

# THE LIBERTY @ 1200 E. WASHINGTON

## PLANNED UNIT DEVELOPMENT

Land Use and Development Standards

**CASE NO: Z-27-14-8**

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## A. PURPOSE AND INTENT

### Project Overview and Goals

The purpose of The Liberty Planned Unit Development is to establish a regulatory framework for the development of a mixed use project located at the northeast corner of 12<sup>th</sup> Street and Washington Street. The request seeks to allow development that is consistent with the Eastlake-Garfield Transit Oriented Development District Plan for a vibrant mix of residential and commercial development that will cater to a pedestrian and transit-oriented population. The proposed development does not fit within the conventional boundaries of the underlying zoning districts. The subject site's proximity to the light rail at the southwest corner of 12<sup>th</sup> Street and Washington Street evokes the need for development intended to support a greater density of uses that are strategically oriented along streets.

This PUD is intended to create standards that will maximize commercial and residential activity around transit stations. Emphasis will be on ground floor uses such as retail and restaurants. The PUD will establish design standards that are supportive of new development while enhancing the livability of established neighborhoods. The subject sites consist of three lots: Lot 11, 12, and 13 as shown in [Figure 1]. The project is located within the Interim Transit-Oriented Zoning Overlay District One (TOD-1).

### GOALS:

- Provide executive, transit-oriented, walkable rentable units in close proximity to Downtown Phoenix.



- Allow for a balance of commercial and residential uses, with a particular emphasis on the ground-floor streetscape connection.
- Maintain an adequate level of parking and access for automobiles and integrate this use safely with pedestrian and bicycle traffic.

Overall Design Concept

The proposed development will provide commercial uses on the ground floor and executive rental apartment units on floors 2 to 4. Features include a planned small urban grocer and a corner café on the first floor, and surface parking lot that is internally divided to separate residential and commercial parking needs. The proposed retail and dining amenities will benefit not only the apartment units in the upper floors of the building, but will help to offset a growing demand for these types of services within the neighboring area for residents and light rail commuters. The pedestrian experience will be enhanced by building-mounted solar panel canopies along Washington Street and 12<sup>th</sup> Street and added street landscaping for much needed sidewalk shading. The solar canopies will also provide a sustainable supplemental source of power for the building and businesses within it.

**B. DEVELOPMENT PLAN**

Description of Proposed Land Use Categories

This PUD will consolidate the various zoning designations across the two sites and provide regulations for the following use categories:

1. Multi-family Residential
2. Retail/ Restaurant
3. Parking



**FIGURE 1: EXISTING/ PROPOSED ZONING**

Brief Discussion of the Conceptual Site Plan

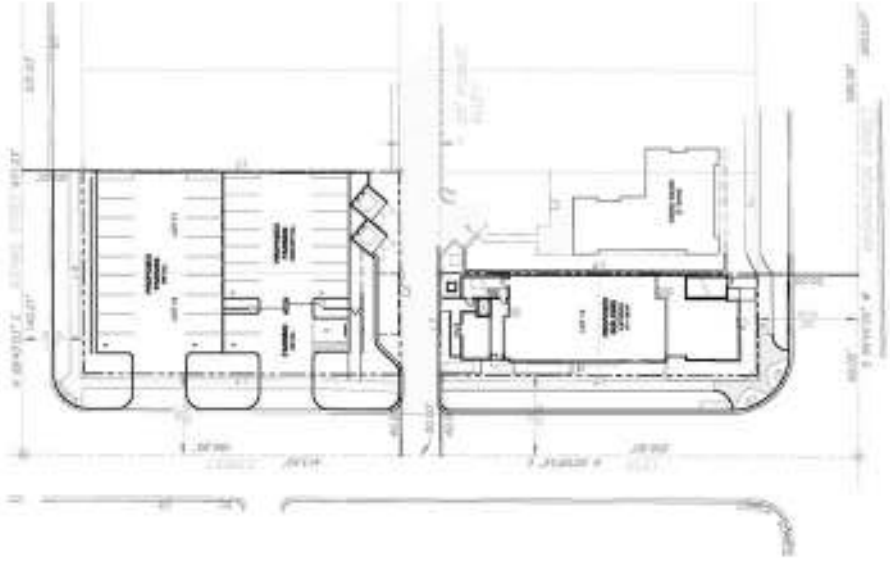
The mixed-use project, proposed by Lafferty Development consists of new construction on an existing vacant lot (Lot 13) for a 4-story mixed-use building at the northeast corner of Washington St. & 12<sup>th</sup> Street. The ground floor will be constructed as a vanilla shell space intended for a future grocery store and future restaurant with outdoor dining. Frontage will be oriented along both Washington and along 12<sup>th</sup> Street, with an emphasis on distinctive corner treatments and the appropriate use of building elements and design at a pedestrian-friendly scale. Outdoor dining areas shall face the street intersection at Washington St & 12<sup>th</sup> Street for visibility and to further activate the ground plane and provide connectivity to the light rail station.

A parking lot for the building will be provided on the north lot for proposed PUD zoning (Lot 11/12), located across an existing alley to the north. The lot will contain up to 35 parking spaces to serve the building's residential and commercial uses. Access will be from 12<sup>th</sup> Street. Parking screen walls and a landscaped setback will be provided along Adams Street.

**C. SITE CONDITIONS AND LOCATION**

Acreeage

Lot 11/12 has a site area of 15,708 square feet (.36 acre), and Lot 13 as an area of 7,851 square feet (.18 acre). The combined site area is approximately 23,559 square feet (.54 acre).



Conceptual Site Plan

Location in Relation to Major Intersections or Areas of Regional Significance

The intersection at Washington Street and 12<sup>th</sup> Street is a cornerstone of the Eastlake Park Neighborhood. Eastlake Park is known for historic landmark buildings such as the Immaculate Heart Church; The Booker T. Washington School, which is now the New Times Newspaper building; and for being home to an early state governor and an important former Phoenix councilman.

The light rail station located in the vicinity serves as the fourteenth stop westbound and the fifteenth stop eastbound on the initial 20 mile starter line. The station is split between two platforms, the westbound platform which is located on Washington Street at 12<sup>th</sup> Street and the eastbound platform located on Jefferson Street at 12<sup>th</sup> Street, approximately 500 feet apart from one another. In 2013, there was an average of 450 light rail commuters passing through the station each day.

Topography and Natural Features

The topography of the site is relatively flat. There are no trees and very little vegetation on the lots themselves, or in the streetscape zones adjacent to Washington Street, 12<sup>th</sup> Street, and Adams Street. An existing alley runs between Lot 13 and Lot 11/12.

**D. GENERAL PLAN CONFORMANCE**

The City's current General Plan designation for the subject property is Commercial land use which allows for retail and multi-family housing. Lot 13 is currently zoned C-3. The south portion of Lots 11 and 12 are P-1, and the north portions of the sites are contained within the boundary for adjacent R-5 RI zoning district areas to the east and north. The project location also falls within the Transit-Oriented Development (TOD-1)



New Times Building



Immaculate Heart Church



overlay zone. The design and scale of development at 1200 E. Washington is consistent with the adjacent pattern for higher density residential units and objectives of the General Plan's Transit-Oriented Development Strategic Policy Framework to encourage a mixture and density of activity around Phoenix Metro's transit stations, to increase ridership, and to promote alternate forms of transportation.

The building will be designed to respect the scale of buildings located within adjacent lots of a lower height zone. A transition in scale shall be provided to reduce and mitigate potential impacts regarding proximity to existing buildings. Meaningful landscape improvements will provide shade and connectivity for aesthetic enhancement of the streetscape, and increased benefit to serve pedestrian uses.

The layout and access to the proposed parking lot at the southeast corner of 12<sup>th</sup> Street and Adams will be designed to maintain balance between the varying demands of different modes of transportation on and around the site. Driveway access into the parking lot will be from 12th Street, where traffic volumes are typically lower than the arterial traffic volume traveling along Washington Street. The connection to 12<sup>th</sup> Street is also intended to direct vehicles away from the existing lower-density residential uses on Adams Street.

New residential development can help deter crime by activating a currently underutilized piece of property. The retail uses provide much needed services that will enable this area to be a place where people can truly live, work, and play. The proposed use of the property is therefore believed to be consistent with the General Plan's Transit Oriented Development Strategic Policy Framework.

## E. ZONING AND LAND USE COMPATIBILITY

### Describe Existing Zoning on and Adjacent to Site

Existing land uses and zoning adjacent to the site are shown in [Figure 2].

### Describe Existing Land Uses on and Adjacent to Site

The project site is located adjacent to the Metro Light Rail line, north of Washington Street. Lot 13 is designated for commercial use, and this is consistent with existing commercial and office uses along the light rail corridor.

Adjacent uses to the north and east of Lots 11 & 12 currently consist of one-story single-family homes and multi-story multi-family housing. A 20-foot wide alley bisects the site and separates the Commercial Use parcel from the P-1 zoned lot intended for parking use. A 20-foot wide alley connects 13<sup>th</sup> Street and 12<sup>th</sup> Street, and this will remain in service. Refer to [Exhibit 8] for a map illustrating existing and adjacent land uses.

### Describe Existing and Adjacent Character

As it exists today, there is a wide variety of adjacent building character due to the historic nature of the area combined with recent redevelopment efforts and the route of the light rail. The homes in the Eastlake Park subdivision vary in years of construction from as early as 1916 up to the 1990's. Buildings north and south of Washington Street were constructed primarily in the mid- to late 1980's.

Surrounding Land Uses and Zoning	
Land Use	Zoning
On-site Vacant	C-3/ P-1/ R-5/TOD-1
North Adams Street	R5 RI/ TOD-1
South Washington Street	C-2/HR/TOD-1
East Commercial Office	C-2/TOD-1
West 12th Street	C-1/TOD-1

**FIGURE 2: EXISTING LAND USE MATRIX**

**F. LIST OF USES**

(P) Permitted (PC) Permitted with Conditions (UP) Use Permit (SP) Special Permit (NP) Not Permitted

Use and Use Categories	
<b>RESIDENTIAL USES</b>	
Assisted Living Center	P
Assisted Living Home	P
Dwelling, Multi-Family	P
Dwelling, Single-Family, detached	NP
Dwelling, Single-Family and Duplex, attached	P
Live-Work	P
<b>ASSEMBLY USES</b>	
Assembly, General	P
Day Care, Nursery School	P
Religious Assembly	P
School, Public	P
School, Private	P
<b>GENERAL RETAIL SALES AND RELATED SERVICE USES</b>	
Artist Studio	P
Bakery	P
Bar	P
Commercial Recreation	P
Dance Hall	P
Garden Center, Plant Nursery	P



Example: Ground Floor Urban Retail Use.

Grocery Stores	P
Liquor, Retail Sales	UP
Pawn Shop	P
<b>ANIMALS</b>	
Pet Care Facility	P
Pet Day Care Facility	P
Pet Grooming	P
Restaurant	P
Retail Sales	P
Second Hand /Used Merchandise Sales	P
<b>LODGING</b>	
Bed and Breakfast	P
Hotel	P
<b>HEALTH AND SUPPORT SERVICES</b>	
Clinic, Medical or Dental	P
Hospital	P
Laboratory, Medical, Dental or Clinical	P
Laboratory, Research	P
Medical or Dental Office	P
Nursing Home or Assisted living	P
Group Home	UP
Dependent Care Facility	P
Dependent Care Facility 13+	UP
Veterinary Office	P



<b>INDUSTRIAL, MANUFACTURING, AND ASSEMBLY USES</b>	
Building Materials	P
Contractor's Yards	P
Manufacturing – Artisan	P
Manufacturing – Light	P
Manufacturing – General	P
Outdoor Storage	P
<b>OFFICE AND PROFESSIONAL USES</b>	
Financial Institutions	P
General Office	P
Professional Office	P
Home Occupation	P
<b>SERVICES</b>	
Appliance Repair	P
Business Services	P
Personal Services	P
Tattoo/Body-Piercing Studio	P
<b>STORAGE AND WHOLESALING USES</b>	
Self Service Storage Facility	P
Storage/Warehousing (indoor)	P
Wholesale Sales	P
<b>TRANSPORTATION USES</b>	
Motor Vehicle Rentals	PC

Motor Vehicle Sales (new) and Leasing	PC
Motor Vehicle Service	PC
Motor Vehicle Service Station, Fuel Sales	PC
Motor Vehicle Service and Repair, Minor	PC
Bus Terminal	SP
Parking	P
<b>ACCESSORY USES AND FACILITIES</b>	
Accessory Dwelling Unit	P
Accessory Dwelling Unit – Guest	P
Accessory Structure	P
Dependent Care Facility	P
Drive-Through	P
Helistop/Heliport	SP
Outdoor Cooking (accessory to restaurants)	UP
Outdoor Display/Sales	P
Outdoor Entertainment	PC
Outdoor Liquor Service (accessory to restaurants)	UP
Outdoor Liquor Service (accessory only to bar/lounge/night club)	UP
Outdoor Storage	PC
Patron Dancing (accessory to restaurants)	P
Pocket Shelter (accessory to Religious Assembly)	UP
Storage	PC
Surface Parking	P

LOCAL FOOD PRODUCTION	
Community Garden	UP
Farmers Markets	P
INTERIM USES	
Interim Vacant Land Uses	P
Environmental Remediation	UP
Surface Parking	PC
Civic Event	P

**G. DEVELOPMENT STANDARDS TABLE – BUILDINGS & STRUCTURES**

Development Standards for Buildings	
<b>Maximum Height</b>	60’-0” Maximum
<b>Maximum Density</b>	75 Dwelling Units per acre
<b>Lot Requirements</b>	
Lot Coverage	90% Max.
Primary Building Frontage	70% Min.
Secondary Building Frontage	50% Min.
<b>Main Building Setbacks</b> [Reference <i>Exhibit 11</i> ]	
a. Primary Frontage - Washington Street	8’-0” maximum where there is an existing streetscape zone width of 8’-0” and a 8’-0” wide public sidewalk is maintained.
b. Secondary Frontage - 12 <sup>th</sup> Street	8’-0’ maximum where there is an existing streetscape zone of 8’-0” wide minimum, and a 5’-0” wide public sidewalk is maintained.
c. Side Lot Line	0’ Min.



Example: Multi-story Building with a Differentiated Base.

d. Rear Lot Line – Alley	10’-0” Min.
<b>Building Frontage</b> a. Primary Frontage b. Secondary Frontage c. Entry Requirements Stoop, Common Entry, Storefront, Arcade, or Gallery Stoop, Common Entry, Storefront, Arcade, or Gallery 1 per 50 ft. of primary frontage and 1 per 80 ft. of secondary frontage	
<b>Building Form Guidelines</b> 1. Upper floors should be served by common entrance lobbies that should be accessed from the street. 2. The reflectivity of windows should be limited to 20 percent. 3. The uppermost floors should be articulated to achieve a distinctive skyline profile. 4. Base Guidelines: a. Buildings shall be designed with a base that is differentiated from the remainder of the building in order to relate to the street. The base should be a minimum of 1 story in height, and should be scaled to the immediate context. b. The base of a building should be placed parallel, and not at an angle to, the street.	
<b>Urban Design Standards</b> Building Entry 1. At least one main building entry shall be oriented to the adjacent platform, transit station, and/or transit street. Building and Shade 1. The frontage shall include shading along its entire right-of-way frontage, excluding driveways, loading, and service berths. 2. The frontage shall include a minimum of one or a combination of the following methods: a. Arcades, awnings, trellises, or covered walkways attached to the primary building shall be a minimum of 6 feet in depth, measured from any point on the ground floor façade to the exterior column or vertical plane of the overhang. The maximum head clearance shall not exceed 20 feet, measured	



- from the finish grade. Landscaping, if provided, shall include a row of trees (a minimum of 50 percent 2-inch caliper and 50 percent 3-inch caliper) spaced 20 feet on center.
- b. Detached shade structures shall be a minimum of 6 feet in depth and 15 feet in height and should incorporate architectural elements and design of the primary structure. Landscaping, if provided for shade, shall include a row of trees (minimum 50 percent 2-inch caliper and 50 percent 3-inch caliper) spaced 20 feet on center.
  - c. A double row of trees (a minimum of 50 percent 2-inch caliper and 50 percent 3-inch caliper) spaced 20 feet on center shall be provided. The rows shall be placed parallel on either side of the sidewalk, and staggered to provide maximum shading.
3. Projections into public right-of-way shall be permitted up to 3 feet maximum, subject to obtaining a revocable permit.

**Shade Standards**

1. A minimum of 75 percent of public sidewalks shall be shaded.
2. A minimum of 50 percent of all accessible public and private open space areas shall be shaded, of which 50 percent of the shade shall be provided by trees or trellised vines.
3. Shade calculations shall be based on the summer solstice at 12:00 pm.
4. Shade cast from the building shall count towards shade calculations.

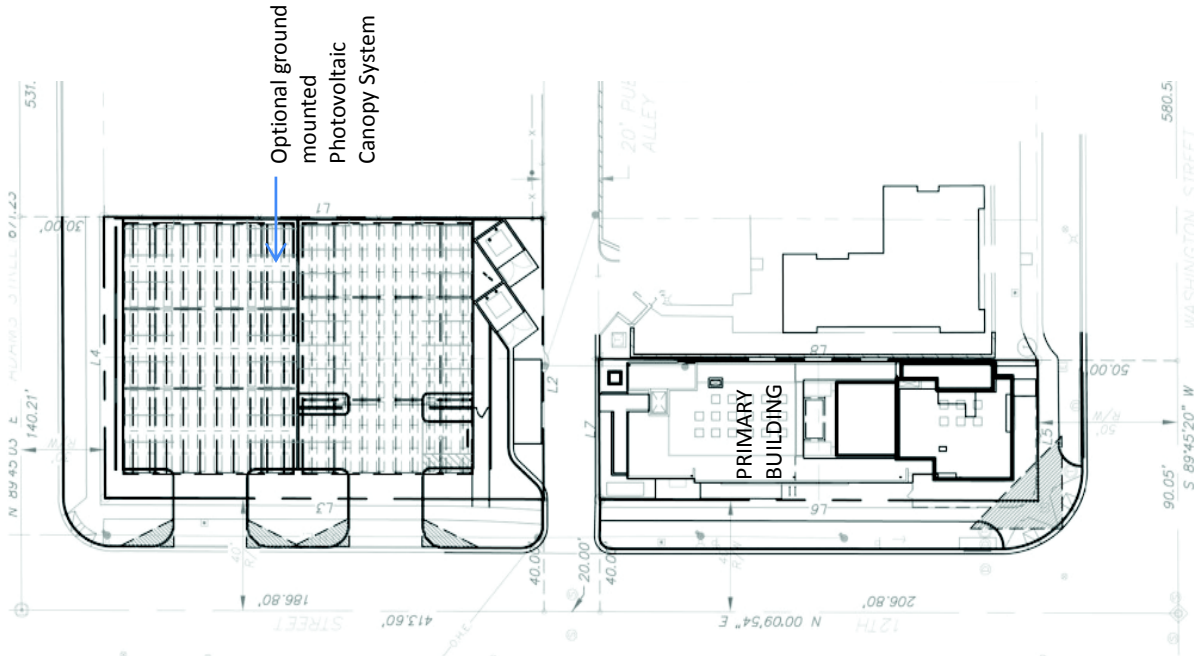
**Solar Structures**

Active solar energy systems shall be allowed as an accessory use wherever structures of any sort are allowed.

The installation of solar photovoltaic or hot water systems on canopies or other structures over parking areas/spaces is encouraged. Setback and height restrictions apply, and fire apparatus access lanes may not be obstructed.

Height:

1. Building or roof mounted solar energy systems shall not exceed the maximum allowed height for buildings. For purposes of height measurement, solar energy systems other than building-integrated systems shall be allowed an equivalent exception to height standards as building mounted mechanical devices or equipment.
2. Ground- or pole-mounted solar energy systems shall not exceed 20 feet in



Conceptual Site Plan with Solar Covered Parking

<p>height when oriented at maximum tilt.</p> <p>Plan Approval.</p> <ol style="list-style-type: none"> <li>1. Building permits are required for all solar energy system installations. Solar system projects may qualify for submission without formal Zoning plan check routing, subject to administrative review and approval by the Planning Department.</li> </ol>
<p><b>Private Use of Sidewalks</b></p> <p>General Sales and Services</p> <ol style="list-style-type: none"> <li>1. Pedestrian-oriented accessory uses, such as sales displays for flowers, food, drink stands, shall be permitted, subject to issuance of a revocable permit where within the public right-of-way.</li> </ol> <p>Outdoor Dining – Front and Side Street</p> <ol style="list-style-type: none"> <li>1. Outdoor service of alcoholic beverages shall be clearly demarcated from public spaces. An unobstructed pedestrian circulation path shall be maintained along the sidewalk with minimum clearances as follows:        Frontage Street: 5 feet        Side Street: 5 feet</li> </ol>

**Landscape Standards**

\* Trees shall be selected from the Recommended Tree Species Matrix of the Downtown Code, Chapter 12 of the Zoning Ordinance.

**Streetscape Zone**

Trees \* at 25 feet on center

Minimum 2-inch caliper.

At installation a minimum caliper of 3-inches, or larger, shall be required for a minimum of 30% of required trees.

**Parking and Loading Standards**

**Minimum Required Parking**

Residential Use:

1 space per dwelling unit

General Retail Sales:

1 space per 250 square feet

Restaurant/Bar:

1 space per 150 square feet

**Bicycle Parking**

Non-residential

Except for Dining and Drinking establishments, all non-residential uses shall provide a minimum of two spaces, and one additional space for each 10,000 square feet.

Dining and Drinking Establishments

Dining and Drinking Establishments less than 5,000 square feet shall provide a minimum of 8 bicycle spaces in the frontage setback and/or right-of-way if no vehicular parking is provided.

When vehicle parking is provided, a minimum of 8 bicycle spaces shall be provided plus an additional bicycle space for every 25 vehicle parking spaces provided.

Residential

Common secured bicycle parking shall be provided at 0.25 space for each residential unit, with a maximum of 50 spaces.

**On-Site Loading**

Not required.

<b>On-Street Loading</b>	On-street loading shall be allowed adjacent to the site, subject to review and approval by the Planning and Development Department.
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**H. DEVELOPMENT STANDARDS TABLE – SURFACE PARKING**

<b>Development Standards Table for Parking</b>	
<b>Maximum Height</b>	n/a
<b>Maximum Density</b>	n/a
<b>Lot Requirements</b>	
Lot Coverage	90% Max.
<b>Parking Lot Setbacks</b> [Reference <i>Exhibit 11</i> ]	
e. Primary Frontage - 12 <sup>th</sup> Street	8'-0" maximum where there is an existing streetscape zone width of 8'-0" and a 8'-0" wide public sidewalk is maintained.
f. Secondary Frontage - Adams Street	6'-0' maximum where there is an existing streetscape zone of 8'-0" wide minimum, and a 5'-0" wide public sidewalk is maintained.
g. Side Lot Line	0'
h. Rear Lot Line – Alley	0'
<b>Off-Street Parking Standards</b>	
Dimensions for maneuvering aisles and for different types of parking spaces shall be as follows:	
<ol style="list-style-type: none"> <li>1. Surface Parking. <ol style="list-style-type: none"> <li>a. Commercial retail, assembly uses and restaurant establishments: Shall have dimensions measuring a minimum of nine and one-half (9-1/2) feet by eighteen (18) feet. The depth of the parking space may be adjusted, as approved by the Planning and Development Department</li> </ol> </li> </ol>	



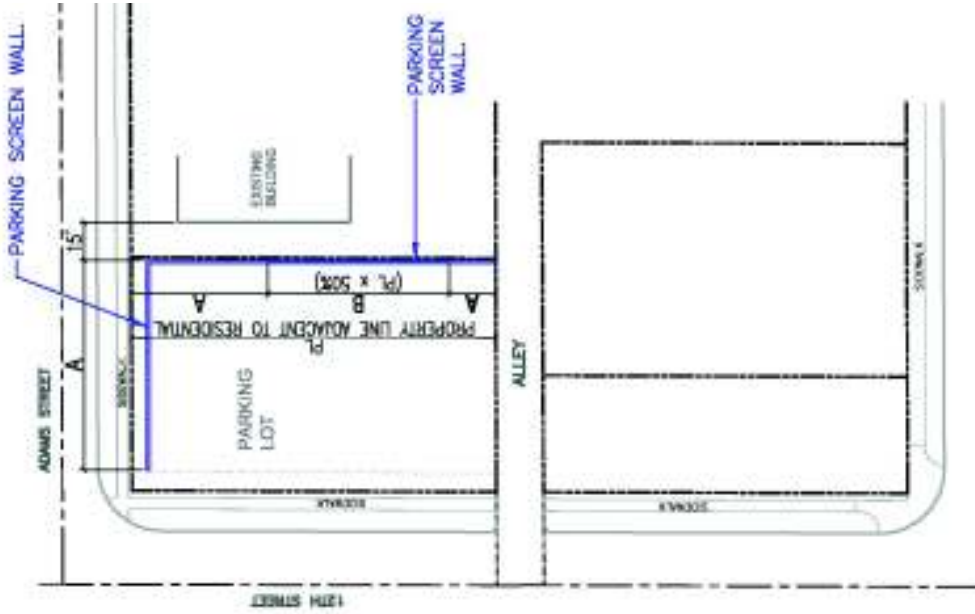
- and consistent with parking area dimension policies, for angled parking.
- b. Office, industrial, and multi-family residential developments: Shall have parking space dimensions measuring a minimum of right and one-half (8-1/2) feet by eighteen (18) feet. The depth of the parking space may be adjusted, as approved by the Planning and Development Department and consistent with parking area dimension policies, for angled parking.
  - c. Tandem parking is permitted for multi-family development: Tandem parking spaces shall have dimensions measuring a minimum of nine and one-half (9-1/2) feet by eighteen (18) feet for each parking spaces, except for accessible spaces.
  - d. Maneuvering aisles for two-way traffic shall be a minimum of twenty-four (24) feet in width, except that the combined depth of the parking space and aisle width shall equal sixty-two (62) feet for a double loaded aisle and forty-three (43) feet for a single loaded aisle.
2. Parking Garages.  
Dimensions for maneuvering aisles and for different types of parking spaces shall be the same as above, for surface parking.
  3. Compact Parking.
    - a. The minimum dimensions are eight (8) feet by eighteen (18) feet for each parking space.

Surface parking shall provide minimum landscape setback and vehicular screening as follows:

1. Vehicles shall be screened by a decorative or masonry screen wall, minimum three feet in height.
2. Side yard setback adjacent to non-residential development: 0 feet.
3. Side and rear landscape setback adjacent to residential properties shall be 6 feet.
 

Exception: Landscape setbacks adjacent to residential properties may be reduced to 0 feet where a 6'-0" high screen wall is provided between 0 and 3 feet from the property line boundary, and the following conditions apply:

  - a. A solid screen wall shall be required up to a minimum of 3 feet above the paved surface of the parking lot.



**KEY:**

**A** = 6'-0" tall screen wall, with solid wall surface to 3'-0" high, maximum; and semi-transparent screen panels above.

**B** = 6'-0" tall solid screen wall

**FIGURE 3: PARKING LOT SCREEN WALLS**

- b. Continuous opaque surface area of the screen wall shall be limited to less than 50% of the length of the property line.
  - c. Semi-transparent materials and/or panels with a minimum 88 percent open area shall be used above 3 feet. Refer to **FIGURE 3** for locations and setbacks.
  - d. There is a minimum clearance of 15'-0" between the outside face of the screen wall and any existing buildings on the adjacent property.
4. Provide shading for vehicular parking. A minimum of one 2-inch caliper shade tree must be provided for every 10 vehicular parking spaces, OR covered parking shall be provided for every 2 percent of all parking stalls provided. Refer to [EXHIBIT 11] for conceptual perspective views of future parking lot photovoltaic system.

## I. DESIGN GUIDELINES

The PUD shall conform to the Guidelines for Design Review, set forth in the Phoenix Zoning Ordinance. Where standards differ (either more or less restrictive) between the two, the PUD standards shall prevail over the standards in the zoning ordinance.

### *Pedestrian-scaled Base for Multi-story Buildings*

The building base should be designed to provide interest and durability. It shall be appropriate to the architectural style of the building. Emphasis and careful attention should be dedicated to the design to create functional, pedestrian-oriented spaces on the ground plane. Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level for unified developments.

### *Corner Treatments*

Buildings located at street intersections should be designed to mark the intersection as a landmark, focal point, or gateway. This can include defined entryways by the use of architectural details, change in materials and colors, and/or recessed entrances in addition to addressing minimum shade requirements.

### *Outdoor Dining*

Sidewalk cafes and outdoor dining should be encouraged as a means to activate the streetscape, provide opportunities for pedestrian interaction, and promote commerce in a dynamic transit corridor. Greater efficiencies can also be achieved through functional blending of indoor and outdoor spaces. Folding or opening glass



Example: Corner Canopy as a Corner Feature.



Example: Outdoor dining countertop at building corner.

walls and doors along street facing exterior walls can enhance connectivity between indoor and outdoor spaces.

#### *Structured Shading*

Where they do not conflict with street trees, the use of awnings, canopies, and overhangs is encouraged on building façades to add color, weather protection, and opportunities for signage. They may also be used to unify the building façade.

Building mounted shade elements should be integrated with the design of the architectural façade.

#### *Blank Walls*

Continuous blank walls over 3 feet in height shall be minimized to increase visual connectivity and deter vandalism and graffiti. Blank walls near streets or adjacent to sidewalks shall be limited to a maximum of 20 feet along a continuous horizontal plane, and shall be mitigated with landscaping, artwork, or other treatment.



## **J. SIGNS**

### **PROHIBITED SIGNS**

Signs with the following features are prohibited:

- a. Signs placed above or on top of any portion of the roof or front parapet
- b. Signs utilizing animation or which contain the optical illusion of sign movement, except as provided by a use permit
- c. Inflatable signs, such as, but not limited to balloons, gas inflated signs or similar inflated signs



- d. Portable signs, except for A-frame signs that are allowed on sidewalks, per the *General Sign Restrictions Table*, below.
- e. Commercial flags, banners, streamers, or other similar advertising devices
- f. Signs advertising goods or services not provided on the premises expect for non-commercial signs
- g. Yard signs

#### PERMITTED SIGNS AND SIGN RESTRICTIONS

Permitted sign types are limited according to the following restrictions and the table provided in this section:

- a. The number of signs per sign type;
- b. The area of signs;
- c. The height of sign copy.

Additional sign restrictions are listed in the table according to sign type.

A permit is required for the installation and modification of signs. Signs projecting into rights-of-way require a revocable permit from the Street Transportation Department.

Exception: A-frame signs shall not require a permit, provided that they are posted on a temporary basis only, and that they meet the requirements specified in this document.

All signs must provide the following clearance except where specified otherwise:

- a. 8 feet over pedestrian ways.
- b. 13.5 feet over vehicular ways and parking aisles.
- c. Illuminated signs as follows:
  - i. All signs may be illuminated by a light source external to the sign;

- ii. Internal sign illumination at street level is limited to window and wall signs at storefront frontages.
- iii. Window mounted Neon and LED signs shall meet the requirements listed in the sign table.
- iv. Signs mounted above the 2<sup>nd</sup> finish floor level may be illuminated internally or externally, neon, or LED.

<b>GENERAL SIGN RESTRICTIONS</b>					
<b>SIGN TYPE</b>	<b>SIGN NUMBER</b>	<b>MAX. SIGN AREA</b>	<b>MAX. COPY HEIGHT</b>	<b>SPECIFIC SIGN RESTRICTIONS</b>	
<b>Awning</b>	1 sloping, plus 1 valence per awning	75% of sloping plane; 75% area of awning valence	16 in. on sloping plane; 8 in. on valence	Valence sign must maintain a minimum 1 in. border.	
<b>Canopy</b>	1 per canopy	2 sf per linear foot of storefront	30 in. max.	Canopy signs may be internally or externally illuminated, neon, or LED. Conduit, raceways, and wiring may not be exposed to view from the sidewalk.	
<b>Corner</b>	1 per building	40 sf.	n/a	Corner signs may be located only at the corner of a building with both primary and secondary frontages. Internally or externally illuminated.	
<b>Directional</b>	2 per driveway	6 sf.	n/a		

<b>Display Case</b>	1 per business	6 sf.	n/a	
<b>Ground</b>	1 per frontage	36 sf.	n/a	Ground signs must be constructed of durable materials. Ground signs must be located within or interior to frontages.
<b>Kiosk</b>	n/a	24 sf.	18 in.	
<b>Marquee</b>	1 per entry	n/a	n/a	Marquee signs may project to within 2 feet of the curb. May require a revocable permit. Marquee signs may be combined with a canopy sign or a projecting sign.
<b>Projecting</b>				
- Primary Building	1 per frontage	36 sf.	18 in.	Projecting signs may project up to 3 feet from façades.
- Tenant	1 per tenant	6 sf.	8 in.	Projecting signs may be double sided.
<b>A-Frames</b>	1 per tenant	9 sf.	n/a	A frames may not be located within 3 feet of a curb. Maximum size: 3 feet high and 30 square feet if located within the public street setback. Sign may not block the sidewalk or ADA accessible route.
<b>Suspended</b>	1 per entry	6 sf.	n/a	

<b>Wall Sign</b>	- <b>Primary Building</b>	1 per frontage	5 sf. Per 1 linear ft. up to 50% of the wall surface	24 in.	Wall signs may be internally or externally illuminated, neon, or LED. Conduit and wiring shall not be exposed.
	- <b>Tenant</b>	1 per frontage	3 sf. Per 1 linear ft. up to 90% of the width of tenant space	18 in.	
<b>Wall Mural Sign</b>		1 per frontage	50 sf. Max. in width; 56 sf. Max. in height.	n/a	Only text or graphics painted directly on the wall or a graphic mural are permitted.
<b>Window</b>		1 per window	25% of glazed area	12 in.	The following window signs are permitted: letters painted directly on the window, neon signs, LED signs, hanging signs hung behind the glass, and vinyl applique letters applied to the window. Appliques must consist of individual letters or graphics with no visible background.
<b>Window: Neon &amp; LED</b>		n/a	25% of glazed area	12 in.	

## K. SUSTAINABILITY

Energy from the sun provides clean energy with no greenhouse gas emissions. In an urban environment, the proximity of nearby structures must often be considered when placing solar panels. However, the proposed building is ideally located with south and west facing façades to take advantage of the sun's natural orientation. Frontage to adjacent streets right-of-ways along both of these façades can minimize the effect of shadows formed by any adjacent buildings that may block sun

exposure. Solar panels will be integrated as shade canopies at the ground floor along Washington Street and along 12<sup>th</sup> Street, thereby serving multiple functions:

- Helping to increase pedestrian comfort, thereby encouraging non-vehicular activities;
- Shading sidewalks and reducing solar heat gain at ground level to help reduce urban heat island effects;
- Harvesting the renewable natural resources of the sun.

Additional trees and plantings provided as part of the landscape improvements for this project further help to reduce heat gain and promote pedestrian comfort and public health.

Mixed-use developments along the transit corridors are contributors to sustainable urbanism and they help to support ecological principles by decreasing the distribution demand for resources across large areas. Smart growth is encouraged by the support for a balance of housing and job opportunities. This project will help to fill the demand for grocery and dining accommodations in the immediate areas,



Example: Solar Canopies as Shade Features.

and serves as a destination point with conveniences for a more enjoyable urban experience.

#### **L. INFRASTRUCTURE**

##### Grading and Drainage

Engineering plans will be submitted as part of the Planning and Development Department Site Plan submittal.

##### Water and Waste Water

The site will be serviced from the existing water and sewer lines in the adjacent streets and/or alley. Private on-site water and sewer lines will be provided and installed in accordance with the adopted plumbing code.

#### **M. PHASING PLAN**

The project will be developed in one phase.

#### **N. EXHIBITS**

See Attached Exhibits 1-11

**EXHIBIT 1 - COMPARATIVE ZONING STANDARDS TABLE**

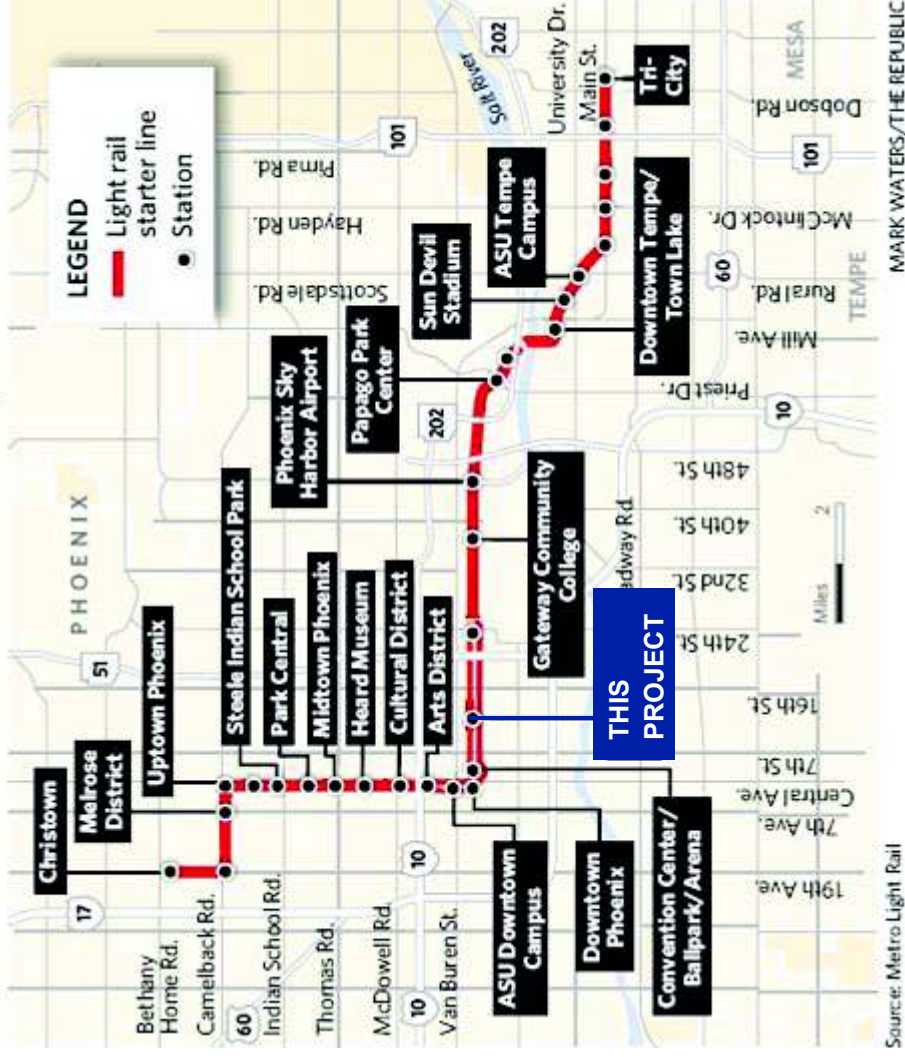
	<b>P-1</b>	<b>R5 RI with TOD-1 Overlay</b>	<b>C-3 with TOD-1 Overlay</b>	<b>PUD</b>
Maximum Building Height	n/a	65'-0" Max.	56'-0" Max. with Height Waiver	60'-0"
Maximum # Stories	n/a	6 stories Max.	4 stories, with Height Waiver	N/A
Maximum Density	n/a	52.2 DU/acre max. with Planned Residential Development + bonus	52.2 DU/acre max. with Planned Residential Development + bonus	75 du/ acre
Building Frontage	n/a	n/a	75%	75%
Building Setbacks Front (Washington Street) Side (12 <sup>th</sup> Street) Side Rear (Alley)	n/a	10'-0" Min. - - 30'-0" Total plus Front Setback	6'-0" Max. 6'-0" Max. 0' 0'	0' to 8'-0" 0' to 8'-0" 0' 10'
Lot Coverage	n/a	50%	75% Min. (No limit - For parcels along a transit Street)	90%
Landscape Setbacks Front (12 <sup>th</sup> Street)	n/a	20'-0"	Single row of trees 20 feet on center, with shade elements parallel to landscape.	24'-0" total landscape/pedestrian streetscape measured to back of existing curb
Side (Adams Street)		20'-0"	Double row of trees 20 feet on center, staggered, on opposite sides parallel to sidewalk.	21'-0" total landscape/pedestrian streetscape measured to back of existing curb
Side Rear (Alley)		10'-0" 10'-0"		0' 0'
Street and Sidewalks Minimum Width Private Use of Sidewalks – Min. unobstructed path		8'-0" 8'-0"	8'-0" 8'-0"	8'-0" 8'-0" (Arterial Streets) 5'-0" (Non-Arterial Streets)
Parking Required		34 spaces Min. per TOD-1	34 spaces Min. per TOD-1	35 spaces



**EXHIBIT 2 - LEGAL DESCRIPTION**

LOTS 11, 12, AND 13, BLOCK 12, OF COLLINS ADDITION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1 OF MAPS, PAGE 11.

EXHIBIT 3 - Area Vicinity Map



**EXHIBIT 4 - Aerial Map**





# EXHIBIT 5 - Zoning Map

Existing and Proposed Zoning

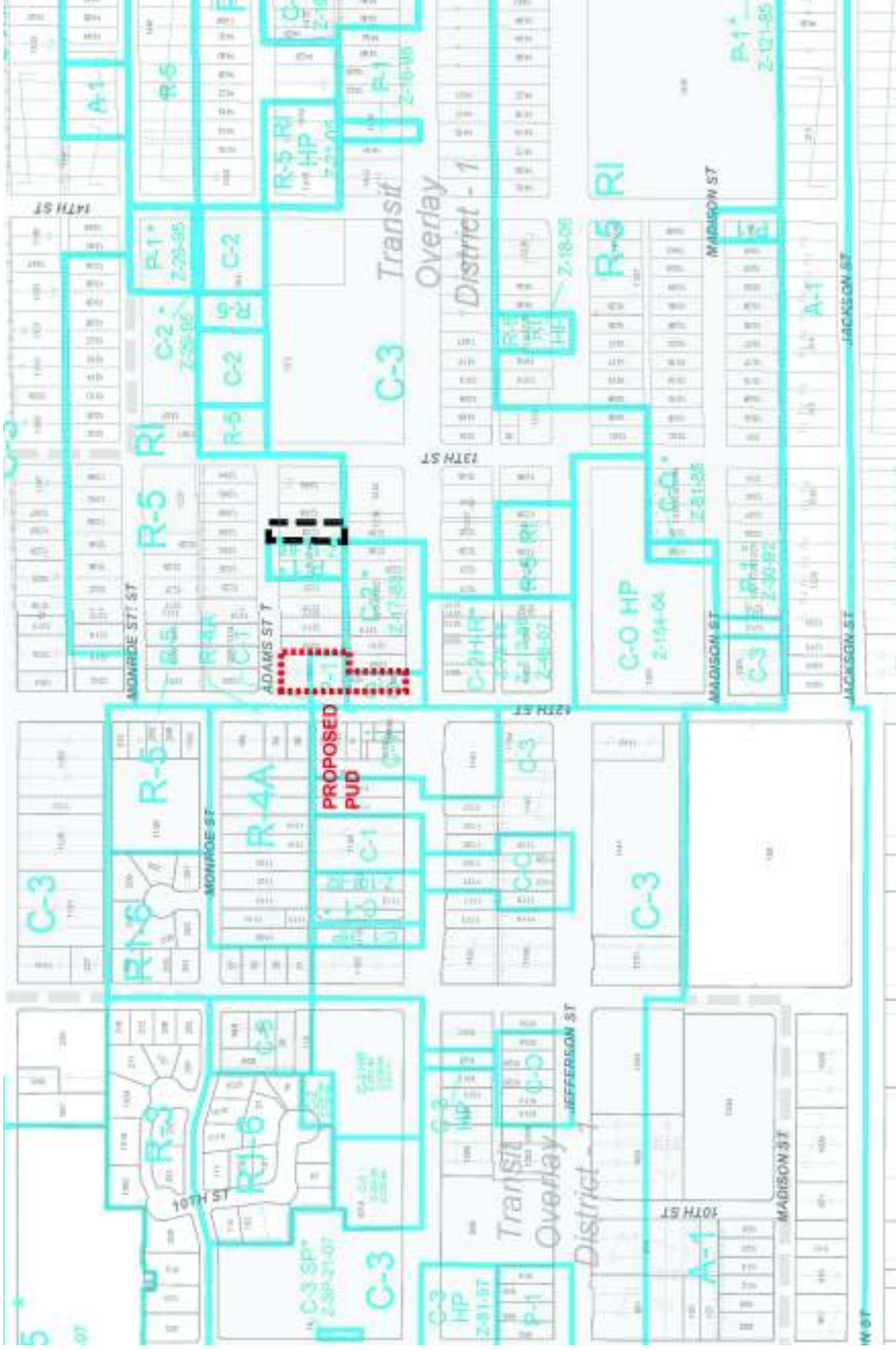
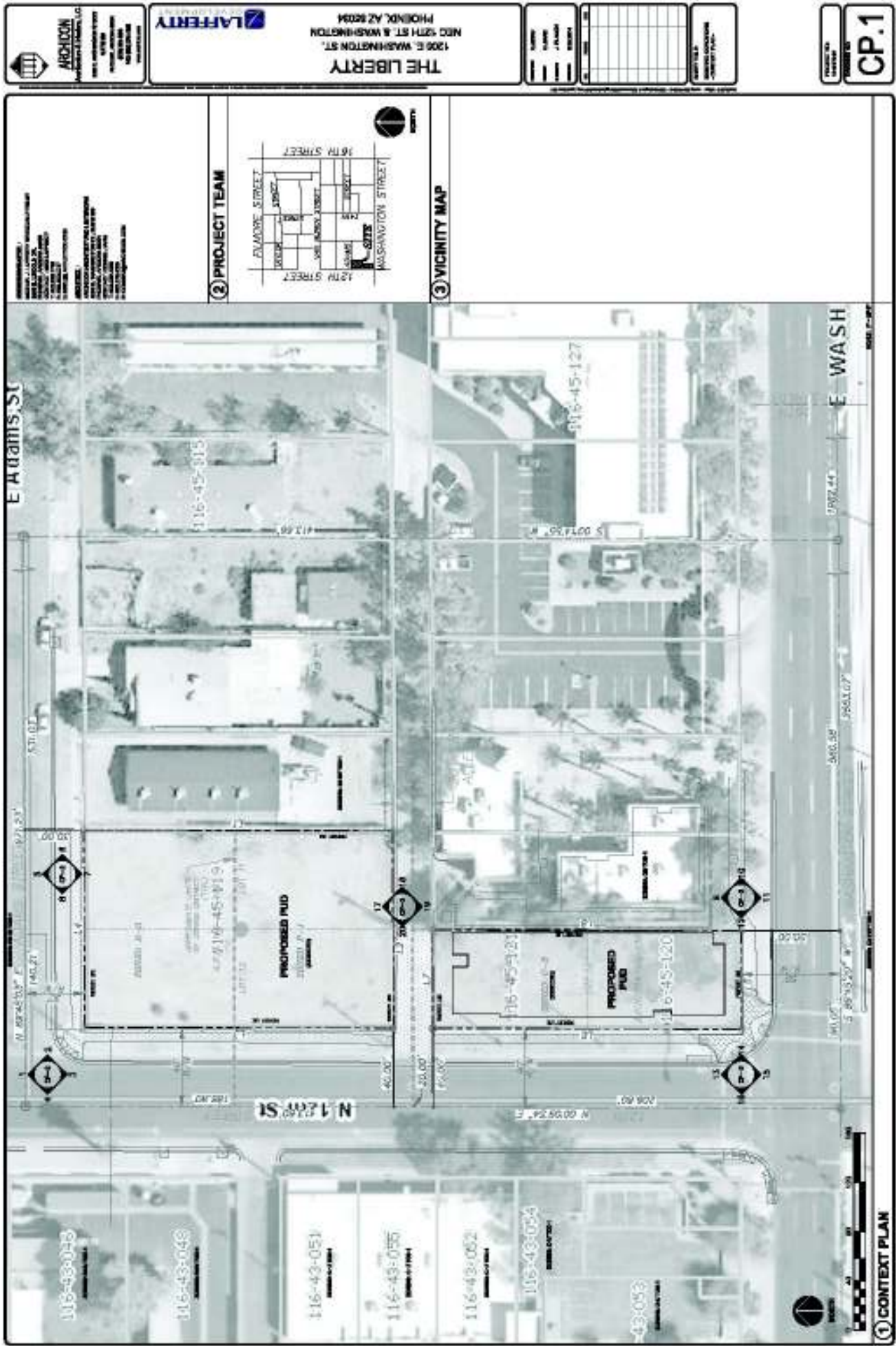


EXHIBIT 6 - Context Plan



① CONTEXT PLAN

② PROJECT TEAM

**ARCHITECT:**  
 ARCHITECT  
 1200 E WASHINGTON ST  
 PHOENIX, AZ 85034

**PLANNING:**  
 PLANNING  
 1200 E WASHINGTON ST  
 PHOENIX, AZ 85034

**ENGINEER:**  
 ENGINEER  
 1200 E WASHINGTON ST  
 PHOENIX, AZ 85034

③ VICINITY MAP



CP.1





PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8





PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 13



PHOTO 14



PHOTO 15



PHOTO 16





PHOTO 17



PHOTO 18



PHOTO 19



PHOTO 20

**EXHIBIT 7 - General Plan Map**





EXHIBIT 8 - Land Use Map



# EXHIBIT 9 - Conceptual Site Plan

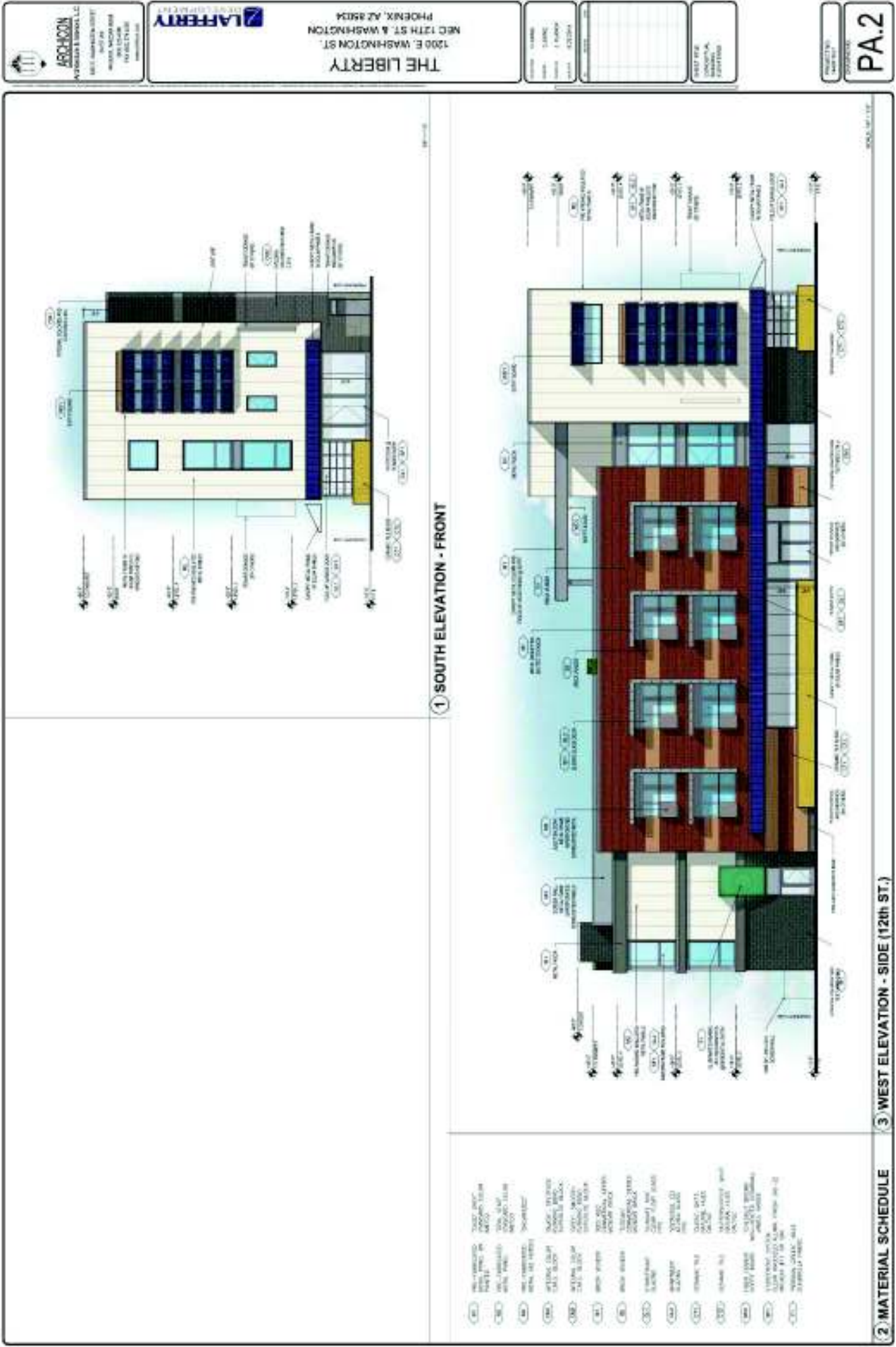
<p><b>PROFESSIONALS:</b></p> <p>ARCHITECT: ARCHITECTONIC &amp; DESIGN, LLC              1200 E. WASHINGTON STREET              PHOENIX, AZ 85034</p> <p>ENGINEER: LAFFERTY &amp; ASSOCIATES, INC.              1200 E. WASHINGTON STREET              PHOENIX, AZ 85034</p> <p>ADVISOR: ARCHITECTONIC &amp; DESIGN, LLC              1200 E. WASHINGTON STREET              PHOENIX, AZ 85034</p> <p><b>CONTRACT COMMENCEMENT DATE:</b> 01/15/2013  <b>CONTRACT NUMBER:</b> 1200E-WASH-13-01</p>	<p><b>PROJECT NAME:</b> THE LIBERTY  <b>LOCUS ADDRESS:</b> 1200 E. WASHINGTON ST. PHOENIX, AZ 85034</p> <p><b>OWNER:</b> ARCHITECTONIC &amp; DESIGN, LLC  <b>OWNER ADDRESS:</b> 1200 E. WASHINGTON ST. PHOENIX, AZ 85034</p> <p><b>PROJECT NUMBER:</b> 1200E-WASH-13-01  <b>PROJECT ADDRESS:</b> 1200 E. WASHINGTON ST. PHOENIX, AZ 85034</p> <p><b>REVISIONS:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION																																		<p><b>PROPERTY OWNER:</b> ARCHITECTONIC &amp; DESIGN, LLC  <b>PROPERTY ADDRESS:</b> 1200 E. WASHINGTON ST. PHOENIX, AZ 85034</p> <p><b>PROPERTY NUMBER:</b> 1200E-WASH-13-01  <b>PROPERTY ADDRESS:</b> 1200 E. WASHINGTON ST. PHOENIX, AZ 85034</p> <p><b>PROJECT NUMBER:</b> 1200E-WASH-13-01  <b>PROJECT ADDRESS:</b> 1200 E. WASHINGTON ST. PHOENIX, AZ 85034</p> <p><b>REVISIONS:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION																																	
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<p><b>2 PROJECT TEAM</b></p> <p><b>PROJECT DESCRIPTION:</b> NEW CONSTRUCTION OF A MULTIFAMILY RESIDENTIAL DEVELOPMENT, INCLUDING THE CONSTRUCTION OF A 120-UNIT APARTMENT BUILDING WITH ATTACHED GARAGE, 15000 SQ. FT. OF COMMERCIAL SPACE, AND A 20,000 SQ. FT. COMMERCIAL BUILDING, ALL ON A 1.15-ACRE TRACT OF LAND, 1200 E. WASHINGTON STREET, PHOENIX, AZ 85034.</p> <p><b>OWNER:</b> ARCHITECTONIC &amp; DESIGN, LLC  <b>OWNER ADDRESS:</b> 1200 E. WASHINGTON STREET, PHOENIX, AZ 85034</p> <p><b>ARCHITECT:</b> ARCHITECTONIC &amp; DESIGN, LLC  <b>ARCHITECT ADDRESS:</b> 1200 E. WASHINGTON STREET, PHOENIX, AZ 85034</p> <p><b>ENGINEER:</b> LAFFERTY &amp; ASSOCIATES, INC.  <b>ENGINEER ADDRESS:</b> 1200 E. WASHINGTON STREET, PHOENIX, AZ 85034</p> <p><b>ADVISOR:</b> ARCHITECTONIC &amp; DESIGN, LLC  <b>ADVISOR ADDRESS:</b> 1200 E. WASHINGTON STREET, PHOENIX, AZ 85034</p> <p><b>CONTRACT COMMENCEMENT DATE:</b> 01/15/2013  <b>CONTRACT NUMBER:</b> 1200E-WASH-13-01</p>																																																																										
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<p><b>4 SITE PLAN KEYNOTES</b></p> <p>1. SITE BOUNDARY</p> <p>2. SITE BOUNDARY</p> <p>3. SITE BOUNDARY</p> <p>4. SITE BOUNDARY</p> <p>5. SITE BOUNDARY</p> <p>6. SITE BOUNDARY</p> <p>7. SITE BOUNDARY</p> <p>8. SITE BOUNDARY</p> <p>9. SITE BOUNDARY</p> <p>10. SITE BOUNDARY</p> <p>11. SITE BOUNDARY</p> <p>12. SITE BOUNDARY</p> <p>13. SITE BOUNDARY</p> <p>14. SITE BOUNDARY</p> <p>15. SITE BOUNDARY</p> <p>16. SITE BOUNDARY</p> <p>17. SITE BOUNDARY</p> <p>18. SITE BOUNDARY</p> <p>19. SITE BOUNDARY</p> <p>20. SITE BOUNDARY</p> <p>21. SITE BOUNDARY</p> <p>22. SITE BOUNDARY</p> <p>23. SITE BOUNDARY</p> <p>24. SITE BOUNDARY</p> <p>25. SITE BOUNDARY</p> <p>26. SITE BOUNDARY</p> <p>27. SITE BOUNDARY</p> <p>28. SITE BOUNDARY</p> <p>29. SITE BOUNDARY</p> <p>30. SITE BOUNDARY</p> <p>31. SITE BOUNDARY</p> <p>32. SITE BOUNDARY</p> <p>33. SITE BOUNDARY</p> <p>34. SITE BOUNDARY</p> <p>35. SITE BOUNDARY</p> <p>36. SITE BOUNDARY</p> <p>37. SITE BOUNDARY</p> <p>38. SITE BOUNDARY</p> <p>39. SITE BOUNDARY</p> <p>40. SITE BOUNDARY</p>																																																																										
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<p><b>6 VICINITY MAP</b></p>																																																																										
<p><b>7 CITY APPROVAL STAMP</b></p>																																																																										

THE LIBERTY - 1200 E. Washington Street  
 Planned Unit Development - 2<sup>nd</sup> Submittal

44



EXHIBIT 10.A - Conceptual Elevations



ARCHHOON  
ARCHITECTURE & INTERIOR DESIGN, LLC  
1001 N. CENTRAL AVENUE, SUITE 1000  
PHOENIX, AZ 85004

LAFFERTY  
CONSULTING ARCHITECTS  
1200 E. WASHINGTON ST.  
PHOENIX, AZ 85034

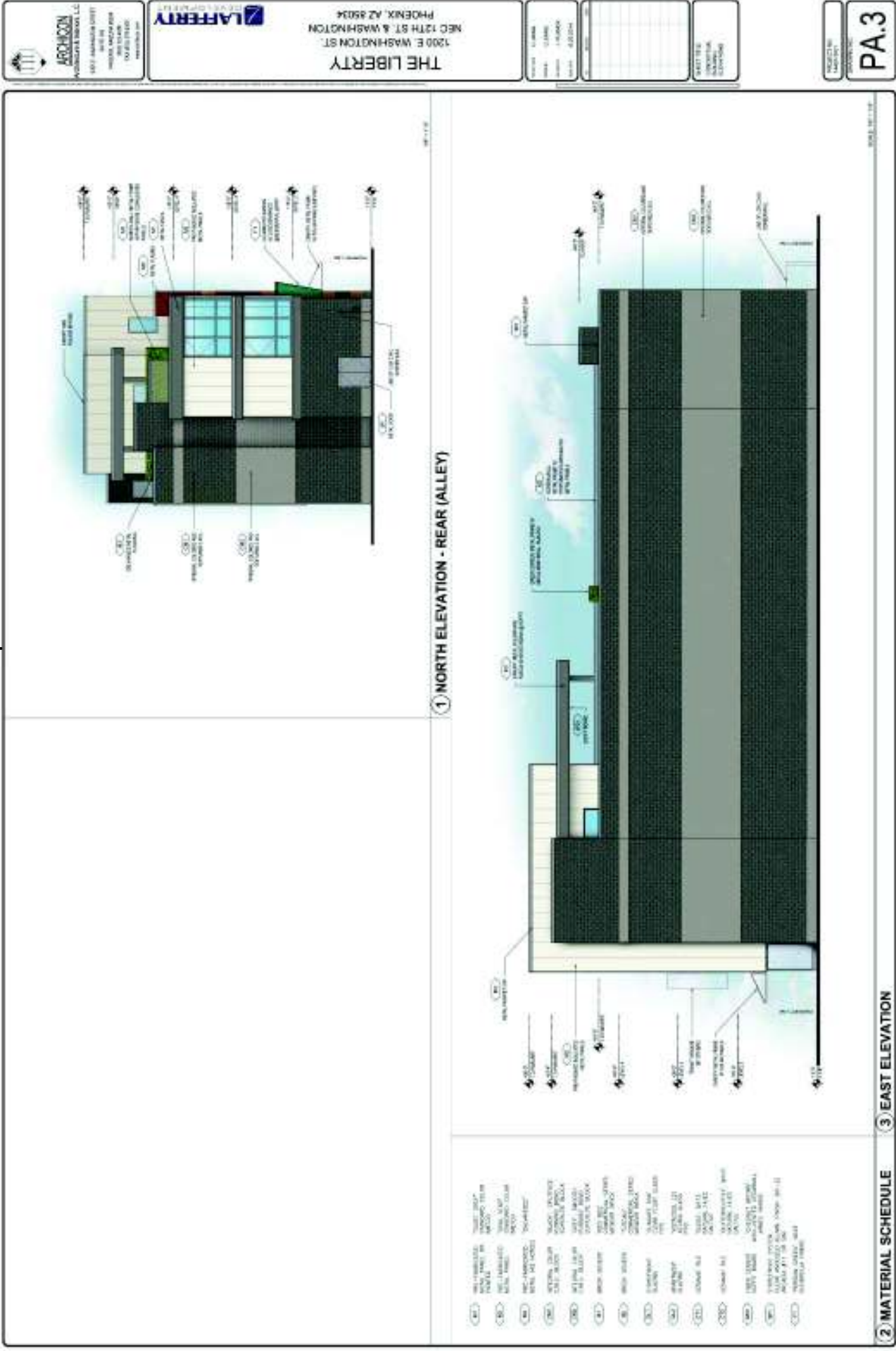
PROJECT NO. 1200E  
DATE: 11/15/17  
SCALE: 1/8" = 1'-0"

SHEET NO. 000000A  
CONCEPTUAL ARCHITECTURE

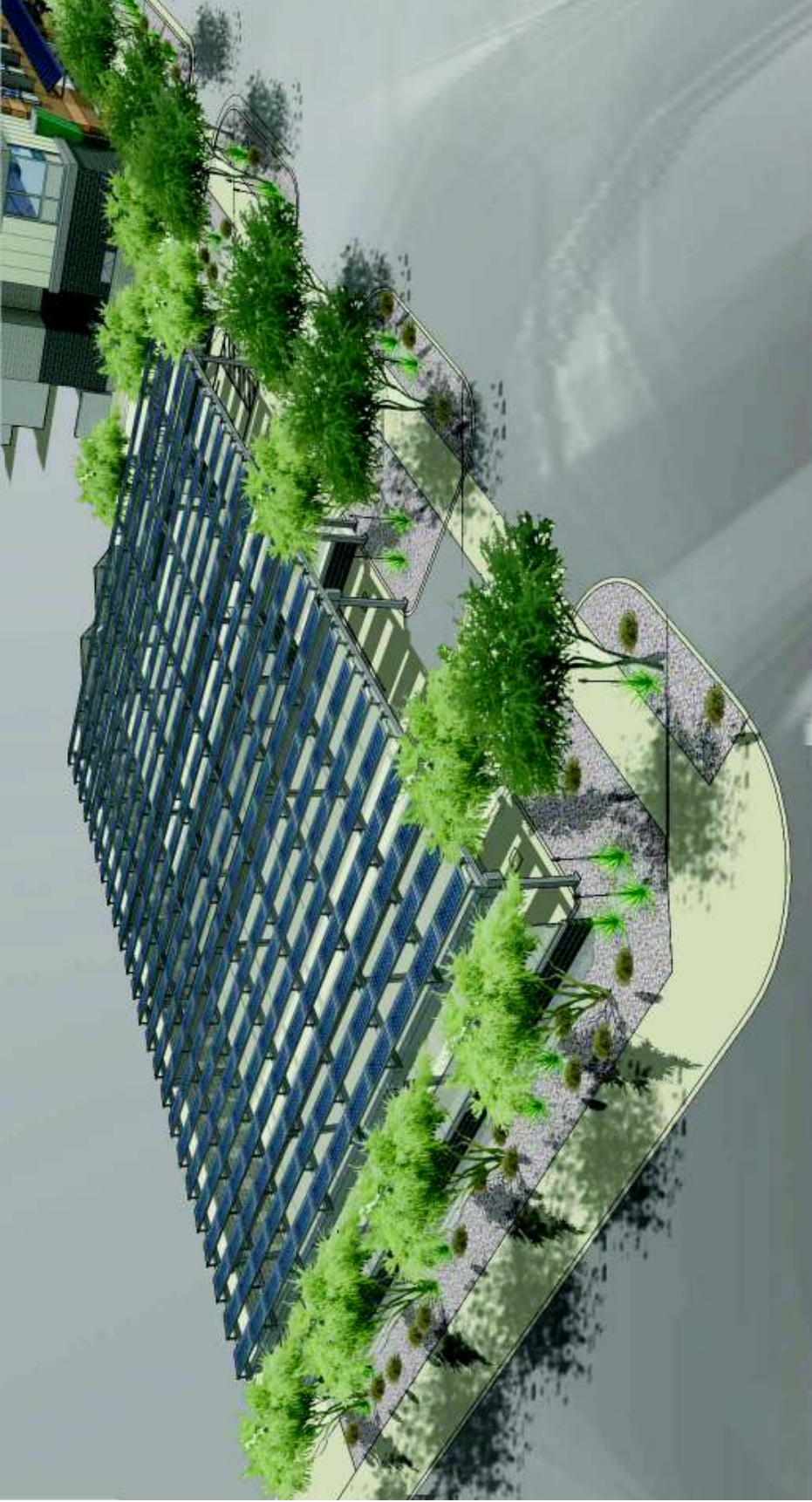
PROJECT NO. 1200E  
DATE: 11/15/17  
SCALE: 1/8" = 1'-0"



EXHIBIT 10.B - Conceptual Elevations



**EXHIBIT 11 – PERSPECTIVE VIEWS**



Overhead View from Southeast corner of 12<sup>th</sup> Street and Adams Street



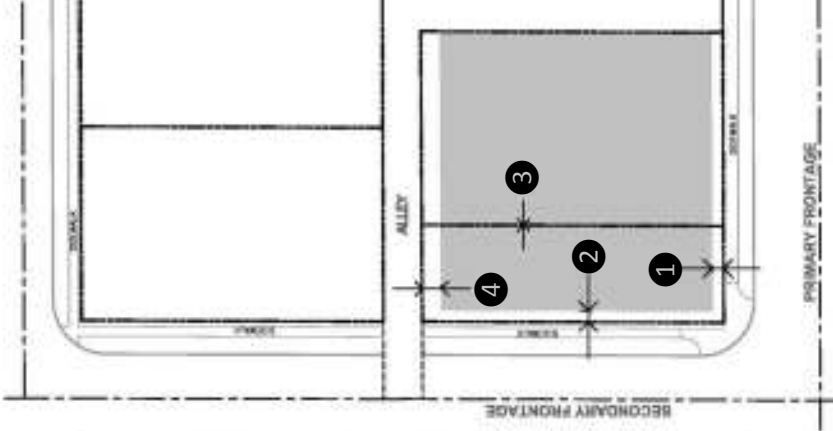


Street Perspective from Southeast corner of 12<sup>th</sup> Street and Adams Street

## EXHIBIT 12 – Building Lot Requirements

### MAIN BUILDING SETBACKS

Diagram A



#### SETBACKS

Primary building shall be placed within The shaded areas as shown in Diagram A.

Primary and Secondary frontage shall be defined as West and North, and side and rear lot lines shall be defined as East and South, respectively.

- 1 Front Street Setback: 0' to 8'
- 2 Side Street Setback: 0' to 8'
- 3 Interior Setback: 0'-0"
- 4 Rear Setback: 10'-0"

#### Accessory Structures & Units

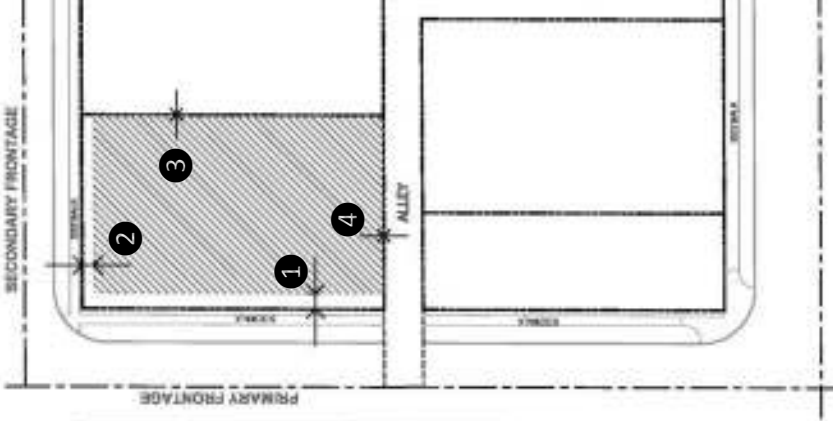
Detached accessory buildings and storage buildings shall be placed in the shaded Area as shown in Diagram A, and located behind the primary structure.

#### Architectural Encroachments

1. Porches and stoops: 6' max. into Front of Side Street setbacks.
2. Canopy Overhangs 6' max. into all setback areas as defined in Diagram A.

### PARKING SETBACKS

Diagram B



#### SETBACKS

Paved parking areas shall be placed within the hatched areas as shown in Diagram B.

Primary and Secondary frontage shall be defined as West and North, and side and rear lot lines shall be defined as East and South, respectively.

- 1 Primary Frontage Setback: 8'
- 2 Secondary Frontage Setback: 6'
- 3 Interior Setback: 0'-0"
- 4 Rear Setback: 0'-0"