



# **11<sup>th</sup> Street and McDowell Road Planned Unit Development**

Zoning Case # Z-2-22

1<sup>st</sup> Submittal: January 7, 2022

2<sup>nd</sup> Submittal: April 14, 2022

3<sup>rd</sup> Submittal: August 26, 2022

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**CITY OF PHOENIX**

**DEC 23 2022**

**Planning & Development  
Department**

*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, which 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. The purpose and intent statements are not requirements that will be enforced by the City of Phoenix.*

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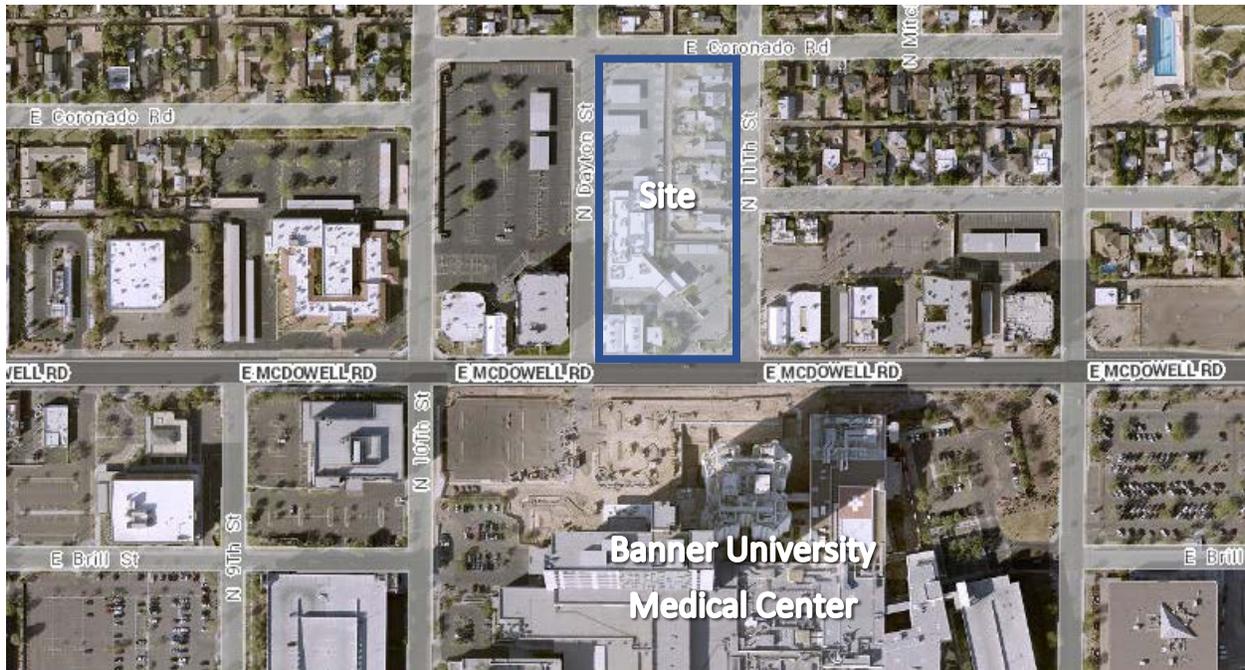
Exhibit 12. Circulation Plan

## Appendix

Appendix A. Comparative Zoning Standards Table

## A. Purpose and Intent

The purpose of this application is to rezone an approximate 5.2-gross-acre site (4.0 net), which is bounded by Coronado Road to the north, 11th Street to the east, McDowell Road to the south, and Dayton Street to the west (the “site”). The graphic below illustrates the site and the immediate surrounding context. Also see **Exhibit 1. Vicinity Map** and **Exhibit 2. Site Aerial**.



This site is within the Encanto Village and in Council District 4. The site is split in half by two land use designations on the General Plan Land Use Map (**Exhibit 3**). The southern half is designated as Commercial, whereas the northern half is designated as Residential 3.5 to 5 dwelling units per acre. The site is partially within the Coronado Historic District, inclusive of the 7 historic homes along 11<sup>th</sup> St, and is divided into four zoning districts (**Exhibit 4**): R1-6 HP (Single-Family Residential Historic Preservation), R-3A (Multifamily Residential District), C-2 (Intermediate Commercial), and P-1 (Passenger Automobile Parking). The entire site is within the Coronado Neighborhood Special Planning District (CNSPD). The request is to rezone the site to PUD CNSPD (Planned Unit Development with the Coronado Neighborhood Special Planning District overlay) and PUD CNSPD HP (Planned Unit Development with the Coronado Neighborhood Planning District overlay and Historic Preservation overlay). As such, the CNSPD will remain on the entire site, and the Historic District overlay will remain over the seven historic homes along 11<sup>th</sup> Street that it covers today.

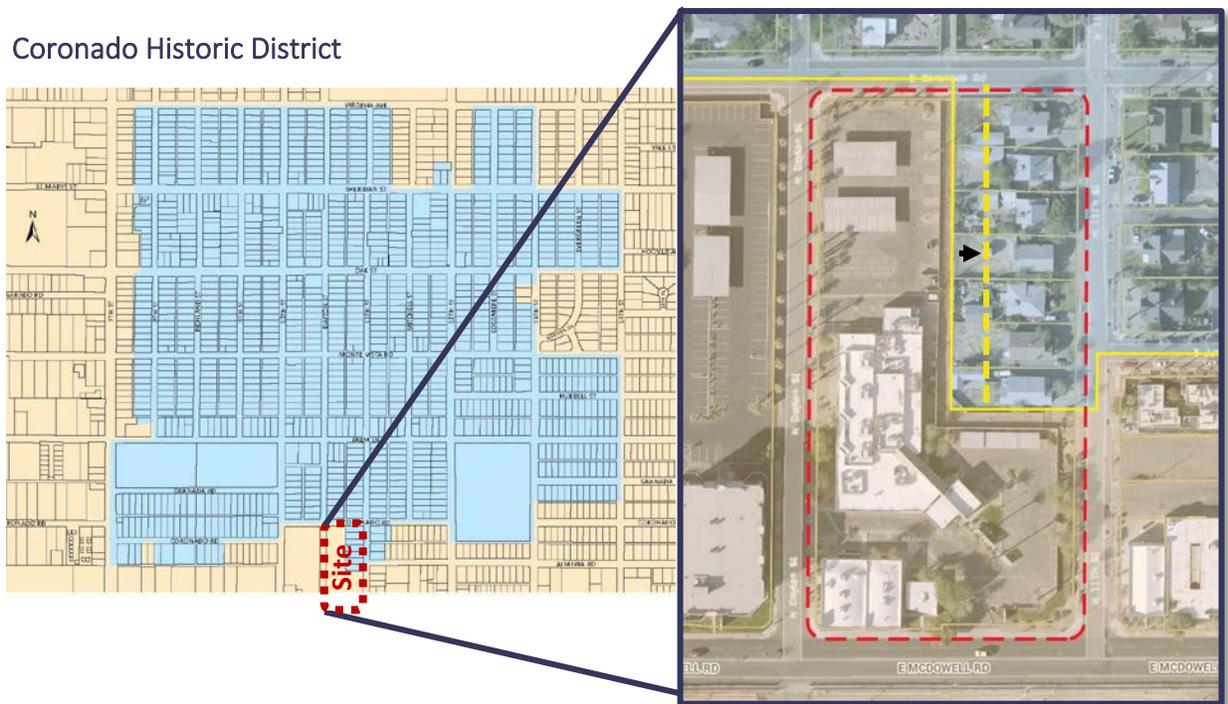
The CNSPD overlay that encompasses the site is created by the Coronado Neighborhood Conservation Plan, which is bound by Virginia Avenue to the north, 16<sup>th</sup> Street to the east, McDowell Road to the south, and 7<sup>th</sup> Street to the west. The Coronado Neighborhood Conservation Plan was initiated by the residents and adopted in 1986, and ultimately adopted into the City of Phoenix Zoning Ordinance as a Special Planning District. The intent of the Coronado Neighborhood Conservation Plan is to provide housing that is affordable to a range of people, particularly to young working people and retirees, as well as limit the expansion of medical uses and parking north of McDowell Road from the Good Samaritan Hospital (known today as the Banner University Medical Center). This project is consistent with the intent of the Coronado Neighborhood Conservation Plan by redeveloping the vacant and obsolete Surgicenter for residential dwellings more affordable to a range of people. Single-family housing prices in the Coronado Neighborhood have skyrocketed over the past several years, becoming unaffordable for many families

and individuals. This project will not only redevelop a vacant and obsolete medical facility and abandoned surface parking lot in the neighborhood, but will also activate the Miracle Mile McDowell corridor with pedestrian-oriented ground-floor retail and attract new local businesses to the Coronado Neighborhood; as well as provide a diversity of new housing options attractive to young working professions among others, particularly those working within walking and biking distance at the Banner University Medical Center, Downtown Phoenix, Midtown Phoenix, and elsewhere; all of which supports new live-work-play opportunities in the Coronado Neighborhood.

This PUD is also consistent with many of the goals and objectives in the Coronado Neighborhood Conservation Plan, including preserving and improving the residential housing stock, as well as providing a diversity of new housing options that will be more affordable to most families and individuals than the existing single-family housing stock in and surrounding the Coronado Neighborhood. This project will be of high-quality, resembling and reflecting the character of the surrounding neighborhood. However, some multifamily residential development standards in the Coronado Neighborhood Conservation Plan are not conducive to urban development contrary to its context in the heart of Phoenix and adjacent to Downtown and Midtown. The Coronado Neighborhood Conservation Plan has a maximum height of four stories or 48 feet and a minimum setback of 30 feet (Plan Regulation #6) for new multifamily development, as well as a minimum of two parking spaces per residential unit (Plan Regulation #7) for new multifamily development. Additional parking standards limit commercial parking access to only collector and arterial streets (Plan Regulation #4). FRH Realty LLC and Beus Gilbert McGroder have filed a companion rezoning request (Rezoning Case # Z-15-22) for a site-specific exemption from the new multifamily development standards. This rezoning request, if approved, will allow a site-specific exemption of the height, setback, and parking standards for the Surgicenter site pursuant to this PUD, which includes unique, project-specific standards for building height, setbacks, and parking regulations as described herein.

The Coronado Historic District also partially overlaps the site, which is inclusive of the seven historic homes along 11<sup>th</sup> Street, but exclusive of the vacant Surgicenter property. This PUD will preserve and revitalize the existing seven historic homes in the Coronado Historic District and will modify the Historic District boundary by approximately 38 feet from the backyards of the seven lots (see yellow dashed line in the exhibit below).

### Coronado Historic District



This modification will not impact the structures or integrity of any of the seven historic homes. Rather, this modification will allow additional space for the new development and increased landscape buffer area for the seven historic homes. The seven historic homes will be restored and preserved in perpetuity via a conservation easement and/or deed restriction, plus will incorporate landscape upgrades, window replacements, roof repairs, and front porch enhancements. As such, these seven homes will remain in the Coronado Historic District and the regulations thereof. The new development will reflect the quality and character of the Coronado Historic District in its design.

The site is conveniently located within walking and biking distance from many regional destinations, such as Roosevelt Row in Downtown Phoenix, the Phoenix Art Museum, Margret T. Hance Park, Burton Barr Central Library, Arizona State University Downtown Phoenix Campus, and Coronado Park among many other local eateries, major employers, and other points of interest. The site is also well connected to the City of Phoenix multimodal transportation network, providing a various alternative transportation options to residents and visitors for longer trips, including the Valley Metro Route 17 bus line that runs east and west along McDowell Road, the Route 12 bus line that runs north and south along 12<sup>th</sup> Street, and is less than one mile from the McDowell / Central Avenue Valley Metro Light Rail Station.

The development proposal will recognize and honor the past history of the site through the preservation and revitalization of the existing homes in the Coronado Historic District. The Surgicenter, although no longer occupied or viable, was the first freestanding ambulatory surgery facility developed by Wallace Reed, MD and John Ford, MD., will be memorialized by maintaining the existing memorial sign on site for recognition.

The mixed-use multifamily development provides 271 new residential units and 5,000 square feet (+/-) of ground floor commercial/retail space in a high-quality apartment setting with resort amenities, workspace, professional building maintenance, and 5-star customer service. The ground-floor retail will be pedestrian-oriented and designed for a comfortable, engaging, and active public realm along the Miracle Mile McDowell corridor, including street trees for increased shade and outdoor seating. The site will incorporate an outdoor courtyard with a pool, a landscaped pedestrian paseo crossing east-west across the site, a resident garden, a dog park, and a dog spa/bike shop/tool shed, as well as an indoor clubhouse, fitness center, game area, and a remote co-working area, all of which will support a high quality of life and sense of community for residents.

Overall, this PUD establishes new, affordable live-work-play opportunities in one of the City's iconic and desirable historic urban neighborhoods. This project respects the historic integrity of the Coronado Historic District through preservation and restoration efforts of existing historic homes and architecturally compatible and contextually sensitive new development, while also providing an appropriate transition from the Banner University Medical Center and Miracle Mile McDowell corridor to the historic residential neighborhood. The greater density and intensity along McDowell Road supports the success of the Miracle Mile McDowell corridor businesses, as well as the growth of Downtown and Midtown Phoenix. The reduction in height and intensity along Coronado Road where the site interacts with the Coronado Neighborhood sets the precedent for future projects that appropriately blend urban development adjacent to historic neighborhoods.

## Public Outreach

The development of this PUD was the result of numerous neighborhood outreach meetings, including three neighborhood meetings, two meetings with the Encanto Village Planning Committee, one meeting with the City of Phoenix Historic Preservation Commission, over 10 individual one-on-one meetings with neighbors and stakeholders, two meetings with the Miracle Mile Merchants Association, as well as the establishment of a Working Group consisting of neighbors and stakeholders with various backgrounds and opinions. The result of this extensive public outreach effectuated several compromises that ultimately shaped this PUD proposal. These compromises resulted in the following changes to the original plan. It should be noted that the following list should not be construed as development standards, but rather refers to the development standards and design guidelines in the PUD that have been modified due to the public outreach and how they were incorporated into the plan.

- The preservation of all seven historic homes on site (see Sustainability Section G.4.);
- A 10% reduction in density from 308 total units and 59.5 dwelling units per acre to 278 total units (inclusive of the 7 preserved historic homes and new apartments) and 53.7 dwelling units per acre (see Development Standards Section D.1.a.i. and D.2.a.i. Maximum Number of Dwelling Units);
- The reduced height along Dayton Street from 5-stories/60 feet to 4-stories/48 feet (see Development Standards Section D.1.a.iii. Maximum Building Heights and Exhibit 7, Height Zone 2);
- The elimination of the three-story townhomes along Coronado Road and replaced with a resident garden and dog park along with an accessory, single-story tool shed/pet spa/bike shop (see Development Standards Section D.1.a.iii. Maximum Building Heights and Exhibit 7, Height Zone 3)
- The incorporation of a landscaped pedestrian paseo crossing east-west across the site connecting Dayton Street and 11<sup>th</sup> Street, consistent with the Walkable Urban Code Section 1304.H. (see Development Standards Section D.1.b.iv. Minimum Open Space);
- The separation of the mixed-use building and multifamily community into separate buildings, reducing the overall massing of the building frontage along Dayton Street (see Design Guidelines Section E.1.a. Manipulation of Massing);
- The utilization of historically sensitive architectural character consistent with the Coronado Neighborhood, include stepped parapets, regular and repeating window openings, symmetrical compositions, mission tile roof forms, corbels, and storefront designs with low knee walls and subdivided transoms (see Design Guidelines Section E.1.h. Contextually Significant);
- The re-orientation of the Dayton Street building frontage to open the private open spaces and resident amenity areas to Dayton Street to break up the long urban streetwall along the sidewalk (see Design Guidelines Section E.1.b. Building Articulation);
- A 25% increase in parking capacity (inclusive with the density reduction) from 404 total spaces and 1.25 spaces per unit to 447 total spaces (+/-) and approximately 1.56 spaces per unit, exceeding the City of Phoenix parking standards in Section 702 of the Zoning Ordinance (see Development Standards Section D.1.c.i. Minimum Vehicular Parking Spaces); and
- Providing two points of access to the parking garage – one at 11<sup>th</sup> Street and one at Dayton Street – to disperse the traffic entering and exiting the parking garage and minimize the traffic impact on the adjacent area (see Development Standards Section D.1.c.vi Vehicular Parking Access).

## B. Land Use Plan

The 11<sup>th</sup> Street and McDowell Road PUD is an urban mixed-use development that provides a transition from the high density and high intensity uses along the Miracle Mile McDowell and Banner University Medical Center, to the historic Coronado Neighborhood. The Land Use Plan includes two distinct land use categories (**Exhibit 5**): the Historic Homes and the Mixed Use Residential/Commercial.

The Site Plan (**Exhibit 6**) is inclusive of the seven historic homes along 11<sup>th</sup> Street, which are proposed to be restored. New development on the site includes a 271-unit multifamily community with 5,000 square feet (+/-) of ground-floor retail along McDowell Road. The 271 residential units are split between two separate buildings. A seven-story building located along McDowell Road, which consists of 7 stories wrapped around and completely screening a central, 7-story parking garage. The 7-story building includes a mix of apartment units, ranging from studio, 1-bedroom, 2-bedroom, and two-story townhome units, as well as ground-floor retail along McDowell Road (2-story volume with 5-stories of mixed apartment units above). The second building is located along Dayton Street and is four-stories in height, consistent with the Coronado Neighborhood Conservation Plan, and is set back from the nearest residential home north of Coronado Road by more than 130 feet.

### 1. Land Use Categories

#### a. *Mixed Use Residential/Commercial*

The Mixed Use Residential/Commercial land use category consists of a multifamily residential

community with ground-floor commercial uses along McDowell Road and integrated residential amenities.

The intent of this land use category is to support and urbanize the Miracle Mile McDowell corridor; provide much-needed housing opportunities and diversity in the Coronado Neighborhood that can support employees at the Banner University Medical Center, Downtown Phoenix, Midtown, and elsewhere in the vicinity; as well as blend with the surrounding context from the Miracle Mile McDowell corridor and Banner University to the south and transition to the single-family Coronado Neighborhood to the north.

The extent of the Mixed-Use Residential/Commercial land use category is legally described in **Exhibit 7**.

#### b. *Historic Homes*

This land use category includes the seven historic homes along 11<sup>th</sup> Street and is intended to preserve and maintain the historic character of the structures. This land use category will remain within the Coronado Historic District Overlay and Coronado Neighborhood Specific Planning District. All updates, enhancements, and other restoration efforts will be made consistent with Historic Preservation Guidelines.

The extent of the Historic Homes land use category is legally described in **Exhibit 8**.

Land Use Categories



## C. List of Uses

### 1. Permitted Uses

#### *a. Mixed-Use Residential/Commercial Land Use Category*

Uses permitted within the Mixed-Use portion of the 11<sup>th</sup> Street and McDowell PUD shall be those pursuant to the provisions of Walkable Urban Code (WU Code) Land Use Matrix, Section 1306 Transect T5:6, with the exception of those expressly prohibited by this PUD, and shall provide at minimum 5,000 square feet of ground floor commercial uses fronting along McDowell Road precluding resident-only amenities. Outdoor dining, outdoor food preparation, and indoor and outdoor alcohol consumption shall be allowed by right within 50 feet of the McDowell right-of-way. The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this section, as authorized by Zoning Ordinance Section 307.

#### *b. Historic Homes Land Use Category*

The following uses shall be permitted within the Historic Homes portion of the site:

- Single family residential dwellings

### 2. Prohibited Uses

The following uses shall be prohibited in the 11<sup>th</sup> Street and McDowell PUD:

- Adult Day Care Home
- Auto Title Loan Establishments
- Automated Collection Center
- Automotive, Communications, and Utilities
- Boarding House
- Bonding Companies
- Cleaning and Dyeing Outlets
- Collection Agencies
- Driving Schools
- Dry Cleaning, except for pick-up and drop-off only
- Employment Agencies
- Environmental Remediation Facility
- Fish Markets
- Guns, Retail Sales, and/or Repairs
- Hospice
- Hospital
- Laundries
- Nursing Home
- Service Stations
- Temporary Environmental Remediation Facilities
- Tobacco Oriented Retailers

### 3. Accessory Uses

All accessory uses for the Historic Homes Land Use Category shall comply with the City of Phoenix Zoning Ordinance Section 706.

### 4. Temporary Uses

All temporary uses shall comply with the City of Phoenix Zoning Ordinance Section 708.

## D. Development Standards

### 1. Mixed Use Residential/Commercial

The following development standards apply to the Mixed Use Residential/Commercial land use category, regardless of potential future users. Where development standards are not addressed below or elsewhere in this PUD, the Walkable Urban Code (Chapter 13) as applicable to Transect 5:6 shall apply.

#### a. Development Standards

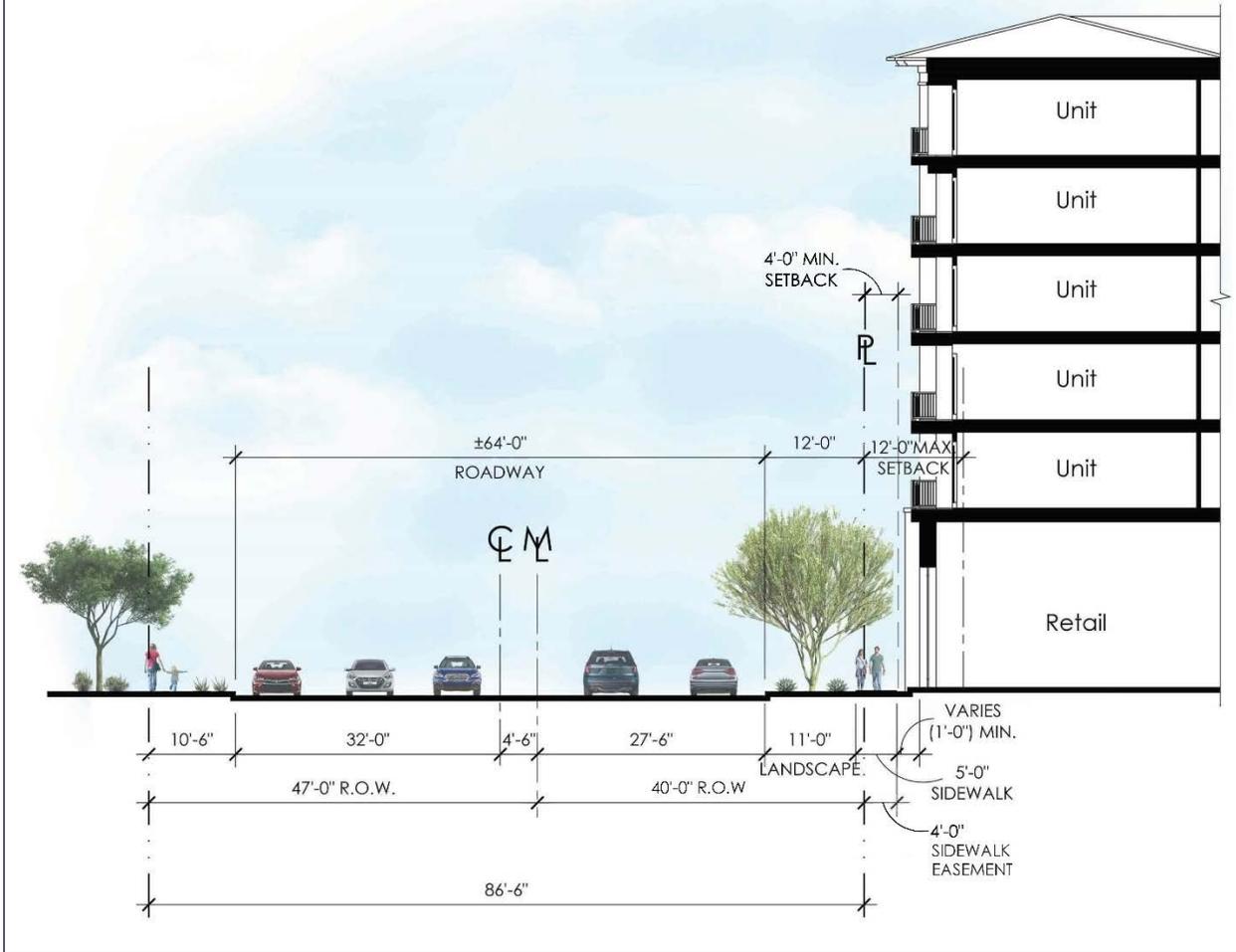
PUD Development Standards	Mixed Use Residential/Commercial
i. Maximum Number of Dwelling Units	271
ii. Minimum Lot Width / Depth	None
iii. Maximum Building Height	The maximum building heights shall be regulated by the following height zones. The height zones are depicted graphically on <b>Exhibit 9</b>
<i>Height Zone 1</i>	80' maximum height (within 225' of the south property line)
<i>Height Zone 2</i>	48' maximum height (beginning at least 225' from the south property line and 78' from the north property line)
<i>Height Zone 3</i>	20' maximum height (within 78' of the north property line)
iv. Building Setbacks	At minimum 50% of the primary building frontage shall be compliant with the building setbacks specified herein. Accessory buildings are not subject to maximum building setbacks.
<i>McDowell Rd (Primary Frontage)</i>	4' minimum, 12' maximum
<i>11<sup>th</sup> St (Secondary Frontage)</i>	4' minimum, 12' maximum
<i>Dayton St (Secondary Frontage)</i>	4' minimum, 12' maximum
<i>Coronado Rd (Secondary Frontage)</i>	12' minimum (no maximum)
<i>From Historic Homes and single-family property lines</i>	40- to 60-foot building height: 20 feet minimum 60- to 80-foot building height: 25 feet minimum 80-foot building height or greater: 30 feet minimum
v. Projections into Frontage Setbacks	Projections into minimum setback requirements are permitted up to four feet. Projections over any public sidewalk shall be a minimum of 20 feet above ground level.
vi. Maximum Lot Coverage	70% of the net lot area -
vii. Frontage Types	Frontage types shall comply with the corresponding frontage standards in Table 1305.1 Frontage Types of Section 1305 in the Phoenix Zoning Ordinance Walkable Urban Code.
<i>McDowell Rd (Primary Frontage)</i>	75% minimum frontage length Storefront, Arcade, and/or Common Entry
<i>11<sup>th</sup> St (Secondary Frontage)</i>	50% minimum frontage length Stoop & Door Well
<i>Dayton St (Secondary Frontage)</i>	50% minimum frontage length Stoop & Door Well; or Storefront, Arcade, and/or Common Entry (if within 225 feet of the McDowell Road property line); or Common Entry, Stoop & Door Well, and/or Porch (if within 375 feet of the Coronado Road property line)
<i>Coronado Rd (Secondary Frontage)</i>	Exempt from frontage requirements

	<i>Paseo</i>	50% minimum frontage length Stoop & Door Well, Patio, and/or Common Entry
<b>viii. Entry Requirements</b>		Minimum 1 common entry. In addition, the McDowell Road frontage shall maintain a minimum of 4 entryways to commercial businesses accessible from the public sidewalk.

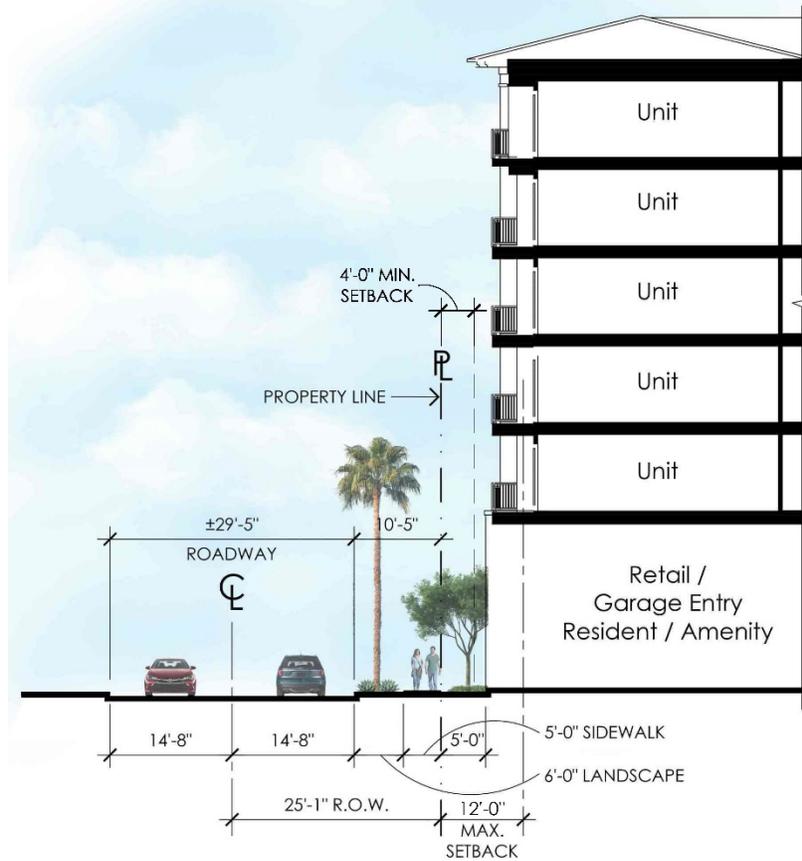
**b. Landscape Standards**

PUD Landscape Standards		Mixed Use Residential/Commercial
<b>i. Landscape Setbacks</b>		
	<i>McDowell Rd (Primary Frontage)</i>	0' minimum
	<i>11<sup>th</sup> St (Secondary Frontage)</i>	0' minimum
	<i>Dayton St (Secondary Frontage)</i>	0' minimum
	<i>Coronado Rd (Secondary Frontage)</i>	10' minimum setback and shall include drought-resistant shade trees of at least 2"-caliper with 30% a minimum of 3"-caliper or greater planted at no more than 25' on center, with exceptions for within driveways, sidewalks, utility conflicts, and sight visibility triangles. A minimum of five (5) 5-gallon drought-resistant shrubs shall be planted per tree.
	<i>From Historic Homes and single-family property lines</i>	20' minimum setback and shall include drought-resistant shade trees of at least 2"-caliper with 30% a minimum of 3"-caliper or greater planted at no more than 25' on center, with exceptions for within driveways, sidewalks, utility conflicts, and sight visibility triangles. A minimum of five (5) 5-gallon drought-resistant shrubs shall be planted per tree.
<b>ii. Streetscape – Adjacent to Public Right-of-Way (see Street Sections)</b>		Required landscaping between the back of curb and sidewalk shall maintain drought-resistant shade trees of at least 2"-caliper with 30% a minimum of 3"-caliper or greater planted at no more than 25' on center, with exceptions for within driveways, sidewalks, utility conflicts, and sight visibility triangles. A minimum of five (5) 5-gallon drought-resistant shrubs shall be planted per tree.  11th Street and Coronado Road shall maintain California Fan Palms planted at a spacing that is consistent with the existing street trees across the street and of the historic character, but not more than 50' on center.  Efforts shall be made to preserve and/or relocate the existing California Fan Palms currently planted along Dayton Street, where practical.

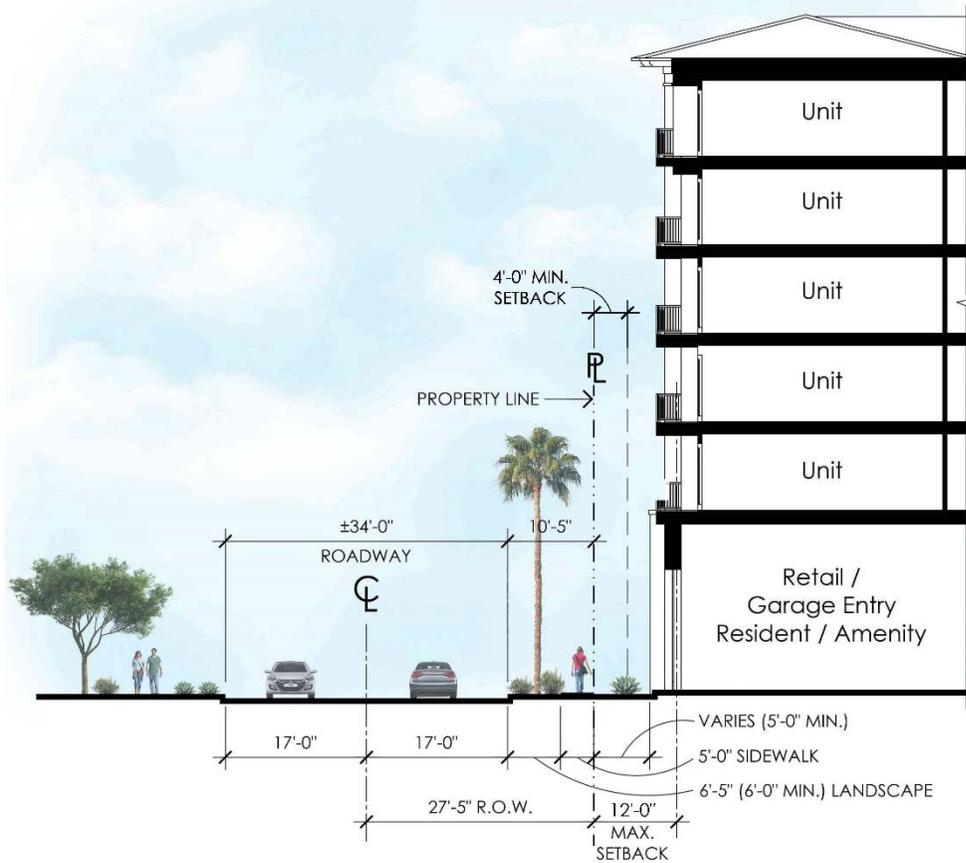
McDowell Rd (Primary Frontage) Street Section



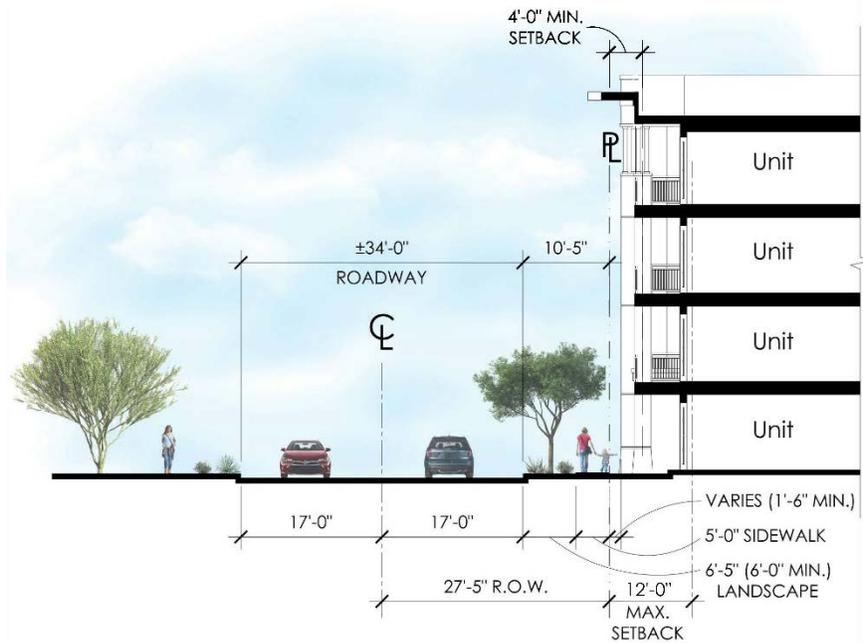
11<sup>th</sup> St (Secondary Frontage) Street Section



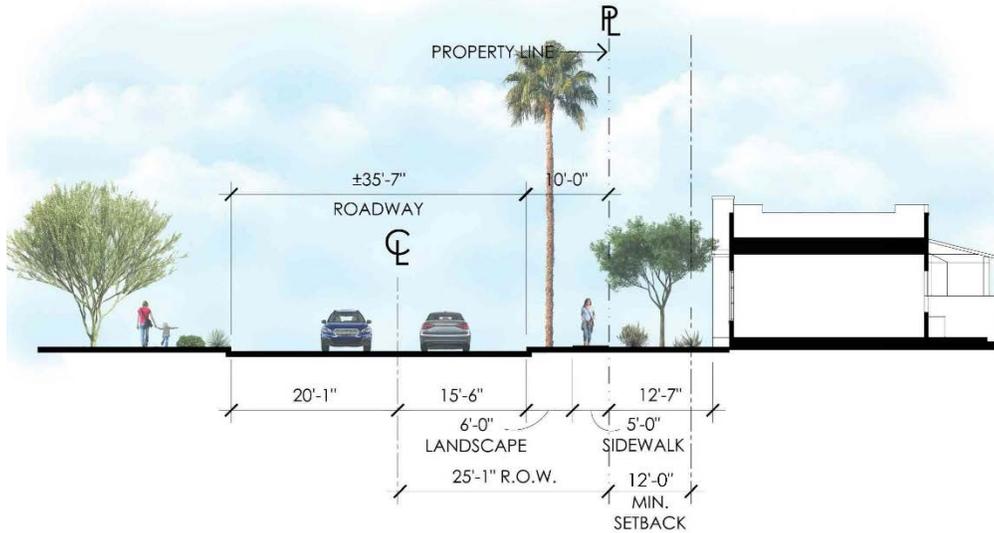
Dayton St (Secondary Frontage) Street Section within 225' of McDowell Road



Dayton St (Secondary Frontage) Street Section between 225' from McDowell Rd and 78' from Coronado Rd



Coronado Rd (Secondary Frontage) Street Section



iii. Parking Areas	Applicable to surface parking lots only (not located within a parking structure); comply with City of Phoenix WU Code Section 1307.F.4.
iv. Minimum Open Space	19% of the gross lot area
	<i>Public</i> 5%
	<i>Private</i> 14%
	<i>Paseo</i> A landscaped pedestrian paseo shall be provided pursuant to WU Code Section 1304.H
v. Art	A public plaza of at minimum 800 square feet shall be located near the intersection of McDowell Road and 11th Street, and shall provide at minimum two (2) designated locations for locally commissioned art of at minimum 100 square feet in total.

c. *Parking Standards*

PUD Parking Standards	Mixed Use Residential/Commercial
<b>i. Minimum Vehicular Parking Spaces</b>	
<i>Residential</i>	1.0 spaces per Studio/Efficiency dwelling units 1.5 spaces for one-bedroom dwelling units 1.7 spaces per two-bedroom dwelling units
<i>Retail</i>	1.0 spaces per 200 square feet
<b>ii. Minimum Covered Parking Spaces</b>	1 covered parking spaces per dwelling unit 75% of total parking shall be covered
<b>iii. Minimum Parking Setbacks</b>	
<i>McDowell Rd (Primary Frontage)</i>	30' minimum or behind building (whichever is less)
<i>11<sup>th</sup> St (Secondary Frontage)</i>	20' minimum or behind building (whichever is less)
<i>Dayton St (Secondary Frontage)</i>	10' minimum or behind building (whichever is less)
<i>Coronado Rd (Secondary Frontage)</i>	30' minimum or behind building (whichever is less)
<b>iv. Minimum Vehicular Parking Dimensions</b>	
<i>Parking Structure</i>	8 ½ feet wide by 18 feet deep
<i>Accessible Parking</i>	11 feet wide by 18 feet deep with a 5-foot-wide unimpeded access aisle (per code)
<b>v. Vehicular Parking Location</b>	<ul style="list-style-type: none"> <li>■ Parking for retail and visitors shall be located on the ground level.</li> <li>■ Pick-up, drop-off, and ride share spaces may be provided in the parking structure.</li> <li>■ Minimum 80% of parking stalls shall be screened from public view by residential units that wrap the parking structure, with the exception of the parking entries on Dayton St and 11<sup>th</sup> St.</li> </ul>
<b>vi. Vehicular Off-Street Parking Access</b>	Vehicular parking ingress/egress for retail uses shall be limited to Dayton St and 11th St. Vehicular parking ingress/egress for residential uses shall be allowed along Dayton St, 11th St, and Coronado Road. Any parking lot or structure exceeding 40 parking spaces shall provide at minimum two points of ingress/egress.
<b>vii. Minimum Bicycle Parking Spaces</b>	Bicycle storage is to be provided in accordance with Section 1307.H. except as listed below: 0.25 secured bike storage spaces per dwelling unit up to 50 spaces, which shall be secured within an enclosed, resident-only access area; Minimum of 10 visitor spaces and 1.0 bicycle parking spaces per 500 square feet of retail provided as inverted U-style bicycle racks or artistic style racks consistent with City of Phoenix preferred designs placed on site adjacent to building entries and parking structure.

*d. Lighting Standards*

PUD Lighting Standards	Mixed Use Residential/Commercial
i. Site Lighting	All lighting shall be consistent with the standards of the City of Phoenix Zoning Ordinance and City Code Section 704, Section 507 Tab A.11.A.8, and Section 23-100, respectively. Pedestrian lighting will be provided in compliance with the standards of Section 1304.H.5 along public and private sidewalks.

*e. Shade Standards*

PUD Shade Standards	Mixed Use Residential/Commercial
i. Shading	Shade is an important design feature in Arizona and should be provided wherever possible in the form of architectural elements and projections from the buildings, as well as freestanding structures, vegetation, or a combination thereof. All shade calculations shall be analyzed according to the summer solstice at noon. Shade shall be provided as follows:
<i>Public Sidewalk Shading</i>	75% minimum
<i>Private Sidewalk Shading</i>	75% minimum
<i>Public Open Space</i>	75% minimum
<i>Private Open Space</i>	50% minimum
<i>Paseo Pedestrian Path</i>	75% minimum (of hardscape area)

*f. Fences and Walls Standards*

PUD Fences and Walls Standards	Mixed Use Residential/Commercial
i. Fencing and Walls	Fences and walls shall comply with the wall standards in the City of Phoenix Zoning Ordinance Section 703.

*g. Amenities*

PUD Resident Amenity Standards	Mixed Use Residential/Commercial
<p>i. Within Building</p>	<ul style="list-style-type: none"> <li>■ <b>Clubhouse</b> consistent of at least 6,000 square feet and feature a full kitchen available for resident use and lounge area</li> <li>■ <b>Fitness Center</b> of at least 1,000 square feet and shall not be located within 100 feet of McDowell Road</li> <li>■ <b>Remote/Co-Working Area</b> consisting of at least 1,000 square feet and include working stations with high-speed internet connections</li> </ul>
<p>ii. Within Private Open Space</p>	<ul style="list-style-type: none"> <li>■ <b>Swimming Pool</b> of at least 1,000 square feet in surface area</li> <li>■ <b>Spa</b> of a minimum of 150 square feet in surface area</li> <li>■ <b>Lounge/Pool Deck</b> of at minimum 4,000 square feet adjacent to the swimming pool and inclusive of at least two (2) seating notes for reclining sun chairs and one (1) fire feature</li> <li>■ <b>Covered Patio</b> for outdoor dining at least 500 square feet for no less than four (4) tables under a cover providing shade (structural and/or vegetative) and at least two (2) barbecue grills</li> <li>■ <b>Dog park</b> of at least 800 square feet and containing turf, minimum two (2) benches, minimum one (1) trash receptacle, and a gated fence surrounding the entire perimeter</li> <li>■ <b>Resident Garden</b> of at least 800 square feet with a gated fence surrounding the entire perimeter</li> </ul>
<p>iii. Within Parking Garage</p>	<ul style="list-style-type: none"> <li>■ <b>Rideshare</b> location with a minimum two queuing spaces</li> </ul>

## 2. Historic Homes

The following development standards apply to the Historic Homes land use category, regardless of potential future users. Where development standards are not addressed below or elsewhere in this PUD, the City of Phoenix Zoning Ordinance R1-6 Zoning District (Section 613) regulations apply.

### a. Development Standards

PUD Development Standards	Historic Homes
i. Maximum Number of Dwelling Units	7
ii. Minimum Lot Width / Depth	50' / 90'
iii. Maximum Building Height	1 story and 30'
iv. Building Setbacks	
	<i>Front Yard</i> 15' minimum
	<i>Rear Yard</i> 10' minimum
	<i>Side Yard</i> 5' minimum
v. Building Separation	10' minimum
vi. Maximum Lot Coverage	50% of the net lot area

### b. Landscape Standards

PUD Landscape Standards	Historic Homes
i. Landscape Setbacks	
	<i>Front Yard</i> 15' minimum setback and shall contain at minimum one (1) drought-resistant shade trees of at least 3"-caliper or greater.
	<i>Rear Yard</i> 15' minimum setback and shall contain at minimum two (2) drought-resistant shade trees of at least 3"-caliper or greater.
	<i>Side Yard</i> 5' minimum
ii. Streetscape – Adjacent to Public Right-of-Way	Existing streetscape along 11 <sup>th</sup> Street shall remain in place and/or be restored to its historic character if damaged, which shall consist of the existing 5' sidewalk and 4' landscape strip between the back of curb and sidewalk and contain California Fan Palms planted at a spacing of no more than 50' on center.
iii. Parking Areas	NA

### c. Parking Standards

PUD Parking Standards	Historic Homes
i. Minimum Vehicular Parking Spaces	Minimum 2 spaces per dwelling
ii. Vehicular Parking Location	Individual driveways
iii. Access	Restricted to 11 <sup>th</sup> St only

*d. Lighting Standards*

PUD Lighting Standards	Mixed Use Residential/Commercial
i. Site Lighting	All lighting shall be consistent with the standards of the City of Phoenix Zoning Ordinance and City Code Section 704, Section 507 Tab A.11.A.8, and Section 23-100, respectively. Pedestrian lighting will be provided in compliance with the standards of Section 1304.H.5 along public and private sidewalks.

*e. Shade Standards*

PUD Shade Standards	Mixed Use Residential/Commercial
i. Shading	Shade is an important design feature in Arizona and should be provided wherever possible in the form of architectural elements and projections from the buildings, as well as freestanding structures, vegetation, or a combination thereof. All shade calculations shall be analyzed according to the summer solstice at noon. Shade shall be provided as follows:
<i>Public Sidewalk Shading</i>	75% minimum

*f. Fences and Walls Standards*

PUD Fences and Walls Standards	Mixed Use Residential/Commercial
i. Fencing and Walls	Fences and walls shall comply with the wall standards in the City of Phoenix Zoning Ordinance Section 703.

## E. Design Guidelines

### 1. Architecture

The architectural design of new development within the area subject to the 11<sup>th</sup> Street and McDowell PUD shall incorporate the following features in order to promote a vibrant and active interface between the proposed buildings and the public realm:

**a. Manipulation of Massing**

The greatest height, density, and overall massing shall be located along McDowell Road and Dayton Street, which are adjacent to other large-scale development. Large buildings shall be broken up into separate, smaller structures. Generally, a single building frontage shall not span more than 300 feet in length. This PUD provides for three (3) separate buildings that step down in height and massing from McDowell Road to Coronado Road – a 7-story building along McDowell Road a 4-story courtyard building along Dayton Street, and ultimately a 1-story accessory building along Coronado Road. The space between the 7-story and 4-story buildings allows for a landscaped pedestrian paseo.



**b. Building Articulation**

The building architecture employs a “form-based” approach that emphasizes appropriate human scale and historical context. The 7-story building is divided vertically into a base, middle and top. The 4-story building is a courtyard type that breaks down the Dayton street frontage with narrow wings framing a west facing court.



**c. Innovative Textures, Materials, and Colors**

Materials and colors are intentionally selected to reinforce distinctive and identifiable design languages. Roof coatings shall be high albedo that will contribute to lower energy use and decreased CO<sub>2</sub> emissions over the lifetime of the building.



d. Varied Heights

The arrangement of the buildings on the site shall be of varying height to provide an appropriate stepdown in overall height consistent with decreasing density and intensity from the south along McDowell Road (high density commercial) to the north along Coronado Road (single family historic homes).



e. Distinct Building Entries

The primary building entries shall be provided with special architectural features properly scaled so that they are distinctive and easily identified. The principal building entrances occur at the main lobby on Dayton Street, the West Portal on Dayton Street, and the South Portal on McDowell Road at the retail storefront. These entrances shall be distinguished by arched openings.



f. Decorative Signage

Signage shall be located along the south elevation to identify retail tenants and recall the original historic "Miracle Mile" along McDowell Road.



g. Contextually Significant

The overall design character should include elements influenced by the adjacent Coronado Historic District and the original "Miracle Mile" retail corridor on McDowell Road. This leads to a traditional design approach that is appropriate to the location and reinforces a sense of place.



h. Four-Sided Architecture

Building elevations (**Exhibit 10**) shall include four-sided architecture and be carefully designed, no matter where they occur or how visible to the public they are.

## 2. Site Design

The site design for new development shall strengthen and support the surrounding neighborhood by incorporating the following features:

- a. **Variations in Building Siting and Orientation** Provide varied and distinct building types that add diversity and interest to the development and in the context of the Coronado Neighborhood.
- b. **Varied Setbacks** Vary setbacks along all streets: McDowell Road, 11th Street, Coronado Road, and Dayton Street. While the setback requirements are generally equal along each street, the building frontages should vary and have movement within the allowed setbacks to create interest along the sidewalk. Varied setbacks should also be incorporated to reduce and minimize the impact of the long Dayton Street frontage and create a more human-scale pedestrian environment.
- c. **Minimize Visual Impact of Parking** At minimum 80% of the off-street parking shall be screened from public view.
- d. **Identifiable Building Streetscape** The interface of the development with the public realm shall support an active and engaging streetscape through the utilization of the Walkable Urban Code Frontage Standards in Section 1305.
- e. **Decorative Site Lighting** Lighting shall be designed to promote safety and security, while also enhancing the aesthetic quality of the development. This may include landscape lighting, as well as decorative lighting attached to the buildings.

## 3. Landscaping

Shaded streetscapes, walkways, and gathering areas will be a primary focus for the landscape design of this project with the intent of providing an inviting pedestrian experience along the adjacent streets and within the development (See **Exhibit 11. Conceptual Landscape Plan**). The landscape theme for the development shall be comprised of plant material that consists of trees and shrubs that are drought-tolerant, desert adapted, and compliment the landscape character of the surrounding historic neighborhood and urban core. Plant material shall be mature, low maintenance, and hardy to respond to the demands required in a high-density urban environment. Plant theming will be a combination of desert adapted plant material and lush, drought tolerant plants where required for heavily shaded environments that exist adjacent to tall multi-family developments.

Enhanced landscaping for the seven historic homes shall provide several benefits, including providing shade, providing a visual buffer in the rear yards between the residential homes and the new multifamily development, and creating a “Social Front Yard” for each home. A “Social Front Yard” should feature permeable pavers, shade trees, seating and/or dining areas, along with other outdoor features/amenities that will contribute to creating an inviting outdoor environment, such as fire pits, outdoor ovens, gardens, and shade trellises.

## F. Signage

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

## G. Sustainability

### 1. City Enforced Standards

The following are standards that are measurable and enforceable by the City of Phoenix and will be provided:

- Bicycle parking shall be provided at main building entries and within the parking garage.
- Building main entries will be fully recessed and covered, which provides transitional spaces from direct sunlight to the interior environment. Secondary entrances will contain shade canopies.
- Retail storefront glazing will be fully recessed to provide shade from the southern sun exposure and glass will have high visual transmittance for street views into the spaces.
- Site shall be designed to minimize the urban heat island effect with a minimum 80% of required parking covered and/or shaded.
- Landscaping shall consist of xeriscaping, or trees and shrubs that are drought-tolerant, desert adapted, and low maintenance.
- A minimum of 5% electric charging stations shall be provided in the parking garage.

### 2. Developer Enforced Standards

The following are sustainability practices that are highly encouraged and planned to be utilized but which are not enforceable by the City:

- Property management shall recycle with the City of Phoenix, and encourage residents to recycle by providing recycling receptacles and chutes in each trash room.
- Participation in a Green Waste Program.
- Building exterior shall contain a thermal envelope by means of fully insulated walls, dual pane / low-e glass residential windows, and thermally broken storefront frames with solar window coatings at amenities and retail areas for maximum interior comfort and energy efficiency.
- Rooftop construction shall consist of a reflective cap, reducing the amount of heat absorbed by the roof surface. This reflective rooftop will provide a 'cool roof' that contributes to the comfort and energy efficiency of the residential units.
- HVAC and lighting will consist of modern equipment engineered and tuned to the specific spaces they serve.
- Irrigation systems provided for the project will utilize the latest in water-saving products and materials including smart, weather-base controllers, low flow emitters and spray heads as well as drip irrigation systems to meet the watering needs of the varied types of plants.
- Water bottle refill stations will be provided throughout the community where appropriate.
- Recycled paper will be used for printing.
- New residents shall receive a 30-day Valley Metro transit pass upon initial lease-up to encourage public transit use.
- Eco-friendly cleaning products and fertilizers will be used in common areas.
- EnergyStar™ rated appliances will be installed (where applicable).
- Toilets and showerheads shall consist of low-flow fixtures.
- Programmable thermostats shall be installed in each residential unit.

### 3. Housing Opportunities and Diversity

This PUD shall provide a diverse mix of housing options to accommodate various income levels, lifestyles, and housing opportunities as follows:

- Minimum 15% studio units (less than 600 square feet)
- Minimum 20% 1-bedroom units
- Minimum 15% 2-bedroom units
- Minimum 4% attached 2-story townhome units and/or detached single-family units

### 4. Historic Preservation

The seven historic homes in the Coronado Historic District shall be preserved and revitalized consistent with Chapter 8 of the City of Phoenix Zoning Ordinance and the City's General Design Guidelines for Historic properties. Pursuant to the approval of this PUD, the following enhancements to the seven historic homes shall be performed:

- Front yard landscape upgrades, with a goal to create a shade canopy on the 11th Street sidewalk, including 1 or 2 shade trees installed at each front yard near the 11th Street sidewalk. Note that any existing front-yard trees that meet this standard shall be retained and pruned as needed
- Windows shall be repaired or replaced and modernized for energy efficiency, consistent with City of Phoenix Historic Preservation Standards
- Roofs shall be renewed and upgrade to Historic Preservation standards where need
- Front porches shall be stabilized and enhanced where needed
- Deed restrictions and/or conservation easements shall be placed on the property

## H. Infrastructure

### 1. Grading and Drainage

The site is currently fully improved as building and parking lots and site runoff discharges directly to the south and west into the adjacent public streets. With the new development, all stormwater runoff will be collected via roof drains and area drains and discharged into one or more underground stormwater storage basins within the site. These basins will be sized for the greater of pre vs post or first flush storage. Runoff in excess of the storage capacity will overflow and discharge to either 11th Street or Dayton where it will be collected in the City's existing storm drain system. The underground retention basin(s) will be equipped with a dry well(s) in order to drain the system within 36 hours.

### 2. Water and Wastewater

The site is surrounded on 4 sides by existing water mains. There is a 12" ACP water main in McDowell Road and 6" CIP mains in Dayton Street, 11th Street, and Coronado. Per City requirements, fire service is required to tie into the largest main, therefore a new fire line connection will be installed in McDowell near the southeast corner of the site. Two metered domestic water connections will be provided with one occurring on McDowell near the southeast corner of the site and the second on Coronado.

Based on City of Phoenix Water Department modeling, the site is not allowed to tie into the existing sewer system in McDowell Road, Dayton Street, or 11th Street due to capacity issues. The Coronado Road sewer system does have capacity to serve the site. Approximately 150 feet of 8" sewer will be installed in Dayton Street that is plumbed to the north connecting to Coronado. The northern portion of the site will gravity sewer to this point of connection while the southern portion of the site will require a sewer ejector pump (installed in the garage) to pump the lower floors to the new Dayton sewer connection.

### 3. Circulation Systems

The site is bound by McDowell Street, Dayton Street, 11th Street, and Coronado Road, which are all well-established streets at their final buildout sizes and configuration. According to a Traffic Impact Statement this development will generate approximately 1,480 average daily trips, which is an increase of roughly 340 trips from the Surgicenter use. However, the mixed-use development will generate approximately 1,160 less trips when compared to the build-out of a medical office permitted in the C-2 zoning district.

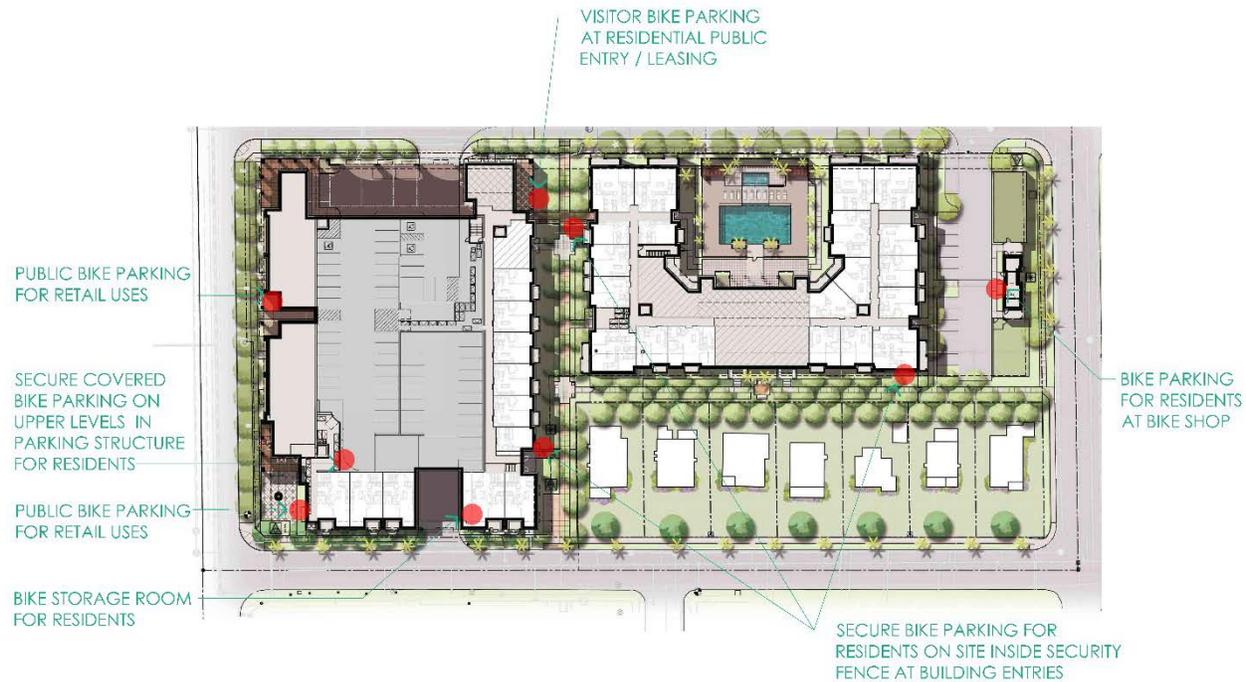
Vehicular ingress and egress to and from the parking structure is limited to two locations: primary access to the parking structure is located off Dayton Street, with secondary access off 11<sup>th</sup> Street. The parking structure is oriented on the southern portion of Dayton Street and 11<sup>th</sup> Street closer to McDowell Road to facilitate traffic generated by the development towards McDowell Road and reduce traffic through the residential neighborhood. A loading zone is provided near the entrance of the paseo on the northeast side of the 7-story building. There is an additional small surface parking lot with a separate access point and loading off of Dayton Street, primarily to cater to the residential units farthest north. The single-family homes along 11<sup>th</sup> Street will maintain the existing driveways for vehicular ingress, egress, and parking.

#### *Complete Streets*

Pedestrian circulation (**Exhibit 12**) encircles the site, inclusive of the existing public sidewalks along the boundary streets. These public sidewalks will be rehabilitated, widened, and enhanced per Section D.1.b of this PUD to accommodate comfortable pedestrian activity. A time-controlled pedestrian paseo (Section D.1.b.iv.) cutting across the site east-to-west will connect the public sidewalks along Dayton Street and 11<sup>th</sup> Street, and will be available for public access between dusk and dawn. The common open spaces within the site also contain private pedestrian paths for residents to access the amenities.

The site is well-connected to the City's regional bike network. Coronado Road that borders the site to the north, is a low-speed residential street that connects the site to 10<sup>th</sup> Street and 12<sup>th</sup> Street. 10<sup>th</sup> Street contains a multi-use trail over Interstate 10 approximately a quarter mile south of the site and connects to Downtown Phoenix. 12<sup>th</sup> Street contains dedicated bike lanes on both sides of the street between Thomas Road and Roosevelt Street, also spanning Interstate 10. These north-south bike corridors intersect with other major bike corridors in the City's bike network, including at Roosevelt Street, Palm Lane, and Virginia Avenue. This project will provide secure bicycle storage for residents and visitors in various locations throughout the site, including bike racks on site at building entrances, bike racks in the parking structure, and a bike secured bike storage facility for residents (Section D.1.c.vii.). To further support bicyclist in the new multifamily community, a bike workshop will also be provided for residents inside the small amenity buildings along Coronado Road for residents to work on and repair their bicycles when needed and ensure their bicycle is always ready to use (Section D.1.g.).

The site is also between two Valley Metro bus stops on McDowell Road and less than a mile from the nearest Valley Metro Light Rail Station at McDowell Road and Central Avenue. Both of these public transit options are walkable and bikeable from the site and have bike carriage capabilities, further supporting bicycling from residents and visitors and further reducing auto dependency. This PUD encourages the use of the Valley Metro transit system per Sustainability Section G.2.

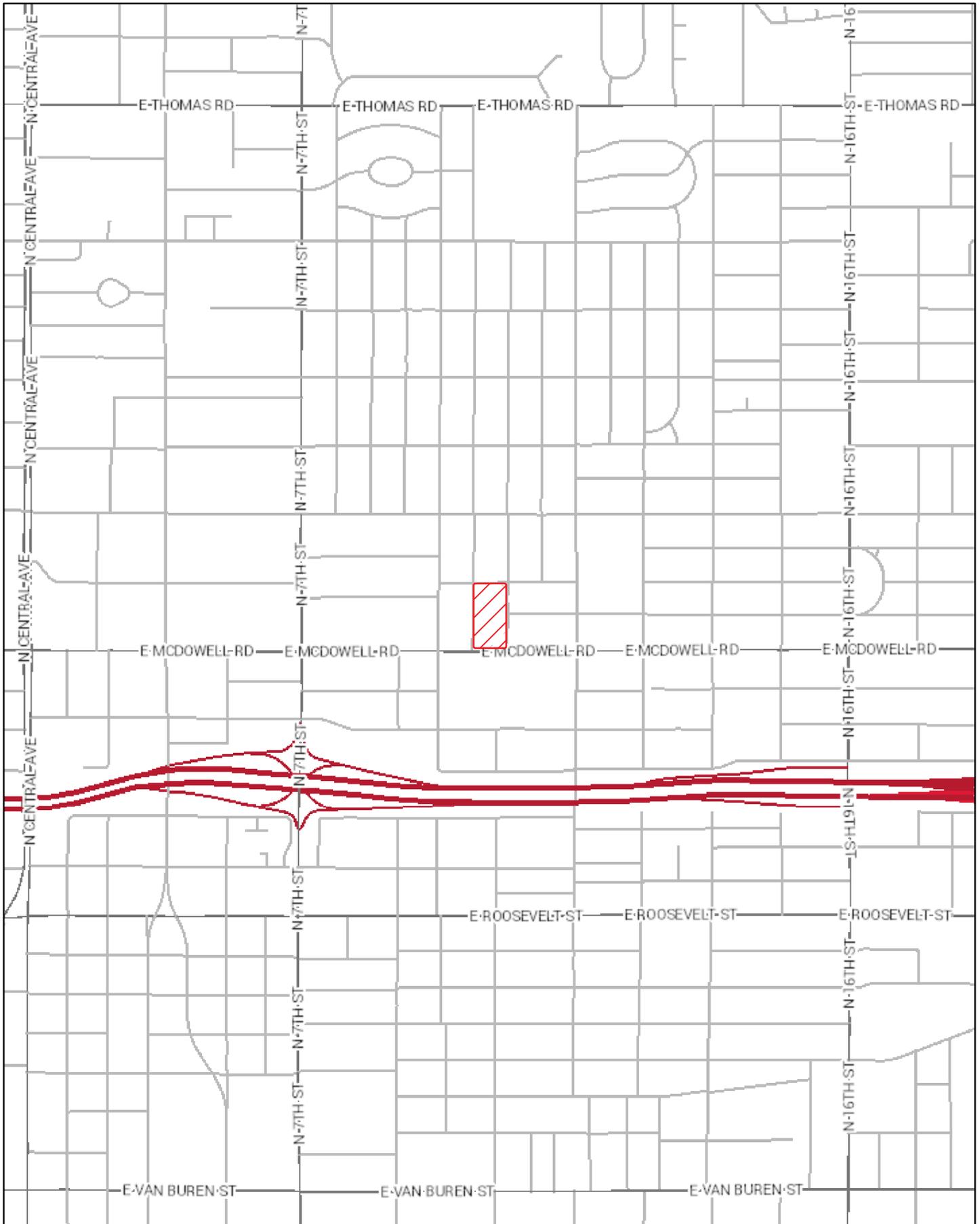


# **Exhibit 1**

## **Vicinity Map**



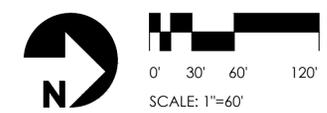
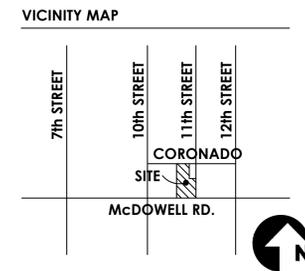
# 11th St and McDowell Rd PUD Vicinity Map



# **Exhibit 2**

## **Site Aerial**

SITE DATA	
ASSESSOR'S PARCEL NUMBER	117-25-178, 117- 25-014A & 117-24-015
<b>SITE AREA:</b>	
GROSS SITE AREA	+/- 4.09 AC
NET SITE AREA	+/- 3.15 AC
<b>ZONING:</b>	
EXISTING ZONING	C-2 HP, R-3A & R1-6 HP
PROPOSED ZONING	PUD - T5:6 STANDARDS
<b>DENSITY</b>	
GROSS DENSITY PROPOSED	+/- 73.59 DU/AC
NET DENSITY PROPOSED	+/- 95.55 DU/AC



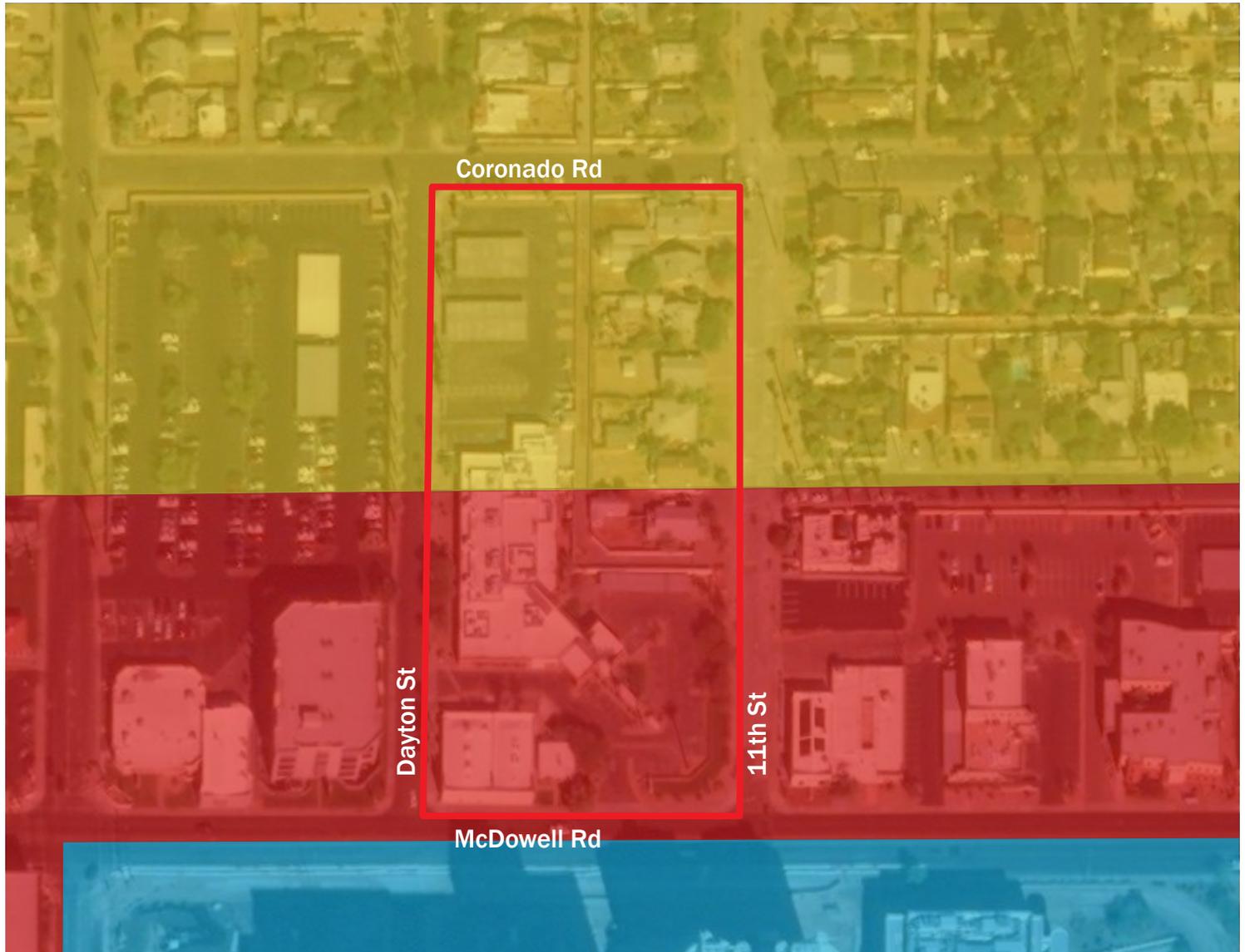
# **Exhibit 3**

## **General Plan Map**

# 11th Street and McDowell Road PUD General Plan Map

## General Plan

-  Residential 3.5 to 5 du/ac
-  Commercial
-  Public / Quasi-Public



200ft

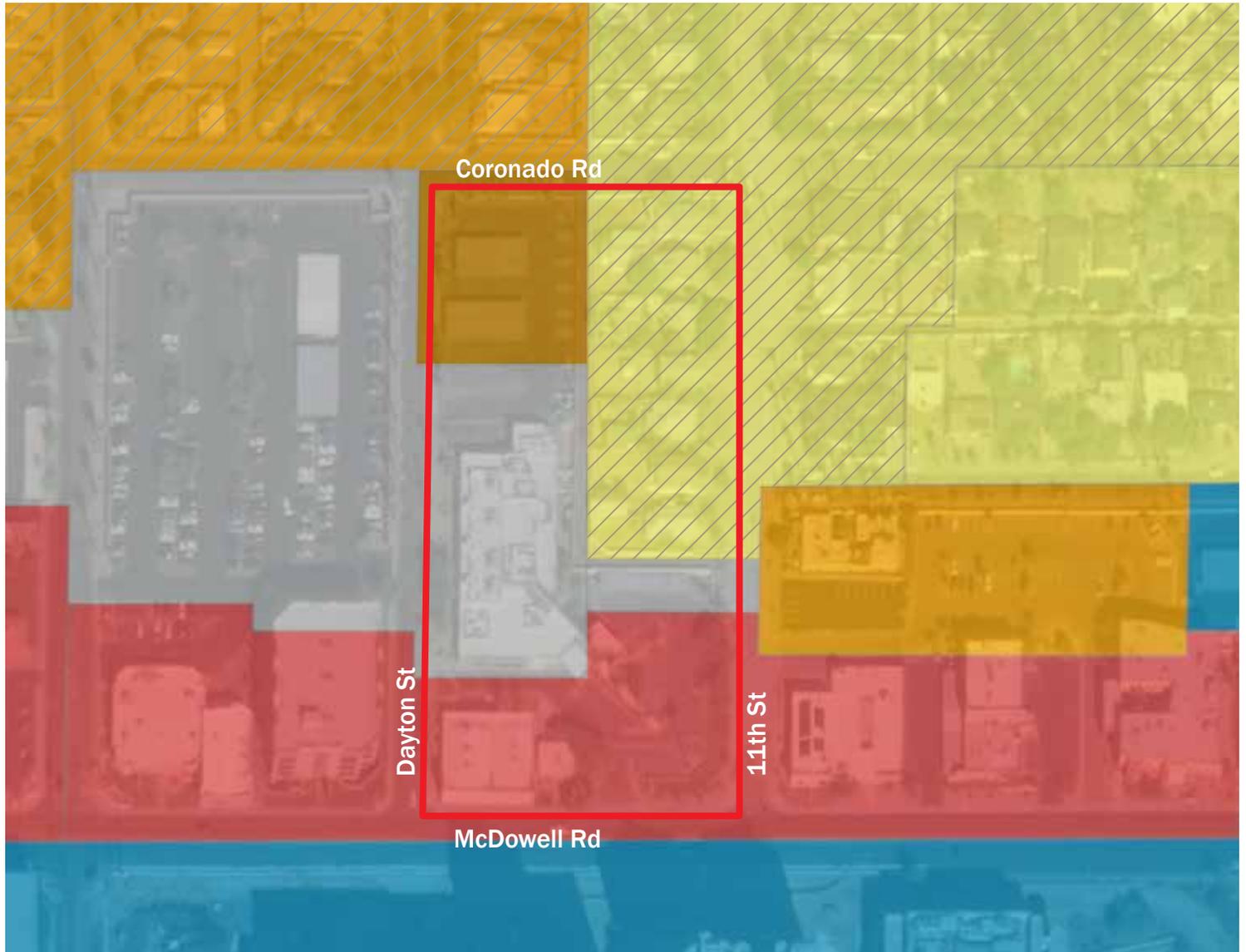
# **Exhibit 4**

## **Zoning Map**

# 11th Street and McDowell Road PUD Current Zoning

## Zoning

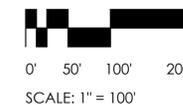
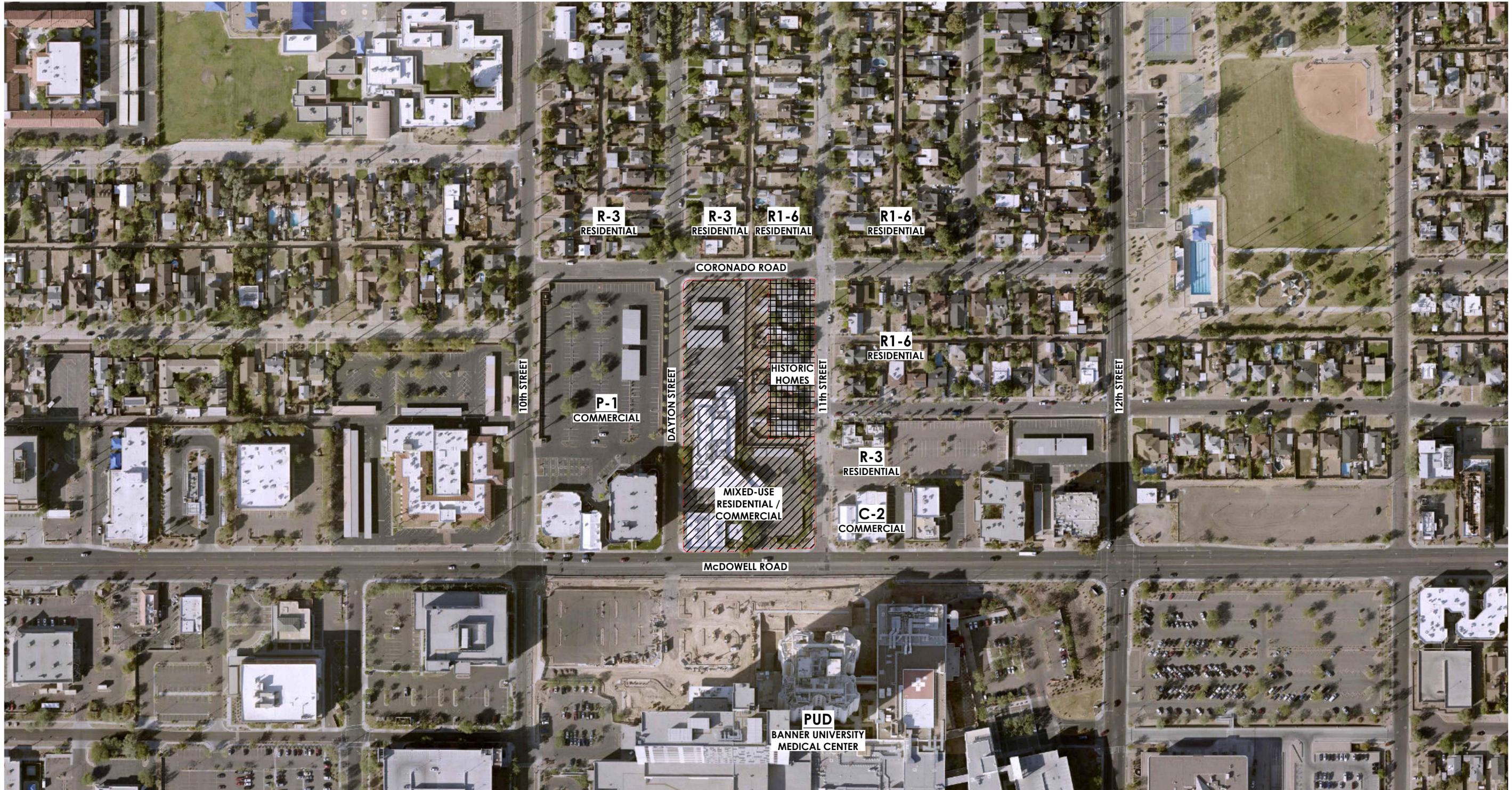
- R1-6
- R-3
- R-3A
- C-2
- P-1
- PUD
- HP Overlay



200ft

# **Exhibit 5**

## **Land Use Plan**



-  HISTORIC HOMES
-  MIXED-USE RESIDENTIAL / COMMERCIAL



**TODD + ASSOCIATES**

602-952-8280 / TODDASSOC.COM  
20-2043-02

**FAIRFIELD RESIDENTIAL**

**Mixed-Use @ NWC McDowell Rd & 11th Street**

Phoenix, Arizona  
PUD 3rd SUBMITTAL  
December 12, 2022

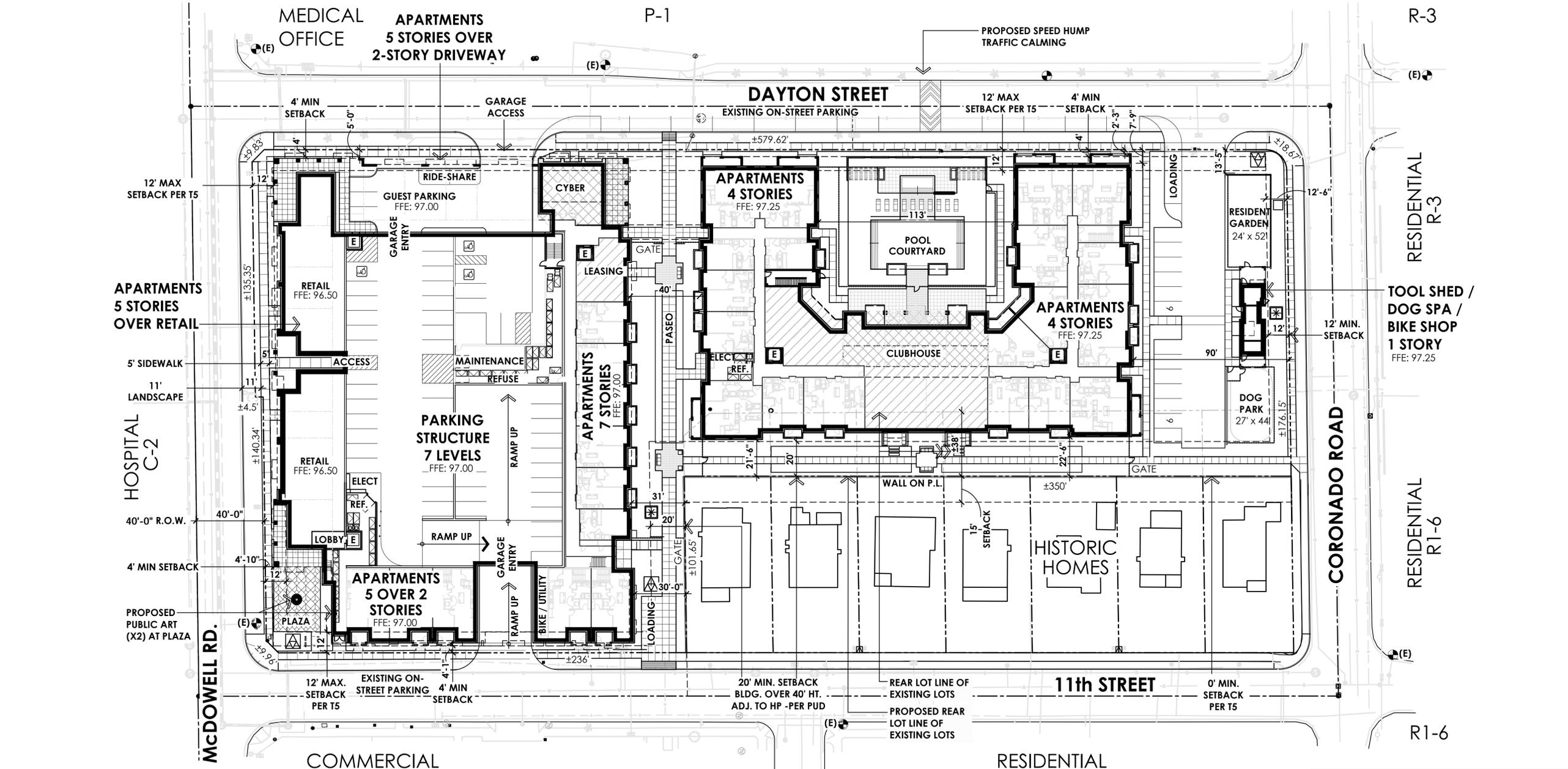
LAND USE PLAN

Preliminary Not For Construction

**A1.8a**

# **Exhibit 6**

## **Conceptual Site Plan**



**SITE DATA**

ASSESSOR'S PARCEL NUMBER 117-25-178, 117-25-014A & 117-24-015

**SITE AREA:**  
GROSS SITE AREA ± 4.09 AC  
NET SITE AREA ± 3.15 AC

**ZONING:**  
EXISTING ZONING C-2 HP, R-3A & R1-6 HP  
PROPOSED ZONING PUD - T5:6 STANDARDS

**DENSITY**  
GROSS DENSITY PROPOSED ± 66.01 D.U./AC  
NET DENSITY PROPOSED ± 85.71 D.U./AC

**PROPOSED BUILDING HEIGHT - T5:6:**  
BUILDING HT. - MAX. ALLOWED 80' MAX.  
PARKING STRUCTURE CANNOT EXCEED BUILDING HEIGHT ± 48' HIGH (4 STORIES)  
BUILDING HT. - PROPOSED ± 74' HIGH (5 STORIES ON PODIUM)  
PARKING STRUCT. HT. - PROPOSED ± 74' HIGH (7 LEVELS)

**PROPOSED MAIN BUILDING SETBACKS - T5:6:**  
PRIMARY FRONTAGE 12' MAX.  
SECONDARY FRONTAGE 10' MAX.  
SIDE LOT LINE 0'  
SIDE LOT LINE - OVER 40' HT. ADJ. TO HISTORIC DISTRICT 20'  
REAR LOT LINE 0'  
REAR LOT LINE - OVER 40' HT. ADJ. TO HISTORIC DISTRICT 25'

**PROPOSED PARKING SETBACKS - T5:6:**  
PRIMARY FRONTAGE 30' MIN., OR BEHIND BLDG.  
SECONDARY FRONTAGE 20' MIN., 10' LANDSCAPE  
SETBACK FROM STREET R.O.W.

**BUILDING SETBACKS PER CORONADO HISTORIC SPD:**  
MINIMUM FRONT YARD SETBACK 25'  
2 STORY ADJACENT TO SINGLE FAMILY 10'  
3 STORY ADJACENT TO SINGLE FAMILY 20'  
4 STORY ADJACENT TO SINGLE FAMILY 30'  
5 STORY ADJACENT TO SINGLE FAMILY (PROJECTED) 40'  
(OTHER DEVELOPMENT STANDARDS ARE TO BE DETERMINED THROUGH THE SITE PLANNING PROCESS.)

**OPEN SPACE**  
**PRIVATE OPEN SPACE:**  
REQUIRED: 5% MINIMUM / 50% SHADED\*  
PROVIDED: 26,000 S.F. O.S. / 176,165 GROSS S.F. = 14.8%  
SHADED O.S.: 13,175 S.F. / 26,000 S.F. = 50.7%

**PUBLIC OPEN SPACE:**  
REQUIRED: 5% MINIMUM / 50% SHADED\*  
PROVIDED: 9,048 S.F. O.S. / 176,165 GROSS S.F. = 5.1%  
SHADED O.S.: 7,321 S.F. / 9,048 S.F. = 80.9%

**PASEO:**  
REQUIRED: 75% SHADED\*  
PROVIDED: PASEO HARDSCAPE = 2,448 S.F.  
SHADED PASEO: 2,091 S.F. / 2,448 S.F. = 85.4%  
\*50% MIN. SHADE PROVIDED BY TREES OR TRELLISED VINES

**LOT COVERAGE:**  
REQUIRED: 80% MAXIMUM  
PROVIDED: BUILDING 1: 55,533 S.F.  
BUILDING 2: 30,545 S.F.  
BUILDING 3: 822 S.F.  
TOTAL: 85,900 S.F.  
85,900 S.F. / 136,946 NET S.F. = 62.7%

**ESTIMATED UNIT MIX AND AREAS**

UNIT TYPE	#D.U.	RATIO	NET RENTABLE AREA/UNIT	TOTAL NET RENTABLE
S1 STUDIO	15	5.5%	488 S.F.	7,320 S.F.
S2 STUDIO	26	9.6%	537 S.F.	13,962 S.F.
S3 STUDIO	20	7.4%	554 S.F.	11,080 S.F.
A1 1BR/1BA	100	36.9%	742 S.F.	74,200 S.F.
A2 1BR/1BA	5	1.8%	721 S.F.	3,605 S.F.
A3 1BR/1BA	14	5.2%	776 S.F.	10,864 S.F.
B1 2BR/2BA	27	10.0%	1,115 S.F.	66,798 S.F.
B2 2BR/2BA	24	8.9%	1,231 S.F.	29,544 S.F.
B3 2BR/2BA	25	9.2%	1,279 S.F.	31,975 S.F.
B4 2BR/2BA	10	3.7%	1,094 S.F.	10,940 S.F.
TH 2BR/2BA	5	1.8%	1,551 S.F.	7,755 S.F.
TOTAL	271	100%		231,350 S.F.

AVERAGE NET RENTABLE AREA 854 S.F. / D.U.  
(NET RENTABLE AREA IS MEASURED BY CALCULATING THE UNIT AREA WITHIN THE BOUNDARY OF THE CENTERLINE OF DEMISING WALL(S). THE EXTERIOR FACE OF STUD OF CONDITIONED SPACES & THE FACE OF STUD ON THE CORRIDOR SIDE OF THE UNIT. NET RENTABLE DOES NOT INCLUDE EXTERIOR STORAGE SPACES & BALCONIES/PATIOS)

**GROSS BUILDING AREA:**  
BUILDING 1 AREA 121,808 S.F.  
BUILDING 2 AREA 389,921 S.F.  
TOTAL GROSS BUILDING AREA 511,729 S.F.

**PARKING:**  
PARKING REQUIRED APARTMENTS

UNIT TYPE	#D.U.	P.S. RATIO	P.S. REQ.
S STUDIO < 600 S.F.	61	1.0 P.S./D.U.	61.0
A 1BR/1BA	119	1.5 P.S./D.U.	178.5
B 2BR/2BA	91	1.7 P.S./D.U.	154.7
TOTAL	271		395
RETAIL PARKING REQ.: 5000 S.F. @ 5 P.S. / 1000 S.F.			25
PARKING REQUIRED TOTAL			420

**PARKING PROVIDED**  
PARKING PROVIDED - PARKING STRUCTURE 434  
PARKING PROVIDED - SURFACE PARKING LOT 13  
TOTAL PARKING PROVIDED ± 447

PARKING FOR RETAIL (5 P.S./1000 S.F.) 25 P.S.  
PARKING FOR APARTMENTS (± 1.56 P.S./D.U.) 422 P.S.  
(± 422 P.S./362 BEDS) = ± 1.17 P.S./BED

**SHARED PARKING / TIME OF DAY - EVENING COUNTS**  
RETAIL SPACES USED BY RESIDENTS AT NIGHT ± 25  
(± 1.65 P.S./D.U.) 447 P.S.  
(± 447 P.S./362 BEDS) = ± 1.23 P.S./BED

ADDITIONAL PARKING PROVIDED - EVENING ON-STREET ± 24  
(± 1.74 P.S./D.U.) 471 P.S.  
(± 471 P.S./362 BEDS) = ± 1.30 P.S./BED

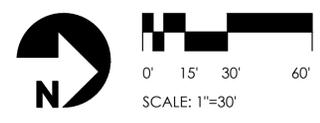
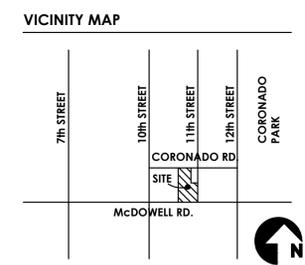
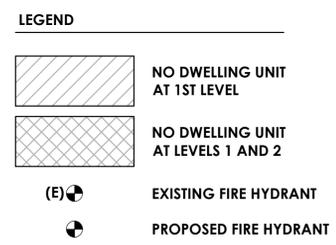
**DESIGN TEAM**

**DEVELOPER:** FAIRFIELD RESIDENTIAL LLC  
5355 Mira Sorrento Pl., #100  
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**CIVIL:** KIMLEY-HORN AND ASSOCIATES, INC.  
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bmeyerhoff@toddassoc.com



**TODD + ASSOCIATES**  
602-952-8280 / TODDASSOC.COM  
20-2043-02

**FAIRFIELD RESIDENTIAL**

**Mixed-Use @ NWC McDowell Rd & 11th Street**  
Phoenix, Arizona  
PUD 3rd SUBMITTAL  
December 12, 2022

**ARCHITECTURAL SITE PLAN**  
Preliminary Not For Construction

**A1-1**

# **Exhibit 7**

## **Mixed-Use Residential/Commercial Land Use Category Legal Description**

**Legal Description for the Mixed-Use Residential/Commercial Land Use Category:**

PARCEL 3, LOT 1, OF "MEDICAL CARE INTERNATIONAL PHOENIX SURGICENTER SUBDIVISION AMENDED", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED SEPTEMBER 11, 2003 AS INSTRUMENT NO. 2003-1275151 IN BOOK 651 OF PLATS AT PAGE 35 OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

TOGETHER WITH AND INCLUDING A PORTION OF LOTS 4 THROUGH 10, FRANCES HEIGHTS, AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED IN BOOK 7 OF PLATS AT PAGE 35 OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4, FRANCES HEIGHTS, AMENDED:

THENCE SOUTH 00° 00'39" EAST, A DISTANCE OF 236.09 FEET (RECORD) 263.43 FEET (MEASURED) ALONG THE WESTERLY RIGHT OF WAY LINE FOR 11TH STREET;

THENCE NORTH 44°36'33" WEST, A DISTANCE OF 9.96 FEET TO THE NORTHERLY RIGHT OF WAY LINE FOR MCDOWELL ROAD;

THENCE CONTINUING ALONG THE THE NORTHERLY RIGHT OF WAY LINE OF MCDOWELL ROAD THE FOLLOWING COURSES AND DISTANCES. NORTH 89°13'46" WEST , A DISTANCE OF 140.34 FEET:

THENCE SOUTH 00°00'23" EAST, A DISTANCE OF 4.50 FEET;

THENCE NORTH 89°13'46" WEST, A DISTANCE OF 135.35 FEET (RECORD) 135.42 FEET (MEASURED);

THENCE LEAVING THE NORTHERLY RIGHT OF WAY FOR MCDOWELL ROAD NORTH 45°23'07" WEST, A DISTANCE OF 9.83' TO THE EASTERLY RIGHT OF WAY LINE FOR DAYTON STREET;

THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY FOR DAYTON STREET NORTH 00°00'00" WEST, A DISTANCE OF 579.62' (RECORD) 579.97' (MEASURED);

THENCE 18.67 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 12.00 FEET, AND A DELTA ANGLE OF 89°08'34" TO THE SOUTHERLY RIGHT OF WAY LINE FOR CORONADO ROAD;

CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR CORONADO ROAD SOUTH 89°09'54" WEST (RECORD) SOUTH 89° 10'41" WEST (MEASURED) A DISTANCE OF 176.15 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, BEARING SOUTH 00°00'13" EAST, A DISTANCE 351.06 FEET TO THE SOUTHERLY LINE OF LOT 4, FRANCES HEIGHTS, AMENDED;

THENCE ALONG THE SOUTH LINE OF LOT 4, NORTH 89°13'14" EAST, A DISTANCE OF 101.65' TO THE POINT OF BEGINNING:

# **Exhibit 8**

## **Historic Homes Land Use Category Legal Description**

**Legal Description for the Historic Homes Land Use Category:**

LOT 4, FRANCES HEIGHTS, AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED IN BOOK 7 OF PLATS AT PAGE 35 OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

LESS AND EXCEPT FROM SAID LOT 4: ALL THAT PORTION INCLUDED WITHIN THE FINAL PLAT OF "MEDICAL CARE INTERNATIONAL PHOENIX SURGICENTER SUBDIVISION", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED IN BOOK 350 OF PLATS AT PAGE 40, AND THE FINAL PLAT OF "MEDICAL CARE INTERNATIONAL PHOENIX SURGICENTER SUBDIVISION AMENDED" ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED SEPTEMBER 11, 2003 AS INSTRUMENT NO. 2003-1275151 IN BOOK 651 OF PLATS AT PAGE 35 OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

LESS AND EXCEPT FROM THAT PORTION OF LOT 4, FRANCES HEIGHTS, AMENDED ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED IN BOOK 7 OF PLATS AT PAGE 35 OF THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF LOT 4, FRANCES HEIGHTS, AMENDED ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED IN BOOK 7 OF PLATS AT PAGE 35 OF THE OFFICIAL RECORDS OF MARICOPA COUNTY ARIZONA.

THENCE NORTH 89°13'14" WEST, A DISTANCE OF 101.65 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING NORTH 89°13'14" WEST, A DISTANCE OF 23.17 FEET;

THENCE NORTH 45°23'20" WEST, A DISTANCE OF 21.07 FEET;

THENCE NORTH 00° 00'23" WEST (RECORD) NORTH 00°00'13" WEST (MEASURED), A DISTANCE OF 35.07 FEET;

THENCE SOUTH 89°18'22" WEST, A DISTANCE OF 38.16 FEET;

THENCE SOUTH 00°00'13" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

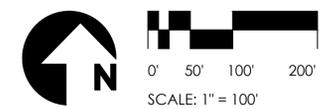
TOGETHER WITH AND IN ADDITION TO:

LOTS 5 THROUGH 10, FRANCES HEIGHTS, AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED IN BOOK 7 OF PLATS AT PAGE 35 OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

LESS AND EXCEPT FROM THE WEST 38.16 FEET OF LOTS 5 THROUGH 10 OF FRANCES HEIGHTS, AMENDED ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED IN BOOK 7 OF PLATS AT PAGE 35 OF THE OFFICIAL RECORDS OF MARICOPA COUNTY ARIZONA.

# **Exhibit 9**

## **Height Zones**



**TODD +  
ASSOCIATES**

602-952-8280 / TODDASSOC.COM  
20-2043-02

**FAIRFIELD  
RESIDENTIAL**

**Mixed-Use @ NWC McDowell Rd & 11th Street**

Phoenix, Arizona  
PUD 3rd SUBMITTAL  
December 12, 2022

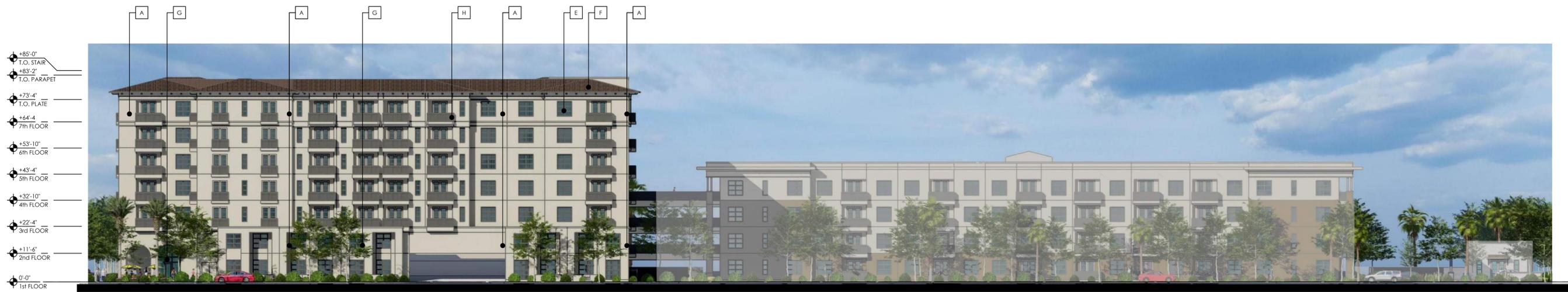
HEIGHT ZONE PLAN

Preliminary Not For Construction

**A1.8c**

# **Exhibit 10**

## **Building Elevations**



**1 EAST ELEVATION**  
11TH STREET

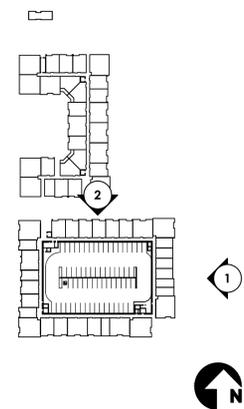


**2 NORTH ELEVATION**  
E. CORONADO DRIVE

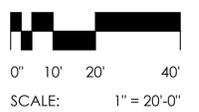
**FINISH/COLOR SCHEDULE**

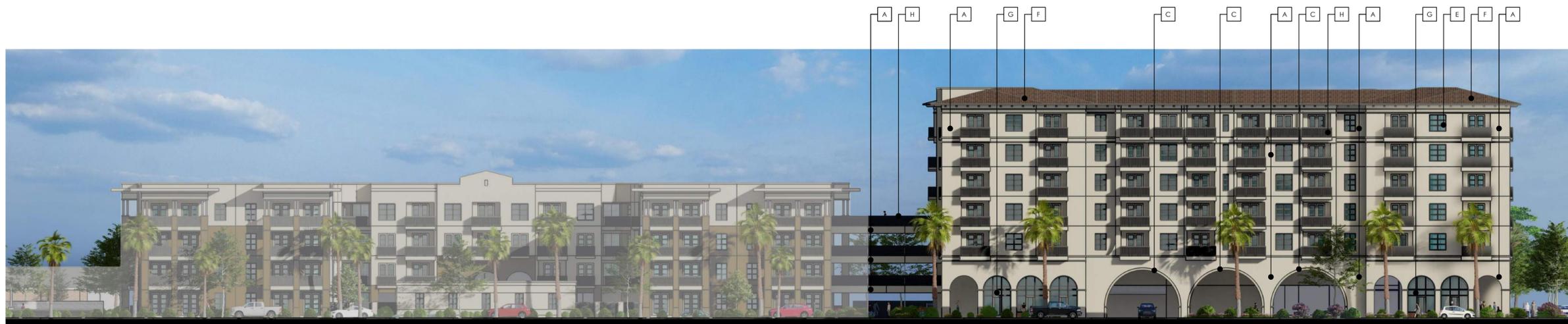
LOCATION	MANUFACTURER / COLOR
A STUCCO BODY 1	MANUF.: SHERWIN WILLIAMS COLOR: SW 7008 - "ALABASTER"
B STUCCO BODY 2	MANUF.: SHERWIN WILLIAMS COLOR: SW 6110 - "STEADY BROWN"
C STUCCO ACCENT	MANUF.: SHERWIN WILLIAMS COLOR: SW 7544 - "FENLAND"
D BRICK VENEER	MANUF.: SUMMIT BRICK COLOR: "NEPAL"
E RESIDENTIAL WINDOW FRAMES	MANUF.: THERMO-TECH (OR EQUAL) COLOR: CLASSIC SERIES "TAN"
F ROOF TILE	MANUF.: BORAL (OR EQUAL) COLOR: MISSION S CALIFORNIA MISSION BLEND
G STOREFRONT WINDOW FRAMES	COLOR: NATURAL ANODIZED ALUMINUM
H PAINTED BALCONY GUARDRAILS	MANUF.: DUNN EDWARDS COLOR: DE 6392 "MINK"
J PAINTED DOOR	COLOR: PAINT TO MATCH ADJACENT U.N.O.

+85'-0"	T.O. STAIR
+83'-2"	T.O. PARAPET
+73'-4"	T.O. PLATE
+64'-4"	7th FLOOR
+53'-10"	6th FLOOR
+43'-4"	5th FLOOR
+32'-10"	4th FLOOR
+22'-4"	3rd FLOOR
+11'-6"	2nd FLOOR
0'-0"	1st FLOOR



**KEYPLAN**



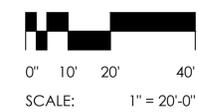
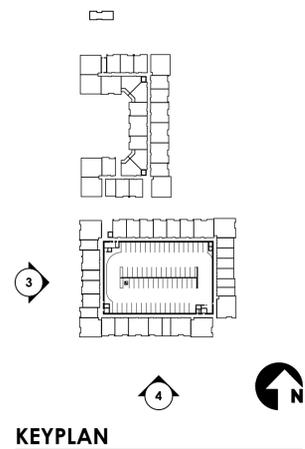


**3 WEST ELEVATION**  
N. DAYTON



**4 SOUTH ELEVATION**  
E. MCDOWELL ROAD

FINISH/COLOR SCHEDULE	LOCATION	MANUFACTURER / COLOR
A	STUCCO BODY 1	MANUF.: SHERWIN WILLIAMS COLOR: SW 7008 - "ALABASTER"
B	STUCCO BODY 2	MANUF.: SHERWIN WILLIAMS COLOR: SW 6110 - "STEADY BROWN"
C	STUCCO ACCENT	MANUF.: SHERWIN WILLIAMS COLOR: SW 7544 - "FENLAND"
D	BRICK VENEER	MANUF.: SUMMIT BRICK COLOR: "NEPAL"
E	RESIDENTIAL WINDOW FRAMES	MANUF.: THERMO-TECH (OR EQUAL) COLOR: CLASSIC SERIES "TAN"
F	ROOF TILE	MANUF.: BORAL (OR EQUAL) COLOR: MISSION S CALIFORNIA MISSION BLEND
G	STOREFRONT WINDOW FRAMES	COLOR: NATURAL ANODIZED ALUMINUM
H	PAINTED BALCONY GUARDRAILS	MANUF.: DUNN EDWARDS COLOR: DE 6392 "MINK"
J	PAINTED DOOR	COLOR: PAINT TO MATCH ADJACENT U.N.O.





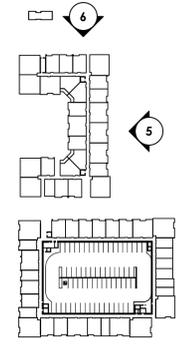
**5 EAST ELEVATION**  
11TH STREET

**FINISH/COLOR SCHEDULE**

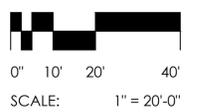
LOCATION	MANUFACTURER / COLOR
A STUCCO BODY 1	MANUF.: SHERWIN WILLIAMS COLOR: SW 7008 - "ALABASTER"
B STUCCO BODY 2	MANUF.: SHERWIN WILLIAMS COLOR: SW 6110 - "STEADY BROWN"
C STUCCO ACCENT	MANUF.: SHERWIN WILLIAMS COLOR: SW 7544 - "FENLAND"
D BRICK VENEER	MANUF.: SUMMIT BRICK COLOR: "NEPAL"
E RESIDENTIAL WINDOW FRAMES	MANUF.: THERMO-TECH (OR EQUAL) COLOR: CLASSIC SERIES "TAN"
F ROOF TILE	MANUF.: BORAL (OR EQUAL) COLOR: MISSION S CALIFORNIA MISSION BLEND
G STOREFRONT WINDOW FRAMES	COLOR: NATURAL ANODIZED ALUMINUM
H PAINTED BALCONY GUARDRAILS	MANUF.: DUNN EDWARDS COLOR: DE 6392 "MINK"
J PAINTED DOOR	COLOR: PAINT TO MATCH ADJACENT U.N.O.



**6 NORTH ELEVATION**  
E. CORONADO DRIVE



**KEYPLAN**





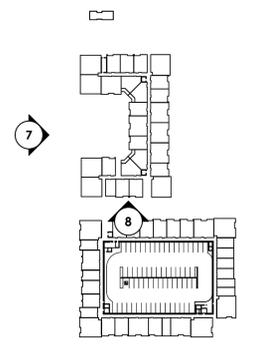
**7 WEST ELEVATION**  
N. DAYTON

**FINISH/COLOR SCHEDULE**

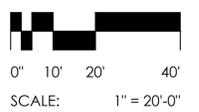
LOCATION	MANUFACTURER / COLOR
A STUCCO BODY 1	MANUF.: SHERWIN WILLIAMS COLOR: SW 7008 - "ALABASTER"
B STUCCO BODY 2	MANUF.: SHERWIN WILLIAMS COLOR: SW 6110 - "STEADY BROWN"
C STUCCO ACCENT	MANUF.: SHERWIN WILLIAMS COLOR: SW 7544 - "FENLAND"
D BRICK VENEER	MANUF.: SUMMIT BRICK COLOR: "NEPAL"
E RESIDENTIAL WINDOW FRAMES	MANUF.: THERMO-TECH (OR EQUAL) COLOR: CLASSIC SERIES "TAN"
F ROOF TILE	MANUF.: BORAL (OR EQUAL) COLOR: MISSION S CALIFORNIA MISSION BLEND
G STOREFRONT WINDOW FRAMES	COLOR: NATURAL ANODIZED ALUMINUM
H PAINTED BALCONY GUARDRAILS	MANUF.: DUNN EDWARDS COLOR: DE 6392 "MINK"
J PAINTED DOOR	COLOR: PAINT TO MATCH ADJACENT U.N.O.

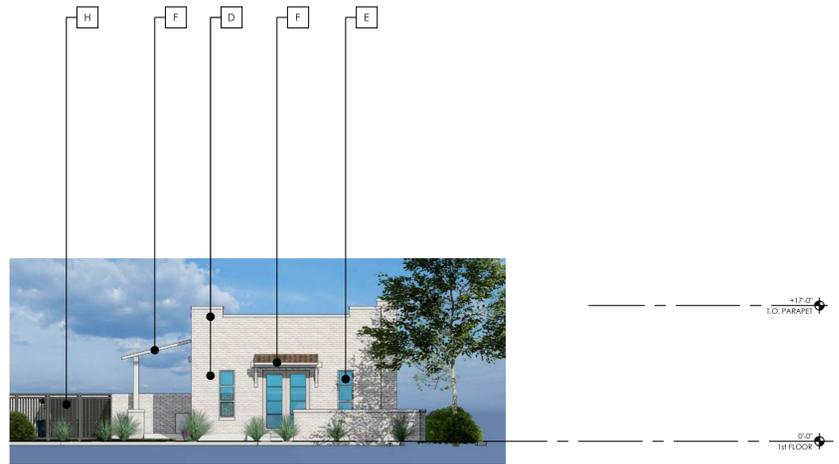


**8 SOUTH ELEVATION**  
E. MCDOWELL ROAD

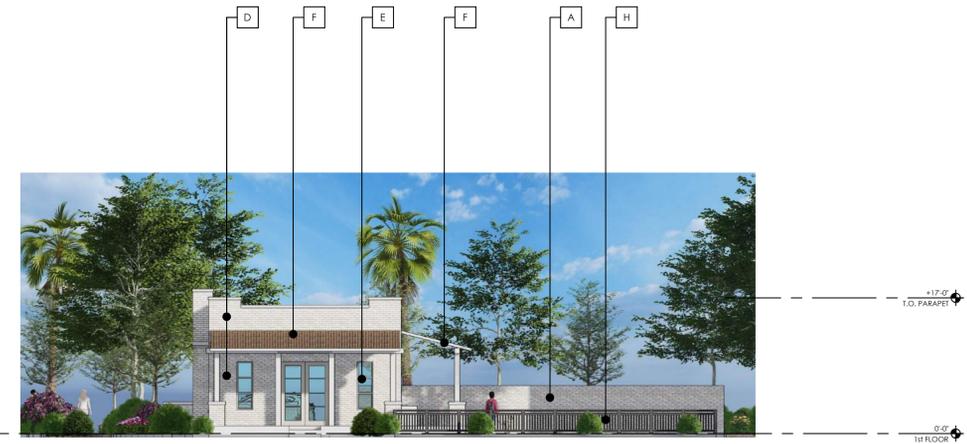


**KEYPLAN**

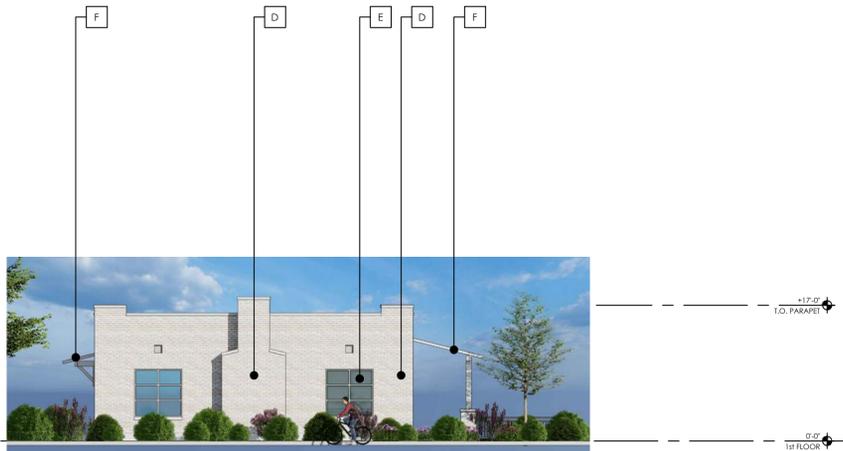




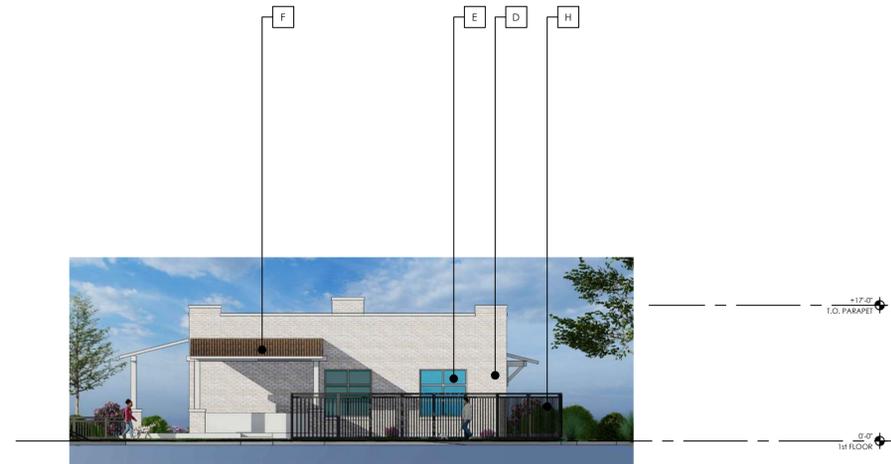
**9 EAST ELEVATION**  
E. MCDOWELL ROAD



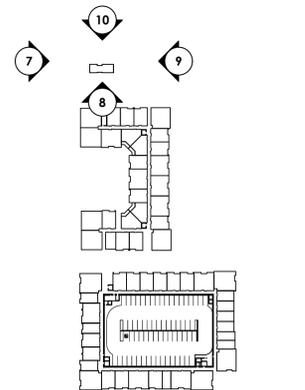
**7 WEST ELEVATION**  
N. DAYTON



**10 NORTH ELEVATION**  
N. DAYTON



**8 SOUTH ELEVATION**  
E. MCDOWELL ROAD



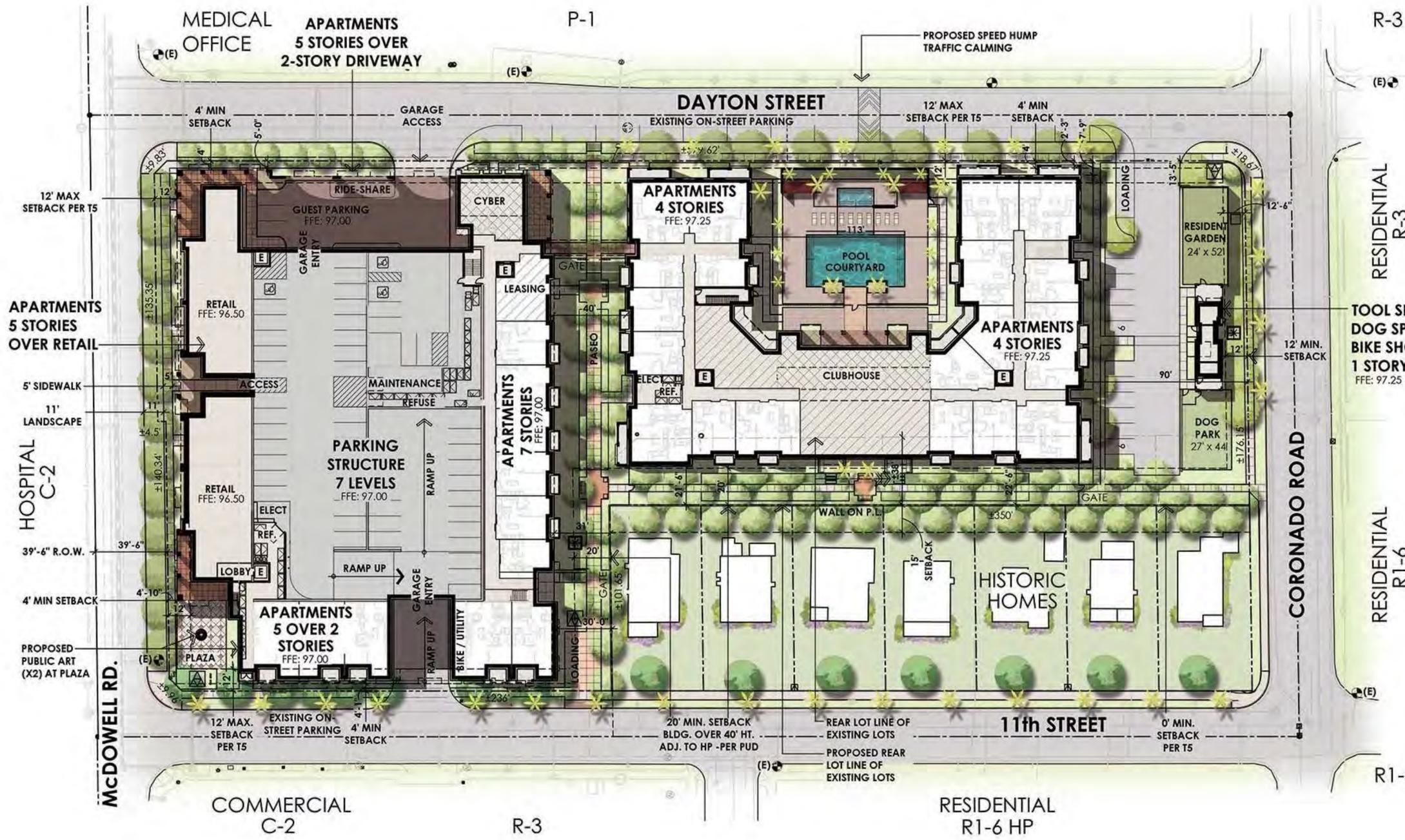
**KEYPLAN**

FINISH/COLOR SCHEDULE	LOCATION	MANUFACTURER / COLOR
A	STUCCO BODY 1	MANUF.: SHERWIN WILLIAMS COLOR: SW 7008 - "ALABASTER"
B	STUCCO BODY 2	MANUF.: SHERWIN WILLIAMS COLOR: SW 6110 - "STEADY BROWN"
C	STUCCO ACCENT	MANUF.: SHERWIN WILLIAMS COLOR: SW 7544 - "FENLAND"
D	BRICK VENEER	MANUF.: SUMMIT BRICK COLOR: "NEPAL"
E	RESIDENTIAL WINDOW FRAMES	MANUF.: THERMO-TECH (OR EQUAL) COLOR: CLASSIC SERIES "TAN"
F	ROOF TILE	MANUF.: BORAL (OR EQUAL) COLOR: MISSION S CALIFORNIA MISSION BLEND
G	STOREFRONT WINDOW FRAMES	COLOR: NATURAL ANODIZED ALUMINUM
H	PAINTED BALCONY GUARDRAILS	MANUF.: DUNN EDWARDS COLOR: DE 6392 "MINK"
J	PAINTED DOOR	COLOR: PAINT TO MATCH ADJACENT U.N.O.

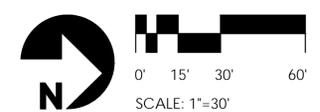


# **Exhibit 11**

## **Conceptual Landscape Plan**



SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE
(Symbol)	ACACIA anura	MULGA TREE	15 Gal.
(Symbol)	ACACIA willardiana	Fido Botanico	15 Gal.
(Symbol)	ACACIA SALICINA	WILLOW ACACIA	15 Gal.
(Symbol)	CITRUS SPECIES*	CITRUS TREES	24" BOX
(Symbol)	FRAXINUS VELUTINA 'RIO GRANDE'	RIO GRANDE ASH	24" BOX
(Symbol)	JACARANDA MIMOSIFOLIA	JACARANDA	36" BOX
(Symbol)	OLEA auricarpa 'Wilson'	Fruitless Olive Tree	24" BOX
(Symbol)	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	24" Box
(Symbol)	PROSOPIS GLANDULOSA	HONEY MESQUITE	24" B&B
(Symbol)	QUERCUS VIRGINICA 'CATHEDRAL OAK'	CATHEDRAL LIVE OAK	24" BOX
(Symbol)	ULMUS PARVIFLORA	EVERGREEN ELM	24" BOX
(Symbol)	VITEX ANGLUS-CASTUS	CHASTIE TREE	24" BOX
<b>TREES (SMALL)</b>			
(Symbol)	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	1"
(Symbol)	CHITALPA X TASHKANTENSIS 'PINK DAWN'	CHITALPA TREE	2"
(Symbol)	CORDIA BOISSIERI	TEXAS OLIVE	2"
(Symbol)	PISTACIA LENTISCUS	MASTIC TREE	2"
(Symbol)	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	1"
<b>PALMS</b>			
(Symbol)	CHAMAROPSIS HUMILIS	MEDITERRANEAN PALM	15 G/36"
(Symbol)	PHOENIX DACTYLIFERA	DATE PALM	25 T.F.
(Symbol)	PHOENIX ROBELINII	PIGMY DATE PALM	15 GAL.
(Symbol)	X BUTIAGRUS NABONNANDII	MULE PALM	24" Box
<b>SHRUBS</b>			
(Symbol)	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUG.	5 GAL.
(Symbol)	BOUGAINVILLEA X ROSENKA	ROSENKA BOUGAINVILLEA	5 GAL.
(Symbol)	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.
(Symbol)	CARISSA MACROCARPA 'TUTTLE'	TUTTLE NATAL PLUM	5 GAL.
(Symbol)	FICUS NITIDA COLUMNS	INDIAN LAUREL COLUMNS	15 GAL.
(Symbol)	HELIOPHYLLA 'PINK LEGACY'	PIGMY TEXAS SAGE	5 GAL.
(Symbol)	MULLENBERGIA ARGENS	DEER GRASS	5 GAL.
(Symbol)	MULLENBERGIA LINDEMEIERI	AUTUMN GLOW GRASS	5 GAL.
(Symbol)	MULLENBERGIA CAPILLARIS	PINK MULEY GRASS	5 GAL.
(Symbol)	TECOMA X 'CRIMSON FLARE'	CRIMSON FLARE ESPERANZA	5 GAL.
(Symbol)	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL.
(Symbol)	ROSA SPP. 'ICEBERG'	WHITE ICEBERG SHRUB	5 GAL.
(Symbol)	RUPELLIA BRITANNICA	BLUE RUPELLIA	5 GAL.
(Symbol)	RUPELLIA PENINSULARIS	BAJA RUPELLIA	5 GAL.
(Symbol)	RUPELLIA EQUISSETIFORMIS	CORAL FOUNTAIN	5 GAL.
(Symbol)	TECOMA X 'SIERRA APRICOT'	SIERRA APRICOT TECOMA	5 GAL.
(Symbol)	TECOMA STANS 'GOLD STAR'	GOLD STAR TECOMA	5 GAL.
(Symbol)	TECOMA X 'SOLAR FLARE'	SOLAR FLARE TECOMA	5 GAL.
(Symbol)	XYLOSMA CONGESTUM 'COMPACTA'	DWARF XYLOSMA	5 GAL.
<b>ACCENTS</b>			
(Symbol)	ALOE X BLUE ELF	BLUE ELF ALOE	3 GAL.
(Symbol)	ALOE BARBADENSIS	MEDICINAL ALOE	5 GAL.
(Symbol)	AGAVE DESMETIANA	SMOOTH AGAVE	5 GAL.
(Symbol)	DASYLIRON QUADRANGULATUM	MEXICAN GRASS TREE	5 GAL.
(Symbol)	EUPHORBIA TIRUCALLI	FIRE STICKS	5 GAL.
(Symbol)	HESPERALOE FUNIFERA	GIANT YUCCA	5 GAL.
(Symbol)	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.
(Symbol)	PEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL.
(Symbol)	SANSEVIERIA TRIFASCIATA	MOTHER-IN-LAW TONGUE	5 GAL.
(Symbol)	PORTULACARIA AFRA	ELEPHANT'S FOOT	5 GAL.
<b>GROUNDCOVERS</b>			
(Symbol)	CALLESTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	5 GAL.
(Symbol)	CARISSA GRANDIFLORA 'GREEN CARPET'	TUTTLE NATAL PLUM	5 GAL.
(Symbol)	FREMONTIA GLABRA 'MINGENOW GOLD'	OUTBACK SHRUB EMU	5 GAL.
(Symbol)	LANTANA 'DALLAS RED'	RED LANTANA	5 GAL.
(Symbol)	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	5 GAL.
(Symbol)	LANTANA MONTEVIDENSIS	PURPLE LANTANA	5 GAL.
(Symbol)	SPHAGNETICOLA TRILOBATA	YELLOW DOT	5 GAL.
<b>VINES</b>			
(Symbol)	BIGNONIA CAPREOLATA	CROSSVINE	5 GAL.
(Symbol)	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA VINE	5 GAL.
<b>GROUND PLANE</b>			
(Symbol)	DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'APACHE GOLD'		
(Symbol)	CYNODON DACTYLON 'TUFF GREEN' 'TUFF GREEN SOD TURF		
(Symbol)	MULCH @ CITRUS GROVES / 3" deep /		
(Symbol)	SHREDDED PLAYGROUND MULCH		



# **Exhibit 12**

## **Circulation Plan**

HOSPITAL

APARTMENTS  
5 STORIES  
OVER  
RETAIL

MCDOWELL ROAD

APARTMENTS  
5 STORIES OVER  
2-STORY DRIVEWAY

MEDICAL OFFICE

DAYTON STREET

EXISTING ON-STREET PARKING

RESIDENTIAL  
R-3

TOOL SHED /  
DOG SPA /  
BIKE SHOP  
1 STORY

RESIDENTIAL  
R1-6

CORONADO ROAD

COMMERCIAL

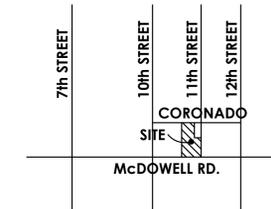
RESIDENTIAL

11th STREET

CIRCULATION LEGEND

-  PUBLIC CIRCULATION
-  RESIDENT CIRCULATION (PRIVATE)
-  SEMI-PRIVATE CIRCULATION
-  PEDESTRIAN NODE
-  RESIDENT ENTRY POINT
-  COMMON ENTRY POINT

VICINITY MAP



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20-2043-02

FAIRFIELD  
RESIDENTIAL

Mixed-Use @ NWC McDowell Rd & 11th Street

Phoenix, Arizona

PUD 3rd SUBMITTAL

December 12, 2022

CIRCULATION PLAN

Preliminary Not For Construction

A1.5

## Appendix A: Comparative Zoning Standards

The intent of the PUD is to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. This is accomplished by allowing an applicant to propose standards and guidelines that are tailored to the context of a site on a case-by-case basis. The 11<sup>th</sup> St and McDowell PUD tailors and incorporates many of the Walkable Urban Code (WU Code) development standards and design principles due to its context in the heart of Phoenix and proximate to the major destination and employers in both Downtown and Midtown (e.g., Banner University Medical Center, Roosevelt Row, etc.), as well as the Valley Metro Light Rail (one mile) and the overall redevelopment and urbanization of the Miracle Mile McDowell corridor.

The Walkable Urban Code is also superior to the conventional zoning districts and standards in many ways as it contains far more design criteria, which together fosters an enhanced, pedestrian-friendly, urban environment. Examples of the enhanced development criteria include requirements for publicly accessible open space, shading, the identification of frontage types and how buildings engage the sidewalk, and a pedestrian paseo crossing the site, all of which were incorporated into the PUD. It should be noted that the development standards established in this PUD do not require the use of the WU Code to achieve the same outcome. The applicant chose to incorporate the WU Code to foster an enhanced, pedestrian-friendly, urban environment.

The following zoning comparison tables show the relation between the proposed PUD standards alongside the WU Code, conventional zoning districts, and the relevant standards in the Coronado Neighborhood Conservation Plan.

## Mixed Use Residential/Commercial

Development Standards	WU Code T5:6	C-2 (References to R-3/R-5 PRD for Multifamily)	Coronado Neighborhood Conservation Plan	Proposed PUD
Maximum Number of Dwelling Units/Density	None	17.4 du/ac (R-3 with bonus) or 52.2 du/ac (R-5 with bonus)	NA	271 units (approx. 66.3 du/ac)
Minimum Lot Width/Depth	None	None using PRD option	NA	NA
Maximum Building Height	80'	56' (C-2) 48' (R-3/R-5)	48'	<b>Height Zone 1:</b> 80' maximum height (within 225' of the south property line) <b>Height Zone 2:</b> 48' maximum height (beginning at least 225' from the south property line and 78' from the north property line) <b>Height Zone 3:</b> 20' maximum height (within 78' of the north property line)
<b>Building Setbacks</b>				
<i>McDowell Rd</i>	12' maximum	12' minimum (C-2) 10' minimum (R-3/R-5)	25' minimum in residential zones	12' maximum, 4' minimum
<i>11<sup>th</sup> St</i>	10' maximum	10' minimum (R-3/R-5)	<i>Dependent on building height<sup>1</sup></i>	12' maximum, 4' minimum
<i>Dayton S</i>	10' maximum	10' minimum (R-3/R-5)	<i>Dependent on building height<sup>1</sup></i>	12' maximum, 4' minimum
<i>Coronado Rd</i>	10' maximum	10' minimum (R-3/R-5)	<i>Dependent on building height<sup>1</sup></i>	12' minimum (no maximum)
Maximum Lot Coverage	80% maximum lot coverage	45% (R-3) 50% (R-5)	NA	70% maximum coverage of the net lot area
<b>Open Space</b>				
<i>Public</i>	5%	NA	NA	5%
<i>Private</i>	NA	5%	NA	14%

<b>Minimum Vehicular Parking Spaces</b>	<i>Multifamily Residential</i> 10% reduction of required parking per Section 702 <i>General Retail</i> 1 space per 300 square feet	<i>Multifamily Residential</i> 1.0 spaces per unit of less than 600 square feet 1.3 spaces per efficiency unit 1.5 spaces per 1- and 2-bedroom units <i>General Retail</i> 1 space per 300 square feet	2 parking spaces per unit for multifamily development	<i>Multifamily Residential</i> 1.0 spaces per unit of less than 600 square feet 1.5 spaces per 1-bedroom unit 1.7 spaces per 2-bedroom unit <i>General Retail</i> 1 space per 200 square feet
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<sup>1</sup> 10' minimum setback from single-family or duplex property for two-story apartments or structures up to 30 feet in height; 20' minimum setback from single-family or duplex property for three-story apartments or structures up to 40 feet in height; 30' minimum setback from single-family or duplex property for four-story apartments or structures up to 48 feet in height

### Historic Homes

Development Standards	R1-6 (PRD)	Coronado Neighborhood Conservation Plan	Proposed PUD
<b>Maximum Number of Dwelling Units/Density</b>	5.5 or 6.5 du/ac (with bonus)	NA	7 units (approx. 6.4 du/ac)
<b>Minimum Lot Width/Depth</b>	45'/None	NA	50'/90'
<b>Maximum Building Height</b>	30'	48'	30'
<b>Building Setbacks</b>			
<i>Front Yard</i>	15' minimum	<i>Dependent on building height<sup>1</sup></i>	15' minimum
<i>Rear Yard</i>	15' minimum	<i>Dependent on building height<sup>1</sup></i>	10' minimum
<i>Side Yard</i>	10' minimum	<i>Dependent on building height<sup>1</sup></i>	5' minimum
<b>Maximum Lot Coverage/Open Space</b>	50%	NA	50%
<b>Minimum Vehicular Parking Spaces</b>	2 spaces per dwelling unit	NA	2 spaces per dwelling unit

<sup>1</sup> 10' minimum setback from single-family or duplex property for two-story apartments or structures up to 30 feet in height; 20' minimum setback from single-family or duplex property for three-story apartments or structures up to 40 feet in height; 30' minimum setback from single-family or duplex property for four-story apartments or structures up to 48 feet in height