

44 | CAMELBACK

Northwest Corner of 44th Street & Camelback Road

Planned Unit Development
Development Narrative
Case No. Z-36-19-6



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2nd Submittal: August 16, 2019
3rd Submittal: August 28, 2019
Hearing Draft: September 9, 2019

CITY OF PHOENIX

SEP 09 2019

**Planning & Development
Department**

I. PRINCIPALS & DEVELOPMENT TEAM

Current Property Owners

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and

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II. PUD Disclaimer, Zoning Ordinance Applicability, and Amendments

A. Planned Unit Development Disclaimer

The Planned Unit Development (“PUD”) has been prepared pursuant to Section 671 of the Phoenix Zoning Ordinance and is intended to be a stand alone set of zoning regulations for a development. Provisions not specifically regulated by the PUD are governed by the city of Phoenix Zoning Ordinance. The PUD includes background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations to fit the unique character of the development, site characteristics and location. The PUD does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, use permits, right-of-way abandonments, etc.

B. Zoning Ordinance Applicability

This PUD provides regulatory zoning provisions designed to guide the implementation of the overall development plan and specific site plans for particular developments through the City of Phoenix development review and permit process. The provisions provided within this PUD shall apply to all property within the PUD development boundary. It is the intent of this PUD to establish the permitted uses, identify prohibited uses, create development standards, and modify various provisions of the Phoenix Zoning Ordinance that will govern this development. In the event of a conflict between a use, a development standard, or a described development procedure between the Phoenix Zoning Ordinance and the PUD, the PUD shall prevail. Similarly, where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance provision shall control.

C. Amendments

Amendments to the 44|Camelback PUD shall be regulated by Section 671.E of the City of Phoenix Zoning Ordinance.

To ensure that the surrounding neighborhoods are aware of any minor amendments to this PUD, the following enhanced notification procedure is required:

Prior to the submittal of any minor amendments to the PUD, the applicant shall provide notice to all associations registered with the City of Phoenix located within ½ mile of the boundaries of the PUD. In all cases, the notification shall be provided to the Stanford Neighborhood Association (“SNA”) and the Arcadia Camelback Mountain Neighborhood Association (“ACMNA”). Said notices shall be provided by certified letter with return receipt sent not less than fourteen (14) calendar days prior to the minor amendment submittal and an affidavit of notice shall be included with the submittal to the City of Phoenix.

The above notice procedure is intentionally included in this 44|Camelback PUD and shall not be allowed to be modified except by way of a major amendment.

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III. THE 44 | CAMELBACK PUD

A. PURPOSE AND INTENT

1. DEVELOPMENT OVERVIEW & GOALS

The high-quality mixed-use redevelopment of “Camel Square” is an extraordinary economic development opportunity for the property, adjacent neighborhoods and the City. The purpose of this “44|Camelback” Planned Unit Development (“PUD”) is to provide standards to guide the redevelopment of this important and underutilized approximately 17.72 gross/15.49 net acre property into a high-quality, mixed-use development at this essential Phoenix intersection of 44th Street and Camelback Road (the “Site”). A Vicinity Map and an Aerial of the Site are at **Exhibits 1 and 2**. A Context Plan and photos of the site and area are at **Appendix “A”**.

The redevelopment will provide a substantial reinvestment in the Site such as for example the phased construction of new buildings for Class-AA and A office, hotel, professional sports offices with a private health/recreation facility, retail, restaurant, self-storage, parking and other uses, and improvements in pedestrian and common areas, landscaping, access, and circulation. The end result will be an iconic, point-of-pride mixed-use redevelopment in an inviting and memorable setting.

The property was originally developed in the 1980s as “Camel Square” with office buildings placed across the site amongst a sea of asphalt parking. The result is a tired, circulation-challenged development that has minimal relationship to the surrounding environment, lacks pedestrian connections, and is devoid of meaningful outdoor gathering areas and focal points.

Numerous entitlement efforts have been pursued over the years. The last major entitlement occurred in 2010 (Council Approved Zoning Stipulations 1 - 12) and 2011 (Council Approved Conceptual Site Plan) that resulted in the approval of a plan which allows within the Stipulations approximately 1,100,000 square feet of office and retail development, of which approximately 939,000 square feet of office uses are shown on the 2011 Conceptual Site Plan. The 2011 approved plan is singularly focused and overly dense for this unique Site. It will not positively enhance the Site, adjacent neighborhoods, the Camelback Corridor or the City.

As such, the Site remains outdated, highly underutilized, and well behind today’s standards of quality office environments and mixed-use developments. The outdated design and current condition of the Site is reflected in above-average vacancy rates, below-average lease rates and an overall lack of utility for the surrounding community. This PUD and

Development Team strive to recreate the Site as a first-class development befitting the 44|Camelback address, nearby neighborhoods, the Camelback Road and 44th Street Corridors, and the City. The 2011 approved Conceptual Site Plan is at **Exhibit 3**.

2. OVERALL DESIGN CONCEPT

Located at the iconic northwest corner of 44th Street and Camelback Road within the employment, commercial, residential and mixed-use Camelback Corridor, 44|Camelback will be a vibrant and diverse mixed-use development with thoughtful transitions to adjacent residential neighborhoods. In addition to a proposed professional sports office and private health/recreation facility that is permitted by the existing zoning, the development brings together upscale office space, retail establishments, and an anticipated indoor-only self-storage facility all anchored by a hotel that will become a destination for both the neighborhood and visitors. Thoughtful planning of circulation into the site has been considered to create a development that is both easily accessible and welcoming for pedestrians and vehicles. The character of the development will take cues from the surrounding neighborhood while bringing in key amenities to elevate the experience within. The development will also be appropriate for our climate and the neighborhood, and will provide adequate shade, updated landscaping and outdoor space to enhance the pedestrian experience.

Pedestrian circulation and safety will be of utmost importance. Traffic calming measures will be implemented throughout the site to slow traffic and to protect all visitors. Shade trees will line the streets and internal drives to slow drivers while creating a pleasant environment for everyone. A network of shaded pathways combined with safe, visible street crossings separating pedestrians from vehicles is generally shown on the Conceptual Circulation Plan at **Exhibit 4** and will welcome pedestrians and cyclists. Additionally, bike parking will be provided throughout the development thereby encouraging alternative means of transportation.

Hardscape and paving designs throughout the development will help to define circulation and to slow traffic while providing a refined aesthetic. The planting design will assist in reinforcing the site's circulation with vibrant plant palettes defining primary versus secondary circulation. Primary entry drives off 44th Street and Camelback Road will be defined with specimen trees and accent planting creating a sense of arrival and increased visibility into the 44 | Camelback development. Furthermore, entry plazas, patio spaces and retail facades will be defined with landscaping, lighting and paving that enhances wayfinding while softening the architecture. A consistent and aesthetically cohesive palette of hardscape materials, plant species, and site amenities will be utilized across the development. A Conceptual Landscape Plan and Site

Landscape Character photos are provided at **Exhibit 5**.

B. LAND USE PLAN

1. LAND USE AREA AND TRANSITIONS

44|Camelback is planned as a mixed-use redevelopment. As such, the property includes areas that are limited to landscaping and surface parking, an area for what may be solely or partially an indoor self-storage facility as a low intensity transition and buffer, areas where existing office buildings may be either maintained or redeveloped, and areas for new development of office, hotel, a private low-intensity professional sports facility, and associated retail, restaurant and parking uses. In order to more closely regulate particular buffers, transitions, uses and building heights within various components of the development, this PUD includes regulatory Sub-Zones 1, 2, 3 and 4 as shown on the Sub-Zones Areas 1-4 Plan at **Exhibit 6**. Further, within these four Sub-Zones are illustrative Land Use Areas A-H that help to further clarify development currently anticipated within each of the LUAs that are identified on the Land Use Areas Plan that is also included at **Exhibit 6**. For example, in general:

1. Sub-Zone 1, which abuts the western perimeter and portions of the northern and southern perimeters of the Site, includes LUAs A, B and G. Sub-Zone 1 is expected to include perimeter buffers, office, indoor self-storage, and parking. Sub-Zone 1 is limited to a maximum of 2 stories not to exceed 36 feet of building height.

2. Sub-Zone 2, which abuts portions of the northern and eastern perimeters of the Site, includes LUA C. Sub-Zone 2 is expected to include perimeter buffers, a professional sports office and private health/recreation facility, office, and parking. Sub-Zone 2 is limited to a maximum of 2 stories not to exceed 36 feet of building height.

3. Sub-Zone 3, which is centralized within the development and does not abut any perimeter of the Site, includes LUAs D and E. Sub-Zone 3 is expected to include a parking structure and a mixed-use building that will include office, retail, restaurants and other commercial uses. The parking structure will include parking at or slightly below grade and 3 levels above grade and the office/retail building will include 4 stories, not to exceed 58 feet of building height.

4. Sub-Zone 4, which abuts 44th Street and Camelback Road at the intersection of those arterial streets, includes LUAs F and H. Sub-Zone 4 is expected to include a boutique hotel, high quality office uses and parking. The hotel is designed with multiple elements of varying height up to 5 floors plus

a partial 6th floor of rooftop amenities on a portion of the hotel, not to exceed 75 feet of building height. The office building is designed with 5 stories, not to exceed 75 feet of building height.

Details regarding applicable Land Uses and Development Standards within Sub-Zones 1-4 (itemized by what is currently anticipated within each LUA) are below at Sections III.C (Land Uses) and III.D (Development Standards).

The proposed redevelopment's layout intentionally transitions in height and intensity from west/north-to-east/south whereby landscape buffers, surface parking and two story low intensity developments are located near the west and north perimeters of the Site. The taller and more intense developments are located near the major intersection and away from the neighborhoods to the north and west. As is generally depicted on **Exhibits 5-7 and 9-12**, the western and northern portions of the Site are planned with perimeter landscaping, surface parking and two story buildings, the central portion of the Site is planned at 2 to 4 stories, and the southeastern portions of the Site are planned at 5 stories plus rooftop amenities on the hotel (LUA F) and 5 stories of AA-Office (LUA H).

Legal descriptions for Sub-Zones 1-4 are at **Appendix B**, and cannot be modified without Amending this PUD. Because the final size and dimensions of the illustrative Land Use Areas may be fine-tuned through the Site Plan review and development processes, the acreage of each Land Use Area may be modified within its Sub-Zone by up to a maximum of 25% without amending this PUD. Any modification of the acreage of a LUA greater than 25% above or below the currently anticipated acreage of that LUA (as shown on **Exhibit 6**) shall require an Amendment of this PUD.

2. CONCEPTUAL SITE PLAN

The mixed uses and site design embrace the public realm and welcome the community into the site. The project will be appropriate for our climate and the neighborhood providing adequate shade, updated landscaping and outdoor spaces to enhance the pedestrian experience.

A proposed Illustrative/Conceptual Site Plan is attached as **Exhibit 7** (both with and without Conceptual Landscaping). The Conceptual Site Plan, which is illustrative and not regulatory, generally depicts what may be the ultimate redevelopment of the Site; provided however, the development will be phased and existing buildings may be maintained pending their replacement. The Conceptual Site Plan generally depicts: a five-story approximately 187,500 square feet Class AA office building with one level of parking below grade; a high-quality five-story approximately 85 room boutique hotel with a maximum

of 20 residential condos and accessory dining, spa, pool and other amenities, a partially improved sixth-story roof area with both air-conditioned and outdoor space, and one level of below grade parking; a four-story approximately 86,000 square feet mixed use building with retail and indoor/outdoor restaurant opportunities at the first level and three levels of office above; an at or slightly below grade and three-levels above grade parking structure; a two story office building with or without an underground parking garage, and a two story above and potentially one level down approximately 150,000 square feet indoor self-storage and/or office building. Attached as **Exhibit 8** is the Conceptual Landscape Site Plan for a professional sports office and private health/recreation facility that is planned for the northeast portion of the PUD and has been determined by the City to be in compliance with the Site's existing C-0 zoning, the applicable 2010 Zoning Stipulations, and the 2011 Conceptual Site Plan. Although such office and private health/recreation facility is permitted under the Site's existing entitlements, it is nonetheless proposed to be included as another use within this mixed-use PUD.

The building footprints, shapes and square footages generally depicted on the Conceptual Site Plan and Conceptual Landscape Plan are illustrative only and will be finalized through the City's Development Plan Review processes.

3. BUILDING HEIGHTS

Maximum allowed "Building Heights" are listed and described in the PUD Development Standards Table at Section III.D.1. and are generally shown on the Land Use Areas Plan (**Exhibit 6**). In addition, approximate building height Section Diagrams for Land Use Areas D (Parking Structure), E (Office over Retail) and H (5-Story Office) are generally provided at **Exhibit 11**. An Illustrative Section Diagram showing approximate heights of those elements of Land Use Area F (Hotel) that are anticipated to be over 56 feet in building height is provided at **Exhibit 12**.

The redevelopment of Camel Square that is proposed by this PUD includes buildings and improvements at 36 feet and under in building height in the northern and west areas of the Site. Building footprints on some of the remaining portions of the Site that are planned at essentially 56 feet and above include: (a) a building on LUA E (imperceptibly above 56 feet) at approximately 58 feet in building height consisting of 3 floors of office over 1 ground floor of retail and (b) only two primary buildings with buildings footprints noticeably over 56 feet in building height. In particular, only the Class AA office building

(located in LUA H at the NWC of 44th Street and Camelback Road) and the Boutique Hotel (located in LUA F adjacent to the Site's 44th Street frontage) noticeably exceed 56 feet in building height. Each of the buildings that is planned at over 56 feet in building height is located both well-within the over 7 acre portion of the Site that is approved for 56 feet pursuant to the 2010/2011 zoning approvals and is substantially separated from Neighborhoods.

In addition to the high quality, placement, design and features of the Boutique Hotel and AA Office Building that are planned on LUA F (hotel) and on LUA H (office), there are numerous extraordinary features and characteristics of the 44|Camelback Site and proposed redevelopment that are collectively unique and merit building height noticeably above 56 feet on LUAs F and H and imperceptibly above 56 feet on LUA E. Those characteristics and features include, but are not limited to, the following categories that collectively make 44|Camelback unique and therefore do not set a precedent for any other development that may be proposed in the Camelback Road and/or 44th Street Corridors:

A. Large and Deep Site with an Arterial/Arterial Location that is Appropriate and Ready for Mixed Use Redevelopment with Comparatively Low Density

1. 44|Camelback is an extraordinarily large (approximately 17.72 gross/15.49 net acres) and deep infill redevelopment site (approximately 775 feet north-south and 750 feet-875 feet east-west) located at the intersection of two iconic arterial streets (44th Street and Camelback Road) with substantial arterial street frontages (approximately 1500 lineal feet). No building or structures of historical or artistic significance are located on this Site. The Site is appropriate and ready for redevelopment.
2. 44|Camelback is planned as a mixed-use development with a multitude of uses of varying types and comparatively low density that result in a substantial de-intensification (effectively a "Down-Zoning") of the Site's existing development entitlements under the 2010/2011 Stipulations and Conceptual Site Plan approvals. The additional height on just a portion of the hotel and AA Office Building is not being used to overbuild the Site or office component of this substantially diverse mixed use PUD.

B. Buffers and Transitions

3. The Site enjoys proximity to (but meaningful separations from) single-family neighborhoods located to the west and north, with complimentary commercial uses to the east of 44th Street and complimentary commercial/multi-family uses to the south of Camelback Road.

Approximately two-thirds of the Site's north perimeter abuts an existing alley that will remain and nearly all of the Site's western perimeter abuts an existing alley that will also remain, thereby providing additional buffers between the Site and adjacent single-family neighborhoods to the west and north.

4. The hotel on LUA F and the AA Office Building on LUA H are the only LUAs that are planned to noticeably exceed the currently approved 56 feet in building height. Those two buildings are both strategically located on the corner of the arterial/arterial street intersection and will be substantially separated from the single-family neighbors to the west and north (the Hotel is located over 230 feet from the closest homes to the north while the AA Office Building is over 250 feet from the closest homes to the west). Buildings, screen walls and landscaping on the remainder of the Site will provide effective transitions and buffering.

C. Need for an Appropriate Use of Building Height on Select Buildings to Help Achieve Extraordinarily High Quality

5. Putting into perspective the additional height (above 56 feet) for a portion of the Boutique Hotel and the AA Office Building: the additional height for the Hotel amounts to 1 additional floor + some properly located rooftop amenities on LUA F and the additional height for the AA Office Building amounts to one additional floor on LUA H. But critically, as is depicted on **Exhibits 11 and 12** the additional height also provides the opportunity for extraordinary floor-to-ceiling heights on certain floors that is necessary to achieve the desired quality and ratings of the Hotel and AA Office Building which are critical to attracting extraordinary development opportunities and AA tenants which will benefit the overall redevelopment, adjacent Neighborhoods, and the City.
6. Although no neighboring property owner to the west, north, east or south has a "view easement" or the like across the Site, from most vantages from homes nearest the west and north perimeters of this PUD, this planned development does not negatively impact views from the west and north neighborhoods – especially when compared to the impact on views that would result from development in accordance with the 2010/2011 approvals.
7. Although some of the apparent building height and mass of the building at the SWC of 44th Street and Camelback Road is in actuality mechanical/antenna screening rather than conditioned/occupied office space, the apparent height of significant portions of the southwest corner building is comparable to the building height requested for the AA Office Building on LUA H. However, unlike the solid screening above 56 feet that effectively serves its purpose on the southwest corner building, the AA quality and substantial glazing on the AA Office Building will architecturally mitigate the feeling of height and mass that is necessarily a part of

mechanical/antenna screening above 56 feet on the southwest corner building.

9. The unique and purposeful transition of building square footage, intensity of use and building height from the west/north to the east/south, the substantial reduction in office square footage from the 2010/2011 approvals, the expensive on-site and off-site costs of redeveloping 44|Camelback with an iconic, mixed use, point of pride development that includes a boutique hotel on a small parcel and is also compatible with its S-F neighbors comes with a huge price that must be born by components of the development that are proximate to the arterial/arterial corner. Further, approval of additional height of the Boutique Hotel and AA Office Building is needed to achieve the quality that is desired by Neighbors, the City and the Development Team. Providing one floor of additional height + partial roof-top amenities for the Hotel and providing one floor of additional leasable space for the AA Office Building are necessary, well-justified, contextually appropriate and not precedent setting under the totality of unique circumstances that are applicable to this particularly large (17.72 gross/15.49 net acre), deep, well-positioned, substantially buffered, and sensitively designed redevelopment Site.

C. LAND USES

1. PERMITTED USES

This PUD permits a mixed-use development that includes the phased development of new buildings and uses and the maintenance of existing buildings pending their replacement. A detailed Table of Permitted Uses is provided below (the "Uses Table"). A request for an interpretation of analogous use for uses not specifically listed may be submitted to the City's Zoning Administrator by the applicable property owner or the authorized representative of such owner. The Zoning Administrator may administratively approve a use analogous to those listed in the Uses Table.

44 | Camelback PUD Permitted ("P"), Permitted with Conditions ("PC"), Accessory ("A") Not Permitted ("NP"), and Not Applicable ("NA") Uses Table

USES (As defined in Section 202 of the Zoning Ordinance)	Land Use Areas "A - H"							
	LUA "A"	LUA "B"	LUA "C"	LUA "D"	LUA "E"	LUA "F"	LUA "G"	LUA "H"
Cocktail Lounge ¹	NP	NP	NP	NP	P	A	NP	P
Financial Institution	NP	NP	NP	NP	P	NP	P	P
General Office ²	NP	NP	P	NP	P	NP	P	P
Health/Recreation Facility	NP	NP	PC ³	NP	P	P	P	P
Hotel	NP	NP	NP	NP	NP	P ⁴	NP	NP
Liquor, Retail Sales	NP	NP	NP	NP	P	A	NP	P
Multi-Family Residence	NP	NP	NP	NP	NP	PC ⁵	NP	NP
Parking Lot, Private	P	P	P	P	P	P	P	P
Parking, Structure	NP	NP	A ⁶	P	A	A	A	A
Personal Services	NP	NP	A	NP	P	P	P	P
Professional Office	NP	P	P	NP	P	NP	P	P
Restaurant ⁷	NP	NP	NP	NP	PC	PC	NP	PC
Retail Sales	NP	A ⁸	NP	NP	P	A	P ⁹	P ⁹
Self-Service Storage Facility	NP	PC ¹⁰	NP	NP	NP	NP	NP	NP

Semi-Public Swimming Pool	NP	NP	NP	NP	NP	A	NP	NP
Wireless Communication Facility, Concealed ¹¹	NP	PC	PC	PC	PC	PC	PC	PC

LAND USE KEY: P=permitted use; PC=permitted use with conditions (see numbered footnote for conditions); A=accessory use; NP=not permitted; NA=not applicable

¹Including a Brew Pub.

²Including all types of offices permitted pursuant to Section 621 ("C-O") of the Zoning Ordinance.

³Limited in Land Use Area C to a private facility that is not open to use by the public.

⁴Including resort hotel.

⁵Limited to a maximum of 20 dwelling units integrated into the hotel.

⁶A parking structure in Land Use Area C shall be limited to an underground structure.

⁷The sale of food and/or alcohol by way of outdoor dining and outdoor alcoholic beverage consumption, and/or outdoor food preparation and cooking, shall be permitted as accessory uses in accordance with Sections 623.D.157.c (outdoor dining and alcohol consumption) and f (outdoor food preparation and cooking) of the Zoning Ordinance on LUAs E, F and H; provided however,

(a) a use permit shall be required for such outdoor uses that are located on a patio that is less than 150 feet from a single-family residential lot; and

(b) for such outdoor uses that are located on a patio within LUA E that is 150 feet or greater from a single-family residential lot, on a patio within LUA F that is 220 feet or greater from a single-family residential lot, and/or on a patio within LUA H that is 350 feet or greater from a single-family residential lot, a use permit shall not be required; however, the outdoor use(s) shall be subject to the following conditions:

- 1) The employees must have a clear view of the area in order to supervise the activities and/or be present while patrons utilize the outdoor area.
- 2) The area shall be sufficiently illuminated and contained to discourage any unlawful activity. The precinct commander, or his designee, may approve lighting, containment area, and security personnel at their discretion.
- 3) "No Trespassing" signs must be posted and an authority to arrest trespassers form be signed to deter loitering/unwanted guests inside and surrounding the establishment.

⁸Limited to retail sales of boxes, tape, locks, packing materials, etc. that are focused on the needs of self-storage customers.

⁹In Land Use Areas G and H, Permitted Uses other than office shall not total more than a maximum of 10,000 square feet of net leasable area per building.

¹⁰Limited to indoor storage only in a building with no windows facing the west and north perimeters of the Site adjacent to the single-family neighborhoods and with exterior loading and unloading oriented to the south and east sides of the storage building.

¹¹The antenna, support structures, cabling and equipment shall be completely encased, hidden or screened so they cannot be

seen from grade at the west, north, east or south perimeters of the Site. Concealed Wireless Communication Facilities within this commercial PUD shall not require a Use Permit. Such facilities shall be designed in accordance with the Design Guidelines for Concealed Wireless Communication Facilities as provided in Section 715.B.1.b. (1-7) of the Zoning Ordinance.

2. TEMPORARY USES

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

3. ACCESSORY USES

Accessory uses shall be permitted as defined in Chapter 2, Section 202 of the Phoenix Zoning Ordinance.

4. PROHIBITED USES

- a) Adult bookstore, adult novelty store, adult theatre, adult live entertainment establishment, erotic dance or performance studio;
- b) Ambulance Service Office;
- c) Automobile Parts and Supplies, New Retail and Wholesale;
- d) Auto Seat Covers and Trim Shop;
- e) Automobile Rental, except as accessory to a hotel use limited to 15 rental cars;
- f) Car Wash;
- g) Cigarette Service;
- h) Cleaning and Dyeing Plants;
- i) Compressed Natural Gas (CNG) Retail Sales;
- j) Garage Equipment, Retail Sales;
- k) Garage, Repair;
- l) Gas Regulating Equipment, Sales and Service;
- m) Guns, Retail Sales and/or Repairs;
- n) Hospice;
- o) Hospital;
- p) Janitors' Supplies, Storage and Warehouse;
- q) Lawn Mower Repair Shops;
- r) Machinery Rental;
- s) Multi-family, except as accessory to the hotel;
- t) Oil Burners, Retail Sales and Repairs;
- u) Pawn Shop;
- v) Propane Retail Sales;
- w) Public Utility Service Yards; and

x) Refrigeration Equipment, Repairs and Sales.

D.DEVELOPMENT STANDARDS AND GUIDELINES

The following regulatory standards and aspirational guidelines apply as indicated within the 44 | Camelback PUD:

1. DEVELOPMENT STANDARDS TABLE¹

DEVELOPMENT STANDARDS – OVERALL DEVELOPMENT ²	
Density	20 DUs – Maximum (permitted within LUA F only)
Minimum Acreage per Lot or Parcel –	1/2 acre; no limitation on unit size of condominiums
Maximum Building Height Land Use Area "A"	0 feet Maximum (for surface parking & landscape only; no structures except for 15 feet tall maximum parking shade canopies and/or solar devices that also provide shade for parking or pedestrians and except for lighting in accordance with below Section III.D.6)
Land Use Area "B"	28 feet Maximum
Land Use Area "C"	36 feet Maximum
Land Use Area "D"	28 feet Maximum plus 12 feet tall maximum shade canopies and/or solar devices and lighting in accordance with below Section III.D.6
Land Use Area "E"	58 feet Maximum
Land Use Area "F"	75 feet Maximum setback a minimum of 220 feet from the north property line of the PUD
Land Use Area "G"	36 feet Maximum
Land Use Area "H"	75 feet Maximum
Lot Coverage	45% Maximum for primary structures plus an additional maximum 15% for shade canopies and solar devices
On site areas for outdoor amenities, landscape and pedestrian-oriented hardscape	Minimum 15% of net area of the PUD

<p>Building Setbacks *See Building Setback Exhibit at Exhibit 9</p>	<p>North: 60-foot Minimum for 1st story; 75 feet Minimum for 2nd story and above</p> <p>South: 20 feet Minimum</p> <p>East: 20 feet Minimum</p> <p>West: 75 feet Minimum</p> <p>Internal: 0 feet</p>
<p>Landscape Setbacks *See Landscape Setback Exhibit at Exhibit 10</p> <p>**Parking may overhang 2 feet into the North and West Landscape Setbacks</p>	<p>North: 20 feet Minimum**</p> <p>South: 20 feet Minimum</p> <p>East: 20 feet Minimum</p> <p>West: 20 feet Minimum**</p> <p>Internal: 0 feet</p>
<p>LANDSCAPE PLANTING STANDARDS³</p>	
<p>North (As identified on Exhibit 10)</p>	<p>Sub-Zone 1: Rows Minimum 1 row of trees along the north perimeter of Sub-Zone 1</p> <p>Spacing 20 feet on center or in equivalent groupings</p> <p>Sub-Zone 2: Rows A minimum offset double row of trees along the north perimeter of Sub-Zone 2 (adjacent to the Professional Sports Office and Private Health/Recreation Facility).</p> <p>Spacing 15 feet on center or in equivalent groupings along the north perimeter of Sub-Zone 2 (adjacent to the above-described Professional Sports Office and Private Health/Recreation Facility).</p>

	<p><u>Tree Size</u> Minimum 2-inch caliper (50% of required trees) Minimum 3-inch caliper (25% of required trees) Minimum 4-inch caliper (25% of required trees)</p> <p><u>Shrubs</u> Minimum five (5) 5-gallon shrubs per tree</p> <p><u>Groundcover</u> Minimum 50% living groundcover</p>
<p>South (Camelback Road Frontage) and East (44th Street Frontage)</p>	<p><u>Rows</u> Minimum 1 row of trees</p> <p><u>Spacing</u> 20 feet on center or in equivalent groupings</p> <p><u>Tree Size</u> Minimum 3-inch caliper (50% of required trees) Minimum 4-inch caliper (50% of required trees)</p> <p><u>Shrubs</u> Minimum five (5) 5-gallon shrubs per tree</p> <p><u>Groundcover</u> Minimum 50% living groundcover</p>
<p>West (as identified on Exhibit 10)</p>	<p><u>Rows</u> Minimum 1 row of trees</p> <p><u>Spacing</u> 20 feet on center or in equivalent groupings</p> <p><u>Tree Size</u> Minimum 2-inch caliper (50% of required trees) Minimum 3-inch caliper (25% of required</p>

	<p>trees) Minimum 4-inch caliper (25% of required trees)</p> <p><u>Shrubs</u> Minimum five (5) 5-gallon shrubs per tree</p> <p><u>Groundcover</u> Minimum 50% living groundcover</p>
PARKING STANDARDS	
Land Use	Shall comply with section 702 of the Zoning Ordinance except the following parking ratios shall apply as provided in the Parking Statement at Appendix C and the availability of a Shared Parking Model.
Hotel	1.47 space/1 Room
Residential Condos (within the Hotel)	1.3 spaces/1 Unit
Restaurant (Indoor+ patio dining)	1 space/50 SF
General Office Building (New)	3.2 spaces/1,000 SF Tenant Leasable Area
Retail	1 space/300 SF
Mini-Warehouse	1 space/35 Units
Bicycle Parking	A minimum of 25 bicycle parking spaces for visitors to be located near high traffic areas and visible to the public but should not impede the function of the pedestrian way. Also provide (for use by employees throughout the PUD) a shared use secured bicycle parking facility with a minimum of 25 spaces on or near the ground floor of the parking structure within LUA D and provide (for use by residents of condos in the hotel) a secured bicycle parking facility with a minimum of 1 bicycle parking space per condo unit.
Loading Spaces	0 Required except LUAs F and H shall each have a minimum of one back of house service area or loading dock.

DETACHED SIDEWALK	
44 TH Street and Camelback Road Frontages	<p>Sidewalk width: Minimum width of 6 feet and shall comply with ADA standards</p> <p>Landscape strip: Minimum 5 foot wide landscape strip located between the sidewalk and back of curb landscaped with 1 row of 2 inch caliper trees planted 20 feet on center or in equivalent groupings, excluding driveways, turn lanes, utilities or other conflicts that preclude the planting of trees in the landscape strip between the curb and sidewalk.</p>
SHADE STANDARDS	
Shade	<p>Minimum of 75% of public sidewalks along 44th Street and Camelback Road and 50% of private sidewalks, pedestrian pathways, and common amenities areas shall be shaded through the use of landscaping, architectural features or projections, shade cast from a building, or other stand-alone structural shading devices.</p> <p>Shade calculation shall be based on tree maturity during the summer solstice at 12:00 p.m.</p>

¹This Development Standards Table anticipates the eventual demolition of all existing buildings on the Site and the phased development of new buildings and improvements on each of LUAs A-H. Existing building(s) may be maintained on an interim basis, pending their demolition and redevelopment.

²Development Standards apply to the Overall PUD/Site rather than to individual LUAs, lots, parcels, or developments within the PUD except for "Building Height" which is specific to each of the individual LUAs.

³These Landscape Standards apply to the perimeters of the PUD; not to interior separations between LUAs. Also, as was noted above, the Conceptual Landscape Plan and Landscape Character photos are at **Exhibit 5**.

2. LANDSCAPE GUIDELINES

Landscape Guidelines

- a. Provide themed landscape palette, maturity of trees, identifiable landscaped streetscape, and clustering of trees at appropriate locations.
- b. All right-of-way plant material shall comply with the Department of Water Resources low water use plant list ("ADWR's List").
- c. Landscape plantings outside of the right-of-way is not limited to ADWR's List; provided however, plant species outside of the right-of-way should be selected from the PUD plant palette at **Exhibit 5** or be similar to that palette.
- d. The public realm should be well landscaped to assist and support an active pedestrian orientated realm and to cool streets, sidewalks, and buildings. Provide shade and soften the look of the development to create a more natural environment.
- e. Developments should include shading along the right-of-way frontage, excluding driveways, loading, and service berths.
- f. If street trees cannot be planted in the right-of-way, architecturally or artistically integrated public amenities should be provided. Such amenities may include but not limited to: structural shade elements, seating, public art elements, community information/news event board/kiosk, area wayfinding signage, and designer light fixtures.
- g. Alternative paving materials may at the Master Developer's election be used on private property subject to the City's alternative dustproofing process.
- h. Hardscape materials within the core of the development at main entry drives, around the hotel, and adjacent to retail shall where appropriate, in the context of pedestrian safety and vehicular traffic, utilize concrete paving or unit pavers within the drive lanes and parking areas. Use of asphalt is discouraged in those locations.
- i. The public safety should be protected by employing environmental design to promote situational awareness. Illumination should not leave areas of darkness which permit concealment. Lighting should not create glare for pedestrians or neighboring properties.

3. FENCES/WALLS

- a. Existing walls along the western and northern perimeters of the PUD adjacent to Sub-Zone 1 shall remain as is unless repairs are needed

which will be made at generally the currently existing wall heights. If the walls adjacent to Sub-Zone 1 are replaced, they shall be replaced in accordance with Section 703 of the Zoning Ordinance.

- b. Walls along the eastern (44th Street) and southern (Camelback Road) perimeters of the PUD shall be in accordance with Section 703 of the Zoning Ordinance, except for the below-described walls that may be provided along the hotel's 44th Street frontage and along an office and private health/recreation facility's outdoor area adjacent to its 44th Street frontage.
- c. Newly constructed walls adjacent to street frontages should have a finished appearance, and be treated with decorative materials, such as, but not limited to integral color block, split face block, or decorative material with stone veneer.
- d. Walls along the 44th Street and Camelback Road frontages exceeding 50 feet in length (if any) shall be articulated or contain substantial landscaping to break the continuous wall surface.
- e. A wall/fence consisting of masonry, view fencing or a combination thereof may be provided along the 44th Street frontage of the hotel (Land Use Area "F"). Such wall/fence shall be a maximum of 8 feet tall and (if over 42 inches high) shall be located back of the 44th Street 20 feet building setback line. A Conceptual 44th Street Landscape Setback Section showing the setback and landscaping adjacent to such wall is attached as **Exhibit 13**. The setback and landscaping adjacent to the wall are also identified on the illustrative Site Hardscape Character that is also at **Exhibit 13**.
- f. The Sub-Zone 2 Office and Private Health/Recreation Facility shall have an 8 feet tall solid masonry wall along the north property line of Sub-Zone 2 and along the east building setback line along the 44th Street frontage adjacent to the Outdoor Turf Area shown on **Exhibit 8**.
- g. View fencing or a combination of low masonry walls with view fencing should be encouraged wherever reasonably feasible.
- h. All service and mechanical equipment areas should be screened by a solid wall to conceal loading docks, trash and recycling containers, large electrical transformers, backflow preventers, and other mechanical and electrical equipment from eye level adjacent to all streets and walkways. Screening shall be compatible with the adjacent architecture.
- i. Surface parking that is immediately adjacent to and faces 44th Street or Camelback Road (if any) shall be screened from public streets by a minimum 3 feet tall wall, berms, or dense landscaping.

4. AMENITIES

The 44|Camelback PUD shall provide a minimum of three site-appropriate amenities including for example, but not limited to, the following types of amenities:

- a. Site furnishings,
- b. Light bollards,
- c. Benches,
- d. Shaded pedestrian walkways,
- e. Shaded pedestrian gathering areas, and/or
- f. Trash/recycle bins for pedestrians.

Illustrative examples of the character of possible Site amenities are generally depicted on **Exhibit 14**.

5. SHADE

Given our desert climate, an understanding of solar orientations and the creation of shaded outdoor space will be critical towards providing activated, pleasant and useable exterior gathering areas. A combination of shade provided from buildings, architectural overhangs and shade trees will allow us to take an integrated approach toward the site development to create a pedestrian friendly and walkable environment. Shade trees will be provided throughout the project with a focus on shaded walkways and passive gathering areas in accordance with the below requirements:

- a. Promoting human comfort for employees and guests of the development and maximizing protection from the sun and heat, future pedestrian walkways shall be shaded by shade trees, awnings, overhangs, or other shade structures.
- b. Final landscape plans to be reviewed through the City's Site Plan Review processes of developments within the PUD shall include a shading program where 75% of public sidewalks along 44th Street and Camelback Road and 50% of future pedestrian paths within the development will receive relief from the sun at noon on the summer solstice.
- c. Such landscape plans shall also include a shading program where 50% of future improved passive open spaces will receive relief from the sun at noon on the summer solstice.

The Conceptual Shade Study, which identifies the "Pedestrian Realm", is at **Exhibit 15**.

6. LIGHTING Design

- a. All lighting shall conform to Section 507 Tab A of the Zoning Ordinance unless further restricted within this PUD.
- b. Special care will be taken with surface parking lighting design to provide lighting levels that promote security, but will not spill over into adjacent residences.
- c. Lighting should be shielded with cut-off fixtures and deflectors to direct

light downward and limit on-site lighting levels to a maximum of 1 foot candle at the PUD boundary.

- d. Pole lighting for parking lot, security lighting, or other illumination shall not exceed the following heights measured from the finished grade to the bottom of the light source:
 - 1) 12 feet if located closer than 50 feet from the PUD boundary,
 - 2) 20 feet if located between 50 and 150 feet from the PUD boundary, and
 - 3) All other lighting shall not exceed 25 feet in height.

E. DESIGN GUIDELINES

APPLICATION

This mixed-use development will embrace the functions of the buildings and their benefits to the property visitors and surrounding community.

A representative palette of materials and colors set forth below will provide the unifying elements of the development while letting the personality of each building/function influence its style. Shade elements, lighting fixtures, hardscape and landscape at the pedestrian level will create a continuity that will tie together this mixed-use development.

GENERAL APPLICATION

1. All buildings will adhere to 4-sided architecture including consideration of the roof.
2. Each building will utilize no less than 3 distinct materials.
3. The primary color palette of the development will be derived from the unifying materials. Each building will have primary colors with no less than 1 accent color applied appropriately to the spirit of each building. This can also be achieved via additional materials or appropriate tenant signage as approved in forthcoming signage plans. Accent colors, materials or signs shall not dominate the building façade.
4. Thoughtful and consistent detailing should be employed at each building
5. At the pedestrian level, there will be a minimum of 75% glazing on new office and retail buildings at locations fronting Camelback Road, 44th Street and pedestrian walkways adjacent to such office and retail uses within LUAs E, G and H.
6. Primary entry drives off 44th Street and Camelback Road will be defined with 3 inch and 4 inch specimen trees and accent planting creating a sense of arrival and increased visibility into the 44|Camelback development.
7. Entry plazas, patio spaces and retail facades will be defined with landscaping, lighting and paving that enhances wayfinding while softening the architecture.

8. Rooftop mechanical screening shall, when reasonably possible, be provided near to the mechanical equipment rather than on the perimeters of the roof.
9. As determined during the Site Plan review processes, for primary pedestrian circulation areas, enhanced landscaping and accent lighting will be employed.
10. In addition to the 50% shade that is to be provided along pedestrian walkways internal to the development, internal walkways that are adjacent to high volume pedestrian traffic areas are to be improved with a concrete finish(s) and/or color(s) that distinguish such walkways from vehicular routes, as approved through the City's Development Plan review.

ADHERENCE TO AND ENHANCEMENT OF SECTION 507 TAB A OF THE ZONING ORDINANCE

44|Camelback is intended to, as applicable and appropriate and except as is otherwise provided in this PUD, abide by the Requirements (R), Presumptions (P), and Considerations (C) of Section 507 TAB A.II of the Zoning Ordinance. Furthermore, design guidelines that are being elevated from a Presumption or a Consideration to a Requirement as indicia of 44|Camelback's superior quality that is being achieved through this PUD include the following additional Required City-Wide Design Review Guidelines:

A. Site Design/Development

- e. 3.1.2 At installation, the landscape palette shall contain a mixed maturity consisting of 60% of trees with 2-inch minimum caliper and 40% with minimum 1-inch caliper in accordance with Arizona Nursery Association Standards.
- f. 3.1.4 A minimum 50% of the landscaped area at maturity (excluding hardscape areas) shall be treated with living vegetation including groundcover, shrubs and trees, as well as inorganic material and an automatic irrigation system.
- g. 3.2.3 Irrigation systems shall be permanent and automatic to minimize maintenance and water consumption.
- h. 4.1 Improved open spaces, plazas and courtyards shall be functional in terms of area, dimensions, location and amenities to promote safe human interaction.
- i. 4.2 Usable public space shall incorporate shading through the use of structures that provide shading, landscaping or a combination of the two unless otherwise prohibited by site visibility triangles or other technical constraints.
- j. 6.1.3 Parking areas shall be buffered from adjacent residential properties and screened from streets so that cars are not visible below the average height of the headlights.
- k. 6.2.4 Lighting within the parking structure shall provide safety and security and be integrated into the architectural character both in terms of illumination and fixtures.
- l. 6.2.9 The parking structure shall be integrated with the form and

materials of the site structures or the scale, form, color and materials of the adjacent uses.

- m. 6.2.10 There shall be a convenient, clear, safe and efficient internal circulation system within the parking structure for both vehicular and pedestrian traffic including appropriate signage and placement of pedestrian circulation cores (elevators and stairs).
- n. 6.3.1 Nonresidential uses shall not be permitted to access local or collector streets if adequate access is available to arterial streets.
- o. 7.1 Walls adjacent to arterial and collector streets shall have a finished appearance. Untextured, unfinished block and reinforced, mortar-free concrete walls shall be avoided.
- p. 7.2 Wall lengths exceeding 50 feet adjacent to arterial and collector streets shall be articulated or contain substantial landscaping to break the continuous wall surface and create varying shading patterns.
- q. 8.1 All on-site lighting is to be shielded to prevent direct visibility of the light source from adjacent property.
- r. 8.4 Parking lot and security lighting shall not exceed a maximum of twenty-five (25) feet in height adjacent to nonresidential districts.
- s. 8.5 Service areas and other screened areas shall have property security lighting.
- t. 8.6 Lighting fixtures and illumination shall be of similar design and character as the project's building components.
- u. 8.7 Site lighting shall be provided to ensure personal safety at building entrance/exits, and in public assembly and parking areas.

B. Building Design/Construction

- 1.2 The proposed building orientation shall respect the orientation of surrounding buildings and surrounding streets by maintaining continuity of pedestrian routes and promoting opportunities for pedestrian interaction at the street level.
- 1.6 Projects or portions of projects in public view (adjacent to streets and residential areas) shall demonstrate a greater level of design sensitivity and detail to visual image than other development.
- 6.1 Pedestrian walkways and gathering areas should be shaded (minimum 50% at maturity) to encourage use.

PERMITTED MATERIALS

Including but not limited to:

- a. Stone veneer such as limestone;
- b. Integrally colored honed CMU block such as Trendstone Plus or similar;
- c. Architecturally finished cast-in-place concrete;
- d. Architecturally finished pre-cast concrete decorative elements;
- e. Window, storefront, or curtain wall frames;
- f. Prefinished metal screening and shading accents;
- g. Smooth finish stucco or EIFS (Stolit Milano or Sto Limestone finish or similar);
- h. Special finish stucco or EIFS;

- i. Prefinished metal panels and fascia; and
- j. Light colored roofing materials to promote a more sustainable development.

PROHIBITED MATERIALS INCLUDE

- a. Standard gray cmu block unfinished;
- b. Plastic;
- c. Rough textured EIFS or stucco;
- d. Dark colored roofing membranes; and
- e. Wood, unless high quality faux wood accents.

INSPIRATION IMAGES

A collage of illustrative "inspiration images" are included at **Appendix E**. These images generally depict some of the types of architecture, building form, quality, and materials that are currently envisioned for 44|Camelback. These images are illustrative examples only and are not regulatory. Moreover the office images are not representative of building height. Final decisions on building design, materials, etc. will be made through the City's Site Plan Review processes.

F. SIGNS

Signage within the PUD shall be governed by the regulations applicable to signs as established in Zoning Ordinance Section 705 for Commercial (C-2) zoned properties, and definitions within Section 202, except as modified within the PUD and/or a Comprehensive Sign Plan ("CSP") or an Amended CSP. Signs that advertise businesses within the boundaries of the PUD shall be treated as on-premise advertising irrespective of parcel lines.

For the purpose of the 44|Camelback PUD, all signs, including advertising, informational and directional signage not visible from public streets (including Camelback Road and 44th Street), along with informational signs of less than three (3) feet in height, shall not be considered as signs (permanent or temporary) and permitting with the City of Phoenix shall not be required.

Sign Standards

44 | Camelback has significant street frontage along Camelback Road and along 44th Street. To reduce potential signage clutter and proliferation, permanent signs shall be limited to those locations allowed pursuant to Section 705 of the Zoning Ordinance or that may be shown on a proposed CSP or Amended CSP to be provided to the City prior to issuance of the First Building Permit for new vertical construction on LUAs F, G or H.

Sign Design Standards

New signage will directly complement the PUD. For example:

- a. Signage within the PUD will maintain a sense of architectural continuity by using similar architectural styles to adjacent buildings and structures.
- b. Signs shall utilize complementary colors, textures, materials and consistent typeface (as established with the first new sign).
- c. Sign locations should be integrated with and not visually dominate the adjacent structures and streetscape.
- d. Signs should be oriented to promote readability and serve their intended purpose.
- e. Illumination of signs will be carefully designed to provide a soft, indirect glow that does not negatively impact the community or surrounding properties and conform to Section 705.C.6 of the City of Phoenix Ordinance.

Flexibility Provisions

In order to allow for flexibility in sign design, wayfinding and to allow for modifications to the Signage Standards, the master developer of 44 | Camelback shall apply for a Comprehensive Sign Plan ("CSP") or an Amended CSP pursuant to the procedures and evaluation criteria listed in Section 705.E.2 of the City of Phoenix Zoning Ordinance. Further, subject to approval of a CSP or an Amended CSP this PUD allows wall signs with appropriate illumination to be located up to the highest architectural element on the east, south and west elevations of the office building located on LUA H and on the east, north and south elevations of the hotel located on LUA F.

Temporary Sign Standards

Temporary signage for non-residential and/or uses within the PUD shall be allowed along and visible from the Camelback Road and/or 44th Street frontages. Unless specifically listed below, temporary signs shall be regulated in accordance with applicable City of Phoenix Standards for such signs, contained within Section 705 of the City’s Zoning Ordinance.

Construction and Property Sale, Lease, or Rental Signs

Construction and Property Sale, Lease or Rental Signs are permitted subject to the requirements of the table below:

Land Use	Maximum Area	Maximum Height	Number
Construction Signs during active permit			
	100 sq. ft.	12 feet	1 per street frontage
Property Sale, Lease or Rental Signs			
	100 sq. ft. each	12 feet	1 per 300 feet of street frontage

G.SUSTAINABILITY

Sustainability Guidelines

The purpose of this section is to promote fair, comprehensive and enforceable regulations and aspirations that will create a positive sustainable environment for the 44 | Camelback PUD.

The following fundamental principles 1-3 will be City-enforced through the Development Plan review and approval process to significantly reduce or eliminate the negative impact of the development on the environment and its occupants:

1. Encourage energy-efficient and low to zero emitting vehicles for users through preferred parking and bicycle storage.
2. Provide fixtures, plantings and groundcover that require less water.
3. Provide lighting (such as LED) that use less energy.

Examples of how the above principles will be implemented by the Master Developer include:

Mixed Use. A mixture of uses reduces trips, trip length and seas of unused asphalt that result from older single-use developments.

Water. Efficient use of water within new development areas will be encouraged through landscaping techniques such as low-water use plant selection within the right-of-way and efficient irrigation systems, including, for example, SMART systems with gauges and automatic shut-off for leaks. Water efficient toilets, showerheads and faucets, will be strongly encouraged by the Developer as a community standard within the office buildings. For example, in office buildings:

1. Tenants will be required to use low flow urinals using less than .23 gal/flush.
2. All Tenant water closets will be low-flow water closets using less than 1.28 gal/flush.
3. Tenants will be required to install ultra-low flow faucets in break rooms using 0.5 gpm.

Building Materials. The use of recycled, local or regionally produced building materials will be encouraged by the Developer along with the reuse or recycle of construction waste. Fluorescent and LED lighting is encouraged along with high performance windows, insulation and HVAC systems. Builders of new buildings will be encouraged to incorporate LEED or other green building techniques and strategies (but not Certification) wherever practical to minimize the environmental impact of the redevelopment. For example the Developer will require:

1. The use of HVAC&R with no CFC-based refrigerants.
2. Tenant lighting cannot be more than 0.73 w/sf.

Shade. Develop a shading program where 75% of public sidewalks along the 44th Street and Camelback Road frontages and 50% of private future pedestrian paths upon landscape maturity will receive relief from the sun at noon on the summer solstice.

H. INFRASTRUCTURE

1. Water Distribution System

Existing Conditions

The site is located within the City's water service area. There are multiple existing water distribution systems on and near the site, with sufficient capacity to serve the development.

Developed Conditions

The site will require the relocation of a section of the existing 8 inch public waterline routed through the northern section of the site. This relocation will require a public water easement dedication and the abandonment of the existing public water easement in conflict with the proposed structure.

Onsite/Private domestic water lines and fire lines will be strategically located around proposed improvements.

2. Wastewater Collection System

Existing Conditions

The site is located within the City's wastewater service area with sufficient capacity to serve the development. The existing wastewater collection system serving the site consists of existing private/onsite sewer lines routed through the site to the wastewater outfall near the west side of the parcel. The site's sewer outfall is an existing 8 inch public sewer line located within the alley along the rear yards of the adjacent residential subdivision whose frontage road is Medlock Drive. The depth of the existing sewer outfall for the site is approximately 6-feet. The system ultimately outfalls to the public sewer line within the 40th Street right-of-way. There is also an existing 8 inch public sewer line south of Camelback Road in N. 43rd Street. The depth of this existing sewer outfall is approximately 6-feet.

Developed Conditions

The proposed improvements do not appear to require changes to the existing public sewer system.

Onsite/Private sanitary sewer lines will be strategically located around proposed improvements.

Analysis of the proposed improvements and how they affect the existing public wastewater systems will determine where the onsite wastewater will enter the public system.

3. Grading & Drainage

Existing Conditions

The site is currently an existing commercial development with associated hardscape and utility improvements supporting the development. The existing drainage patterns of the site and surrounding areas drain from northeast to southwest at a surface slope of approximately 1.0%. The site is not located within a FEMA Special Flood Hazard Area. This site is located within Shaded Zone X subject to inundation by the 0.2% (500-year) annual chance flood.

Offsite drainage impacts the site by way of existing wall openings along the north and

west perimeter screen walls. Existing Public Drainage Easements are in place along portions of the west and north property lines which appear to route offsite storm water around the site to the drainage outfall near the southwest corner of the site.

Developed Conditions

The proposed redevelopment of the site will require the relocation of a section of the public storm drains routed through the northern section of the site. This relocation will likely require a public storm drain easement dedication.

The existing onsite/private storm drain system will be strategically located around proposed improvements.

It is anticipated onsite storm water retention will be required for the proposed improvements for the greater of the First Flush volume or the 100-year, 2-hour storm event based on a pre-developed vs. post developed analysis of the site.

4. Perimeter Roadways

a. 44th Street and Camelback Road - Streetscape

The 44|Camelback Property Owners' Association ("POA") will maintain the streetscape along the west side of the PUD's 44th Street frontage, the north side of the PUD's Camelback Road frontage, and the north side of the Camelback Road streetscape west to 41st Street.

b. Existing and Proposed Traffic Signals

The 44th Street/Camelback Road intersection is signalized and is being modified by the City to provide signalized dual left turning movements on Camelback Road.

Additional traffic signals are needed and proposed on 44th Street between LUAs C and F and on Camelback Road between LUAs G and H. These additional signals are needed to help serve both 44|Camelback and several existing developments and businesses on the east side of 44th Street and the south side of Camelback Road. Signal analysis and justification for the proposed additional signals is included in the Traffic Impact Analysis ("TIA") that will be separately submitted.

5. Traffic Statement

The August 20, 2019 Comparative Traffic Statement at **Appendix D** projects 44|Camelback will generate approximately 48% fewer ADTs, 42% fewer AM peak trips, and 47% fewer PM peak trips than would be generated if the site were to develop pursuant to the 2010 Zoning Stipulations and the 2011 Conceptual Site Plan.

6. Dry Utilities (Power, Communications, Gas, etc.)

Existing Conditions – Power

The site lies within Salt River Project’s (SRP) service area. Existing overhead power lines run east-west along the north side of Camelback Road, adjacent to the site. Existing overhead power lines also run north-south along the east side of 44th Street and within the adjacent alleys on the west and north sides of the site.

Developed Conditions – Power

The existing overhead power lines running east-west along the north side of Camelback Road will require undergrounding and relocation.

Telecommunications

Telephone service to the site is offered by both CenturyLink and Cox Communications. Existing fiber optic services are in 44th Street. Fiber optic lines are located both overhead and underground. There are existing communication conduit lines bisecting the parcel. The proposed development will require reconfiguring the onsite telecommunications systems around the improvements, which may require easement dedications.

Natural Gas

Natural gas service to the site is provided by Southwest Gas. Existing natural gas mains are in both Camelback Road and 44th Street right-of-way. There are also mains along the north and west property lines which serve the adjacent residential homes in the area. The proposed development will require reconfiguring the onsite natural gas systems around the improvements, which may require easement dedications.

I. LEGAL DESCRIPTION

Lot 1, Final Plat for Camel Square Amended, According to Book 959 of Maps, Page 8, Records of Maricopa County, Arizona.

IV. COMPARATIVE ZONING STANDARDS TABLE

The Comparative Zoning Standards Table is at **Exhibit 16**.

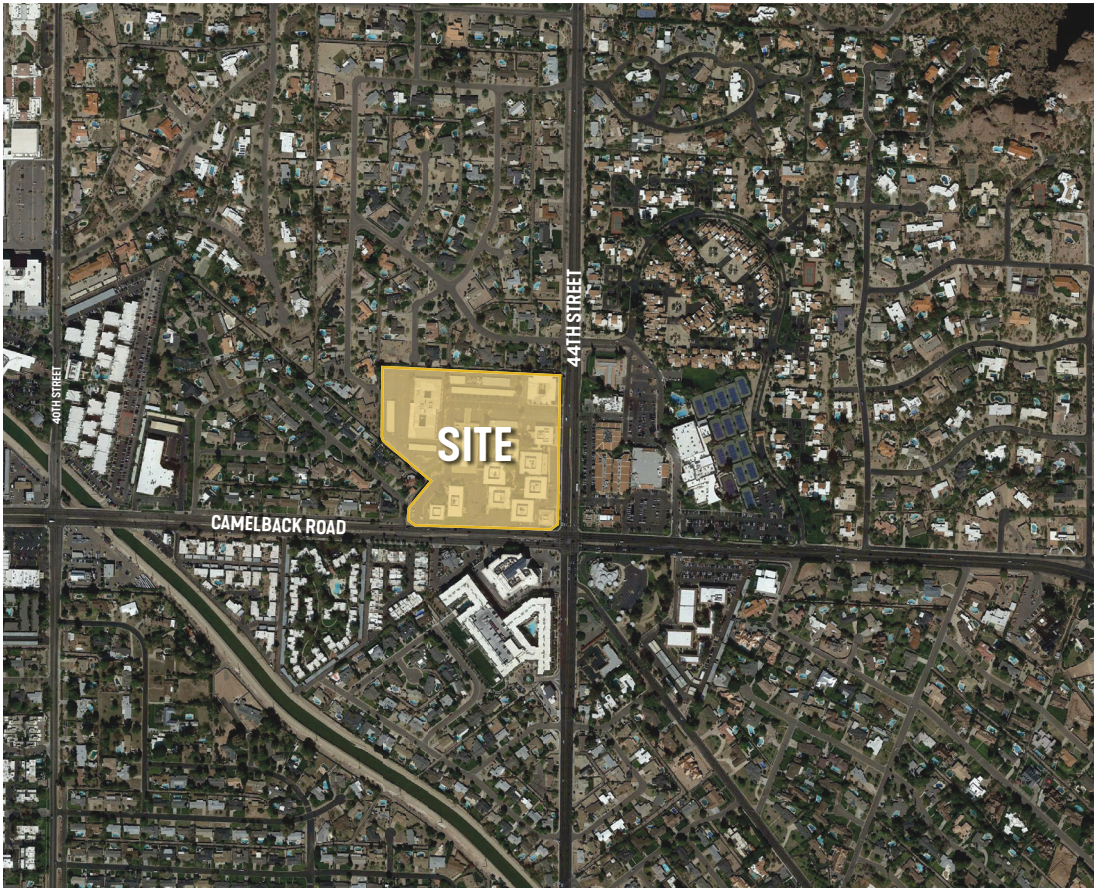
V. AMENDMENTS

As is detailed in Section II(C) at page 4 of this PUD, Amendments shall be regulated by Section 671.E of the Zoning Ordinance with the additional requirement for notice of proposed Minor Amendments to registered neighborhood associations within ½ mile of the PUD including, but not necessarily limited to, the Stanford Neighborhood Association (“SNA”) and the Arcadia Camelback Mountain Neighborhood Association (“ACMNA”).

VI. CONCLUSION

The high-quality mixed-use redevelopment of this underutilized Site pursuant to this 44|Camelback PUD is an extraordinary economic development and community enhancement opportunity for the property, adjacent neighborhoods, the Camelback Road and 44th Street Corridors, and the City. This PUD provides Standards and Guidelines that will guide the redevelopment and assure its creativity, compatibility and superior quality on this unique Site.

Exhibit 1



SITE LOCATION AND CONTEXT

LOCATION
NORTHWEST CORNER OF CAMELBACK
ROAD AND 44TH STREET

GROSS LAND AREA
17.72 ACRES

PLANNED UNIT DEVELOPMENT
44 | CAMELBACK



SMITHGROUP
455 NORTH THIRD STREET
SUITE 220
PHOENIX, AZ 85004
602.265.2200
smithgroup.com

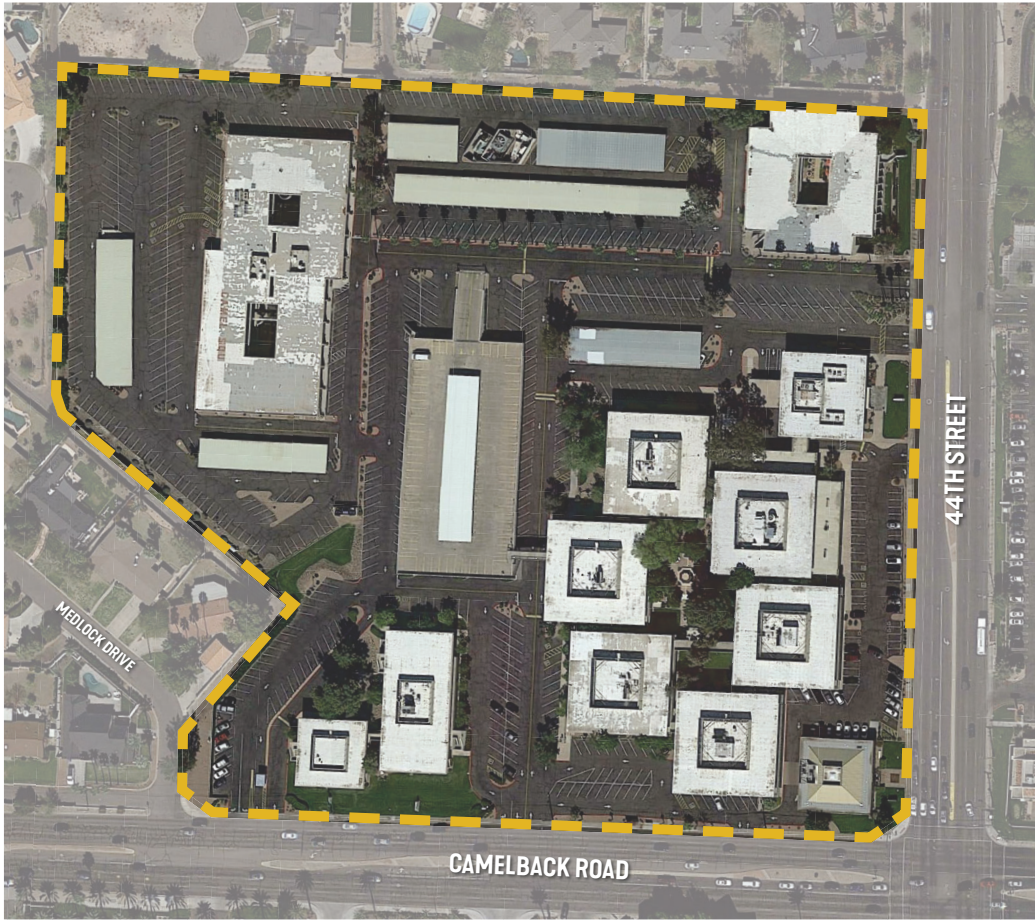
ISSUED FOR	REV	DATE

NOT FOR
CONSTRUCTION

SHEET TITLE
VICINITY MAP

10978
PROJECT NUMBER
PUD G-100
SHEET NUMBER

Exhibit 2



EXISTING SITE AERIAL MAP



NI

EXISTING CONDITIONS

ZONING
COMMERCIAL OFFICE

GROSS BUILDING AREA
+/- 350,000 SQUARE FEET OF
COMMERCIAL OFFICE SPACE

PLANNED UNIT DEVELOPMENT
44 | CAMELBACK



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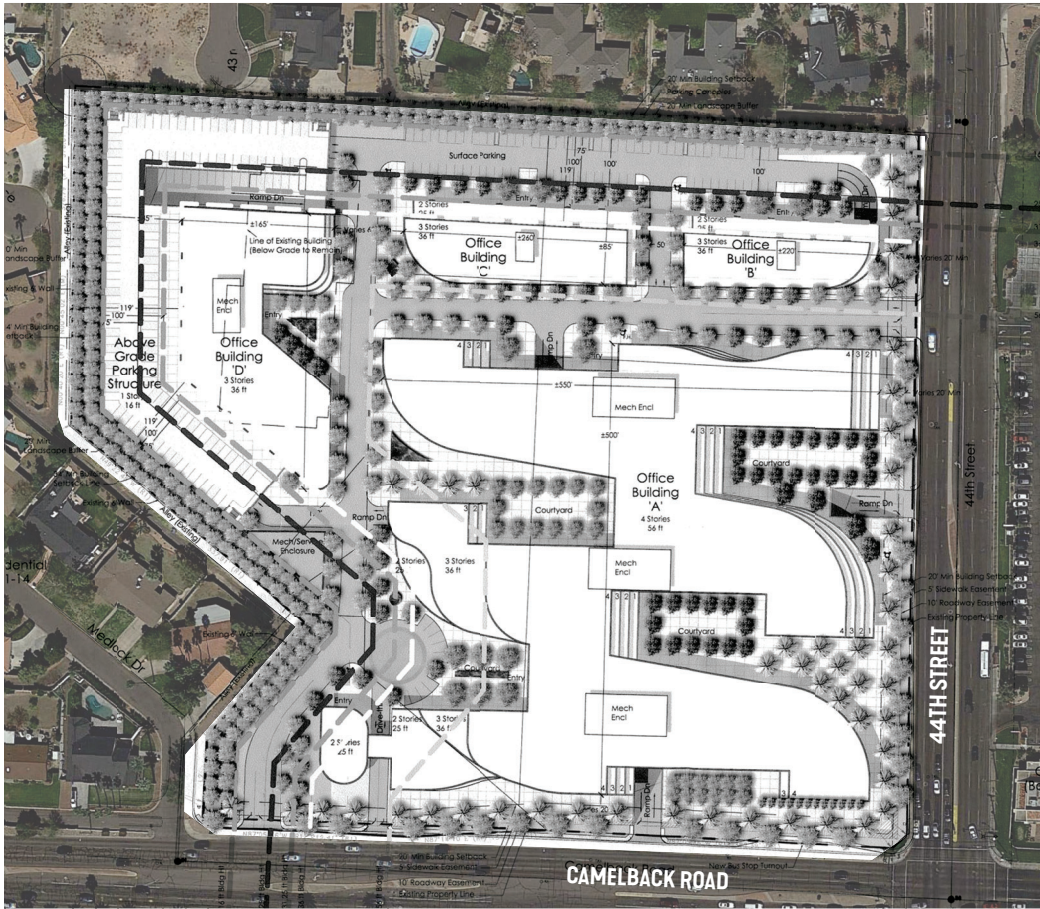
ISSUED FOR	REV	DATE

NOT FOR
CONSTRUCTION

SHEET TITLE
AERIAL OF SITE

10978
PROJECT NUMBER
PUD G-101
SHEET NUMBER

Exhibit 3



2011 CONCEPTUAL SITE PLAN BY OTHERS

2010 & 2011 REZONING

ZONING
COMMERCIAL OFFICE

GROSS BUILDING AREA
+/- 1,000,000 SQUARE FEET OF
COMMERCIAL OFFICE SPACE

PLANNED UNIT DEVELOPMENT
44 | CAMELBACK



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SHEET TITLE
COUNCIL APPROVED
2011 CONCEPTUAL
SITE PLAN

10978
PROJECT NUMBER
PUD **G-104**
SHEET NUMBER

Exhibit 4



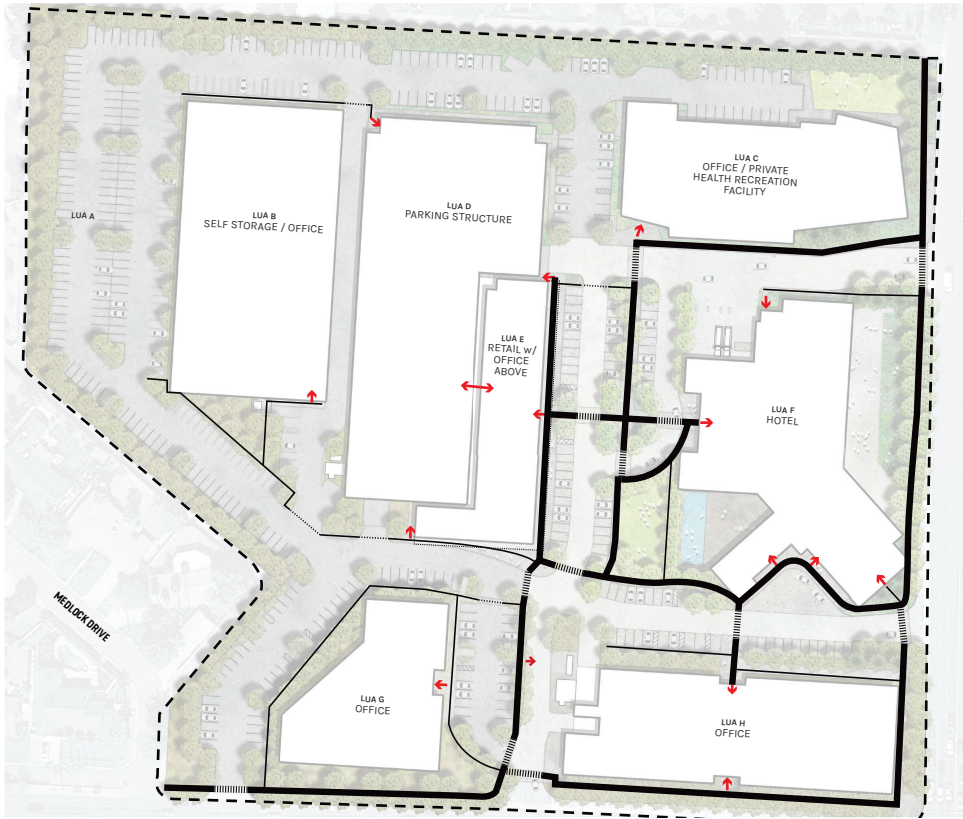
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LEGEND

- PRIMARY CIRCULATION
- PRIMARY CROSSING
- SECONDARY CIRCULATION
- SECONDARY CROSSING
- MAJOR BUILDING ACCESS

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CONCEPTUAL CIRCULATION PLAN



N

NOTE: BUILDING FOOTPRINTS
 ARE CONCEPTUAL ONLY AND
 ARE SUBJECT TO FINAL SITE
 PLAN APPROVAL

SHEET TITLE
 CONCEPTUAL
 CIRCULATION PLAN

10978
 PROJECT NUMBER

PUD **L-104**
 SHEET NUMBER

Exhibit 5



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SHEET TITLE

CONCEPTUAL
LANDSCAPE PLAN

10978

PROJECT NUMBER

PUD **L-102**
SHEET NUMBER

LEGEND

LANDSCAPE

- NATIVE LANDSCAPE / XERISCAPE
STREETSCAPE, PARKING AREAS, RETENTION
- TURF
MAIN PUBLIC GATHERING, EVENT AREAS
- POOL
HOTEL POOL - 180

HARDSCAPE

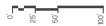
- ACID ETCH / SANDBLAST CONCRETE
SIDEWALKS, PEDESTRIAN CROSSINGS, RETAIL
PASEO, PEDESTRIAN GATHERING
- UNIT PAVERS
HOTEL VALET, MAIN RETAIL DRIVE
- EXPOSED AGGREGATE CONCRETE
ENHANCED ENTRY DRIVES, MAIN ROADS
- ASPHALT

TREE LEGEND

- LOW WATER-USE SHADE TREES
PUBLIC GATHERING AREAS
- LOW WATER-USE STREET TREES
RETAIL PASEO, MAIN DRIVE ISLE, PEDESTRIAN
WALKWAYS
- NATIVE TREE SPECIES
ROW, STREETSCAPE, RETENTION, PARKING



CONCEPTUAL LANDSCAPE PLAN



NOTE: BUILDING FOOTPRINTS
ARE CONCEPTUAL ONLY AND
ARE SUBJECT TO FINAL SITE
PLAN APPROVAL

SHRUBS



SILVERBUSH
Convolvulus cneorum



BLACK DALEA
Dalea frutescens



HOP BUSH
Dodonaea viscosa



TURPENTINE BUSH
Ericameria laricifolia



CHUPAROSA
Justicia californica



RIO BRAVO TEXAS RANGER
Leucophyllum langmaniae 'Rio Bravo'



LYNN'S LEGACY
Leucophyllum langmaniae 'Lynn's Legacy'



YELLOW BELLS
Tecoma stans



CAPE HONEYSUCKLE
Tecoma capensis



TUSCAN BLUE ROSEMARY
Rosemary 'Tuscan Blue'



BAJA RUELLIA
Ruellia peninsularis



JUJUBA
Simmondsia chinensis



GOLDENEYE
Viguiera deltoidea



BOUGAINVILLEA
Bougainvillea spectabilis



PURPLE CORAL PEA
Hardenbergia violacea

ACCENTS



REGAL MIST DEER GRASS
Muhlenbergia capillaris



DESERT SPOON
Dasylirois wheeleri



MEDICINAL ALOE (YELLOW)
Aloe Vera



BLUE GRAMA 'BLONDE AMBITION'
Bouteloua gracilis



GIANT HESPERALOE
Hesperaloe funifera



AUTUMN GLOW MUHLY GRASS
Muhlenbergia 'Autumn Glow'



INDIAN FIG PRICKLY PEAR
Opuntia ficus-indica



MEXICAN FENCE POST
Pachycornus marginatus



SLIPPER PLANT
Pedicularis macrocarpus

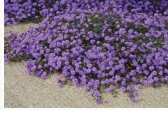
GROUNDCOVER.



GOPHER PLANT
Euphorbia rigida



NEW GOLD LANTANA
Lantana 'New Gold'



TRAILING LANTANA
Lantana montevidensis



SANDPAPER VERBENA
Verbena rigida



YELLOW DOT
Wedelia trilobata



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SHEET TITLE
**SITE LANDSCAPE
CHARACTER**

10978
PROJECT NUMBER
PUD L-108
SHEET NUMBER

TREES



EVERGREEN ELM
Ulmus parvifolia



LIVE OAK
Quercus virginiana



CHASTE TREE
Vitex agnus-castus



HONEY LOCUST
Gleditsia triacanthos



FAN WEST ASH
Fraxinus 'Fan West'



ITALIAN CYPRESS
Cupressus sempervirens



CASCALOTE
Casahuate 'smoothie'



DATE PALM
Phoenix dactylofera



MULGA
Acacia aneura



CHINESE PISTACHE
Pistacia chinensis



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SHEET TITLE
**SITE LANDSCAPE
CHARACTER**

10978
PROJECT NUMBER
PUD L-109
SHEET NUMBER

Exhibit 6



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SHEET TITLE
**SUB-ZONE AREAS
 1-4 SITE PLAN 2019**

10978
 PROJECT NUMBER
PUD G-113
 SHEET NUMBER

SUB-ZONE AREA LEGEND

- SUB-ZONE 1
 LAND USE AREAS A, B & G
- SUB-ZONE 2
 LAND USE AREA C
- SUB-ZONE 3
 LAND USE AREAS D & E
- SUB-ZONE 4
 LAND USE AREAS F & H



SUB-ZONE AREAS 1-4 SITE PLAN





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OVERALL PROPOSED LAND USE AREA (LUA) SITE PLAN



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 PROJECT NUMBER

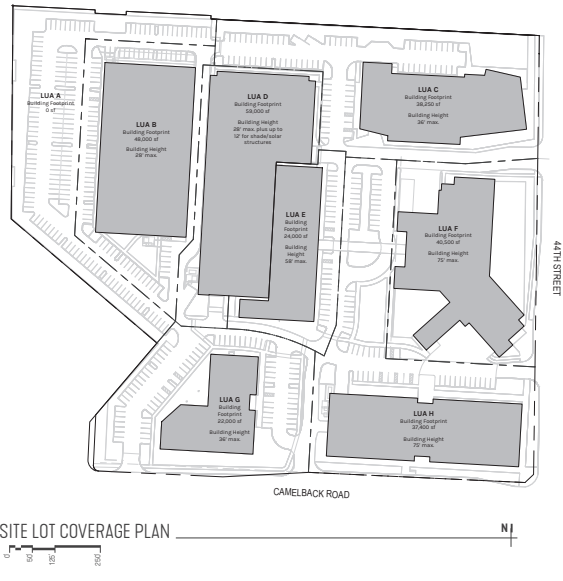
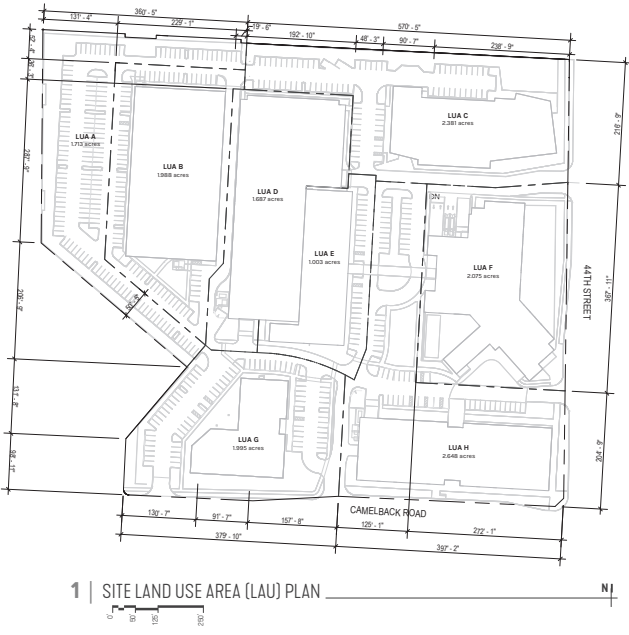
PUD **G-107**
 SHEET NUMBER



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 FINAL SITE PLAN APPROVAL

SHEET TITLE
 SITE LAND USE
 AREA AND SITE LOT
 COVERAGE PLANS

10978
 PROJECT NUMBER
PUD G-108
 SHEET NUMBER

Exhibit 7



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2019 CONCEPTUAL ILLUSTRATIVE SITE PLAN



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 PLAN APPROVAL

10978
 PROJECT NUMBER

PUD **G-106**
 SHEET NUMBER

SHEET TITLE

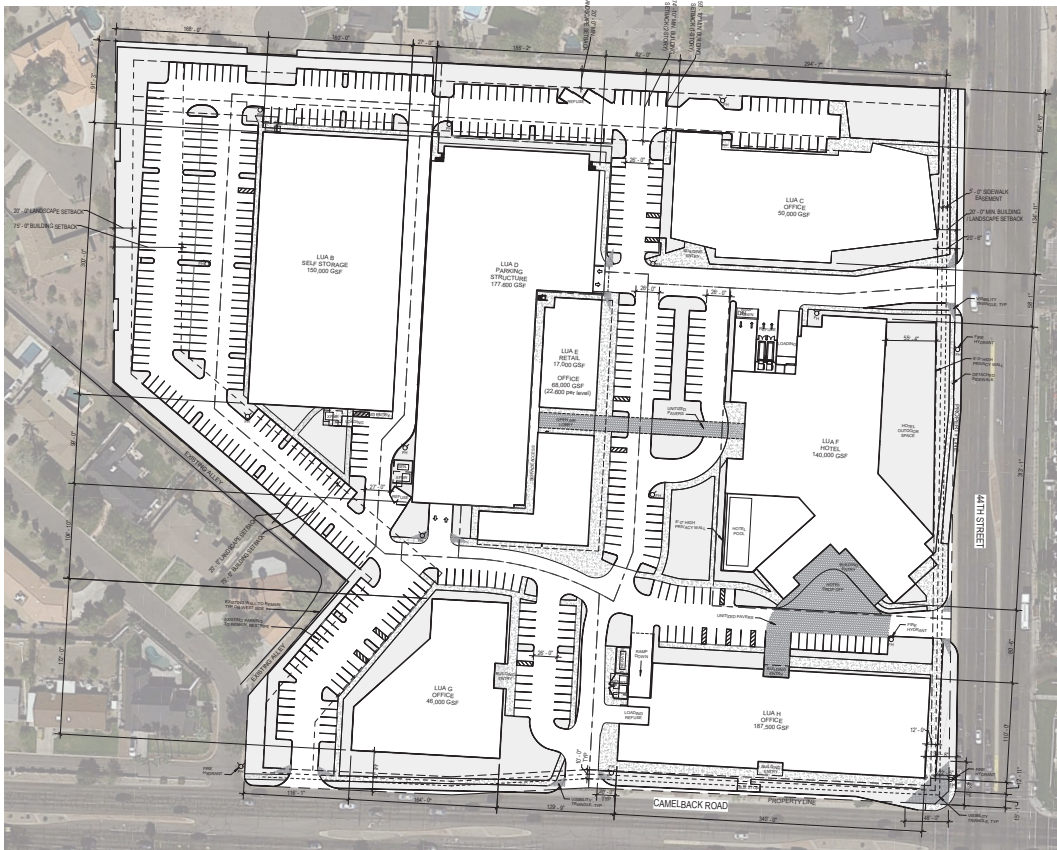
PROPOSED PUD
 2019 CONCEPTUAL
 SITE PLAN



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CONCEPTUAL SITE PLAN



PROJECT DATA

LOT AREA	BUILDING FOOTPRINT AREA	PARKING PROVIDED
674,502 sf	LUA A (surface parking): 0 sf	Surface parking: 465 spaces
15.49 acres	LUA B (self-storage): 48,000 sf	Parking structure: 677 spaces
	LUA C (office): 38,250 sf	Below grade: 206 spaces
LOT COVERAGE	LUA D (parking structure): 59,000 sf	
40% provided	LUA E (office over retail): 24,000 sf	
45% allowed per proposed PUD standards	LUA F (hotel): 40,500 sf	TOTAL PARKING
	LUA G (office): 22,200 sf	1,348 spaces
	LUA H (office): 37,600 sf	

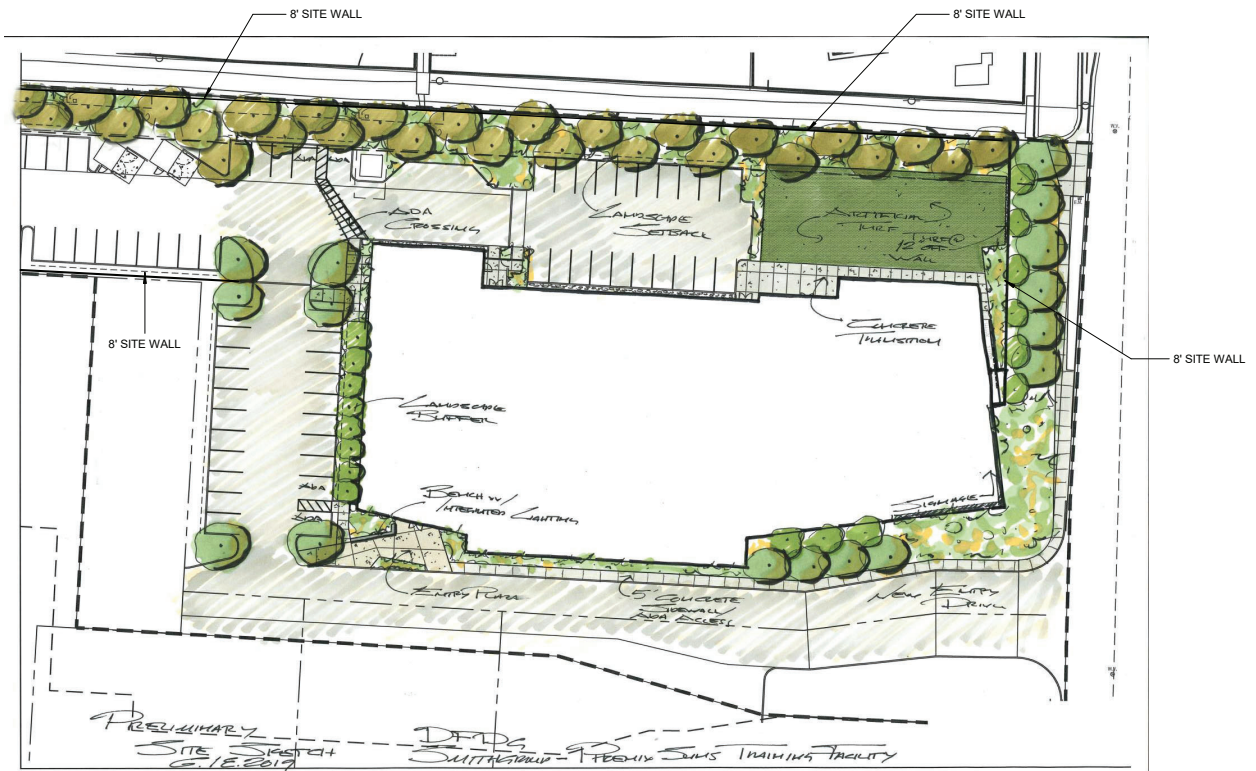
10978

PROJECT NUMBER

PUD AS-101

SHEET NUMBER

Exhibit 8

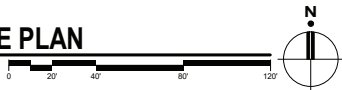


1

LANDSCAPE SITE PLAN

1" = 40'-0"

PLOT DATE: 8/15/2019 9:38:58 AM



DFDG
ARCHITECTURE

Exhibit 9



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SHEET TITLE

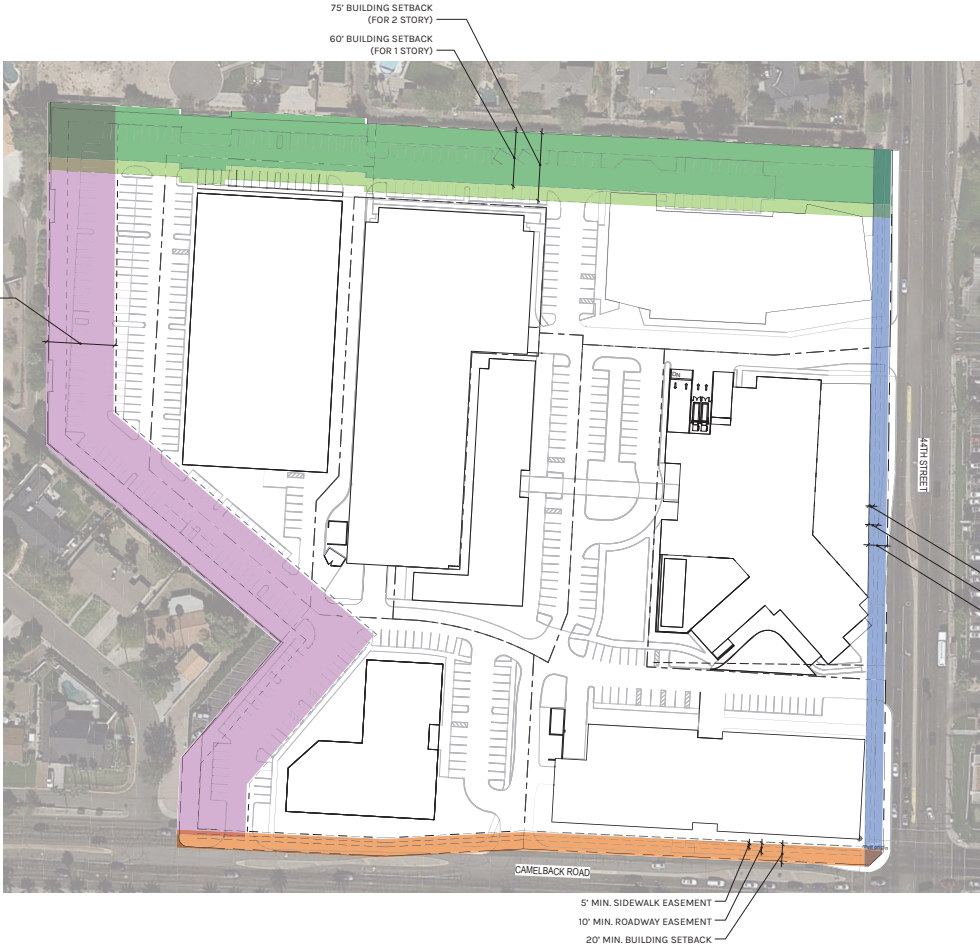
**BUILDING
 SETBACKS**

10978
 PROJECT NUMBER

PUD G-110
 SHEET NUMBER

BUILDING SETBACK LEGEND

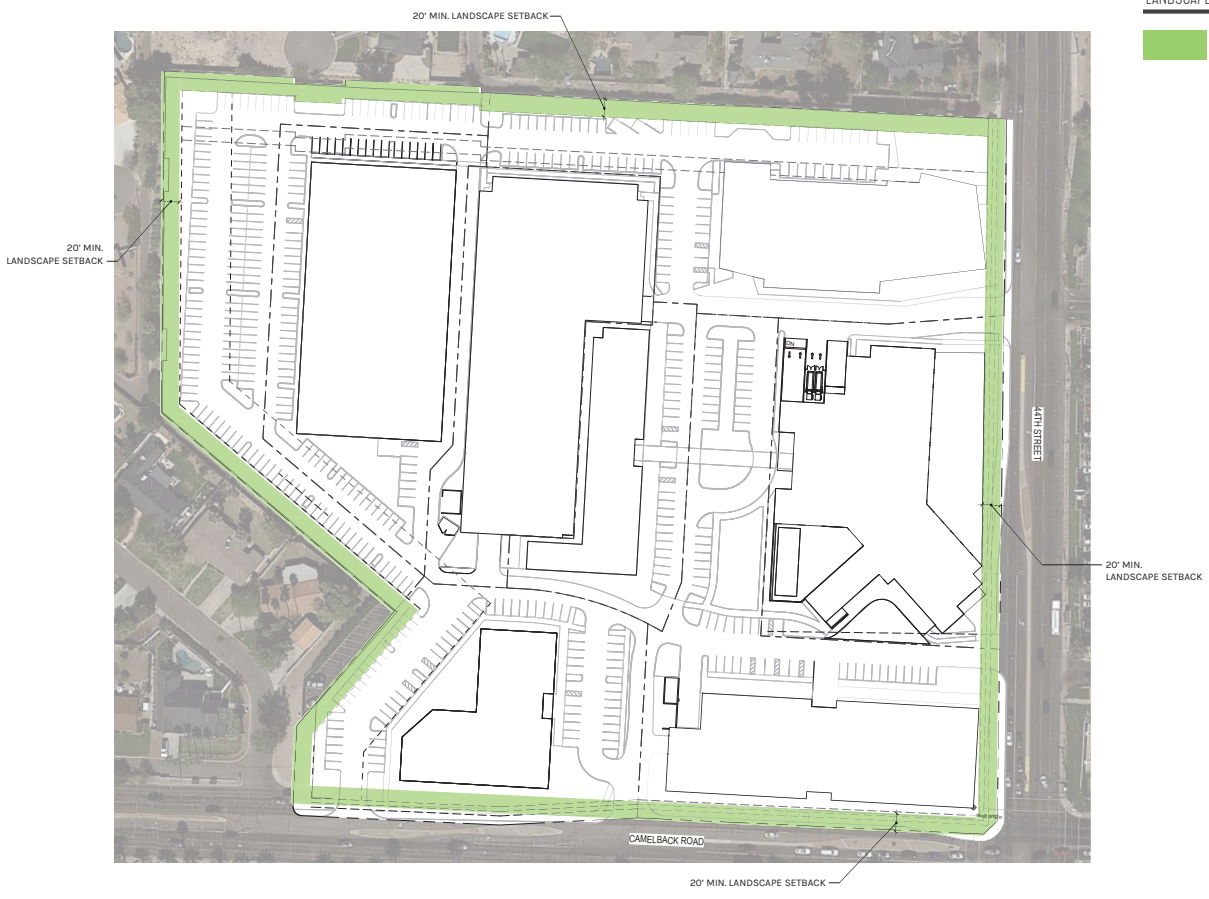
- 20' FRONT SETBACK (CAMELBACK ROAD - SOUTH)
- 20' FRONT SETBACK (44TH STREET - EAST)
- 75' SIDE SETBACK (WEST)
- 75' REAR SETBACK FOR 2 STORY (NORTH)
- 60' REAR SETBACK FOR 1 STORY (NORTH)



ALLOWABLE BUILDING SETBACKS EXHIBIT



Exhibit 10



LANDSCAPE SETBACK LEGEND

- 20' FRONT SETBACK (CAMELBACK ROAD - SOUTH)
- 20' FRONT SETBACK (44TH STREET - EAST)
- 20' SIDE SETBACK (WEST)
- 20' REAR SETBACK (NORTH)

PLANNED UNIT DEVELOPMENT
44 | CAMELBACK



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ALLOWABLE LANDSCAPE SETBACKS EXHIBIT



SHEET TITLE
LANDSCAPE SETBACKS

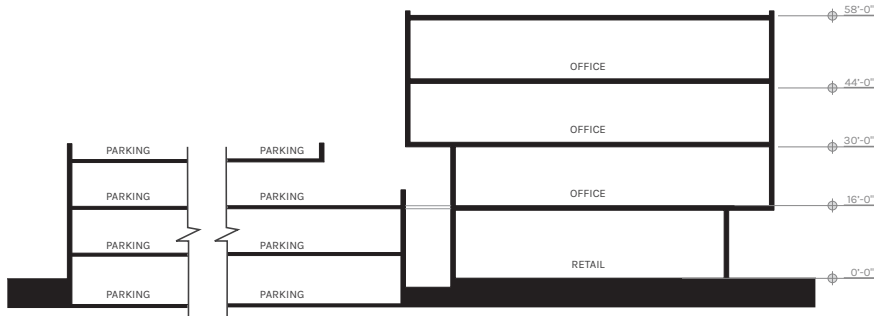
10978
 PROJECT NUMBER
PUD G-109
 SHEET NUMBER

Exhibit 11



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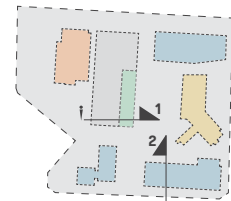


1 | SECTION DIAGRAM AT 4-STORY OFFICE OVER RETAIL _{NTS}



2 | SECTION DIAGRAM AT 5-STORY OFFICE _{NTS}

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 CONSTRUCTION



SHEET TITLE
**PROPOSED OFFICE
 HEIGHT STUDY**

10978
 PROJECT NUMBER
 PUD **A-711**
 SHEET NUMBER

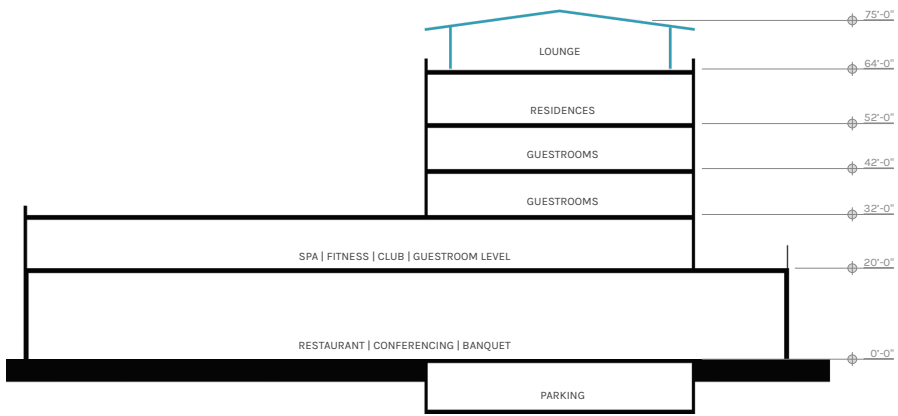
Exhibit 12



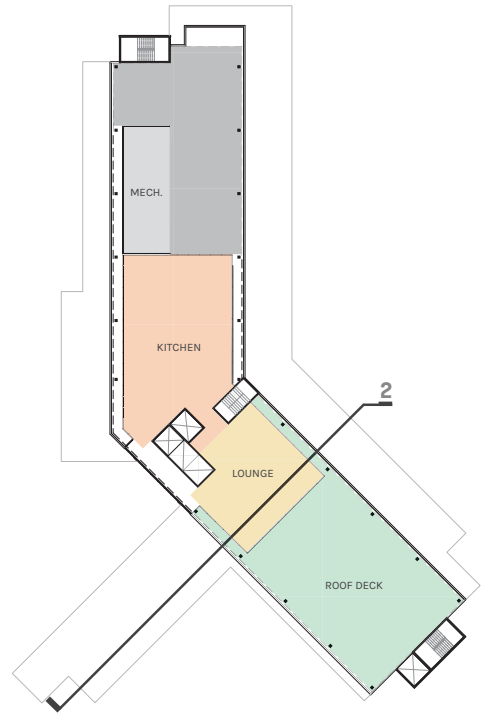
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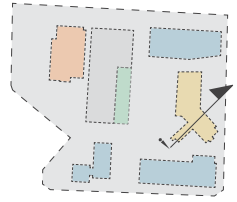
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2 | SECTION DIAGRAM
 NTS



1 | ROOF PLAN DIAGRAM N1
 NTS



SHEET TITLE
**PROPOSED HOTEL
 AND ROOF AND
 HEIGHT STUDY**

10978
 PROJECT NUMBER
PUD A-710
 SHEET NUMBER

Exhibit 13

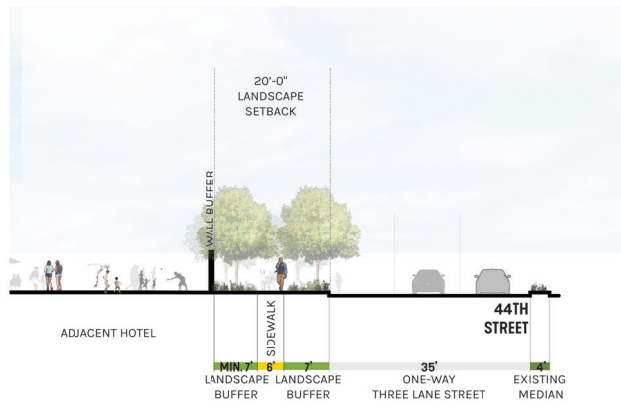
STREET SECTIONS

PLANNED UNIT DEVELOPMENT
44 | CAMELBACK



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S.1 - HOTEL + 44TH STREET SECTION

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 CONSTRUCTION

SHEET TITLE
 CONCEPTUAL
 LANDSCAPE
 SECTION

10978
 PROJECT NUMBER

PUD **L-103**
 SHEET NUMBER



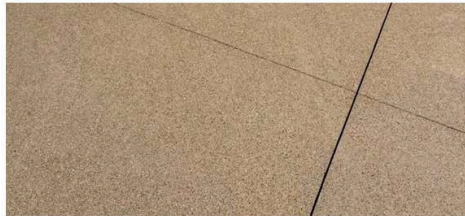
EXPOSED AGGREGATE CONCRETE ENHANCED DRIVES



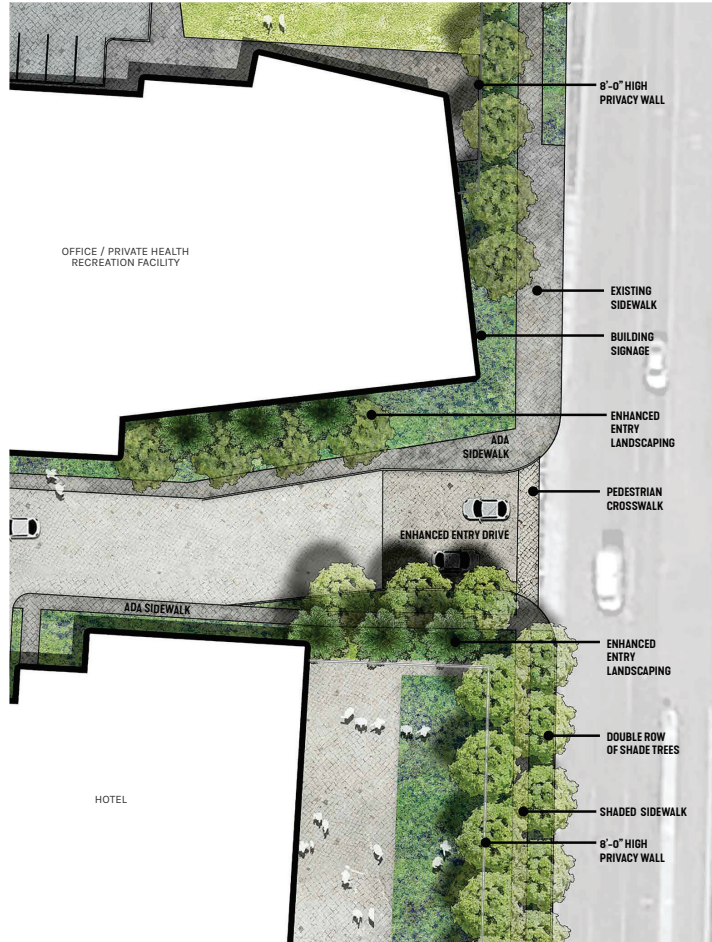
CONCRETE PAVERS ENHANCED ENTRY DRIVE, HOTEL VALET, MAIN RETAIL DRIVE



SANDBLASTED CONCRETE RETAIL PASEO, PEDESTRIAN GATHERING AREAS



ACID ETCH CONCRETE SIDEWALKS, PEDESTRIAN CROSSINGS



1 | 44TH STREET - PRIMARY ENTRY
NORTH ENTRY



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SHEET TITLE

**SITE HARDSCAPE
CHARACTER**

10978

PROJECT NUMBER

PUD **L-107**
SHEET NUMBER

Exhibit 14



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BOLLARDS
 Forms + Surfaces - Rincon Bollard or similar



TRASH / RECYCLING BINS
 MMOTE - Radium Litter Bin or similar



BICYCLE RACKS
 Landscape Forms - Capitol Bike Rack or similar



BENCHES
 QCP - Groove Bench or similar



BENCHES
 Landscape Forms - Harvest Bench or similar

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 CONSTRUCTION



1 | PEDESTRIAN GATHERING AREA CHARACTER (OPEN SPACE)
 Open spaces with shade

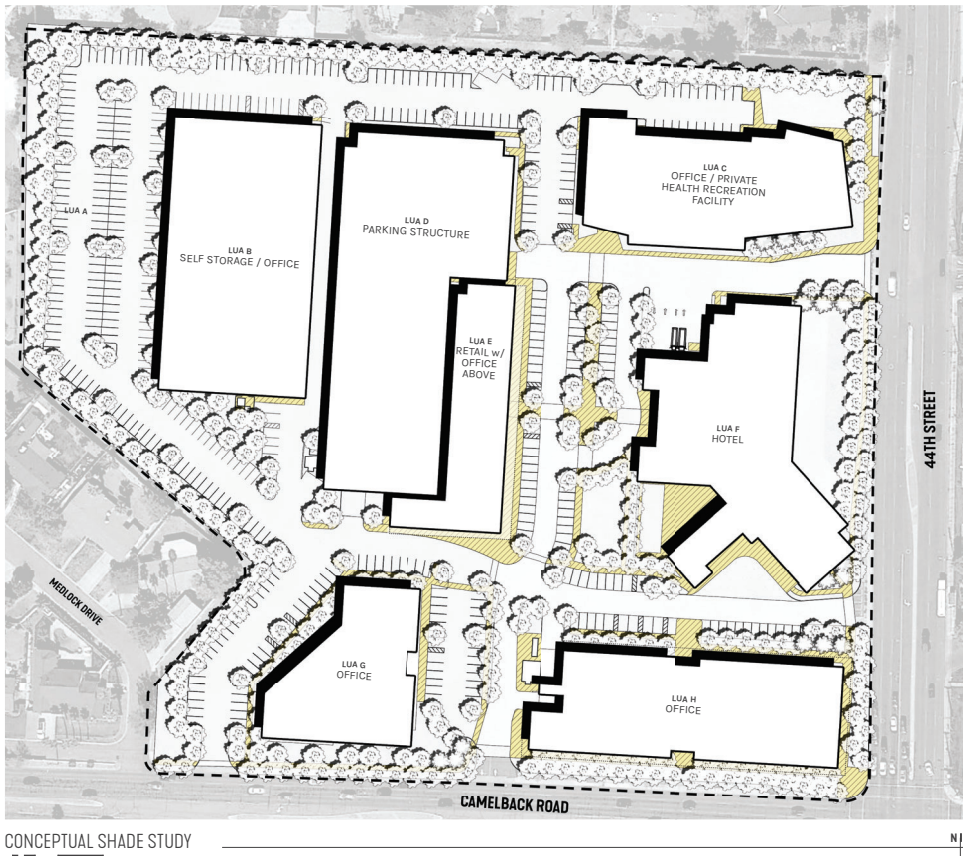


2 | PEDESTRIAN GATHERING AREA CHARACTER
 Retail paseo

SHEET TITLE
**SITE AMENITIES
 CHARACTER**

10978
 PROJECT NUMBER
PUD L-106
 SHEET NUMBER

Exhibit 15



CONCEPTUAL SHADE STUDY

- LEGEND**
- PEDESTRIAN REALM
SIDEWALKS AND CROSSWALKS
 - SITE TREES WITH SHADE
LOW WATER-USE SHADE TREES, STREET TREES, AND PALM TREES



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SHEET TITLE
 CONCEPTUAL SHADE
 STUDY

NOTE: BUILDING FOOTPRINTS
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 ARE SUBJECT TO FINAL SITE
 PLAN APPROVAL

10978
 PROJECT NUMBER
 PUD **L-105**
 SHEET NUMBER

Exhibit 16

DEVELOPMENT STANDARDS COMPARISON TABLE

STANDARD	C-O DISTRICT PRE-1986	C-O DISTRICT w/ 2010 STIPULATIONS	PUD*
a. Density and number of dwelling units	N/A	N/A	Maximum of 20 DUs permitted within only the hotel
b. Minimum acreage of individual lot or parcel	6,000 square feet	5 acres	1/2 acre; no limitation on unit size of condominiums
c. Building height	56' max.	56' max.	Per Land Use Area (LUA): LUA A: 0' max. (surface parking & landscape only; no structures except for parking shade canopies and/or solar devices that also provide shade for parking or pedestrians and except for lighting in accordance with Section III.D.6) LUA B: 28' max. LUA C: 36' max. LUA D: 28' max. plus 12' max. shade/solar and lighting in accordance with Section III.D.6 LUA E: 58' max. LUA F: 75' max. setback a minimum of 220 feet from the north property line of the PUD LUA G: 36' max. LUA H: 75' max.
d. Maximum Lot coverage	50% - Maximum	50% - Maximum	45% Maximum for primary structures plus an additional maximum 15% for shade canopies and solar devices
e. On site areas for outdoor amenities, landscape and pedestrian-oriented hardscape	N/A	N/A	Minimum 15% of net area of the PUD
f. Building setbacks	20' (front); 5' (side); 15' (rear)	20' front (Camelback/south) 20' front (44th St/east) 34' side (Medlock Dr./west) 20' rear (North) 20' interior side yard	20' front (Camelback/south) 20' front (44th St/east) 75' side (West) 75' for two story and 60' for 1 story rear (North) 0' interior
g. Landscape setbacks	N/A	North: 20' Minimum South: 20' Minimum East: 20' Minimum West: 20' Minimum Internal: N/A	North: 20' Minimum South: 20' Minimum East: 20' Minimum West: 20' Minimum Internal: 0'

h. Landscape Planting Standards	N/A	N/A	
			<p>North (As identified on Exhibit 10) <u>Sub-Zone 1</u> <u>Rows</u> Minimum 1 row of trees along the north perimeter of Sub-Zone 1</p> <p><u>Spacing</u> 20 feet on center or in equivalent groupings</p> <p><u>Sub-Zone 2</u> <u>Rows</u> A minimum offset double row of trees along the north perimeter of Sub-Zone 2 (adjacent to the Professional Sports Office and Private Health/Recreation Facility).</p> <p><u>Spacing</u> 15 feet on center or in equivalent groupings along the north perimeter of Sub-Zone 2 (adjacent to the above-described Professional Sports Office and Private H</p> <p><u>Tree Size</u> Minimum 2-inch caliper (50% of required trees) Minimum 3-inch caliper (25% of required trees) Minimum 4-inch caliper (25% of required trees)</p> <p><u>Shrubs</u> Minimum five (5) 5-gallon shrubs per tree</p> <p><u>Groundcover</u> Minimum 50% living groundcover</p> <p>South (Camelback Road Frontage) and East (44th Street Frontage) <u>Rows</u> Minimum 1 row of trees</p> <p><u>Spacing</u> 20 feet on center or in equivalent groupings</p> <p><u>Tree Size</u> Minimum 3-inch caliper (50% of required trees) Minimum 4-inch caliper (50% of required trees)</p> <p><u>Shrubs</u></p>

			<p>Minimum five (5) 5-gallon shrubs per tree</p> <p><u>Groundcover</u> Minimum 50% living groundcover</p> <p>West (As identified on Exhibit 10) <u>Rows</u> Minimum 1 row of trees</p> <p><u>Spacing</u> 20 feet on center or in equivalent groupings</p> <p><u>Tree Size</u> Minimum 2-inch caliper (50% of required trees) Minimum 3-inch caliper (25% of required trees) Minimum 4-inch caliper (25% of required trees)</p> <p><u>Shrubs</u> Minimum five (5) 5-gallon shrubs per tree</p> <p><u>Groundcover</u> Minimum 50% living groundcover</p>
<p>i. Parking Standards</p> <p>Land Use</p> <p>Hotel Residential Condos (within the Hotel) Restaurant (Indoor+ patio dining) General Office Building (New) Retail Mini-Warehouse Bicycle Parking</p>	<p>Section 702</p>	<p>Section 702</p>	<p>Shall comply with section 702 of the Zoning Ordinance except the following parking ratios shall apply as provided in the Parking Statement at Appendix C and the availability of a Shared Parking Model.</p> <p>1.47 space/1 Room 1.3 spaces/1 Unit</p> <p>1 space/50 SF</p> <p>3.2 spaces/1,000 SF</p> <p>1 space/300 SF 1 space/35 Units</p> <p>A minimum of 25 bicycle parking spaces for visitors to be located near high traffic areas and visible to the public but should not impede the function of the pedestrian way. Also provide (for use by employees throughout the PUD) a shared use secured bicycle parking facility with a minimum of 25 spaces on or near the ground</p>

			<p>floor of the parking structure within LUA D and provide (for use by residents of condos in the hotel) a secured bicycle parking facility with a minimum of 1 bicycle parking space per condo unit.</p>
j. Loading Spaces	N/A	N/A	<p>0 Required except LUAs F and H shall each have a minimum back of house service area or loading dock.</p>
<p>k. Detached Sidewalk</p> <p>44th Street and Camelback Road Frontages</p>	N/A	N/A	<p>Sidewalk width: Minimum width of 6 feet and shall comply with ADA standards</p> <p>Landscape strip: Minimum 5 foot wide landscape strip located between the sidewalk and back of curb landscaped with 1 row of 2" caliper trees planted 20' on center or in equivalent groupings, excluding driveways, turn lanes, utilities or other conflicts that preclude the planting of trees in the landscape strip between the curb and sidewalk.</p>
l. Shade Standards	N/A	N/A	<p>Minimum of 75% of public sidewalks along 44th Street and Camelback Road and 50% of private sidewalks, pedestrian pathways, and common amenities areas shall be shaded through the use of landscaping, architectural features or projections, shade cast from a building, or other stand-alone structural shading devices.</p> <p>Shade calculation shall be based on tree maturity during the summer solstice at 12:00 p.m.</p>

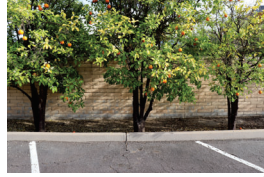
m. Mix of Uses	office +	office +	<p>See below per LUA</p> <p>LUA A: surface parking</p> <p>LUA B: existing or new office and/or indoor self storage</p> <p>LUA C: new office and private health/exercise facility</p> <p>LUA D: parking structure</p> <p>LUA E: 1st floor retail; office above</p> <p>LUA F: hotel; residential 5th floor, max. 20 units; rooftop uses and amenities</p> <p>LUA G: existing office or new office</p> <p>LUA H: future office / retail up to 10,000sf</p>
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*This PUD column incorporates Footnotes 1-3 of the Development Standards Table in Section III.D of this PUD.

Appendix A



CONTEXT PLAN
NTS



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16

PLANNED UNIT DEVELOPMENT
44 | CAMELBACK



SMITHGROUP
455 NORTH THIRD STREET
SUITE 250
PHOENIX, AZ 85004
602.285.2200
smithgroup.com

ISSUED FOR	REV	DATE

NOT FOR
CONSTRUCTION

SHEET TITLE
CONTEXT PLAN

10978
PROJECT NUMBER

PUD **G-102**
SHEET NUMBER



CONTEXT PLAN
NTS



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2



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6



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16

PLANNED UNIT DEVELOPMENT
44 | CAMELBACK



SMITHGROUP

455 NORTH THIRD STREET
SUITE 250
PHOENIX, AZ 85004
602.265.2200
smithgroup.com

ISSUED FOR	REV	DATE

*NOT FOR
CONSTRUCTION*

SHEET TITLE

CONTEXT PLAN

10978

PROJECT NUMBER

PUD

G-103

SHEET NUMBER

Appendix B

Wood, Patel & Associates, Inc.
(602) 335-8500
www.woodpatel.com

August 16, 2019
WP# 184858
Page 1 of 4
See Exhibit "A"

PARCEL DESCRIPTION
44th Street and Camelback
Sub-Zone 1

A portion of Lot 1, Camel Square Amended, recorded in Book 959, page 8, Maricopa County Records (M.C.R.), lying within Section 18, Township 2 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the south quarter corner of said Section 18, a brass cap in handhole, from which the center of said section, a brass cap in handhole, bears North 01°01'32" East (basis of bearing), a distance of 2656.37 feet;

THENCE along the north-south midsection line of said section, North 01°01'32" East, a distance of 846.85 feet;

THENCE leaving said north-south midsection line, North 88°58'28" West, a distance of 50.00 feet, to the northeast corner of said lot;

THENCE along the northerly line of said lot, North 86°50'01" West, a distance of 563.92 feet, to the **POINT OF BEGINNING**;

THENCE leaving said northerly line, South 03°10'28" West, a distance of 85.71 feet;

THENCE North 86°37'01" West, a distance of 26.80 feet;

THENCE South 03°28'00" West, a distance of 304.71 feet;

THENCE South 42°28'00" West, a distance of 36.96 feet;

THENCE South 03°28'00" West, a distance of 117.42 feet;

THENCE South 49°19'47" East, a distance of 13.23 feet;

THENCE South 86°32'00" East, a distance of 107.50 feet, to a point of intersection with a non-tangent curve;

THENCE easterly along said non-tangent curve to the right, having a radius of 352.56 feet, concave southerly, whose radius bears South 05°36'54" West, through a central angle of 22°02'32", a distance of 135.63 feet, to a point of intersection with a non-tangent line;

THENCE South 03°28'00" West, a distance of 214.74 feet, to the southerly line of said lot;

THENCE along said southerly line, South 87°17'12" West, a distance of 151.34 feet;

THENCE North 87°02'40" West, a distance of 219.33 feet, to a point of intersection with a non-tangent curve;

THENCE northwesterly along said non-tangent curve to the right, having a radius of 10.00 feet, concave northeasterly, whose radius bears North 02°57'16" East, through a central angle of 89°59'18", a distance of 15.71 feet, to the westerly line of said lot;

THENCE leaving said southerly line, along said westerly line, North 02°57'16" East, a distance of 88.94 feet;

THENCE North 40°42'07" East, a distance of 166.53 feet;

THENCE North 49°19'46" West, a distance of 338.02 feet;

THENCE North 00°44'30" East, a distance of 376.67 feet, to the northwest corner of said lot;

Parcel Description
44th Street and Camelback
Sub-Zone 1

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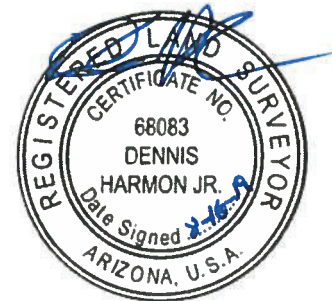
THENCE leaving said westerly line, along said northerly line, South 86°51'41" East, a distance of 145.35 feet;
THENCE South 00°42'32" West, a distance of 6.00 feet;
THENCE South 86°59'40" East, a distance of 55.03 feet;
THENCE North 00°42'32" East, a distance of 6.01 feet;
THENCE South 86°52'15" East, a distance of 149.95 feet;
THENCE South 00°43'06" West, a distance of 6.01 feet;
THENCE South 86°50'01" East, a distance of 16.76 feet, to the **POINT OF BEGINNING**.

Containing 248,095 square feet or 5.6955 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description is based on a client provided ALTA Survey prepared by Survey Innovation Group, Inc. and other Client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of May, 2019. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

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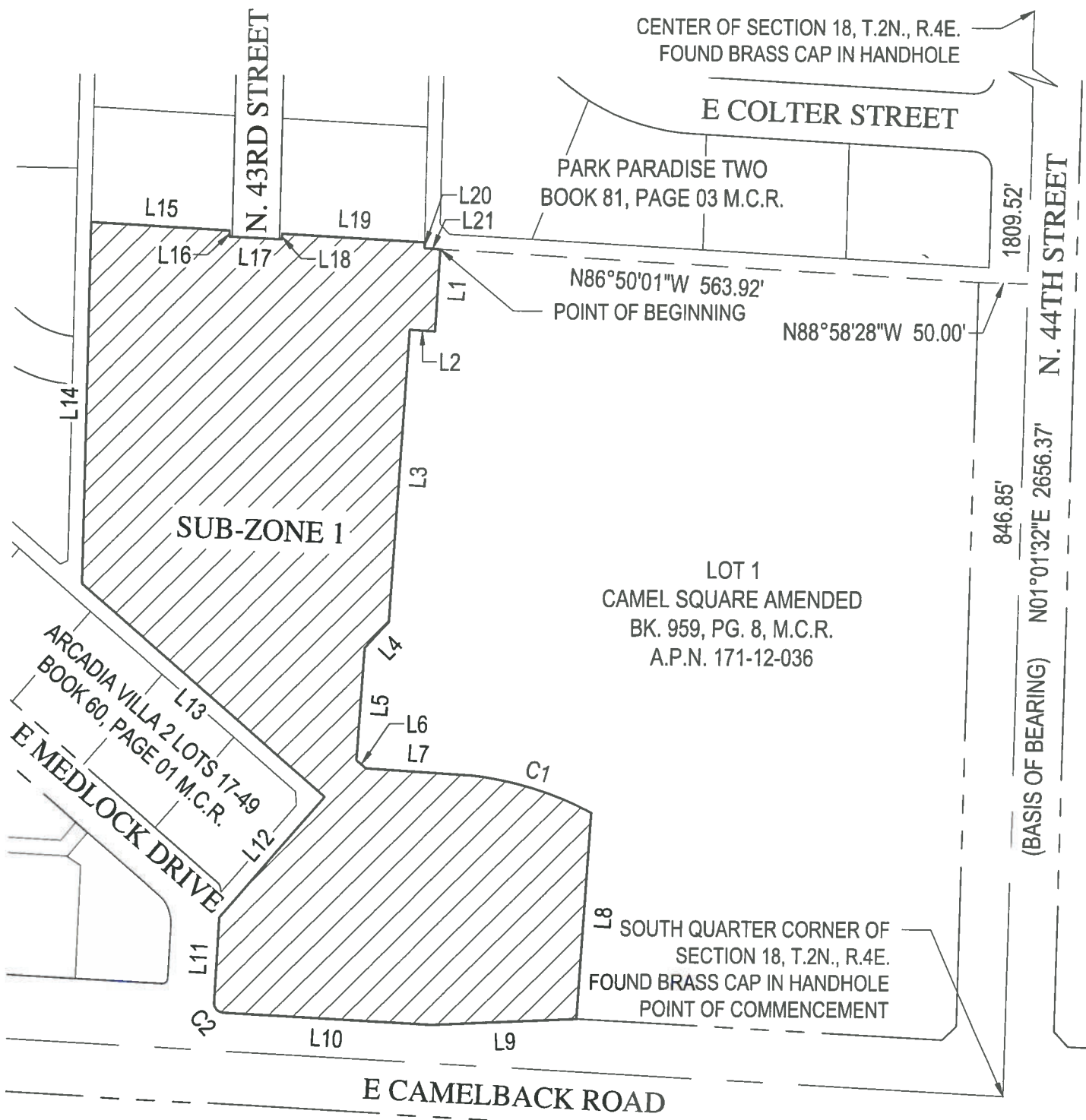


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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S03°10'28"W	85.71'
L2	N86°37'01"W	26.80'
L3	S03°28'00"W	304.71'
L4	S42°28'00"W	36.96'
L5	S03°28'00"W	117.42'
L6	S49°19'47"E	13.23'
L7	S86°32'00"E	107.50'
L8	S03°28'00"W	214.74'
L9	S87°17'12"W	151.34'
L10	N87°02'40"W	219.33'
L11	N02°57'16"E	88.94'
L12	N40°42'07"E	166.53'
L13	N49°19'46"W	338.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L14	N00°44'30"E	376.67'
L15	S86°51'41"E	145.35'
L16	S00°42'32"W	6.00'
L17	S86°59'40"E	55.03'
L18	N00°42'32"E	6.01'
L19	S86°52'15"E	149.95'
L20	S00°43'06"W	6.01'
L21	S86°50'01"E	16.76'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	22°02'32"	352.56'	135.63'
C2	89°59'18"	10.00'	15.71'

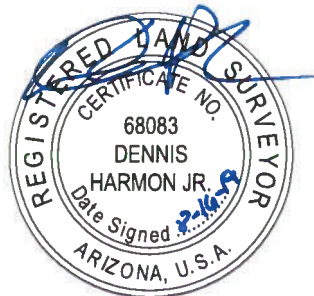


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PARCEL DESCRIPTION
44th Street and Camelback
Sub-Zone 2

A portion of Lot 1, Camel Square Amended, recorded in Book 959, page 8, Maricopa County Records (M.C.R.), lying within Section 18, Township 2 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the south quarter corner of said Section 18, a brass cap in handhole, from which the center of said section, a brass cap in handhole, bears North 01°01'32" East (basis of bearing), a distance of 2656.37 feet;

THENCE along the north-south midsection line of said section, North 01°01'32" East, a distance of 846.85 feet;

THENCE leaving said north-south midsection line, North 88°58'28" West, a distance of 50.00 feet, to the northeast corner of said lot, and the **POINT OF BEGINNING**;

THENCE along the easterly line of said lot, South 01°01'32" West, a distance of 217.07 feet;

THENCE leaving said easterly line, North 88°58'28" West, a distance of 49.95 feet;

THENCE South 82°40'45" West, a distance of 61.05 feet;

THENCE North 86°18'34" West, a distance of 284.75 feet;

THENCE North 03°22'59" East, a distance of 141.78 feet;

THENCE North 87°01'11" West, a distance of 124.47 feet;

THENCE North 86°37'01" West, a distance of 53.42 feet;

THENCE North 03°10'28" East, a distance of 85.71 feet, to the northerly line of said lot;

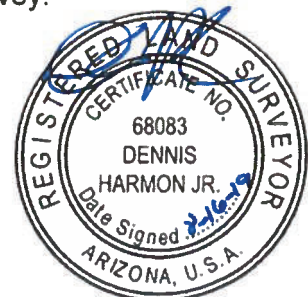
THENCE along said northerly line, South 86°50'01" East, a distance of 563.92 feet, to the **POINT OF BEGINNING**.

Containing 103,721 square feet or 2.3811 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description is based on a client provided ALTA Survey prepared by Survey Innovation Group, Inc. and other Client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of May, 2019. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

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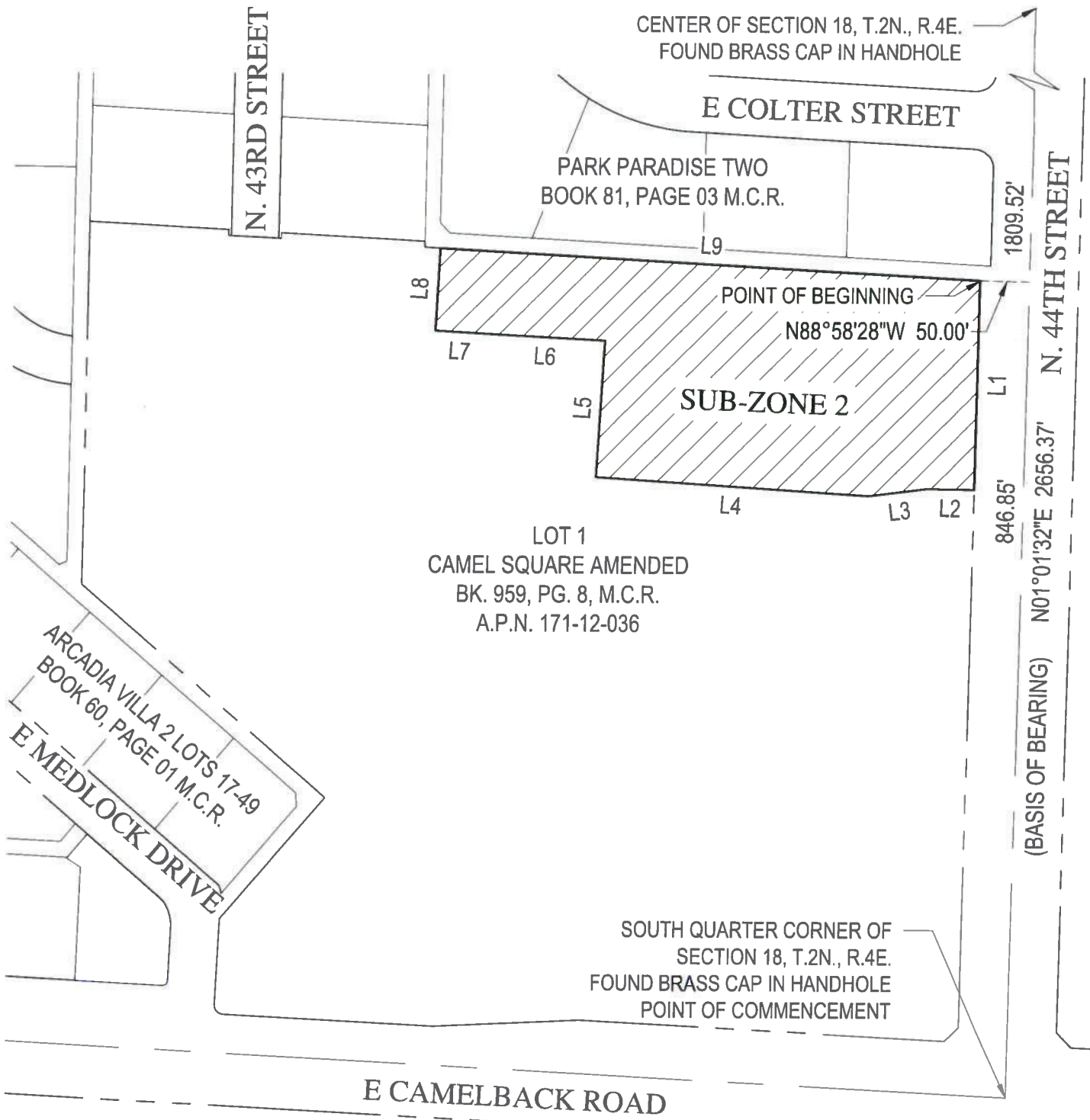


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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°01'32"W	217.07'
L2	N88°58'28"W	49.95'
L3	S82°40'45"W	61.05'
L4	N86°18'34"W	284.75'
L5	N03°22'59"E	141.78'
L6	N87°01'11"W	124.47'
L7	N86°37'01"W	53.42'
L8	N03°10'28"E	85.71'
L9	S86°50'01"E	563.92'



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PARCEL DESCRIPTIONS
44th Street and Camelback
Sub-Zone 3

A portion of Lot 1, Camel Square Amended, recorded in Book 959, page 8, Maricopa County Records (M.C.R.), lying within Section 18, Township 2 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the south quarter corner of said Section 18, a brass cap in handhole, from which the center of said section, a brass cap in handhole, bears North 01°01'32" East (basis of bearing), a distance of 2656.37 feet;

THENCE along the north-south midsection line of said section, North 01°01'32" East, a distance of 846.85 feet;

THENCE leaving said north-south midsection line, North 88°58'28" West, a distance of 50.00 feet, to the northeast corner of said lot;

THENCE along the northerly line of said lot, North 86°50'01" West, a distance of 563.92 feet;

THENCE leaving said northerly line, South 03°10'28" West, a distance of 85.71 feet, to the **POINT OF BEGINNING**;

THENCE South 86°37'01" East, a distance of 53.42 feet;

THENCE South 87°01'11" East, a distance of 124.47 feet;

THENCE South 03°22'59" West, a distance of 141.78 feet;

THENCE South 86°18'34" East, a distance of 55.64 feet;

THENCE South 03°28'00" West, a distance of 300.88 feet;

THENCE South 21°41'53" West, a distance of 58.57 feet, to a point of intersection with a non-tangent curve;

THENCE westerly along said non-tangent curve to the left, having a radius of 352.56 feet, concave southerly, whose radius bears South 30°34'30" West, through a central angle of 24°57'36", a distance of 153.59 feet, to a point of intersection with a non-tangent line;

THENCE North 86°32'00" West, a distance of 107.50 feet;

THENCE North 49°19'47" West, a distance of 13.23 feet;

THENCE North 03°28'00" East, a distance of 117.42 feet;

THENCE North 42°28'00" East, a distance of 36.96 feet;

Parcel Description
44th Street and Camelback
Sub-Zone 3

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THENCE North 03°28'00" East, a distance of 304.71 feet;
THENCE South 86°37'01" East, a distance of 26.80 feet, to the **POINT OF BEGINNING**.

Containing 117,183 square feet or 2.6902 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description is based on a client provided ALTA Survey prepared by Survey Innovation Group, Inc. and other Client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of May, 2019. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

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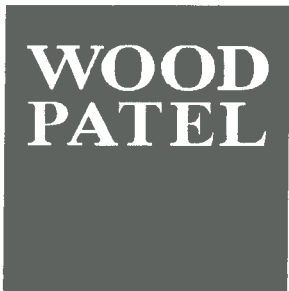
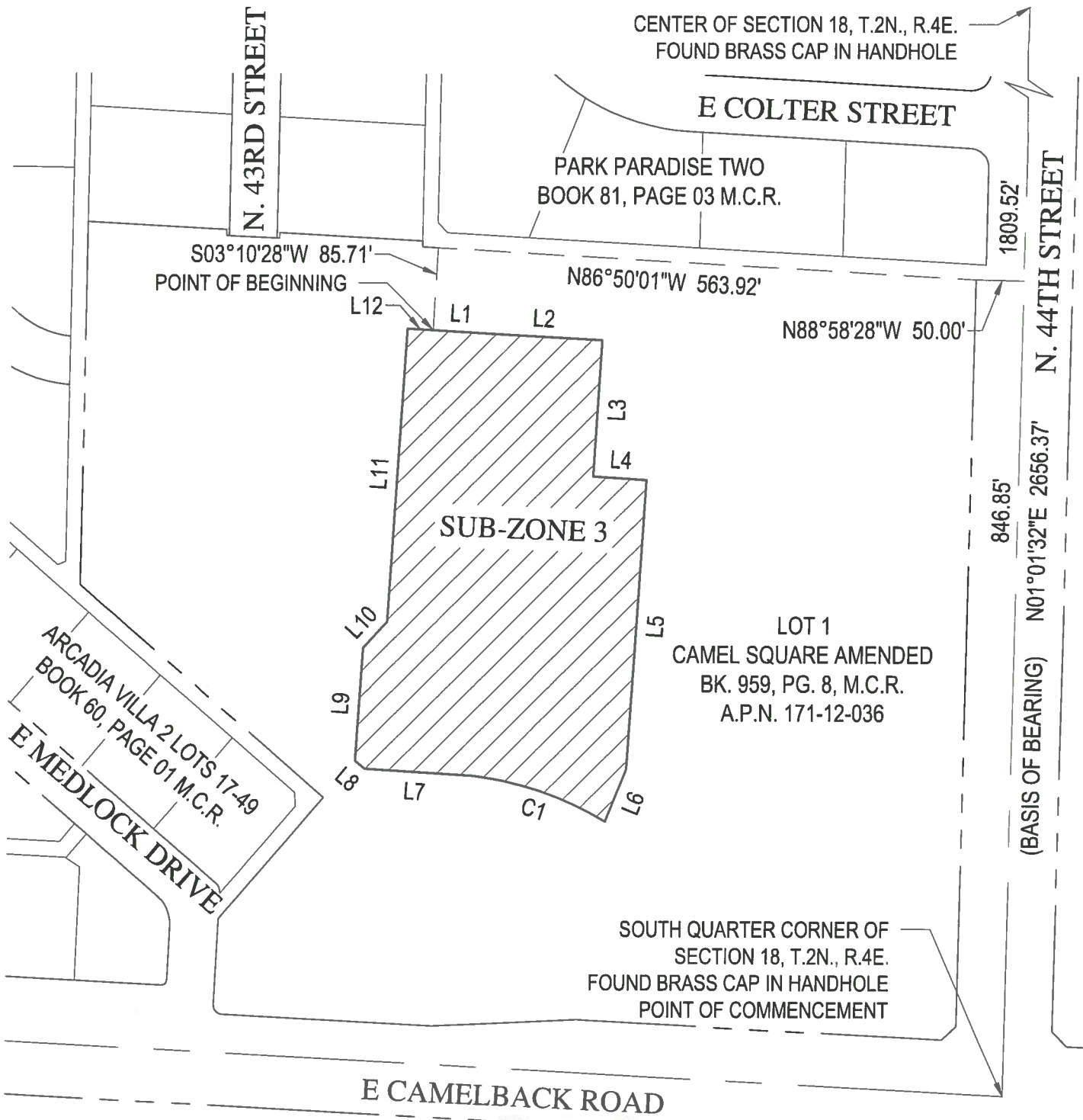


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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°37'01"E	53.42'
L2	S87°01'11"E	124.47'
L3	S03°22'59"W	141.78'
L4	S86°18'34"E	55.64'
L5	S03°28'00"W	300.88'
L6	S21°41'53"W	58.57'
L7	N86°32'00"W	107.50'
L8	N49°19'47"W	13.23'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	N03°28'00"E	117.42'
L10	N42°28'00"E	36.96'
L11	N03°28'00"E	304.71'
L12	S86°37'01"E	26.80'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	24°57'36"	352.56'	153.59'



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 44TH STREET AND CAMELBACK
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Wood, Patel & Associates, Inc.
(602) 335-8500
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PARCEL DESCRIPTION
44th Street and Camelback
Sub-Zone 4

A portion of Lot 1, Camel Square Amended, recorded in Book 959, page 8, Maricopa County Records (M.C.R.), lying within Section 18, Township 2 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the south quarter corner of said Section 18, a brass cap in handhole, from which the center of said section, a brass cap in handhole, bears North 01°01'32" East (basis of bearing), a distance of 2656.37 feet;

THENCE along the north-south midsection line of said section, North 01°01'32" East, a distance of 629.78 feet;

THENCE leaving said north-south midsection line, North 88°58'28" West, a distance of 50.00 feet to the easterly line of said lot and the **POINT OF BEGINNING**;

THENCE along said easterly line, South 01°01'32" West, a distance of 558.06 feet;

THENCE South 46°58'53" West, a distance of 20.85 feet, to the southerly line of said lot;

THENCE leaving said easterly line, along said southerly line, North 87°02'40" West, a distance of 382.41 feet;

THENCE South 87°17'12" West, a distance of 0.51 feet;

THENCE leaving said southerly line, North 03°28'00" East, a distance of 214.74 feet, to a point of intersection with a non-tangent curve;

THENCE southeasterly along said non-tangent curve to the right, having a radius of 352.56 feet, concave southwesterly, whose radius bears South 27°39'26" West, through a central angle of 02°55'04", a distance of 17.95 feet, to a point of intersection with a non-tangent line;

THENCE North 21°41'53" East, a distance of 58.57 feet;

THENCE North 03°28'00" East, a distance of 300.88 feet;

THENCE South 86°18'34" East, a distance of 229.11 feet;

Parcel Description
44th Street and Camelback
Sub-Zone 4

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THENCE North 82°40'45" East, a distance of 61.05 feet;
THENCE South 88°58'28" East, a distance of 49.95 feet, to the **POINT OF BEGINNING**.

Containing 205,730 square feet or 4.7229 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description is based on a client provided ALTA Survey prepared by Survey Innovation Group, Inc. and other Client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of May, 2019. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

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**WOOD
PATEL**



EXHIBIT "A"
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 SUB-ZONE 4
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°01'32"W	558.06'
L2	S46°58'53"W	20.85'
L3	N87°02'40"W	382.41'
L4	S87°17'12"W	0.51'
L5	N03°28'00"E	214.74'
L6	N21°41'53"E	58.57'
L7	N03°28'00"E	300.88'
L8	S86°18'34"E	229.11'
L9	N82°40'45"E	61.05'
L10	S88°58'28"E	49.95'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	2°55'04"	352.56'	17.95'



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Appendix C



May 14, 2019

Scott Wagner, Senior Vice President Development
RED Development, LLC
One East Washington Street, Suite 300
Phoenix, Arizona 85004



RE: Parking Study for Proposed Development located at 44th Street and Camelback Road – Phoenix, Arizona

Dear Mr. Wagner:

Thank you for retaining CivTech Inc. to prepare this parking study for the re-development of property located within development on the northwest corner of 44th Street and Camelback Road, in the City of Phoenix, Arizona. The site is currently being used as office space and will be redeveloped as a proposed practice and training facility (Project).

BACKGROUND

The purpose of this study is to document the proposed number of spaces that will be provided as well as the amount of spaces that will be required for this unique facility using the City of Phoenix Zoning Ordinance.

A parking analysis will address the use and required parking accommodation for the various uses proposed for the redevelopment of the property. The development will consist of retail, hotel, condominium, general restaurant, self-storage, and office.

PROPOSED

The current site plan depicts a 5-story hotel with approximately 92 rooms, owner-occupied residential condominiums with approximately 13 dwelling units, new office buildings of approximately 342,860 square feet, potential restaurant uses with approximately 10,000 square feet, and some new shops on site totaling approximately 16,000 square feet.

The hotel (92 Rooms) within the trip generation (LUC 310) is described as a place of lodging that provides sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room), and/or other retail and service shops. For this analysis, the proposed development will have similar facilities to the trip generation description; although, the facilities will also be accessed frequently by offsite trips. To account for the offsite trips within the parking calculations, the ITE rate on the high spectrum of the range of rates (1.47 spaces per room) will be applied instead of the City of Phoenix rate of 1 space per room.

The new office buildings will include 342,860 gross square feet City of Phoenix code is based off of tenant leasable area; therefore, it can be assumed that 95% of the gross area results in

the tenant leasable area. The tenant leasable area would be approximately 325,717 square feet (SF) (342,860 GSFx95%=325,717 SF).

The City of Phoenix permits a 35% reduction in gross restaurant square footage. The 35% reduction will be applied to the proposed potential restaurant uses of approximately 10,000 square feet (10,000 SFx0.65%=6,500 SF), resulting in 6,500 square feet.

The Self-Storage will consist of 150,000 SF with an efficiency of 72%. It was assumed that there would be 1 unit per 100 SF, resulting in 1080 units ((150,000 SFx0.72) * (1 unit/100 SF) = 1080 units). This reduction accounts for the seating area which is required to be parked while excluding the kitchen, restrooms, and internal circulation when an initial floor plan has not yet been developed.

The development will provide 1200 parking spaces. A site plan depicting the general location of the uses is included as **Attachment A**.

PARKING REQUIREMENTS

Parking requirements are specified within *City of Phoenix Chapter 7 Development Standards of General Applicability*. **Table 2** summarizes the requirements per the City of Phoenix for each land use of interest. The parking ratios can be found in **Attachment B**.

Table 1 – Gross Parking Spaces per Base Parking Ratios

Land Use	Size		Required Parking Ratio	Total Required Parking
	Quantity	Units		
Hotel or motel	92	Rooms	⁽¹⁾ 1.47 space/1 Room	135.00
Apartments (Efficiency/Studio)	13	Dwelling Units	1.3 spaces/1 Unit	16.90
⁽²⁾ Restaurant (Indoor+ patio dining)	6,500	SF	1 space/50 SF	130.00
⁽³⁾ General Office Building (New)	325,717	SF	3.2 space/1,000 SF	1,042.29
Retail	17,300	SF	1 spaces/300 SF	57.67
⁽⁴⁾ Mini-Warehouse	1,080	Units	1 space/35 Units	32.86
Total Required Parking Spaces by Ordinance				1,415

⁽¹⁾ City of Phoenix ratio is 1 space per room; although, a higher value is used to account for offsite trips.

⁽²⁾ The restaurant code should be applied to dining area only, therefore, a 35% reduction is allowed for kitchen, restrooms, etc.

⁽³⁾ Tenant Leasable Area (TLA) is assumed to be 95% of gross building area. If the office square footage is between 250,001 to 600,000 the required rate is 3.2 spaces per 1,000 SF of TLA.

⁽⁴⁾ Includes an additional two spaces for the manager's apartment.

The results summarized in **Table 1** indicate the total required parking spaces by the ordinance is 1,415 vehicles parking spaces for the proposed mix-use development. The capture reduction results are discussed in the following sections.

CAPTURE REDUCTION

Both formal studies and general experience have proven that some reduction in customer parking needs occur in a mixed-use project due to patronage of multiple land uses. The term "captive market" has been borrowed from market researchers to describe people who are already present in the immediate vicinity and are likely patrons of a second use. For example, it would be a resident that visits the restaurant onsite. The term "noncaptive ratio" is also used as a reduction to parking but targets patrons at a land use in a mixed-use development who are not already counted as being parked at another of the land uses. For example, it would be a visitor

to the office that also visits the restaurant. For the purposes of this study, both the captive and non-captive reductions will be considered “internal capture”. Internal capture is one way of accounting for dual use users and avoiding an over calculation of the required parking. Internal capture is considered prior to the application of other reductions since it estimates the actual number of patrons in the center giving an alternative baseline condition without double counting for patrons that visit more than one location internally.

A reduction of 50% for retail and restaurant uses was applied, which assumes that 50% of the people travelling to the retail and restaurant uses were already at the site.

Table 2 – Baseline Parking Demand After Capture Reduction

Land Use	Size		Total Required Parking	Internal Capture Reduction	Total Required Parking After Capture Reductions
	Quantity	Units			
Hotel or motel	92	Rooms	135.00	-	135.00
Apartments (Efficiency/Studio)	13	Dwelling Units	16.90	-	16.90
⁽²⁾ Restaurant (Indoor+ patio dining)	6,500	SF	130.00	50%	65
⁽³⁾ General Office Building (New)	325,717	SF	1,042.29	-	1,042.29
Retail	17,300	SF	57.67	50%	28.83
⁽⁴⁾ Mini-Warehouse	1,080	Units	32.86	-	32.86
Total Required Parking Spaces			1,415	-	1,321

The results summarized in **Table 2** indicate the total required parking spaces after the internal capture reduction is 1,321 for the proposed mix-use development. The shared parking model results are discussed in the following sections.

SHARED PARKING MODEL

Once the baseline parking requirement for the individual uses has been established, then parking requirements by time of day may be considered. Shared parking is defined as a parking space that can be used for two or more individual land uses without conflict. For instance, the individual land uses will have peaks at different times of the day and therefore can share parking spaces. To determine the total number of shared parking spaces required between the different land uses, a shared parking model was developed. Hourly percentages for each individual land use are applied to estimate the overall peak parking demand accumulated for each hour of the day.

The weekday analyses results are summarized in **Table 3** and shared parking matrices are provided in **Attachment C**.

Table 3 – Shared Parking Analysis Results

Scenario	Time	Peak Vehicle Parking Demand	Parking Provided	Surplus
Weekday	2:00 PM	1,148 spaces	1,200 spaces	+52 spaces

The provided parking with the redevelopment is 1,200 spaces. The shared parking analysis results in the weekday scenario having a peak time of 2:00PM-3:00PM. The peak vehicle parking demand during that hour was 1,148 parking spaces with a surplus of 52 parking spaces.

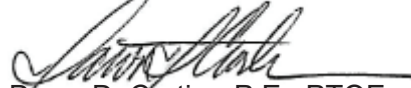
CONCLUSIONS

- The current site plan depicts a 5-story hotel with approximately 92 rooms, owner-occupied residential condominiums with approximately 13 dwelling units, new office buildings of approximately 342,860 square feet, potential restaurant uses with approximately 10,000 square feet, and some new shops on site totaling approximately 16,000 square feet. The provided parking with the redevelopment is 1,200 parking spaces.
- The gross parking spaces demand by the ordinance without consideration of internal capture or shared parking is 1,415 vehicles parking spaces for the proposed mix-use development.
- Shared parking is a parking space that can be used for two or more individual land uses without conflict, and is applied when individual land uses have peaks at different times of the day.
- A reduction of 50% for retail and restaurant uses was applied, which assumes that 50% of the people travelling to the retail and restaurant uses were already at the site. The total required parking spaces after the capture reduction is 1,321 for the proposed mix-use development.
- A shared parking model takes the established parking requirement for the individual uses and applies the peak percentages at different times of the day to determine the minimum required parking spaces.
- The shared parking analysis results in the weekday scenario having a peak time of 2:00PM-3:00PM. The peak vehicle parking demand during that hour was 1,148 parking spaces with a surplus of 52 parking spaces.

Should you wish to discuss this information further, please contact me at (480) 659-4250.

Sincerely,

CivTech



Dawn D. Cartier, P.E., PTOE
President/Project Manager

Attachments (3):

Attachment A – Site Plan

Attachment B – City of Phoenix Parking Requirements

Attachment C – Shared Parking Analysis

ATTACHMENT A

SITE PLAN

ATTACHMENT B

CITY OF PHOENIX PARKING REQUIREMENTS

CITY OF PHOENIX PARKING AND TRAFFIC MODEL

PROJECT: <project name here>
 ADDRESS: <address here>
 STAFF:

DATE: 05/15/19

FILENAME:

ASSOCIATION:

DISTRICT ADJUST: 1.00 (1.1 = +10%)

COMFORT MARGIN: 1.00 (1.05 = +5%)

ASSUMPTIONS:

Note: Do not overwrite your master copy with one that is geared to specific site!

1.00 Note: The name of the (parking) association including the site

1.05 Note: This would reflect a policy for a certain geographic area.

1.10 Note: This should be at least 5% and probably no more than 10%

You should fill in columns "B" to "I" for all uses in your city. For results go to row 107.

These three columns contain final formulas. Do not overwrite the template!

TYPE OF USE	TOTAL QUANTITY	UNITS	PKG. ORD.	REQMTS.	PER CODE	REDUCTION	TRANSP.	MARKET	ADJUSTMT	RATIO	TRIP	RATIO	P.M.		adj'd	spcs
													7-9 am	4-6 pm		
OFFICE:																
general	342,860	sq ft	1042.29	see Code	1	1	1	1	1	0.40	20.00	0.14	1042.29	1.00	1042.29	
RESTAURANT:																
indoor + patio di	10,000	sq ft	65.00	1/50	1	1	1	1	1	100.00	0.01	0.08	65.00	1.00	65.00	
RESIDENTIAL:																
hotel/motel	92	rooms	135	1.47	1	1	1	1	1	9.50	0.07	0.09	135.24	1.00	135.24	
efficiency/studio	13	units	16.90	1.3	1	1	1	1	1	5.00	0.08	0.09	16.90	1.00	16.90	
RETAIL CENTERS:																
general <50ksf	17,300	sq ft	28.83	1/300	1	1	1	1	1	70.00	0.03	0.10	28.83	1.00	28.83	
MINI-WAREHOUSE	1,080	units	32.86	1/35	1	1	1	1	1	0.135	0.125	0.125	32.86	1.00	32.86	
...do not enter new uses below this line.....																

1321.12

RESULTS:

1322 = total spaces required by ordinance ratios
 1148 = minimum number of spaces needed on WEEKDAYS

ATTACHMENT C

SHARED PARKING ANALYSIS

Appendix D



August 20, 2019

Scott Wagner, Senior Vice President Development
RED Development, LLC
One East Washington Street, Suite 300
Phoenix, Arizona 85004



Re: Trip Generation Statement for 44th Street and Camelback Road – Phoenix, Arizona

Dear Mr. Wagner:

Thank you for retaining CivTech Inc. to prepare this trip generation comparison statement for the re-development of property located in the northwest corner of 44th Street and Camelback Road, in the City of Phoenix, Arizona. The site is currently being used as commercial and medical office space and comprises about 15 acres total.

A Traffic Impact Analysis (“2010 TIA”) was completed for this property by CivTech in October 2010. The zoning, approved in 2011, provided a slightly different site plan which is evaluated below. A new site plan with a lower density is now being proposed for the site. This statement estimates trips based on the new site plan and compares them to the original site plan approved with the 2011 rezoning. It also compares these plans to the likely number of trips that would be generated if the existing development was fully occupied.

2010 TIA AND 2011 SITE PLAN TRIP GENERATION

In 2010 CivTech prepared a TIA for a prior developer in which a mix of uses totaling more than 1M SF of floor area was proposed for this site. In 2011 the City gave approval to a rezoning of the site without requiring a new traffic study since the total floor area was reduced to a maximum allowable of 939,000 SF. In January 2018, CivTech prepared a Trip Generation Comparison Statement that compared an estimate of the trips that could have been generated by the 939,000 SF to those generated by a site plan concept that was expected at that time. While never formally submitted to the City for review or approval, CivTech considers the trip generation for the 939,000 SF maximum allowable as a better basis of comparison than the trip generation documented in CivTech’s 2010 study since it is based on the current maximum allowable floor area, not the higher floor area expected in the 2010 study. The site plan is attached.

The Institute of Transportation Engineers (ITE) *Trip Generation* contains data collected by various transportation professionals for a wide range of different land uses. The data summarized in the report includes average rates and equations that have been established correlating the relationship between an independent variable that describes the development size and generated trips for each categorized land use. The manual provides information for daily and peak hour trips. Since there are no separate commercial/retail pads or buildings, the retail component of this development will primarily support the office uses. Uses such as copy stores, gift shops, restaurants, etc. will draw most of their patrons from those already within the

799,440 square feet of adjacent office. It is anticipated that about half of the retail trips generated to/from this development will be new trips from others not already located on site.

Table 1 summarizes the generated trips based on the 10th edition of *Trip Generation Manual*. The estimated trips utilizing the 10th edition of *Trip Generation Manual* for the site plan dated July 1, 2011 as approved with the zoning were 10,776 daily trips with 874 trips occurring in the AM peak hour and 1,078 trips occurring in the PM peak hour. To stay consistent the same reductions were taken for the updated 10th edition trip generation. A reduction of 50% for retail and restaurant uses was applied, which assumes that 50% of the people travelling to the retail and restaurant used were already at the site.

Table 1 –Trip Generation Summary for the 2010 TIA and 2011 Site Plan

Land Use	ITE Code	Size		Weekday Generated Trips						
				Daily Total	AM Peak Hour			PM Peak Hour		
					Enter	Exit	Total	Enter	Exit	Total
Medical, Dental or Health Office Buildings & Clinics	720	50,000	SF	1,834	97	24	121	48	124	172
General Office Building	710	749,440	SF	7,486	629	102	731	124	648	772
Shopping Center	826	9,390	SF	354	7	2	9	17	19	36
Existing Data Center	160	102,000	SF	100	6	2	8	2	4	6
Quality Restaurant	931	28,170	SF	2,362	17	4	21	147	73	220
Total Base Trips				12,136	756	134	890	338	868	1,206
<i>Internal Capture (50% of Retail & Restaurant)</i>				<i>(1,360)</i>	<i>(13)</i>	<i>(3)</i>	<i>(16)</i>	<i>(83)</i>	<i>(45)</i>	<i>(128)</i>
Total External Trips				10,776	743	131	874	255	823	1,078

EXISTING CONDITION TRIP GENERATION

The existing buildings at the 44th Street and Camelback Road development include 289,641 square feet of general office, 43,446 square feet of medical office, 13,467 square feet of walk-in bank, and 6,317 square feet of quality restaurant.

The generated trips for the existing condition at full occupancy were estimated utilizing the data given in the Institute of Transportation Engineers (ITE) *Trip Generation, 10th Edition* which contains updated trip generation data. **Table 2** summarizes the generated trips based on the existing conditions.

Table 2 – Existing Condition: Trip Generation Summary

Land Use	ITE Code	Size		Weekday Generated Trips						
				Daily Total	AM Peak Hour			PM Peak Hour		
					Enter	Exit	Total	Enter	Exit	Total
General Office Building	710	289,641	SF	2,976	257	42	299	50	263	313
Banks (Walk-in)	911	13,497	SF	164	0	0	0	72	92	164
Quality Restaurant	931	6,317	SF	530	4	1	5	33	16	49
Medical Office	720	43,446	SF	1,582	85	21	106	42	107	149
Total Base Trips				5,252	346	64	410	197	478	675
<i>Internal Capture (50% of Retail & Restaurant)</i>				<i>(266)</i>	<i>(2)</i>	<i>(1)</i>	<i>(3)</i>	<i>(17)</i>	<i>(8)</i>	<i>(25)</i>
Total External Trips				4,986	344	63	407	180	470	650

The existing condition will generate approximately 4,986 daily trips with 407 trips occurring in the AM peak hour (344 in/63 out) and 650 trips occurring in the PM peak hour (180 in/470 out).

NEW SITE PLAN TRIP GENERATION

The new site plan depicts a 5-story hotel with approximately 92 rooms, owner-occupied residential condominiums with approximately 13 dwelling units, new office buildings of approximately 292,200 square feet, potential restaurant uses with approximately 10,000 square feet, some new shops on site totaling approximately 17,300 square feet, approximately 150,000 square feet of storage and the new Sun's/Mercury training facility. It is anticipated that about half of all trips to the retail and restaurant land uses will come from people already on-site (office users, hotel patrons, etc.). The proposed site plan is attached as an **Exhibit**.

Industry references (see below) describe a hotel (LUC 310) land use as a place of lodging that provides sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room), and/or other retail and service shops. For this analysis, the proposed development, it is anticipated that land uses will operate in a similar manner to the trip generation description within the Institute of Transportation Engineers (ITE) *Trip Generation*. It is expected that some of the uses, such as the hotel, will also be attracting offsite trips. To account for the attraction of offsite trips, the hotel land use rate was adjusted upwards to the upper range of rates from collected data within the *Trip Generation* manual. The upper percentile rates that have been applied are 9.53 trips per room for the average daily trips, 0.84 trips per room for the AM peak hour, and 1.06 trips per room for the PM peak hour.

The generated trips for the new site plan were estimated utilizing the data given in the ITE's *Trip Generation, 10th Edition* which contains updated trip generation data. **Table 3** summarizes the generated trips based on the new site plan.

Table 3 – New Site Plan: Trip Generation Summary

Land Use	ITE Code	Size		Weekday Generated Trips						
				Daily	AM Peak Hour			PM Peak Hour		
		Quantity	Units	Total	Enter	Exit	Total	Enter	Exit	Total
Hotel or motel	310	92	Rooms	876	45	32	77	50	48	98
Owner-Occupied Residential Condominiums	220	13	DU	58	6	1	7	6	4	10
⁽¹⁾ Quality Restaurant	931	10,000	SF	838	6	1	7	52	26	78
New General Office Building	710	292,200	SF	3,002	259	42	301	50	265	315
Shopping Center	820	17,300	SF	1,824	99	61	160	71	77	148
Mini-Warehouse	151	150,000	SF	226	9	6	15	12	14	26
Sun's and Mercury Facility	710	20,736	SF	230	40	6	46	4	22	26
Total Base Trips				7,054	464	149	613	245	456	701
<i>Internal Capture (50% of Retail & Restaurant)</i>				<i>(1,448)</i>	<i>(73)</i>	<i>(34)</i>	<i>(107)</i>	<i>(64)</i>	<i>(62)</i>	<i>(126)</i>
Total External Trips				5,606	391	115	506	181	394	575

(1) This land use has no data provided for directional distribution within the peak hour adjacent street traffic; therefore, the peak hour generator directional distribution was utilized.

The proposed new site plan will generate approximately 5,606 daily trips with 506 trips occurring in the AM peak hour (391 in/115 out) and 575 trips occurring in the PM peak hour (181 in/394 out).

TRIP GENERATION COMPARISON

A trip generation comparison between the approved 2011 site plan and new site plan is summarized in **Table 4**.

Table 4 – Trip Generation Comparison (2011 Site Plan & New Site Plan)

Site Plan	Weekday Generated Trips						
	Daily	AM Peak Hour			PM Peak Hour		
	Total	Enter	Exit	Total	Enter	Exit	Total
2010 TIA and 2011 Site Plan	10,776	743	131	874	255	823	1,078
New Site Plan	5,606	391	115	506	181	394	575
Comparison (Percent Change)	-5,170 (-48%)	-352 (-47%)	-16 (-12%)	-368 (-42%)	-74 (-29%)	-429 (-52%)	-503 (-47%)

As shown in **Table 4**, the generated daily trips based on the proposed new site plan are approximately 48 percent less than the daily trips estimated for the 2011 site plan. The comparison results conclude the new proposed site plan generates 5,170 less average daily trips with 368 less trips in the AM peak hour (352 in/16 out) and 503 less trips in the PM peak hour (74 in/429 out) than the 2011 site plan.

A trip generation comparison between the existing condition at full occupancy and new site plan at full occupancy is summarized in **Table 5**.

Table 5 – Trip Generation Comparison (Existing Condition & New Site Plan)

Site Plan	Weekday Generated Trips						
	Daily	AM Peak Hour			PM Peak Hour		
	Total	Enter	Exit	Total	Enter	Exit	Total
Existing Conditions	4,986	344	63	407	180	470	650
New Site Plan	5,606	391	115	506	181	394	575
Comparison (Percent Change)	+620 (12%)	+47 (14%)	+52 (83%)	+99 (24%)	+1 (1%)	-76 (-16%)	-75 (-12%)

As shown in **Table 5**, the generated daily trips based on the proposed new site plan are approximately 12 percent greater than the daily trips that could be anticipated from the existing buildings. The comparison results conclude that the new proposed site plan generates 620 more average daily trips with 99 more trips in the AM peak hour (47 in/52 out) and 75 less trips in the PM peak hour (1 in/76 out) than the existing condition.

CONCLUSIONS

- Using the 10th edition of *Trip Generation Manual* for the site plan dated July 1, 2011 as approved with the zoning were 10,776 daily trips with 874 trips occurring in the AM peak hour (743 in/131 out) and 1,078 trips occurring in the PM peak hour (255 in/823 out).
- The existing buildings at the 44th Street and Camelback Road development include 289,641 square feet of general office, 43,446 square feet of medical office, 13,467 square feet of walk-in bank, and 6,317 square feet of quality restaurant. Using the *Trip Generation, 10th Edition*, the proposed new site plan will generate approximately 4,986 daily trips with 407 trips occurring in the AM peak hour (344 in/63 out) and 650 trips occurring in the PM peak hour (180 in/470 out).

- The new site plan depicts a 5-story hotel with approximately 92 rooms, owner-occupied residential condominiums with approximately 13 dwelling units, new office buildings of approximately 292,200 square feet, potential restaurant uses with approximately 10,000 square feet, new shops on site totaling approximately 17,300 square feet, 150,000 square feet of storage and the new Suns/Mercury training facility. Using the *Trip Generation, 10th Edition*, the proposed new site plan will generate approximately 5,606 daily trips with 506 trips occurring in the AM peak hour (391 in/115 out) and 575 trips occurring in the PM peak hour (181 in/394 out).
- The generated daily trips based on the proposed new site plan are approximately 48 percent less than the daily trips estimated for the 2011 site plan. The comparison results conclude the new proposed site plan generates 5,170 less average daily trips with 368 less trips in the AM peak hour (352 in/16 out) and 503 less trips in the PM peak hour (74 in/429 out) than the 2011 site plan. Both plans were evaluated at full occupancy.
- The generated daily trips based on the proposed new site plan are approximately 12 percent greater than the daily trips that could be anticipated from the existing buildings. The comparison results conclude the new proposed site plan generates 620 more average daily trips with 99 more trips in the AM peak hour (47 in/52 out) and 75 less trips in the PM peak hour (1 in/76 out) than the existing condition. Both plans were evaluated at full occupancy.

Should you wish to discuss this information further, please contact me at (480) 659-4250.

Sincerely,

CivTech



Dawn Cartier, P.E., PTOE
President

Exhibits:

2011 Site Plan
2019 Site Plan



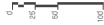
SMITHGROUP
 455 NORTH THIRD STREET
 SUITE 250
 PHOENIX, AZ 85004
 602.265.2200
 smithgroup.com

ISSUED FOR	REV	DATE

*NOT FOR
 CONSTRUCTION*



2019 CONCEPTUAL ILLUSTRATIVE SITE PLAN



N

NOTE: BUILDING FOOTPRINTS
 ARE CONCEPTUAL ONLY AND
 ARE SUBJECT TO FINAL SITE
 PLAN APPROVAL

10978
 PROJECT NUMBER

PUD **G-106**
 SHEET NUMBER

SHEET TITLE

PROPOSED PUD
 2019 CONCEPTUAL
 SITE PLAN

Appendix E





