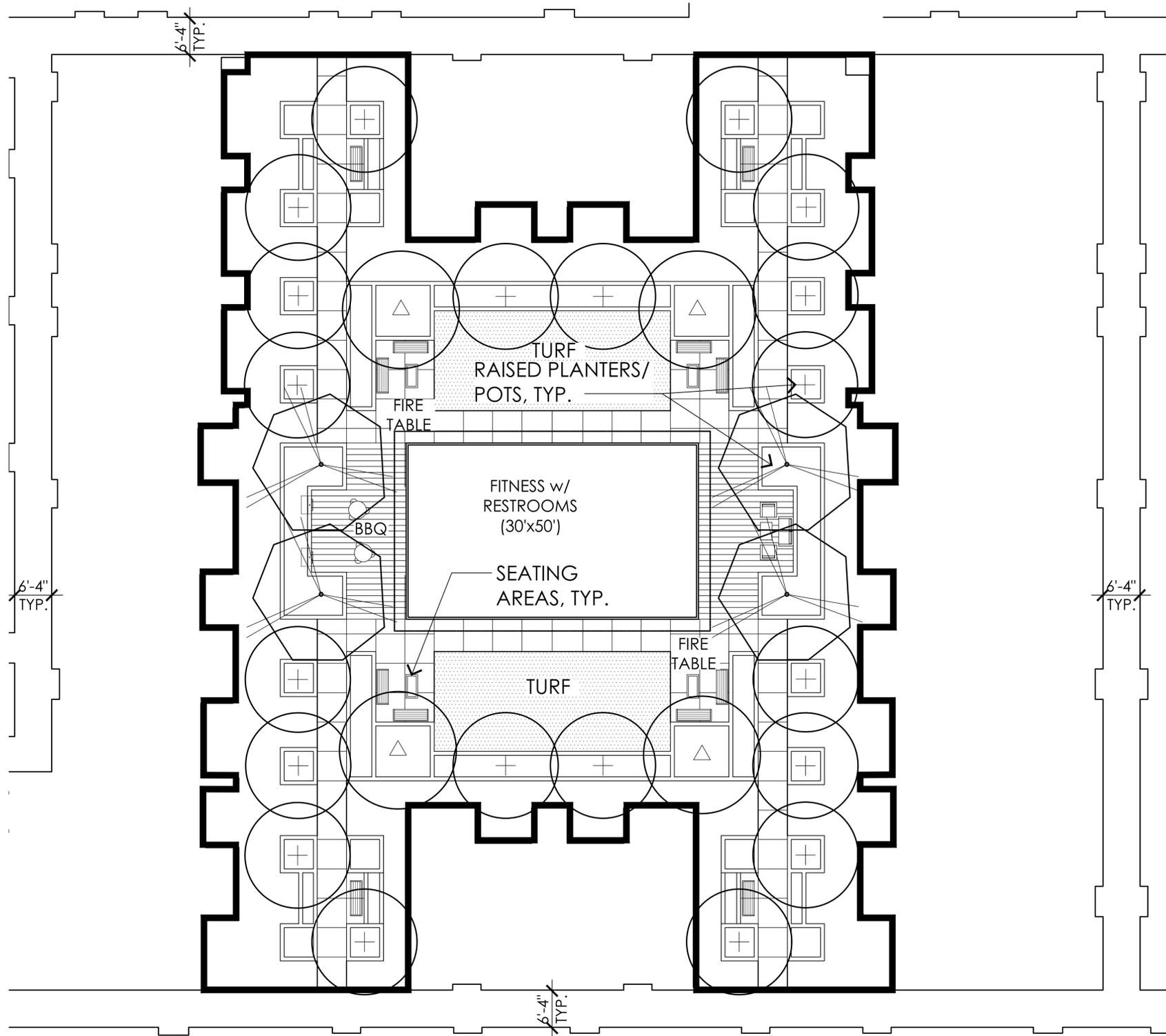
Proj Mgr.
 Dwn By:

CONCEPTUAL LANDSCAPE PLAN
L1.1

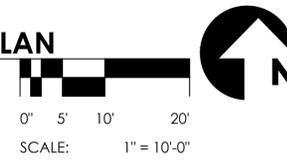


SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	CHITALPA TASHKENTENSIS	CHITALPA	2" CAL.
	*PARKINSONIA 'AZT'	SONORAN 'AZT' PALO VERDE	2" CAL.
	PISTACIA LENTISCUS	MASTIC TREE	2" CAL.
	*PISTACIA x 'RED PUSH'	RED PUSH PISTACHE	2" CAL.
	ULMUS PARVIFLORA 'TRUE GREEN'	TRUE GREEN EVERGREEN ELM	2" CAL.
	*QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	2" CAL.
SHRUBS			
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.
	CALLIANDRA X 'SIERRA STARR'	SIERRA STARR FAIRY DUSTER	5 GAL.
	DODONAEA VISCOSA	HOPBUSH	5 GAL.
	EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL.
	EREMOPHILA MACULATA VALENTINAE	VALENTINE BUSH	5 GAL.
	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	5 GAL.
	PLUMBAGO AURICULATA	CAPE PLUMBAGO	5 GAL.
	RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL.
	SIMMONDSIA CHINENSIS 'VISTA'	COMPACT JOJOBA	5 GAL.
	TECOMA VAR.	YELLOW BELLS	5 GAL.
ACCENTS			
	AGAVE SPP.	AGAVE	5 GAL.
	ALOE x 'BLUE ELF'	BLUE ELF ALOE	5 GAL.
	BOULELOUJA GRACILIS	BLOND AMBITION BLUE GRAMA	5 GAL.
	DASYLIRION TEXANUM	GREEN DESERT SPOON	5 GAL.
	MUHLENBERGIA SPP.	DEERGRASS	5 GAL.
	PEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL.
VINES			
	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA	15 GAL.
	HARDENBERGIA VIOLACEA	STAR JASMINE	15 GAL.
GROUNDCOVERS			
	LANTANA x 'DALLAS RED'	DALLAS RED LANTANA	1 GAL.
	LANTANA SP. 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.
	MELAMPODIUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL.
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	5 GAL.
	WEDELIA TRILOBATA	YELLOW DOT	1 GAL.
TURF			
	SYNTHETIC TURF		
DECOMPOSED GRANITE			
	ALL NON-TURF LANDSCAPE	2" DEPTH OF 1/2" WASHED 'APACHE BROWN' DECOMPOSED GRANITE.	





PODIUM LANDSCAPE PLAN



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
+	CHITALPA TASHKENTENSIS	CHITALPA	2' CAL.
* (circle)	PARKINSONIA 'AZT'	SONORAN 'AZT' PALO VERDE	2' CAL.
⊗ (circle)	PISTACIA LENTISCUS	MASTIC TREE	2' CAL.
* (circle)	PISTACIA x 'RED PUSH'	RED PUSH PISTACHE	2' CAL.
Δ (circle)	ULMUS PARVIFLORA 'TRUE GREEN'	TRUE GREEN EVERGREEN ELM	2' CAL.
□ (circle)	* QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	2' CAL.
SHRUBS			
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.
	CALLIANDRA X 'SIERRA STARR'	SIERRA STARR FAIRY DUSTER	5 GAL.
	DODONAEA VISCOSA	HOPBUSH	5 GAL.
	EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL.
	EREMOPHILA MACULATA VALENTINAE	VALENTINE BUSH	5 GAL.
	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	5 GAL.
	PLUMBAGO AURICULATA	CAPE PLUMBAGO	5 GAL.
	RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL.
	SIMMONDSIA CHINENSIS 'VISTA'	COMPACT JOJOBA	5 GAL.
	TECOMA VAR.	YELLOW BELLS	5 GAL.
ACCENTS			
	AGAVE SPP.	AGAVE	5 GAL.
	ALOE x 'BLUE ELF'	BLUE ELF ALOE	5 GAL.
	BOUDELIA GRACILIS 'BLOND AMBITION'	BLOND AMBITION BLUE GRAMA	5 GAL.
	DASYLIRION TEXANUM	GREEN DESERT SPOON	5 GAL.
	MUHLENBERGIA SPP.	DEERGRASS	5 GAL.
	PEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL.
VINES			
	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA	15 GAL.
	HARDENBERGIA VIOLACEA	STAR JASMINE	15 GAL.
GROUNDCOVERS			
	LANTANA X 'DALLAS RED'	DALLAS RED LANTANA	1 GAL.
	LANTANA SP. 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.
	MELAMPODIUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL.
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	5 GAL.
	WEDELIA TRILOBATA	YELLOW DOT	1 GAL.
TURF			
	SYNTHETIC TURF		
DECOMPOSED GRANITE			
	2" DEPTH OF 1/2" WASHED 'APACHE BROWN' DECOMPOSED GRANITE.		
	* MINIMUM OF 30% TREES ALONG STREET FRONTAGES TO BE 3" CALIPER AS NOTED ON PLANS.		

PROJECT NO. 19-2023-00
THE GOVERNOR BY MODERNE
 Phoenix, AZ

CLIENT **MODERNE APARTMENTS, LLC**
 1641 East McDowell Road
 Phoenix, AZ 8006
 602-235-2900 p

SEAL

CONTACT **TODD + ASSOCIATES**
 CRITICAL THINKING / CREATIVE DESIGN

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DATA Proj Mgr.
 Dwn By:
 Rev. Date: Description:

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CONCEPTUAL PODIUM LANDSCAPE PLAN
L1.2

EXHIBIT H

Open Space Plan

THE GOVERNOR BY MODERNE

Phoenix, AZ

CLIENT **MODERNE APARTMENTS, LLC**
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CONTACT **TODD + ASSOCIATES**
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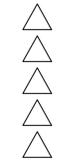
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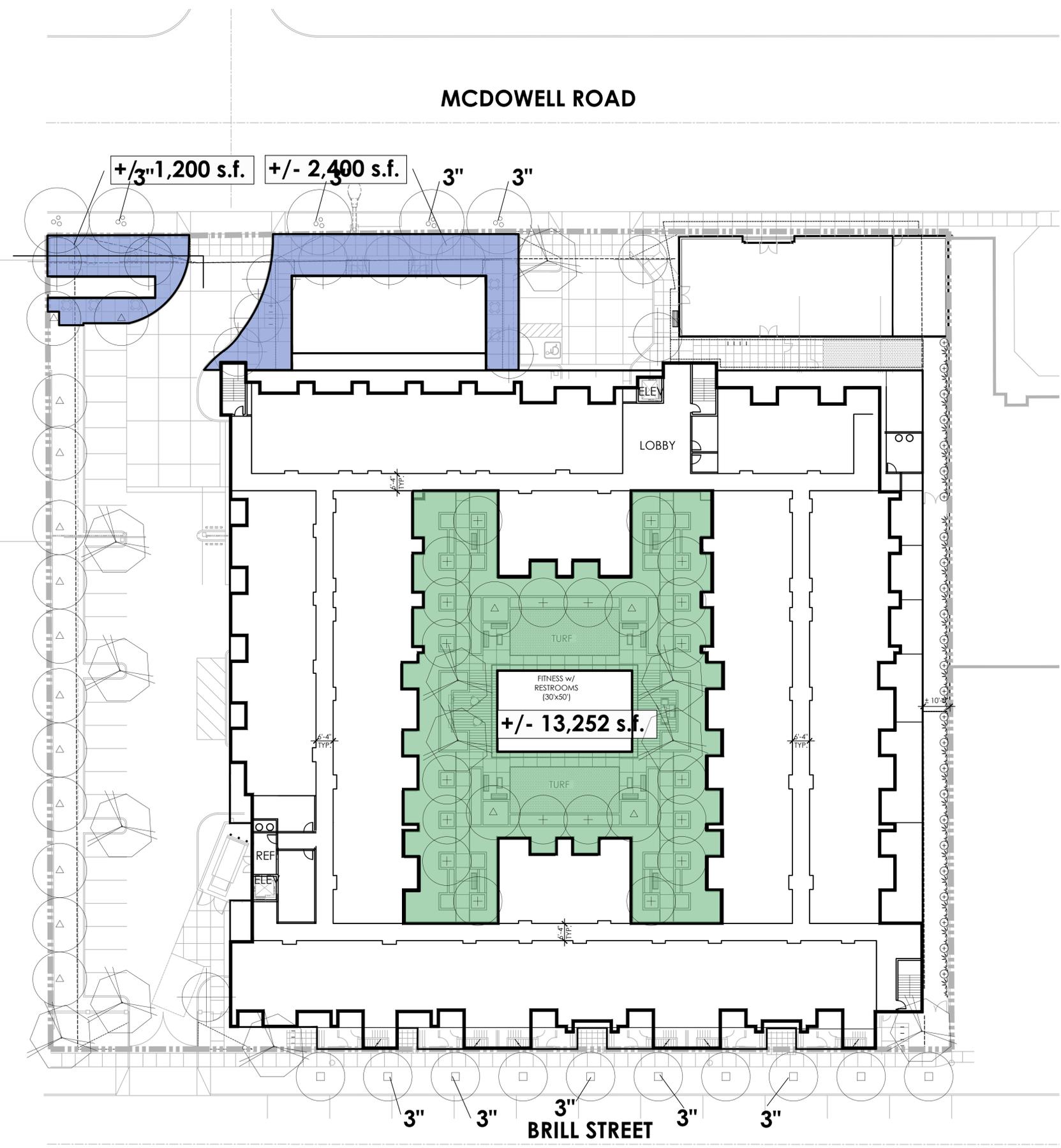
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CONCEPTUAL OPEN SPACE PLAN

L1.3



OPEN SPACE LEGEND

GROSS ACRES: +/- 2.88 ACRES (+/- 125,250 s.f.)

GROUND OPEN SPACE AREAS PROVIDED:
GROUND LEVEL = +/- 3,600 s.f. or 2.8%

PODIUM OPEN SPACE AREAS PROVIDED:
PODIUM LEVEL = +/- 13,252 s.f. or 10.6%

TOTAL = 16,852 s.f. or +/- 13.5% OF GROSS

CONCEPTUAL OPEN SPACE PLAN

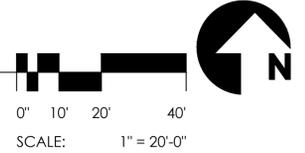
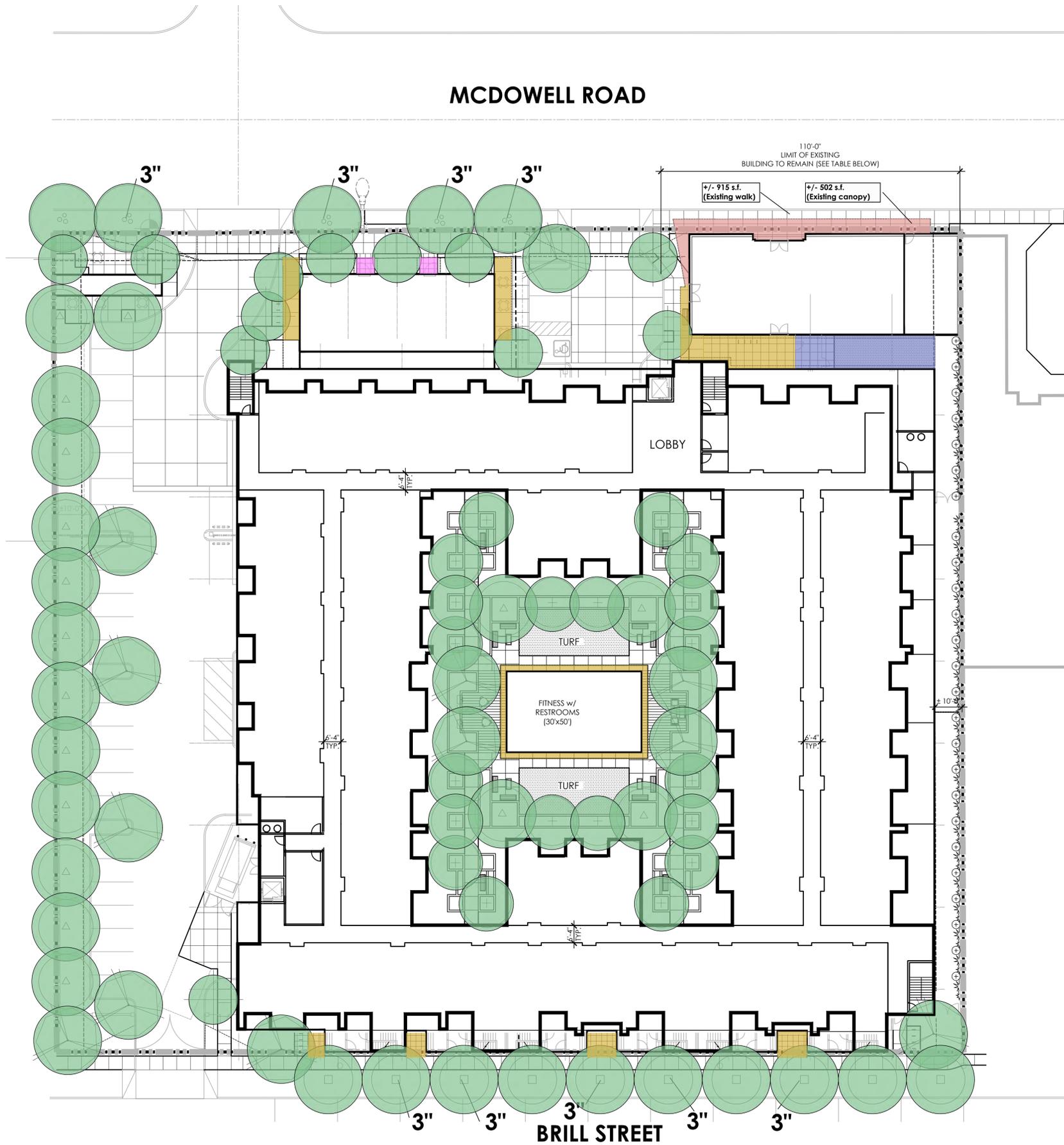


EXHIBIT I

Shade Study



SHADE STUDY

SIDEWALK SHADE AREA
 REQUIRED 75% SHADE COVERAGE
 JUNE 21st: 12:00 PM
 LANDSCAPE 5 YEAR MATURITY

MCDOWELL RD. SIDEWALK SHADE AREA:
 TOTAL WALKWAYS PROVIDED = 1,498 S.F.
 TOTAL REQUIRED SHADE COVERAGE = 1,498 x 75% = 1,123 S.F.

- CANOPY SHADE COVERAGE= 75 S.F.
- LANDSCAPE SHADE COVERAGE = 1,105 S.F.

MCDOWELL RD. PROVIDED SHADE = 1,180 S.F. or 79%

MCDOWELL RD. EXISTING BUILDING SIDEWALK SHADE AREA:
 TOTAL WALKWAYS PROVIDED = 915 S.F.

- CANOPY SHADE COVERAGE= 502 S.F.
- EXISTING BIULDING PROVIDED SHADE = 502 S.F. or 55%**

BRILL ST. SIDEWALK SHADE AREA:
 TOTAL WALKWAYS PROVIDED = 1,535 S.F.
 TOTAL REQUIRED SHADE COVERAGE = 1,535 x 75% = 1,151 S.F.

- LANDSCAPE SHADE COVERAGE = 1,224 S.F.

BRILL ST. PROVIDED SHADE = 1,224 S.F. or 80%

PRIVATE WALKWAY SHADE AREA
 REQUIRED 75% SHADE COVERAGE
 JUNE 21st: 12:00 PM
 LANDSCAPE 5 YEAR MATURITY

PRIVATE WALKWAY SHADE AREA:
 TOTAL GROUND LEVEL WALKS PROVIDED = 2,570 S.F.
 TOTAL PODIUM LEVEL WALKS PROVIDED = 2,357 S.F.
 TOTAL REQUIRED SHADE COVERAGE = 4,927 x 75% = 3,695 S.F.

- CANOPY SHADE COVERAGE:**
- GROUND = 1,258 S.F.
- PODIUM = 336 S.F.

- LANDSCAPE SHADE COVERAGE:**
- GROUND = 761 S.F.
- PODIUM = 1,650 S.F.

TOTAL SHADE COVERAGE = 4,005 S.F. or 81%

OPEN SPACE SHADE AREA
 REQUIRED 50% SHADE COVERAGE
 JUNE 21st: 12:00 PM
 LANDSCAPE 5 YEAR MATURITY

OPEN SPACE SHADE AREA:
 TOTAL GROUND LEVEL ACTIVE OPEN SPACE = 615 S.F.
 TOTAL PODIUM LEVEL ACTIVE SPACE = 2,439 S.F.
 TOTAL PODIUM LEVEL PASSIVE SPACE = 8,446 S.F.

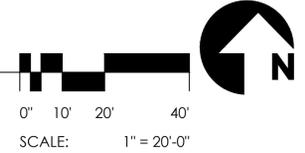
TOTAL REQUIRED SHADE COVERAGE = 11,500 x 50% = 5,750 S.F.

- CANOPY SHADE COVERAGE= 615 S.F.

- LANDSCAPE SHADE COVERAGE:**
- ACTIVE = 1,182 S.F.
- PASSIVE = 5,387 S.F.

TOTAL SHADE COVERAGE = 7,184 S.F. or 62.5%

SHADE STUDY



PROJECT NO. 19-2023-00

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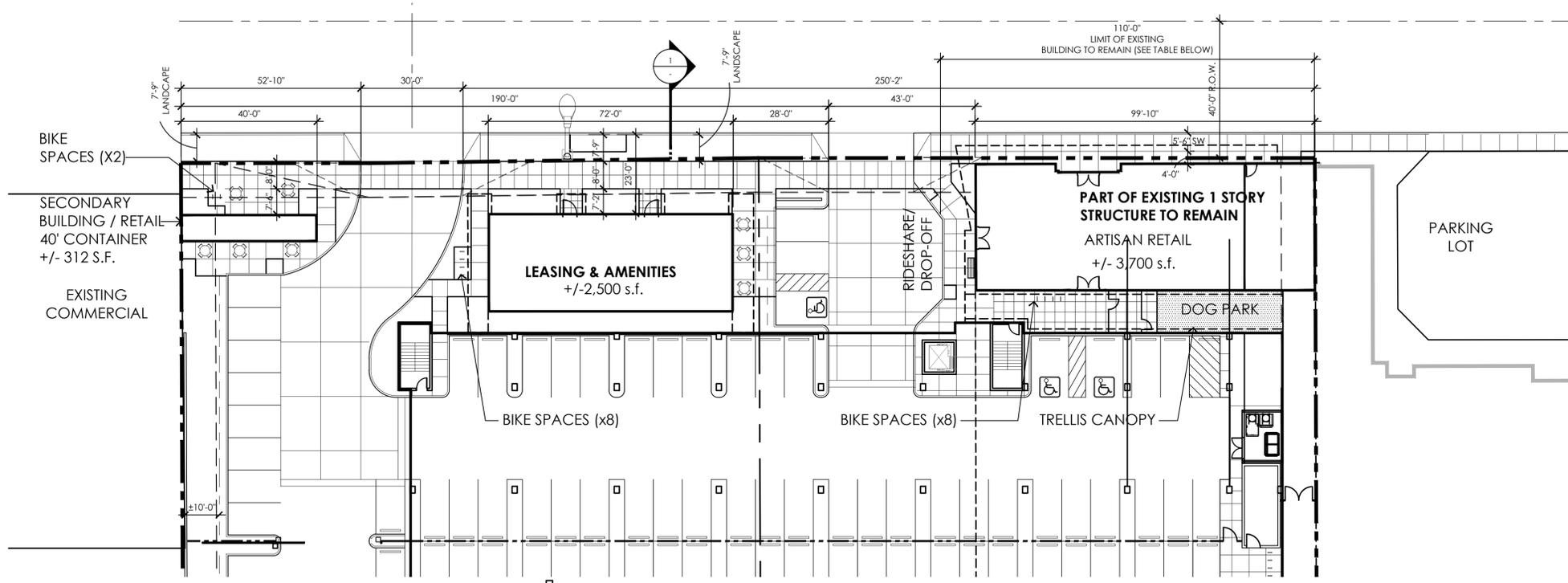
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DATA

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EXHIBIT J

WU Code Calculations



WALKABLE URBAN CODE CALCULATIONS

SITE AREA:

NET:	±2.30 AC (±100,000 SF)
GROSS:	±2.88 AC (±125,250 SF)

MCDOWELL ROAD:

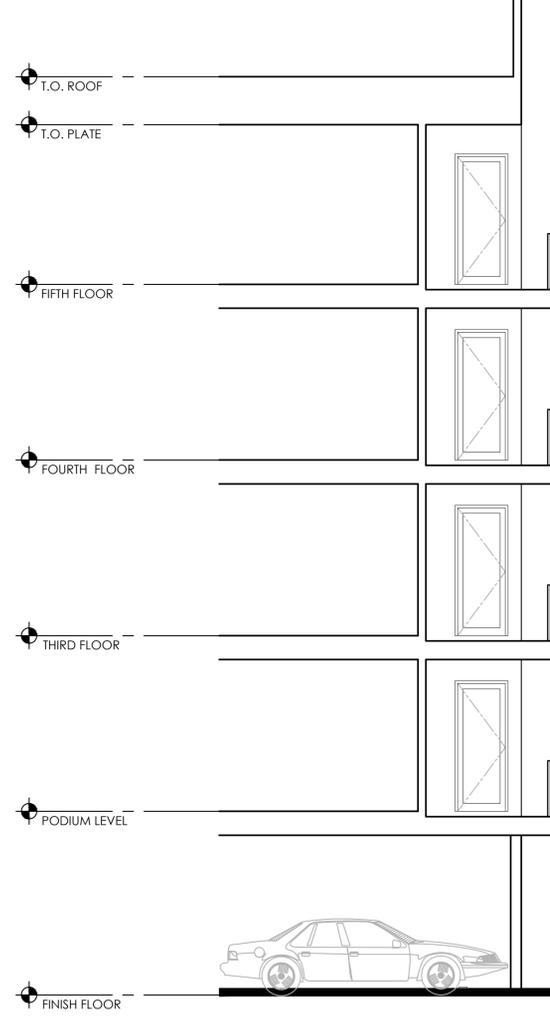
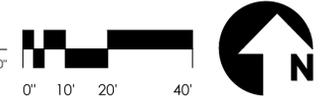
TOTAL LOT LENGTH (MINUS 1 DRIVE):	+/- 303 L.F.
TOTAL BUILDING LENGTH:	+/- 212 L.F.
TOTAL PERCENTAGE COVERAGE:	70%

MCDOWELL ROAD (Primary) SECTION TABLE

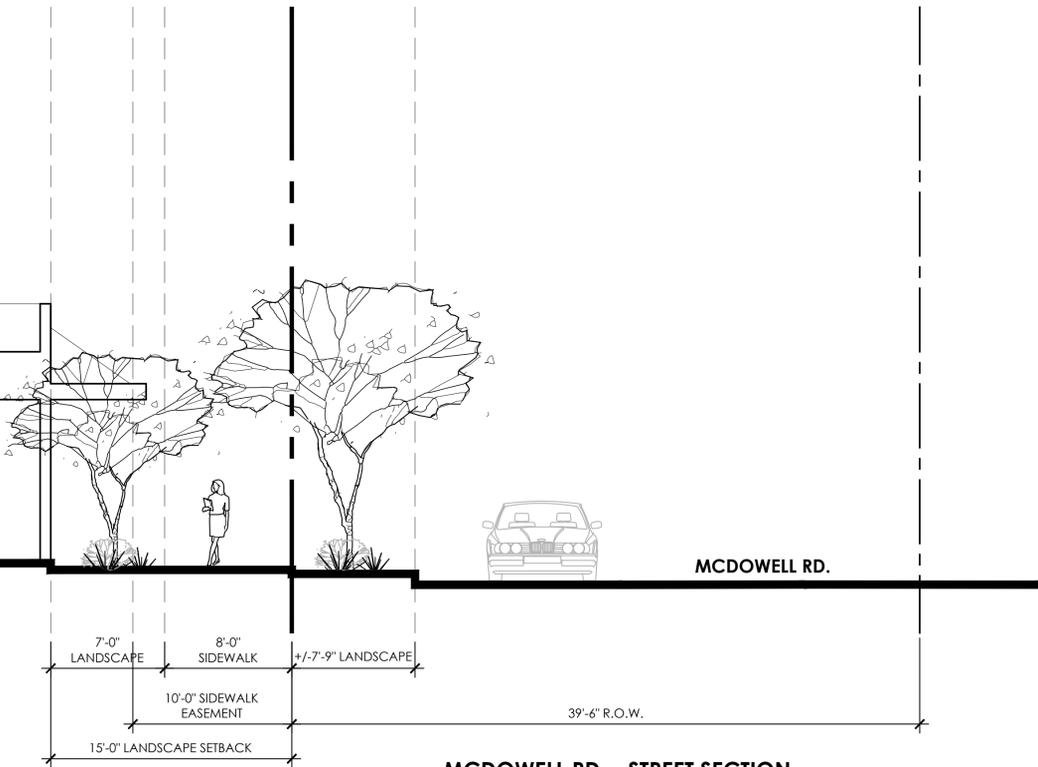
BACK OF CURB TO SIDEWALK LANDSCAPE AREA	7'-9"	NOTE: THIS TABLE DOES NOT APPLY TO 110' WEST OF THE EAST PROPERTY LINE (EXISTING SEARS BUILDING)
MINIMUM SIDEWALK WIDTH	8'-0"	
SIDEWALK TO BUILDING EDGE LANDSCAPE AREA	7'-2"	

MCDOWELL RD. - FRONTAGE

SCALE: 1" = 20'-0"



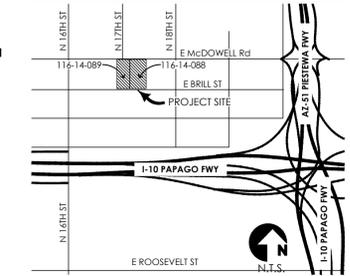
P.L.



MCDOWELL RD. - STREET SECTION

SCALE: 3/16" = 1'-0"

VICINITY MAP:



PROJECT NO. 19-2023-00

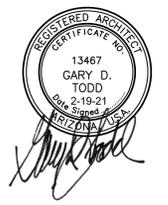
THE GOVERNOR BY MODERNE

Phoenix, AZ

CLIENT **MODERNE APARTMENTS, LLC**

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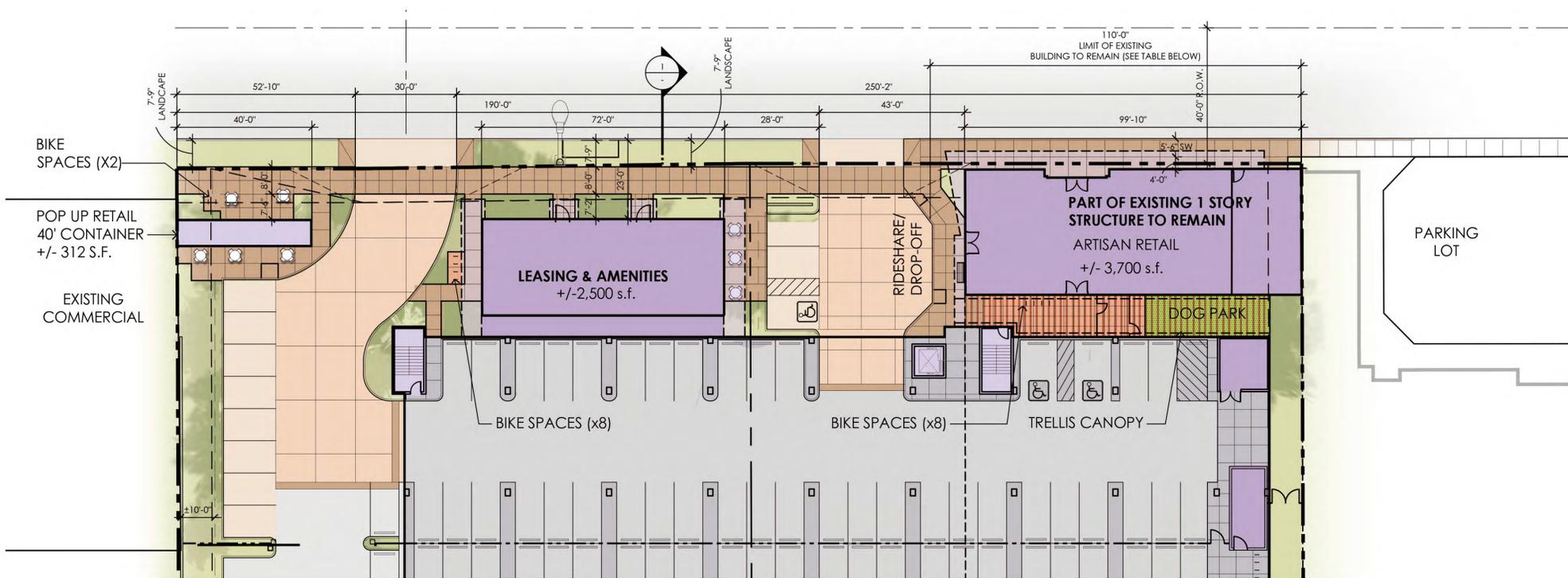
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PUD FINAL SUBMITTAL

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Dwn By:

WUCO BUILDING FRONTAGE CALCULATIONS

A1.2



WALKABLE URBAN CODE CALCULATIONS

SITE AREA:

NET: ±2.30 AC (±100,000 SF)

GROSS: ±2.88 AC (±125,250 SF)

MCDOWELL ROAD:

TOTAL LOT LENGTH (MINUS 1 DRIVE): +/- 303 L.F.

TOTAL BUILDING LENGTH: +/- 212 L.F.

TOTAL PERCENTAGE COVERAGE: 70%

MCDOWELL ROAD (Primary) SECTION TABLE

BACK OF CURB TO SIDEWALK LANDSCAPE AREA	7'-9"	NOTE: THIS TABLE DOES NOT APPLY TO 110' WEST OF THE EAST PROPERTY LINE (EXISTING SEARS BUILDING)
MINIMUM SIDEWALK WIDTH	8'-0"	
SIDEWALK TO BUILDING EDGE LANDSCAPE AREA	7'-2"	

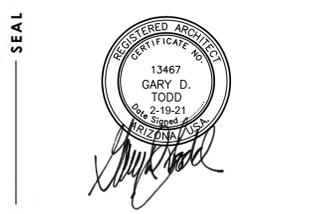
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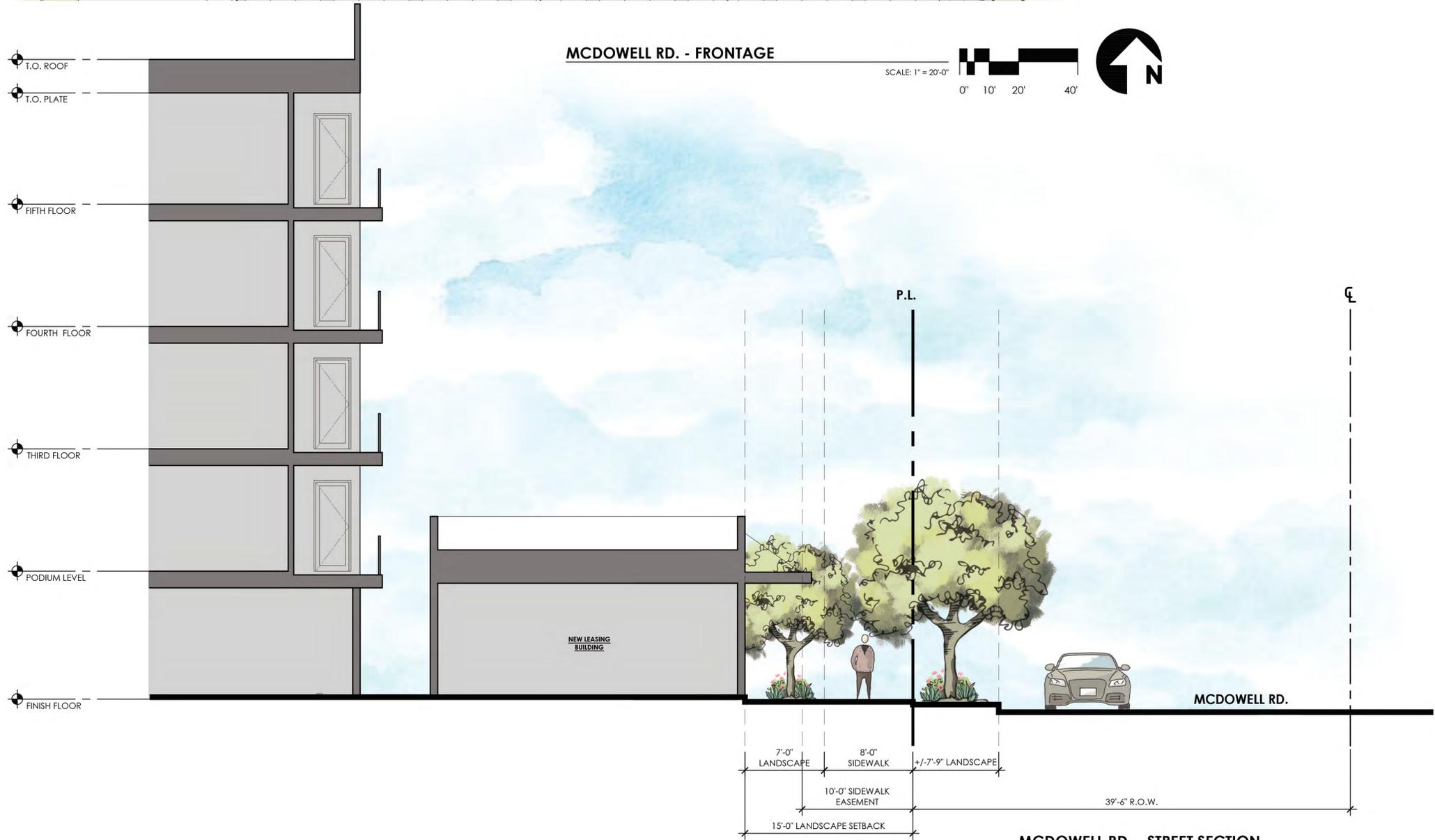
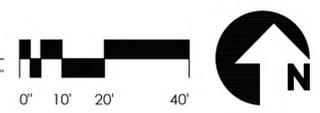
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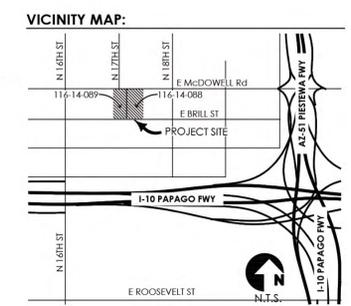
MCDOWELL RD. - FRONTAGE

SCALE: 1" = 20'-0"



MCDOWELL RD. - STREET SECTION

SCALE: 3/16" = 1'-0"



PHASE 2-19-21

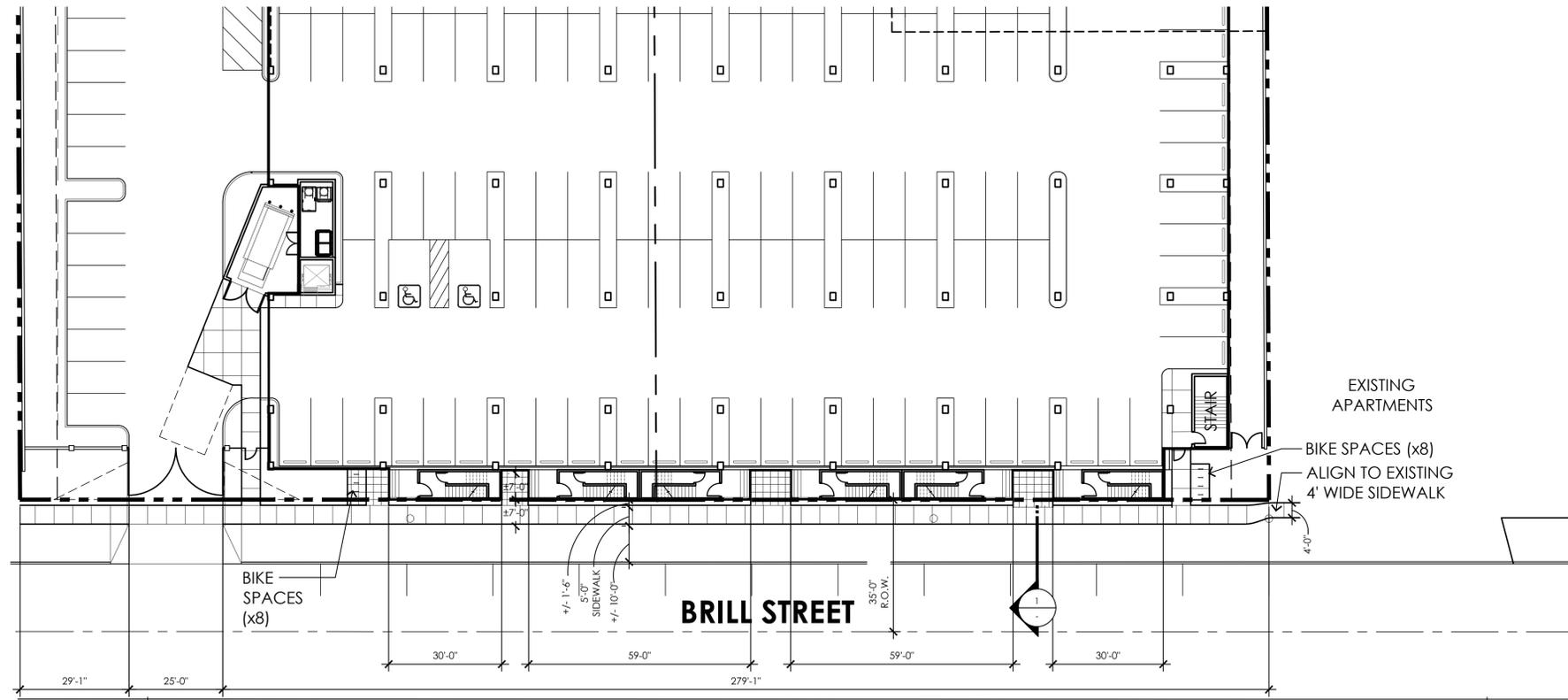
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Dwn By:

WUCO BUILDING FRONTAGE CALCULATIONS

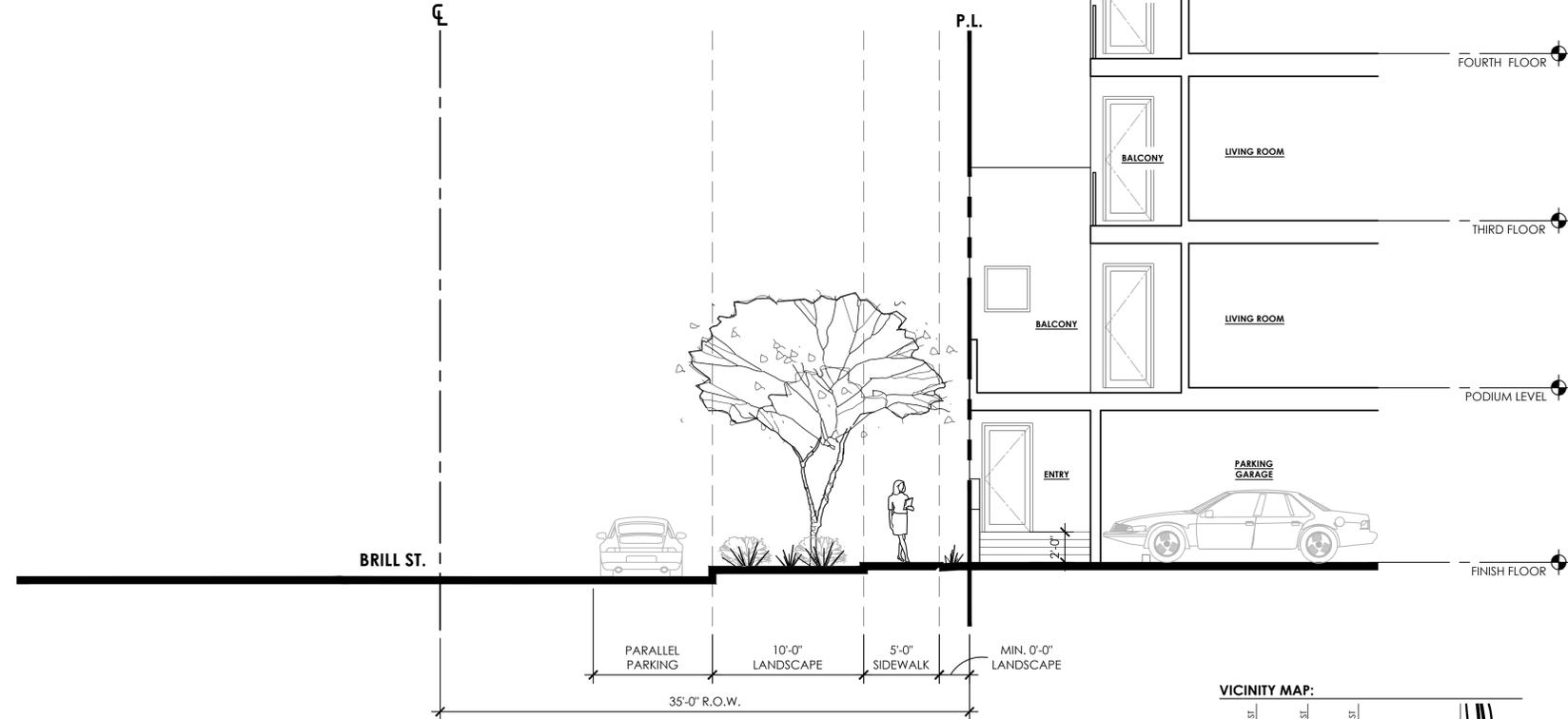
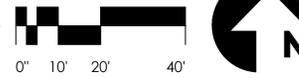
A1.2

EXISTING RESIDENTIAL



BRILL ST. - FRONTAGE

SCALE: 1" = 20'-0"



BRILL ST. - STREET SECTION

SCALE: 3/16" = 1'-0"

WALKABLE URBAN CODE CALCULATIONS

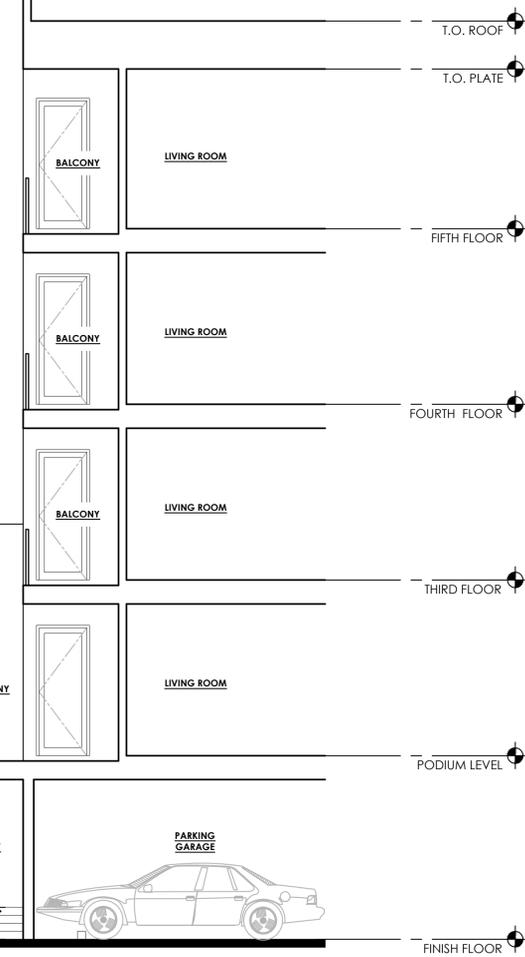
SITE AREA:
 NET: ±2.30 AC (±100,000 SF)
 GROSS: ±2.88 AC (±125,250 SF)

BRILL STREET:
 TOTAL LOT LENGTH (MINUS 1 DRIVE): +/- 309 L.F.
 TOTAL BUILDING LENGTH: +/- 178 L.F.

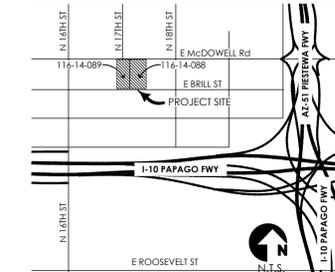
TOTAL PERCENTAGE COVERAGE: 55%

BRILL STREET (Secondary) SECTION TABLE

BACK OF CURB TO SIDEWALK LANDSCAPE AREA	5'-0"
MINIMUM SIDEWALK WIDTH	5'-0"
SIDEWALK TO BUILDING EDGE LANDSCAPE AREA	MINIMUM 6'-5"



VICINITY MAP:



PROJECT NO. 19-2023-00
THE GOVERNOR BY MODERNE

Phoenix, AZ
MODERNE APARTMENTS, LLC
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 Phoenix, AZ 8006
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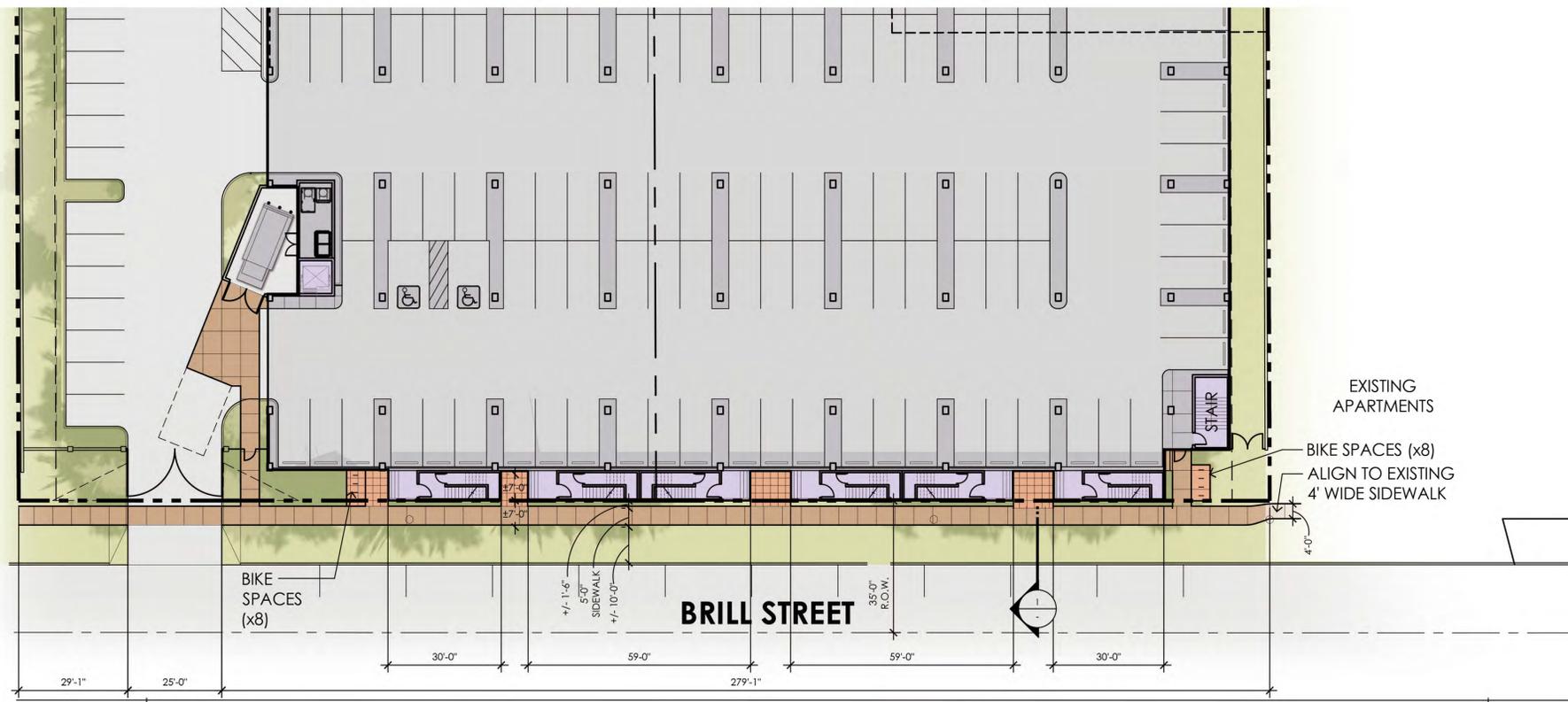
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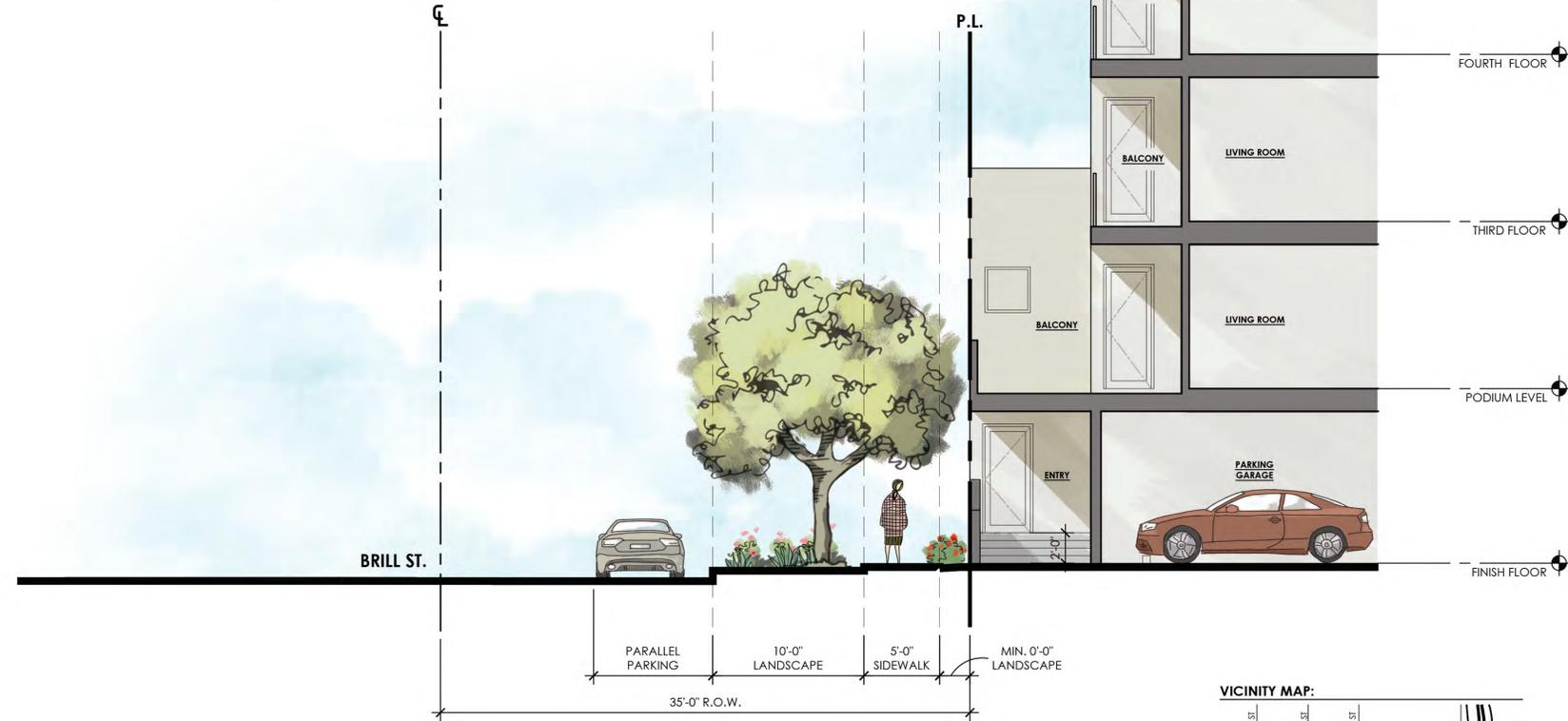
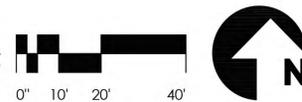
WUCO BUILDING FRONTAGE CALCULATIONS
A1.3

EXISTING RESIDENTIAL



BRILL ST. - FRONTAGE

SCALE: 1" = 20'-0"



BRILL ST. - STREET SECTION

SCALE: 3/16" = 1'-0"

WALKABLE URBAN CODE CALCULATIONS

SITE AREA:
 NET: ±2.30 AC (±100,000 SF)
 GROSS: ±2.88 AC (±125,250 SF)

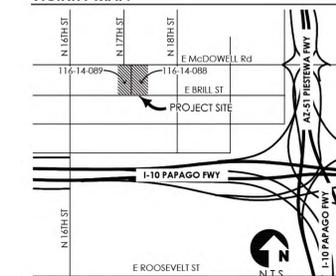
BRILL STREET:
 TOTAL LOT LENGTH (MINUS 1 DRIVE): +/- 309 L.F.
 TOTAL BUILDING LENGTH: +/- 178 L.F.

TOTAL PERCENTAGE COVERAGE: 55%

BRILL STREET (Secondary) SECTION TABLE

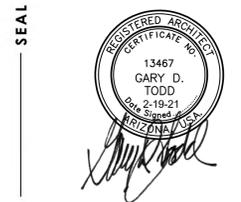
BACK OF CURB TO SIDEWALK LANDSCAPE AREA	5'-0"
MINIMUM SIDEWALK WIDTH	5'-0"
SIDEWALK TO BUILDING EDGE LANDSCAPE AREA	MINIMUM 6'-5"

VICINITY MAP:



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